



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

Arizona Corporation Commission



00525388

DUE ON OR BEFORE 04/04/2002

FY00-02

COPY

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.

-0833953-5

1. TERRAMAR HOMEOWNERS' ASSOCIATION

~~11022 S 51ST ST #201~~

% CITY PROPERTY MANAGEMENT, INC.

~~PHOENIX, AZ 85044-1789~~

4645 E. COTTON GIN LOOP

PHOENIX, AZ 85040

A.C.C. CORPORATIONS DIV.
RECEIVED

AUG 12 2002

DOCUMENTS ARE SUBJECT
TO REVIEW BEFORE FILING

Business Phone: _____ (Business phone is optional.)

State of Domicile: ARIZONA

Type of Corporation: NON-PROFIT

2. Arizona Statutory Agent: PATTI GARVIN

Street Address: ~~11022 S 51ST ST #201~~ 4645 E. COTTON GIN LOOP

(NOT P.O. BOX)

City, State, Zip: PHOENIX

AZ ~~85044-1789~~ 85040

NO \$ 8/12/02

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

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 concerning their beneficial interest in the trust estate.

Number of Shares/Certificates Authorized	Class	Series Within Class (if any)
N/A		

Number of Shares/Certificates Issued	Class	Series Within Class (if any)
N/A		

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.

Name: _____ Name: _____

NONE ☒

Name: _____ Name: _____

7. OFFICERS PLEASE TYPE OR PRINT CLEARLY.

Name: Ricardo Sabella

Title: President

Address: 10001 Westheimer Rd., Ste. 2888
Houston, Texas 77042

Date taking office: 03/04/1998

Name: Kathy Richter

Title: Secretary

Address: 10001 Westheimer Rd., Ste. 2888
Houston, Texas 77042

Date taking office: 03/04 1998

Name: Kathy Richter

Title: Vice President

Address: 10001 Westheimer Rd., Ste. 2888
Houston, Texas 77042

Date taking office: 03/04/1998

Name: Dominic Leung

Title: Treasurer

Address: 10001 Westheimer Rd., Ste. 2888
Houston, Texas 77042

Date taking office: 03/04/1998

8. DIRECTORS PLEASE TYPE OR PRINT CLEARLY.

Name: Ricardo Sabella

Address: 10001 Westheimer Rd., Ste. 2888
Houston, Texas 77042

Date taking office: 03/04/1998

Name: Dominic Leung

Address: 10001 Westheimer Rd., Ste. 2888
Houston, Texas 77042

Date taking office: 03/04/1998

Name: Pamela Culver

Address: 10001 Westheimer Rd., Ste. 2888
Houston, Texas 77042

Date taking office: 04-20-99

Name: Kathy Richter

Address: 10001 Westheimer Rd., Ste. 2888
Houston, Texas 77042

Date taking office: 03/04/1998

Terramar Homeowners Association
c/o City Property Management Co.
11022 S. 51st St. Ste 201
Phoenix, Arizona 85044-1789
December 2000 Balance Sheet

Account Name	Balance
ASSETS	
Operating Account	20,610.05
Assessments Receivable	86,034.76
Prepaid Insurance	1,430.81
Refundable Deposits	1,400.00
APS - \$1400 2/99	
Total Current Assets	109,475.62
LIABILITIES	
Accounts Payable	12,633.01
Prepaid Assessments	18,360.65
Total Liabilities	30,993.66
OWNER'S EQUITY	
Current Year Revenues	61,193.84
Retained Earnings	15,356.69
Reserves + Unallocated	1,931.43
Total Owner's Equity	78,481.96
Total Liabilities & Owner's Equity	109,475.62

9. FINANCIAL DISCLOSURE (A.R.S. §§10-1622.B & 10-11622.A.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 Dominic Leung Date 01-09-02 Name Katherine Richter Date 01/09/02

Signature [Signature] Signature [Signature]

Title Treasurer Title Secretary

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