



WEB FORM COPY

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



DUE ON OR BEFORE 06/02/2008

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. -1167870-0 SUN CITY FESTIVAL COMMUNITY ASSOCIATION, INC % AAM,LLC 7740 N 16TH ST STE 300 PHOENIX, AZ 85020

RECEIVED

JUL 03 2008

ARIZONA CORP. COMMISSION CORPORATIONS DIVISION

Business Phone: (Business phone is optional.)

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

AUG 21 2008

2. Statutory Agent: LAURA ZIFF Mailing Address: 7740 N 16TH ST #300 City, State, Zip: PHOENIX, AZ 85020

Physical Address, if Different: Physical Address: City, State, Zip:

ARIZONA CORP. COMMISSION CORPORATIONS DIVISION

ACC USE ONLY Fee \$ Penalty \$ Reinstale \$ 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:

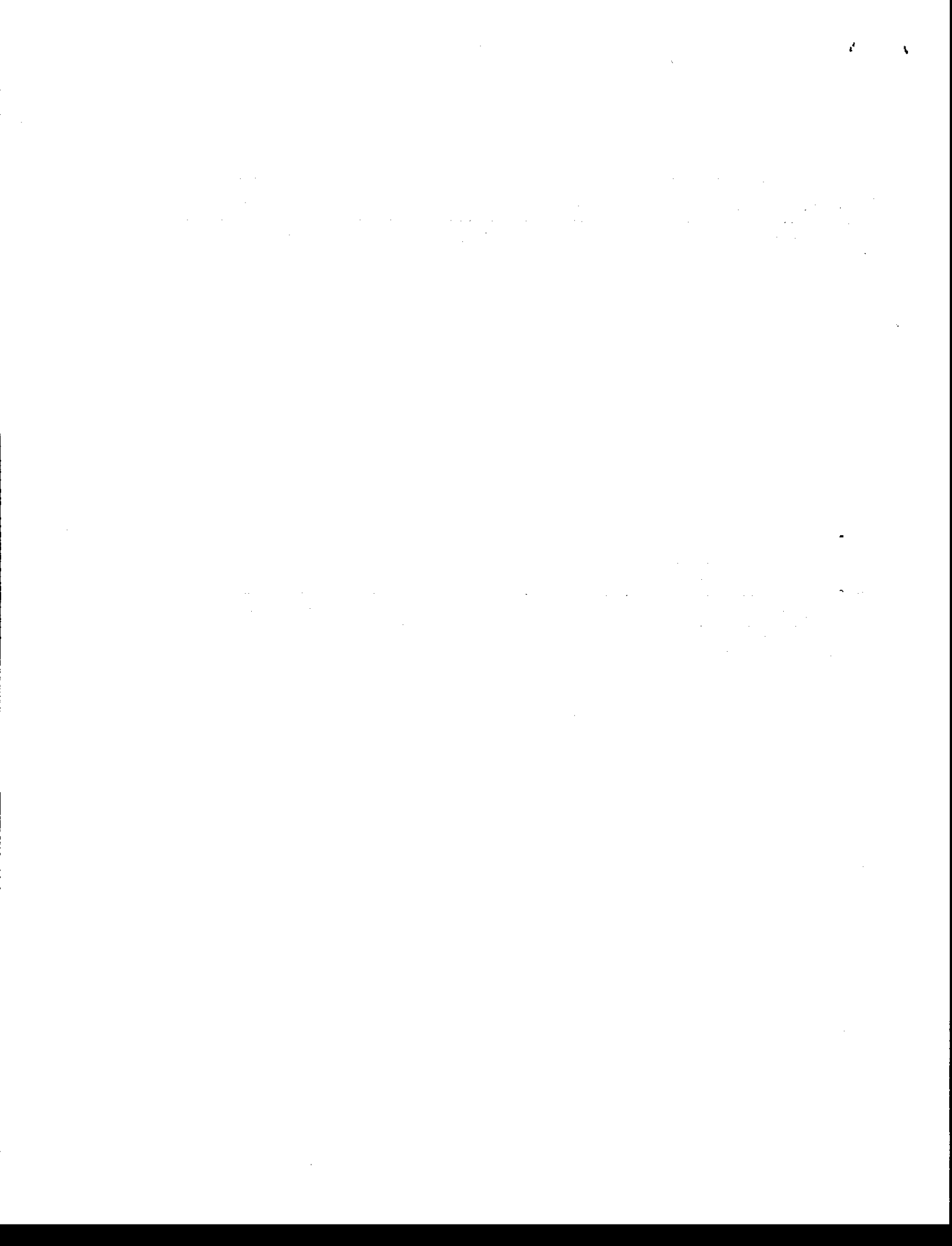
(Foreign Corporations are REQUIRED to complete this section).

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.

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)

N/A

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)

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.

NONE  Name: \_\_\_\_\_ Name: \_\_\_\_\_  
Name: \_\_\_\_\_ Name: \_\_\_\_\_

**7. OFFICERS**

Name: Jim Karras

Title: President

Address: 7740 N. 16th st Ste 300  
Phoenix, AZ 85020

Date taking office: 4/24/2006

Name: Hans Koppenhoefer

Title: 7740 N. 16th St. Ste 300

Address: Phoenix, AZ 85020

Date taking office: 4/24/2006

Name: Norman Brown

Title: Vice President

Address: 7740 N. 16th St Ste 300  
Phoenix, AZ 85020

Date taking office: 4/24/2006

Name: Hans Koppenhoefer

Title: 7740 N. 16th St Ste 300

Address: Phoenix, AZ 85020

Date taking office: 4/24/2006

**8. DIRECTORS**

Name: Jim Karras

Address: 7740 N. 16th St. Ste 300  
Phoenix, AZ 85020

Date taking office: 4/24/2006

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

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

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

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

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

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

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

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

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



**COMMISSIONERS**  
MIKE GLEASON - Chairman  
WILLIAM A. MUNDELL  
JEFF HATCH-MILLER  
KRISTIN K. MAYES  
GARY PIERCE



BRIAN C. MCNEIL  
Executive Director  
  
LINDA FISHER  
Director, Corporations Division

**ARIZONA CORPORATION COMMISSION**

CORPORATIONS DIVISION  
1300 West Washington  
Phoenix, Arizona 85007-2929

SUN CITY FESTIVAL COMMUNITY ASSOCIATION, INC  
% AAM, LLC  
7740 N 16TH ST STE 300

PHOENIX, AZ 85020

Effective Date: 08/11/2008  
File No: -1167870-0

Original Due Date: June 2, 2008

Received: 07/03/08

We have deposited your check, however your annual report is being returned for the following reason(s):

- Please list directors and their business addresses. Corporations must have at least one director in section 8 on page 2 of the annual report form per A.R.S 10-3803. Business addresses must be provided for each director listed.

**IMPORTANT INFORMATION**

Please note: This annual report has not been approved, it is being returned to you for corrections which are listed above. If you wish to avoid additional penalties and possible administrative dissolution, this report must be returned within 30 days after the effective date of this notice to be deemed timely filed. Refer to A.R.S. 10-1622.F for more information.

To successfully process your document, it is important for you to return:

- 1) A copy of this letter.
- 2) All annual report(s) which accompanied this letter (with corrections made).
- 3) Filing fee, penalties, or reinstatement fee if due.
- 4) Additional forms if required, like the Affidavit of Publication.

AR: 0021  
REV. 03/2008

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06/27/2008  
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6270 Sun City Festival Community Association, Inc.

Page: 1

Balance Sheet

06/27/2008

7740 N 16th Street  
Suite 300  
Phoenix AZ 85020

Acct #

ASSETS

|                 |                            |            |
|-----------------|----------------------------|------------|
| OPERATING FUNDS |                            |            |
| 1100            | Operating Checking         | 89,136.60  |
| 1100.6275       | Cash Equivalent-Troon Golf | 238,828.00 |
| 1102            | Cash - Onsite Checking     | 13,596.36  |
| 1103.011        | Incentive Funds            | 1,430.55   |
|                 | Club Checking Accounts     | 8,263.63   |
| 1120            | Petty Cash                 | 155.00     |

TOTAL OPERATING FUNDS 351,410.14

RESERVE FUNDS

|           |                            |            |
|-----------|----------------------------|------------|
| 1150      | Reserve Fund Savings       | 283,582.54 |
| 1150.017  | Reserves - 404 Permit Area | 5,000.00   |
| 1150.6270 | Chase Investment-Reserve   | 136,385.86 |

TOTAL RESERVE FUNDS 424,968.40

OTHER ASSETS

|           |                       |            |
|-----------|-----------------------|------------|
| 1115      | Utility Deposit       | 80,870.00  |
| 1200      | Accounts Receivable   | 8,518.92   |
| 1200.001  | A/R - Other           | 15,703.27  |
| 1200.021  | A/R - ActiveNet       | 1,594.24   |
| 1200.6275 | Current Assets-Golf   | 106,644.00 |
| 1250      | Prepaid Expenses      | 5,150.97   |
| 1260      | Prepaid Insurance     | 30,171.00  |
| 1300.6275 | Long Term Assets-Golf | 7,710.00   |

TOTAL OTHER ASSETS 256,362.40

TOTAL ASSETS 1,032,740.94

LIABILITIES

LIABILITIES

|           |  |              |
|-----------|--|--------------|
| 2001      | Accounts Payable                         | 12,716.53    |
| 2003      | Accrued Expenses                         | 7,862.13     |
| 2003.003  | Accrued Vacation/PTO                     | 3,721.27     |
| 2003.006  | Customer Acct_ActiveNet G/L report accts | 3,173.30     |
| 2005      | Prepaid Assessments                      | 119,966.81   |
| 2006      | Deferred Assessments                     | 369,463.25   |
| 2006.004  | Deferred Website Income                  | 625.00       |
| 2010      | Refundable Deposits                      | 8,264.03     |
| 2100.003  | Due to Affiliates                        | (161,280.06) |
| 2100.6275 | Current Liabilities-Golf                 | 208,668.00   |
| 2151      | Sales Tax Payable                        | (102.36)     |
| 2152      | Property Tax Payable                     | 5,918.79     |

TOTAL LIABILITIES 578,996.69

EQUITY

|      |                              |              |
|------|------------------------------|--------------|
| 3501 | Members' Equity - Prior Year | 2,039,867.58 |
|------|------------------------------|--------------|

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06/27/2008  
7:50 AM

6270 Sun City Festival Community Association, Inc.  
Balance Sheet  
06/27/2008

Page: 2

7740 N 16th Street  
Suite 300  
Phoenix AZ 85020

Acct #

|                                |              |
|--------------------------------|--------------|
| Current Year Surplus/(Deficit) | 254,417.76   |
|                                | -----        |
| TOTAL EQUITY                   | 2,294,285.34 |
|                                | -----        |
| TOTAL LIABILITIES & EQUITY     | 2,873,282.03 |
|                                | -----        |

...the ... of ...

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AAM, LLC  
7740 N. 16<sup>th</sup> St, Ste 300  
Phoenix, AZ 85020

Arizona Corporation Commission  
1300 W. Washington  
Phoenix, AZ 85007-2929



**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?

[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 Jim KARRAS Date 7/1/08 Name \_\_\_\_\_ Date \_\_\_\_\_

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

Title PRESIDENT Title \_\_\_\_\_

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

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry should be supported by a valid receipt or invoice. This ensures transparency and allows for easy verification of the data.

In the second section, the author outlines the various methods used to collect and analyze the data. This includes both primary and secondary data collection techniques. The primary data was gathered through direct observation and interviews, while secondary data was obtained from existing reports and databases.

The third section details the statistical analysis performed on the collected data. This involves the use of descriptive statistics to summarize the data and inferential statistics to test hypotheses. The results of these analyses are presented in a clear and concise manner, highlighting the key findings of the study.

Finally, the document concludes with a discussion of the implications of the findings. It suggests that the results have significant implications for the field of study and provides recommendations for further research. The author also acknowledges the limitations of the study and offers suggestions for how these can be addressed in future work.