



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

AZ Corp. Commission



01160282

DUE ON OR BEFORE 04/27/2005

FY04-05

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. -0716860-8
VISTA FAIRWAYS AT WESTBROOK VILLAGE ASSOCIATION
% PDS
PO BOX 2590
LITCHFIELD PARK, AZ 85640-2590

FEB 10 2005

Business Phone: _____

(Business phone is optional.)

State of Domicile: ARIZONA

Type of Corporation: NON-PROFIT

RECEIVED

2. Statutory Agent: LORI RUTLEDGE

Physical Address, if Different.

Mailing Address: 8715 W UNION HILLS DR #106

Physical Address:

City, State, Zip: PEORIA, AZ 85382

City, State, Zip:

MAR 21 2005

ARIZONA CORP COMMISSION
CORPORATIONS DIVISION

ACC USE ONLY

Fee \$ 10

Penalty \$

Reinstate \$

Expedite \$

Resubmit \$

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

- | | |
|---|--|
| <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 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.)

Business trusts must indicate the number of transferable certificates held by trustees evidencing their beneficial interest in the trust estate. **Please Print or Type Clearly.**

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)
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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)
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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. **Please Type or Print Clearly.**

Name: _____	Name: _____
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NONE ☐

Name: _____	Name: _____
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7. OFFICERS Please Type or Print Clearly. You Must List at Least One.

Name: _____	Name: _____
Title: LEE ALEKSA	Title: BURT JOHNSON
_____ PRESIDENT	_____ VICE PRESIDENT
Address: 8715 W. Union Hills Drive #106	Address: 8715 W. Union Hills Drive #106
_____ Peoria, AZ 85382	_____ Peoria, AZ 85382

Date taking office: _____	Date taking office: _____
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Name: _____	Name: _____
Title: PHIL PAULSON	Title: JOHN BEAUCHAMP
_____ TREASURER	_____ SECRETARY
Address: 8715 W. Union Hills Drive #106	Address: 8715 W. Union Hills Drive #106
_____ Peoria, AZ 85382	_____ Peoria, AZ 85382

Date taking office: _____	Date taking office: _____
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8. DIRECTORS Please Type or Print Clearly. You Must List at Least One.

Name: _____	Name: _____
Address: TERRY JOHNSON	Address: _____
_____ 8715 W. Union Hills Drive #106	
_____ Peoria, AZ 85382	

Date taking office: _____	Date taking office: _____
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Name: _____	Name: _____
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Address: _____	Address: _____
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Date taking office: _____	Date taking office: _____
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VISTA FAIRWAYS HOA
Balance Sheet
As of 12/31/04

ASSETS

	CASH		
1000	CASH - CHECKING FCB	\$ 22,311.14	
	TOTAL CASH		\$ 22,311.14
	CASH DESIGNATED FUTURE REPAIRS		
1005	CASH - MONEY MARKET FCB	\$ 112,799.11	
1040	AMTRUST BANK	13,898.19	
	TOTAL CASH FUTURE REPAIRS		\$ 126,697.30
	OTHER ASSETS		
1046	DEPOSITS - APS	\$ 150.00	
	TOTAL OTHER ASSETS		\$ 150.00
	TOTAL ASSETS		\$ 149,158.44

LIABILITIES, FUTURE REPAIRS & EQUITY

	CURRENT LIABILITIES		
2975	PREPAID OWNERS ASSESSMENTS	\$ 5,955.64	
	TOTAL CURRENT LIABILITIES		\$ 5,955.64
	FUTURE ESTIMATED REPAIRS		
2001	BLOCK WALLS	\$ 3,602.43	
2002	POOL FURNITURE	3,363.97	
2003	IRRIGATION SYSTEM	2,144.53	
2004	LANDSCAPING	430.60	
2005	PAINTING	46,018.20	
2006	STREETS	610.77	
2007	PLUMBING	90.16	
2008	POOL BASIN COATING	2,417.94	
2009	POOL DECK COATING	3,256.77	
2010	ROOFS	59,393.61	
2011	PLUMBING	309.66	
2012	CONTINGENCIES	3,414.21	
2013	INTEREST RESERVES	1,644.45	
	TOTAL FUTURE ESTIMATED REPAIRS		\$ 126,697.30
	EQUITY		
4010	HOMEOWNERS EQUITY	\$ 16,505.50	
	Current Year Net Income/(Loss)	.00	
	SUBTOTAL EQUITY		\$ 16,505.50
	TOTAL LIABILITIES & EQUITY		\$ 149,158.44

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 _____ Date 3/15/05 Name _____ Date _____Signature Ralph Paulson Signature _____

Title _____ Title _____

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