



WEB FORM
COPY

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

AZ Corp. Commission



01511590



DUE ON OR BEFORE 04/07/2006

FY05-06

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, C/O AAM, LLC
PHOENIX, AZ 85020

RECEIVED

MAR. 21 2006

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

Business Phone: _____

(Business phone is optional.)

State of Domicile: ARIZONA

Type of Corporation: NON-PROFIT

2.

Statutory Agent: LAURA ZIEFF, C/O AAM, LLC
Mailing Address: 7740 N 16TH ST #300
City, State, Zip: PHOENIX, AZ 85020

Physical Address, If Different.

Physical Address:

City, State, Zip:

ACC USE ONLY

Fee \$ 10.03

Penalty \$ _____

Reinstate \$ _____

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. Barbers/Cosmetology | ☐ 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 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)

N/A

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)

N/A**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.

Name: _____ Name: _____

NONE ☒

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: SEE ATTACHED Name: _____

Address: _____ Address: _____

Date taking office: _____ Date taking office: _____

Name: _____ Name: _____

Address: _____ Address: _____

Date taking office: _____ Date taking office: _____

12/31/2005
12:50 PM

294C McDowell Mountain Ranch Community Association
Balance Sheet
12/31/2005

Page: 1

7740 N 16th Street, Suite 300
Phoenix AZ 85020

- 0733502-9

Acct #

ASSETS

OPERATING FUNDS		
1100	Operating Checking	72,155.90
1103	Operating Savings	105,707.53
1120	Petty Cash	150.00

TOTAL OPERATING FUNDS		178,013.43
RESERVE FUNDS		
1150	Reserve Savings	235,677.36
1150.2941	Reserves-Sonoran Est	33,140.75
1150.2942	Reserves-Sonoran Estates II	13,097.99
1150.2943	Reserves-Trovas	40,601.01
1150.2944	Reserves-Desert Cliffs	23,112.26
1150.2945	Reserves-Mirador	28,797.09
1150.2946	Reserves-Sonoran Fairways	11,877.02
1152	Reserve CD <i>new</i>	401,463.26
1152.2941	CD-Reserves - Sonoran Estates	43,910.01
1152.2942	CD-Reserves-Sonoran Estates II	9,409.27
1152.2943	CD-Res - Trovas	106,638.58
1152.2944	CD-Reserves - Desert Cliffs	84,683.59
1152.2945	CD-Reserves - Mirador	37,637.11
1152.2946	CD-Reserves-Sonoran Fairways	37,637.09

TOTAL RESERVE FUNDS		1,107,682.39
OTHER ASSETS		
1200	Accounts Receivable	39,811.03
1200.01	A/R - Other	912.87
1250	Prepaid Expenses	90,480.93
1251	Prepaid Income Taxes	616.00
1252	Land - McDowell Center	225,000.00
1253	McDowell Center	702,373.55
1254	McDowell Center Improvements	559,916.74
1260	Prepaid Insurance	53,914.67
1281	Accum Dep-Prop/Equip	(97,915.38)
1281.2940	Accum Dep McDowell Center Improvements	(18,663.85)

TOTAL OTHER ASSETS		1,556,446.56

TOTAL ASSETS		2,842,142.38
		=====

LIABILITIES

LIABILITIES		
2001	Accounts Payable	80,789.96
2002	Key Deposit	650.00
2003	Accrued Expenses	1,030.00
2004	Ramada Refundable Deposits	250.00
2005	Prepaid Assessments	178,838.99
2007	Construction Deposits	3,000.00

12/31/2005
12:50 PM

294C McDowell Mountain Ranch Community Association
Balance Sheet
12/31/2005

Page: 2

7740 N 16th Street, Suite 300
Phoenix AZ 85020

-0733502-9

Acct #

2008	Loan Payable-1st National	509,346.91
2010	Community Center Deposits	6,615.00
2150	Income Tax Payable	4,426.00

	TOTAL LIABILITIES	784,946.86
	EQUITY	
3501	Retained Earnings	2,012,793.25
	Current Year Surplus/(Deficit)	44,402.27

	TOTAL EQUITY	2,057,195.52

	TOTAL LIABILITIES & EQUITY	2,842,142.38
		=====

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 #300
Phoenix, AZ 85020

Vice President:

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

Secretary:

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

Treasurer:

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

Directors:

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

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

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

Laurie McCammon
7740 N. 16th Street #300
Phoenix, AZ 85020

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.8)

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; |
| 4. Prior addresses (for immediate preceding 7 year period). | the date and location; the court and public agency involved, and the file or cause number of the case. |

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 ✓ Ronald E. Roder Date 1/3/2006 Name _____ Date _____

Signature X Ronald E. Roder Signature _____

Title ✓ PRESIDENT Title _____

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