



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

AZ Corp. Commission



00904114

DUE ON OR BEFORE 04/19/2004

FY03-04

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.

1. -0242582-7

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

RECEIVED

MAR 26 2004

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

Business Phone: _____

(Business phone is optional.)

State of Domicile: ARIZONA

Type of Corporation: NON-PROFIT

2. Statutory Agent: BETTY F CAMPBELL

Mailing Address: 16991 N BOSWELL BLVD

City, State, Zip: SUN CITY, AZ 85351

Physical Address, If Different.

Physical Address:

City, State, Zip:

ACC USE ONLY

Fee

\$

10 4104

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.

Diane Bowtell
Signature of new Statutory Agent

DIANE BOWTELL
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 | 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. Barbers/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. 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. Please examine the corporation's original Articles of Incorporation for the amount of **shares authorized**. 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**. **Please Print or Type Clearly.**

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. **Please Type or Print Clearly.**

Name: _____ Name: _____

NONE ☒

Name: _____ Name: _____

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

Name: JOE RODRIGUEZ

Name: PATRICIA HANTZ

Title: CHAIRMAN

Title: VICE CHAIRMAN

Address: 21740 N. LIMOUSINE DR.
SUN CITY WEST, AZ 85375

Address: 21758 N. LIMOUSINE DR.
SUN CITY WEST, AZ 85375

Date taking office: 2/23/04

Date taking office: 2/23/04

Name: THERESA BURKE

Name: JUDY FOSTER

Title: SECRETARY

Title: TREASURER

Address: 21754 N. LIMOUSINE DR.
SUN CITY WEST, AZ 85375

Address: 21752 N. LIMOUSINE DR.
SUN CITY WEST, AZ 85375

Date taking office: 2/23/04

Date taking office: 2/23/04

8. DIRECTORS Please Type or Print Clearly. You Must List at Least One.

Name: JOE RODRIGUEZ

Name: _____

Address: 21740 N. LIMOUSINE DR.
SUN CITY WEST, AZ 85375

Address: _____

Date taking office: 2/23/04

Date taking office: _____

Name: _____

Name: _____

Address: _____

Address: _____

Date taking office: _____

Date taking office: _____

Balance Sheet (Cash)
Vista Casitas HOA, Inc. - (VisC)
Mar 2004

Page 1
03/23/2004
05:41 PM

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

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

ASSETS

Cash & Bank Accounts	
1120 - Operating Checking	3,193.96
1140 - Money Market	24,887.31
Total Assets	28,081.27

LIABILITIES/HO EQUITY

Reserve Equity	
1743 - Reserve-Drives & Alleys	8,898.00
1750 - Reserve-General	15,239.34
Total Reserve Equity	24,137.34
 1900-Prior Yrs Surplus/Deficit	 4,473.83
Curr. Year Surplus/Deficit	-529.90
Total Homeowners Equity	28,081.27
Total Liab & HO Equity	28,081.27

Budget Comparison Cash Flow (Cash)
Vista Casitas HOA, Inc. - (VisC)
Jan 2004 - Dec 2004

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	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
2010 - Assessment Income	16,512.59	75,240.00	-58,727.41	-78.05	16,512.59	75,240.00	-58,727.41	-78.05	75,240.00
2025 - MM Interest	22.97	0.00	22.97	0	22.97	0.00	22.97	0	0.00
2045 - Late Fees / Interest	20.00	0.00	20.00	0	20.00	0.00	20.00	0	0.00
Total Income	16,555.56	75,240.00	-58,684.44	-78.00	16,555.56	75,240.00	-58,684.44	-78.00	75,240.00
EXPENSES									
4370 - Electricity	154.50	684.00	529.50	77.41	154.50	684.00	529.50	77.41	684.00
4400 - Water	852.80	7,200.00	6,347.20	88.16	852.80	7,200.00	6,347.20	88.16	7,200.00
4450 - Trash Removal	1,710.00	6,840.00	5,130.00	75.00	1,710.00	6,840.00	5,130.00	75.00	6,840.00
4460 - Pest Control	855.00	3,700.00	2,845.00	76.89	855.00	3,700.00	2,845.00	76.89	3,700.00
5010 - Gardening Contract	4,200.00	16,800.00	12,600.00	75.00	4,200.00	16,800.00	12,600.00	75.00	16,800.00
5020 - Landscaping	2,800.00	3,300.00	500.00	15.15	2,800.00	3,300.00	500.00	15.15	3,300.00
5040 - Irrigation Services	55.02	2,500.00	2,444.98	97.80	55.02	2,500.00	2,444.98	97.80	2,500.00
5070 - Fertilizer/Seed	127.56	2,600.00	2,472.44	95.09	127.56	2,600.00	2,472.44	95.09	2,600.00
6001 - Common Area Repairs	0.00	1,800.00	1,800.00	100.00	0.00	1,800.00	1,800.00	100.00	1,800.00
6090 - Cable TV	3,779.49	15,500.00	11,720.51	75.62	3,779.49	15,500.00	11,720.51	75.62	15,500.00
7005 - Insurance	0.00	850.00	850.00	100.00	0.00	850.00	850.00	100.00	850.00
7010 - Reimb. Banking Fees	18.00	80.00	62.00	77.50	18.00	80.00	62.00	77.50	80.00
7045 - Legal Fees	0.00	36.00	36.00	100.00	0.00	36.00	36.00	100.00	36.00
7050 - Coupon Book	12.50	24.00	11.50	47.92	12.50	24.00	11.50	47.92	24.00
7065 - Taxes	60.00	76.00	16.00	21.05	60.00	76.00	16.00	21.05	76.00
7070 - Bookkeeping	461.70	1,860.00	1,398.30	75.18	461.70	1,860.00	1,398.30	75.18	1,860.00
7080 - Management	0.00	3,600.00	3,600.00	100.00	0.00	3,600.00	3,600.00	100.00	3,600.00
7090 - Misc. Office Expense	152.39	380.00	227.61	59.90	152.39	380.00	227.61	59.90	380.00
Total Expenses	15,238.96	67,830.00	52,591.04	77.53	15,238.96	67,830.00	52,591.04	77.53	67,830.00
Excess of Inc. over Exp.	1,316.60	7,410.00	-6,093.40	-82.23	1,316.60	7,410.00	-6,093.40	-82.23	7,410.00
Transfer to Reserves									
General Reserve	1,129.50	4,518.00	3,388.50	75.00	1,129.50	4,518.00	3,388.50	75.00	4,518.00
Drives and Alleys Reserve	723.00	2,892.00	2,169.00	75.00	723.00	2,892.00	2,169.00	75.00	2,892.00
Total Transfers	1,852.50	7,410.00	5,557.50	75.00	1,852.50	7,410.00	5,557.50	75.00	7,410.00
Op. Surplus/Deficit	-535.90	0.00	-535.90	0	-535.90	0.00	-535.90	0	0.00
CASH FLOW									
CASH FLOW	-535.90	0.00	-535.90	0	-535.90	0.00	-535.90	0	0.00
Beginning Cash	3,894.33								
Ending Balance	3,187.96								

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; |
| 4. Prior addresses (for immediate preceding 7 year period). | the date and location; the court and public agency involved, and the file or cause number of the case. |

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 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 Joe Rodriguez Date 3-12-04 Name _____ Date _____

Signature Joe Rodriguez Signature _____

Title President Title _____

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