



COPY

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



DUE ON OR BEFORE 04/14/1998

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 for proper format. **REFER TO THE INSTRUCTIONS ON PAGE 4.**

1. THE PINES AT SHOW LOW CONDOMINIUM OWNERS' ASSOCIATION, INC.
PO BOX 5803
TUCSON, AZ 85703-0803

Corporation File Number:

-0756283-6

Business Phone:

(Business Phone is optional)

State of Domicile: ARIZONA

Type of Corporation: NON-PROFIT

2. Arizona Statutory Agent: DIANNE J. HARDMAN
Street Address: 5410 E PIMA
(NOT P.O. BOX) PO BOX 5803
City, State, Zip: TUCSON AZ 85703-0803

Use this box only if appointing a new Statutory Agent

ACC USE ONLY	
Fee	\$ 10.00
Penalty	\$ 16.00
Reinstate	\$
Expedite	\$
Total	\$ 26.00
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.

Dianne J. Hardman
Signature of New Statutory Agent

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3. Secondary Address:

(Foreign Corporations are
REQUIRED to complete
this section.)

APR 06 1999

APR 01 1999

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

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

BUSINESS CORPORATIONS

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

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ARIZONA CORP. COM.
CORPORATIONS DIV.

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)
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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.

Name: _____ Name: _____

NONE ☐

Name: _____ Name: _____

7. OFFICERS (If no changes since last report, check here ☒ and go on to Section 8.)Name: LUIS ACOSTATitle: PRESIDENT/CEOAddress: 4755 N PASEO DEL SUENO
TUCSON, AZ 85745-Date taking office: 5/97Name: HOWARD HARGISTitle: SECRETARYAddress: 943 E DRIFTWOOD
TEMPE, AZ 85283-Date taking office: 5/96Name: Judy WhiteTitle: Vice PresidentAddress: 2700 S. White Mtn Rd
Show Low AzDate taking office: 5/97Name: Juan AragonTitle: TREASURERAddress: 2700 S. White Mtn Rd
Show LowDate taking office: 5/98**8. DIRECTORS** Must List a Minimum of 3 Directors.Name: Herbert StephensAddress: 8734 E Devonshire
Scottsdale, Az 85251Date taking office: 1996

Name: _____

Address: _____

Date taking office: _____

Name: PLUS OFFICERS

Address: _____

Date taking office: _____

Name: _____

Address: _____

Date taking office: _____

THE PINES AT SHOW LOW
P. O. BOX 5803
TUCSON, ARIZONA 85703

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12/28/98

STATEMENT OF CHANGES IN FINANCIAL POSITION
PROPERTY NUMBER: 5

For the month of December

Accounting year to -

.....CURRENT MONTH.....

.....YEAR TO DATE.....

ENDING BANK BALANCES
CHECKING ACCOUNT
MONEY MARKET ACCOUNT
PETTY CASH

2,665.74		801.56	
58,432.34		71,081.67	
600.00	61,698.08	0.00	71,883.23

NET OPERATING INCOME/(DEFICIT)

INCOME	15,900.37		181,935.27	
Less EXPENSES	14,020.16	1,880.21	190,840.21	(8,904.94)

63,578.29		62,978.29
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NET INCREASE/(DECREASE) IN ASSETS

0.00		0.00
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63,578.29		62,978.29
-----------	--	-----------

NET INCREASE/(DECREASE) IN LIABILITIES

0.00		0.00
------	--	------

63,578.29		62,978.29
-----------	--	-----------

NET CHANGES IN EQUITY

0.00		0.00
------	--	------

63,578.29		62,978.29
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ENDING BANK BALANCES
CHECKING ACCOUNT
MONEY MARKET ACCOUNT
PETTY CASH

3,920.53		3,920.53	
59,057.76		59,057.76	
600.00	63,578.29	600.00	63,578.29

THE PINES AT SHOW LOW
P. O. BOX 5803
TUCSON, ARIZONA 85703

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: 12/28/98
L BALANCE
ERTY NUMBER: 5

Accounting year to - December

the month of December

ACCOUNT NUMBER.....	ACCOUNT NAME.....	M-T-D DEBITS.....	M-T-D CREDITS.....	Y-T-D DEBITS.....	Y-T-D CREDITS.....
				3,920.53	
1010	CHECKING ACCOUNT	1,254.79		59,057.76	
1020	MONEY MARKET ACCOUNT	625.42		600.00	
1050	PETTY CASH				72,483.23CR
3087	RETAINED EARNINGS		14,640.00CR		170,710.10CR
4010	ASSOCIATION DUES				20.00CR
4025	LATE FEES		410.00CR		3,706.00CR
4030	LAUNDRY INCOME		215.42CR		2,380.09CR
4035	INTEREST		22.15CR		107.86CR
4040	VENDING INCOME		100.00CR		1,250.00CR
4045	CLUB HOUSE RENT		75.00CR	484.98	
4050	MISCELLANEOUS INCOME		158.00CR		986.00CR
4055	WOOD SALES		59.80CR		1,100.20CR
4060	STORAGE FEES		220.00CR		2,160.00CR
4065	NEW OWNER TRANSFER FEES			187.50	
6050	ACCOUNTING SERVICES			399.50	
6060	LEGAL SERVICES			6,900.00	
6110	MANAGEMENT FEE	550.00		15,640.00	
6115	ON-SITE MANAGEMENT FEE	1,320.00		3,136.99	
6120	OFFICE EXPENSE	724.39		26,153.11	
6140	PAYROLL	1,640.00		631.63	
6150	STATE UNEMPLOYMENT TAX			1,278.02	
6151	SOCIAL SECURITY TAX	45.25		2,170.95	
6152	FEDERAL W.H. TAXES	823.97		1,728.64	
6153	STATE W.H. TAXES		9.90CR	1,642.00	
6160	WORKMEN'S COMPENSATION			675.97	
6165	CORPORATION TAX			1,130.66	
6175	COMMUNITY RELATIONS	699.90		3,057.96	
6190	TELEPHONE	158.93		15,598.07	
6290	INSURANCE	1,323.18		746.44	
6310	APPLIANCE REPAIR			2,159.01	
6315	CARPENTRY			110.44	
6320	CLEANING	46.75		303.15	
6321	CARPET CLEANING	243.15		16,390.92	
6325	DRIVE REPAIR			749.93	
6330	ELECTRICAL REPAIR			1,901.64	
6340	GROUNDS			10,027.91	
6360	PAINTING/DECORATING	80.80		4,313.43	
6370	PLUMBING REPAIR	112.50		6,149.21	
6375	WELL WATER TESTING	585.00		635.53	
6385	AUTO EXPENSE	9.68		957.08	
6395	MISCELLANEOUS MAINTENANCE	167.67		166.38	
6460	REAL ESTATE TAX			431.75	
6505	JANITORIAL SERVICE			107.88	
6510	FIRE PROTECTION			540.00	
6515	LOCK-UP FEE	45.00			

THE PINES AT SHOW LOW
P. O. BOX 5803
TUCSON, ARIZONA 85703

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12/28/98
BALANCE
PROPERTY NUMBER: 5

for the month of December

Accounting year to - December

ACCOUNT NUMBER.....	ACCOUNT NAME.....	M-T-D DEBITS.....	M-T-D CREDITS.....	Y-T-D DEBITS.....	Y-T-D CREDITS.....
6520	REFUSE COLLECTION	812.18		8,670.86	
6575	MAJOR EQUIPMENT			317.11	
6610	APPLIANCE REPAIR PARTS			114.01	
6620	CLEANING SUPPLY	64.11		1,111.91	
6635	LIGHTING SUPPLY	171.40		1,732.93	
6640	LANDSCAPE SUPPLY			1,309.96	
6660	PAINT/DECORATE SUPPLY	241.88		2,815.85	
6670	PLUMBING SUPPLY			16.66	
6680	SPA SUPPLY			1,052.95	
6695	OTHER SUPPLY	507.32		2,034.67	
6710	ELECTRIC UTILITY	1,942.72		26,781.40	
6720	GAS UTILITY	994.42		8,024.37	
6730	WATER AND SEWER	719.86		10,835.83	
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TOTALS		15,910.27	15,910.27CR	254,903.48	254,903.48CR

9. FINANCIAL DISCLOSURE (A.R.S. §§10-1622.B & 10-11622.A.9)

Only nonprofit corporations must attach a financial statement (balance sheet including assets, liabilities and equity). All other forms of corporations are exempt from filing a financial disclosure.

9A. MEMBERS (A.R.S. § 10-11622.A.6) Nonprofit Corporations Only

This corporation **does** ☐ **does not** ☒ have members.

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. SIGNATURES

CAUTION: Annual Reports must be signed by a duly authorized officer. 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>Luis F. Acosta</u>	Date <u>3/30/99</u>	Name <u>Howard C. Haggis</u>	Date <u>3/19/99</u>
Signature <u>[Signature]</u>		Signature <u>[Signature]</u>	
Title <u>President</u>		Title <u>Secretary</u>	

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