



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

AZ Corp. Commission



01317005

DUE ON OR BEFORE 10/11/2005

FY05-06

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. -0167095-0  
MERIT ESTATES HOMEOWNERS ASSOCIATION, INC.  
% ASSOCIATED PROPERTY MGMT  
P O BOX 188  
SCOTTSDALE, AZ 85252-0188

RECEIVED

AUG 30 2005

ARIZONA CORP. COMMISSION  
CORPORATIONS DIVISION

Business Phone: 480-941-1077 (Business phone is optional.)

State of Domicile: ARIZONA

Type of Corporation: NON-PROFIT

2. Statutory Agent: ASSOCIATED PROPERTY MGMT Physical Address, If Different.  
Mailing Address: 3260 E INDIAN SCHOOL RD Physical Address:  
City, State, Zip: PHOENIX, AZ 85018 City, State, Zip:

ACC USE ONLY

Fee \$10

Penalty \$

Reinstate \$

Expedite \$

Resubmit \$

IPR

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

- |   |  |
|---|--|
| <input type="checkbox"/> 1. Accounting          | <input type="checkbox"/> 20. Manufacturing                   |
| <input type="checkbox"/> 2. Advertising         | <input type="checkbox"/> 21. Mining                          |
| <input type="checkbox"/> 3. Aerospace           | <input type="checkbox"/> 22. News Media                      |
| <input type="checkbox"/> 4. Agriculture         | <input type="checkbox"/> 23. Pharmaceutical                  |
| <input type="checkbox"/> 5. Architecture        | <input type="checkbox"/> 24. Publishing/Printing             |
| <input type="checkbox"/> 6. Banking/Finance     | <input type="checkbox"/> 25. Ranching/Livestock              |
| <input type="checkbox"/> 7. Barbers/Cosmetology | <input type="checkbox"/> 26. Real Estate                     |
| <input type="checkbox"/> 8. Construction        | <input type="checkbox"/> 27. Restaurant/Bar                  |
| <input type="checkbox"/> 9. Contractor          | <input type="checkbox"/> 28. Retail Sales                    |
| <input type="checkbox"/> 10. Credit/Collection  | <input type="checkbox"/> 29. Science/Research                |
| <input type="checkbox"/> 11. Education          | <input type="checkbox"/> 30. Sports/Sporting Events          |
| <input type="checkbox"/> 12. Engineering        | <input type="checkbox"/> 31. Technology(Computers)           |
| <input type="checkbox"/> 13. Entertainment      | <input type="checkbox"/> 32. Technology(General)             |
| <input type="checkbox"/> 14. General Consulting | <input type="checkbox"/> 33. Television/Radio                |
| <input type="checkbox"/> 15. Health Care        | <input type="checkbox"/> 34. Tourism/Convention Services     |
| <input type="checkbox"/> 16. Hotel/Motel        | <input type="checkbox"/> 35. Transportation                  |
| <input type="checkbox"/> 17. Import/Export      | <input type="checkbox"/> 36. Utilities                       |
| <input type="checkbox"/> 18. Insurance          | <input type="checkbox"/> 37. Veterinary Medicine/Animal Care |
| <input type="checkbox"/> 19. Legal Services     | <input type="checkbox"/> 38. Other                           |

NON-PROFIT CORPORATIONS

- |  |
|--|
| <input type="checkbox"/> 1. Charitable   |
| <input type="checkbox"/> 2. Benevolent   |
| <input type="checkbox"/> 3. Educational  |
| <input type="checkbox"/> 4. Civic  |
| <input type="checkbox"/> 5. Political  |
| <input type="checkbox"/> 6. Religious  |
| <input type="checkbox"/> 7. Social   |
| <input type="checkbox"/> 8. Literary   |
| <input type="checkbox"/> 9. Cultural   |
| <input type="checkbox"/> 10. Athletic  |
| <input type="checkbox"/> 11. Science/Research  |
| <input type="checkbox"/> 12. Hospital/Health Care  |
| <input type="checkbox"/> 13. Agricultural  |
| <input type="checkbox"/> 14. Animal Husbandry  |
| <input checked="" type="checkbox"/> 15. Homeowner's Association                          |
| <input type="checkbox"/> 16. Professional, commercial<br>industrial or trade association |
| <input type="checkbox"/> 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: Marc RomeroName: Shiela BurgessTitle: PresidentTitle: SecretaryAddress: 19238 N. 5<sup>th</sup> St.Address: 19242 N. 5<sup>th</sup> St.Phoenix AZ 85024Phoenix AZ 85024Date taking office: 3-3-05Date taking office: 3-3-05Name: Patty Rogers

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

Title: Treasurer

Title: \_\_\_\_\_

Address: 410 E Tavo Ln.

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

Phoenix AZ 85024Date taking office: 3-3-05

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

**8. DIRECTORS** Please Type or Print Clearly. You Must List at Least One.Name: Mihaley MajorName: Sharon PerinoAddress: 441 E Kristal WayAddress: 517 E Wescott Dr.Phoenix AZ 85024Phoenix AZ 85050Date taking office: 3-3-05Date taking office: 7-10-05Name: Marilyn Waters

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

Address: 425 E. Kristal Way

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

Phoenix AZ 85024Date taking office: 7-10-05

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

MERIT ESTATES HOA  
BALANCE SHEET  
FISCAL YEAR END DECEMBER 31, 2005  
AS OF 07/31/2005

**MANAGERS COPY**

## ASSETS

|                              |    |                  |
|------------------------------|----|------------------|
| 1ST NATIONAL BANK OF ARIZONA | \$ | 54,185.70        |
| CD - 1ST NATIONAL 2005/10    |    | 10,330.82        |
| AMERICAN EXPRESS             |    | <u>21,138.87</u> |

|              |    |           |
|--------------|----|-----------|
| TOTAL ASSETS | \$ | 85,655.39 |
|              |    | =====     |

## LIABILITIES &amp; EQUITY

## LIABILITIES

|                   |    |      |
|-------------------|----|------|
| TOTAL LIABILITIES | \$ | 0.00 |
|-------------------|----|------|

## EQUITY

|                       |    |                  |
|-----------------------|----|------------------|
| RETAINED EARNINGS     | \$ | 74,363.99        |
| YTD SURPLUS (DEFICIT) |    | <u>11,291.40</u> |

|                            |    |           |
|----------------------------|----|-----------|
| TOTAL LIABILITIES & EQUITY | \$ | 85,655.39 |
|                            |    | =====     |

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50.

# MERIT ESTATES HOA

## BUDGET COMPARISON

|                               |                        | CURRENT     | CURRENT      | CURRENT       | Y-T-D        | Y-T-D        | Y-T-D          |
|-------------------------------|------------------------|-------------|--------------|---------------|--------------|--------------|----------------|
|                               |                        | ACTUAL      | BUDGET       | VARIANCE      | ACTUAL       | BUDGET       | VARIANCE       |
| INCOME                        |                        |             |              |               |              |              |                |
| 3102                          | DUES                   | \$ 7,063.30 | \$ 16,638.00 | \$( 9,574.70) | \$ 36,789.85 | \$ 48,852.00 | \$( 12,062.15) |
| 3132                          | REPAIR-MISC.           | 25.00       | 0.00         | 25.00         | 50.00        | 0.00         | 50.00          |
| 3160                          | LATE FEE               | 210.60      | 250.00       | ( 39.40)      | 1,675.99     | 1,750.00     | ( 74.01)       |
| 3165                          | LEGAL FEE              | 795.00      | 416.66       | 378.34        | 5,172.46     | 2,916.62     | 2,255.84       |
| 3170                          | RETURNED CHECK CHARGE  | 0.00        | 5.16         | ( 5.16)       | 35.00        | 36.12        | ( 1.12)        |
| 3175                          | VIOLATION FINE         | 594.80      | 291.66       | 303.14        | 4,939.54     | 2,041.62     | 2,897.92       |
| 3205                          | INTEREST               | 13.49       | 18.41        | ( 4.92)       | 84.12        | 128.87       | ( 44.75)       |
| 3206                          | INTEREST RESERVE       | 120.17      | 0.00         | 120.17        | 283.94       | 0.00         | 283.94         |
| 3207                          | INTEREST CD            | 74.65       | 0.00         | 74.65         | 183.39       | 0.00         | 183.39         |
| TOTAL INCOME                  |                        | 8,897.01    | 17,619.89    | ( 8,722.88)   | 49,214.29    | 55,725.23    | ( 6,510.94)    |
|                               |                        | =====       | =====        | =====         | =====        | =====        | =====          |
| EXPENSES                      |                        |             |              |               |              |              |                |
| COMMON EXPENSES               |                        |             |              |               |              |              |                |
| 4124                          | NEWSLETTER PRINTING    | \$ 0.00     | \$ 8.33      | \$ 8.33       | \$ 0.00      | \$ 58.31     | \$ 58.31       |
| 4131                          | HOMEOWNER'S INSURANCE  | 2,030.50    | 333.33       | ( 1,697.17)   | 2,030.50     | 2,333.31     | 302.81         |
| 4135                          | LEGAL                  | 1,760.00    | 1,000.00     | ( 760.00)     | 13,878.84    | 7,000.00     | ( 6,878.84)    |
| 4136                          | LICENSE/PERMIT         | 0.00        | 3.50         | 3.50          | 0.00         | 24.50        | 24.50          |
| 4141                          | ACCOUNTING FEES        | 0.00        | 66.66        | 66.66         | 0.00         | 466.62       | 466.62         |
| 4142                          | MANAGEMENT FEES        | 1,033.00    | 1,032.50     | ( 0.50)       | 7,231.00     | 7,227.50     | ( 3.50)        |
| 4144                          | RENTAL                 | 0.00        | 16.66        | 16.66         | 135.00       | 116.62       | ( 18.38)       |
| 4156                          | COPIES                 | 139.00      | 291.66       | 152.66        | 986.69       | 2,041.62     | 1,054.93       |
| 4157                          | POSTAGE                | 209.12      | 125.00       | ( 84.12)      | 1,062.62     | 875.00       | ( 187.62)      |
| 4158                          | PRINTING               | 0.00        | 37.50        | 37.50         | 105.40       | 262.50       | 157.10         |
| 4159                          | SUPPLIES/COUPONS/OTHER | 8.00        | 122.91       | 114.91        | 1,528.00     | 860.37       | ( 667.63)      |
| 4161                          | INCOME TAX             | 0.00        | 5.00         | 5.00          | 250.00       | 35.00        | ( 215.00)      |
| TOTAL COMMON EXPENSES         |                        | 5,179.62    | 3,043.05     | ( 2,136.57)   | 27,208.05    | 21,301.35    | ( 5,906.70)    |
| UTILITIES                     |                        |             |              |               |              |              |                |
| 4173                          | ELECTRICITY            | \$ 945.25   | \$ 877.41    | \$( 67.84)    | \$ 5,967.98  | \$ 6,141.87  | \$ 173.89      |
| TOTAL UTILITIES               |                        | 945.25      | 877.41       | ( 67.84)      | 5,967.98     | 6,141.87     | 173.89         |
| ADMINISTRATIVE EXPENSES       |                        |             |              |               |              |              |                |
| 4201                          | BANK CHARGE            | \$ 0.00     | \$ 1.66      | \$ 1.66       | \$ 10.00     | \$ 11.62     | \$ 1.62        |
| 4202                          | ADMINISTRATIVE SUPPORT | 0.00        | 0.00         | 0.00          | 12.65        | 0.00         | ( 12.65)       |
| 4220                          | NSF CHARGES            | 0.00        | 5.00         | 5.00          | 25.00        | 35.00        | 10.00          |
| 4250                          | PETTY CASH             | 0.00        | 0.00         | 0.00          | 200.00       | 0.00         | ( 200.00)      |
| TOTAL ADMINISTRATIVE EXPENSES |                        | 0.00        | 6.66         | 6.66          | 247.65       | 46.62        | ( 201.03)      |
| BUILDING EXPENSES             |                        |             |              |               |              |              |                |
| 5021                          | CLEANING/REPAIRS       | \$ 75.00    | \$ 4.50      | \$( 70.50)    | \$ 175.00    | \$ 31.50     | \$( 143.50)    |
| 5022                          | PAINTING               | 0.00        | 166.66       | 166.66        | 416.00       | 1,166.62     | 750.62         |
| TOTAL BUILDING EXPENSES       |                        | 75.00       | 171.16       | 96.16         | 591.00       | 1,198.12     | 607.12         |
| GROUNDS EXPENSE               |                        |             |              |               |              |              |                |
| TOTAL GROUNDS EXPENSE         |                        | 0.00        | 0.00         | 0.00          | 0.00         | 0.00         | 0.00           |

# MERIT ESTATES HOA

## BUDGET COMPARISON

|                          |                                | CURRENT         | CURRENT          | CURRENT             | Y-T-D            | Y-T-D            | Y-T-D              |
|--------------------------|--------------------------------|-----------------|------------------|---------------------|------------------|------------------|--------------------|
|                          |                                | <u>ACTUAL</u>   | <u>BUDGET</u>    | <u>VARIANCE</u>     | <u>ACTUAL</u>    | <u>BUDGET</u>    | <u>VARIANCE</u>    |
| LANDSCAPING              |                                |                 |                  |                     |                  |                  |                    |
| 6012                     | LAWN CONTRACT                  | \$ 380.00       | \$ 380.00        | \$ 0.00             | \$ 2,660.00      | \$ 2,660.00      | \$ 0.00            |
| 6013                     | TREE                           | 0.00            | 55.91            | 55.91               | 0.00             | 391.37           | 391.37             |
| 6015                     | LANDSCAPE SUPPLIES             | 0.00            | 0.00             | 0.00                | 22.20            | 0.00             | ( 22.20)           |
| 6017                     | WEED CONTROL                   | 0.00            | 29.16            | 29.16               | 0.00             | 204.12           | 204.12             |
| 6070                     | SPRINKLER/IRRIGATION           | 0.00            | 273.16           | 273.16              | 0.00             | 1,912.12         | 1,912.12           |
|                          | TOTAL LANDSCAPING EXPENSES     | <u>380.00</u>   | <u>738.23</u>    | <u>358.23</u>       | <u>2,682.20</u>  | <u>5,167.61</u>  | <u>2,485.41</u>    |
| STREETS                  |                                |                 |                  |                     |                  |                  |                    |
| 6081                     | SWEEPING/MAINTENANCE           | \$ 0.00         | \$ 125.00        | \$ 125.00           | \$ 750.00        | \$ 875.00        | \$ 125.00          |
| 6083                     | SIGNS                          | 0.00            | 116.66           | 116.66              | 476.01           | 816.62           | 340.61             |
|                          | TOTAL STREET EXPENSES          | <u>0.00</u>     | <u>241.66</u>    | <u>241.66</u>       | <u>1,226.01</u>  | <u>1,691.62</u>  | <u>465.61</u>      |
| LONG RANGE RESERVE ITEMS |                                |                 |                  |                     |                  |                  |                    |
|                          | TOTAL LONG RANGE RESERVE ITEMS | <u>0.00</u>     | <u>0.00</u>      | <u>0.00</u>         | <u>0.00</u>      | <u>0.00</u>      | <u>0.00</u>        |
|                          | TOTAL EXPENSES                 | 6,579.87        | 5,078.17         | ( 1,501.70)         | 37,922.89        | 35,547.19        | ( 2,375.70)        |
|                          | NET SURPLUS (DEFICIT)          | <u>2,317.14</u> | <u>12,541.72</u> | <u>( 10,224.58)</u> | <u>11,291.40</u> | <u>20,178.04</u> | <u>( 8,886.64)</u> |

**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;                                   |
| 4. Prior addresses (for immediate preceding 7 year period). | the date and location; the court and public agency involved, and the file or cause number of the case. |

**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 <u>Marc Romero</u>      | Date <u>7-10-05</u> | Name <u>Patty Rogers</u>      | Date <u>7-10-05</u> |
| Signature <u>Marc Romero</u> |                     | Signature <u>Patty Rogers</u> |                     |
| Title <u>President</u>       |                     | Title <u>Treasurer</u>        |                     |

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