Arizona Corporation Commission

00198305

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

02,18,29

DUE ON OR BEFORE 04/27/2000 FY99-00 **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.

-0124834-0

1. CITRUS VIEW CONDOMINIUM ASSOCIATION, INC.
PO BOX 27476
TEMPE, AZ 85285

RECEIVED
SEP 05 2000
ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

Business Phone: _____ (Business phone is optional)
State of Domicile: ARIZONA Type of Corporation: NON-PROFIT

RECEIVED
MAY 15 2000
ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

2. Arizona Statutory Agent: CHARLES GERSON
Street Address: 2121 S MILL #104
(NOT P.O. BOX)
City, State, Zip: TEMPE AZ 85285-7476

N$9.6.00

Use this box only if appointing a new Statutory Agent

ACC USE ONLY
Fee $ 10 5/16/00
Penalty $
Adjustment $
Expedite $
Total $

IPR

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: 98532 38656
(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
__ 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

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. X Homeowner's Association
16. __ Professional, commercial industrial or trade association
17. __ Other_____

5. CAPITALIZATION: [redacted]
Business trusts must indicate the number of transferable certificates held by trustees evidencing their beneficial interest in the trust estate. (If no changes since last report, check here __ and go on to Section 6.)

Number of Shares/Certificates Authorized	Class	Series Within Class (if any)
N/A		

Number of Shares/Certificates Issued	Class	Series Within Class (if any)
N/A		

6. SHAREHOLDERS: [redacted]
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.

Name: N/A Name:

NONE ☐

Name: Name:

7. OFFICERS (If no changes since last report, check here __ and go on to Section 8.)

Name: Gordon Keller
Title: PRESIDENT/CEO
Address: P O BOX 27476, TEMPE, AZ 85285-
Date taking office: 03/01/98

Name: ~~Bill Kapinus~~ JOHN ESPOSITO
Title: SECRETARY
Address: P O BOX 27476, TEMPE, AZ 85285-
Date taking office: 01/01/00

Name: Bruce Miller
Title: Vice-President
Address: P O Box 27476, Tempe, AZ 85285
Date taking office: 03/01/98

Name: Paul Gannis
Title: TREASURER
Address: P O BOX 27476, TEMPE, AZ 85285-
Date taking office: 03/01/98

8. DIRECTORS (If no changes since last report, check here __ and go on to Section 9.)

Name: Gordon Keller
Address: P O BOX 27476, TEMPE, AZ 85285-
Date taking office: 03/01/98

Name: ~~Bill Kapinus~~ JOHN ESPOSITO
Address: P O BOX 27476, TEMPE, AZ 85285-
Date taking office: 01/01/00

Name: Bruce Miller
Address: P O BOX 27476, TEMPE, AZ 85285-
Date taking office: 03/01/98

Name: Paul Gannis
Address: P O BOX 27476, TEMPE, AZ 85285-
Date taking office: 03/01/98

CITRUS VIEW CONDOMINIUM ASSOC., INC.

BALANCE SHEET

APRIL 27, 2000

ASSETS:

Cash	$ 1200.00	
Trade notes and accounts receivable (less allowance for bad debts)		
Inventories		
Other current assets		
Total Current Assets		$ 1200.00
Land, buildings and other fixed assets (net of accumulated depreciation)		
Other assets		
Total Assets		$ 1200.00

LIABILITIES

Current Liabilities:

Accounts Payable	$	
Mortgages, notes, bonds (payable in less than 1 year)		
Other current liabilities		
Total Current Liabilities		
Mortgages, notes, bonds (payable in more than 1 year)		
Fund Balances:		
Restricted		
Unrestricted	1200.00	
Total Fund Balances		1200.00
Total Liabilities and Fund Balances		$ 1200.00

BUDGET COMPARISON - 2165 UNIVERSITY DR.
April,2000

05/11/00

PREPARED FOR :
CITRUS VIEW CONDOMINIUMS
2165 E. UNIVERSITY
MESA, AZ 85213

PREPARED BY :
CITRUS VIEW CONDOMINIUMS
2165 E. UNIVERSITY
MESA, AZ 85213

	MTD Actual	MTD Budget	MTD $Var.	%	YTD Actual	YTD Budget	YTD $Var.	%	Annual
TOTAL ASSETS									
INCOME									
HOA Dues	9,760	11,475	-1,715	-14.95	48,000	45,900	2,100	4.58	137,700
Interest		13	-13	-100.00	62	53	9	16.44	160
Late Fees	50	40	10	25.00	605	160	445	278.13	480
Bank Charge	28		28		23		23		
Fines Collected					40	40			100
Capital Improvement Fund	1,215	405	810	200.00	2,495	1,215	1,280	105.35	4,050
TOTAL INCOME	11,053	11,933	-881	-7.38	51,225	47,368	3,857	8.14	142,490
EXPENSES:									
ADMINISTRATION:									
Accounting		150	150	100.00	125	150	25	16.67	150
Bank Charges		4	4	100.00	-25	17	42	250.00	50
Legal		25	25	100.00		100	100	100.00	300
Loan Payment	997	997			3,986	3,986			10,962
Meetings	26		-26		72		-72		50
Postage,Mailing,Copies		42	42	100.00	89	167	77	46.38	500
TOTAL ADMINISTRATION	1,022	1,217	195	16.03	4,247	4,419	172	3.90	12,012
INSURANCE:									
Premium									5,800
TOTAL INSURANCE									5,800
LANDSCAPE:									
Contract	1,280	1,280			5,120	5,120			15,360
Trees	425	250	-175	-69.86	735	1,000	265	26.53	3,000
Sprinklers	27		-27		649	350	-299	-85.41	700
Supplies/Labor	45	50	5	9.96	269	200	-69	-34.62	2,000
TOTAL LANDSCAPE	1,777	1,580	-197	-12.48	6,773	6,670	-103	-1.54	21,060
GENERAL MAINTENANCE:									
Fences/Gates	1,275	333	-942	-282.50	2,454	1,333	-1,121	-84.09	4,000
Electrical		33	33	100.00		133	133	100.00	400
Interior Repairs	170	33	-137	-411.05	170	133	-37	-27.76	400
Miscellenous Maint.	215	200	-15	-7.41	256	800	544	68.02	2,400
Painting - S & W					174		-174		
Plumbing	99	208	109	52.35	413	833	421	50.48	2,500

	MTD Actual	MTD Budget	MTD $Var.	%	YTD Actual	YTD Budget	YTD $Var.	%	Annual
Roof - New	864	833	-30	-3.63	864	3,333	2,470	74.09	10,000
Roof-maintenance		292	292	100.00	460	1,167	707	60.57	3,500
Streets	200		-200		40		-40		
Supplies					22		-22		
TOTAL MAINTENANCE	2,823	1,933	-890	-46.02	4,853	7,733	2,881	37.25	23,200
MANAGEMENT:									
Contract	725	725			2,900	2,900			8,700
TOTAL MANAGEMENT	725	725			2,900	2,900			8,700
POOL:									
Chemicals/Materials	5	58	53	90.88	103	233	130	55.90	700
Contract	135	190	55	28.95	405	610	205	33.61	1,980
Permits									350
Repairs/Labor						1,000	1,000	100.00	4,000
TOTAL POOL	140	248	108	43.50	508	1,843	1,335	72.45	7,030
TAXES:									
Federal		60	60	100.00	6	60	54	90.00	60
State		60	60	100.00	60	60			60
TOTAL TAXES		120	120	100.00	66	120	54	45.00	120
UTILITIES:									
Electric	391	333	-57	-17.25	1,816	1,333	-483	-36.22	4,000
Gas	290	192	-99	-51.42	764	767	3	.35	2,300
Garbage	349	317	-32	-10.07	1,046	1,267	221	17.45	3,800
Sewer	1,222	1,000	-222	-22.20	3,665	4,000	335	8.38	12,000
Water	1,811	1,842	30	1.64	5,184	7,367	2,182	29.62	22,100
TOTAL UTILITIES	4,063	3,683	-380	-10.31	12,475	14,733	2,258	15.33	44,200
RESERVES									
Future Projects		1,500	1,500	100.00		6,000	6,000	100.00	18,000
TOTAL RSERVES		1,500	1,500	100.00		6,000	6,000	100.00	18,000
TOTAL EXPENSES									
NET OPERATING INCOME	502	926	-424	-45.79	19,404	2,949	16,455	557.97	2,368
OTHER PAYMENTS									
TOTAL OTHER PAYMENTS									
CASH FLOW	502	926	-424	-45.79	19,404	2,949	16,455	557.97	2,368
BEGINNING BALANCE	31,592.70								
ENDING BALANCE	32,094.73								

9. FINANCIAL DISCLOSURE (A.R.S. §§10-1622.B & 10-11622.A.9)
Only nonprofit corporations must attach a financial statement (balance sheet including assets, liabilities and equity). All other forms of corporations are exempt from filing a financial disclosure.

9A. MEMBERS (A.R.S. § 10-11622.A.6) Nonprofit Corporations Only

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 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 profit 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.
2. Full birth name.
3. Present home address.
4. Prior addresses (for immediate preceding 7 year period).
5. Date and location of birth.
6. Social Security Number
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.

11. STATEMENT OF BANKRUPTCY (A.R.S. §§10-202.D.2 & 10-3202.02)
Has ANY person serving either by election or appointment as an officer, director, trustee, incorporator and 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 profit corporations only]**

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

If YES, enter the following: Chapter _____ Date Filed _____ Case Number _____

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) The names and addresses of other corporation(s) and the person or persons involved. 2) The state in which each corporation was incorporated or transacted business. 3) The dates of corporate operation.

12. SIGNATURES

CAUTION: Annual Reports must be signed by a duly authorized officer. Annual Reports submitted with incorrect signatures 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 REGGIE MILLER **Date** 8/22/00 **Name** _____ **Date** _____

Signature _____ **Signature** _____

Title VICE PRES **Title** _____

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