



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

Arizona Corporation Commission



00662781

DUE ON OR BEFORE 04/21/2003

FY02-03

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. -0798001-0
HORIZONS AT RITA RANCH ASSOCIATION
STRATFORD MANAGEMENT
PO BOX 40790
TUCSON, AZ 85717

RECEIVED

MAR 20 2003

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

Business Phone: 795-6500 (Business phone is optional.)

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

2. Statutory Agent: DAVID MCEVOY
Mailing Address: 2701 E SPEEDWAY #101
City, State, Zip: TUCSON, AZ 85716

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

ACC USE ONLY

Fee \$ 10

Penalty \$

Reinstate \$

Expedite \$

Resubmit \$

IPR
3/24/03

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

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

559868

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) _____

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: _____ 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. You Must List at Least One.

Name: _____ Name: _____

Address: _____ Address: _____

Date taking office: _____ Date taking office: _____

Name: _____ Name: _____

Address: _____ Address: _____

Date taking office: _____ Date taking office: _____

HORIZONS AT RITA RANCH HOMEOWNERS ASSOCIATION

2003 Board of Directors

<u>Name, Title, and Address</u>	<u>Date Elected</u>
Vince Evans-President 9978 East Moonstruck Way Tucson, AZ 85747	2001
Judy Mitchell-Vice President 7953 South Teaberry Avenue Tucson, AZ 85747	2001
Lisa Ledesma-Treasurer 9979 East Moonstruck Way Tucson, AZ 85747	2001
Cindy Parks-Secretary 9998 E. Moonstruck Way Tucson, Arizona 85747	2001
Fran Nemcheck-Director 10019 East Moonstruck Way Tucson, AZ 85747	2002

HORIZON AT RITA RANCH HOA
Profit & Loss Budget vs. Actual
 January through December 2002

	Jan - De...	Budget	\$ Over ...	% of Bu...
Ordinary Income/Expense				
Income				
4010 · RESIDENTIAL ASSESSMENT	8,629.69	8,946.00	-316.31	96.5%
Total Income	8,629.69	8,946.00	-316.31	96.5%
Expense				
6000 · MAINTENANCE				
6010 · Landscape Contract	2,220.00	2,220.00	0.00	100.0%
6020 · Landscape Chemicals	97.06	0.00	97.06	100.0%
6030 · Other Contract Services	6,450.15	0.00	6,450.15	100.0%
Total 6000 · MAINTENANCE	8,767.21	2,220.00	6,547.21	394.9%
6600 · ADMINISTRATION				
6605 · Bank Service Charge	35.50	48.00	-12.50	74.0%
6610 · INSURANCE	786.59	740.00	46.59	106.3%
6620 · MANAGEMENT FEES	4,728.00	4,728.00	0.00	100.0%
6650 · MEETINGS	65.00	0.00	65.00	100.0%
6660 · PERMITS, FEES & TAXES	78.00	70.00	8.00	111.4%
6680 · MASTER ASSOCIATION	418.32	418.00	0.32	100.1%
6710 · PRINTING & POSTAGE	311.37	440.00	-128.63	70.8%
Total 6600 · ADMINISTRATION	6,422.78	6,444.00	-21.22	99.7%
6625 · LEGAL/ACCOUNTING				
6630 · LEGAL & ACCOUNTING	130.00	200.00	-70.00	65.0%
Total 6625 · LEGAL/ACCOUNTING	130.00	200.00	-70.00	65.0%
Total Expense	15,319.99	8,864.00	6,455.99	172.8%
Net Ordinary Income	-6,690.30	82.00	-6,772.30	-8,158.9%
Other Income/Expense				
Other Income				
8000 · OTHER INCOME				
8010 · INTEREST INCOME	8.53	0.00	8.53	100.0%
Total 8000 · OTHER INCOME	8.53	0.00	8.53	100.0%
Total Other Income	8.53	0.00	8.53	100.0%
Net Other Income	8.53	0.00	8.53	100.0%
Net Income	<u>-6,681.77</u>	<u>82.00</u>	<u>-6,763.77</u>	<u>-8,148.5%</u>

HORIZON AT RITA RANCH HOA

Balance Sheet

As of December 31, 2002

	<u>Dec 31, 02</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · OPERATING ACCOUNT	1,570.96
1010 · RESERVE ACCOUNT	<u>4,765.77</u>
Total Checking/Savings	6,336.73
Accounts Receivable	
1200 · ACCOUNTS RECEIVABLE	<u>0.00</u>
Total Accounts Receivable	0.00
Total Current Assets	6,336.73
Other Assets	
1800 · PREPAID EXPENSES	<u>0.00</u>
Total Other Assets	0.00
TOTAL ASSETS	<u>6,336.73</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2000 · PREPAIDS - HOA	<u>0.00</u>
Total Other Current Liabilities	0.00
Total Current Liabilities	<u>0.00</u>
Total Liabilities	0.00
Equity	
3800 · RESERVES - GENERAL	375.00
3900 · HOMEOWNERS EQUITY	8,553.17
3901 · Retained Earnings	4,090.33
Net Income	<u>-6,681.77</u>
Total Equity	6,336.73
TOTAL LIABILITIES & EQUITY	<u>6,336.73</u>

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 VINCENT, M. EDWARDS Date 13 MAR 03 Name _____ Date _____

Signature [Signature] Signature _____

Title PRESIDENT HORIZONS @ RITA RANCH Title _____

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