



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

AZ Corp. Commission  
  
01176303

**DUE ON OR BEFORE 04/04/2005**

**FY04-05**

**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.

**RECEIVED**

**APR 05 2005**

ARIZONA CORP COMMISSION  
CORPORATIONS DIVISION

1. -0201757-0  
CHOLLA VISTA HOMEOWNERS ASSOCIATION  
% GOLDEN VALLEY PROPERTY MANAGE  
13253 N LA MONTANA DR #103  
FOUNTAIN HILLS, AZ 85268

**Business Phone:** \_\_\_\_\_ (Business phone is optional.)

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

2. **Statutory Agent:** GOLDEN VALLEY PROPERTY MANAGEM      **Physical Address, If Different.**  
**Mailing Address:** 13253 N LA MONTANA DR #103      **Physical Address:**  
**City, State, Zip:** FOUNTAIN HILLS, AZ 85268      **City, State, Zip:**

<b>ACC USE ONLY</b>	
Fee \$	10 04/08/05
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

\_\_\_\_\_  
Printed Name of new Statutory Agent

3. **Secondary Address:** 969353

(Foreign Corporations are **REQUIRED** to complete this section).

4. Check the one category below which best describes the CHARACTER OF BUSINESS of your corporation.

- | <u>BUSINESS CORPORATIONS</u>                    |  | <u>NON-PROFIT CORPORATIONS</u>  |
|---|--|---|
| <input type="checkbox"/> 1. Accounting          | <input type="checkbox"/> 20. Manufacturing                   | 1. <input type="checkbox"/> Charitable  |
| <input type="checkbox"/> 2. Advertising         | <input type="checkbox"/> 21. Mining                          | 2. <input type="checkbox"/> Benevolent  |
| <input type="checkbox"/> 3. Aerospace           | <input type="checkbox"/> 22. News Media                      | 3. <input type="checkbox"/> Educational   |
| <input type="checkbox"/> 4. Agriculture         | <input type="checkbox"/> 23. Pharmaceutical                  | 4. <input type="checkbox"/> Civic   |
| <input type="checkbox"/> 5. Architecture        | <input type="checkbox"/> 24. Publishing/Printing             | 5. <input type="checkbox"/> Political   |
| <input type="checkbox"/> 6. Banking/Finance     | <input type="checkbox"/> 25. Ranching/Livestock              | 6. <input type="checkbox"/> Religious   |
| <input type="checkbox"/> 7. Barbers/Cosmetology | <input type="checkbox"/> 26. Real Estate                     | 7. <input type="checkbox"/> Social  |
| <input type="checkbox"/> 8. Construction        | <input type="checkbox"/> 27. Restaurant/Bar                  | 8. <input type="checkbox"/> Literary  |
| <input type="checkbox"/> 9. Contractor          | <input type="checkbox"/> 28. Retail Sales                    | 9. <input type="checkbox"/> Cultural  |
| <input type="checkbox"/> 10. Credit/Collection  | <input type="checkbox"/> 29. Science/Research                | 10. <input type="checkbox"/> Athletic   |
| <input type="checkbox"/> 11. Education          | <input type="checkbox"/> 30. Sports/Sporting Events          | 11. <input type="checkbox"/> Science/Research   |
| <input type="checkbox"/> 12. Engineering        | <input type="checkbox"/> 31. Technology(Computers)           | 12. <input type="checkbox"/> Hospital/Health Care                                     |
| <input type="checkbox"/> 13. Entertainment      | <input type="checkbox"/> 32. Technology(General)             | 13. <input type="checkbox"/> Agricultural   |
| <input type="checkbox"/> 14. General Consulting | <input type="checkbox"/> 33. Television/Radio                | 14. <input type="checkbox"/> Animal Husbandry   |
| <input type="checkbox"/> 15. Health Care        | <input type="checkbox"/> 34. Tourism/Convention Services     | 15. <input checked="" type="checkbox"/> Homeowner's Association                       |
| <input type="checkbox"/> 16. Hotel/Motel        | <input type="checkbox"/> 35. Transportation                  | 16. <input type="checkbox"/> Professional, commercial industrial or trade association |
| <input type="checkbox"/> 17. Import/Export      | <input type="checkbox"/> 36. Utilities                       | 17. <input type="checkbox"/> Other _____  |
| <input type="checkbox"/> 18. Insurance          | <input type="checkbox"/> 37. Veterinary Medicine/Animal Care |   |
| <input type="checkbox"/> 19. Legal Services     | <input type="checkbox"/> 38. 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 [X]

Name: Name:

7. OFFICERS Please Type or Print Clearly. You Must List at Least One.

Name: Name:

Title: SEE ATTACHED Title:

Address: Address:

Date taking office: Date taking office:

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: SEE ATTACHED Address:

Date taking office: Date taking office:

Name: Name:

Address: Address:

Date taking office: Date taking office:

**Association Name:** Cholla Vista HOA, Inc. ✓

**File No:** 0201757-0

**Directors**

**Name:** Joyce Clark  
**Address:** 13253 N La Montana #103  
Fountain Hills Az 85268

**Name:** Brian Powers  
**Address:** 13253 N La Montana #103  
Fountain Hills Az 85268

**Name:** Gordon Palmer  
**Address:** 13253 N La Montana #103  
Fountain Hills Az 85268

**Name:** Tracy Clements  
**Address:** 13253 N La Montana #103  
Fountain Hills Az 85268

**Association Name:** Cholla Vista HOA, Inc.

**File No:** 0201757-0

**Officers**

**Name:** Joyce Clark  
**Address:** 13253 N La Montana #103  
Fountain Hills Az 85268

**Title:** Treasurer

**Name:** Brian Powers  
**Address:** 13253 N La Montana #103  
Fountain Hills Az 85268

**Title:** Secretary

**Name:** Gordon Palmer  
**Address:** 13253 N La Montana #103  
Fountain Hills Az 85268

**Title:** President

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**CHOLLA VISTA HOMEOWNERS ASSOCIATION (038)**

Income/Expense Statement

Period: 12/01/04 to 12/31/04

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>INCOME:</b>							
06310 Assessment Income	3,082.80	.00	3,082.80	25,342.83	24,860.00	482.83	24,860.00
06340 Late Fee Income	8.60	.00	8.60	68.60	.00	68.60	.00
06345 Rebill Fees	.00	.00	.00	60.00	.00	60.00	.00
06350 Legal Fees Reimbursement	.00	.00	.00	716.00	.00	716.00	.00
06365 NSF Fee	.00	.00	.00	15.00	.00	15.00	.00
06910 Interest Income	4.13	.00	4.13	35.51	.00	35.51	.00
06920 Miscellaneous Income	.00	.00	.00	568.00	.00	568.00	.00
<b>Subtotal Income</b>	<b>3,095.53</b>	<b>.00</b>	<b>3,095.53</b>	<b>26,805.94</b>	<b>24,860.00</b>	<b>1,945.94</b>	<b>24,860.00</b>
<b>EXPENSES</b>							
<b>GENERAL &amp; ADMINISTRATIVE</b>							
07010 Management Fees	.00	575.00	575.00	6,400.00	6,900.00	500.00	6,900.00
07140 Audit / Tax Preparation Fees	.00	14.62	14.62	235.00	175.00	(60.00)	175.00
07160 Attorney Fees - General	301.70	16.74	(284.96)	301.70	200.00	(101.70)	200.00
07170 Collection Expense	.00	25.00	25.00	672.50	300.00	(372.50)	300.00
07180 NSF Fee	.00	.00	.00	25.00	.00	(25.00)	.00
07250 Bank Charges	15.00	15.00	.00	152.00	180.00	28.00	180.00
07255 Statements / Coupons	34.00	.00	(34.00)	68.00	.00	(68.00)	.00
07260 Postage	34.13	50.00	15.87	369.43	600.00	230.57	600.00
07270 Storage	.00	4.00	4.00	70.00	48.00	(22.00)	48.00
07275 Rebill Fees	.00	.00	.00	120.00	.00	(120.00)	.00
07280 Insurance	.00	91.25	91.25	1,044.00	1,095.00	51.00	1,095.00
07400 Printing	25.00	166.74	141.74	1,208.05	2,000.00	791.95	2,000.00
07420 Property Taxes	.00	12.50	12.50	21.94	150.00	128.06	150.00
07440 State & Local Income Tax	.00	12.50	12.50	60.00	150.00	90.00	150.00
07890 Misc. G & A	.00	8.37	8.37	213.47	100.00	(113.47)	100.00
07900 Social Expense	.00	16.74	16.74	89.00	200.00	111.00	200.00
<b>GENERAL &amp; ADMINISTRATIVE</b>	<b>409.83</b>	<b>1,008.46</b>	<b>598.63</b>	<b>11,050.09</b>	<b>12,098.00</b>	<b>1,047.91</b>	<b>12,098.00</b>
<b>UTILITIES</b>							
08905 Water	.00	240.00	240.00	2,376.50	2,880.00	503.50	2,880.00
08920 Electric	10.67	25.00	14.33	246.69	300.00	53.31	300.00
08995 Back Flow Testing & Repairs	.00	12.50	12.50	.00	150.00	150.00	150.00
<b>UTILITIES</b>	<b>10.67</b>	<b>277.50</b>	<b>266.83</b>	<b>2,623.19</b>	<b>3,330.00</b>	<b>706.81</b>	<b>3,330.00</b>
<b>LANDSCAPING</b>							
08505 Landscape Contract	1,292.80	666.74	(626.06)	8,358.00	8,000.00	(358.00)	8,000.00
08515 Landscaping Supplies	.00	25.00	25.00	.00	300.00	300.00	300.00
08520 Irrigation / Sprinkler Repair	.00	25.00	25.00	841.00	300.00	(541.00)	300.00
08565 Trees/Shrubs/Annuals	.00	8.37	8.37	750.00	100.00	(650.00)	100.00
08575 Tree Trimming	.00	16.74	16.74	427.00	200.00	(227.00)	200.00
08599 Landscape - Misc.	.00	4.24	4.24	.00	50.00	50.00	50.00
<b>LANDSCAPING</b>	<b>1,292.80</b>	<b>746.09</b>	<b>(546.71)</b>	<b>10,376.00</b>	<b>8,950.00</b>	<b>(1,426.00)</b>	<b>8,950.00</b>
<b>GENERAL MAINTENANCE</b>							

**CHOLLA VISTA HOMEOWNERS ASSOCIATION (038)**

Income/Expense Statement

Period: 12/01/04 to 12/31/04

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
09180 Plumbing Supplies & Repairs	.00	4.24	4.24	.00	50.00	50.00	50.00
09190 Electrical Supplies & Repairs	.00	4.24	4.24	.00	50.00	50.00	50.00
09255 Signage	.00	4.24	4.24	369.00	50.00	(319.00)	50.00
09570 Painting Maintenance	.00	4.24	4.24	.00	50.00	50.00	50.00
<b>GENERAL MAINTENANCE</b>	<b>.00</b>	<b>16.96</b>	<b>16.96</b>	<b>369.00</b>	<b>200.00</b>	<b>(169.00)</b>	<b>200.00</b>
<b>RESERVE CONTRIBUTIONS</b>							
<b>RESERVE CONTRIBUTIONS</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
<b>TOTAL EXPENSES</b>	<b>1,713.30</b>	<b>2,049.01</b>	<b>335.71</b>	<b>24,418.28</b>	<b>24,578.00</b>	<b>159.72</b>	<b>24,578.00</b>
<b>CURRENT YEAR NET INCOME/(LOSS)</b>	<b>1,382.23</b>	<b>(2,049.01)</b>	<b>3,431.24</b>	<b>2,387.66</b>	<b>282.00</b>	<b>2,105.66</b>	<b>282.00</b>

CHOLLA VISTA HOMEOWNERS ASSOCIATION (038)

Balance Sheet

As of 12/31/04

ASSETS

1010	FNB Checking - Operating	\$	13,559.91	
1070	USB Checking - Operating		2,500.00	
	<b>TOTAL ASSETS</b>			\$ 16,059.91

LIABILITIES & EQUITY

CURRENT LIABILITIES:

	Subtotal Current Liab.			\$ .00
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RESERVES:

	Subtotal Reserves			\$ .00
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EQUITY:

5510	Prior Year Net Income/Loss	\$	13,672.25	
	Current Year Net Income/(Loss)		2,387.66	
	Subtotal Equity			\$ 16,059.91
	<b>TOTAL LIABILITIES &amp; EQUITY</b>			\$ 16,059.91

9. **FINANCIAL DISCLOSURE (A.R.S. §10-11622.A.9)**

-0201757-0

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; 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, 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 James G. Palmer Date 3-29-05 Name \_\_\_\_\_ Date \_\_\_\_\_

Signature James G. Palmer Signature \_\_\_\_\_

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

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