



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

Arizona Corporation Commission



00123895

**DUE ON OR BEFORE 04/25/2000**

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.

-0173923-0

1. **THE PINNACLE ASSOCIATION**  
~~% SHEA REALTY~~  
~~10799 N 90TH ST #100~~  
~~SCOTTSDALE, AZ 85260~~

ROSSMAR MANAGEMENT COMPANY  
PO BOX 11289  
PHOENIX 85061-1289

**RECEIVED**

MAR 13 2000

ARIZONA CORP. COMMISSION  
CORPORATIONS DIVISION

Business Phone: \_\_\_\_\_  
State of Domicile: ARIZONA

(Business phone is optional.)  
Type of Corporation: NON-PROFIT

2. Arizona Statutory Agent: ROSSMAN MANAGEMENT  
Street Address: 5050 N 8TH PL #6  
(NOT P.O. BOX)  
City, State, Zip: PHOENIX AZ 85014-

*Use this box only if appointing a new Statutory Agent*

<b>ACC USE ONLY</b>	
Fee	\$ 10
Penalty	\$ _____
Restate	\$ _____
Expedite	\$ _____
Resubmit	\$ _____

**PR 3/15/00**  
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
  - \_\_\_ 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:** (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. (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:** (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.

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

NONE

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

**7. OFFICERS** (If no changes since last report, check here \_\_\_ and go on to Section 8.) See attached schedule.

Name: JAMES DELBROOK  
Title: PRESIDENT/CEO

Address: 8533 E VISTA DEL LAGO  
SCOTTSDALE, AZ 85255-

Date taking office: 03/03/1997

Name: PAUL WEST  
Title: SECRETARY

Address: 8518 E VISTA BONITA  
SCOTTSDALE, AZ 85255-

Date taking office: 03/03/1997

Name: GARY BLUEM  
Title: VICE-PRESIDENT

Address: 8509 E VISTA DEL LAGO  
SCOTTSDALE, AZ 85255-

Date taking office: 03/03/1997

Name: WARREN CONNELL  
Title: TREASURER

Address: 23256 N 85TH ST  
SCOTTSDALE, AZ 85255-

Date taking office: 04/24/1994

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

Name: WARREN CONNELL

Address: 23256 N 85TH ST  
SCOTTSDALE, AZ 85255-

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

Name: GARY BLUEM

Address: 8509 E VISTA DEL LAGO  
SCOTTSDALE, AZ 85255-

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

Name: PAUL WEST

Address: 8518 E VISTA BONITA  
SCOTTSDALE, AZ 85255-

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

Name: JAMES DELBROOK

Address: 8533 E VISTA DEL LAGO  
SCOTTSDALE, AZ 85255-

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

**THE PINNACLE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS**

Annual Meeting: 2-23-00  
President  
(Term expires 2001)

H - 480-585-4883  
W - 480-502-6006

Jim Delbrook  
8533 E. Vista Del Lago  
Scottsdale, AZ 85255

Gary Bluem  
8509 E. Vista Del Lago  
Scottsdale, AZ 85255

Vice President  
(Term expires 2002)

H - 480-585-9715

Summer Address  
Gary Bluem  
200 Black Oaks Lane  
Wayzata, MN 55291

H - 612-473-1160

Jerome Larson  
8517 E. Vista Del Lago  
Scottsdale, AZ 85255

Treasurer  
(Term expires 2003)

H - 480-473-9642  
H - 612-884-2987

Earl Geiger  
8534 E. Vista Bonita Drive  
Scottsdale, AZ 85255

Secretary  
(Term expires 2003)

H - 480-563-6691  
H - 612-946-9781

CLYDE H. RAYMOND, CPA

MEMBER OF THE AMERICAN INSTITUTE OF CPAs

6728 EAST AVALON DRIVE • SCOTTSDALE, ARIZONA 85251 • 949-7862

March 1, 2000

Arizona Corporation Commission

Re: Annual report of THE PINNACLE ASSOCIATION

As of December 31, 1999

I have compiled the statement of financial condition - balance sheet (Section H) of the above named company for the date indicated above and included in the accompanying prescribed form, in accordance with the Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

My compilation was limited to presenting in the form prescribed by the Arizona Corporation Commission information that is the representation of management. I have not audited or reviewed the financial statements referred to above and, accordingly, do not express an opinion or any other form of assurance on it.

These financial statements are presented in accordance with the requirements of the Arizona Corporation Commission, which differ from generally accepted accounting principles and do not include all the disclosures required by generally accepted accounting principles. Accordingly, these financial statements are not designed for those who are not informed about such differences.



Certified Public Accountant

-7. STATEMENT OF FINANCIAL CONDITION (Required by A.R.S. § 10-1081.A.6.)

You must submit a statement of the corporation's financial condition. Any reasonable schedule will be accepted provided it reflects the intent of the law, as determined by the Commission. Several suggestions for information you may submit to satisfy this requirement include the following:

- Attach a copy of Page 2, Form 99 filed with the Arizona Department of Revenue; OR
- a copy of the corporation's Charitable Organization Financial Statement as filed with the Arizona Secretary of State pursuant to A.R.S. §44-6552; OR
- a copy of your treasurer's report (or financial statement) prepared for this fiscal year; OR
- a copy of the financial statement you prepare for the benefit of your members; OR
- You may simply use the Balance Sheet below.

**BALANCE SHEET**

**ASSETS**

Current Assets:

Cash	34,200	
Trade notes and accounts receivable (less allowance for bad debts)		
Inventories		
Other current assets		
Total Current Assets		\$ 34,200
Land, buildings and other fixed assets (net of accumulated depreciation)		
Other long-term assets		
<b>Total Assets</b>		<b>\$ 34,200</b>

**LIABILITIES**

Current Liabilities:

Accounts Payable		\$
Mortgages, notes, bonds (payable in less than 1 year)		
Other current liabilities		
Total Current Liabilities		0
Mortgages, notes, bonds (payable in more than 1 year)		
Fund Balances:		
Restricted		
Unrestricted	34,200	
Total Fund Balances		34,200
<b>Total Liabilities and Fund Balances</b>		<b>\$ 34,200</b>

Unaudited - See Accountant's Compilation Report.

**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.                          | 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). |   |

**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 the statement above. 1) The names and addresses of each corporation and the person or persons involved. 2) The state in which each corporation was a) incorporated b) 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 James DeBrook Date 3/19/00 Name \_\_\_\_\_ Date \_\_\_\_\_

Signature [Signature] Signature \_\_\_\_\_

Title President Title \_\_\_\_\_

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