



WEB FORM
COPY

STATE OF ARIZONA
CORPORATION COMMISSION
CORPORATION ANNUAL REPORT
& CERTIFICATE OF DISCLOSURE

AZ Corp. Commission



01255400



DUE ON OR BEFORE 04/07/2005

FY04-05

FILING FEE \$10.00

The following information is required by A.R.S. §§10-1622 & 10-11622 for all corporations organized pursuant to Arizona Revised Statutes, Title 10. The Commission's authority to prescribe this form is A.R.S. §§10-121.A. & 10-3121.A. YOUR REPORT MUST BE SUBMITTED ON THIS ORIGINAL FORM. Make changes or corrections where necessary. Information for the report should reflect the current status of the corporation. See instructions on page 4 for proper format.

1. -0733502-9

MCDOWELL MOUNTAIN RANCH COMMUNITY ASSOCIATION
7740 N 16TH ST #300
PHOENIX, AZ 85020

RECEIVED

JUN 29 2005

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

Business Phone: _____

(Business phone is optional.)

State of Domicile: ARIZONA

Type of Corporation: NON-PROFIT

2.

Statutory Agent: LAURA ZIFF

Physical Address, if Different.

Mailing Address: 7740 N 16TH ST #300

Physical Address:

City, State, Zip: PHOENIX, AZ 85020

City, State, Zip:

ACC USE ONLY

Fee \$ 10

Penalty \$ _____

Reinstale \$ _____

Expedite \$ _____

Resubmit \$ _____

Use this box only if appointing a new Statutory Agent

If appointing a new statutory agent, the new agent MUST consent to that appointment by signing below.

I, (individual) or We, (corporation or limited liability company) having been designated the new Statutory Agent, do hereby consent to this appointment until my removal or resignation pursuant to law.

Signature of new Statutory Agent

Printed Name of new Statutory Agent

3. Secondary Address:

(Foreign Corporations are
REQUIRED to complete
this section).

4. Check the one category below which best describes the CHARACTER OF BUSINESS of your corporation.

BUSINESS CORPORATIONS

- | | |
|---|--|
| ☐ 1. Accounting | ☐ 20. Manufacturing |
| ☐ 2. Advertising | ☐ 21. Mining |
| ☐ 3. Aerospace | ☐ 22. News Media |
| ☐ 4. Agriculture | ☐ 23. Pharmaceutical |
| ☐ 5. Architecture | ☐ 24. Publishing/Printing |
| ☐ 6. Banking/Finance | ☐ 25. Ranching/Livestock |
| ☐ 7. Barber/Coiffure | ☐ 26. Real Estate |
| ☐ 8. Construction | ☐ 27. Restaurant/Bar |
| ☐ 9. Contractor | ☐ 28. Retail Sales |
| ☐ 10. Credit Collection | ☐ 29. Science/Research |
| ☐ 11. Education | ☐ 30. Sports/Sporting Events |
| ☐ 12. Engineering | ☐ 31. Technology(Computers) |
| ☐ 13. Entertainment | ☐ 32. Technology(General) |
| ☐ 14. General Consulting | ☐ 33. Television/Radio |
| ☐ 15. Health Care | ☐ 34. Tourism/Convention Services |
| ☐ 16. Hotel/Motel | ☐ 35. Transportation |
| ☐ 17. Import/Export | ☐ 36. Utilities |
| ☐ 18. Insurance | ☐ 37. Veterinary Medicine/Animal Care |
| ☐ 19. Legal Services | ☐ 38. Other _____ |

NON-PROFIT CORPORATIONS

- | |
|---|
| ☐ 1. Charitable |
| ☐ 2. Benevolent |
| ☐ 3. Educational |
| ☐ 4. Civic |
| ☐ 5. Political |
| ☐ 6. Religious |
| ☐ 7. Social |
| ☐ 8. Literary |
| ☐ 9. Cultural |
| ☐ 10. Athletic |
| ☐ 11. Science/Research |
| ☐ 12. Hospital/Health Care |
| ☐ 13. Agricultural |
| ☐ 14. Animal Husbandry |
| ☒ 15. Homeowner's Association |
| ☐ 16. Professional, commercial |
| ☐ 17. Industrial or trade association |
| ☐ 17. Other _____ |

5. CAPITALIZATION: (Business Corporations and Business Trusts are **REQUIRED** to complete this section.)

Business trusts must indicate the number of transferable certificates held by trustees evidencing their beneficial interest in the trust estate. PLEASE PRINT OR TYPE CLEARLY.

5a. Please examine the corporation's original Articles of Incorporation for the amount of **shares authorized**.

Number of Shares/Certificates Authorized	Class	Series Within Class (if any)
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5b. Review all corporation amendments to determine if the original number of shares has changed. Examine the corporation's minutes for the number of **shares issued**.

Number of Shares/Certificates Issued	Class	Series Within Class (if any)
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6. SHAREHOLDERS: (Business Corporations and Business Trusts are **REQUIRED** to complete this section.)

List shareholders holding more than 20% of any class of shares issued by the corporation, or having more than a 20% beneficial interest in the corporation. PLEASE PRINT OR TYPE CLEARLY.

NONE ☒ Name: _____ Name: _____

Name: _____ Name: _____

7. OFFICERS PLEASE PRINT OR TYPE CLEARLY. YOU MUST LIST AT LEAST ONE.

Name: See attached Name: _____

Title: _____ Title: _____

Address: _____ Address: _____

Date taking office: _____ Date taking office: _____

Name: _____ Name: _____

Title: _____ Title: _____

Address: _____ Address: _____

Date taking office: _____ Date taking office: _____

8. DIRECTORS PLEASE PRINT OR TYPE CLEARLY. YOU MUST LIST AT LEAST ONE.

Name: _____ Name: _____

Address: _____ Address: _____

Date taking office: _____ Date taking office: _____

Name: _____ Name: _____

Address: _____ Address: _____

Date taking office: _____ Date taking office: _____

MCDOWELL MOUNTAIN RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS
FILE ID # 0733502-9

Please make the following corrections to the Board of Directors.

Officers:

President:

Ronald Roder
7740 N. 16th Street, Ste. 300
Phoenix, AZ 85020

Vice President:

Lee Sappol
7740 N. 16th Street, Ste. 300
Phoenix, AZ 85020

Secretary:

Paul Lison
7740 N. 16th Street, Ste. 300
Phoenix, AZ 85020

Treasurer:

Brad Holifield
7740 N. 16th Street, Ste. 300
Phoenix, AZ 85020

Directors:

Joseph Cafferelli
7740 N. 16th Street, Ste. 300
Phoenix, AZ 85020

Kathy Costales
7740 N. 16th Street, Ste. 300
Phoenix, AZ 85020

Stewart Feldman
7740 N. 16th Street, Ste. 300
Phoenix, AZ 85020

Barry Werblow
7740 N. 16th Street, Ste. 300
Phoenix, AZ 85020

Steven Schild
7740 N. 16th Street, Ste. 300
Phoenix, AZ 85020

Balance Sheet (Accrual)
Consolidated Statement
Dec 2004
MC DOWELL MOUNTAIN RANCH

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ASSETS

OPERATING FUNDS

Petty Cash	150.00
Operating Account - Master	372,433.57
Operating Savings	306,805.92
TOTAL OPERATING FUNDS	679,389.49

RESERVE FUNDS

Cash - Reserves, Son. Estates	25,953.13
Cash - Reserves, Trovas	33,588.29
Cash - Reserves, Son. Fairways	11,216.69
Cash - Reserves, Desert Cliffs	27,032.06
Cash - Reserves, Mirador	17,784.43
Cash - Reserv, Son. Estates II	9,588.77
Cash - Reserves, Mast 1st Bank	147,862.71
Cash - Reserves, Contingency	58,677.67
CD-Reserves, Son. Estates	42,596.93
CD-Reserves, Trovas	103,449.67
CD-Reserves-Son. Fairways	36,511.65
CD-Reserves, Desert Cliffs	82,151.20
CD-Reserves, Mirador	36,511.65
CD-Reserves, Son. Estates II	9,127.91
CD-Reserves, Master	389,457.93
TOTAL RESERVE FUNDS	1,031,510.69

OTHER ASSETS

Prepaid Insurance	55,330.92
Prepaid Expenses	9,638.64
Prepaid Income Taxes	2,316.00
Accounts Receivable	50,388.51
Land - McDowell Center	225,000.00
McDowell Center	702,373.55
McDowell Center Improvements	555,708.20
Accum. Deprec. - McDow. Center	-74,502.90

TOTAL OTHER ASSETS

1,526,252.92

TOTAL ASSETS

3,237,153.10

LIABILITIES & EQUITY

Accounts Payable	100,408.63
Key Deposits	200.00
Community Center Deposits	2,600.00
Prepaid Assessments	399,350.96
Construction Deposits	3,000.00
Income Tax Payable	2,817.00
Accrued Expenses	71,248.26
Ramada Refundable Deposits	100.00
Loan Payable - 1st National	649,076.99
Retained Earnings	1,621,590.49
Current Earnings	386,760.77

TOTAL LIAB & EQUITY

3,237,153.10

9. FINANCIAL DISCLOSURE (A.R.S. §10-11622.A.9)

Nonprofit corporations must attach a financial statement (e.g. Income/expense statement, balance sheet including assets, liabilities). All other forms of corporations are exempt from filing a financial disclosure.

9A. MEMBERS (A.R.S. § 10-11622.A.6)

Only Nonprofit Corporations must answer this question.

This corporation **DOES** ☒ **DOES NOT** ☐ have members.

10. CERTIFICATE OF DISCLOSURE (A.R.S. §§10-1622.A.8 & 10-11622.A.7)

Has ANY person serving either by election or appointment as an officer, director, trustee, incorporator and/or person controlling or holding more than 10% of the issued and outstanding common shares or 10% of any other proprietary, beneficial or membership interest in the corporation been: [Underlined portion pertains to business corporations only]

1. Convicted of a felony involving a transaction in securities, consumer fraud or antitrust in any state or federal jurisdiction within the seven year period immediately preceding the execution of this certificate?
2. Convicted of a felony, the essential elements of which consisted of fraud, misrepresentation, theft by false pretenses or restraint of trade or monopoly in any state or federal jurisdiction within the seven year period immediately preceding execution of this certificate?
3. Or are subject to an injunction, judgment, decree or permanent order of any state or federal court entered within the seven year period immediately preceding execution of this certificate where such injunction, judgment, decree or permanent order involved the violation of:
 - (a) fraud or registration provisions of the securities laws of that jurisdiction, or
 - (b) the consumer fraud laws of that jurisdiction, or
 - (c) the antitrust or restraint of trade laws of that jurisdiction?

One box must be marked: YES ☐ NO ☒

If "YES", the following information must be submitted as an attachment to this report for each person subject to one or more of the actions stated in Items 1. through 3. above.

- | | |
|---|---|
| 1. Full name and prior names used. | 5. Date and location of birth. |
| 2. Full birth name. | 6. Social Security Number |
| 3. Present home address. | 7. The nature and description of each conviction or judicial action; the date and location; the court and public agency involved, and the file or cause number of the case. |
| 4. Prior addresses (for immediate preceding 7 year period). | |

11. STATEMENT OF BANKRUPTCY, RECEIVERSHIP or CHARTER REVOCATION (A.R.S. §§10-202.D.2, 10-3202.D.2, 10-1623 & 10-11623)

A) Has the corporation filed a petition for bankruptcy or appointed a receiver?

One box must be marked: YES ☐ NO ☒

B) Has any person serving as an officer, director, trustee or incorporator of the corporation served in any such capacity OR held or controlled over 20% of the issued and outstanding common shares, or 20% of any other proprietary, beneficial or membership interest in any other corporation which has been placed in bankruptcy, receivership or had its charter revoked, or administratively or judicially dissolved by any state or jurisdiction?

[Underlined portion pertains to business corporations only]

One box must be marked: YES ☐ NO ☒

If "YES" to A and/or B, the following information must be submitted as an attachment to this report for each person subject to the statement above.

1. The names and addresses of each corporation and the person or persons involved. (e.g. officer, director, trustee or major stockholder)
2. The state in which each corporation was a) incorporated b) transacted business.
3. The dates of corporate operation.
4. If any involved person (listed in #1) has been involved in any other bankruptcy proceeding within the past year, the name and address of each corporation.
5. Date, Case number and Court where the bankruptcy was filed or receiver appointed.
6. Name and address of court appointed receiver.

12. SIGNATURES: Annual Reports must be signed and dated by at least one duly authorized officer or they will be rejected.

I declare, under penalty of law that all corporate income tax returns required by Title 43 of the Arizona Revised Statutes have been filed with the Arizona Department of Revenue. I further declare under penalty of law that I (we) have examined this report and the certificate, including any attachments, and to the best of my (our) knowledge and belief they are true, correct and complete.

Name ✓ BRAD J. HOLIFIELD Date ✓ 6.28.05 Name _____ Date _____

Signature ✓ [Signature] Signature _____

Title ✓ TREASURER Title _____

(Signator(s) must be duly authorized corporate officer(s) listed in section 7 of this report.)