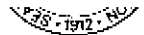




**STATE OF ARIZONA  
CORPORATION COMMISSION  
CORPORATION ANNUAL REPORT  
& CERTIFICATE OF DISCLOSURE**



00899646



**DUE ON OR BEFORE 05/08/2004**

**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**

**MAR 22 2004**

ARIZONA CORP. COMMISSION  
CORPORATIONS DIVISION

1. **-0840212-1**  
**SIERRA RANCH III HOMEOWNERS ASSOCIATION**  
**% R & R PROPERTY MGT LLC**  
**2850 E CAMELBACK RD #315**  
**PHOENIX, AZ 85016**

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

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

2. Statutory Agent: **BETSY RETCHIN** Physical Address, If Different.  
Mailing Address: **2850 E CAMELBACK #315** Physical Address:  
City, State, Zip: **PHOENIX, AZ 85016** City, State, Zip:

ACC USE ONLY *IPR 3/26/04*

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. **755613**  
**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                                                               |
|--------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <input type="checkbox"/> 1. Accounting                       | <input type="checkbox"/> 1. Charitable                                                |
| <input type="checkbox"/> 2. Advertising                      | <input type="checkbox"/> 2. Benevolent                                                |
| <input type="checkbox"/> 3. Aerospace                        | <input type="checkbox"/> 3. Educational                                               |
| <input type="checkbox"/> 4. Agriculture                      | <input type="checkbox"/> 4. Civic                                                     |
| <input type="checkbox"/> 5. Architecture                     | <input type="checkbox"/> 5. Political                                                 |
| <input type="checkbox"/> 6. Banking/Finance                  | <input type="checkbox"/> 6. Religious                                                 |
| <input type="checkbox"/> 7. Barbers/Cosmetology              | <input type="checkbox"/> 7. Social                                                    |
| <input type="checkbox"/> 8. Construction                     | <input type="checkbox"/> 8. Literary                                                  |
| <input type="checkbox"/> 9. Contractor                       | <input type="checkbox"/> 9. Cultural                                                  |
| <input type="checkbox"/> 10. Credit/Collection               | <input type="checkbox"/> 10. Athletic                                                 |
| <input type="checkbox"/> 11. Education                       | <input type="checkbox"/> 11. Science/Research                                         |
| <input type="checkbox"/> 12. Engineering                     | <input type="checkbox"/> 12. Hospital/Health Care                                     |
| <input type="checkbox"/> 13. Entertainment                   | <input type="checkbox"/> 13. Agricultural                                             |
| <input type="checkbox"/> 14. General Consulting              | <input type="checkbox"/> 14. Animal Husbandry                                         |
| <input type="checkbox"/> 15. Health Care                     | <input checked="" type="checkbox"/> 15. Homeowner's Association                       |
| <input type="checkbox"/> 16. Hotel/Motel                     | <input type="checkbox"/> 16. Professional, commercial industrial or trade association |
| <input type="checkbox"/> 17. Import/Export                   | <input type="checkbox"/> 17. Other _____                                              |
| <input type="checkbox"/> 18. Insurance                       |                                                                                       |
| <input type="checkbox"/> 19. Legal Services                  |                                                                                       |
| <input type="checkbox"/> 20. Manufacturing                   |                                                                                       |
| <input type="checkbox"/> 21. Mining                          |                                                                                       |
| <input type="checkbox"/> 22. News Media                      |                                                                                       |
| <input type="checkbox"/> 23. Pharmaceutical                  |                                                                                       |
| <input type="checkbox"/> 24. Publishing/Printing             |                                                                                       |
| <input type="checkbox"/> 25. Ranching/Livestock              |                                                                                       |
| <input type="checkbox"/> 26. Real Estate                     |                                                                                       |
| <input type="checkbox"/> 27. Restaurant/Bar                  |                                                                                       |
| <input type="checkbox"/> 28. Retail Sales                    |                                                                                       |
| <input type="checkbox"/> 29. Science/Research                |                                                                                       |
| <input type="checkbox"/> 30. Sports/Sporting Events          |                                                                                       |
| <input type="checkbox"/> 31. Technology(Computers)           |                                                                                       |
| <input type="checkbox"/> 32. Technology(General)             |                                                                                       |
| <input type="checkbox"/> 33. Television/Radio                |                                                                                       |
| <input type="checkbox"/> 34. Tourism/Convention Services     |                                                                                       |
| <input type="checkbox"/> 35. Transportation                  |                                                                                       |
| <input type="checkbox"/> 36. Utilities                       |                                                                                       |
| <input type="checkbox"/> 37. Veterinary Medicine/Animal Care |                                                                                       |
| <input type="checkbox"/> 38. 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: Henry Jones  
Title: President  
Address: 2850 E Camelback #315  
Phx, Az 85016  
Date taking office: 3/26/02

Name: Clark Wilkerson  
Title: Vice Pres  
Address: 2850 E Camelback #315  
Phx, Az 85016  
Date taking office: 4/29/03

Name: Barb Butler  
Title: Secretary  
Address: 2850 E. Camelback #315  
Phx, Az 85016  
Date taking office: 4/29/03

Name: Mike Ulrich  
Title: Treas.  
Address: 2850 E. Camelback #315  
Phx, Az 85016  
Date taking office: 3/26/02

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

Name: Henry Jones  
Address: same as above  
Date taking office: 3/26/02

Name: Clark Wilkerson  
Address: same as above  
Date taking office: 4/29/03

Name: Barb Butler  
Address: same as above  
Date taking office: 4/29/03

Name: Mike Ulrich  
Address: same as above  
Date taking office: 3/26/02

SIERRA RANCH III HOMEOWNERS ASSOCIATION

BALANCE SHEET  
DECEMBER 31, 2003

ASSETS

CURRENT ASSETS:	
1010 Cash in Bank-Operating	\$ 5,850.30
1020 Cash in Bank-Reserves	9,113.65
	-----
TOTAL CURRENT ASSETS	\$14,963.95
	-----
OTHER ASSETS:	
TOTAL ASSETS	\$14,963.95
	-----

MIKESSELL ACCOUNTING  
Sandra J. Mikesell, E.A.  
15581 W. Amelia Drive, Goodyear, AZ 85338

SIERRA RANCH III HOMEOWNERS ASSOCIATION

BALANCE SHEET  
DECEMBER 31, 2003

LIABILITIES AND CAPITAL

CAPITAL:	
2800	Retained Earnings (Prior) \$15,969.90
2880	Retained Earnings (Current) (1,005.95)
	-----
TOTAL CAPITAL	14,963.95
	-----
TOTAL LIABILITIES AND CAPITAL	\$14,963.95
	-----

MIKESELL ACCOUNTING  
Sandra J. Mikesell, E.A.  
15581 W. Amelia Drive, Goodyear, AZ 85338

SIERRA RANCH III HOMEOWNERS ASSOCIATION

INCOME STATEMENT

FOR THE MONTH AND TWELVE MONTHS ENDED DECEMBER 31, 2003

	CURRENT		YEAR	
	PERIOD	%	TO DATE	%
INCOME:				
3050 Homeowner Assessments	\$ 3,695.00	99.5	\$41,282.42	94.6
3100 Late Fees	15.00	.4	376.00	.9
3150 Attorney Expense Reimbursement	.00	.0	689.00	1.6
3200 Transfer Fees	.00	.0	1,000.00	2.3
3250 NSF Fees	.00	.0	150.00	.3
3300 Interest Income	2.71	.1	30.98	.1
3350 Fines	.00	.0	95.00	.2
	-----	-----	-----	-----
TOTAL INCOME	3,712.71	100.0	43,623.40	100.0
6000 OPERATING EXPENSES	2,401.71	64.7	44,629.35	102.3
	-----	-----	-----	-----
OPERATING PROFIT	1,311.00	35.3	(1,005.95)	(2.3)
	-----	-----	-----	-----
NET INCOME	\$ 1,311.00	35.3	\$ (1,005.95)	(2.3)
	=====	=====	=====	=====

MIKESSELL ACCOUNTING

Sandra J. Mikesell, E.A.

15581 W. Amelia Drive, Goodyear, AZ 85338

SIERRA RANCH III HOMEOWNERS ASSOCIATION

SCHEDULE OF OPERATING EXPENSES  
FOR THE MONTH AND TWELVE MONTHS ENDED DECEMBER 31, 2003

	CURRENT PERIOD	%	YEAR TO DATE	%	
OPERATING EXPENSES:					
ADMINISTRATIVE:					
6005	Accounting	50.00	1.4	850.00	2.0
6015	Annual Meeting	.00	.0	100.00	.2
6020	Bank Charges	11.00	.3	54.00	.1
6055	Insurance: Liability	.00	.0	1,526.63	3.5
6065	Late Fee Expense	.00	.0	40.00	.1
6070	Legal	.00	.0	1,844.60	4.2
6075	Management Expense	515.00	13.9	6,180.00	14.2
6080	Office Supplies & Expense	120.74	3.3	1,285.28	3.0
6090	Permits/Licenses/Fees	.00	.0	10.00	.0
6135	Taxes-State Income Tax	.00	.0	45.00	.1
MAINTENANCE:					
Landscape Expense:					
6215	Monthly Landscape	1,100.00	29.6	13,200.00	30.3
6220	Seasonal Landscape	32.34	.9	526.14	1.2
6235	Tree Trimming/Removal/Maint	.00	.0	39.90	.1
6280	Backflow	30.00	.8	30.00	.1
SUPPLIES:					
6320	Landscape	.00	.0	530.14	1.2
UTILITIES:					
6405	Electric	5.82	.2	49.98	.1
6415	Water	536.81	14.5	16,630.94	38.1
REPAIRS:					
6502	Irrigation	.00	.0	1,686.74	3.9
IMPROVEMENTS/ADDITIONS:					
	TOTAL OPERATING EXPENSES	\$ 2,401.71	64.7	\$44,629.35	102.3
		-----	-----	-----	-----

MIKESELL ACCOUNTING  
Sandra J. Mikesell, E.A.  
15581 W. Amelia Drive, Goodyear, AZ 85338

**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 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 MICHAEL ULRICH Date 19 MAR 04 Name \_\_\_\_\_ Date \_\_\_\_\_

Signature [Signature] Signature \_\_\_\_\_

Title SIERRA RANCH III HOA TREASURER Title \_\_\_\_\_

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