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**FINANCIAL DISCLOSURE STATEMENT**  
(For use by Public Officers and Candidates of the State of Arizona)

Name of Public Officer or Candidate Michele Reagan

Address [REDACTED]

Public Office Held or Sought AZ State Senate District # 8

Check one:

- I am a public officer filing this statement covering the 12 months of calendar year 20 11.
- I am a candidate for a public office, and am filing this Financial Disclosure Statement covering the 12 months preceding the date of this statement, from the month of \_\_\_\_\_ 20\_\_\_\_, to the month of \_\_\_\_\_ 20\_\_\_\_\_.
- I have been appointed to fill a vacancy in a public office and am filing this Financial Disclosure Statement covering the 12 month period ending with the last full month prior to the date I took office.

**VERIFICATION**

I do solemnly swear that the Financial Disclosure Statement filed herewith is in all things true and correct, and fully shows all information I am required to report pursuant to A.R.S. § 38-542.

M. Reagan  
Signature of Public Officer or Candidate  
Michele Reagan

State of Arizona )  
County of Maricopa )

Subscribed and sworn to (or affirmed) before me this 30<sup>th</sup> day of January, 2012.

Sylvia C. Oliver  
Notary Public

January 29, 2014  
My Commission expires



## SECTION A: PERSONAL DISCLOSURE

### 1. Names

**What to disclose:** Your and your spouse's names and the names of minor children of whom you have legal custody.

YOUR NAME	Michele Reagan
YOUR SPOUSE'S NAME	David Gulino
CHILDREN'S NAMES	[REDACTED]

### 2. Sources of Personal Compensation

**What to disclose:** The name and address of each employer who paid you, your spouse, or any member of your household more than \$1,000 in salary, wages, commissions, tips or other forms of compensation during the period covered by this report. Describe each employer's business and the services for which you or a member of your household were compensated.

Also, list anything of value that any other person, outside your household, received for your use or benefit of you or any member of your household. For example, if a person was paid by your employer to be your housekeeper, list that person's wages and the name of the employer.

**You need not disclose:** Any money you or any member of your household received that was gross income paid to a business you or your household member owned.

PUBLIC OFFICER OR MEMBER OF HOUSEHOLD	NAME AND ADDRESS OF EMPLOYER OR OTHER SOURCE OF COMPENSATION OVER \$1,000	DESCRIPTION OF EMPLOYER'S BUSINESS AND SERVICES PROVIDED BY PUBLIC OFFICER OR MEMBER OF HOUSEHOLD
Michele Reagan	State of AZ - 1700 W. Washington, Phx 85007	paycheck and per diem
David Gulino	LVA Urban Design - South Ash, Tempe AZ 85281	project management
David Gulino and Michele Reagan	Land Development Services, LLC 7525 E. Camelback Rd. Scottsdale 85251	consulting, land planning - David book keeping, admin - Michele
Michele Reagan and David Gulino	ThunderPass Partnership LLC [REDACTED]	project management

### 3. Professional, Occupational and Business Licenses

**What to disclose:** List all licenses issued to or held by you or any member of your household at any time during the period covered by this Statement.

TYPE OF LICENSE OR PERMIT	NAME IN WHICH LICENSE IS ISSUED	PUBLIC OFFICER OR HOUSEHOLD MEMBER HOLDING LICENSE, IF NOT ISSUED IF OWN NAME	JURISDICTION(S) OF LICENSE	LOCATION OF BUSINESS
Real Estate Broker	David G. Gulnio		AZ	Scottsdale
Professional Engineer	David G. Gulino		AZ	Scottsdale
Professional Engineer	David G. Gulino		WA	Scottsdale
Professional Engineer	David G. Gulino		CA	Scottsdale
Contractor's License A-1	David G. Gulino		AZ	Scottsdale

### 4. Personal Creditors

**What to disclose:** The name and address of each creditor to whom you, or a member of your household owed a personal debt over \$1,000 during the period covered by this Statement. If the debt was incurred or discharged during this period, list the date and whether it was incurred or discharged.

**You need not disclose:** Debts resulting from the ordinary conduct of a business (disclose those in Section C). Debts on residences or recreational property, on motor vehicles not used for commercial purposes, on debts secured by cash values on life insurance, or debts you owe to relatives, personal credit card transactions or installment contracts.

PERSONAL DEBTS OVER \$1,000		
NAME AND ADDRESS OF CREDITOR (OR PERSON TO WHOM PAYMENTS ARE MADE)	PUBLIC OFFICER OR MEMBER OF HOUSEHOLD OWING THE DEBT	DATE INCURRED AND/OR DISCHARGED
Chase Home Finance	David Gulino and Michele Reagan Rev. Living Trust	May 2007 - Chase, July 2006 - B of A
Bank of America		<input checked="" type="checkbox"/> Incurred <input type="checkbox"/> Discharged
Colonial Savings	David Gulino and Michele Reagan Rev. Living Trust	Dec. 2007 - M & I, August 2007 - Colonial
M&I Thunderbird		<input checked="" type="checkbox"/> Incurred <input type="checkbox"/> Discharged
State Farm Bank	Michael and Donna Reagan	Jan. 2010
		<input checked="" type="checkbox"/> Incurred <input type="checkbox"/> Discharged

**5. Personal Debtors**

**What to disclose:** The name of each debtor who owed you or a member of your household a debt over \$1,000 at any time during the period covered by this Statement, and the approximate value of the debt (See last page of value categories). If the debt was incurred or discharged during the period covered by this Statement, report the date and whether the debt was incurred or discharged.

DEBTS OVER \$1,000 OWED TO YOU PERSONALLY			
NAME OF DEBTOR	PUBLIC OFFICER OR MEMBER OF HOUSEHOLD TO WHOM THE DEBT IS OWED	AMOUNT BY VALUE CATEGORY	DATE INCURRED AND/OR DISCHARGED
N/A			<input type="checkbox"/> Incurred <input type="checkbox"/> Discharged
			<input type="checkbox"/> Incurred <input type="checkbox"/> Discharged
			<input type="checkbox"/> Incurred <input type="checkbox"/> Discharged

**6. Gifts**

**What to disclose:** The name of the donor who gave you or a member of your household a single gift or an accumulation of gifts with a value over \$500, if that gift does NOT fit into a category below.

**You need not disclose:** Gifts you or a household member received by will, intestate succession, *inter vivos* (living) trusts, or testamentary trusts established by a spouse or ancestor. Gifts received from any other member of the household or relatives to the second degree of consanguinity (parents, grandparents, siblings, children and grandchildren) or political contributions reported on campaign finance reports.

NAME OF DONOR OF GIFTS OVER \$500	PUBLIC OFFICER OR MEMBER OF HOUSEHOLD – RECIPIENT
Aspen Rodel Fellowship - Aspen Institute retreat Jan. 2011	Michele Reagan
Aspen Rodel Fellowship - New Orleans retreat Oct. 2011	Michele Reagan

## SECTION B: REPORTABLE INTERESTS

### 7. Offices or Fiduciary Relationships in Businesses, Nonprofit Organizations or Trusts

What to disclose: The name and address of each business, organization, trust or nonprofit organization or association in which you or any member of your household held any office OR had a fiduciary relationship during the period covered by this Statement. Describe the office or relationship.

NAME OF ORGANIZATION AND ADDRESS	NAME OF PUBLIC OFFICER OR MEMBER OF HOUSEHOLD	OFFICE OR FIDUCIARY RELATIONSHIP
Reagan Properties, LLC [REDACTED]	Michele Reagan Michele Reagan	parents self
Gulino - Reagan Trust [REDACTED]		
Land Development Services, LLC. 7525 E. Camelback Scottsdale 85251	David Gulino David Gulino	principal principal
ThunderPass Partnership LLC. [REDACTED]		
Dragases Enterprises, LLC. 7525 E. Camelback Rd. Scottsdale 85251	Michele Reagan and David Gulino	partner

### 8. Ownership or Financial Interest in Trusts, or Investment Funds

What to disclose: The name and address of each business, trust, investment or retirement fund in which you or any member of your household had an ownership or beneficial interest of over \$1,000. This includes stocks, partnerships, joint ventures, sole proprietorships, annuities, mutual funds and retirement accounts. List the percentage of ownership or interest, and categorize the value of the equity. (See last page for value categories.)

NAME AND ADDRESS OF BUSINESS OR TRUST	PUBLIC OFFICER OR MEMBER OF HOUSEHOLD	DESCRIPTION OF INTEREST	EQUITY BY VALUE CATEGORY
Land Development Services	David Gulino Michele Reagan	LLC	3
Reagan Properties		LLC	3
Gulino-Reagan Rev. Trust	David Gulino and Michele Reagan Michele Reagan Michele Reagan	Trust Stocks REIT	3 3 2
Charles Schwab Wasatch / American Century			
AZ State Retirement Fund - EORP Momingstar Ranch, LLC	Michele Reagan David Gulino David Gulino	retirement REIT REIT	2 3 3
ICP Properties Raymond James	David Gulino	Stocks / cash	3

## 9. Bonds

**What to disclose:** Bonds issued by a single agency worth more than \$1,000 that you or a member of your household hold, or held during the period covered by this Statement. If the bonds were acquired or divested during the period, report the date that occurred.

BONDS OVER \$1,000	ISSUING AGENCY	PUBLIC OFFICER OR MEMBER OF HOUSEHOLD	VALUE CATEGORY	DATE ACQUIRED AND/OR DIVESTED
N/A				<input type="checkbox"/> Acquired <input type="checkbox"/> Divested
				<input type="checkbox"/> Acquired <input type="checkbox"/> Divested
				<input type="checkbox"/> Acquired <input type="checkbox"/> Divested

## 10. Real Property Ownership

**What to disclose:** Arizona real property and improvements to which you or a member of your household hold, or held title during the period covered by this Statement. Describe the property's location and approximate size. Using the value categories (see last page) report the value of your equity. If that property was acquired or divested during the period covered by this Statement, list the date and what occurred.

**You need not disclose:** Your primary residence or property you use for personal recreation.

LOCATION AND APPROXIMATE SIZE OF ARIZONA REALTY	PUBLIC OFFICER OR MEMBER OF HOUSEHOLD OR BUSINESS	EQUITY BY VALUE CATEGORY	DATE ACQUIRED OR DIVESTED
2517 N. Central Phx 85004 7000 sq ft	Reagan Properties, LLC	3	July 2001 - 2517 N. Central, Dec. 2006 - Woodmere
	Gulino- Reagan Trust	3	<input checked="" type="checkbox"/> Acquired <input type="checkbox"/> Divested
Cathedral Ranch - Sedona lot, 1 acre	Gulino - Reagan Trust	3	June 2003 - Sedona, March 2007 - Payson
Hunter Creek - Payson lot 1/3 acre	Gulino - Reagan Trust	3	<input checked="" type="checkbox"/> Acquired <input type="checkbox"/> Divested
7754 E. Lakeview Ct. Scottsdale 85258 1400 sq. ft.	Gulino - Reagan Trust	3	1993 - Lakeview, March 2010 - McKinley
119 E. McKinley 4 B, 2 BA Tempe 85281	Gulino - Reagan Trust	3	<input checked="" type="checkbox"/> Acquired <input type="checkbox"/> Divested

**SECTION C: BUSINESS INTERESTS**

**11. Business Names**

**What to disclose:** The name of any business under which you or any member of your household did business during the period covered by this Statement. Include corporations, limited liability companies, partnerships and trade names. Using the definitions provided in statute, disclose if the business named is controlled or dependent. If the business is both controlled and dependent, mark both boxes.

PUBLIC OFFICER OR MEMBER OF HOUSEHOLD	BUSINESS NAME	BUSINESS ADDRESS	CONTROLLED AND/OR DEPENDENT BUSINESS
Michele Reagan	Reagan Properties, LLC	[REDACTED]	<input checked="" type="checkbox"/> Controlled <input checked="" type="checkbox"/> Dependent
David Gulino David Gulino	Land Development Services, LLC. ThunderPass Partnership LLC.	7525 E. Camelback Scottsdale 85251 [REDACTED]	<input checked="" type="checkbox"/> Controlled <input checked="" type="checkbox"/> Dependent
Michele Reagan	Land Development Services, LLC.	7525 E. Camelback Scottsdale 85251	<input checked="" type="checkbox"/> Controlled <input checked="" type="checkbox"/> Dependent
Michele Reagan and David Gulino	Dragases, LLC	7525 E. Camelback Scottsdale 85251	<input checked="" type="checkbox"/> Controlled <input checked="" type="checkbox"/> Dependent

**IMPORTANT:** IF A BUSINESS LISTED ABOVE DID NOT GROSS MORE THAN \$10,000 OR PROVIDE MORE THAN 10% OF YOUR PERSONAL COMPENSATION DURING THE PERIOD COVERED BY THIS STATEMENT, YOU DO NOT NEED TO COMPLETE THE REST OF THIS STATEMENT.

**12. Controlled Business Information**

**What to disclose:** The name of each controlled business you listed above, and the goods or services provided by the business. If a single client or customer (person or business) accounts for more than \$10,000 and 25% of the gross income, describe what it is your business provides to that customer or client. Then, in column 4, describe what the client/customer's business does (if your major client is a person, leave the last column blank). If you do not have a major client, leave the last two columns blank.

**You need not disclose:** The name of any customer or client, or the activities of any customer or client who is an individual rather than a business.

NAME OF YOUR CONTROLLED BUSINESS	GOODS OR SERVICES PROVIDED BY YOUR BUSINESS	WHAT YOUR BUSINESS PROVIDES TO YOUR MAJOR CUSTOMER OR CLIENT	BUSINESS ACTIVITY OF MAJOR CUSTOMER OR CLIENT
Reagan Properties LLC	rental properties	buildings	Fastsigns on Central
Land Development Services, LLC	land use planning	consulting	Troon, Crown, Lyle Anderson, C-A Properties
ThunderPass Partnership LLC	feasibility studies	consulting	DCS - Chandler Land Development Services, LLC
Dragases LLC	CCR Projects / repairs	investment properties	Land Development Services

### 13. Dependent Business Information

**What to disclose:** The name of each dependent business, the goods or services provided by the dependent business, the goods or services provided to the major customer or client and the business activity if the major customer or client is a business. If the dependent business is also a controlled business, disclose it only in response to #12, above.

**You need not disclose:** The name or identity of the customer or client, or the amount of income from the customer or client. If the customer or client is an individual (rather than a business), you are not required to disclose that person's activities.

NAME OF DEPENDENT BUSINESS	GOODS OR SERVICES PROVIDED BY THE BUSINESS	GOODS OR SERVICES PROVIDED TO THE MAJOR CUSTOMER OR CLIENT	BUSINESS ACTIVITY OF THE MAJOR CUSTOMER OR CLIENT, IF A BUSINESS
Reagan Properties LLC	rental properties	buildings	Fastsigns on Central
Land Development Services, LLC	land use planning	consulting	Various landowners in Scottsdale, Pinal County, Phoenix
ThunderPass Partnership LLC	feasibility studies	consulting	McKinley, Surprise, DCS Contracting, landscape services
Dragases LLC	CCR Projects / repairs	investment properties	Land Development Services LLC

### 14. Real Property Owned by Business

**What to disclose:** Arizona real property and improvements the titles to which were held by a controlled or dependent business listed above. If the business is one that deals in real property and improvements, list the aggregate value of all parcels held in the period covered by this Statement. Describe the property's location and approximate size. Using the value categories (see last page) report the value of equity in your business. If the property was acquired or divested during the period covered by this Statement, list that and the date.

LOCATION AND APPROXIMATE SIZE OF ARIZONA REALTY	PUBLIC OFFICER OR MEMBER OF HOUSEHOLD OR BUSINESS	EQUITY BY VALUE CATEGORY	DATE ACQUIRED OR DIVESTED
2517 N. Central Ave. Phoenix, AZ 85004	Reagan Properties, LLC	3	July 2001 <input checked="" type="checkbox"/> Acquired <input type="checkbox"/> Divested
			<input type="checkbox"/> Acquired <input type="checkbox"/> Divested
			<input type="checkbox"/> Acquired <input type="checkbox"/> Divested
			<input type="checkbox"/> Acquired <input type="checkbox"/> Divested

**15. Business' Creditors**

**What to disclose:** The name and address of each creditor to which your business owed more than \$10,000, if that amount was also more than 30% of your total business indebtedness at any time during the period covered by this Statement. If the debt was incurred or discharged during the period covered by this Statement, report that and the date.

**You need not disclose:** Debts resulting from a business other than a controlled or dependent business.

BUSINESS DEBTS OVER \$10,000 AND 30%		
NAME AND ADDRESS OF CREDITOR (OR PERSON TO WHOM PAYMENTS ARE MADE)	NAME OF CONTROLLED OR DEPENDENT BUSINESS (FROM ITEM 3 OR 4)	DATE INCURRED AND/OR DISCHARGED
State Farm Bank Bloomington, IL	Reagan Properties, LLC	July 2001 <input checked="" type="checkbox"/> Incurred <input type="checkbox"/> Discharged
SPA Enterprises 5635 N. Scottsdale Rd. Scottsdale 85250	Land Development Services, LLC	Feb. 2011 <input type="checkbox"/> Incurred <input checked="" type="checkbox"/> Discharged
		<input type="checkbox"/> Incurred <input type="checkbox"/> Discharged

**16. Business' Debtors**

**What to disclose:** The name of the debtor for each debt exceeding \$10,000 owed to a controlled or dependent business which was also more than 30% of the total indebtedness to the business which was owed at any time during the preceding calendar year. If the debt was incurred or discharged during the year, list that and the date. List value category.

DEBTS OVER \$10,000 AND 30% OWED TO YOUR BUSINESS			
NAME OF DEBTOR	NAME OF CONTROLLED OR DEPENDENT BUSINESS TO WHOM THE DEBT IS OWED	AMOUNT BY VALUE CATEGORY	DATE INCURRED AND/OR DISCHARGED
FastSigns on Central	Reagan Properties, LLC rent	2	Oct. 2001 <input checked="" type="checkbox"/> Incurred <input type="checkbox"/> Discharged
Troon TL Reserve Crown Community Diversified Partners WFP Properties	David Gulino consulting fees	3 3 3 2 2	March 2011 - Nov. 2011 <input checked="" type="checkbox"/> Incurred <input type="checkbox"/> Discharged

**Value Categories: (from ARS § 38-542(B))**  
**Category 1 - \$1,000 to \$25,000**  
**Category 2 - More than \$25,000 to \$100,000**  
**Category 3 - More than \$100,000**