



WEB FORM
COPY

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



DUE ON OR BEFORE 04/20/2005

FY04-05

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. -1112908-6
SCOTTSDALE CASITAS CONDOMINIUM ASSOCIATION
7520 E ANGUS DR
SCOTTSDALE, AZ 85251

RECEIVED

JAN 23 2006

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

* DELINQUENT ANNUAL REPORT 08/26/2005; CONTACT THE COMMISSION AT 602-542-3285!

Business Phone: 602 954-9252 (Business phone is optional.)

State of Domicile: ARIZONA Type of Corporation: NON-PROFIT

2. Statutory Agent: ~~DONALD E DYERMAN~~
Mailing Address: ~~2901 N CENTRAL AVE~~
City, State, Zip: ~~PHOENIX, AZ 85012~~

Physical Address, If Different: ^{CP} **R.R. Property Management**
Physical Address: **2850 E. Camelback Road, #219**
City, State, Zip: **Phoenix, AZ 85016**

ACC USE ONLY

Fee \$ 10.01/24/06

Penalty \$ _____

Reinstate \$ _____

Expedite \$ _____

Resubmit \$ _____

IPR

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.

Betsy Ross Retchin

Signature of new Statutory Agent

Betsy Ross Retchin

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
 - 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. Homeowners' 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)
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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)
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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 PRINT OR TYPE CLEARLY.

NONE

Name: _____ Name: _____

Name: _____ Name: _____

7. OFFICERS PLEASE PRINT OR TYPE CLEARLY. YOU MUST LIST AT LEAST ONE.

Name: LYAN Haebing

Title: PRESIDENT

Address: 7520 E. ANGUS DRIVE
SCOTTSDALE AZ 85251

Name: J. PATRICK LANNAN

Title: SECRETARY

Address: 7520 E. ANGUS DRIVE
SCOTTSDALE AZ 85251

Date taking office: _____

Name: _____

Title: _____

Address: _____

Date taking office: _____

Name: _____

Title: _____

Address: _____

8. DIRECTORS PLEASE PRINT OR TYPE CLEARLY. YOU MUST LIST AT LEAST ONE.

Name: J. Patrick Lannan

Address: 7520 E. ANGUS DRIVE
Scottsdale, AZ 85251

Name: _____

Address: _____

Date taking office: _____

Name: _____

Address: _____

Date taking office: _____

Name: _____

Address: _____

Date taking office: _____

Name: _____

Address: _____

Date taking office: _____

SCOTTSDALE CASITAS

Balance Sheet

As of 12/31/04

-1112908-6

Account #	Description	Fund Balances			Totals
		Operating	Reserves	Other	
ASSETS					
1040	Cash Checking-Operating	6,122.26			6,122.26
	TOTAL ASSETS	<u>6,122.26</u>	<u>.00</u>	<u>.00</u>	<u>6,122.26</u>
LIABILITIES & EQUITY					
CURRENT LIABILITIES:					
	Subtotal Current Liab.	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
RESERVES:					
	Subtotal Reserves	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
EQUITY:					
	Current Year Net Income/(Loss)	6,122.26	.00	.00	6,122.26
	Subtotal Equity	<u>6,122.26</u>	<u>.00</u>	<u>.00</u>	<u>6,122.26</u>
	TOTAL LIABILITIES & EQUITY	<u>6,122.26</u>	<u>.00</u>	<u>.00</u>	<u>6,122.26</u>

SCOTTSDALE CASITAS
Income/Expense Statement
Period: 12/01/04 to 12/31/04

- 1112908-6

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:								
06310	Assessment Income	4,246.12	10,080.00	(5,833.88)	8,171.68	120,960.00	(112,788.32)	120,960.00
06390	Interest Income	.44	.00	.44	2.89	.00	2.89	.00
06410	Working Capital	.00	.00	.00	1,920.00	.00	1,920.00	.00
06910	Interest Income	.00	.00	.00	.05	.00	.05	.00
	Subtotal Income	4,246.56	10,080.00	(5,833.44)	10,094.62	120,960.00	(110,865.38)	120,960.00
EXPENSES								
General & Administrative								
07010	Management Fees	750.00	1,250.00	500.00	2,250.00	15,000.00	12,750.00	15,000.00
07020	Accounting Fees	.00	100.00	100.00	.00	1,200.00	1,200.00	1,200.00
07160	Legal Fees	.00	75.00	75.00	10.00	900.00	890.00	900.00
07250	Bank Charges	15.00	.00	(15.00)	30.00	.00	(30.00)	.00
07260	Office	74.40	180.00	105.60	89.57	2,160.00	2,070.43	2,160.00
07280	Insurance	4,939.78	1,650.00	(3,289.78)	213.78	19,800.00	19,586.22	19,800.00
07310	Annual Meeting/Social	.00	130.00	130.00	.00	1,560.00	1,560.00	1,560.00
07320	Postage	16.20	.00	(16.20)	21.01	.00	(21.01)	.00
07420	Taxes/Permits	.00	95.00	95.00	.00	1,140.00	1,140.00	1,140.00
07450	Other Taxes & Fees	.00	125.00	125.00	.00	1,500.00	1,500.00	1,500.00
	General & Administrative	5,795.38	3,605.00	(2,190.38)	2,614.36	43,260.00	40,645.64	43,260.00
Pool								
08210	Pool Monthly Service	.00	275.00	275.00	.00	3,300.00	3,300.00	3,300.00
08240	Pool Supplies	.00	75.00	75.00	.00	900.00	900.00	900.00
	Pool	.00	350.00	350.00	.00	4,200.00	4,200.00	4,200.00
Supplies								
08620	Landscape Supplies	.00	25.00	25.00	.00	300.00	300.00	300.00
08630	Irrigation Supplies	.00	25.00	25.00	.00	300.00	300.00	300.00
08640	Common Area	.00	25.00	25.00	.00	300.00	300.00	300.00
08650	Electrical Supplies	.00	25.00	25.00	.00	300.00	300.00	300.00
	Supplies	.00	100.00	100.00	.00	1,200.00	1,200.00	1,200.00
Utilities								
08910	Electricity	15.54	550.00	534.46	100.50	6,600.00	6,499.50	6,600.00
08930	Water & Sewer	.00	750.00	750.00	.00	9,000.00	9,000.00	9,000.00
08990	Telephone	84.88	150.00	65.12	568.67	1,800.00	1,231.33	1,800.00
	Utilities	100.42	1,450.00	1,349.58	669.17	17,400.00	16,730.83	17,400.00
Maintenance								
09020	Landscape Monthly	.00	1,800.00	1,800.00	.00	21,600.00	21,600.00	21,600.00
09120	Gates	.00	50.00	50.00	.00	600.00	600.00	600.00
09130	Gate Repair	.00	350.00	350.00	.00	4,200.00	4,200.00	4,200.00
09150	Fire Sprinkler	.00	75.00	75.00	.00	900.00	900.00	900.00
09200	Seasonal (overseeding)	.00	200.00	200.00	.00	2,400.00	2,400.00	2,400.00

SCOTTSDALE CASITAS
Income/Expense Statement
Period: 12/01/04 to 12/31/04

-1112908-6

Description		Current Period			Year-To-Date			
		Actual	Budget	Variance	Actual	Budget	Variance	Yearly Budget
Maintenance		.00	2,550.00	2,550.00	.00	30,600.00	30,600.00	30,600.00
Maintenance								
09700	Trash Removal	.00	630.00	630.00	.00	7,560.00	7,560.00	7,560.00
09750	Extermination	.00	150.00	150.00	.00	1,800.00	1,800.00	1,800.00
09760	Street Sweeping	.00	150.00	150.00	.00	1,800.00	1,800.00	1,800.00
Maintenance		.00	930.00	930.00	.00	11,160.00	11,160.00	11,160.00
Reserve Contributions								
09915	Reserves - Roads / Gates	.00	190.00	190.00	.00	2,280.00	2,280.00	2,280.00
09920	Reserves - Landscape	.00	85.00	85.00	.00	1,020.00	1,020.00	1,020.00
09925	Reserves - Walls & Sidewalks	.00	125.00	125.00	.00	1,500.00	1,500.00	1,500.00
09940	Reserves - Pool	.00	95.00	95.00	.00	1,140.00	1,140.00	1,140.00
09960	Reserves - Roof & Building	.00	600.00	600.00	.00	7,200.00	7,200.00	7,200.00
Reserve Contributions		.00	1,095.00	1,095.00	.00	13,140.00	13,140.00	13,140.00
TOTAL EXPENSES		5,895.80	10,080.00	4,184.20	3,283.53	120,960.00	117,676.47	120,960.00
CURRENT YEAR NET INCOME/(LOSS)		(1,649.24)	.00	(1,649.24)	6,811.09	.00	6,811.09	.00

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.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 _____ Date _____ Name J. Patrick Lannen Date 1/11/06

Signature _____ Signature J. Patrick Lannen

Title _____ Title Secretary

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