



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

AZ Corp. Commission



01997338

DUE ON OR BEFORE 04/15/2007

FY06-07

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. -1249610-7
THE RAVEN CONDOMINIUM ASSOCIATION
% DAVID V SANDERSON
DECONCINI MCDONALD YETWIN & LA
7310 N ST #330
PHOENIX, AZ 85020-5276

RECEIVED

APR 24 2007

ARIZONA CORP COMMISSION
CORPORATIONS DIVISION

Business Phone: _____ (Business phone is optional.)

State of Domicile: ARIZONA

Type of Corporation: NON-PROFIT

2. Statutory Agent: DAVID V SANDERSON Physical Address, If Different.
Mailing Address: % DECONCINI MCDONALD YETWIN & Physical Address:
7310 N ST #330 City, State, Zip:
City, State, Zip: PHOENIX, AZ 85020-5276

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 | 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 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)

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)

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.**

Name: _____ Name: _____

NONE ☐

Name: _____ Name: _____

7. OFFICERS Please Type or Print Clearly. You Must List at Least One.

Name: Myles Bruckal Name: _____

Title: President, Treasurer, Sec. Title: _____

Address: 14205 SE 36th St., Ste. 100 Address: _____

Bellevue, WA 98006

Date taking office: 12/15/05 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: Myles Bruckal Name: _____

Address: 14205 SE 36th St., Ste. 100 Address: _____

Bellevue, WA 98006

Date taking office: 12/15/05 Date taking office: _____

Name: _____ Name: _____

Address: _____ Address: _____

Date taking office: _____ Date taking office: _____

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Balance Sheet
12/31/2006

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Tempe AZ 85042

Parker Finch Managemnt-Phoenix
3838 North Central Ave
Suite 1100
Phoenix, AZ 85012

ASSETS

Operating Funds

US Bank-Operating 107,970.11

Total Operating Funds **107,970.11**

Reserve Funds

US Bank-Reserves 24,687.75

Total Reserve Funds **24,687.75**

TOTAL ASSETS

132,657.86

LIABILITIES & EQUITY

Reserves Equity

Capital Reserves 24,675.00

Total Reserves Equity **24,675.00**

Equity

Current Year Net Income/Loss 107,982.86

Total Equity **107,982.86**

TOTAL LIABILITIES & EQUITY

132,657.86

Tempe AZ 85042

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Parker Finch Managemnt-Phoenix
3838 North Central Ave
Suite 1100
Phoenix, AZ 85012

		ACTUAL	MONTH BUDGET	VARIANCE	ACTUAL	YTD BUDGET	VARIANCE	ANNUAL BUDGET
INCOME								
4100	Homeowner Maintenance	3,218.58	21,779	-18,560.42	63,985.81	174,225	-110,239.19	174,225
4110	Interest-Checking	0.00	0	0.00	49.37	0	49.37	0
4120	Late Payment Charges	0.00	0	0.00	15.00	0	15.00	0
4125	Working Capital	822.00	0	822.00	16,126.82	0	16,126.82	0
4135	Property Tax Refund	0.00	0	0.00	1,644.00	0	1,644.00	0
4140	Miscellaneous Income	822.00	0	822.00	5,754.00	0	5,754.00	0
4175	Transfer Fees	150.00	0	150.00	150.00	0	150.00	0
4200	Unclosed Units-Developer	40,402.52	0	40,402.52	61,907.90	0	61,907.90	0
4225	Start up from Dev	0.00	0	0.00	8,592.00	0	8,592.00	0
TOTAL INCOME		45,415.10	21,779	23,636.10	158,224.90	174,225	-16,000.10	174,225
EXPENSES								
Maintenance and Repair								
5015	Air Conditioning-Hea	0.00	100	100.00	0.00	800	800.00	800
5045	Backflow Testing	0.00	44	44.00	0.00	352	352.00	352
5070	Clubhouse Maintenance	0.00	50	50.00	0.00	400	400.00	400
5200	Janitorial Services	0.00	1,500	1,500.00	0.00	12,000	12,000.00	12,000
5240	Light Maintenance	0.00	1,500	1,500.00	0.00	12,000	12,000.00	12,000
5250	Locks	0.00	20	20.00	0.00	160	160.00	160
5260	Misc Maintenance & Repair	0.00	115	115.00	0.00	920	920.00	920
5320	Plumbing	0.00	25	25.00	0.00	200	200.00	200
5335	Pool Repairs	0.00	150	150.00	0.00	1,200	1,200.00	1,200
5460	Street Repair	0.00	25	25.00	0.00	200	200.00	200
5485	Street Sweeping	0.00	150	150.00	0.00	1,200	1,200.00	1,200
5490	Tree Trimming-Maintenance	0.00	1,105	1,105.00	0.00	8,840	8,840.00	8,840
5540	Exterminating Contract	0.00	130	130.00	0.00	1,040	1,040.00	1,040
5580	Landscaping Contract	0.00	3,000	3,000.00	0.00	24,000	24,000.00	24,000
5615	Electrical Repairs	0.00	25	25.00	0.00	200	200.00	200
5620	Pool Service Contract	0.00	374	374.00	0.00	2,992	2,992.00	2,992
Total Maintenance and Repair		0.00	8,313	8,313.00	0.00	66,504	66,504.00	66,504
Supplies								
6120	Miscellaneous Supplies	0.00	79	79.00	0.00	632	632.00	632
6125	Office Supplies	1.70	480	478.30	3.47	3,840	3,836.53	3,840
6130	Painting Supplies	0.00	20	20.00	0.00	160	160.00	160
6140	Pool Supplies	0.00	180	180.00	0.00	1,440	1,440.00	1,440
6150	Postage	38.81	320	281.39	118.41	2,560	2,441.59	2,560
6155	Copies & Faxes	40.20	58	17.80	135.20	464	328.80	464
6170	Seed	0.00	141	141.00	0.00	1,128	1,128.00	1,128
6190	Sprinkler Repair	0.00	165	165.00	0.00	1,320	1,320.00	1,320
6220	Trees-Shrubs-Flowers	0.00	912	912.00	0.00	7,296	7,296.00	7,296
Total Supplies		80.51	2,355	2,274.49	257.08	18,840	18,582.92	18,840
Utilities								
7015	Electrical-Common Area	0.00	910	910.00	0.00	7,280	7,280.00	7,280
7045	Gas	0.00	667	667.00	0.00	5,336	5,336.00	5,336
7075	Refuse (Trash)	0.00	494	494.00	0.00	3,952	3,952.00	3,952
7090	Sewer-Water	0.00	4,633	4,633.00	0.00	37,064	37,064.00	37,064
7105	Telephone-Beeper	0.00	265	265.00	0.00	2,120	2,120.00	2,120
Total Utilities		0.00	6,969	6,969.00	0.00	55,752	55,752.00	55,752
Insurance								

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Income/Expense Statement
12/31/2006

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Tempe AZ 85042

Parker Finch Managemnt-Phoenix
3838 North Central Ave
Suite 1100
Phoenix, AZ 85012

	ACTUAL	MONTH BUDGET	VARIANCE	ACTUAL	YTD BUDGET	VARIANCE	ANNUAL BUDGET
7260 Association Master Insurance	1,003.80	2,319	1,315.20	4,116.61	18,552	14,435.39	18,552
7300 Miscellaneous Insurance	0.00	0	0.00	1,003.80	0	-1,003.80	0
7310 Rider Policy Insurance	0.00	44	44.00	0.00	352	352.00	352
7320 Umbrella Policy Insurance	0.00	104	104.00	0.00	832	832.00	832
Total Insurance	1,003.80	2,467	1,463.20	5,120.41	19,736	14,615.59	19,736
General							
8040 Bank Service Charge	0.00	15	15.00	0.00	120	120.00	120
8075 Check Printing Charges	0.30	0	-0.30	0.30	0	-0.30	0
8095 Compliance Consultant/ Coordinator	25.50	80	54.50	311.50	640	328.50	640
8105 Coupon Books	185.50	0	-185.50	185.50	0	-185.50	0
8130 Dues-Subscriptions	0.00	54	54.00	0.00	432	432.00	432
8192 Demand/Late Letters	40.00	0	-40.00	100.00	0	-100.00	0
8200 Legal Fees	0.00	50	50.00	0.00	400	400.00	400
8225 Lien Fees	0.00	50	50.00	0.00	400	400.00	400
8240 Maintenance and Repair	0.00	1,188	1,188.00	0.00	9,504	9,504.00	9,504
8250 Management Fees	2,400.00	2,400	0.00	19,200.00	19,200	0.00	19,200
8280 Miscellaneous Administration	20.00	10	-10.00	245.00	80	-165.00	80
8290 Miscellaneous General	0.00	0	0.00	10.00	0	-10.00	0
8330 Permits & Licenses	0.00	31	31.00	0.00	248	248.00	248
8340 Property Taxes	0.00	20	20.00	0.00	160	160.00	160
8430 Security Service	0.00	57	57.00	0.00	456	456.00	456
8450 Tax Preparation	0.00	250	250.00	0.00	2,000	2,000.00	2,000
8470 Transfer Fees	0.00	0	0.00	150.00	0	-150.00	0
Total General	2,671.30	4,205	1,533.70	20,202.30	33,640	13,437.70	33,640
Reserves							
9010 Capital Reserves Fun	3,525.00	3,525	0.00	24,675.00	28,200	3,525.00	28,200
9014 Interest - Reserves	7.15	0	7.15	12.75	0	12.75	0
Total Reserves	3,517.85	3,525	7.15	24,662.25	28,200	3,537.75	28,200
TOTAL EXPENSES	7,273.46	27,834	20,560.54	50,242.04	222,672	172,429.96	222,672
NET INCOME/LOSS	38,141.64	-6,055	44,196.64	107,982.86	-48,447	156,429.86	-48,447

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 Myles Bruckner Date 4/1/07 Name _____ Date _____
Signature [Signature] Signature _____
Title President Title _____

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

This is the instruction sheet for the annual reporting process for all corporations doing business in Arizona. Every corporation must submit an annual report once a year. This annual report must be correctly filled out and submitted by the assigned due date or the corporation may be administratively dissolved or have its authority revoked by the State of Arizona. This is the only notice you will receive. According to A.R.S. §10-1622.F, penalties accrue on business corporation annual reports which are submitted late (after the due date). Corporations must use the annual report form prescribed by the Corporation Commission. **No other format is allowed.**

Please verify the business address and statutory agent and agent address information on page one. Strike out incorrect information. Correct information should be legibly written above or to the side of struck, incorrect information. Complete the remainder of the form - use the corporation's original articles of incorporation, amendment documents and corporate minutes as guides for the stock questions. **IMPORTANT:** The entirety of this document is public record, including addresses cited. ***Use black or blue ink.**

- ☐ **Section 1.** All corporations must state their name, address, zip code, domicile state, and type (e.g., nonprofit, business, sole, professional, business trust). Please list a business phone number.
- ☐ **Section 2.** All corporations must state the name and address of the current Statutory Agent for the corporation. Correct information about the Statutory Agent is vital to the legitimate authority and status of the corporation. The statutory agent must provide both a physical and mailing address. If statutory agent has a P.O. Box, then they must provide a physical description of their street address/location. New Statutory Agents must consent to their appointment by signing the appropriate line. A corporation must amend their records at the Commission anytime the Statutory Agent is changed or whenever the Agent's designated mailing address changes. Do not sign in the space provided, unless you are appointing a new agent.
- ☐ **Section 3.** Foreign (out-of-state/country) corporations must state their known place of business in this state and in the jurisdiction in which they are incorporated. List the primary address in Section 1, and the secondary address in Section 3.
- ☐ **Section 4.** All corporations must check the category that best describes the character of their corporation in the applicable business or nonprofit corporation area.
- ☐ **Section 5.** All business corporations must indicate the number of shares which they have authorized and issued, the class and series. All business trusts must indicate the number of transferable certificates held by trustees.
- ☐ **Section 6.** All business corporations must indicate the list of applicable shareholders.
- ☐ **Section 7.** Please list all principal officers. All corporations must have at least **one** duly authorized officer, with address.
- ☐ **Section 8.** Please list all directors. All corporations must have at least **one** director per A.R.S. §§10-803.A & 10-3803.A.
- ☐ **Section 9.** All Nonprofit corporations must file a financial disclosure statement. Nonprofit corporations meet their obligation by **attaching** one of the following documents: 1) Their most recent copy of Page 2, Form 99 filed with the Arizona Department of Revenue; OR 2) A copy of the corporation's Charitable Organization Financial Statement as filed with the Arizona Secretary of State pursuant to A.R.S. §44-6552; OR 3) A copy of the corporation's Treasurer's Report/Financial Statement prepared for the current fiscal year; OR 4) A copy of the financial statement prepared for the corporation's members; OR 5) A statement that the corporation conducted no business in Arizona in the past year. All other types of corporations are exempt from filing a financial disclosure. **All Nonprofit Corporations** must also indicate whether or not the corporation has members.
- ☐ **Section 10.** All corporations must check either YES or NO in the Certificate of Disclosure. Those who check the "YES" box must supply the attachment required as explained in section 10.
- ☐ **Section 11.** All corporations must check either YES or NO in the Statement of Bankruptcy, Receivership or Charter Revocation (both A and B). Those who check the "YES" box must supply the attachment required as explained in section 11.
- ☐ **Section 12.** All corporations must read the declarations in this section. If they have complied, and if they have completed the Annual Report, then the applicable officer(s) listed in section 7 must acknowledge by signing and dating the report. The signer(s) shall be at least one duly authorized officer.
- ☐ **Sign, Date & Mail the Check and Annual Report.** Business corporations must send **\$45**, Nonprofit corporations **\$10**. Credit cards are **not** accepted. Business/profit corporations are subject to penalties if their report is submitted after its assigned due date. Contact the Annual Report section at **602-542-3285 (Phoenix)** or **520-628-6560 (Tucson)** or by FAX at **602-542-0082** for the penalty amount due.

MAKE CHECK PAYABLE TO:
MAIL OR DELIVER TO:

ARIZONA CORPORATION COMMISSION
c/o Annual Reports - Corporations Division
1300 West Washington
Phoenix, AZ 85007-2929

Seek professional advice from your accountant, attorney, or other knowledgeable source if you need help with any section. The Commission's web site (www.cc.state.az.us) has more general information about annual reports and reporting requirements. The Annual Reports Section of the Corporations Division cannot give legal or tax advice, but you may call them with your other questions regarding this form at (602) 542-3285.