



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

AZ Corp. Commission



00941911

DUE ON OR BEFORE 04/19/2004

FY03-04

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. -0737961-4
CHAMPAGNE HOMEOWNERS ASSOCIATION, INC.
800 N SWAN RD
#110
TUCSON, AZ 85711

RECEIVED

MAY 21 2004

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

RECEIVED

MAR 23 2004

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

Business Phone: 520-325-9500 (Business phone is optional.)

State of Domicile: ARIZONA Type of Corporation: NON-PROFIT

2. Statutory Agent: CONNIE BAYNES
Mailing Address: 800 N SWAN RD
#110
City, State, Zip: TUCSON, AZ 85711

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

Not 5/22/04

ACC USE ONLY

Fee \$ 10 3/24/04

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: 753811 789577

(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
- 2. Advertising
- 3. Aerospace
- 4. Agriculture
- 5. Architecture
- 6. Banking/Finance
- 7. Barbers/Cosmetology
- 8. Construction
- 9. Contractor
- 10. Credit/Collection
- 11. Education
- 12. Engineering
- 13. Entertainment
- 14. General Consulting
- 15. Health Care
- 16. Hotel/Motel
- 17. Import/Export
- 18. Insurance
- 19. Legal Services
- 20. Manufacturing
- 21. Mining
- 22. News Media
- 23. Pharmaceutical
- 24. Publishing/Printing
- 25. Ranching/Livestock
- 26. Real Estate
- 27. Restaurant/Bar
- 28. Retail Sales
- 29. Science/Research
- 30. Sports/Sporting Events
- 31. Technology(Computers)
- 32. Technology(General)
- 33. Television/Radio
- 34. Tourism/Convention Services
- 35. Transportation
- 36. Utilities
- 37. Veterinary Medicine/Animal Care
- 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 examine the corporation's original Articles of Incorporation for the amount of **shares authorized**. 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**. **Please Print or Type Clearly.**

Number of Shares/Certificates Authorized	Class	Series Within Class (if any)
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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 Type or Print Clearly.**

Name: _____ Name: _____

NONE

Name: _____ Name: _____

7. OFFICERS Please Type or Print Clearly. You Must List at Least One.

Name: Ted Taubeneck

Name: Stephen Grover

Title: President

Title: Vice President

Address: 3212 W. Champagne Place
Tucson, AZ 85745

Address: 196 N. Champagne Place
Tucson, Az 85745

Date taking office: 3/17/04

Date taking office: 3/17/04

Name: Marcel Davis

Name: Erik Salazar

Title: Treasurer

Title: Secretary

Address: 164 N. Champagne Place
Tucson, AZ 85745

Address: 180 N. Champagne Place
Tucson, AZ 85745

Date taking office: 3/17/04

Date taking office: 3/17/04

8. DIRECTORS Please Type or Print Clearly. You Must List at Least One.

Name: Juan Flores

Name: _____

Address: 162 N. Caviar Place
Tucson, AZ 85745

Address: _____

Date taking office: August 2003

Date taking office: _____

Name: _____

Name: _____

Address: _____

Address: _____

Date taking office: _____

Date taking office: _____

BALANCE SHEET
December 2003
Prepared For Property: Champagne At Starrpass
The Baynes Company, LLC

1000	Cash in Bank - Operating	11,397.32	
	Total Assets		11,397.32
3030	Beginning Balances	789.91	
3999	Current Year Earnings/Loss	10,607.41	
	Total Capital		11,397.32
	Total Liabilities plus Capital		11,397.32

CASH FLOW STATEMENT

December 2003

Prepared For Property: Champagne At Starrpass
 Owner: Champagne At Starr Pass
 The Baynes Company, LLC

	Current Month	Year to Date Balance
Operating Revenue		
4010 Assessments HOA	9,014.28	82,289.74
4100 Late Fee Income	150.00	525.00
4990 Other Income	120.52	370.33
Total Operating Revenue	9,284.80	83,185.07
Operating Expenses		
5220 Landscape Contract	3,344.00	19,420.00
5221 Landscape Improvements	0.00	31.48
5223 Landscape Repair & Maintenance	134.43	3,593.91
5224 Landscape Water & Sewer	678.51	3,869.52
5225 Landscape Electricity	297.60	2,948.69
5235 Pool Monthly Contract	175.00	1,860.00
5236 Pool Improvements	0.00	921.63
5237 Pool Repairs & Maintenance	55.00	4,698.66
5238 Pool Water & Sewer	829.30	4,729.41
5239 Pool Electricity	243.49	2,412.59
5240 Pool Gas	114.23	1,403.47
5241 Pool Supplies	318.91	1,498.95
5242 Pool Janitorial	150.00	1,500.00
5410 Bank Charges	(16.00)	11.75
5435 Management Fees	530.00	6,360.00
5436 Postage, Printing & Paper	236.56	541.84
5437 Miscellaneous	20.00	44.00
5440 Legal	326.60	1,561.60
5442 Accounting	0.00	84.00
5512 Taxes & Licenses	0.00	233.00
5520 Insurance Premiums	1,081.03	12,178.23
5522 Insurance Claims	0.00	(2,498.03)
5600 Contingencies	0.00	1,473.00
5650 Reserve Contributions	308.33	3,699.96
Total Operating Expenses	8,826.99	72,577.66
Net (Loss) Income from Operations	457.81	10,607.41
Beginning Cash Balance	10,939.51	
Increase (Decrease) from Net Income from Operation	457.81	10,607.41
Increase (Decrease) from Owner Capital Accounts		
3030 Beginning Balances	0.00	789.91
Ending Cash Balance	11,397.32	11,397.32

OPERATING STATEMENT

December 2003

Prepared For Property: Champagne At Starrpass

Owner: Champagne At Starr Pass

The Baynes Company, LLC

	Actual	Current Month Budget	Variance (\$)	Actual	Year To Date Budget	Variance (\$)
Income						
4010 Assessments HOA	9,014.28	6,678.00	2,336.28	82,289.74	79,023.00	3,266.74
4100 Late Fee Income	150.00	0.00	150.00	525.00	0.00	525.00
4990 Other Income	120.52	0.00	120.52	370.33	0.00	370.33
Income	<u>9,284.80</u>	<u>6,678.00</u>	<u>2,606.80</u>	<u>83,185.07</u>	<u>79,023.00</u>	<u>4,162.07</u>
TOTAL INCOME	9,284.80	6,678.00	2,606.80	83,185.07	79,023.00	4,162.07
Expenses						
5220 Landscape Contract	3,344.00	1,800.00	1,544.00	19,420.00	21,600.00	(2,180.00)
5221 Landscape Improvements	0.00	166.63	(166.63)	31.48	2,000.00	(1,968.52)
5223 Landscape Repair & Maintenance	134.43	416.63	(282.20)	3,593.91	5,000.00	(1,406.09)
5224 Landscape Water & Sewer	678.51	208.37	470.14	3,869.52	2,500.00	1,369.52
5225 Landscape Electricity	297.60	250.00	47.60	2,948.69	3,000.00	(51.31)
Landscape	<u>4,454.54</u>	<u>2,841.63</u>	<u>1,612.91</u>	<u>29,863.60</u>	<u>34,100.00</u>	<u>(4,236.40)</u>
5235 Pool Monthly Contract	175.00	135.00	40.00	1,860.00	1,620.00	240.00
5236 Pool Improvements	0.00	250.00	(250.00)	921.63	1,000.00	(78.37)
5237 Pool Repairs & Maintenance	55.00	125.00	(70.00)	4,698.66	1,500.00	3,198.66
5238 Pool Water & Sewer	829.30	250.00	579.30	4,729.41	3,000.00	1,729.41
5239 Pool Electricity	243.49	208.37	35.12	2,412.59	2,500.00	(87.41)
5240 Pool Gas	114.23	250.00	(135.77)	1,403.47	3,000.00	(1,596.53)
5241 Pool Supplies	318.91	0.00	318.91	1,498.95	500.00	998.95
5242 Pool Janitorial	150.00	150.00	0.00	1,500.00	1,800.00	(300.00)
5243 Pool Pest Control	0.00	25.00	(25.00)	0.00	300.00	(300.00)
Pool	<u>1,885.93</u>	<u>1,393.37</u>	<u>492.56</u>	<u>19,024.71</u>	<u>15,220.00</u>	<u>3,804.71</u>
5410 Bank Charges	(16.00)	12.50	(28.50)	11.75	150.00	(138.25)
5435 Management Fees	530.00	530.00	0.00	6,360.00	6,360.00	0.00
5436 Postage, Printing & Paper	236.56	0.00	236.56	541.84	300.00	241.84
5437 Miscellaneous	20.00	100.00	(80.00)	44.00	500.00	(456.00)
5440 Legal	326.60	250.00	76.60	1,561.60	2,500.00	(938.40)
5442 Accounting	0.00	0.00	0.00	84.00	0.00	84.00
5512 Taxes & Licenses	0.00	0.00	0.00	233.00	300.00	(67.00)
5520 Insurance Premiums	1,081.03	916.63	164.40	12,178.23	11,000.00	1,178.23
5522 Insurance Claims	0.00	0.00	0.00	(2,498.03)	1,000.00	(3,498.03)
General & Administrative	<u>2,178.19</u>	<u>1,809.13</u>	<u>369.06</u>	<u>18,516.39</u>	<u>22,110.00</u>	<u>(3,593.61)</u>
5600 Contingencies	0.00	1,500.00	(1,500.00)	1,473.00	3,893.00	(2,420.00)
Contingencies	<u>0.00</u>	<u>1,500.00</u>	<u>(1,500.00)</u>	<u>1,473.00</u>	<u>3,893.00</u>	<u>(2,420.00)</u>
5650 Reserve Contributions	308.33	308.37	(0.04)	3,699.96	3,700.00	(0.04)
Reserve Contribution	<u>308.33</u>	<u>308.37</u>	<u>(0.04)</u>	<u>3,699.96</u>	<u>3,700.00</u>	<u>(0.04)</u>
TOTAL EXPENSES	8,826.99	7,852.50	974.49	72,577.66	79,023.00	(6,445.34)
NET OPERATING INCOME	457.81	(1,174.50)	1,632.31	10,607.41	0.00	10,607.41



THE
BAYNES
COMPANY
LLC

PROPERTY
MANAGEMENT
SERVICES

CONNIE
BAYNES
BROKER

800
SWAN
SUITE 110
JACKSON
ARIZONA 85711

TEL 520
25-9500

FAX 520
25-3626

May 19, 2004

Arizona Corporation Commission
Corporations Division
1300 W. Washington
Phoenix, AZ 85007-2929

RE: Champagne at Starr Pass Homeowner's Association

As requested, please find attached:

- ◆ Entire package sent to us for correction
- ◆ 2003 Balance Sheet, Cash Flow Statement and Operating Statement as distributed to the Board of Directors of Champagne at Starr Pass Homeowner's Association.

We apologize for the oversight in not including the financial data in our original submission.

Please contact us for any additional questions.

Very truly yours,
THE BAYNES COMPANY, LLC
Managing Agents for Champagne at Starr Pass HOA

Nancy Lehrkamp
Bookkeeper

Enc.

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 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 TED D. FAUBENECK Date 3/13/4 Name _____ Date _____

Signature T. D. Faubeneck Signature _____

Title President Title _____

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