



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

AZ Corp. Commission



00695077

DUE ON OR BEFORE 04/19/2003

FY02-03

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 for proper format. **REFER TO THE INSTRUCTIONS ON PAGE 4.**

1. -0088734-4

CASA DEL MONTE, INC.
4525 N 66TH ST
SCOTTSDALE, AZ 85251

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ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

Business Phone: 480-945-3630

(Business phone is optional)

State of Domicile: ARIZONA

Type of Corporation: NON-PROFIT

2. Statutory Agent: PETER WHEELER REISS

Physical Address, If Different.

Mailing Address: 6733 E EXETER BLVD

Physical Address:

City, State, Zip: SCOTTSDALE, AZ 85251

City, State, Zip:

NO. 4-30-03

IPR

3/12/03

ACC USE ONLY

Fee \$ 10-

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

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 examine the corporation's original Articles of Incorporation for the amount of **shares authorized**. 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**. **Please Print or Type Clearly.**

Number of Shares/Certificates Authorized

Class

Series Within Class (if any)

NOT APPLICABLE

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: Pamela Ann Virtue

Name: Carl Thomas

Title: President

Title: Secretary/Treasurer

Address: 4525 N. 66th St., #134

Address: 4525 N. 66th Street, #99

Scottsdale, AZ 85251

Scottsdale AZ 85251

Date taking office: April 2001

Date taking office: April 2000

Name: David Olsan

Name: _____

Title: Vice-President

Title: _____

Address: 4525 N. 66th St., #117

Address: _____

Scottsdale, AZ 85251

Date taking office: April 1999

Date taking office: _____

8. **DIRECTORS** Please Type or Print Clearly. You Must List at Least One.

Name: Jim Milliken

Name: George Battina

Address: 4525 N. 66th Street #60

Address: 4525 N. 66th Street #135

Scottsdale AZ 85251

Scottsdale AZ 85251

Date taking office: April 2002

Date taking office: April 2000

Name: Anne Wendell

Name: _____

Address: 4525 N. 66th Street #34

Address: _____

Scottsdale AZ 85251

Date taking office: April 1996

Date taking office: _____

Note: The corporation is not required to complete Schedules L, M-1 and M-2 if Question 13 on Schedule K is answered 'Yes.'

Schedule L Balance Sheets per Books		Beginning of tax year		End of tax year	
Assets		(a)	(b)	(c)	(d)
1	Cash		209,708.		241,725.
2a	Trade notes and accounts receivable	392.		2.	
b	Less allowance for bad debts		392.		2.
3	Inventories				
4	U.S. government obligations				
5	Tax-exempt securities (see instructions)				
6	Other current assets (attach schedule) See St. 5		7,647.		8,230.
7	Loans to shareholders				
8	Mortgage and real estate loans				
9	Other investments (attach schedule)				
10a	Buildings and other depreciable assets				
b	Less accumulated depreciation				
11a	Depletable assets				
b	Less accumulated depletion				
12	Land (net of any amortization)				
13a	Intangible assets (amortizable only)				
b	Less accumulated amortization				
14	Other assets (attach schedule)				
15	Total assets		217,747.		249,957.
Liabilities and Shareholders' Equity					
16	Accounts payable		21,680.		18,066.
17	Mortgages, notes, bonds payable in less than 1 year				
18	Other current liabilities (attach sch.) See St. 6		19,887.		19,295.
19	Loans from shareholders				
20	Mortgages, notes, bonds payable in 1 year or more				
21	Other liabilities (attach schedule)				
22	Capital stock: a Preferred stock				
b	Common stock				
23	Additional paid-in capital				
24	Retained earnings — Approp (att sch.) See St. 7		25,009.		61,425.
25	Retained earnings — Unappropriated		151,171.		151,171.
26	Adjmnt to shareholders' equity (att sch.)				
27	Less cost of treasury stock				
28	Total liabilities and shareholders' equity		217,747.		249,957.

Schedule M-1 Reconciliation of Income (Loss) per Books With Income per Return (see instructions)

1	Net income (loss) per books	36,416.	7	Income recorded on books this year not included on this return (itemize):	
2	Federal income tax per books	323.		Tax-exempt interest \$	
3	Excess of capital losses over capital gains			See Stmt 9	98,778.
4	Income subject to tax not recorded on books this year (itemize):				98,778.
5	Expenses recorded on books this year not deducted on this return (itemize):		8	Deductions on this return not charged against book income this year (itemize):	
a	Depreciation \$			a Depreciation \$	
b	Charitable contributions \$			b Charitable contribns \$	
c	Travel & entertainment \$				
Statement 8	64,771.		9	Add lines 7 and 8	98,778.
	64,771.		10	Income (line 28, page 1) — line 6 less line 9	2,732.
6	Add lines 1 through 5	101,510.			

Schedule M-2 Analysis of Unappropriated Retained Earnings per Books (Line 25, Schedule L)

1	Balance at beginning of year	151,171.	5	Distributions: a Cash	
2	Net income (loss) per books	36,416.	b	Stock c Property	
3	Other increases (itemize):		6	Other decreases (itemize):	
			Statement 10	36,416.	
			7	Add lines 5 and 6	36,416.
4	Add lines 1, 2, and 3	187,587.	8	Balance at end of year (line 4 less line 7)	151,171.

CASA DEL MONTE, INC.

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCES
FOR THE YEAR ENDED DECEMBER 31, 2002
WITH COMPARATIVE TOTALS FOR 2001

	2002				2001
	Property General Operating Fund	Repairs and Replacement Fund	Operating Contingency Fund	Total	Total All Funds
REVENUES					
Assessments	\$ 824,096	\$ 97,000	\$ -	\$ 921,096	\$ 884,905
Miscellaneous	264	-	-	264	1,698
Interest	2,937	-	-	2,937	9,018
Service fees	501	-	-	501	609
Property transfer fees	4,500	-	-	4,500	2,750
	<u>832,298</u>	<u>97,000</u>	<u>-</u>	<u>929,298</u>	<u>898,980</u>
EXPENSES					
Land rent - Note 4	324,472	-	-	324,472	324,472
Utilities	83,150	-	-	83,150	76,642
Security	111,492	-	-	111,492	111,708
Grounds	190,501	-	-	190,501	183,443
House	14,560	-	-	14,560	29,525
Buildings	14,816	64,771	-	79,587	162,451
Administrative	88,592	-	-	88,592	85,211
	<u>827,583</u>	<u>64,771</u>	<u>-</u>	<u>892,354</u>	<u>973,452</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES BEFORE INCOME TAXES	4,715	32,229	-	36,944	(74,472)
Income taxes - Note 3	(528)	-	-	(528)	(1,469)
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES	4,187	32,229	-	36,416	(75,941)
Fund balance at beginning of year	-	25,009	151,171	176,180	252,121
Interfund transfers	(4,187)	4,187	-	-	-
Fund balance at end of year	<u>\$ -</u>	<u>\$ 61,425</u>	<u>\$ 151,171</u>	<u>\$ 212,596</u>	<u>\$ 176,180</u>

See accompanying notes to financial statements.

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.

A. MEMBERS (A.R.S. § 10-11622.A.6) Only Nonprofit Corporations must answer this question.

This corporation **DOES** ☒ **DOES NOT** ☐ have members.

D. 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 0% 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** ☒

"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). | |

1. STATEMENT OF BANKRUPTCY, RECEIVERSHIP or CHARTER REVOCATION (A.R.S. §§10-202.D.2, 10-3202.02, 10-1623 10-11623)

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

Has ANY person serving either by election or appointment as an officer, director, trustee, incorporator and/or person controlling or holding more than 20% of the issued and outstanding common shares or 20% of any other proprietary, beneficial or membership interest in the corporation served in such capacity or held a 20% interest in any other corporation during the bankruptcy, receivership, or charter revocation of the other corporation? Underlined portion pertains to business corporations only

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

"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.

- The names and addresses of each corporation and the person or persons involved. (e.g. officer, director, trustee or major stockholder)
- The state in which each corporation was a) incorporated b) transacted business.
- The dates of corporate operation.
- 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.
- Date, Case number and Court where the bankruptcy was filed or receiver appointed.
- Name and address of court appointed receiver.

2. 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>PAMELA ANN VIRTUE</u>	Date <u>2-26-03</u>	Name <u>CARL THOMAS</u>	Date <u>2-26-03</u>
Signature <u><i>Pamela Ann Virtue</i></u>		Signature <u><i>Carl Thomas</i></u>	
title <u>PRESIDENT</u>		Title <u>SECRETARY/TREASURER</u>	

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