



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

Arizona Corporation Commission



DUE ON OR BEFORE 04/19/2002

FY01-02

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. 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.

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

RECEIVED

MAR 15 2002

ARIZONA CORP COMMISSION
CORPORATIONS DIVISION

Business Phone: _____
State of Domicile: ARIZONA Type of Corporation: NON-PROFIT

RECEIVED

APR 16 2002

ARIZONA CORP COMMISSION
CORPORATIONS DIVISION

2. Arizona Statutory Agent: BETTY F CAMPBELL
Street Address: 16991 N BOSWELL BLVD
SUN CITY, AZ 85351
City, State, Zip:

Use this box only if appointing a new Statutory Agent

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

RECEIVED

JUN 3 - 2002

ARIZONA CORP COMMISSION
CORPORATIONS DIVISION

3. Secondary Address:

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

BUSINESS CORPORATIONS

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

NON-PROFIT CORPORATIONS

- | |
|-------------------------------------|
| 1. Charitable |
| 2. Benevolent |
| 3. Educational |
| 4. Civic |
| 5. Political |
| 6. Religious |
| 7. Social |
| 8. Library |
| 9. Cultural |
| 10. Athletic |
| 11. Science/Research |
| 12. Hospital/Health Care |
| 13. Agricultural |
| 14. Animal Husbandry |
| 15. Homeowner's Association |
| 16. Professional, commercial |
| 17. Industrial or trade association |
| 18. Other |

5. CAPITALIZATION: ~~Business trusts must indicate the number of transferable certificates held by trustees evidencing their beneficial interest in the trust estate.~~

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 trusts must indicate the number of transferable certificates held by trustees evidencing their beneficial interest in the trust estate.~~

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 ☒

Name: _____ Name: _____

7. OFFICERS Please Type or Print Clearly.

Name: Bobby Gregg

Name: Kathleen Dolniak

Title: President

Title: Vice President

Address: 21735 Verde Ridge Dr

Address: 21730 Limousine Dr

Sun City West, AZ 85375

Sun City West, AZ 85375

Date taking office: 2/18/00

Date taking office: 2/18/01

Name: Glenn Clark

Name: Loreen Larson

Title: Treasurer

Title: Secretary

Address: 21728 Limousine Dr

Address: 21732 Limousine Dr

Sun City West, AZ 85375

Sun City West, AZ 85375

Date taking office: 2/18/01

Date taking office: 2/18/00

8. DIRECTORS Please Type or Print Clearly.

Name: Bobby Gregg

Name: Leslie Griffin

Address: 21735 Verde Ridge Dr

Address: 21739 Verde Ridge dr

Sun City West, AZ 85375

Sun City West, AZ 85375

Date taking office: 2/18/00

Date taking office: 2/15/02

Name: _____

Name: _____

Address: _____

Address: _____

Date taking office: _____

Date taking office: _____

Balance Sheet (Cash)
Vista Casitas HOA, Inc. - (VisC)
Jan 2002

Page 1
3/8/02
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-0242582-7

Prepared For:
Vista Casitas HOA, Inc.
% Ken Meade Realty, Inc.
16991 N. Boswell Blvd.
Sun City, AZ 85351

Prepared By:
Ken Meade Realty Condo/HOA Mgt. & Bldg.
1-823-833-2955
16991 N. Boswell Blvd.
Sun City, AZ 85351

ASSETS

Cash & Bank Accounts	
1120 - Operating Checking	4,823.94
1140 - Money Market	7,195.60
Total Assets	12,019.54

LIABILITIES/NO EQUITY

Reserve Equity	
1743 - Reserve-Drives & Alleys	1,275.00
1745 - Reserve-Fence	332.00
1750 - Reserve-General	2,690.18
1753 - Reserve-Interest	1,178.62
Total Reserve Equity	5,375.80
 1900-Prior Yrs Surplus/Deficit	 4,859.71
 Curr. Year Surplus/Deficit	 1,784.03
Total Homeowners Equity	12,019.54
Total Liab & NO Equity	12,019.54

Budget Comparison Cash Flow (Cash)
Vista Casitas HOA, Inc. - (VisC)
Jan 2002

Page 1
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-0242582-7

Prepared For:
Vista Casitas HOA, Inc.
% Ken Meade Realty, Inc.
16991 N. Boswell Blvd.
Sun City, AZ 85351

Prepared By:
Ken Meade Realty Condo/HOA Mgt. & Bldg.
1-623-933-2955
16991 N. Boswell Blvd.
Sun City, AZ 85351

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
2010 - Assessment Income	6,018.00	5,700.00	318.00	5.58	6,018.00	5,700.00	318.00	5.58	66,408.00
2025 - Mtl Interest	8.11	0.00	8.11	0	8.11	0.00	8.11	0	8.00
2045 - Late Fees / Interest	10.00	0.00	10.00	0	10.00	0.00	10.00	0	9.00
Total Income	6,034.11	5,700.00	334.11	5.88	6,034.11	5,700.00	334.11	5.88	66,408.00
EXPENSES									
4370 - Electricity	82.10	54.17	2.07	3.82	82.10	54.17	2.07	3.82	650.00
4400 - Water	337.88	318.67	179.81	34.76	337.88	318.67	179.81	34.76	6,208.00
4490 - Trash Removal	670.00	570.00	8.00	8.00	670.00	570.00	0.00	0.00	6,848.00
4490 - Pest Control	298.00	300.00	18.00	8.00	298.00	300.00	18.00	8.00	3,888.00
5010 - Gardening Contract	1,408.00	1,400.00	8.00	8.00	1,408.00	1,400.00	8.00	8.00	16,908.00
5020 - Landscaping	21.58	118.67	95.08	81.48	21.58	118.67	95.08	81.48	1,408.00
5040 - Irrigation Services	0.00	188.67	188.67	100.00	0.00	188.67	188.67	100.00	2,008.00
5070 - Fertilizer/Seed	0.00	188.67	188.67	100.00	0.00	188.67	188.67	100.00	2,008.00
6001 - Common Area Repairs	0.00	18.67	18.67	100.00	0.00	18.67	18.67	100.00	208.00
6000 - Cable TV	1,258.83	1,250.00	-8.83	-0.71	1,258.83	1,250.00	-8.83	-0.71	14,908.00
7005 - Insurance	0.00	70.83	70.83	100.00	0.00	70.83	70.83	100.00	858.00
7045 - Legal Fees	0.00	0.83	0.83	100.00	0.00	0.83	0.83	100.00	10.00
7058 - Coupon Book	20.00	20.00	0.00	0.00	20.00	20.00	0.00	0.00	20.00
7065 - Taxes	0.00	58.33	58.33	100.00	0.00	58.33	58.33	100.00	788.00
7070 - Bookkeeping	142.58	180.00	7.50	5.00	142.58	180.00	7.50	5.00	1,808.00
7090 - Misc. Office Expense	82.00	25.00	-37.00	-148.0	82.00	25.00	-37.00	-148.0	308.00
Total Expenses	4,190.88	4,892.51	732.43	15.00	4,190.88	4,892.51	732.43	15.00	56,378.00
Excess of Inc. over Exp.	1,843.23	807.49	1,035.74	130.47	1,843.23	807.49	1,035.74	130.47	10,030.00
Transfer to Reserves									
General Reserve	100.00	100.00	0.00	0.00	100.00	100.00	0.00	0.00	4,508.00
Drives and Alleys Reserve	0.00	0.00	0.00	0	0.00	0.00	0.00	0	3,308.00
Total Transfers	100.00	100.00	0.00	0.00	100.00	100.00	0.00	0.00	7,800.00
Op.Surplus/Deficit	1,743.23	707.49	1,035.74	148.85	1,743.23	707.49	1,035.74	148.85	2,230.00
CASH FLOW	1,743.23	707.49	1,035.74	148.85	1,743.23	707.49	1,035.74	148.85	2,230.00
Beginning Cash	2,848.02								
Ending Balance	4,591.25								

Please Enter Corporation Name: Vista Casitas Homeowners Assn. Inc.

Page 3

9. FINANCIAL DISCLOSURE (A.R.S. §§10-1622.B & 10-11622.A.9)

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)

This corporation **does** ☒ **does not** ☐ have members.

10. CERTIFICATE OF DISCLOSURE (A.R.S. §§10-1622.A.9 & 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?

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)

YES ☐ **NO** ☒

Chapter _____ Date Filed _____ Case Number _____

12. SIGNATURES

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 BOBBY A. GREGG Date 7/12/02 Name _____ Date _____

Signature Bobby A. Gregg Signature _____

Title president Title _____

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