



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

Arizona Corporation Commission



DUE ON OR BEFORE 04/19/2000

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.

RECEIVED

JUN 3 - 2002

ARIZONA CORP. COMMISSION  
CORPORATIONS DIVISION

1. -0242582-7  
VISTA CASITA HOMEOWNERS ASSOCIATION, INC.  
% KEN MEAD CONDO MGMT  
16991 N BOSWELL BLVD  
SUN CITY, AZ 85351

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

State of Domicile: **ARIZONA**

Type of Corporation: **NON-PROFIT**

2. Arizona Statutory Agent: **BETTY K CAMPBELL**  
Street Address: **16991 N BOSWELL BLVD**  
**SUN CITY, AZ 85351**

City, State, Zip:

*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

ACC USE ONLY

Fee \$ 408212

Penalty \$ \_\_\_\_\_

Reinstate \$ \_\_\_\_\_

Expedite \$ \_\_\_\_\_

Resubmit \$ \_\_\_\_\_

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

- |                                                 |                                                              |
|-------------------------------------------------|--------------------------------------------------------------|
| <input type="checkbox"/> 1. Accounting          | <input type="checkbox"/> 20. Manufacturing                   |
| <input type="checkbox"/> 2. Advertising         | <input type="checkbox"/> 21. Mining                          |
| <input type="checkbox"/> 3. Aerospace           | <input type="checkbox"/> 22. News Media                      |
| <input type="checkbox"/> 4. Agriculture         | <input type="checkbox"/> 23. Pharmaceutical                  |
| <input type="checkbox"/> 5. Architecture        | <input type="checkbox"/> 24. Publishing/Printing             |
| <input type="checkbox"/> 6. Banking/Finance     | <input type="checkbox"/> 25. Ranching/Livestock              |
| <input type="checkbox"/> 7. Barbers/Cosmetology | <input type="checkbox"/> 26. Real Estate                     |
| <input type="checkbox"/> 8. Construction        | <input type="checkbox"/> 27. Restaurant/Bar                  |
| <input type="checkbox"/> 9. Contractor          | <input type="checkbox"/> 28. Retail Sales                    |
| <input type="checkbox"/> 10. Credit/Collection  | <input type="checkbox"/> 29. Science/Research                |
| <input type="checkbox"/> 11. Education          | <input type="checkbox"/> 30. Sports/Sporting Events          |
| <input type="checkbox"/> 12. Engineering        | <input type="checkbox"/> 31. Technology(Computers)           |
| <input type="checkbox"/> 13. Entertainment      | <input type="checkbox"/> 32. Technology(General)             |
| <input type="checkbox"/> 14. General Consulting | <input type="checkbox"/> 33. Television/Radio                |
| <input type="checkbox"/> 15. Health Care        | <input type="checkbox"/> 34. Tourism/Convention Services     |
| <input type="checkbox"/> 16. Hotel/Motel        | <input type="checkbox"/> 35. Transportation                  |
| <input type="checkbox"/> 17. Import/Export      | <input type="checkbox"/> 36. Utilities                       |
| <input type="checkbox"/> 18. Insurance          | <input type="checkbox"/> 37. Veterinary Medicine/Animal Care |
| <input type="checkbox"/> 19. Legal Services     | <input type="checkbox"/> 38. Other _____                     |

NON-PROFIT CORPORATIONS

- |                                                                                          |
|------------------------------------------------------------------------------------------|
| <input type="checkbox"/> 1. Charitable                                                   |
| <input type="checkbox"/> 2. Benevolent                                                   |
| <input type="checkbox"/> 3. Educational                                                  |
| <input type="checkbox"/> 4. Civic                                                        |
| <input type="checkbox"/> 5. Political                                                    |
| <input type="checkbox"/> 6. Religious                                                    |
| <input type="checkbox"/> 7. Social                                                       |
| <input type="checkbox"/> 8. Literary                                                     |
| <input type="checkbox"/> 9. Cultural                                                     |
| <input type="checkbox"/> 10. Athletic                                                    |
| <input type="checkbox"/> 11. Science/Research                                            |
| <input type="checkbox"/> 12. Hospital/Health Care                                        |
| <input type="checkbox"/> 13. Agricultural                                                |
| <input type="checkbox"/> 14. Animal Husbandry                                            |
| <input checked="" type="checkbox"/> 15. Homeowner's Association                          |
| <input type="checkbox"/> 16. Professional, commercial<br>industrial or trade association |
| <input type="checkbox"/> 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.

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

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.

Name: \_\_\_\_\_ Name: \_\_\_\_\_  
 NONE ☒ Name: \_\_\_\_\_ Name: \_\_\_\_\_

**7. OFFICERS PLEASE TYPE OR PRINT CLEARLY.**

Name: Bob Gregg  
 Title: President  
 Address: 21735 Verde Ridge Dr  
Sun City West AZ 85375  
 Date taking office: 2/18/00  
 Name: Kathleen Dolniak  
 Title: Vice President  
 Address: 21730 Limousine Dr  
Sun City West AZ 85375  
 Date taking office: 2/18/00

Name: Larry Smith  
 Title: Secretary  
 Address: 16167 Verde Ridge Dr  
Sun City AZ 85375  
 Date taking office: 4-1-99  
 Name: Carmen Erickson  
 Title: Treas.  
 Address: 21720 Limousine Dr  
Sun City West AZ 85375  
 Date taking office: 3/27/97

**8. DIRECTORS PLEASE TYPE OR PRINT CLEARLY.**

Name: Leslie Briffin  
 Address: 21739 Verde Ridge Dr  
Sun City AZ 85375  
 Date taking office: 2/18/00  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Date taking office: \_\_\_\_\_

Name: Bob Gregg  
 Address: 21735 Verde Ridge Dr  
Sun City West AZ 85375  
 Date taking office: 2/18/00  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Date taking office: \_\_\_\_\_

## VISTA CASITA HOA INC

BY COMMUNITY ASSOCIATION MGT

## STATEMENT OF ASSETS, LIABILITIES, AND FUND BALANCE

DECEMBER 31, 1999

UNAUDITED

## ASSETS

## CURRENT ASSETS

|      |                              |           |
|------|------------------------------|-----------|
| 1000 | CASH OPERATING CHECKING      | 5,540.95  |
| 1005 | BANK OF AMERICA MONEY MARKET | 1,060.94  |
| 1020 | ML READY ASSETS TRUST        | 41,439.31 |

TOTAL OPERATING FUNDS

48,041.20

TOTAL ASSETS

48,041.20

## LIABILITIES AND EQUITY

## CURRENT LIABILITIES

## RESERVES

|                                |           |
|--------------------------------|-----------|
| RESERVES- FENCE REPAIR & PAINT | 248.00    |
| RESERVES- PAINTING             | 1,386.00  |
| RESERVES- DRIVES & ALLEYS      | 450.00    |
| RESERVES- GENERAL              | 38,406.46 |
| RESERVES INTEREST & DIVIDENDS  | 2,125.64  |

TOTAL CURRENT LIABILITIES

42,616.10

## EQUITY

|                             |          |
|-----------------------------|----------|
| PRIOR YEARS NET INCOME/LOSS | 1,482.99 |
| EQUITY INCREASE THIS YEAR   | 3,942.11 |

TOTAL LIABILITIES AND EQUITY

48,041.20

## VISTA CASITA HOA INC

## BUDGET COMPARISON REPORT

FISCAL YEAR ENDING DECEMBER

DECEMBER 31, 1999

0242582-7

## UNAUDITED

## CURRENT PERIOD

## YEAR TO DATE

| ACTUAL | BUDGET | VARIANCE |      |                                | ACTUAL | BUDGET | VARIANCE | ANNUAL BUDGET |
|--------|--------|----------|------|--------------------------------|--------|--------|----------|---------------|
|        |        |          |      | INCOME                         |        |        |          |               |
| 5,952  | 4,839  | 1,113    | 4000 | RESIDENTIAL ASSESSEMENTS       | 58,346 | 58,078 | 268      | 58,078        |
| 210    | 0      | 210      | 4005 | RESERVE INTEREST & DIVIDENDS   | 2,126  | 0      | 2,126    | 0             |
| 0      | 0      | 0        | 4070 | LATE FEE INCOME                | 10     | 0      | 10       | 0             |
| 6,162  | 4,839  | 1,323    |      | TOTAL INCOME                   | 60,482 | 58,078 | 2,404    | 58,078        |
|        |        |          |      | OPERATING EXPENSES             |        |        |          |               |
|        |        |          |      | ADMINISTRATIVE EXPENSES        |        |        |          |               |
| 570    | 570    | 0        | 5000 | MANAGEMENT FEES                | 6,840  | 6,840  | 0        | 6,840         |
| 0      | 16     | 16       | 5010 | LEGAL SERVICES                 | 0      | 200    | 200      | 200           |
| 0      | 0      | 0        | 5020 | COLLECTION/ADMINISTRATION FEES | 21     | 0      | (21)     | 0             |
| 0      | 12     | 12       | 5030 | AUDIT FEES, ACCOUNTING FEES    | 150    | 150    | 0        | 150           |
| 0      | 0      | 0        | 5045 | BANK SERVICE CHARGES           | 251    | 0      | (251)    | 0             |
| 0      | 50     | 50       | 5065 | OFFICE EXPENSES                | 995    | 600    | (395)    | 600           |
| 25     | 0      | (25)     | 5075 | MISC. GENERAL & ADMINISTRATIVE | 35     | 0      | (35)     | 0             |
| 0      | 6      | 6        | 5080 | CORPORATE INCOME TAX           | 1,369  | 75     | (1,794)  | 75            |
| 0      | 75     | 75       | 5090 | INSURANCE                      | 711    | 900    | 189      | 900           |
| 595    | 729    | 134      |      | TOTAL ADMINISTRATIVE EXPENSES  | 10,873 | 8,765  | (2,108)  | 8,765         |
|        |        |          |      | UTILITIES                      |        |        |          |               |
| 52     | 58     | 6        | 5120 | ELECTRICITY (SPRINKLER METERS) | 584    | 700    | 116      | 700           |
| 642    | 541    | (101)    | 5140 | WATER (LANDSCAPE USE ONLY)     | 5,039  | 6,500  | 461      | 6,500         |
| 570    | 570    | 0        | 5150 | REFUSE DISPOSAL                | 5,840  | 6,840  | 0        | 6,840         |
| 894    | 708    | (186)    | 5160 | CABLE                          | 10,410 | 3,500  | (1,910)  | 3,500         |
| 2,158  | 1,877  | (281)    |      | TOTAL UTILITIES                | 23,373 | 22,540 | (1,333)  | 22,540        |
|        |        |          |      | LANDSCAPING EXPENSES           |        |        |          |               |
| 1,400  | 1,375  | (25)     | 5200 | LANDSCAPE SERVICE/SUPPLIES     | 19,177 | 16,500 | (2,677)  | 16,500        |
| 0      | 33     | 83       | 5240 | WEED CONTROL                   | 0      | 1,000  | 1,000    | 1,000         |
| 306    | 275    | (31)     | 5280 | PEST CONTROL                   | 3,393  | 3,300  | (93)     | 3,300         |
| 1,706  | 1,733  | 27       |      | TOTAL LANDSCAPING EXPENSES     | 22,570 | 20,800 | (1,770)  | 20,800        |
|        |        |          |      | MISCELLANEOUS                  |        |        |          |               |
| 0      | 66     | 66       | 5605 | MINOR REPAIRS                  | 0      | 800    | 800      | 800           |
| 0      | 93     | 83       | 5620 | DRIVEWAY & PARKING AREA MAINT  | 1,404  | 1,000  | (404)    | 1,000         |
| 0      | 149    | 149      |      | TOTAL MISCELLANEOUS            | 1,404  | 1,800  | 397      | 1,800         |
| 4,459  | 4,488  | 29       |      | TOTAL EXPENSES                 | 58,719 | 53,905 | (4,814)  | 53,905        |

## VISTA CASITA HOA INC

## BUDGET COMPARISON REPORT

FISCAL YEAR ENDING DECEMBER

DECEMBER 31, 1999

0242582-7

## UNAUDITED

## CURRENT PERIOD

## YEAR TO DATE

| CURRENT PERIOD   |        |          |                                   | YEAR TO DATE |        |          |               |
|------------------|--------|----------|-----------------------------------|--------------|--------|----------|---------------|
| ACTUAL           | BUDGET | VARIANCE |                                   | ACTUAL       | BUDGET | VARIANCE | ANNUAL BUDGET |
| RESERVE ACCOUNTS |        |          |                                   |              |        |          |               |
| 0                | 231    | 231      | 6010 PAINTING                     | 231          | 2,773  | 2,542    | 2,773         |
| 0                | 75     | 75       | 6020 DRIVES & ALLEY               | 75           | 900    | 325      | 900           |
| 0                | 41     | 41       | 6030 GENERAL RESERVE              | (4,611)      | 500    | 5,111    | 500           |
| 210              | 0      | (210)    | 6040 RESERVES INTEREST ALLOCATION | 2,126        | 0      | (2,126)  | 0             |
| -----            |        |          |                                   | -----        |        |          |               |
| 210              | 347    | 137      | TOTAL RESERVE ACCOUNTS            | (2,179)      | 4,173  | 6,352    | 4,173         |
| -----            |        |          |                                   | -----        |        |          |               |
| 1,493            | 4      | 1,489    | TOTAL PROFIT/LOSS                 | 3,942        | 0      | 3,942    | 0             |
| =====            |        |          |                                   | =====        |        |          |               |

**9. 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.

**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, 10-3202.02, 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 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** ☒

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 Robert A. Gregg Date May 30, 02 Name \_\_\_\_\_ Date \_\_\_\_\_

Signature Robert A. Gregg Signature \_\_\_\_\_

Title president Title \_\_\_\_\_

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