



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

AZ Corp. Commission



01176031

DUE ON OR BEFORE 04/09/2005

FY04-05

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. -0828946-0  
THUNDER RIDGE HOMEOWNERS ASSOCIATION  
~~PO BOX 18450~~  
~~FOUNTAIN HILLS, AZ 85269~~

*C/o Golden Valley Prop Mgmt  
13253 N. LA MONTANA #103  
FOUNTAIN HILLS AZ 85268*

Business Phone: \_\_\_\_\_ (Business phone is optional.)

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

RECEIVED

2. Statutory Agent: MICHAEL LATZ  
Mailing Address: 13253 N LA MONTANA #103  
City, State, Zip: FOUNTAIN HILLS, AZ 85268

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

APR 05 2005

ARIZONA CORP. COMMISSION  
CORPORATIONS DIVISION

Use this box only if appointing a new Statutory Agent

ACC USE ONLY

Fee \$ 10 *4/8/05*

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 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

NON-PROFIT 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 \_\_\_\_\_

- 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 <b>Authorized</b>	Class	Series Within Class (if any)
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**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 <b>Issued</b>	Class	Series Within Class (if any)
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**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: \_\_\_\_\_ Name: \_\_\_\_\_

Title: See Attached \_\_\_\_\_ 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: See Attached \_\_\_\_\_ Address: \_\_\_\_\_

Date taking office: \_\_\_\_\_ Date taking office: \_\_\_\_\_

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

Date taking office: \_\_\_\_\_ Date taking office: \_\_\_\_\_

**Association Name: Thunder Ridge HOA, Inc.**

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**File No: 0828946-0**

**Officers**

Name: Gary Yarwood  
Address: 13253 N La Montana #103  
Fountain Hills Az 85268  
Title: President

Name: Judt Naylor  
Address: 13253 N La Montana #103  
Fountain Hills Az 85268  
Title: Secretary

Name: Duane Stowell  
Address: 13253 N La Montana #103  
Fountain Hills Az 85268  
Title: Treasurer

Name: Carol Hencz  
Address: 13253 N La Montana #103  
Fountain Hills Az 85268  
Title: Asst. Treasurer

Name: Bill Anderson  
Address: 13253 N La Montana #103  
Fountain Hills Az 85268  
Title: Vice President

**Association Name:** **Thunder Ridge HOA, Inc.**

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**File No:** **0828946-0**

**Directors**

**Name:** Gary Yarwood  
**Address:** 13253 N La Montana #103  
Fountain Hills Az 85268

**Name:** Judt Naylor  
**Address:** 13253 N La Montana #103  
Fountain Hills Az 85268

**Name:** Duane Stowell  
**Address:** 13253 N La Montana #103  
Fountain Hills Az 85268

**Name:** Carol Hencz  
**Address:** 13253 N La Montana #103  
Fountain Hills Az 85268

**Name:** Bill Anderson  
**Address:** 13253 N La Montana #103  
Fountain Hills Az 85268

**Name:** Ken Gerdes  
**Address:** 13253 N La Montana #103  
Fountain Hills Az 85268

**Name:** Donna Mistler  
**Address:** 13253 N La Montana #103  
Fountain Hills Az 85268

THUNDER RIDGE CONDOMINIUM HOA (026)

Balance Sheet

As of 12/31/04

ASSETS

100	FNB Checking - Operating	\$	4,179.83	
104	US Bank Checking - Operating		2,500.00	
116	Los Padres Bank - MMDA @1.40%		59,248.36	
	<b>TOTAL ASSETS</b>			<b>\$ 65,928.19</b>

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Subtotal Current Liab.		\$	.00
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RESERVES:

Subtotal Reserves		\$	.00
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EQUITY:

302	Retained Earnings	\$	63,822.76	
	Current Year Net Income/(Loss)		2,105.43	
	<b>Subtotal Equity</b>			<b>\$ 65,928.19</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>			<b>\$ 65,928.19</b>

✓  
THUNDER RIDGE CONDOMINIUM HOA (026)

Income/Expense Statement

Period: 12/01/04 to 12/31/04

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME:</b>							
00401 Association Dues	6,900.00	11,340.00	(4,440.00)	135,790.00	136,080.00	(290.00)	136,080.00
00406 Late Fees	.00	.00	.00	110.00	.00	110.00	.00
00412 Interest Income	73.63	125.00	(51.37)	1,098.76	1,500.00	(401.24)	1,500.00
00414 POA Refund	.00	.00	.00	771.40	.00	771.40	.00
00420 Working Capital	280.00	.00	280.00	2,460.00	.00	2,460.00	.00
Subtotal Income	7,253.63	11,465.00	(4,211.37)	140,230.16	137,580.00	2,650.16	137,580.00
<b>EXPENSES</b>							
<b>Operating Expenses</b>							
00505 Landscape Maintenance	1,900.00	1,800.00	(100.00)	23,625.00	21,600.00	(2,025.00)	21,600.00
00508 Electrical Repairs	150.00	166.74	16.74	1,860.00	2,000.00	140.00	2,000.00
00509 Roof Repairs	.00	.00	.00	725.00	.00	(725.00)	.00
00516 Painting - Exterior	.00	20.87	20.87	410.00	250.00	(160.00)	250.00
00517 Painting - Interior	390.00	.00	(390.00)	390.00	.00	(390.00)	.00
00519 Plumbing Repairs	.00	.00	.00	225.00	.00	(225.00)	.00
00520 Structural Repairs	450.00	25.00	(425.00)	550.00	300.00	(250.00)	300.00
00521 Cleaning/Janitorial	140.00	158.37	18.37	1,805.00	1,900.00	95.00	1,900.00
00522 Pool/Spa Cleaning	185.00	185.00	.00	2,220.00	2,220.00	.00	2,220.00
00523 Landscape Repairs	1,098.98	919.62	(179.36)	18,135.44	11,035.00	(7,100.44)	11,035.00
00524 Pool Spa Improvements	.00	208.37	208.37	521.84	2,500.00	1,978.16	2,500.00
00525 Management Fees	.00	575.00	575.00	6,800.00	6,900.00	100.00	6,900.00
00530 Garbage Removal	800.45	808.37	7.92	8,795.45	9,700.00	904.55	9,700.00
00532 Exterminating/Pest Control	330.00	316.74	(13.26)	4,902.50	3,800.00	(1,102.50)	3,800.00
00542 Utilities - Electric	259.40	308.37	48.97	3,455.06	3,700.00	244.94	3,700.00
00543 Utilities - Water/Sewer	630.28	750.00	119.72	8,777.68	9,000.00	222.32	9,000.00
00546 Propane Fuels	721.25	291.74	(429.51)	4,026.04	3,500.00	(526.04)	3,500.00
00548 Cable TV	2,278.31	2,279.24	.93	25,061.41	27,350.00	2,288.59	27,350.00
00559 Supplies - Landscape	172.00	.00	(172.00)	172.00	.00	(172.00)	.00
00560 Supplies - Pool/Spa	.00	16.74	16.74	68.74	200.00	131.26	200.00
00563 Supplies - Cleaning	23.94	.00	(23.94)	23.94	.00	(23.94)	.00
00564 Supplies - Electrical	321.87	41.74	(280.13)	758.41	500.00	(258.41)	500.00
00568 Supplies - Other	140.41	108.37	(32.04)	912.35	1,300.00	387.65	1,300.00
00570 Insurance Premiums	1,001.00	1,091.74	90.74	12,823.32	13,100.00	276.68	13,100.00
00571 Mailing Expense	(60.78)	.00	60.78	.00	.00	.00	.00
00574 Legal Fee	90.00	90.00	.00	1,300.00	1,080.00	(220.00)	1,080.00
00575 Audit/Tax Returns	.00	75.00	75.00	890.00	900.00	10.00	900.00
00578 Meeting Expense	.00	41.74	41.74	391.48	500.00	108.52	500.00
00579 Social Events	.00	83.37	83.37	499.89	1,000.00	500.11	1,000.00
00580 Postage	69.97	62.50	(7.47)	513.79	750.00	236.21	750.00
00582 Bank Account Charges	.00	15.00	15.00	145.00	180.00	35.00	180.00
00595 Income Taxes - State/Federal	.00	5.00	5.00	60.00	60.00	.00	60.00
00599 Master Association Dues	.00	41.74	41.74	.00	500.00	500.00	500.00
00600 Contingency Fund	.00	166.74	166.74	.00	2,000.00	2,000.00	2,000.00
Operating Expenses	11,092.08	10,653.11	(438.97)	130,844.34	127,825.00	(3,019.34)	127,825.00
<b>Reserve Expenses</b>							
00802 Reserves - Paint	.00	.00	.00	420.00	.00	(420.00)	.00

✓  
**THUNDER RIDGE CONDOMINIUM HOA (026)**

Income/Expense Statement

Period: 12/01/04 to 12/31/04

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
00803 Reserve - Streets	.00	.00	.00	6,860.39	.00	(6,860.39)	.00
Reserve Expenses	.00	.00	.00	7,280.39	.00	(7,280.39)	.00
<b>TOTAL EXPENSES</b>	<b>11,092.08</b>	<b>10,653.11</b>	<b>(438.97)</b>	<b>138,124.73</b>	<b>127,825.00</b>	<b>(10,299.73)</b>	<b>127,825.00</b>
<b>CURRENT YEAR NET INCOME/(LOSS)</b>	<b>(3,838.45)</b>	<b>811.89</b>	<b>(4,650.34)</b>	<b>2,105.43</b>	<b>9,755.00</b>	<b>(7,649.57)</b>	<b>9,755.00</b>

-08289460

**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?

One box **must** be marked:

YES  NO

**[Underlined portion pertains to business corporations only]**

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 Diana Stowell Date 3-21-05 Name \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Signature \_\_\_\_\_

Title Treasurer Title \_\_\_\_\_

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