



## Corporations Division

\*\*\*Electronically Filed\*\*\*  
Business ID: 09456750  
Filing Number: 03162603320817  
Filing Date: 03/16/2026  
Effective Date: 03/16/2026

### ANNUAL REPORT (2026)

#### BUSINESS INFORMATION

**Business Name:** VR COMMUNITY ASSOCIATION, INC.  
**Business ID:** 09456750  
**Effective Date:** 03/16/2026  
**Business Type:** Domestic Nonprofit Corporation  
**Period of Duration:** Perpetual  
**Character of Business:** 813990006-Homeowners' associations

#### HOME OWNERS ASSOCIATION

Will the corporation be a unit owner's association or planned community association? **Yes**

**Home Owners Association Type:** Management Company

**Management Company Name:** AAM, LLC  
**Management Company Address:** 1600 W Broadway, Rd Ste 200, Tempe, AZ, 85282, Maricopa, USA

#### STATUTORY AGENT INFORMATION

**Statutory Agent Name:** AAM, LLC  
**Attention:** Amanda Shaw  
**Physical Address:** 1600 W Broadway Rd Ste 200, Tempe, AZ, 85282-1136, Maricopa, USA  
**Mailing Address:** 1600 W Broadway Rd Ste 200, Tempe, AZ, 85282-1136, Maricopa, USA  
**Statutory Agent has provided Consent on:** 03/16/2026  
**Statutory Agent Acceptance Statement:** AAM, LLC has accepted the role of Statutory Agent for the business.

#### KNOWN PLACE OF BUSINESS

**Attention:** AAM LLC  
1600 W BROADWAY RD STE 200, TEMPE, AZ, 85282, Maricopa, USA

#### MAILING ADDRESS

1600 W Broadway Rd, 200, Tempe, AZ, 85282, Maricopa, USA

**Will the Corporation have Members?** No

#### PRINCIPAL INFORMATION

**Director:** BRYAN SYPIEN  
1600 W BROADWAY RD STE 200, TEMPE, AZ, 85282, Maricopa, USA

**Secretary:** MICAH OLSSON  
1600 W BROADWAY RD STE 200, TEMPE, AZ, 85282, Maricopa, USA



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Treasurer: MICAH OLSSON  
1600 W BROADWAY RD STE 200, TEMPE, AZ, 85282, Maricopa, USA

President: DREW OWENS  
1600 W BROADWAY RD STE 200, TEMPE, AZ, 85282, Maricopa, USA

Director: JOE LAGUARDIA  
1600 W BROADWAY RD STE 200, TEMPE, AZ, 85282, Maricopa, USA

Vice-President: TODD SITZ  
1600 W BROADWAY RD STE 200, TEMPE, AZ, 85282, Maricopa, USA

Director: MICAH OLSSON  
1600 W BROADWAY RD STE 200, TEMPE, AZ, 85282, Maricopa, USA

Director: TODD SITZ  
1600 W BROADWAY RD STE 200, TEMPE, AZ, 85282, Maricopa, USA

Director: DREW OWENS  
1600 W BROADWAY RD STE 200, TEMPE, AZ, 85282, Maricopa, USA

### CERTIFICATE OF DISCLOSURE

#### FELONY JUDGMENT QUESTIONS

Has any person who is currently an officer, director, trustee, or incorporator been:

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 signing of this certificate? **No**

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 the signing of this certificate? **No**

Subject to an injunction, judgment, decree or permanent order of any state or federal court entered within the seven-year period immediately preceding the signing of this certificate, involving any of the following: **No**

- a. The violation of fraud or registration provisions of the securities laws of that jurisdiction;
- b. The violation of the consumer fraud laws of that jurisdiction;
- c. The violation of the antitrust or restraint of trade laws of that jurisdiction?

#### BANKRUPTCY QUESTION

Has any person who is currently an officer, director, trustee, or incorporator also served in any such capacity at another corporation that has gone into bankruptcy or receivership? **No**



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### SIGNATURE & AFFIRMATION

I affirm, under penalty of perjury, that information provided is accurate to the best of my knowledge, and that I have authority to submit this filing.

Signer certifies that all taxes have been paid.

President:

DREW OWENS - 04/02/2026

**ACC File Number 0945675-0**

## **HB 2084 – ASSOCIATION DISCLOSURE**

1. Legal/Corporate Name of Association:

*VR Community Association, Inc.*

2. Address of Association:

*172<sup>nd</sup> Street & Dixileta Drive, Rio Verde, AZ 85263*

3. Name of Designated Agent or Management Company:

*AAM, LLC*

4. Association or management company's phone number:

[REDACTED]

5. Email Address:

[REDACTED]

6. Website (if any):

[www.associatedasset.com](http://www.associatedasset.com)

7. Fax Number (if any)

[REDACTED]