



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

Arizona Corporation Commission



00118065

DUE ON OR BEFORE 04/13/2000

FY99-00

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.**

-0504680-3

1. VISTA GRANDE TOWNHOUSE ASSOCIATION, INC.
9850 E 1ST ST
TUCSON, AZ 85748

RECEIVED

APR 04 2000

ARIZONA CORP COMMISSION
CORPORATIONS DIVISION

Business Phone: _____ (Business phone is optional)
State of Domicile: ARIZONA Type of Corporation: NON-PROFIT

2. Arizona Statutory Agent: TANIS A DUNCAN
Street Address: 548 E SPEEDWAY
(NOT P.O. BOX)
City, State, Zip: TUCSON AZ 85705-

Use this box only if appointing a new Statutory Agent

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

IPR 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 |
| <input type="checkbox"/> 17. Industrial or trade association |
| <input type="checkbox"/> 17. Other |

5. CAPITALIZATION: (Business Corporations and Business Trusts are **REQUIRED** to complete this section.)

5. CAPITALIZATION. Business trusts must indicate the number of transferable certificates held by trustees evidencing their beneficial interest in the trust estate. (If no changes since last report, check here and go on to Section 6.)

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.)

U. SHAREHOLDERS: 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 (Attach additional sheets if necessary.)

Name: John Bartosik

Title: President

Address: 9827 E 1st. Street, Tucson, Az 85748

Date taking office: March 16th, 2000

Name: Lolott Tommoseit

Title: Treasurer

Address: 9821 E 2nd Street, Tucson, AZ 85748

Date taking office: March 16th, 2000

Name: Warren Gustafson

Title: Vice President

Address: 9832 E 1st Street, Tucson, AZ 85748

Date taking office: March 16th, 2000

Name: Patricia Davidson

Title: Corresponding Secretary

Address: 9860 E 1st Street, Tucson, AZ 85748

Date taking office: March 16th, 2000

CHANGE OF DIRECTORS

Connie Hemphill

Recording Secretary

9809 E 1st Street

Tucson, AZ 85748

March 16th 2000

Roger Thompson

Member at Large

9873 E 2nd Street

Tucson, AZ 85748

March 16th 2000

V.G.T.A. TOWNHOUSES ASSOCIATION
9850 EAST FIRST STREET
TUCSON AZ 85748

FINANCIAL STATEMENT AS OF DECEMBER 31st . 1999

<u>Acct#</u>	<u>Account Name</u>	<u>Amount</u>	<u>Amount</u>
<u>ASSETS</u>			
11011	Petty Cash	200.00	
11021	Checking Account	14,832.38	
11022	Reserve C.D. # 86158991	11,924.18	
11023	Reserve C.D. # 86161031	12,040.11	
11024	Reserve C.D. # 82066002	10,385.54	
11025	M.M. Savings Account	10,482.72	
1105	Accounts Receivable	101.00	
<u>LIABILITIES</u>			
1105	Pre-paid Association Dues		2,596.00
2101	Accrued Accounts Payable		0.00
2301	Refundable Key Deposits		494.00
<u>EQUITY</u>			
31	Retained Earnings		37,958.29
	Y.T.D. Earnings		18,917.64
TOTAL ASSETS		59,965.93	
TOTAL LIABILITIES			3,090.00
TOTAL EQUITY			56,875.93
		59,965.93	59,965.93
		=====	=====

VISTA GRANDE TOWNHOUSES ASSOCIATION
9850 EAST FIRST STREET
TUCSON, AZ 85748

INCOME AND EXPENSE STATEMENT AS OF DECEMBER 31st 1999

Acct #	Account Name	Amount	Y.T.D. Amount
4101 A	Monthly Association Dues	4,582.00	54,984.00
4101 B	Dues Emergency Fund (58x7.00)	406.00	4,872.00
4102	Late Charges	15.00	345.00
4103	Parking Violation Fee	0.00	0.00
4104	Property Transfer Fee	25.00	75.00
4105 A	C.D. Interest	412.09	1,383.99
4105 B	Money Market Interest	34.94	187.19
4106	Questionare Fee	75.00	150.00
4107	CC&R's	0.00	0.00
2301	Key Deposit Adjustment	0.00	4.00
11021	Misc. Bank Adjustments	0.00	10.00
	GROSS INCOME	5,550.03	62,011.18
5100	Treasurer	100.00	1,200.00
5110	Professional/Legal Fees	83.25	372.00
5120	Insurance	0.00	4,863.00
5200	General - Maintenance	0.00	137.33
5210	Grounds - Maintenance	438.00	5,349.80
5220	Pool - Maintenance	177.36	2,298.11
5230	Electrical - Maintenance	80.79	371.15
5240	Clubhouse - Maintenance	0.00	495.23
5250	Road & Walkway - Maintenance	0.00	0.00
5260	Structure & Painting	0.00	6,273.00
5270	Clubhouse Improvement	0.00	0.00
5280	Vandalism-Theft-Graffity	0.00	0.00
5300	Electric - Utilities	450.71	4,883.72
5310	Gas - Utilities	171.61	2,839.92
5320	Water - Utilities	1,071.54	12,924.91
5400	Document Preparation Fee	0.00	0.00
5410	Office Supplies	0.00	89.79
5420	Office Copies	0.00	125.65
5430	Postage/Fax	0.00	45.70
5440	Training/Seminars	0.00	0.00
5450	Clubhouse Supplies	0.00	0.00
5460	Mileage Reimbursement & Parking	0.00	0.00
5500	Community Association Dues	0.00	175.00
5510	Corporation Commission Fee	0.00	10.00
5520	Permits	0.00	74.00
5530	Property Tax	0.00	14.64
5540	Federal Income Tax	0.00	390.00
5550	State Income Tax	0.00	104.00
5560	Misc. Expenses	0.00	56.59
5570	Emergency Expenses	0.00	0.00
	TOTAL EXPENSES	2,573.26	43,093.54
	NET INCOME	2,976.77	18,917.64

V.G.T.A. TOWNHOUSES ASSOCIATION
9850 EAST FIRST STREET
TUCSON AZ 85748

FINANCIAL STATEMENT AS OF FEBRUARY 29th. 2000

<u>Acct#</u>	<u>Account Name</u>	<u>Amount</u>	<u>Amount</u>
<u>ASSETS</u>			
11011	Petty Cash	200.00	
11021	Checking Account	3,429.38	
11022	Reserve C.D. # 8615-8991	11,924.18	
11023	Reserve C.D. # 8616-1031	12,040.11	
11024	Reserve C.D. # 8206-6002	10,385.54	
11024	Reserve C.D. # 8662-4964	10,000.00	
11025	M.M. Savings Account	4,516.41	
1105	Accounts Receivable	202.00	
<u>LIABILITIES</u>			
1105	Pre-paid Association Dues		2,436.00
2101	Accrued Accounts Payable		0.00
2301	Refundable Key Deposits		494.00
<u>EQUITY</u>			
31	Retained Earnings		56,875.93
	Y.T.D. Earnings		(7,108.31)
TOTAL ASSETS		52,697.62	
TOTAL LIABILITIES			2,930.00
TOTAL EQUITY			49,767.62
		52,697.62	52,697.62
		=====	=====

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 & 10-11622.A.7)

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: [Underlined portion pertains to profit 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 (A.R.S. §§10-202.D.2 & 10-3202.02)

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? [Underlined portion pertains to profit corporations only]

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 LoLoTT TOMMOSFI Date 4/1/2000 Name John E. BARTOSIK Date 4/1/2000

Signature LoLoTT TOMMOSFI Signature John E. Bartosik

Title TREASURER Title President

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