



**STATE OF ARIZONA
CORPORATION COMMISSION**



**NONPROFIT CORPORATION ANNUAL REPORT
& CERTIFICATE OF DISCLOSURE
FOREIGN / DOMESTIC**

FOR FISCAL YEAR ENDING 12/31/1995

DUE ON OR BEFORE 04/15/1996

The following information is required by A.R.S. 510-1081 for all domestic and foreign nonprofit corporations authorized to conduct affairs in Arizona. The Commission's authority to prescribe this form is A.R.S. 510-1092. MAKE CHANGES OR CORRECTIONS WHERE NECESSARY.

Corporation File: -0741176-1
Corporation Name: GARNITA 101 CONDOMINIUM ASSOCIATION, INC.
Address: 10310 GARNETTE DR

City, State, Zip: SUN CITY AZ 85373-
Domicile: ARIZONA
Type: NON-PROFIT

Arizona Statutory Agent: DAVID HADLEY JR
Street Address: 10448 W COGGINS DR STE B
(NOT P.O. BOX)

City, State, Zip: SUN CITY AZ 85351-

**CORPORATIONS DIV.
RECEIVED**

FEB 21 1996

**DOCUMENTS ARE SUBJECT
TO REVIEW BEFORE FILING**

1. Check the one category below which best describes the CHARACTER OF AFFAIRS conducted by your corporation in Arizona.

- | | | |
|---|---|---|
| 1. <input type="checkbox"/> Charitable | 8. <input type="checkbox"/> Social | 15. <input type="checkbox"/> Agricultural |
| 2. <input type="checkbox"/> Benevolent | 9. <input type="checkbox"/> Fraternal | 16. <input type="checkbox"/> Horticultural |
| 3. <input type="checkbox"/> Educational | 10. <input type="checkbox"/> Literary | 17. <input type="checkbox"/> Animal Husbandry |
| 4. <input type="checkbox"/> Civic | 11. <input type="checkbox"/> Cultural | 18. <input checked="" type="checkbox"/> Homeowners' Association |
| 5. <input type="checkbox"/> Patriotic | 12. <input type="checkbox"/> Athletic | 19. <input type="checkbox"/> Professional, commercial, industrial, or trade association |
| 6. <input type="checkbox"/> Political | 13. <input type="checkbox"/> Science/Research | 20. <input type="checkbox"/> Other _____ |
| 7. <input type="checkbox"/> Religious | 14. <input type="checkbox"/> Hospital/Health Care | |

ACC USE ONLY	
Fee	\$ _____
Penalty	\$ _____
Total	\$ _____

2. NUMBER OF EMPLOYEES: Please check one. (For statistical purposes only.)

25 or Less 26 - 100 _____ 101 - 500 _____ Over 500 _____

3. ~ ~ If appointing a new statutory agent, the new agent MUST consent to that appointment by signing below ~ ~
~ ~ and PRESIDENT or VICE PRESIDENT must sign page 4 of this report. ~ ~

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

Statutory Agent Name

Address

Signature

City, State, Zip

4. Foreign Corporations list Address in Domicile Jurisdiction:

Street/P. O. Box

City, State, (Country) Zip

5. OFFICERS

PRESIDENT: STAHLER, CARL
Address: 10310-GARNETTE DR.
SUN CITY, AZ. 85373
Date taking office: 01-26-95

VICE PRESIDENT: HOLMES, DAVIS
Address: 10322-GARNETTE DR.
SUN CITY, AZ. 85373
Date taking office: 2-5-96

SECRETARY: _____
Address: _____
Date taking office: _____

TREASURER: FRANK ROEBER
Address: 18436 101ST DR
SUN CITY, AZ 85373
Date taking office: 1-26-95

6. DIRECTORS (If no changes since last report, check here ___ and go on to Section 7.)

~~NAME: ELDON GREEN
Address: 18431 101ST DR
SUN CITY, AZ 85373-
Date taking office: 01-26-95~~

~~NAME: HELEN GREEN
Address: 18431 101ST DR
SUN CITY, AZ 85373-
Date taking office: 01-26-95~~

NAME: DONALD JOHNSON
Address: 18436 101ST DR
SUN CITY, AZ 85373-
Date taking office: 01-26-95

NAME: ALBERT WOOD
Address: 10002 MANZANITA DR
SUN CITY, AZ 85373-
Date taking office: 01-26-95

CARL STAHLER
10310 GARNETTE DR
SUN CITY, AZ 85373
1-26-95

DAVIS HOLMES
10322 GARNETTE DR.
SUN CITY, AZ 85373
2-5-96

FRANK ROEBER
10302 GARNETTE DR.
SUN CITY, AZ 85373
2-5-96

GARNITA 101, INC

BALANCE SHEET
DECEMBER 31, 1995

ASSETS

CURRENT ASSETS

ASSOCIATION OPERATING ACCT.
WS CD#320639214 9-5-96
WORLD CD 12-5-95 5.83%

\$ 19,311.35
10,393.12

TOTAL CURRENT ASSETS

\$ 29,704.47

TOTAL ASSETS

\$ 29,704.47

LIABILITIES & HOMEOWNERS EQUITY

LIABILITIES

HOMEOWNERS EQUITY

RESERVE EQUITY

RESERVE-PAINTING
RESERVE-MAJOR MAINTENANCE

10,464.48
10,000.00

TOTAL RESERVE EQUITY

20,464.48

OPERATING SURPLUS/DEFICIT(-)

PRIOR YEARS SURPLUS/DEFICIT(-)
CURRENT YEAR SURPLUS/DEFICIT(-)

6,549.56
2,690.43

TOTAL OPERATING SURPLUS/DEFICIT(-)

9,239.99

TOTAL LIABILITIES AND
HOMEOWNERS EQUITY

\$ 29,704.47

GARNITA 101, INC

STATEMENT OF OPERATIONS
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 1995

	CURRENT MONTH		VARIANCE FAV/UNFAV(-)	ANNUAL BUDGET	YEAR-TO-DATE ACTUAL	VARIANCE FAV/UNFAV(-)
	BUDGET	ACTUAL				
HOMEOWNERS ASSESSMENTS	\$ 4,493.00	\$ 4,839.00	\$ 346.00	\$ 53,916.00	\$ 53,934.00	\$ 18.00
INTEREST EARNED	70.00	762.70	692.70	840.00	1,267.74	427.74
TOTAL REVENUES	4,563.00	5,601.70	1,038.70	54,756.00	55,201.74	445.74
OPERATING EXPENSES						
ACCOUNTING	75.00	67.20	7.80	900.00	806.40	93.60
LEGAL	0.00	0.00	0.00	0.00	1,001.27	1,001.27-
OFFICE SUPPLIES	0.00	0.00	0.00	0.00	36.38	36.38-
PETTY CASH	0.00	25.00	25.00-	0.00	50.00	50.00-
WATER	858.00	578.36	279.64	10,296.00	9,730.39	565.61
SEWER	355.00	354.48	0.52	4,260.00	4,253.76	6.24
ELECTRICITY	22.00	21.51	0.49	264.00	258.78	5.22
TRASH REMOVAL	252.00	252.00	0.00	3,024.00	3,024.00	0.00
YARD MAINT (GARDENER)	728.00	728.00	0.00	8,736.00	8,736.00	0.00
EXTRA YARD MAINTENANCE	158.00	1,050.00	892.00-	1,896.00	1,756.02	139.98
GRASS SEED/FERTILIZER	91.00	0.00	91.00	1,092.00	368.43	723.57
SPRINKLER REPAIRS	108.00	0.00	108.00	1,296.00	1,324.17	28.17-
TREE MAINTENANCE	142.00	0.00	142.00	1,704.00	1,093.47	610.53
PEST CONTROL	125.00	125.00	0.00	1,500.00	1,500.00	0.00
PLUMBING	0.00	0.00	0.00	0.00	12.81	12.81-
REPAIRS & MAINTENANCE	25.00	0.00	25.00	300.00	98.62	201.38
INSURANCE	192.11	2,197.00	2,004.89-	2,305.32	2,197.00	108.32
MISCELLANEOUS EXPENSES	25.00	84.00	59.00-	300.00	274.77	25.23
REAL ESTATE TAXES	1,117.01	18.06-	1,135.07	13,404.12	13,373.04	31.08
TOTAL OPERATING EXPENSES	4,273.12	5,464.49	1,191.37-	51,277.44	49,895.31	1,382.13
RESERVE TRANSFERS TO EQUITY	218.00	218.00	0.00	2,616.00	2,616.00	0.00
NET OPERATING SURPLUS/DEFICIT(-)	\$ 71.88	\$ 80.79-	\$ 152.67-	\$ 862.56	\$ 2,690.43	\$ 1,827.87

RESERVE ACTIVITY

RESERVE ALLOCATIONS						
PAINTING	218.00	218.00	0.00	2,616.00	2,616.00	0.00
TOTAL RESERVE ALLOCATIONS	218.00	218.00	0.00	2,616.00	2,616.00	0.00
RESERVE DISBURSEMENTS						
NET RESERVE ACTIVITY SURPLUS/DEFICIT	\$ 218.00	\$ 218.00	\$ 0.00	\$ 2,616.00	\$ 2,616.00	\$ 0.00

8.A. CERTIFICATE OF DISCLOSURE (A.R.S. §10-1084)

Has any person serving either by election or appointment as officers, directors, trustees, or incorporators:

- 1. Been 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. Been 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. Been 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:
 - (a) involved the violation of fraud or registration provisions of the securities laws of that jurisdiction, or
 - (b) involved the violation of the consumer fraud laws of that jurisdiction, or
 - (c) involved the violation of the antitrust or restraint of trade laws of that jurisdiction?

YES _____

NO X

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). | |

8.B. STATEMENT OF BANKRUPTCY (A.R.S. §10-1083)

Are you currently in federal bankruptcy proceedings, and if so, under which chapter of federal bankruptcy law is the action filed and on what date?

Yes _____ Chapter _____ Date Filed _____ Case Number _____ No X

9. This report must be executed by the corporation and attested by its president, a vice-president, secretary, assistant secretary or treasurer. (If the corporation is in the hands of a receiver or trustee, it shall be executed on behalf of the corporation.)

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.

By Donald J. Johnson Date 2-12-96 By Carl R. Stahler Date 2-12-96
 Title Treasurer + Secretary Title President