AZ Corp. Commission
02402495

WEB FORM COPY

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

DUE ON OR BEFORE 05/05/2008 FY07-08 **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. -1080546-0

CORDOVA HOMEOWNERS' ASSOCIATION
58 W BUFFALO ST #200
CHANDLER, AZ 85224-2050

RECEIVED
APR 28 2008
ARIZONA CORP. COMMISSION CORPORATIONS DIVISION

Business Phone: _____ (Business phone is optional.)
State of Domicile: ARIZONA **Type of Corporation:** NON-PROFIT

2. Statutory Agent: ROBB LIPSEY
Mailing Address: PO BOX 12510
City, State, Zip: CHANDLER, AZ 85248

Physical Address, If Different.
Physical Address: 3930 S ALMA SCHOOL RD STE 10
City, State, Zip: CHANDLER, 85248

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

_____
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
- ☐ 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 _____

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 **Authorized**	Class	Series Within Class (if any)
0		
0		

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 **Issued**	Class	Series Within Class (if any)
0		
0		

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.

NONE ☒

Name: _____ **Name:** _____

Name: _____ **Name:** _____

7. OFFICERS PLEASE TYPE OR PRINT CLEARLY. YOU MUST LIST AT LEAST ONE.

Name: [illegible] **Name:** _____

Title: PRESIDENT Title: _____

Address: 3854 E Bulgaria Address: _____

Queen Creek AZ

Date taking office: 07 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: Ted Schmidt Ted Schmidt **Name:** _____

Address: 3891 E Augusta Address: _____

Queen Creek AZ

Date taking office: 07 Date taking office: _____

Name: _____ **Name:** _____

Address: _____ Address: _____

Date taking office: _____ Date taking office: _____

Cordova Homeowners Association

Balance Sheet
As of 01/31/08

ASSETS

1009	Arch Review Refundable	$ 9,508.61	
1010	1st Nat Bk of AZ - Checking	24,874.33	
	TOTAL CASH		$ 34,382.94
1012	1st Nat Bk of AZ - Reserves	$ 31,947.42	
	TOTAL RESERVES		$ 31,947.42
	TOTAL ASSETS		$ 66,330.36

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3310	Prepaid Owner Assessments	$ 9,381.24	
3315	Refundable Deposit	9,500.00	
	Subtotal Current Liab.		$ 18,881.24
RESERVES:			
5005	Reserves - Prior Years	$ 31,196.12	
5010	Reserve-Current Yr Interest	51.30	
5015	Reserve Current Year	700.00	
	Subtotal Reserves		$ 31,947.42
EQUITY:			
5510	Prior Year Net Inc./Loss	$ 14,511.67	
	Current Year Net Income/(Loss)	990.03	
	Subtotal Equity		$ 15,501.70
	TOTAL LIABILITIES & EQUITY		$ 66,330.36

Cordova Homeowners Association
Income/Expense Statement
Period: 01/01/08 to 01/31/08

Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:								
06310	Assessments Income	4,953.38	5,133.60	(180.22)	4,953.38	5,133.60	(180.22)	61,603.20
06320	Late Fees Assessed	50.00	.00	50.00	50.00	.00	50.00	.00
06390	Interest Income	6.65	.00	6.65	6.65	.00	6.65	.00
	Subtotal Income	5,010.03	5,133.60	(123.57)	5,010.03	5,133.60	(123.57)	61,603.20
EXPENSES								
Landscape Expenses								
07005	Landscape - Contract	1,100.00	1,400.00	300.00	1,100.00	1,400.00	300.00	16,800.00
07010	Landscape Supplies	.00	.00	.00	.00	.00	.00	540.00
07020	Tree Trimming & Removal	.00	100.00	100.00	.00	100.00	100.00	1,200.00
07030	Sprinkler Maintenance	.00	30.00	30.00	.00	30.00	30.00	360.00
	Landscape Expenses	1,100.00	1,530.00	430.00	1,100.00	1,530.00	430.00	18,900.00
Common Area Expenses								
08205	Backflow Testing	.00	.00	.00	.00	.00	.00	300.00
08210	Front Gate Lighting	.00	300.00	300.00	.00	300.00	300.00	3,600.00
08225	Lighting Maintenance	.00	250.00	250.00	.00	250.00	250.00	3,000.00
08230	Gate Maintenance	105.00	150.00	45.00	105.00	150.00	45.00	1,800.00
08235	Sweeping	150.00	.00	(150.00)	150.00	.00	(150.00)	300.00
08255	Sand Replacement	.00	.00	.00	.00	.00	.00	275.00
08260	General Misc Repair	.00	110.00	110.00	.00	110.00	110.00	1,320.00
	Common Area Expenses	255.00	810.00	555.00	255.00	810.00	555.00	10,595.00
Utilities								
08305	Water	982.39	655.00	(327.39)	982.39	655.00	(327.39)	7,860.00
08310	Electric	133.55	90.00	(43.55)	133.55	90.00	(43.55)	1,080.00
08315	Telephone	47.73	50.00	2.27	47.73	50.00	2.27	600.00
	Utilities	1,163.67	795.00	(368.67)	1,163.67	795.00	(368.67)	9,540.00
Administrative								
08405	Management Fees	750.00	750.00	.00	750.00	750.00	.00	9,000.00
08415	Federal / States Taxes	.00	.00	.00	.00	.00	.00	50.00
08420	Licenses / Corp Commission	.00	.00	.00	.00	.00	.00	60.00
08430	Reserve Study	.00	.00	.00	.00	.00	.00	660.00
08435	Collection & Lien Expenses	24.92	30.00	5.08	24.92	30.00	5.08	388.20
08445	Postage/Copeis/Coupons	26.41	50.00	23.59	26.41	50.00	23.59	600.00
08460	Legal Fees	.00	100.00	100.00	.00	100.00	100.00	1,200.00
08465	Accounitng & Audit Fees	.00	.00	.00	.00	.00	.00	300.00
08480	Meeting Expense	.00	.00	.00	.00	.00	.00	110.00
	Administrative	801.33	930.00	128.67	801.33	930.00	128.67	12,368.20
Other Expenses								
08605	Insurance	.00	150.00	150.00	.00	150.00	150.00	1,800.00

Cordova Homeowners Association
Income/Expense Statement
Period: 01/01/08 to 01/31/08

	Description	Current Period Actual	Current Period Budget	Variance	Year-To-Date Actual	Year-To-Date Budget	Variance	Yearly Budget
	Other Expenses	.00	150.00	150.00	.00	150.00	150.00	1,800.00
	Total Operating Expenses	3,320.00	4,215.00	895.00	3,320.00	4,215.00	895.00	53,203.20
	Operating Incoem/(Loss)	1,690.03	918.60	771.43	1,690.03	918.60	771.43	8,400.00
Reserve								
09915	Reserve Allocation	(700.00)	(700.00)	.00	(700.00)	(700.00)	.00	(8,400.00)
	Reserve	(700.00)	(700.00)	.00	(700.00)	(700.00)	.00	(8,400.00)
	Current Year Income/(Loss)	990.03	218.60	771.43	990.03	218.60	771.43	.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.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.
2. Full birth name.
3. Present home address.
4. Prior addresses (for immediate preceding 7 year period).
5. Date and location of birth.
6. Social Security Number
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.

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?

[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 AARON LEVORE **Date** 4/23/08 **Name** _____ **Date** _____

Signature _____ **Signature** _____

Title President **Title** _____

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