



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



DUE ON OR BEFORE 04/23/1998

FILING FEE \$10.00

The following information is required by A.R.S. §10-1622 & §10-2501 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. & §10-2545.A. **YOUR REPORT MUST BE SUBMITTED ON THIS ORIGINAL FORM.** Make changes or corrections where necessary. See instructions for proper format. **REFER TO THE INSTRUCTIONS ON PAGE 4.**

1. WOODLAND PLACE CONDOMINIUM ASSOCIATION  
% TUCSON REALTY & TRUST CO  
PO BOX 57610  
TUCSON, AZ 85732-7610

Business Phone: \_\_\_\_\_ Corporation File Number: -0164870-2  
(Business phone is optional.)  
State of Domicile: ARIZONA Type of Corporation: NON-PROFIT

2. Arizona Statutory Agent: PETER CASEY  
Street Address: 4803 E 5TH ST #103  
(NOT P.O. BOX) PO BOX 57610  
City, State, Zip: TUCSON AZ 85732-7610

ACC USE ONLY	
Fee	\$ 10
Penalty	\$
Reinstate	\$
Expedite	\$
Total	\$ 10
FY97-98	



*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 \_\_\_\_\_

RECEIVED

APR 3 1998

ARIZONA CORPORATION COMMISSION  
CORPORATIONS DIVISION  
RECEIVED

MAR 11 '98

DOCUMENTS SUBJECT TO  
REVIEW BEFORE FILING

3. Secondary Address:  
(Foreign Corporations are  
**REQUIRED** to complete  
this section.)

ARIZONA CORPORATION COMMISSION  
CORPORATIONS DIVISION

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

**BUSINESS CORPORATIONS**

- |   |  |
|---|--|
| <input type="checkbox"/> 1. Accounting          | <input type="checkbox"/> 20. Manufacturing                   |
| <input type="checkbox"/> 2. Advertising         | <input type="checkbox"/> 21. Mining                          |
| <input type="checkbox"/> 3. Aerospace           | <input type="checkbox"/> 22. News Media                      |
| <input type="checkbox"/> 4. Agriculture         | <input type="checkbox"/> 23. Pharmaceutical                  |
| <input type="checkbox"/> 5. Architecture        | <input type="checkbox"/> 24. Publishing/Printing             |
| <input type="checkbox"/> 6. Banking/Finance     | <input type="checkbox"/> 25. Ranching/Livestock              |
| <input type="checkbox"/> 7. Barbers/Cosmetology | <input type="checkbox"/> 26. Real Estate                     |
| <input type="checkbox"/> 8. Construction        | <input type="checkbox"/> 27. Restaurant/Bar                  |
| <input type="checkbox"/> 9. Contractor          | <input type="checkbox"/> 28. Retail Sales                    |
| <input type="checkbox"/> 10. Credit/Collection  | <input type="checkbox"/> 29. Science/Research                |
| <input type="checkbox"/> 11. Education          | <input type="checkbox"/> 30. Sports/Sporting Events          |
| <input type="checkbox"/> 12. Engineering        | <input type="checkbox"/> 31. Technology(Computers)           |
| <input type="checkbox"/> 13. Entertainment      | <input type="checkbox"/> 32. Technology(General)             |
| <input type="checkbox"/> 14. General Consulting | <input type="checkbox"/> 33. Television/Radio                |
| <input type="checkbox"/> 15. Health Care        | <input type="checkbox"/> 34. Tourism/Convention Services     |
| <input type="checkbox"/> 16. Hotel/Motel        | <input type="checkbox"/> 35. Transportation                  |
| <input type="checkbox"/> 17. Import/Export      | <input type="checkbox"/> 36. Utilities                       |
| <input type="checkbox"/> 18. Insurance          | <input type="checkbox"/> 37. Veterinary Medicine/Animal Care |
| <input type="checkbox"/> 19. Legal Services     | <input type="checkbox"/> 38. Other _____                     |

**NON-PROFIT CORPORATIONS**

- |  |
|--|
| <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<br>industrial or trade association |
| <input type="checkbox"/> 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.

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.

Name: \_\_\_\_\_ Name: \_\_\_\_\_

NONE ☐

Name: \_\_\_\_\_ Name: \_\_\_\_\_

**7. OFFICERS** (If no changes since last report, check here ☐ and go on to Section 8.)

Name: STEVE KORNMAN                      Name: TRACEY ELZY

Title: PRESIDENT/CEO                      Title: VICE-PRESIDENT

Address: 2188 N PANTANO RD #242                      Address: 2178 N PANTANO RD #129  
TUCSON, AZ 85715-                      TUCSON, AZ 85715-

Date taking office: 01-23-97                      Date taking office: 01-23-97

Name: FRANCES DEL VISCOVO                      Name: BERNIE BOGRAD

Title: SECRETARY                      Title: TREASURER

Address: 2182 N PANTANO RD #238                      Address: 2194 N PANTANO RD #148  
TUCSON, AZ 85715-                      TUCSON, AZ 85715-

Date taking office: 01-23-97                      Date taking office: 01-23-97

**8. DIRECTORS** (If no changes since last report, check here ☐ and go on to Section 9.)

Name: SADYE ANHALT                      Name: RICHARD SANEFSKI

Address: 2160 N PANTANO RD #108                      Address: 2166 N PANTANO RD #212  
TUCSON, AZ 85715-                      TUCSON, AZ 85715-

Date taking office: 01-23-97                      Date taking office: 01-23-97

Name: JESSE HERNANDEZ                      Name: \_\_\_\_\_

Address: 2194 N PANTANO RD #248                      Address: \_\_\_\_\_  
TUCSON, AZ 85715-                      \_\_\_\_\_

Date taking office: 01-23-97                      Date taking office: \_\_\_\_\_

SEE ATTACHED

SEE ATTACHED

-0164870-2

**WOODLAND PLACE CONDOMINIUMS  
N PANTANO, 85715**

**1998 BOARD OF DIRECTORS**

PRESIDENT	Irv Thrall (00)	2160 #101	H 721-2760
VICE PRES	Tracey Elzy (99)	2178 # 129	H 886-6579 W 327-7113 F 325-4619
SECRETARY	Frances Del Viscovo(00)	2182 #238	H 886-8617
TREASURER	Bernie Bograd (98)	2194 #148	H 298-4980
DIRECTOR	Richard Sanefski (Barb) (98)	2166 #212	H 886-8848
	Jesse Hernandez (99)	2194 # 248	H 721-7174
	Lisabeth Olson (00)	2182 #234	H 886-1474

BALANCE SHEET - WOODLAND PLACE  
December, 1997

12/31/97  
1:00 PM

-0164870-2

PREPARED FOR :

WOODLAND PLACE  
2160 N. PANTANO  
TUCSON, AZ 85715

PREPARED BY :

TUCSON REALTY & TRUST  
PO BOX 57610  
TUCSON, AZ 85732-7610  
(520) 327-0009

ASSETS

Cash

Cash-Checking	94.68
Cash in Bank-2	15,745.97
Cash in Bank-3	10,609.65
Cash in Bank-4	45.91

Total Cash	26,496.21
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Accounts Receivable	148.00
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TOTAL ASSETS	26,644.21
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LIABILITIES & CAPITAL

Capital

Previous yrs interest	356.64
Interest Earned	578.86
Savings to checking (JE)	-38,110.95
Tran savings to checking	38,110.95
Tran checking	50,583.27
Checking to savings (JE)	-50,583.27
Bank Charges Saving Acct	8.66
Retained Earnings	25,717.37

Total Equity	26,644.21
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TOTAL LIAB. & CAPITAL	26,644.21
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Please Enter Corporation Name: WOODLAND PLACE CONDOMINIUM ASSOCIATION Page 3 *mk*

**9. FINANCIAL DISCLOSURE (A.R.S. §§10-1622.B & 10-2501.A.6)**

-0164870-2

Only corporations that meet one or more of the following criteria must attach a financial statement (balance sheet including assets, liabilities and equity). The corporation is: 1) a **public service corporation** (e.g., public utility) as defined in Article XV, Section 2, Constitution of Arizona. 2) offers its **stock for sale** in transactions that are not exempt from A.R.S. §§ 44-1841 and 44-1842 as prescribed in §44-1844.A.1 (e.g., publicly traded). 3) a **nonprofit corporation**. All other forms of corporations are exempt from filing a financial disclosure.

**10. CERTIFICATE OF DISCLOSURE (A.R.S. §§10-1622.A.8 & 10-2505.A)**

Has ANY person serving either by election or appointment as an officer, director, trustee, incorporator and 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:

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 (A.R.S. §10-202.D.2)**

Has ANY person serving either by election or appointment as an officer, director, trustee, incorporator and person controlling or holding more than 20% of the issued and outstanding common shares or 20% of any other proprietary, beneficial or membership interest in the corporation served in such capacity or held a 20% interest in any other corporation during the bankruptcy, receivership, or charter revocation of the other corporation?

One box must be marked:

YES ☐

NO ☒

If YES, enter the following:

Chapter \_\_\_\_\_ Date Filed \_\_\_\_\_ Case Number \_\_\_\_\_

If "YES", 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. 2) The state in which each corporation was a) incorporated b) transacted business. 3) The dates of corporate operation.

12. **CAUTION** Signature requirements vary according to the type of corporation. See the instruction sheet for specific rules. Annual Reports submitted with incorrect signatures 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 <u>IRVING THRALL</u>	Date _____	Name <u>Barbara Bogard</u>	Date <u>3/26/98</u>
Signature <u>Irving Thrall</u>		Signature <u>Barbara Bogard</u>	
Title <u>President</u>		Title <u>Treasurer for Secretary</u>	

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

Frances Del Visco - Secretary  
3/31/98