



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

AZ Corp. Commission



00931468

DUE ON OR BEFORE 02/21/2004

FY03-04

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.

RECEIVED

1. **-0816543-4**

**SUNFLOWER COMMUNITY ASSOCIATION, INC.
9401 SUNFLOWER PARK DR
TUCSON, AZ 85743**

MAY 06 2004

RECEIVED

FEB 18 2004

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

Business Phone: _____

(Business phone is optional.)

State of Domicile: ARIZONA

Type of Corporation: NON-PROFIT

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

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

NOV 5/13/04

ACC USE ONLY

Fee \$ 10
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 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.**

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

7. OFFICERS Please Type or Print Clearly. You Must List at Least One.

Name: <u>Bart Wilburn</u>	Name: <u>Barbara McCauley</u>
Title: <u>President</u>	Title: <u>Secretary</u>
Address: <u>9401 N Sunflower Park Dr</u>	Address: <u>Same</u>
<u>Tucson AZ 85743</u>	
Date taking office: <u>2/1/04</u>	Date taking office: _____
Name: <u>Richard Hoyer</u>	Name: _____
Title: <u>Vice President</u>	Title: _____
Address: <u>Same</u>	Address: _____
Date taking office: _____	Date taking office: _____

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

Name: <u>Dennis Casey</u>	Name: _____
Address: <u>Same</u>	Address: _____
Date taking office: _____	Date taking office: _____
Name: <u>Barb Fisher</u>	Name: _____
Address: <u>Same</u>	Address: _____
Date taking office: _____	Date taking office: _____

Run Date: 03/23/04
Run Time: 09:19 AM

Sunflower Community Association, Inc.
Balance Sheet
As of 02/29/04

Final

Cash in Bank Operating	\$	33,041.10	
Petty Cash		375.00	
Cash in Bank - General Savings		128,562.33	
Cash-Reserves WFB		80,683.72	
Cash-Reserves Nat'l Bank of AZ		102,524.28	
Cash-Reserves Stockman's Bank		101,563.82	
Cash -Reserves So AZ Comm Bank		102,795.00	
Cash - Reserves Bank of Tucson		102,684.07	
Cash - Reserves Commerce Bank		100,000.00	
Cash In Bank WF Payroll		3,655.04	
Accounts Receivable		6,245.67	
Prepaid Expense		19,404.24	
Prepaid CR Assessments		4,815.00	
Total Current Assets			\$ 786,349.27
Equipment	\$	344,229.79	
Accumulated Depr-Equip		(168,729.06)	
Buildings		3,212,395.55	
Accumulated Depr-Bldg		(358,717.48)	
Land		840,000.00	
Total Other Assets			\$ 3,869,178.80
Total Assets			\$ 4,655,528.07
Accounts Payable	\$	4,523.24	
Pulte Accounts Payable		7,684.53	
Accrued Insurance		282.88	
Accrued Payroll Taxes		1,773.60	
Prepaid Income		1,920.00	
Deferred Association Fees.		64,166.70	
Total Liabilities			\$ 80,350.95
Reserves	\$	590,260.39	
Total Reserves			\$ 590,260.39
Retained Earnings	\$	3,995,087.05	
Reserves Transfer		(16,023.67)	
Net Income (Loss)		5,853.35	
Equity			\$ 3,984,916.73
Total Liabilities & Equity			\$ 4,655,528.07

Run Date: 03/23/04

Run Time: 09:23 AM

Final

Sunflower Community Association, Inc.
INCOME STATEMENT
 Period: 02/01/04 to 02/29/04

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
06010-100 Community Association Fees	64,466.66	64,466.66	.00	322,333.30	322,333.30	.00	773,600.00
06020-100 Document & Transfer Fees	3,000.00	2,250.00	750.00	9,720.00	11,250.00	(1,530.00)	27,000.00
06030-100 Resident Activity Fees	680.00	2,416.66	(1,736.66)	14,852.49	12,083.30	2,769.19	29,000.00
06036-100 Coffee Klatch	.00	.00	.00	400.00	.00	400.00	.00
06040-100 Guest Card Income	24.00	200.00	(176.00)	312.00	1,000.00	(688.00)	2,400.00
06050-100 Renters Card Income	200.00	41.66	158.34	526.44	208.30	318.14	500.00
06060-100 Room Rentals	1,041.38	1,000.00	41.38	4,582.44	5,000.00	(417.56)	12,000.00
06070-100 Late Fees	.00	291.66	(291.66)	1,162.37	1,458.30	(295.93)	3,500.00
06080-100 Newsletter Advertising	2,788.30	1,663.00	1,125.30	8,130.14	8,331.00	(200.86)	20,000.00
06090-100 Interest Income	140.22	41.66	98.56	162.33	208.30	(45.97)	500.00
06100-100 Copying Income	142.06	166.66	(24.60)	658.36	833.30	(174.94)	2,000.00
06110-100 Fax Income	192.00	208.33	(16.33)	1,133.60	1,041.65	91.95	2,500.00
06120-100 Other Income	53.41	.00	53.41	335.98	.00	335.98	.00
06130-100 Reserve Transfers	.00	.00	.00	1,134.10	.00	1,134.10	.00
Total Income	72,728.03	72,746.29	(18.26)	365,443.55	363,747.45	1,696.10	873,000.00
07010-200 Managers Salary	3,230.76	4,375.00	1,144.24	27,439.47	21,875.00	(5,564.47)	52,500.00
07020-200 Bookkeepers Salary	904.05	1,083.33	179.28	4,795.80	5,416.65	620.85	13,000.00
07030-200 Payroll Taxes	461.03	545.83	84.80	2,824.84	2,729.15	(95.69)	6,550.00
07040-200 Workmen's Compensation Ins.	8.93	16.66	7.73	69.62	83.30	13.68	200.00
07050-200 Employee Health Ins.	187.48	400.00	212.52	927.87	2,000.00	1,072.13	4,800.00
07060-200 General Insurance	2,772.04	3,333.33	561.29	14,134.27	16,666.65	2,532.38	40,000.00
07070-200 Dues & Subscriptions	59.95	166.66	106.71	1,287.83	833.30	(454.53)	2,000.00
07080-200 Bank Charges	9.50	41.66	32.16	74.87	208.30	133.43	500.00
07090-200 Auditing/Actg Fees	.00	.00	.00	5,300.00	5,300.00	.00	5,300.00
07100-200 Property Taxes	.00	.00	.00	451.88	100.00	(351.88)	200.00
07110-200 Legal Fees	(97.01)	500.00	597.01	2,228.29	2,500.00	271.71	6,000.00
07120-200 Auto Expense	.00	100.00	100.00	148.90	500.00	351.10	1,200.00
07130-200 Employee Relations	.00	83.33	83.33	690.98	416.65	(274.33)	1,000.00
07140-200 Internet Access	45.95	50.00	4.05	229.75	250.00	20.25	600.00
07150-200 Permits & Fees	.00	125.00	125.00	704.50	625.00	(79.50)	1,500.00
07180-200 Corporate Income Tax	.00	.00	.00	1,308.00	625.00	(683.00)	2,500.00
07200-200 Corporate Secretary	70.00	58.33	(11.67)	450.00	291.65	(158.35)	700.00
07210-200 Depreciation	8,190.91	.00	(8,190.91)	40,899.34	.00	(40,899.34)	.00
07220-200 Continental Ranch Assoc Fees	4,815.00	4,835.00	20.00	24,075.00	24,175.00	100.00	58,020.00
07230-200 Expansion Planning	.00	100.00	100.00	.00	500.00	500.00	1,200.00
07400-200 Unanticipated Expense	.00	1,000.00	1,000.00	.00	5,000.00	5,000.00	12,000.00
General & Admin Expense	20,658.59	16,814.13	(3,844.46)	128,041.21	90,095.65	(37,945.56)	209,770.00
08010-300 Activity Director Salary	.00	1,083.66	1,083.66	2,462.40	9,614.38	7,151.98	17,200.00
08015-300 Administrative Assistant	699.75	1,583.00	883.25	1,894.50	3,719.00	1,824.50	14,800.00
08020-300 Maintenance Labor	2,707.53	2,916.66	209.13	15,315.32	14,583.30	(732.02)	35,000.00
08030-300 Front Desk Personnel	3,284.60	3,750.00	465.40	19,773.30	18,750.00	(1,023.30)	45,000.00
08040-300 Temp. Labor	1,387.13	.00	(1,387.13)	2,076.63	.00	(2,076.63)	.00
08050-300 Payroll Taxes	759.23	933.33	174.10	3,942.61	4,666.65	724.04	11,200.00
08060-300 Workmen's Compensation Ins.	82.92	108.33	25.41	472.53	541.65	69.12	1,300.00
08070-300 Telephone	467.63	458.33	(9.30)	2,310.16	2,291.65	(18.51)	5,500.00
08075-300 Health & Safety	.00	83.33	83.33	622.48	416.65	(205.83)	1,000.00
08080-300 Communications	2,358.65	1,583.33	(775.32)	8,930.86	7,916.65	(1,014.21)	19,000.00
08085-300 Website	.00	333.33	333.33	114.00	1,666.65	1,552.65	4,000.00

Run Date: 03/23/04

Run Time: 09:23 AM

Sunflower Community Association, Inc.

INCOME STATEMENT

Period: 02/01/04 to 02/29/04

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
08090-300 Copier Lease/usage	199.91	208.33	8.42	1,145.79	1,041.65	(104.14)	2,500.00
08100-300 Volunteer Recognition	.00	166.66	166.66	(27.00)	833.30	860.30	2,000.00
08110-300 Resident Activity Expenses	1,786.47	2,416.66	630.19	15,055.79	12,083.30	(2,972.49)	29,000.00
08120-300 Postage	2,082.51	833.33	(1,249.18)	3,231.01	4,166.65	935.64	10,000.00
08130-300 Printing	733.37	666.66	(66.71)	3,094.94	3,333.30	238.36	8,000.00
08150-300 Office Supplies	529.93	708.33	178.40	2,131.48	3,541.65	1,410.17	8,500.00
08160-300 Supplies	211.16	250.00	38.84	1,185.48	1,250.00	64.52	3,000.00
08170-300 Special Activities	.00	83.00	83.00	.00	419.00	419.00	1,000.00
08180-300 Training	306.90	333.33	26.43	856.90	1,666.65	809.75	4,000.00
08190-300 Uniforms	.00	16.66	16.66	.00	83.30	83.30	200.00
08200-300 Recruiting	.00	83.00	83.00	.00	419.00	419.00	1,000.00
08220-300 Auto Expense	.00	100.00	100.00	64.18	500.00	435.82	1,200.00
08230-300 Security	305.00	166.66	(138.34)	672.20	833.30	161.10	2,000.00
08240-300 Janitorial Expense	3,544.05	3,000.00	(544.05)	14,124.05	15,000.00	875.95	36,000.00
08245-300 Janitorial Supplies	.00	250.00	250.00	54.91	1,250.00	1,195.09	3,000.00
08250-300 Repairs & Maintenance	495.74	833.33	337.59	3,431.09	4,166.65	735.56	10,000.00
08270-300 Pest Control	45.00	58.33	13.33	270.00	291.65	21.65	700.00
08280-300 Trash Service	.00	62.50	62.50	.00	312.50	312.50	750.00
08290-300 Water	98.14	125.00	26.86	585.35	625.00	39.65	1,500.00
08300-300 Gas	267.22	125.00	(142.22)	878.56	625.00	(253.56)	1,500.00
08310-300 Electric	2,313.26	2,833.00	519.74	14,374.35	14,169.00	(205.35)	34,000.00
08320-300 Cable TV	42.42	42.00	(.42)	212.10	206.00	(6.10)	500.00
Clubhouse Expense	24,708.52	26,195.08	1,486.56	119,255.97	130,983.48	11,727.51	314,350.00
08500-400 Pool Service	1,075.00	1,250.00	175.00	5,375.00	6,250.00	875.00	15,000.00
08520-400 Pool Supplies	.00	125.00	125.00	569.15	625.00	55.85	1,500.00
08530-400 Pool Repairs & Maintenance	6,644.44	1,166.66	(5,477.78)	6,882.20	5,833.30	(1,048.90)	14,000.00
08540-400 Gas	3,889.69	4,550.00	660.31	16,398.81	18,550.00	2,151.19	42,000.00
08550-400 Water	275.08	250.00	(25.08)	1,240.49	1,250.00	9.51	3,000.00
08560-400 Instructors	(41.39)	666.66	708.05	4,515.00	3,333.30	(1,181.70)	8,000.00
08570-400 Recreation Eq. R&M	287.25	416.66	129.41	2,700.08	2,083.30	(616.78)	5,000.00
08580-400 Tennis Courts R&M	.00	.00	.00	547.42	.00	(547.42)	.00
Pool Expense	12,130.07	8,424.98	(3,705.09)	38,228.15	37,924.90	(303.25)	88,500.00
09010-500 Landscape Labor	7,202.07	9,583.33	2,381.26	40,945.93	47,916.65	6,970.72	115,000.00
09020-500 Day Labor	.00	190.00	190.00	.00	950.00	950.00	2,280.00
09030-500 Payroll Taxes	803.04	958.33	155.29	4,228.98	4,791.65	562.67	11,500.00
09040-500 Workmen's Compensation Ins.	197.69	291.66	93.97	1,123.96	1,458.30	334.34	3,500.00
09050-500 Employee Health Ins.	767.40	800.00	32.60	3,516.07	4,000.00	483.93	9,600.00
09060-500 Mileage/Auto Expense	.00	41.66	41.66	1,905.93	208.30	(1,697.63)	500.00
09070-500 Gas/Oil/Repair	82.30	129.16	46.86	497.84	645.80	147.96	1,550.00
09080-500 Outside Services	.00	416.66	416.66	663.66	2,083.30	1,419.64	5,000.00
09090-500 Equipment Rental	.00	300.00	300.00	.00	1,500.00	1,500.00	3,600.00
09095-500 Equipment Repair	151.26	187.50	36.24	1,059.61	937.50	(122.11)	2,250.00
09100-500 Trash Service	64.90	166.66	101.76	764.83	833.30	68.47	2,000.00
09110-500 Common Area Supplies	512.58	809.16	296.58	1,421.66	4,045.80	2,624.14	9,710.00
09120-500 Plants, Trees & Rock	.00	1,000.00	1,000.00	3,467.44	5,000.00	1,532.56	12,000.00
09130-500 Irrigation Supplies	62.76	200.00	137.24	1,113.82	1,000.00	(113.82)	2,400.00
09140-500 Lighting supplies	174.15	83.33	(90.82)	366.31	416.65	50.34	1,000.00
09150-500 Small Tools	983.30	62.50	(920.80)	1,887.53	312.50	(1,575.03)	750.00

Run Date: 03/23/04
Run Time: 09:23 AM

Sunflower Community Association, Inc.
INCOME STATEMENT
Period: 02/01/04 to 02/29/04

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
09160-500 Uniforms	.00	16.66	16.66	.00	83.30	83.30	200.00
09170-500 Pest Control	90.00	41.66	(48.34)	90.00	208.30	118.30	500.00
09180-500 Telephone/Pager	.00	11.66	11.66	76.39	58.30	(18.09)	140.00
09190-500 Electric	759.48	741.66	(17.82)	3,843.36	3,708.30	(135.06)	8,900.00
09200-500 Water	923.15	1,666.66	743.51	7,091.55	8,333.30	1,241.75	20,000.00
Landscaping Expense	12,774.08	17,698.25	4,924.17	74,064.87	88,491.25	14,426.38	212,380.00
Total Expense	70,271.26	69,132.44	(1,138.82)	359,590.20	347,495.28	(12,094.92)	825,000.00
Operating Income/Loss	2,456.77	3,613.85	(1,157.08)	5,853.35	16,252.17	(10,398.82)	48,000.00
Net Income/Loss	2,456.77	3,613.85	(1,157.08)	5,853.35	16,252.17	(10,398.82)	48,000.00

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.8)

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; |
| 4. Prior addresses (for immediate preceding 7 year period). | the date and location; the court and public agency involved, and the file or cause number of the case. |

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 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 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 BARB FISHER Date 1/20/04 Name Barbara E. McCauley Date 1/20/04
Signature Barb Fisher Signature Barbara E. McCauley
Title President - stepped down 2/1/04 Title Secretary

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