



COPY

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



00580004

DUE ON OR BEFORE 04/16/2002

FY01-02

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 for proper format. **REFER TO THE INSTRUCTIONS ON PAGE 4.**

RECEIVED

OCT 07 2002

ARIZONA CORR COMMISSION
CORPORATIONS DIVISION

1. -0761894-1

PARKRIDGE HOMEOWNERS' ASSOCIATION

~~WAGHEN ROOPMAN~~~~9953 W TONOPAH DR~~~~PEORIA, AZ 85382~~

C/O NORTHWEST VALLEY REALTY, INC
ATTN: MS. CATHY HACKER
13201 NORTH 35TH AVENUE, STE B3
PHOENIX, AZ 85029

DELINQUENT STATUTORY AGENT 07/01/2002; CONTACT THE COMMISSION AT 542-31351

Business Phone: 602 241-1093 (Business phone is optional.)

State of Domicile: ARIZONA

Type of Corporation: NON-PROFIT

2. Arizona Statutory Agent:

MS. CATHY HACKER

Street Address:

NORTHWEST VALLEY REALTY, INC

13201 NORTH 35TH AVENUE, STE B3

City, State, Zip:

PHOENIX, AZ 85029

PR
10/10/02

Use this box only if appointing a new Statutory Agent

ACC USE ONLY

Fee \$ 45.10

Penalty \$ 26

Reinstate \$

Expedite \$

Resubmit \$

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.

Cathy Hacker
Signature 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
- ☐ 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.

Number of Shares/Certificates Authorized N/A Class _____ Series Within Class (if any) _____

Number of Shares/Certificates Issued N/A Class _____ Series Within Class (if any) _____

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.

NONE ☒ Name: _____ Name: _____
Name: _____ Name: _____

7. OFFICERS PLEASE TYPE OR PRINT CLEARLY.

Name: William Waugh
Title: President
Address: 9841 WEST MOHAWK LANE
PEORIA, AZ 85382

Date taking office: 5-9-02

Name: Debbie Budd
Title: Secretary
Address: 9954 WEST TONOPAH DRIVE
PEORIA, AZ 85382

Date taking office: 5-9-02

Name: Annette McCarthy-Abraham
Title: Vice-President
Address: 10011 WEST BURNETT ROAD
PEORIA, AZ 85382

Date taking office: 5-9-02

Name: Nancy Koth
Title: Treasurer
Address: 10026 WEST POTTER DRIVE
PEORIA, AZ 85382

Date taking office: 5-9-02

8. DIRECTORS PLEASE TYPE OR PRINT CLEARLY.

Name: Eldora Engebretson
Address: 9942 WEST MOHAWK LANE
PEORIA, AZ 85382

Date taking office: 5-9-02

Name: _____

Address: _____

Date taking office: _____

Name: _____

Address: _____

Date taking office: _____

Name: _____

Address: _____

Date taking office: _____

PARKRIDGE HOMEOWNERS ASSOCIATION

BALANCE SHEET

DECEMBER 31, 2001

LIABILITIES, FUTURE EST. REPAIRS AND EQUITY

CURRENT LIABILITIES

PREPAID HOMEOWNER DUES	\$2,244.50	
PREPAID JANUARY DUES	2,738.00	
TOTAL CURRENT LIABILITIES		4,982.50

FUTURE ESTIMATED REPAIRS

FUTURE ESTIMATED REPAIRS	17,623.69	
TOTAL FUTURE ESTIMATED REPAIRS		17,623.69

TOTAL LIABILITIES, FUTURE EST. REPAIRS		22,606.19
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HOMEOWNERS' ASSOCIATION EQUITY

RETAINED EARNINGS	.00	
RETAINED EARNINGS-CURRENT YEAR	10,894.51	
TOTAL HOMEOWNERS' ASSOCIATION EQUITY		10,894.51

TOTAL LIABILITIES, FUTURE EST. REPAIRS AND EQUITY		\$33,500.70
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READ ACCOUNTANT'S COMPILATION REPORT MODIFIED CASH BASIS

PARKRIDGE HOMEOWNERS ASSOCIATION
INCOME STATEMENT
FOR THE 12 PERIODS ENDED DECEMBER 31, 2001

	PERIOD TO DATE			YEAR TO DATE		
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE
REVENUES						
ASSOCIATION DUES	\$6,614.00	7,128.00	(514.00)	83,464.00	85,536.00	(2,072.00)
TOTAL REVENUES	6,614.00	7,128.00	(514.00)	83,464.00	85,536.00	(2,072.00)
	6,614.00	7,128.00	(514.00)	83,464.00	85,536.00	(2,072.00)
EXPENSES:						
EXPENSES						
BANK SERVICE CHARGE	15.85	10.00	(5.85)	316.30	120.00	(196.30)
LEGAL FEES-COLLECTION ATTRY	.00	100.00	100.00	1,221.09	1,200.00	(21.09)
LEGAL FEES-COLLECTION MGMT	.00	.00	.00	1,424.00	.00	(1,424.00)
LEGAL FEES-OTHER	87.50	.00	(87.50)	140.20	.00	(140.20)
GARAGE SALES	57.75	10.00	(47.75)	57.75	120.00	62.25
MANAGEMENT FEES	4,020.00	1,930.00	(2,090.00)	27,675.00	23,160.00	(4,515.00)
MEETING EXPENSES	.00	35.00	35.00	619.85	420.00	(199.85)
NEWSLETTER	120.00	110.00	(10.00)	1,346.21	1,320.00	(26.21)
OFFICE SUPPLIES	148.89	.00	(148.89)	253.74	.00	(253.74)
INTERNET EXPENSE	.00	20.00	20.00	285.00	240.00	(45.00)
POSTAGE	554.13	325.00	(229.13)	2,595.41	3,900.00	1,304.59
TRANSFER FEES	.00	50.00	50.00	.00	600.00	600.00
COPIES	137.10	100.00	(37.10)	1,500.09	1,200.00	(300.09)
MISCELLANEOUS	.00	.00	.00	369.50	.00	(369.50)
TOTAL EXPENSES	5,141.22	2,690.00	(2,451.22)	37,804.14	32,280.00	(5,524.14)
LANDSCAPE EXPENSE						
LANDSCAPE MAINTENANCE CONTRACT	4,770.00	2,400.00	(2,370.00)	28,650.00	28,800.00	150.00
LANDSCAPE COMMITTEE	.00	170.00	170.00	.00	2,040.00	2,040.00
LANDSCAPE EXTRAS	.00	80.00	80.00	700.00	960.00	260.00
WEED CONTROL	.00	25.00	25.00	2,600.00	300.00	(2,300.00)
TREE MAINTENANCE	.00	250.00	250.00	395.00	1,000.00	2,605.00
ELECTRIC	27.30	25.00	(2.30)	322.10	300.00	(22.10)
WATER - LANDSCAPE	471.51	975.00	503.49	4,936.35	11,700.00	6,763.65
TOTAL LANDSCAPE EXPENSE	5,268.81	3,925.00	(1,343.81)	37,603.45	47,100.00	9,496.55
CONTRACT SERVICES						
PEST CONTROL	.00	150.00	150.00	910.00	1,800.00	890.00
TOTAL CONTRACT SERVICES	.00	150.00	150.00	910.00	1,800.00	890.00
COMMON AREA EXPENSES						
BUILDING MAINTENANCE	.00	20.00	20.00	140.85	240.00	99.15
SOCIAL EVENTS	.00	93.00	93.00	.00	1,116.00	1,116.00
TOTAL COMMON AREA EXPENSES	.00	113.00	113.00	140.85	1,356.00	1,215.15
INSURANCE EXPENSE						
INSURANCE	.00	410.00	410.00	4,470.81	4,920.00	449.19
TOTAL INSURANCE EXPENSE	.00	410.00	410.00	4,470.81	4,920.00	449.19
TOTAL EXPENSES	10,410.03	7,288.00	(3,122.03)	80,929.25	87,456.00	6,526.75
EXCESS REVENUES OVER EXPEN	(3,796.03)	(160.00)	(3,636.03)	2,534.75	(1,920.00)	4,454.75
OTHER INCOME AND EXPENSE:						
OTHER INCOME AND EXPENSE						
LATE FEES	.00	200.00	(200.00)	3,007.00	2,400.00	607.00
FINES	.00	.00	.00	38.00	.00	38.00
INTEREST INCOME	12.27	130.00	(117.73)	1,373.22	1,560.00	(186.78)
POSTAGE REIMBURSEMENT	.00	.00	.00	7.82	.00	7.82
LEGAL-REIMB ATTRY	51.11	.00	51.11	3,295.72	.00	3,295.72
LEGAL-REIMB MGMT	.00	.00	.00	1,247.00	.00	1,247.00
TRANSFER FEES	.00	.00	.00	250.00	.00	250.00
BAD DEBT	.00	20.00	(20.00)	.00	240.00	(240.00)
TOTAL OTHER INCOME AND EXPENSE	63.38	350.00	(286.62)	9,218.76	4,200.00	5,018.76

READ ACCOUNTANT'S COMPILATION REPORT MODIFIED CASH BASIS

PARKRIDGE HOMEOWNERS ASSOCIATION
INCOME STATEMENT
FOR THE 12 PERIODS ENDED DECEMBER 31, 2001

	PERIOD TO DATE			YEAR TO DATE		
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE
TOTAL OTHER INCOME AND EXP	563.38	350.00	(213.38)	9,218.76	4,200.00	5,018.76
EARNINGS BEFORE INCOME TAX	(3,732.65)	190.00	(3,922.65)	11,753.51	2,280.00	9,473.51
INCOME TAX EXPENSE						
INCOME TAX	.00	75.00	75.00	859.00	900.00	41.00
TOTAL INCOME TAX EXPENSE	.00	75.00	75.00	859.00	900.00	41.00
EXCESS REVENUES OVER EXPEN	\$(3,732.65)	115.00	-(3,847.65)	10,894.51	1,380.00	9,514.51

READ ACCOUNTANT'S COMPILATION REPORT MODIFIED CASH BASIS

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, 10-3202.02, 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 either by election or appointment as an officer, director, trustee, incorporator and/or person controlling or holding more than 20% of the issued and outstanding common shares or 20% of any other proprietary, beneficial or membership interest in the corporation served in such capacity or held a 20% interest in any other corporation during the bankruptcy, receivership, or charter revocation of the other corporation? **[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 <u>William Waugh</u>	Date <u>9/18/02</u>	Name _____	Date _____
Signature <u>William Waugh</u>		Signature _____	
Title <u>President</u>		Title _____	

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