AZ Corp. Commission
02509413

WEB FORM COPY

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

DUE ON OR BEFORE 04/07/2008 FY07-08 **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. -1064196-3

MOUNTAIN VISTAS HOMEOWNERS ASSOCIATION OF PHOENIX
% GOLDEN VALLEY PROPERTY MGMT
PO BOX 73259
PHOENIX, AZ 85050

Golden Valley Property Management
P.O. Box 73259
Phoenix AZ 85050

Business Phone: _____ (Business phone is optional.)
State of Domicile: ARIZONA **Type of Corporation:** NON-PROFIT

2. Statutory Agent: ~~JAN LINES~~
Mailing Address: ~~1514 W TODD DR STE B~~ 103
City, State, Zip: ~~TEMPE, AZ 85283-4648~~

Physical Address, If Different.
Physical Address:
City, State, Zip:

Golden Valley Prop. Mgmt.
1121 E. Missouri, #107
Phoenix, AZ 85014

ACC USE ONLY
Fee $_____
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.

Michael D Lotz
Signature of *new* Statutory Agent

Michael D. Lotz
Printed Name of *new* Statutory Agent

3. **Secondary Address:**

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

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CORPORATIONS DIVISION

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

BUSINESS CORPORATIONS

- ☒ 1. Accounting
- ☐ 2. Advertising
- ☐ 3. Aerospace
- ☐ 4. Agriculture
- ☐ 5. Architecture
- ☐ 6. Banking/Finance
- ☐ 7. Barbers/Cosmetology
- ☐ 8. Construction
- ☐ 9. Contractor
- ☐ 10. Credit/Collection
- ☐ 11. Education
- ☐ 12. Engineering
- ☐ 13. Entertainment
- ☐ 14. General Consulting
- ☐ 15. Health Care
- ☐ 16. Hotel/Motel
- ☐ 17. Import/Export
- ☐ 18. Insurance
- ☐ 19. Legal Services
- ☐ 20. Manufacturing
- ☐ 21. Mining
- ☐ 22. News Media
- ☐ 23. Pharmaceutical
- ☐ 24. Publishing/Printing
- ☐ 25. Ranching/Livestock
- ☐ 26. Real Estate
- ☐ 27. Restaurant/Bar
- ☐ 28. Retail Sales
- ☐ 29. Science/Research
- ☐ 30. Sports/Sporting Events
- ☐ 31. Technology(Computers)
- ☐ 32. Technology(General)
- ☐ 33. Television/Radio
- ☐ 34. Tourism/Convention Services
- ☐ 35. Transportation
- ☐ 36. Utilities
- ☐ 37. Veterinary Medicine/Animal Care
- ☐ 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 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)
0		
0		

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)
0		
0		

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. YOU MUST LIST AT LEAST ONE.

Name: See Attached **Name:** _____

Title: _____ Title: _____

Address: _____ Address: _____

_____ _____

Date taking office: _____ Date taking office: _____

Name: See Attached **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: _____ Address: _____

_____ _____

Date taking office: _____ Date taking office: _____

Name: _____ **Name:** _____

Address: _____ Address: _____

_____ _____

Date taking office: _____ Date taking office: _____

MOUNTAIN VISTAS HOA OF PHOENIX [082]
BOARD/COMMITTEE MEMBERS REPORT AS OF 05/28/08

NAME/ADDRESS	TITLE/E-MAIL	WORK/FAX	HOME/CELL	TERM EXPIRATION
CLASS: BOARD OF DIRECTORS				
CATHY JO MEANS	PRESIDENT			AUGUST 2008
ALEXANDER AMARAL	VICE PRESIDENT			AUGUST 2008
JOSHUA SANDERS	TREASURER			AUGUST 2008
SEAN STEVENS	SECRETARY			AUGUST 2008
JOSHUA KELMAN	DIRECTOR AT LARGE			AUGUST 2008

Golden Valley Property Management
P.O. Box 73259
Phoenix AZ 85050

-- End of report --

Balance Sheet Report
Mountain Vistas
As of January 31, 2008

	Balance Jan 31, 2008	Balance Dec 31, 2007	Change
Assets			
Cash			
1110 - Cash - 1st Natl Bank of AZ 4767	2,094.72	1,317.26	777.46
Total Cash	**2,094.72**	**1,317.26**	**777.46**
Cash Reserves			
1270 - Reserves-1st Nat'l Bank 6879	5,183.73	5,177.85	5.88
1710 - Due From Operating	25,678.00	25,678.00	0.00
Total Cash Reserves	**30,861.73**	**30,855.85**	**5.88**
Current Assets			
1310 - Accounts Receivable	35,356.51	36,097.51	(741.00)
1610 - Prepaid Insurance	736.50	982.00	(245.50)
Total Current Assets	**36,093.01**	**37,079.51**	**(986.50)**
Total Assets	**69,049.46**	**69,252.62**	**(203.16)**
Liabilities			
Liabilities			
3010 - Accounts Payable	12,435.81	16,757.78	(4,321.97)
3025 - Due To Reserves	25,678.00	25,678.00	0.00
3310 - Prepaid Owner Assessments	9,154.65	5,724.95	3,429.70
Total Liabilities	**47,268.46**	**48,160.73**	**(892.27)**
Total Liabilities	**47,268.46**	**48,160.73**	**(892.27)**
Owners' Equity			
Reserves			
5010 - Reserves - Unallocated	5,183.73	5,177.85	5.88
5011 - Reserves - Working Capital	10,778.00	10,778.00	0.00

Balance Sheet Report
Mountain Vistas
As of January 31, 2008

	Balance Jan 31, 2008	Balance Dec 31, 2007	Change
Owners' Equity			
Reserves			
5050 - Reserves - Major Maintenance	14,900.00	14,900.00	0.00
Total Reserves	**30,861.73**	**30,855.85**	**5.88**
Equity			
5510 - Prior Year Net Inc./Loss	(9,741.46)	(9,763.96)	22.50
Total Equity	**(9,741.46)**	**(9,763.96)**	**22.50**
Total Owners' Equity	**21,120.27**	**21,091.89**	**28.38**
Net Income / (Loss)	**660.73**	**0.00**	**660.73**
Total Liabilities and Equity	**69,049.46**	**69,252.62**	**(203.16)**

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.
2. Full birth name.
3. Present home address.
4. Prior addresses (for immediate preceding 7 year period).
5. Date and location of birth.
6. Social Security Number
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.

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 Cathy J Mears **Date** 7-7-08 **Name** _____ **Date** _____

Signature Cathy J Mears **Signature** _____

Title _____ **Title** _____

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