



WEB FORM COPY

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

AZ Corp. Commission 02709325

DUE ON OR BEFORE 04/22/2009

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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1. VILLAGIO AT TEMPE HOMEOWNERS ASSOCIATION % AAM LLC 7740 N 16TH ST STE 300 PHOENIX, AZ 85020

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ARIZONA CORP. COMMISSION CORPORATIONS DIVISION

Business Phone: \_\_\_\_\_

(Business phone is optional.)

State of Domicile: ARIZONA

Type of Corporation: NON-PROFIT

2.

Statutory Agent: LAURA ZIFF
Mailing Address: % AAM LLC
7740 N 16TH ST STE 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 \$
Penalty \$
Reinstate \$
Expedite \$
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 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. 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.

NONE [checked] Name: Name: Name: Name:

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

Name: See attached Name:
Title: Title:
Address: Address:

Date taking office: 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: Name:
Address: Address:

Date taking office: Date taking office:

Name: Name:
Address: Address:

Date taking office: Date taking office:



**VILLAGIO AT TEMPE HOMEOWNERS ASSOCIATION  
C/O AAM, LCC  
7740 N. 16<sup>TH</sup> STREET, SUITE 300  
PHOENIX, AZ 85020  
602-957-9191**

**BOARD OF DIRECTORS**

**All Officers are also Directors**

Christopher Szabo

President  
7740 N. 16<sup>th</sup> Street, Suite 300  
Phoenix, AZ 85020

Vacant

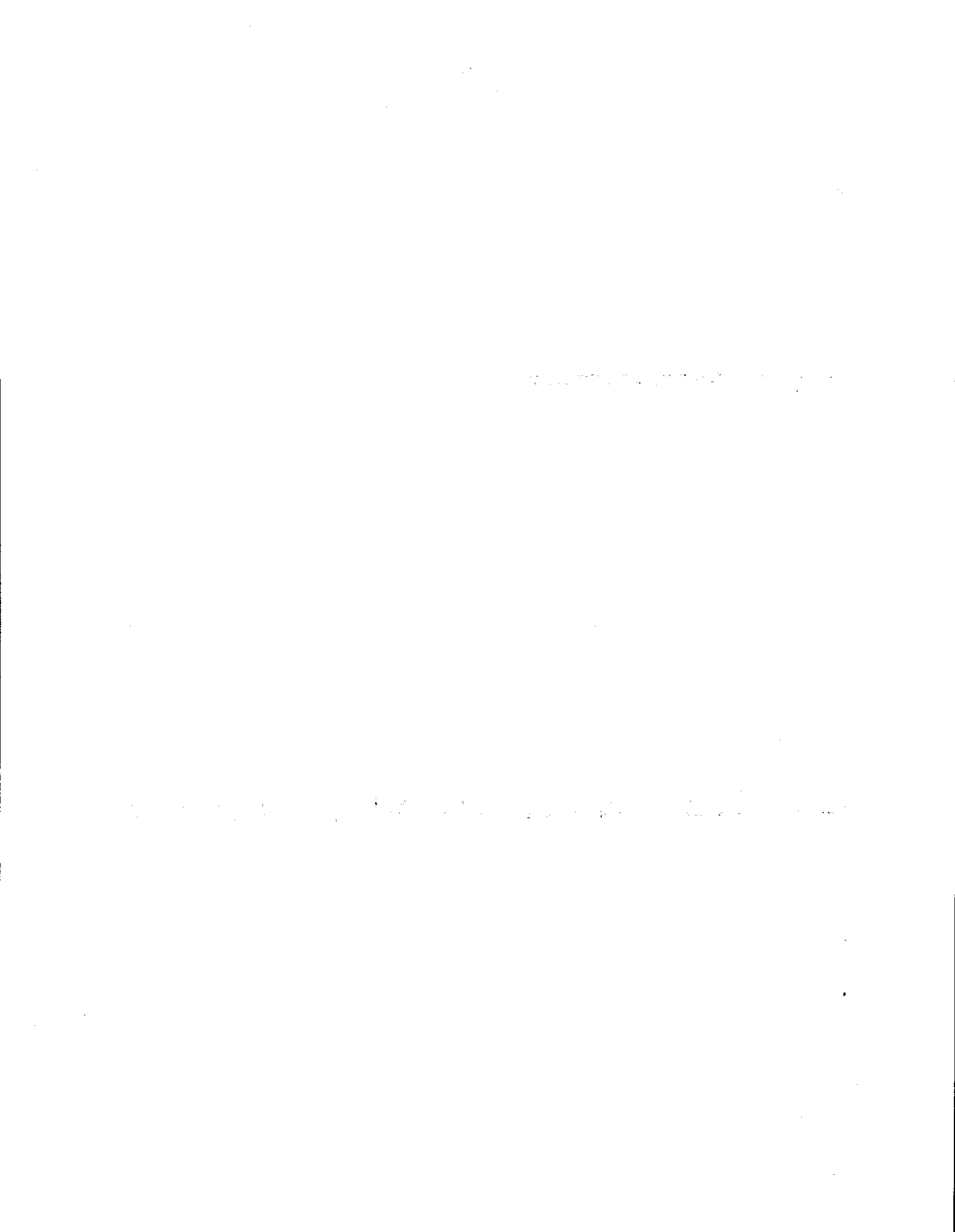
Vice-President  
7740 N. 16<sup>th</sup> Street, Suite 300  
Phoenix, AZ 85020

Brittany Scott

Secretary  
7740 N 16<sup>th</sup> Street, Suite 300  
Phoenix, AZ 85020

Pierce-Edward Smith Jr.

Treasurer  
7740 N 16<sup>th</sup> Street, Suite 300  
Phoenix, AZ 85020



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6420 Villagio at Tempe Homeowners Association  
Balance Sheet  
12/31/2008

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7740 N 16th Street  
Suite 300  
Phoenix AZ 85020

Acct #

ASSETS

	OPERATING FUNDS	
1100	Operating Checking	341,579.72
1102	Cash - Onsite Checking	473.65
1103.001	Water Usage & Set-Up Fees	50,360.21
	TOTAL OPERATING FUNDS	392,413.58
	RESERVE FUNDS	
1150	Reserve Fund Savings	549.75
1152	Reserve CD	495,058.39
1108	Working Capital	18,211.15
1108.001	Working Capital - MMKT Goldman Sachs	200,409.30
	TOTAL RESERVE FUNDS	714,228.59
	OTHER ASSETS	
1115	Utility Deposit	21,500.00
1200.003	A/R - Misc.	80.58
	TOTAL OTHER ASSETS	21,580.58
	TOTAL ASSETS	1,128,222.75

LIABILITIES  
EQUITY

3501	Members' Equity - Prior Year	881,410.76
	Current Year Surplus/(Deficit)	246,811.99
	TOTAL EQUITY	1,128,222.75
	TOTAL LIABILITIES & EQUITY	1,128,222.75



**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 Christopher A. Szabo Date 2/23/09 Name \_\_\_\_\_ Date \_\_\_\_\_  
 Signature [Signature] Signature \_\_\_\_\_  
 Title HOA President Title \_\_\_\_\_

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

