AZ Corp. Commission
02646668

WEB FORM COPY

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

DUE ON OR BEFORE 05/27/2008 **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.

RECEIVED
NOV 17 2008
ARIZONA CORP COMMISSION
CORPORATIONS DIVISION

-0124834-0

1. CITRUS VIEW CONDOMINIUM ASSOCIATION, INC.
% GERSON REALTY & MGMT CO INC
PO BOX 27476
TEMPE, AZ 85285-7476

*** AD-DISSOLVED-FILE ANNUAL REPORT 11/07/2008; CONTACT THE COMMISSION AT 602-542-3026!**

Business Phone: _____ (Business phone is optional.)

State of Domicile: ARIZONA **Type of Corporation:** NON-PROFIT RECEIVED

2.

Statutory Agent: MIKE GERSON
Mailing Address: PO BOX 27476
City, State, Zip: TEMPE, AZ 85285-7476

Physical Address, If Different
Physical Address: 2121 S MILL #104
City, State, Zip: TEMPE, AZ 85282

DEC 24 2008
ARIZONA CORP COMMISSION
CORPORATIONS DIVISION

ACC USE ONLY	
Fee	$ 10.00
Penalty	$
Reinstate	$
Expedite	$
Resubmit	$

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

- ☐ 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. ☐ Animal Husbandry
- 15. ☒ Homeowner's Association
- 16. ☐ Professional, commercial industrial or trade association
- 17. ☐ 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.

Name: _____ **Name:** _____

NONE ☐

Name: _____ **Name:** _____

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

Name: BRUCE MILLER **Name:** MICHELE YORK

Title: PRESIDENT **Title:** SECRETARY

Address: ~~2121 S MILL AVE #104~~ 2165 E. University **Address:** ~~2121 S MILL AVE #104~~ 2165 E. University # 214

~~TEMPE, AZ 85282~~ Mesa, Az 85204 ~~TEMPE, AZ 85282~~ Mesa Az

Date taking office: 6/26/2006 **Date taking office:** 6/26/2006

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:** _____

Citrus View Homeowners Association

Balance Sheet
As of 11/30/08

ASSETS

1010	Cash Checking - Operating	$ 22,266.44	
1070	Cash Savings - Reserves	2,717.82	
	TOTAL ASSETS		$ 24,984.26

LIABILITIES & EQUITY

CURRENT LIABILITIES:			
3310	Prepaid Owner Assessments	$ (1,110.00)	
	Subtotal Current Liab.		$ (1,110.00)
RESERVES:			
5010	Reserves - Unallocated	$ 1,250.00	
	Subtotal Reserves		$ 1,250.00
EQUITY:			
5510	Prior Year Net Inc./Loss	$ 55,488.82	
	Current Year Net Income/(Loss)	(30,644.56)	
	Subtotal Equity		$ 24,844.26
	TOTAL LIABILITIES & EQUITY		$ 24,984.26

Citrus View Homeowners Association

Income/Expense Statement

Period: 01/01/08 to 11/30/08

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME:							
Assessment Income	181,302.29	191,675.00	(10,372.71)	181,302.29	191,675.00	(10,372.71)	209,100.00
Late Fee Income	1,190.00	495.00	695.00	1,190.00	495.00	695.00	540.00
Loan	40,000.00	.00	40,000.00	40,000.00	.00	40,000.00	.00
Capital Improvement Fund	3,075.00	1,845.00	1,230.00	3,075.00	1,845.00	1,230.00	2,460.00
Interest Income	53.84	.00	53.84	53.84	.00	53.84	.00
Reserves Interest	63.46	.00	63.46	63.46	.00	63.46	.00
Subtotal Income	225,684.59	194,015.00	31,669.59	225,684.59	194,015.00	31,669.59	212,100.00
			EXPENSES				
General & Administrative							
Management Fees	7,750.00	8,525.00	775.00	7,750.00	8,525.00	775.00	9,300.00
Accounting Fees	650.00	450.00	(200.00)	650.00	450.00	(200.00)	450.00
Collection costs	(30.00)	.00	30.00	(30.00)	.00	30.00	.00
Legal Fees	825.00	4,583.26	3,758.26	825.00	4,583.26	3,758.26	5,000.00
Bank Charges	150.00	165.00	15.00	150.00	165.00	15.00	180.00
Postage & Copies	.00	330.00	330.00	.00	330.00	330.00	360.00
Insurance	21,315.11	27,500.00	6,184.89	21,315.11	27,500.00	6,184.89	30,000.00
Loan payment	5,099.28	.00	(5,099.28)	5,099.28	.00	(5,099.28)	.00
Office Supplies	207.48	.00	(207.48)	207.48	.00	(207.48)	250.00
Federal Income Tax	.00	50.00	50.00	.00	50.00	50.00	50.00
State & Local Income Tax	45.00	50.00	5.00	45.00	50.00	5.00	50.00
General & Administrative	36,011.87	41,653.26	5,641.39	36,011.87	41,653.26	5,641.39	45,640.00
Landscaping							
Landscaping Contract	8,850.00	10,725.00	1,875.00	8,850.00	10,725.00	1,875.00	11,700.00
Irrigation	3,270.00	1,466.63	(1,803.37)	3,270.00	1,466.63	(1,803.37)	1,600.00
Plant & Tree Replacement	500.00	.00	(500.00)	500.00	.00	(500.00)	.00
Tree Trimming	450.00	3,666.63	3,216.63	450.00	3,666.63	3,216.63	4,000.00
Landscape Supplies	1,958.00	.00	(1,958.00)	1,958.00	.00	(1,958.00)	.00
Tree Removal	1,250.00	.00	(1,250.00)	1,250.00	.00	(1,250.00)	.00
Misc. Landscape	722.00	1,100.00	378.00	722.00	1,100.00	378.00	1,200.00
Special Projects	57,682.32	.00	(57,682.32)	57,682.32	.00	(57,682.32)	.00
Landscaping	74,682.32	16,958.26	(57,724.06)	74,682.32	16,958.26	(57,724.06)	18,500.00
Maintenance							
Electrical	.00	458.26	458.26	.00	458.26	458.26	500.00
Fences/Block Walls	2,094.12	38,000.00	35,905.88	2,094.12	38,000.00	35,905.88	38,000.00
Plumbing	4,973.20	3,666.63	(1,306.57)	4,973.20	3,666.63	(1,306.57)	4,000.00
Misc. Maintenance	5,654.23	1,833.26	(3,820.97)	5,654.23	1,833.26	(3,820.97)	2,000.00

Citrus View Homeowners Association

Income/Expense Statement

Period: 01/01/08 to 11/30/08

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
Roofs	14,777.83	22,916.63	8,138.80	14,777.83	22,916.63	8,138.80	25,000.00
Supplies	.00	733.26	733.26	.00	733.26	733.26	800.00
Painting	74,006.56	.00	(74,006.56)	74,006.56	.00	(74,006.56)	.00
Maintenance	101,505.94	67,608.04	(33,897.90)	101,505.94	67,608.04	(33,897.90)	70,300.00
Pool							
Pool Contract	2,430.00	2,750.00	320.00	2,430.00	2,750.00	320.00	3,000.00
Pool Chemicals	977.88	733.26	(244.62)	977.88	733.26	(244.62)	800.00
Permits	330.00	.00	(330.00)	330.00	.00	(330.00)	.00
Repairs	344.91	8,000.00	7,655.09	344.91	8,000.00	7,655.09	8,100.00
Pool Supplies	650.39	366.63	(283.76)	650.39	366.63	(283.76)	400.00
Pool	4,733.18	11,849.89	7,116.71	4,733.18	11,849.89	7,116.71	12,300.00
Utilities							
Electricity	4,498.44	4,583.26	84.82	4,498.44	4,583.26	84.82	5,000.00
Water & Sewer	34,897.40	42,166.63	7,269.23	34,897.40	42,166.63	7,269.23	46,000.00
Utilities	39,395.84	46,749.89	7,354.05	39,395.84	46,749.89	7,354.05	51,000.00
Reserve Contributions							
Reserves - Unallocated	.00	16,000.00	16,000.00	.00	16,000.00	16,000.00	18,000.00
Reserve Contributions	.00	16,000.00	16,000.00	.00	16,000.00	16,000.00	18,000.00
TOTAL EXPENSES	256,329.15	200,819.34	(55,509.81)	256,329.15	200,819.34	(55,509.81)	215,740.00
Current Year Net Income/(loss	(30,644.56)	(6,804.34)	(23,840.22)	(30,644.56)	(6,804.34)	(23,840.22)	(3,640.00)

COMMISSIONERS
MIKE GLEASON - Chairman
WILLIAM A. MUNDELL
JEFF HATCH-MILLER
KRISTIN K. MAYES
GARY PIERCE

ARIZONA CORPORATION COMMISSION

BRIAN C. MCNEIL
Executive Director

LINDA FISHER
Director, Corporations Division

CORPORATIONS DIVISION
1300 West Washington
Phoenix, Arizona 85007-2929

CITRUS VIEW CONDOMINIUM ASSOCIATION, INC.
% GERSON REALTY & MGMT CO INC
PO BOX 27476

TEMPE, AZ 85285-7476

Effective Date: **12/10/2008**
File No: **-0124834-0**

Original Due Date: **May 27, 2008** Received: **11/17/08**

We have deposited your check, however your annual report is being returned for the following reason(s):

Please list directors and their business addresses. Corporations must have at least one director in section 8 on page 2 of the annual report form per A.R.S 10-3803. Business addresses must be provided for each director listed.

IMPORTANT INFORMATION

Please note: This annual report has not been approved, it is being returned to you for corrections which are listed above. If you wish to avoid additional penalties and possible administrative dissolution, this report must be returned within 30 days after the effective date of this notice to be deemed timely filed. Refer to A.R.S. 10-1622.F for more information.

To successfully process your document, it is important for you to return:

1) A copy of this letter.
2) All annual report(s) which accompanied this letter (with corrections made).
3) Filing fee, penalties, or reinstatement fee, if due.
4) Additional forms if required.

AR: 0021
REV. 12/2008

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. 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. §§10-1622(A)(8) & 10-11622(A)(7))

Has ANY person serving, either by election or appointment, as an officer, director, trustee, incorporator, and, for For-profit corporations, any 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:

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", 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.
2. Full present name and prior names used.
3. Present home address.
4. All prior addresses for immediate preceding 7 year period.
5. Date and location of birth.
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.

11. STATEMENT OF BANKRUPTCY OR RECEIVERSHIP (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 ☒

If "Yes" to A, the following information must be submitted as an attachment to this report for each person subject to the statement above.

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;
   (b) States in which it: (i) Was incorporated. (ii) Transacted business.
   (c) Dates of operation.

B). Has any **person** serving as an officer, director, trustee or incorporator of the corporation served in any such capacity OR, if For-profit, 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 that has been placed in bankruptcy or receivership?

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 person subject to the statement above.

(a) Name and address.
(b) States in which it: (i) Was incorporated. (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 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 Bruce Miller **Date** 11/4/08 **Name** _____ **Date** _____

Signature _____ **Signature** _____

Title President **Title** _____

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