



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

AZ Corp. Commission



01583252

COPY

DUE ON OR BEFORE 04/20/2006

FY05-06

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
% R R R PROPERTY MGMT
2830 E CAMELBACK RD #319
PHOENIX, AZ 85016

RECEIVED

MAY 18 2006

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

Business Phone: _____ (Business phone is optional.)

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

2. **Statutory Agent:** BETSY ROSS RETCHIN **Physical Address, if Different.**
Mailing Address: 2830 E CAMELBACK RD #319 **Physical Address:**
City, State, zip: PHOENIX, AZ 85016 **City, State, Zip:**

ACC USE ONLY	
Fee	\$ 10
Penalty	\$
Reinstate	\$
Expedite	\$ 35
Resubmit	\$ 115.00

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.

Signature of new Statutory Agent

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 | NON-PROFIT CORPORATIONS |
|--|---|
| <ul style="list-style-type: none"> <input type="checkbox"/> 1. Accounting <input type="checkbox"/> 2. Advertising <input type="checkbox"/> 3. Aerospace <input type="checkbox"/> 4. Agriculture <input type="checkbox"/> 5. Architecture <input type="checkbox"/> 6. Banking/Finance <input type="checkbox"/> 7. Barbers/Cosmetology <input type="checkbox"/> 8. Construction <input type="checkbox"/> 9. Contractor <input type="checkbox"/> 10. Credit/Collection <input type="checkbox"/> 11. Education <input type="checkbox"/> 12. Engineering <input type="checkbox"/> 13. Entertainment <input type="checkbox"/> 14. General Consulting <input type="checkbox"/> 15. Health Care <input type="checkbox"/> 16. Hotel/Motel <input type="checkbox"/> 17. Import/Export <input type="checkbox"/> 18. Insurance <input type="checkbox"/> 19. Legal Services | <ul style="list-style-type: none"> <input type="checkbox"/> 1. Charitable <input type="checkbox"/> 2. Benevolent <input type="checkbox"/> 3. Educational <input type="checkbox"/> 4. Civic <input type="checkbox"/> 5. Political <input type="checkbox"/> 6. Religious <input type="checkbox"/> 7. Social <input type="checkbox"/> 8. Literary <input type="checkbox"/> 9. Cultural <input type="checkbox"/> 10. Athletic <input type="checkbox"/> 11. Science/Research <input type="checkbox"/> 12. Hospital/Health Care <input type="checkbox"/> 13. Agricultural <input type="checkbox"/> 14. Animal Husbandry <input checked="" type="checkbox"/> 15. Homeowner's Association <input type="checkbox"/> 16. Professional, commercial industrial or trade association <input type="checkbox"/> 17. Other _____ |
| <ul style="list-style-type: none"> <input type="checkbox"/> 20. Manufacturing <input type="checkbox"/> 21. Mining <input type="checkbox"/> 22. News Media <input type="checkbox"/> 23. Pharmaceutical <input type="checkbox"/> 24. Publishing/Printing <input type="checkbox"/> 25. Ranching/Livestock <input type="checkbox"/> 26. Real Estate <input type="checkbox"/> 27. Restaurant/Bar <input type="checkbox"/> 28. Retail Sales <input type="checkbox"/> 29. Science/Research <input type="checkbox"/> 30. Sports/Sporting Events <input type="checkbox"/> 31. Technology(Computers) <input type="checkbox"/> 32. Technology(General) <input type="checkbox"/> 33. Television/Radio <input type="checkbox"/> 34. Tourism/Convention Services <input type="checkbox"/> 35. Transportation <input type="checkbox"/> 36. Utilities <input type="checkbox"/> 37. Veterinary Medicine/Animal Care <input type="checkbox"/> 38. 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.

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)

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)

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: J. PATRICK LANNAN Name:

Title: SECRETARY Title:

Address: 7520 E. ANGUS DRIVE Address: SCOTTSDALE, AZ 85251

Date taking office: 1-28-04 Date taking office:

Name: LENN HOEBING Name:

Title: PRESIDENT Title:

Address: 6900 E. CAMELBACK ROAD Address: SUITE 803, SCOTTSDALE AZ 85251

Date taking office: Date taking office:

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

Name: J. PATRICK LANNAN Name:

Address: 7520 E. ANGUS DRIVE Address: SCOTTSDALE, AZ 85251

Date taking office: 1-20-04 Date taking office:

Name: Name:

Address: Address:

Date taking office: Date taking office:

SCOTTSDALE CASITAS

Balance Sheet

As of 03/31/06

ASSETS

Cash Checking-Operating	\$	33,806.72	
Cash Savings - Reserves		15,843.89	
Refundable Deposits		125.00	
TOTAL ASSETS			\$ 49,775.61

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Subtotal Current Liab.			\$.00
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RESERVES:

Reserves - Roads / Gates	\$	2,890.01	
Reserves - Landscape		1,310.33	
Reserves - Walls & Sidewalk		1,750.00	
Reserves - Pool		1,369.99	
Reserves - Roof & Buildings		8,450.01	
Subtotal Reserves			\$ 15,770.34

EQUITY:

Prior Year Net Inc./Loss	\$	45,801.92	
Current Year Net Income/(Loss)		(11,796.65)	
Subtotal Equity			\$ 34,005.27
TOTAL LIABILITIES & EQUITY			\$ 49,775.61

SCOTTSDALE CASITAS
Income/Expense Statement
Period: 03/01/06 to 03/31/06

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME:							
06310 Assessment Income	10,290.00	10,080.00	210.00	32,630.00	30,240.00	2,390.00	120,960.00
06340 Late Fee Income	260.00	.00	260.00	520.00	.00	520.00	.00
06350 Legal Fees Reimbursement	100.00	.00	100.00	100.00	.00	100.00	.00
06360 Misc. Owner Income	526.33	.00	526.33	526.33	.00	526.33	.00
06375 NSF Fees	.00	.00	.00	25.00	.00	25.00	.00
06390 Interest Income	8.90	.00	8.90	28.66	.00	28.66	.00
06420 Fines	100.00	.00	100.00	100.00	.00	100.00	.00
06930 Reserve Interest	15.65	.00	15.65	37.17	.00	37.17	.00
Subtotal Income	11,300.88	10,080.00	1,220.88	33,967.16	30,240.00	3,727.16	120,960.00
EXPENSES							
General & Administrative							
07010 Management Fees	1,375.00	1,375.00	.00	4,125.00	4,125.00	.00	16,500.00
07020 Accounting Fees	100.00	100.00	.00	600.00	300.00	(300.00)	1,200.00
07160 Legal Fees	65.00	75.00	10.00	65.00	225.00	160.00	900.00
07250 Bank Charges	.00	.00	.00	10.00	.00	(10.00)	.00
07260 Office	82.45	208.33	125.88	325.40	624.99	299.59	2,500.00
07280 Insurance	5,364.00	1,750.00	(3,614.00)	16,092.00	5,250.00	(10,842.00)	21,000.00
07310 Annual Meeting/Social	.00	130.00	130.00	.00	390.00	390.00	1,560.00
07320 Postage	74.04	41.66	(32.38)	266.46	124.98	(141.48)	500.00
07420 Taxes/Permits	.00	95.00	95.00	625.00	285.00	(340.00)	1,140.00
07450 Other Taxes & Fees	.00	125.00	125.00	.00	375.00	375.00	1,500.00
General & Administrative	7,060.49	3,899.99	(3,160.50)	22,108.86	11,699.97	(10,408.89)	46,800.00
Pool							
08210 Pool Monthly Service	240.00	275.00	35.00	720.00	825.00	105.00	3,300.00
08240 Pool Supplies	75.45	75.00	(.45)	226.35	225.00	(1.35)	900.00
Pool	315.45	350.00	34.55	946.35	1,050.00	103.65	4,200.00
Supplies							
08620 Landscape Supplies	.00	25.00	25.00	.00	75.00	75.00	300.00
08630 Irrigation Supplies	.00	25.00	25.00	.00	75.00	75.00	300.00
08640 Common Area	.00	25.00	25.00	.00	75.00	75.00	300.00
08650 Electrical Supplies	.00	25.00	25.00	.00	75.00	75.00	300.00
Supplies	.00	100.00	100.00	.00	300.00	300.00	1,200.00
Utilities							
08910 Electricity	1,333.44	550.00	(783.44)	3,790.30	1,650.00	(2,140.30)	6,600.00
08930 Water & Sewer	345.55	708.33	362.78	572.06	2,124.99	1,552.93	8,500.00
08950 Gas/Propane	473.04	40.83	(432.21)	516.46	122.49	(393.97)	490.00
08990 Telephone	126.97	150.00	23.03	428.50	450.00	21.50	1,800.00
Utilities	2,279.00	1,449.16	(829.84)	5,307.32	4,347.48	(959.84)	17,390.00
Maintenance							

SCOTTSDALE CASITAS
Income/Expense Statement
Period: 03/01/06 to 03/31/06

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
09020	Landscape Monthly	1,800.00	1,833.33	33.33	5,400.00	5,499.99	99.99	22,000.00
09120	Gates	75.00	62.50	(12.50)	848.00	187.50	(660.50)	750.00
09130	Gate Repair	454.46	235.00	(219.46)	1,413.61	705.00	(708.61)	2,820.00
09150	Fire Sprinkler	.00	75.00	75.00	.00	225.00	225.00	900.00
09160	Covered Parking Repair	.00	.00	.00	626.33	.00	(626.33)	.00
09200	Seasonal (overseeding)	.00	125.00	125.00	.00	375.00	375.00	1,500.00
09580	Weed Control	.00	208.33	208.33	.00	624.99	624.99	2,500.00
	Maintenance	2,329.46	2,539.16	209.70	8,287.94	7,617.48	(670.46)	30,470.00
Maintenance								
09700	Trash Removal	507.50	.00	(507.50)	1,522.50	.00	(1,522.50)	.00
09750	Extermination	750.00	350.00	(400.00)	2,250.00	1,050.00	(1,200.00)	4,200.00
09760	Street Sweeping	.00	150.00	150.00	.00	450.00	450.00	1,800.00
09850	Pet Waste & Trash Cleanup	518.00	.00	(518.00)	1,615.50	.00	(1,615.50)	.00
	Maintenance	1,775.50	500.00	(1,275.50)	5,388.00	1,500.00	(3,888.00)	6,000.00
Reserve Contributions								
09915	Reserves - Roads / Gates	266.67	266.66	(.01)	800.01	799.98	(.03)	3,200.00
09920	Reserves - Landscape	125.00	125.00	.00	375.33	375.00	(.33)	1,500.00
09925	Reserves - Walls & Sidewalks	125.00	125.00	.00	375.00	375.00	.00	1,500.00
09940	Reserves - Pool	108.33	108.33	.00	324.99	324.99	.00	1,300.00
09960	Reserves - Roof & Building	616.67	616.66	(.01)	1,850.01	1,849.98	(.03)	7,400.00
	Reserve Contributions	1,241.67	1,241.65	(.02)	3,725.34	3,724.95	(.39)	14,900.00
	TOTAL EXPENSES	15,001.57	10,079.96	(4,921.61)	45,763.81	30,239.88	(15,523.93)	120,960.00
	CURRENT YEAR NET INCOME/ (LOSS)	(3,700.69)	.04	(3,700.73)	(11,796.65)	.12	(11,796.77)	.00

ASSOCIATION

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 ANN THORNTON ^{RESIDENT} Date 5/18/02 Name _____ Date _____

Signature [Signature] Signature _____

Title RESIDENT Title _____

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