



WEB FORM COPY

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

AZ Corp. Commission 02792671

DUE ON OR BEFORE 06/02/2009

FILING FEE \$10.00

PLEASE READ ALL INSTRUCTIONS. 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.

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ARIZONA CORP COMMISSION CORPORATIONS DIVISION

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

Business Phone: State of Domicile: ARIZONA

(Business phone is optional.)

Type of Corporation: NON-PROFIT

2.

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

Statutory Agent's Street or Physical Address, If Different: Physical Address: City, State, Zip:

ACC USE ONLY Fee \$ 10 Penalty \$ Reinstates\$ Expedite \$ 35 Resubmit\$

If appointing a new statutory agent, the new agent MUST consent to that appointment by signing below. Note that the agent address must be in Arizona. 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).

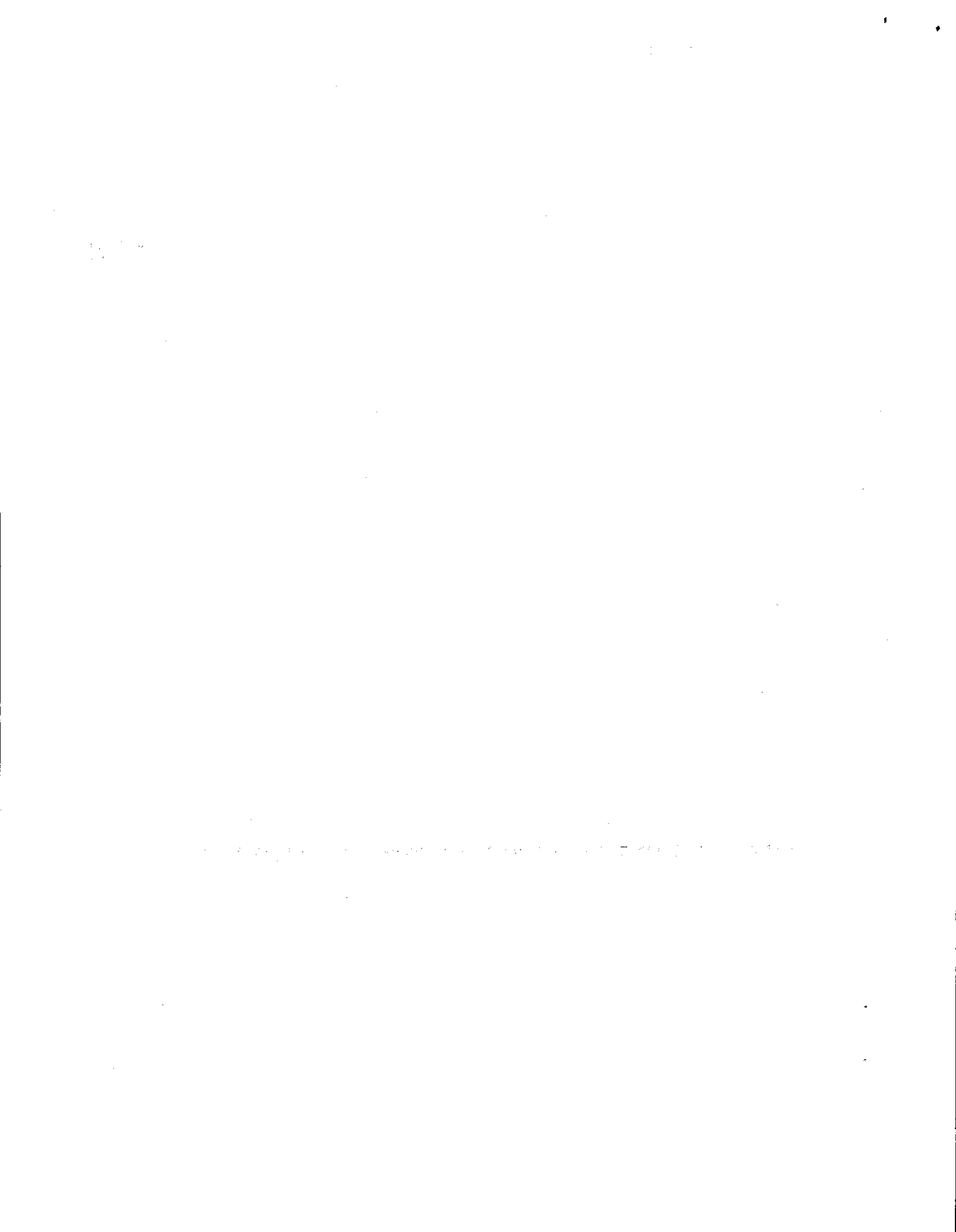
4. Check the one category below which best describes the CHARACTER OF BUSINESS of your corporation.

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. Cooperative Marketing Association 15. Animal Husbandry 16. Homeowner's Association 17. Professional, commercial industrial or trade association 18. Other



5. CAPITALIZATION:

(For-profit 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)

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:

(For-profit 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 [checked]

Name: Name:

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

Name: JIM KARRAS
Title: PRESIDENT
Address: 7740 N 16ST STE 300
PHOENIX, AZ 85020

Name: NORMAN BROWN
Title: VICE PRESIDENT
Address: 7740 N 16TH ST #300
PHOENIX, AZ 85020

Date taking office:

Date taking office:

Name: HANS KOPPENHOEFER
Title: SECRETARY
Address: 7740 N 16ST STE 300
PHOENIX, AZ 85020

Name: HANS KOPPENHOEFER
Title: TREASURER
Address: 7740 N 16TH ST STE 300
PHOENIX, AZ 85020

Date taking office:

Date taking office:

8. DIRECTORS PLEASE TYPE OR PRINT CLEARLY. YOU MUST LIST AT LEAST ONE.

Name: JIM KARRAS
Address: 7740 N 16TH ST #300
PHOENIX, AZ 85020

Name:
Address:

Date taking office:

Date taking office:

Name:

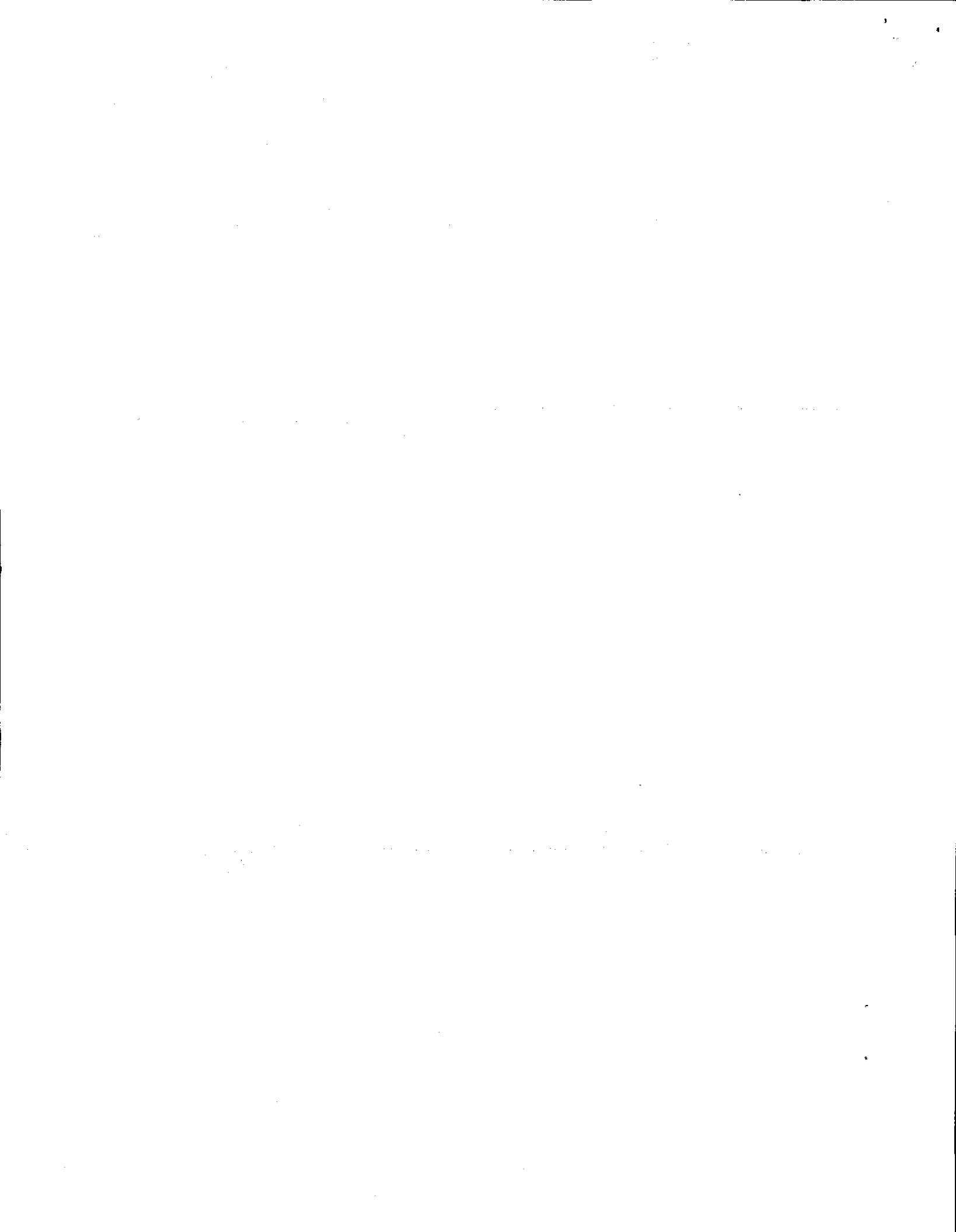
Name:

Address:

Address:

Date taking office:

Date taking office:



05/21/2009  
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6270 Sun City Festival Community Association, Inc.  
Balance Sheet  
12/31/2008

7740 N 16th Street  
Suite 300  
Phoenix AZ 85020

Acct #

ASSETS

	OPERATING FUNDS	
1100	Operating Checking	31,337.45
1100.6275	Cash Equivalent-Troon Golf	88,918.00
1102	Cash - Onsite Checking	30,319.75
1103.017	Restricted Funds Util/SurePay	50,000.00
1103.022	Prepaid Customer Funds	5,563.05
	Club Checking Accounts	17,237.89
1120	Petty Cash	155.00
	TOTAL OPERATING FUNDS	223,531.14
	RESERVE FUNDS	
1150	Reserve Fund Savings	201,782.16
1150.017	Reserves - 404 Permit Area	5,000.00
1150.027	Enhancement Fee Savings	8,473.08
1150.6270	Chase Investment-Reserve	38,658.17
1150.6271	Golf Reserves	12,778.23
1152	Reserve CD	343,189.75
	TOTAL RESERVE FUNDS	609,881.39
	OTHER ASSETS	
1199	Intercompany Clearing Account	3,089,934.71
1115	Utility Deposit	78,880.00
1200	Accounts Receivable	22,313.88
1200.001	A/R - Other	17,864.42
1200.017	A/R - Developer	82,930.45
1200.021	A/R - ActiveNet	2,257.75
1200.6275	Current Assets-Golf	157,659.00
1260	Prepaid Insurance	44,650.00
1300.6275	Long Term Assets-Golf	14,110.00
	TOTAL OTHER ASSETS	3,510,600.21
	TOTAL ASSETS	4,344,012.74

LIABILITIES

	LIABILITIES	
2001	Accounts Payable	5,518.18
2001.006	Transfer Fees Payable	650.00
2003	Accrued Expenses	9,709.63
2003.003	Accrued Vacation/PTO	4,357.86
2003.006	Customer Acct_ActiveNet G/L report accts	5,563.05
2005	Prepaid Assessments	47,352.10
2006	Deferred Assessments	208,576.97
2100.6275	Current Liabilities-Golf	208,794.00
	TOTAL LIABILITIES	490,521.79

EQUITY



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6270 Sun City Festival Community Association, Inc.  
Balance Sheet  
12/31/2008

7740 N 16th Street  
Suite 300  
Phoenix AZ 85020

Acct #

3010	Developer's Contribution	1,112.00
3501	Members' Equity - Prior Years	3,716,439.20
	Current Year Surplus/(Deficit)	135,939.75
	TOTAL EQUITY	3,853,490.95
	TOTAL LIABILITIES & EQUITY	4,344,012.74



**9. FINANCIAL DISCLOSURE (A.R.S. §10-11622(A)(9))**

**Nonprofits** – if your annual report is due on or before September 25, 2008, you **must attach** a financial statement (e.g. income/expense statement, balance sheet including assets, liabilities). If your nonprofit annual report is due after September 25, 2008, a financial statement is not required. **Cooperative marketing associations** must in all cases submit a financial statement. All other forms of corporations are exempt from filing a financial statement no matter what date the annual report was due.

**ONLY NONPROFIT CORPORATIONS MUST ANSWER THIS QUESTION:**

**9A. MEMBERS (A.R.S. §10-11622(A)(6))** This corporation **DOES**  **DOES NOT**  have members.

**10. CERTIFICATE OF DISCLOSURE (A.R.S. §§ 10-202(D), 10-3202(D), 10-1622(A)(8) & 10-11622(A)(7))**

- A. Has any person who is currently an officer, director, trustee, incorporator, or who, in a For-profit corporation, controls or holds more than 10% of the issued and outstanding common shares or 10% of any other proprietary, beneficial or membership interest in the corporation been:
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. 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" to A, 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 birth name.   | 5. Date and location of birth.  |
| 2. Full present name and prior names used.                      | 6. 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. |
| 3. Present home address.  |   |
| 4. All prior addresses for immediately preceding 7 year period. |   |

- B. Has any person who is currently an officer, director, trustee, incorporator, or who, in a For-profit corporation, controls or holds over 20% of the issued and outstanding common shares, or 20% of any other proprietary, beneficial or membership interest in the corporation, served in any such capacity or held a 20% interest in any other corporation on the bankruptcy or receivership of that other corporation?

**One box must be marked: YES**  **NO**

If "YES" to B, the following information **must be submitted** as an attachment to this report for each corporation subject to the statement above.

- (a) Name and address of each corporation and the persons involved.
- (b) State(s) in which it: (i) was incorporated and (ii) transacted business.
- (c) Dates of corporate operation.

**11. STATEMENT OF BANKRUPTCY OR RECEIVERSHIP (A.R.S. §§ 10-1623 & 10-11623)**

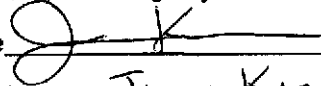
- A. Has the **corporation** filed a petition for bankruptcy or appointed a receiver? **One box must be marked: YES**  **NO**

If "Yes" to A, the following information **must be submitted** as an attachment to this report:

1. All officers, directors, trustees and major stockholders of the corporation within one year of filing the petition for bankruptcy or the appointment of a receiver. If a major stockholder is a corporation, the statement shall list the current president, chairman of the board of directors and major stockholders of such corporate stockholder. "Major stockholder" means a shareholder possessing or controlling twenty per cent of the issued and outstanding shares or twenty per cent of any proprietary, beneficial or membership interest in the corporation.
2. Whether any such person has been an officer, director, trustee or major stockholder of any other corporation within one year of the bankruptcy or receivership of the other corporation. If so, for each such corporation give:
  - (a) Name and address of each corporation;
  - (b) States in which it: (i) was incorporated and (ii) transacted business.
  - (c) Dates of operation.

**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 perjury, 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 perjury 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  Date 5/28/09 Name \_\_\_\_\_ Date \_\_\_\_\_  
 Signature JAMES KARRAS Signature \_\_\_\_\_  
 Title BOARD PRESIDENT Title \_\_\_\_\_

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

