



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

AZ Corp. Commission



02501644

DUE ON OR BEFORE 06/16/2008

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. -0761894-1
PARKRIDGE HOMEOWNERS' ASSOCIATION
NORTHWEST VALLEY REALTY, INC
% MS CATHY HACKER
13201 N 35TH AVE STE B-3
PHOENIX, AZ 85029

RECEIVED

JUL 18 2008

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

RECEIVED

JUN 02 2008

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

Business Phone: _____

(Business phone is optional.)

State of Domicile: ARIZONA

Type of Corporation: NON-PROFIT

2. Statutory Agent: CATHY HACKER Physical Address, If Different.
Mailing Address: NORTHWEST VALLEY REALTY, INC Physical Address:
13201 N 35TH AVE STE B-3 City, State, Zip:
City, State, Zip: PHOENIX, AZ 85029

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)

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)

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: Annette McCarty-Abraham

Title: President

Address: 13201 N. 35th Ave, Ste B-3
Phoenix, AZ 85029

Date taking office: 11-15-06

Name: Dave Watkins

Title: Secretary

Address: 13201 N. 35th Ave. Ste B-3
Phoenix, AZ 85029

Date taking office: 10/2007

Name: Eldora Engbretson

Title: Vice President/Editor

Address: 13201 N. 35th Ave Ste B-3
Phoenix, AZ 85029

Date taking office: 5-24-04

Name: Diane Levine

Title: Treasurer

Address: 13201 N. 35th Ave. Ste B-3
Phoenix, AZ 85029

Date taking office: 5-24-05

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

Name: Annette McCarty-Abraham

Address: 13201 N. 35th Ave Ste B-3
Phoenix, AZ 85029

Date taking office: 5-9-02

Name: _____

Address: _____

Date taking office: _____

Name: _____

Address: _____

Date taking office: _____

Name: _____

Address: _____

Date taking office: _____

4:38 PM
03/04/08
Cash Basis

Parkridge HOA
Balance Sheet
As of December 31, 2007

	<u>Dec 31, 07</u>	<u>Dec 31, 06</u>
ASSETS		
Current Assets		
Checking/Savings		
Wells Fargo Checking	1,061.40	1,759.48
Wells Fargo Money Market	40,003.87	54,427.53
Total Checking/Savings	<u>41,065.27</u>	<u>56,187.01</u>
Accounts Receivable		
Accounts Receivable	-3,442.00	-3,852.00
Total Accounts Receivable	<u>-3,442.00</u>	<u>-3,852.00</u>
Other Current Assets		
Undeposited Funds	0.00	42.00
Total Other Current Assets	<u>0.00</u>	<u>42.00</u>
Total Current Assets	<u>37,623.27</u>	<u>52,377.01</u>
Other Assets		
Water Deposit-City of Peoria	200.00	200.00
Total Other Assets	<u>200.00</u>	<u>200.00</u>
TOTAL ASSETS	<u>37,823.27</u>	<u>52,577.01</u>
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Prepaid Homeowner Dues	0.00	7,287.37
Total Other Current Liabilities	<u>0.00</u>	<u>7,287.37</u>
Total Current Liabilities	<u>0.00</u>	<u>7,287.37</u>
Long Term Liabilities		
Future Estimated Repairs	0.00	15,623.69
Total Long Term Liabilities	<u>0.00</u>	<u>15,623.69</u>
Total Liabilities	<u>0.00</u>	<u>22,911.06</u>
Equity		
Retained Earnings	29,665.95	45,082.91
Net Income	8,157.32	-15,416.96
Total Equity	<u>37,823.27</u>	<u>29,665.95</u>
TOTAL LIABILITIES & EQUITY	<u>37,823.27</u>	<u>52,577.01</u>

4:34 PM
03/04/08
Cash Basis

Parkridge HOA
Profit & Loss
January through December 2007

	Jan - Dec 07
Ordinary Income/Expense	
Income	
Fee Income	
Quarterly Assessments	104,726.17
Administrative Fees	3,992.00
Violation Fees	5,049.00
NSF Fee	25.00
Total Fee Income	113,792.17
Total Income	113,792.17
Gross Profit	113,792.17
Expense	
Administrative Expenses	
Bank Service Charges	325.26
Communication Expense	
Printing & Reproduction-Newslet	1,272.98
Website	474.99
Total Communication Expense	1,747.97
Dues and Subscriptions	150.00
Filing Fees	10.00
Garage Sales	622.58
Insurance	
Liability Insurance	3,765.47
Total Insurance	3,765.47
Meeting Expenses	490.71
Miscellaneous	0.00
Postage and Delivery	1,261.74
Professional Fees	
Accounting	400.00
Legal Fees	9,964.33
Management Fees	28,800.00
Total Professional Fees	39,164.33
Seminars	100.00
Social Committee	150.00
Taxes	
Federal	394.00
State	97.00
Total Taxes	491.00
Total Administrative Expenses	48,279.06
Operating Expenses	
Landscaping	
Additional Maintenance	359.58
Back Flow Testing	71.62
Irrigation Supplies	115.00
Maintenance Contract	33,600.00
Tree Maintenance	7,370.00
Weed Control	4,000.00
Total Landscaping	45,516.20
Utilities	
Electric	478.59
Water	10,836.66
Total Utilities	11,315.25
Total Operating Expenses	56,831.45
Capital Improvements	
Common Wall Painting	1,004.31
Landscape Improvements	315.00

4:34 PM
03/04/08
Cash Basis

Parkridge HOA
Profit & Loss
January through December 2007

	Jan - Dec 07
Total Capital Improvements	1,319.31
Total Expense	106,429.82
Net Ordinary Income	7,362.35
Other Income/Expense	
Other Income	
Interest Income	794.97
Total Other Income	794.97
Net Other Income	794.97
Net Income	8,157.32

COMMISSIONERS
MIKE GLEASON - Chairman
WILLIAM A. MUNDELL
JEFF HATCH-MILLER
KRISTIN K. MAYES
GARY PIERCE



ARIZONA CORPORATION COMMISSION

BRIAN C. MCNEIL
Executive Director

LINDA FISHER
Director, Corporations Division

CORPORATIONS DIVISION
1300 West Washington
Phoenix, Arizona 85007-2929

PARKRIDGE HOMEOWNERS' ASSOCIATION
NORTHWEST VALLEY REALTY, INC
% MS CATHY HACKER
13201 N 35TH AVE STE B-3
PHOENIX, AZ 85029

Effective Date: 07/11/2008
File No: -0761894-1

Original Due Date: June 16, 2008

Received: 06/02/08

We have deposited your check, however your annual report is being returned for the following reason(s):

- > Please see page 3, section 9 of the annual report for Financial Disclosure requirements. Non profit corporations must attach a statement of financial condition (Example: income/expense statement or a balance sheet that lists assets and liabilities).

IMPORTANT INFORMATION

Please note: This annual report has not been approved, it is being returned to you for corrections which are listed above. If you wish to avoid additional penalties and possible administrative dissolution, this report must be returned within 30 days after the effective date of this notice to be deemed timely filed. Refer to A.R.S. 10-1622.F for more information.

To successfully process your document, it is important for you to return:

- 1) A copy of this letter.
- 2) All annual report(s) which accompanied this letter (with corrections made).
- 3) Filing fee, penalties, or reinstatement fee if due.
- 4) Additional forms if required, like the Affidavit of Publication.

AR: 0021
REV. 03/2008

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 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 DIANE J LEVINE Date 5/28/08 Name Diane Levine Date 5/28/08

Signature Diane Levine Signature Diane Levine

Title TREASURER Title

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

