



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

Arizona Corporation Commission



00013711

DUE ON OR BEFORE 04/27/1999

FILING FEE \$10.00 *my*

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. VISTA FAIRWAYS AT WESTBROOK VILLAGE ASSOCIATION
~~% L AND R SERVICE CO DO BOX 30338~~
~~40 N CENTRAL AVE #1500 PHOENIX AZ 85004~~
~~PHOENIX, AZ 85004~~

729-99

Business Phone: _____
State of Domicile: ARIZONA

Corporation File Number: _____
(Business phone is optional)
Type of Corporation: NON-PROFIT

RECEIVED

JUL 29 1999

2. Arizona Statutory Agent: MITZI MILLS
Street Address: 3142 E LIBBY ST
(NOT P.O. BOX)
City, State, Zip: PHOENIX AZ 85032-

ARIZONA CORP COMMISSION
CORPORATIONS DIVISION

ACC USE ONLY	
Fee	\$ 10
Renstate	\$
Expedite	\$
Total	\$ 10
FY98-99	

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

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

- | | |
|---|--|
| <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
industrial or trade association |
| <input type="checkbox"/> 17. Other _____ |

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JUL 29 1999

ARIZONA CORP COMMISSION
CORPORATIONS DIVISION

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)
N/A		

Number of Shares/Certificates Issued	Class	Series Within Class (if any)
N/A		

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: N/A

Name:

NONE ☐

Name:

Name:

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

Name: LOU JOHNSON

Title: PRESIDENT/CEO

Address: 18935 N 83RD LN
PEORIA, AZ 85382-

Date taking office: 02-17-97

Name: SARA GUM

Title: SECRETARY

Address: 19035 N 83RD LN
PEORIA, AZ 85382-

Date taking office: 02-17-97

Name: HOWARD KENYON

Title: VICE-PRESIDENT

Address: 19030 N 83RD DR
PEORIA, AZ 85382-

Date taking office: 02-17-97

Name: SARA GUM

Title: TREASURER

Address: 19035 N 83RD LN
PEORIA, AZ 85382-

Date taking office: 02-17-97

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

Name: HOWARD KENYON

Address: 19030 N 83RD DR

PEORIA, AZ 85382-

Date taking office: 02-17-97

Name: SARA GUM

Address: 19035 N 83RD LN

PEORIA, AZ 85382-

Date taking office: 02-17-97

Name: LOU JOHNSON

Address: 18935 N 83RD LN

PEORIA, AZ 85382-

Date taking office: 02-17-97

Name: JOHN BENGUEH

Address: 19116 N 83RD LN

PEORIA, AZ 85382-

Date taking office: 02-17-97

CORRECTION TO STATE OF ARIZONA CORPORATE COMMISSION
REPORT FOR FISCAL YEAR ENDING 12/31/98

Vista Fairway at Westbrook Village Association
Corporation File: -0716860-8

7. OFFICERS

PRESIDENT: Lou Johnson
18935 N. 83rd Lane
Peoria, Az 85382
Date taking office 1/13/98

VICE PRESIDENT Howard Kenyon
19030 N. 83rd Drive
Peoria, Az 85382
Date taking office 1/13/98

SECRETARY: Sara Gum
19035 N. 83rd Lane
Peoria, Az 85382
Date taking office 1/13/98

TREASURER Sara Gum
19035 N. 83rd Lane
Peoria, Az 85382
Date taking office 1/13/98

8. DIRECTORS:

NAME: Lou Johnson
18935 N. 83rd Lane
Peoria, Az 85382
Date taking office 1/13/98

NAME: Howard Kenyon
19030 N. 83rd Drive
Peoria, Az 85382
Date taking office 1/13/98

NAME: Sara Gum
19035 N. 83rd Lane
Peoria, Az 85382
Date taking office 1/13/98

NAME: John Benguhe
19116 N. 83rd Lane
Peoria, Az 85382
Date taking office 1/13/98

NAME: Chuck Lehman
19011 N. 83rd Lane
Peoria, Az 85382
Date taking office 1/13/98

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VISTA FAIRWAYS AT WESTBROOK VILLAGE

Balance Sheet December 31, 1998

ASSETS

Cash Operating

Cash Operating \$ 752.88

Total Cash Operating 752.88

Current Assets

Savings - Bank of America 10,888.56
Rate Builder - 5/1/95 5.4% 11,836.60
Rate Builder - 12/31/97 62,722.79

Total Current Assets 85,447.95

Other Assets

A/R - Association Dues 1,350.00
Due from Andy's Electric 1,675.35
Due from Homeowners -Other 2.25
A.P.S. - Deposits 150.00
Due from UDC Homes 35.00
Prepaid Postage 32.00

Total Other Assets 3,244.60

Total Assets \$ 89,445.43

LIABILITIES AND CAPITAL

Current Liabilities

Prepaid Homeowner Dues \$ 941.50
Accounts Payable 3,158.25

Total Current Liabilities 4,099.75

Long-Term Liabilities

Block Walls 860.00
Pool Furniture 430.00
Irrigation System 1,075.00
Landscaping 2,592.52
Painting 21,440.00
Pool/Spa 4,730.00
Plumbing 70.00
Roofs 47,820.56
Plumbing 309.66
Interest Earned - Current Year 3,635.21
Other 2,485.00

Total Long-Term Liabilities 85,447.95

Total Liabilities 89,547.70

Capital

Beginning Balance Equity 26,449.92
Retained Earnings <23,121.35>
Net Income <3,430.84>

Total Capital <102.27>

Unaudited - For Management Purposes Only

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VISTA FAIRWAYS AT WESTBROOK VILLAGE

**Balance Sheet
December 31, 1998**

Total Liabilities & Capital

\$ 89,445.43

Unaudited - For Management Purposes Only

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MJM PROPERTY MANAGEMENT

P.O. Box 30338
Phoenix, AZ 85046-0338
(602) 482-1874
Fax (602) 788-2180

February 17, 1999

Arizona Corporation Commission
c/o Annual Reports - Corporations Division
Atten: Carmen Salus
1300 W Washington
Phoenix AZ 85007-2929
fax: 542-0082

RE: Corporate Address Change for File Number 0716860-8

Dear Carmen,

A change needs to be made to the corporate address of Vista Fairways at Westbrook Village, corporation file number 0716860-8.

The corporate address should be as follows:

The Vista Fairways at Westbrook Village Association
PO Box 30338
Phoenix AZ 85046

Thank you for your immediate attention to this matter. If you have anymore questions or if I can be of any further assistance, please feel free to contact me at 482-1874.

Sincerely,

Mitzi Mills

MJM Property Management
Arizona Statutory Agent

cc: Master File
Permanent Records File
Joanne Zern-40 N Central Avenue Phoenix AZ 85004-4429

FEB 12 1999

LEWIS
AND
ROCA
LLP
LAWYERS

Phoenix Office
40 North Central Avenue
Phoenix, Arizona 85004-4429
Facsimile (602) 262-5747
Telephone (602) 262-5311

Tucson Office
One South Church Avenue Suite 700
Tucson, Arizona 85701-1620
Facsimile (520) 622-3088
Telephone (520) 622-2090

MCI ID:
697-6314

Joanne K. Zern
(602) 262-5324
Internet: jkz@lrlaw.com

Our File Number
24539-00024

February 11, 1999

MJM Property Management
P.O. Box 30338
Phoenix, 85046-0338

Attention: Jason

Re: Vista Fairways at Westbrook Village Association - Annual Report

Dear Jason:

I have enclosed for your attention a Corporation Annual Report & Certificate of Disclosure that we just received from the Arizona Corporation Commission (the "ACC") with respect to Vista Fairways at Westbrook Village Association (the "Association"). This Report covers the fiscal year 98-99 and must be filed with the ACC no later than **April 27, 1999**. The preprinted information at items 7 (Officers) and 8 (Directors) should be reviewed for accuracy with any necessary additions or changes made directly on the Report. If there are no changes to the information, you should place a checkmark where indicated. With regard to the Directors, please note that pursuant to the new nonprofit corporation code that took effect on January 1, 1999, you are no longer required to have a minimum of three Directors on the Board; you must have at least one Director. Items 9A (Members), 10 (Certificate of Disclosure) and 11 (Statement of Bankruptcy) must be completed, and the Report must be signed by a duly authorized officer in item 12 at the bottom of page 3 of the Report (in previous years the signatures of two corporate officers were required; this requirement also changed with the new nonprofit corporation code). **A financial statement must be attached to the Report or it will not be accepted for filing.** The filing fee will be \$10.

As you and I have previously discussed, the address of the Association's known place of business should be changed from L and R Service Co. (which is an affiliate of this firm) to an address that the Association designates. You have informed me that this was taken care of with the ACC; however, as you will note, the Annual Report still shows L and R Service Co.'s address as the known place of business. Accordingly, I have struck through our address, and you must now insert the address that the Association wishes to use. When the Annual Report is filed, the ACC will finally then officially change the Association's address.

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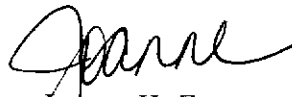
100

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You may file the Report directly with the ACC, or if you would like us to handle the filing, please return the completed and signed Report and the required financial statement to me at your earliest convenience.

If you have any questions or need any assistance, please do not hesitate to call me. Thank you for your cooperation and prompt attention to this matter.

Very truly yours,



Joanne K. Zern
Legal Assistant

/jkz
Enclosure

cc: D. Randall Stokes, Esq.
Ms. Cyndee Donaldson Clancy

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 Sam J. Sun Date 3/18/99 Name Louis W. Johnson Date 3/18/99

Signature _____ Signature Louis W. Johnson

Title Sec/Treasurer Title PRES.

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