



WEB FORM
COPY

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

AZ Corp. Commission
02802418

DUE ON OR BEFORE 06/07/2009

FILING FEE \$10.00

PLEASE READ ALL INSTRUCTIONS. 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.

-0733502-9

1. MCDOWELL MOUNTAIN RANCH COMMUNITY ASSOCIATION
% AAM, LLC
7740 N 16TH ST #300
PHOENIX, AZ 85020

RECEIVED

JUN 08 2009

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

Business Phone: _____
State of Domicile: ARIZONA

(Business phone is optional.)

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

Statutory Agent's Street or Physical Address, If Different:
Physical Address:
City, State, Zip:

ACC USE ONLY	
Fee	\$ 10
Penalty	\$
Reinstates	\$
Expedite	\$ 35
Resubmit	\$

If appointing a new statutory agent, the new agent MUST consent to that appointment by signing below. Note that the agent address must be in Arizona.

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. Cooperative Marketing Association |
| ☐ 15. Animal Husbandry |
| ☐ 16. Homeowner's Association |
| ☐ 17. Professional, commercial industrial or trade association |
| ☐ 18. Other _____ |

5. CAPITALIZATION:(For-profit 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:(For-profit 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: STEVE BERRY

Name: FRANCES MARZEC

Title: PRESIDENT/CEO

Title: SECRETARY

Address: 7740 N 16TH STREET STE 300

Address: 7740 N 16TH STREET STE 300

PHOENIX, AZ 85020

PHOENIX, AZ 85020

Date taking office: 5/15/2009

Date taking office: 11/1/2002

Name: BRAD CHELTON

Name: STEWART FELDMAN

Title: VICE-PRESIDENT

Title: TREASURER

Address: 7740 N 16TH STREET STE 300

Address: 7740 N 16TH ST STE 300

PHOENIX, AZ 85020

PHOENIX, AZ 85020

Date taking office: 5/15/2009

Date taking office: 2/27/2009

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

Name: JANE BLACKER

Name: BRAD CHELTON

Address: 7740 N 16TH STREET STE 300

Address: 7740 N 16TH STREET STE 300

PHOENIX, AZ 85020

PHOENIX, AZ 85020

Date taking office: 11/1/2002

Date taking office: 11/1/2002

Name: _____

Name: _____

Address: _____

Address: _____

Date taking office: _____

Date taking office: _____

05/21/2009
9:28 AM

2940 McDowell Mountain Ranch Community Association
Balance Sheet
12/31/2008

Page: 1

7740 N 16th Street
Suite 300
Phoenix AZ 85020

Acct #

ASSETS

	OPERATING FUNDS	
1100	Operating Checking	333,360.59
1103	Operating Savings	160,196.63
1120	Petty Cash	150.10

	TOTAL OPERATING FUNDS	493,707.32
	RESERVE FUNDS	
1150	Reserve Fund Savings	88,453.82
1150.020	Due from Operating	274,726.96
1150.2941	Reserves-Sonoran Est	(1,969.25)
1150.2942	Reserves-Sonoran Estates II	(2,334.08)
1150.2943	Reserves-Trovas	3,412.87
1150.2944	Reserves-Desert Cliffs	10,972.45
1150.2945	Reserves-Mirador	4,572.24
1150.2946	Reserves-Sonoran Fairways	2,278.20
1152	Reserve CD	921,877.22
1152.2941	CD-Reserves - Sonoran Estates	92,400.11
1152.2942	CD-Reserves-Sonoran Estates II	19,875.22
1152.2943	CD-Reserves - Trovas	224,400.36
1152.2944	CD-Reserves - Desert Cliffs	178,200.27
1152.2945	CD-Reserves - Mirador	79,200.04
1152.2946	CD-Reserves-Sonoran Fairways	79,200.10

	TOTAL RESERVE FUNDS	1,975,266.53
	OTHER ASSETS	
1199	Intercompany Clearing Account	327,760.89
1200	Accounts Receivable	257,894.87
1250	Prepaid Expenses	(13,600.79)
1260	Prepaid Insurance	20,340.25
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	(175,956.98)
1281.2941	A/D - McDowell Center Improvements	(80,876.78)
1500	Accrued Revenue	900.00

	TOTAL OTHER ASSETS	1,823,751.75

	TOTAL ASSETS	4,292,725.60
		=====

LIABILITIES

	LIABILITIES	
2001	Accounts Payable	160,274.53
2003	Accrued Expenses	(3,224.51)
2004	Ramada Refundable Deposits	150.00
2005	Prepaid Assessments	148,372.18
2006	Deferred Assessments	959,638.03

05/21/2009
9:28 AM

2940 McDowell Mountain Ranch Community Association
Balance Sheet
12/31/2008

Page: 2

7740 N 16th Street
Suite 300
Phoenix AZ 85020

Acct #

2007	Construction Deposits	1,300.00
2007.004	Banquet/Events Deposits	700.00
2010.002	Community Center Deposits	(10,100.00)
2105	Loan Payable To Reserve Fund	274,726.96
TOTAL LIABILITIES		1,531,837.19
EQUITY		
3501	Members' Equity - Prior Years	2,778,315.90
	Current Year Surplus/(Deficit)	(17,427.49)
TOTAL EQUITY		2,760,888.41
TOTAL LIABILITIES & EQUITY		4,292,725.60

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

Nonprofits – if your annual report is due on or before September 25, 2008, you **must attach** a financial statement (e.g. income/expense statement, balance sheet including assets, liabilities). If your nonprofit annual report is due after September 25, 2008, a financial statement is not required. **Cooperative marketing associations** must in all cases submit a financial statement. All other forms of corporations are exempt from filing a financial statement no matter what date the annual report was due.

ONLY NONPROFIT CORPORATIONS MUST ANSWER THIS QUESTION:**9A. MEMBERS (A.R.S. §10-11622(A)(6))**This corporation **DOES** ☒ **DOES NOT** ☐ have members.**10. CERTIFICATE OF DISCLOSURE (A.R.S. §§ 10-202(D), 10-3202(D), 10-1622(A)(8) & 10-11622(A)(7))**

- A. Has any person who is currently an officer, director, trustee, incorporator, or who, in a For-profit corporation, controls or holds more than 10% of the issued and outstanding common shares or 10% of any other proprietary, beneficial or membership interest in the corporation been:
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. 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" to A, 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 birth name. | 5. Date and location of birth. |
| 2. Full present name and prior names used. | 6. 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. |
| 3. Present home address. | |
| 4. All prior addresses for immediately preceding 7 year period. | |

- B. Has any person who is currently an officer, director, trustee, incorporator, or who, in a For-profit corporation, controls or holds over 20% of the issued and outstanding common shares, or 20% of any other proprietary, beneficial or membership interest in the corporation, served in any such capacity or held a 20% interest in any other corporation on the bankruptcy or receivership of that other corporation?

One box must be marked: YES ☐ **NO** ☒If "YES" to B, the following information **must be submitted** as an attachment to this report for each corporation subject to the statement above.

- (a) Name and address of each corporation and the persons involved.
- (b) State(s) in which it: (i) was incorporated and (ii) transacted business.
- (c) Dates of corporate operation.

11. STATEMENT OF BANKRUPTCY OR RECEIVERSHIP (A.R.S. §§ 10-1623 & 10-11623)

- A. Has the **corporation** filed a petition for bankruptcy or appointed a receiver? **One box must be marked: YES** ☐ **NO** ☒

If "Yes" to A, the following information **must be submitted** as an attachment to this report:

1. All officers, directors, trustees and major stockholders of the corporation within one year of filing the petition for bankruptcy or the appointment of a receiver. If a major stockholder is a corporation, the statement shall list the current president, chairman of the board of directors and major stockholders of such corporate stockholder. "Major stockholder" means a shareholder possessing or controlling twenty per cent of the issued and outstanding shares or twenty per cent of any proprietary, beneficial or membership interest in the corporation.
2. Whether any such person has been an officer, director, trustee or major stockholder of any other corporation within one year of the bankruptcy or receivership of the other corporation. If so, for each such corporation give:
 - (a) Name and address of each corporation;
 - (b) States in which it: (i) was incorporated and (ii) transacted business.
 - (c) Dates of operation.

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 perjury, 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 perjury 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 STEVEN BERRY Date 6-1-07 Name _____ Date _____
 Signature STEVEN BERRY Signature _____
 Title PRESIDENT Title _____

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

