



WEB FORM
COPY

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

AZ Corp. Commission



02479996



DUE ON OR BEFORE 06/07/2008

FY07-08

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
% AAM, LLC
7740 N 16TH ST #300
PHOENIX, AZ 85020

RECEIVED

JUN 26 2008

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 % AAM LLC
Mailing Address: % AAM, LLC
7740 N 16TH ST #300
City, State, Zip: PHOENIX, AZ 85020

Physical Address, If Different:
Physical Address:
City, State, Zip:

ACC USE ONLY

Fee \$ _____
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)

0

0

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)

0

0

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.

Name: Name:

NONE ☒

Name: Name:

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

Name: PAUL LISON, JR. Name: LAURA McCAMMON

Title: PRESIDENT Title: VICE PRESIDENT

Address: 7740 N 16TH STREET #300 Address: 7740 N 16TH STREET #300

PHOENIX, AZ 85020 PHOENIX, AZ 85020

Date taking office: Date taking office:

Name: FRANCES MARZEC Name: BARRY WERBLOW

Title: SECRETARY Title: TREASURER

Address: 7740 N 16TH STREET #300 Address: 7740 N 16TH STREET #300

PHOENIX, AZ 85020 PHOENIX, AZ 85020

Date taking office: Date taking office:

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

Name: BRAD CHELTON Name: KEVIN HANFORD

Address: 7740 N 16TH STREET #300 Address: 7740 N 16TH STREET #300

PHOENIX, AZ 85020 PHOENIX, AZ 85020

Date taking office: Date taking office:

Name: JACQUELYN ZITO Name: RONALD RODER

Address: 7740 N 16TH STREET #300 Address: 7740 N 16TH STREET #300

PHOENIX, AZ 85020 PHOENIX, AZ 85020

Date taking office: Date taking office:

01/15/2008

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294C McDowell Mountain Ranch Community Association

Balance Sheet

12/31/2007

Page: 1

7740 N 16th Street

Suite 300

Phoenix AZ 85020

Acct #

ASSETS

OPERATING FUNDS		
1100	Operating Checking	396,322.76
1120	Petty Cash	150.00

TOTAL OPERATING FUNDS		396,472.76
RESERVE FUNDS		
1150	Reserve Savings	87,775.34
1150.020	Due from Operating	309,956.26
1150.2941	Reserves-Sonoran Est	68,976.12
1150.2942	Reserves-Sonoran Estates II	21,671.83
1150.2943	Reserves-Trovas	27,668.93
1150.2944	Reserves-Desert Cliffs	21,670.88
1150.2945	Reserves-Mirador	40,817.57
1150.2946	Reserves-Sonoran Fairways	19,577.73
1152	Reserve CD	516,880.23
1152.2941	CD-Reserves - Sonoran Estates	48,330.85
1152.2942	CD-Reserves-Sonoran Estates II	10,356.59
1152.2943	CD-Reserves - Trovas	117,374.92
1152.2944	CD-Reserves - Desert Cliffs	93,209.50
1152.2945	CD-Reserves - Mirador	41,426.40
1152.2946	CD-Reserves-Sonoran Fairways	41,426.40

TOTAL RESERVE FUNDS		1,467,119.55
OTHER ASSETS		
1200	Accounts Receivable	78,652.96
1250	Prepaid Expenses	217.63
1260	Prepaid Insurance	38,389.08
1280.017	Land - McDowell Center	225,000.00
1280.2940	McDowell Center	702,373.55
1280.2941	McDowell Center Improvements	559,916.74
1281.002	A/D - Property/Equipment	(144,740.34)
1281.2941	A/D - McDowell Center Improvements	(55,991.61)

TOTAL OTHER ASSETS		1,403,818.01

TOTAL ASSETS		3,267,410.32
		=====

LIABILITIES

LIABILITIES		
2001	Accounts Payable	31,968.24
2003	Accrued Expenses	12,249.69
2004	Ramada Refundable Deposits	450.00
2005	Prepaid Assessments	401,558.52
2010.001	Key Deposit	150.00
2010.002	Community Center Deposits	2,000.00
2105	Loan Payable To Reserve Fund	309,956.26

01/15/2008

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294C McDowell Mountain Ranch Community Association

Balance Sheet

12/31/2007

Page: 2

7740 N 16th Street

Suite 300

Phoenix AZ 85020

Acct #

TOTAL LIABILITIES

758,332.71

EQUITY

3501

Members' Equity

2,287,962.12

Current Year Surplus/(Deficit)

221,115.49

TOTAL EQUITY

2,509,077.61

TOTAL LIABILITIES & EQUITY

3,267,410.32

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; |
| 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 Paul J. Lison Date 6/17/2008 Name _____ Date _____

Signature [Signature] Signature _____

Title PRESIDENT MNRCA Title _____

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

