



WEB FORM COPY

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

AZ Corp. Commission 02799156

DUE ON OR BEFORE 05/20/2009

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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RECEIVED

MAY 27 2009

ARIZONA CORP. COMMISSION CORPORATIONS DIVISION

1. BLANCA CONDO ASSOCIATION 13423 N 111TH AVE SUN CITY, AZ 85351

Business Phone: State of Domicile: ARIZONA

(Business phone is optional.)

Type of Corporation: NON-PROFIT

2.

Statutory Agent: CARPENTER HAZLEWOOD DELGADO Statutory Agent's Street or Physical Address, If Different. Mailing Address: 1400 EAST SOUTHERN AVE #400 Physical Address: City, State, Zip: TEMPE, AZ 85282

ACC USE ONLY Fee \$ Penalty \$ Reinstatement \$ 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 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)

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: (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 Name: _____ Name: _____
Name: _____ Name: _____

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

Name: BIRTIE OWENS Name: RICHARD MELHAD
Title: PRESIDENT Title: VICE-PRESIDENT
Address: 13423 N 111TH AVE Address: 13427 N 111TH AVE
SUN CITY, AZ 85351 SUN CITY, AZ 85351

Date taking office: 1/1/2007 Date taking office: 1/1/2007
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: DALE MODDERS Name: _____
Address: 11007 W SANTA FE Address: _____
SUN CITY, AZ 85351 _____

Date taking office: 1/1/2008 Date taking office: _____
Name: _____ Name: _____
Address: _____ Address: _____

Date taking office: _____ Date taking office: _____

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. This is essential for ensuring the integrity of the financial statements and for providing a clear audit trail. The records should be kept up-to-date and should be easily accessible to all relevant parties.

2. The second part of the document outlines the procedures for handling any discrepancies or errors that may arise. It is important to identify the source of the error and to take appropriate steps to correct it. This may involve reviewing the original documents and consulting with the relevant staff members.

3. The third part of the document discusses the importance of regular communication and reporting. This is essential for ensuring that all parties are kept up-to-date on the progress of the project and for identifying any potential issues early on. Regular meetings and reports should be held to discuss the current status of the project and to plan for the future.

4. The fourth part of the document outlines the importance of maintaining a high level of transparency and accountability. This is essential for ensuring that all parties are aware of the current status of the project and for identifying any potential issues early on. Regular meetings and reports should be held to discuss the current status of the project and to plan for the future.

5. The fifth part of the document discusses the importance of maintaining a high level of accuracy and reliability in all financial data. This is essential for ensuring the integrity of the financial statements and for providing a clear audit trail. The records should be kept up-to-date and should be easily accessible to all relevant parties.

BLANCA

STATEMENT OF OPERATIONS
FOR THE PERIOD ENDING APRIL 30, 2009

	-----CURRENT MONTH-----		VARIANCE	ANNUAL	YEAR-TO-DATE	VARIANCE
	BUDGET	ACTUAL	FAV/UNFAV(-)	BUDGET	ACTUAL	FAV/UNFAV(-)
HOMEOWNERS ASSESSMENTS	\$ 3,335.00	\$ 3,190.00	\$ 145.00-	\$ 40,020.00	\$ 11,624.00	\$ 28,396.00-
SPECIAL ASMT-ROOFING	0.00	0.00	0.00	0.00	39,008.00	39,008.00
INTEREST EARNED	10.00	21.86	11.86	120.00	191.71	71.71
TOTAL REVENUES	3,345.00	3,211.86	133.14-	40,140.00	50,823.71	10,683.71
OPERATING EXPENSES						
ACCOUNTING	70.15	70.15	0.00	841.80	280.60	561.20
OFFICE SUPPLIES	17.25	0.00	17.25	207.00	100.00	107.00
WATER	500.00	418.73	81.27	6,000.00	1,435.75	4,564.25
SEWER	316.00	315.48	0.52	3,792.00	1,262.25	2,529.75
ELECTRICITY	45.00	45.27	0.27-	540.00	48.22	491.78
TRASH REMOVAL	264.50	264.50	0.00	3,174.00	1,058.00	2,116.00
YARD MAINT (GARDENER)	575.00	552.00	23.00	6,900.00	2,208.00	4,692.00
EXTRA YARD MAINTENANCE	130.00	230.00	100.00-	1,560.00	417.09	1,142.91
TREE MAINTENANCE	105.00	0.00	105.00	1,260.00	0.00	1,260.00
PEST CONTROL	76.60	0.00	76.60	919.20	75.60	843.60
REPAIRS & MAINTENANCE	130.00	0.00	130.00	1,560.00	206.98	1,353.02
A/C & HEATING MAINT	72.00	460.00	388.00-	864.00	460.00	404.00
INSURANCE	362.25	1,089.75	727.50-	4,347.00	2,179.50	2,167.50
MEETINGS/SOCIAL/DUES	12.00	0.00	12.00	144.00	115.00	29.00
INCOME TAXES	50.00	0.00	50.00	600.00	504.00	96.00
TOTAL OPERATING EXPENSES	2,725.75	3,445.88	720.13-	32,709.00	10,350.99	22,358.01
RESERVE TRANSFERS TO EQUITY	450.00	450.00	0.00	5,400.00	40,808.00	35,408.00-
NET OPERATING SURPLUS/DEFICIT(-)	\$ 169.25	\$ 684.02-	\$ 853.27-	\$ 2,031.00	\$ 335.28-	\$ 2,366.28-
RESERVE ACTIVITY						
RESERVE ALLOCATIONS						
ROOFING	250.00	250.00	0.00	3,000.00	40,008.00	37,008.00-
MAJOR MAINTENANCE	200.00	200.00	0.00	2,400.00	800.00	1,600.00
TOTAL RESERVE ALLOCATIONS	450.00	450.00	0.00	5,400.00	40,808.00	35,408.00-
RESERVE DISBURSEMENTS						
ROOFING	0.00	0.00	0.00	0.00	74,017.00	74,017.00-
TOTAL RESERVE DISBURSEMENTS	0.00	0.00	0.00	0.00	74,017.00	74,017.00-
NET RESERVE ACTIVITY SURPLUS/DEFICIT	\$ 450.00	\$ 450.00	\$ 0.00	\$ 5,400.00	\$ 33,209.00-	\$ 38,609.00

BLANCA

BALANCE SHEET
APRIL 30, 2009

ASSETS

CURRENT ASSETS

ASSOCIATION OPERATING ACCT.	\$ 11,057.31
STATE FARM BK MNY MKT	11,010.55
PETTY CASH FUND	100.00

TOTAL CURRENT ASSETS		\$ 22,167.86
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TOTAL ASSETS		\$ 22,167.86
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LIABILITIES & HOMEOWNERS EQUITY

LIABILITIES

HOMEOWNERS EQUITY

RESERVE EQUITY

RESERVE-ROOFING	991.00
RESERVE-MAJOR MAINTENANCE	19,196.77

TOTAL RESERVE EQUITY		20,187.77
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OPERATING SURPLUS/DEFICIT(-)

PRIOR YEARS SURPLUS/DEFICIT(-)	2,315.37
CURRENT YEAR SURPLUS/DEFICIT(-)	335.28-

TOTAL OPERATING SURPLUS/DEFICIT(-)		1,980.09
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TOTAL LIABILITIES AND
HOMEOWNERS EQUITY

	\$ 22,167.86
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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 BIRTIE DWENS Date 5-26-09 Name _____ Date _____
 Signature Birtie Owens Signature _____
 Title President Title _____

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

