



STATE OF ARIZONA
 RECEIVED CORPORATION COMMISSION
 CORPORATION ANNUAL REPORT
 FEB 21 2002 & CERTIFICATE OF DISCLOSURE

Arizona Corporation Commission



00452299

DUE ON OR BEFORE 04/09/2002

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.

1. -0795710-9
 WYNSTONE PARK HOMEOWNERS ASSOCIATION, INC.
 % JOMAR MANAGEMENT
 PO BOX 3070
 CHANDLER, AZ 85244

JOB # 97
 P.O. # 7450
 CODE # _____
 APPROVED *[Signature]*

Business Phone: _____ (Business phone is optional.)
 State of Domicile: **ARIZONA** Type of Corporation: **NON-PROFIT**

RECEIVED

MAR 4 - 2002

ARIZONA CORP. COMMISSION
 CORPORATIONS DIVISION

2. Arizona Statutory Agent: ~~DAVID E JOHNSON~~ JAN KAUTZ
 Street Address: 3235 N WASHINGTON
CHANDLER, AZ 85225
 City, State, Zip:

IPR

Use this box only if appointing a new Statutory Agent

ACC USE ONLY 3/5/02

Fee \$ 10

Penalty \$ _____

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.

[Signature]
 Signature of new Statutory Agent

358841

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 Class Series Within Class (if any)

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.

Name: _____

Name: _____

Title: _____

Title: _____

Address: _____

Address: _____

Date taking office: _____

Date taking office: _____

Name: _____

Name: _____

Title: _____

Title: _____

Address: _____

Address: _____

Date taking office: _____

Date taking office: _____

8. DIRECTORS Please Type or Print Clearly.

Name: _____

Name: _____

Address: _____

Address: _____

Date taking office: _____

Date taking office: _____

Name: _____

Name: _____

Address: _____

Address: _____

Date taking office: _____

Date taking office: _____

Jomar Management

97

**Wynstone Homeowners Association
Board of Directors**

<p style="text-align: center;">President</p> <p>Timothy Pearson 9924 E. Delta Circle Mesa, Az. 85208</p> <p>Term: 2004</p>	<p style="text-align: center;">Vice President</p> <p>Cheryl Maichl 710 S. 99th St. Mesa, Az. 85208</p> <p>Term: 2002</p>
<p style="text-align: center;">Treasurer</p> <p>Linda Bruce 660 S. 99th St. Mesa, AZ 85208</p> <p>Term: 2002</p>	<p style="text-align: center;">Secretary</p> <p>Bryce Northrup 9944 E. Diamond Ave. Mesa, AZ 85208</p> <p>Term: 2003</p>
<p style="text-align: center;">Director</p> <p>Ken Harmon 9935 E. Dragoon Circle Mesa, AZ 85208</p> <p>Term: 2003</p>	

RECEIVED
FEB 21 2002

WYNSTONE PARK
Balance Sheet
As of 12/31/01

REVIEWED BY:	
<i>[Signature]</i>	ACCT
<i>[Signature]</i>	MGMT
CONAR ASSOCIATION SERVICES	

ASSETS

CASH:	
Cash Checking - VC 1407	\$ 12,077.91
Total Operating Cash	\$ 12,077.91
RESERVES:	
Cash Reserves - VC MM 9386	\$ 4,394.65
Total Reserves	\$ 4,394.65
CURRENT ASSETS:	
Assessments Receivable	\$ 4,670.24
Late Fees Receivable	2,522.70
Agency Collection Receivable	260.75
Legal Fees Receivable	310.60
Legal Cost Receivable	71.35
Lien Fee Receivable	138.00
Violation/Fine Receivable	989.55
NSF Fee Receivable	125.00
Owner Collection Costs Receiv	272.00
Owner Admin. Fees Receiv.	94.75
Rebilling Fee Receivable	55.00
Total Current Assets	\$ 9,509.94
TOTAL ASSETS	\$ 25,982.50

LIABILITIES & EQUITY

CURRENT LIABILITIES:	
Accounts Payable	\$ 500.00
Prepaid Owner Assessments	1,799.60
Subtotal Current Liab.	\$ 2,299.60
RESERVES:	
Reserves - Unallocated	\$ 4,394.65
Subtotal Reserves	\$ 4,394.65
EQUITY:	
Prior Year Net Inc./Loss	\$ 11,166.41
Current Year Net Income/(Loss)	8,121.84
Subtotal Equity	\$ 19,288.25
TOTAL LIABILITIES & EQUITY	\$ 25,982.50

WYNSTONE PARK
Income/Expense Statement
Period: 12/01/01 to 12/31/01

Current Period			Description	Year-To-Date			Yearly Budget	
Actual	Budget	Variance		Actual	Budget	Variance		
INCOME:								
2,915.55	2,915.55	.00	06310	Assessment Income	34,986.60	34,986.60	.00	34,986.60
165.00	.00	165.00	06340	Late Fee Income	2,335.00	.00	2,335.00	.00
.00	.00	.00	06345	Agency Collection Reimburseant	755.00	.00	755.00	.00
75.00	.00	75.00	06350	Legal Fees Reimbursement	281.70	.00	281.70	.00
.00	.00	.00	06351	Legal Cost Reimbursement	127.00	.00	127.00	.00
.00	.00	.00	06355	Lien Fee Reimbursement	471.00	.00	471.00	.00
150.00	.00	150.00	06356	Violation Fee Income	890.00	.00	890.00	.00
.00	.00	.00	06357	NSF Fee Reimbursement	125.00	.00	125.00	.00
.00	.00	.00	06370	Owner Collection Cost Reimburs	85.00	.00	85.00	.00
85.00	.00	85.00	06380	Owner Admin. Fees Income	185.00	.00	185.00	.00
20.00	.00	20.00	06460	Rebiling Fee Reimbursement	125.00	.00	125.00	.00
3.64	.00	3.64	06910	Interest Income	67.96	.00	67.96	.00
<u>3,414.19</u>	<u>2,915.55</u>	<u>498.64</u>		Subtotal Income	<u>40,434.26</u>	<u>34,986.60</u>	<u>5,447.66</u>	<u>34,986.60</u>
EXPENSES								
GENERAL ADMINISTRATIVE:								
650.00	650.00	.00	07010	Management Fees	7,800.00	7,800.00	.00	7,800.00
.00	.00	.00	07140	Audit Fees	200.00	200.00	.00	200.00
75.00	100.00	25.00	07160	Legal Fees	831.50	1,800.00	968.50	1,800.00
.00	25.00	25.00	07161	Legal Hard Cost	.00	300.00	300.00	300.00
30.00	.00	(30.00)	07165	Liens/Title search	30.00	.00	(30.00)	.00
.00	.00	.00	07250	Bank Charges	50.00	.00	(50.00)	.00
108.03	40.00	(68.03)	07260	Postage & Mail	533.78	480.00	(53.78)	480.00
113.47	106.25	(7.22)	07280	Insurance	1,349.81	1,275.00	(74.81)	1,275.00
70.00	100.00	30.00	07290	HOA Collection/Owner Chg Back	1,767.00	1,200.00	(567.00)	1,200.00
(20.00)	30.00	50.00	07295	Violation Cost/Owner Chg Back	-00	400.00	400.00	400.00
.00	280.00	280.00	07320	Office Supplies	31.70	400.00	368.30	400.00
314.10	50.00	(264.10)	07400	Printing & Reproduction	379.35	600.00	220.65	600.00
.00	.00	.00	07420	Property Taxes	21.84	60.00	38.16	60.00
.00	.00	.00	07440	State & Local Income Tax	50.00	50.00	.00	50.00
.00	.00	.00	07450	Other Taxes & Fees	.00	10.00	10.00	10.00
.00	.00	.00	07890	Misc. General & Administrative	109.56	.00	(109.56)	.00
.00	.00	.00	07990	Bad Debt Expense	3,024.65	.00	(3,024.65)	.00
<u>1,340.60</u>	<u>1,381.25</u>	<u>40.65</u>		General & Administrative	<u>16,179.19</u>	<u>14,575.00</u>	<u>(1,604.19)</u>	<u>14,575.00</u>
SITE IMPROVEMENT:								
500.00	770.00	270.00	08510	Landscaping	8,352.50	9,240.00	887.50	9,240.00
.00	50.00	50.00	08512	Landscape Supplies	735.00	800.00	65.00	800.00
.00	40.00	40.00	08520	Sprinkler Repair	340.00	480.00	140.00	480.00
.00	.00	.00	08525	Sprinkler Supplies	.00	40.00	40.00	40.00
.00	.00	.00	08530	Tree Trimming	.00	60.00	60.00	60.00
<u>500.00</u>	<u>860.00</u>	<u>360.00</u>		Site Improvement	<u>9,427.50</u>	<u>10,620.00</u>	<u>1,192.50</u>	<u>10,620.00</u>
UTILITIES:								
18.01	30.00	11.99	08910	Electricity	215.62	360.00	144.38	360.00
388.27	550.00	161.73	08920	Water	4,653.02	7,550.00	2,896.98	7,550.00

WYNSTONE PARK
Income/Expense Statement
Period: 12/01/01 to 12/31/01

Current Period			Description	Year-To-Date			Yearly Budget
Actual	Budget	Variance		Actual	Budget	Variance	
406.28	580.00	173.72	Utilities	4,868.64	7,910.00	3,041.36	7,910.00
MAINTENANCE:							
.00	.00	.00	09115 Annual Backflow Test	42.00	150.00	108.00	150.00
.00	.00	.00	09220 Fence/Wall Repairs	352.13	210.00	(142.13)	210.00
<u>.00</u>	<u>.00</u>	<u>.00</u>	Maintenance	<u>394.13</u>	<u>360.00</u>	<u>(34.13)</u>	<u>360.00</u>
CONTRACT SERVICE EXPENSE:							
.00	.00	.00	09750 Extermination	175.00	200.00	25.00	200.00
<u>.00</u>	<u>.00</u>	<u>.00</u>	Contract Service Expense	<u>175.00</u>	<u>200.00</u>	<u>25.00</u>	<u>200.00</u>
RESERVES:							
100.00	100.00	.00	09910 Reserves - Unallocated	1,200.00	1,200.00	.00	1,200.00
3.64	.00	(3.64)	09960 Reserves - Interest	67.96	.00	(67.96)	.00
<u>103.64</u>	<u>100.00</u>	<u>(3.64)</u>	Reserves	<u>1,267.96</u>	<u>1,200.00</u>	<u>(67.96)</u>	<u>1,200.00</u>
2,350.52	2,921.25	570.73	TOTAL EXPENSES	32,312.42	34,865.00	2,552.58	34,865.00
1,063.67	(5.70)	1,069.37	CURRENT YEAR NET INCOME/(LOSS)	8,121.84	121.60	8,000.24	121.60

9. FINANCIAL DISCLOSURE (A.R.S. §§10-1622.B & 10-11622.A.9)

0795710-9

Nonprofit corporations must attach a financial statement (balance sheet including assets, liabilities and equity). All other forms of corporations are exempt from filing a financial disclosure.

9A. MEMBERS (A.R.S. § 10-11622.A.6) Nonprofit Corporations Only

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 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 profit 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 (A.R.S. §§10-202.D.2 & 10-3202.02)

Has ANY person serving either by election or appointment as an officer, director, trustee, incorporator and 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 profit corporations only]

One box must be marked: **YES** **NO**

Chapter _____ Date Filed _____ Case Number _____

If "YES", 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.
- 2) The state in which each corporation was
 - a) incorporated b) transacted business.
- 3) The dates of corporate operation.

12. SIGNATURES

CAUTION: Annual Reports must be signed by a duly authorized officer. Annual Reports submitted with incorrect signatures 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 TIM PEARSON Date 2/19/02 Name _____ Date _____

Signature [Signature] Signature _____

Title PRESIDENT Title _____

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