



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

AZ Corp. Commission



01314040

DUE ON OR BEFORE 04/05/2005

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. -0791997-0
VISTOSO RESORT CASITAS CONDOMINIUM HOMEOWNERS ASSO
655 W VISTOSO HIGHLANDS DR
ORO VALLEY, AZ 85737

RECEIVED

AUG 25 2005

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION



Business Phone: _____

(Business phone is optional.)

State of Domicile: ARIZONA

Type of Corporation: NON-PROFIT

2. Statutory Agent: MARION KAMP
Mailing Address: 655 W VISTOSO HIGHLANDS DR
SUITE 110
City, State, Zip: ORO VALLEY, AZ 85737

Physical Address, If Different.

Physical Address:

City, State, Zip:

705/8.30.05
1205 6.9.05

Use this box only if appointing a new Statutory Agent

ACC USE ONLY IPR

Fee \$10 2.12.05

Penalty \$ _____

Reinstate \$ _____

Expedite \$ _____

Resubmit \$ _____

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: 952717

(Foreign Corporations are
REQUIRED to complete
this section).

RECEIVED

JUN 06 2005

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

MAR 17 2005

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. Barber/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 HOA |

I. 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.**

1a. 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)

0791997-8

1b. 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)

II. 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:

ONE ☐

Name:

Name:

III. OFFICERS Please Type or Print Clearly. You Must List at Least One.

Name: Marion Kamp

Name: Ron Helton

Title: President

Title: Vice President

Address: 655 W. Vistoso Highlands #110
Tucson AZ 85737

Address: 1231 Prestwick Trail
None Trail, Co 80124

Date taking office: 4-10-04

Date taking office: 4-10-04

Name: Mary Beth Slivka

Name: Tim Harn

Title: Secretary

Title: Treasurer

Address: 16-A Dennison Dr.
Hightstown, N.J. 08520

Address: 655 W. Vistoso Highlands #2
Tucson, AZ 85737

Date taking office: 4-10-04

Date taking office: 4-10-04

IV. DIRECTORS Please Type or Print Clearly. You Must List at Least One.

Name: Mike Millikan

Name: Jim Kram

Address: P.O. Box 3136
Salina, KS, 67402-3136

Address: 655 W. Vistoso
Highlands Dr. Tucson
85737

Date taking office: 4-05

Date taking office: 4-05

Name:

Name:

Address:

Address:

Date taking office:

Date taking office:

Balance Sheet (Cash)
VISTOSO RESORT CASITAS HOA - (VISTOSO)
Dec 2004

Page 1
VISTOSO
1/6/2005
03:24 PM

Prepared For:
VISTOSO RESORT CASITAS
c/o RINCON REALTY
6919 E. BROADWAY
TUCSON, AZ 85710

Prepared By:
RINCON REALTY & INV.
6919 E. BROADWAY BLVD.
TUCSON, AZ 85710

ASSETS

Bank One Checking	9,606.15
Bank One Savings	<u>184,087.22</u>
Bank One Working Capital Acct.	38,105.07
SACB - CD 100754	<u>52,623.74</u>
SACB - CD 100755	<u>41,772.84</u>
Canyon Community CD - 1610	<u>52,257.79</u>
Canyon Community CD - 3442	<u>41,004.42</u>
Pool Equipment Deposits	<u>445.00</u>

TOTAL ASSETS

419,902.23

LIABILITIES & CAPITAL

Liabilities

Security Deposits	<u>1,000.00</u>
Total Liabilities	<u>1,000.00</u>

Retained Earnings	86,572.62
Past Retained Earnings	<u>332,329.61</u>

Total Equity	<u>419,902.23</u>
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TOTAL LIAB. & CAPITAL

419,902.23

Income Statement (Cash)
VISTOSO RESORT CASITAS HOA - (VISTOSO)
Dec 2004

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1/6/2005
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	Month to Date	%	Year to Date	%
INCOME				
ResortQuest Rental Fees	0.00	0.00	10,780.00	3.19
Homeowners Dues	10,374.00	78.96	295,306.00	87.27
Rent - Rancho Vistoso Casitas	800.00	6.09	7,600.00	2.25
Working Capital Income	1,456.00	11.08	12,256.00	3.62
Interest Income	418.02	3.18	4,269.61	1.26
Other Income	0.00	0.00	6,012.98	1.78
Late Fees	90.00	0.69	1,596.00	0.47
NSF Check Charges	0.00	0.00	25.00	0.01
Legal Fees (Reimb.)	0.00	0.00	516.00	0.15
TOTAL INCOME	13,138.02	100.00	338,363.59	100.00

EXPENSES

Operating Expenses				
Management Fees	1,156.00	8.80	13,872.00	4.10
Pest Control	130.00	0.99	11,209.00	3.31
Furn., Fixtures, Equip.-Repair	0.00	0.00	2,136.62	0.63
General Maintenance	458.66	3.49	1,517.43	0.45
Maintenance Supplies	0.00	0.00	25.38	0.01
Painting	0.00	0.00	8.88	0.00
Landscaping Contract	2,496.32	19.00	29,955.84	8.85
Landscapes/Irrigation Repair	0.00	0.00	560.00	0.17
Special Projects	0.00	0.00	1,861.08	0.55
Insurance	0.00	0.00	15,518.25	4.59
Pool Service	240.00	1.83	2,440.00	0.72
Pool Supplies/Repairs	559.34	4.26	19,332.71	5.71
Pool Repairs	-6,312.12	-48.04	-5,674.13	-1.68
Electricity	1,624.65	12.37	17,372.34	5.13
Cable	1,261.64	9.60	15,106.04	4.46
Gas	2,671.42	20.33	13,689.89	4.05
Water & Sewer	2,717.21	20.68	32,634.57	9.64
Trash	445.52	3.39	5,685.05	1.68
Telephone	44.18	0.34	533.01	0.16
Accounting	0.00	0.00	150.00	0.04
Legal	18.50	0.14	9,088.90	2.69
Signage	0.00	0.00	379.00	0.11
Office Supplies	434.36	3.31	2,099.09	0.62
Licenses/Permits	0.00	0.00	183.00	0.05
Taxes	0.00	0.00	805.14	0.24
Web Site	105.00	0.80	315.00	0.09
Miscellaneous Expenses	0.00	0.00	334.48	0.10
Payroll	2,120.62	16.14	26,389.02	7.80
Payroll Taxes	168.30	1.28	2,115.11	0.63
Workers Compensation	0.00	0.00	931.00	0.28
Employee Benefits - Insurance	0.00	0.00	1,661.74	0.49
Total Operating Expenses	10,339.60	78.70	222,235.44	65.68

Budget Comparison (Cash)
VISTOSO RESORT CASITAS HOA - (VISTOSO)
Dec 2004

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VISTOSO
1/6/2006
03:24 PM

Prepared For:
VISTOSO RESORT CASITAS
c/o RINCON REALTY
6919 E. BROADWAY
TUCSON, AZ 85710

Prepared By:
RINCON REALTY & INV.
6919 E. BROADWAY BLVD.
TUCSON, AZ 85710

	MTD Actual	MTD Budget	\$ Var.	% Var.	YTD Actual	YTD Budget	\$ Var.	% Var.	Annual
INCOME									
ResortQuest Rental Fees	0.00	780.00	-780.00	-100.0	10,780.00	9,360.00	1,420.00	15.17	9,360.00
Homeowners Dues	10,374.00	0.00	10,374.00	0	295,306.00	288,288.00	7,018.00	2.43	288,288.00
Rent - Rancho Vistoso Casitas	800.00	550.00	250.00	45.45	7,800.00	6,600.00	1,000.00	15.15	6,600.00
Working Capital Income	1,456.00	270.00	1,186.00	439.26	12,258.00	3,240.00	9,018.00	278.27	3,240.00
Interest Income	418.02	375.00	43.02	11.47	4,289.61	4,500.00	-230.39	-5.12	4,500.00
Other Income	0.00	225.00	-225.00	-100.0	8,012.98	2,700.00	3,312.98	122.70	2,700.00
Late Fees	90.00	29.13	60.87	208.96	1,696.00	350.00	1,246.00	356.00	350.00
NSF Check Charges	0.00	0.00	0.00	0	25.00	0.00	25.00	0	0.00
Legal Fees (Reimb.)	0.00	0.00	0.00	0	518.00	0.00	518.00	0	0.00
TOTAL INCOME	13,138.02	2,229.13	10,908.89	489.38	338,363.59	315,036.00	23,325.59	7.40	315,036.00
EXPENSES									
Operating Expenses									
Management Fees	1,156.00	1,156.00	0.00	0.00	13,872.00	13,872.00	0.00	0.00	13,872.00
Pest Control	130.00	375.00	245.00	65.33	11,209.00	4,500.00	-6,709.00	-149.0	4,500.00
Furn., Fixtures, Equip.-Repair	0.00	400.00	400.00	100.00	2,136.82	4,800.00	2,663.38	55.48	4,800.00
General Maintenance	458.66	83.37	-375.29	-450.1	1,517.43	1,000.00	-517.43	-51.74	1,000.00
Maintenance Supplies	0.00	0.00	0.00	0	25.38	0.00	-25.38	0	0.00
Painting	0.00	833.37	833.37	100.00	8.88	10,000.00	9,991.12	99.91	10,000.00
Landscaping Contract	2,496.32	2,500.00	3.68	0.15	29,955.84	30,000.00	44.16	0.15	30,000.00
Landscape/Irrigation Repair	0.00	125.00	125.00	100.00	580.00	1,500.00	940.00	62.67	1,500.00
Special Projects	0.00	333.37	333.37	100.00	1,861.08	4,000.00	2,138.92	53.47	4,000.00
Insurance	0.00	1,800.00	1,800.00	100.00	15,518.25	21,600.00	6,081.75	28.16	21,600.00
Pool Service	240.00	250.00	10.00	4.00	2,440.00	3,000.00	560.00	18.67	3,000.00
Pool Supplies/Repairs	559.34	791.63	232.29	29.34	19,332.71	9,500.00	-9,832.71	-103.5	9,500.00
Pool Repairs	-6,312.12	0.00	6,312.12	0	-5,674.13	0.00	5,674.13	0	0.00
Electricity	1,624.65	1,456.37	-168.28	-11.40	17,372.34	17,500.00	127.66	0.73	17,500.00
Cable	1,281.64	1,250.00	-11.64	-0.93	15,108.04	15,000.00	-106.04	-0.71	15,000.00
Gas	2,671.42	1,183.37	-1,488.05	-125.7	13,689.89	14,200.00	510.11	3.59	14,200.00
Water & Sewer	2,717.21	3,022.12	304.91	10.09	32,834.57	36,285.00	3,630.43	10.01	36,285.00
Trash	445.52	433.37	-12.15	-2.80	5,685.05	5,200.00	-485.05	-9.33	5,200.00
Telephone	44.18	45.00	0.82	1.82	533.01	540.00	6.99	1.29	540.00
Accounting	0.00	100.00	100.00	100.00	150.00	1,200.00	1,050.00	87.50	1,200.00
Legal	18.50	416.63	398.13	95.56	9,088.90	5,000.00	-4,088.90	-81.78	5,000.00
Bank Charges	0.00	6.25	6.25	100.00	0.00	75.00	75.00	100.00	75.00
Signage	0.00	66.63	66.63	100.00	379.00	800.00	421.00	52.63	800.00
Office Supplies	434.36	200.00	-234.36	-117.1	2,099.09	2,400.00	300.91	12.54	2,400.00
Licenses/Permits	0.00	29.13	29.13	100.00	183.00	350.00	167.00	47.71	350.00
Taxes	0.00	458.37	458.37	100.00	805.14	5,500.00	4,694.86	85.36	5,500.00
Web Site	105.00	41.63	-63.37	-152.2	315.00	500.00	185.00	37.00	500.00
Miscellaneous Expenses	0.00	150.00	150.00	100.00	334.48	1,800.00	1,465.52	81.42	1,800.00
Payroll	2,120.62	2,080.00	-40.62	-1.95	25,389.02	24,980.00	-1,429.02	-5.73	24,980.00
Payroll Taxes	168.30	180.38	12.08	6.70	2,115.11	2,165.00	49.89	2.30	2,165.00
Workers Compensation	0.00	62.50	62.50	100.00	931.00	750.00	-181.00	-24.13	750.00
Employee Benefits - Insurance	0.00	166.63	166.63	100.00	1,661.74	2,000.00	338.26	16.91	2,000.00
Total Operating Expenses	10,339.60	19,998.12	9,658.52	48.30	222,235.44	239,977.00	17,741.56	7.39	239,977.00
Capital Expenses									
Pool Improvement/Repairs	6,312.12	0.00	-6,312.12	0	12,812.12	0.00	-12,812.12	0	0.00
Asphalt Sealing/Resurfacing	0.00	0.00	0.00	0	5,852.53	0.00	-5,852.53	0	0.00
Landscape Improvements	0.00	0.00	0.00	0	11,090.88	0.00	-11,090.88	0	0.00
Total Capital Expenses	6,312.12	0.00	-6,312.12	0	29,555.53	0.00	-29,555.53	0	0.00
TOTAL EXPENSES	16,651.72	19,998.12	3,346.40	16.73	251,790.97	239,977.00	-11,813.97	-4.92	239,977.00
NET INCOME	-3,513.70	-17,768.99	14,255.29	-80.23	86,572.62	75,061.00	11,511.62	15.34	75,061.00

COMMISSIONERS
JEFF HATCH-MILLER - Chairman
WILLIAM A. MUNDELL
MARC SPITZER
MIKE GLEASON
KRISTIN K. MAYES



ARIZONA CORPORATION COMMISSION

BRIAN C. MCNEIL
Executive Secretary

DAVID RABER
Director, Corporations Division

CORPORATIONS DIVISION
1300 West Washington
Phoenix, Arizona 85007-2929

VISTOSO RESORT CASITAS CONDOMINIUM HOMEOWNERS ASSOCIATION, I
655 W VISTOSO HIGHLANDS DR

ORO VALLEY AZ 85737-

Effective Date: **08/17/2005**
File No: **-0791997-0**

Original Due Date: **April 5, 2005**

Received: **06/06/05**

We have deposited your check, however your annual report is being returned for the following reason(s):

Please list directors: Corporations must have at least one director per A.R.S. 10-3803.

NOTE: PURSUANT TO A.R.S. 10-1622.F.
TO AVOID PENALTIES AND POSSIBLE ADMINISTRATIVE DISSOLUTION, THIS
REPORT MUST BE RETURNED WITHIN 30 DAYS AFTER THE EFFECTIVE DATE OF
THIS NOTICE TO BE DEEMED TIMELY FILED.

*** * IMPORTANT * ***

TO SUCCESSFULLY PROCESS YOUR DOCUMENT, IT IS IMPERATIVE THAT YOU
RETURN:

- 1) A COPY OF THIS LETTER,**
- 2) ANY ANNUAL REPORT(S) WHICH ACCOMPANIED THIS LETTER,**
(CORRECTIONS MADE)
- 3) ANY OUTSTANDING FEE,**
- 4) ANY OUTSTANDING PENALTY FUNDS**

AR: 0021
REV. 04/2000

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.6 & 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; |
| 4. Prior addresses (for immediate preceding 7 year period). | the date and location; the court and public agency involved, and the file or cause number of the case. |

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 MARION KAMP Date 2/25/05 Name _____ Date _____
Signature Marion Kamp Signature _____
Title President Title _____

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