



Corporations Division

Electronically Filed
Business ID: 01582444
Filing Number: 02102604111627
Filing Date: 02/24/2026
Effective Date: 02/10/2026

ANNUAL REPORT (2025)

BUSINESS INFORMATION

Business Name: XANADU LAKE RESORT CONDOMINIUM, INC.
Business ID: 01582444
Effective Date: 02/10/2026
Business Type: Domestic Nonprofit Corporation
Period of Duration: Perpetual
Character of Business: 813990-Other Similar Organizations (except Business, Professional, Labor, and Political Organizations)

HOME OWNERS ASSOCIATION

Will the corporation be a unit owner's association or planned community association? **Yes**

Home Owners Association Type: Designating Agent

Designated Agent Name: Cara Percival
Designated Agent Address: 86 Smoketree Ave S, Lake Havasu City, AZ, 86403-6895, Mohave, USA

Does the corporation have stock? No

AUTHORIZED SHARES

No shares information available.

STATUTORY AGENT INFORMATION

Statutory Agent Name: Cara Percival
Physical Address: Paradise HOA Management, LLC, 86 Smoketree Ave S, LAKE HAVASU CITY, AZ, 86403, Mohave, USA
Mailing Address: Paradise HOA Management, LLC, PO Box 38, LAKE HAVASU CITY, AZ, 86405, Mohave, USA

KNOWN PLACE OF BUSINESS

Attention: Cara Percival
86 S Smoketree Ave, LAKE HAVASU CITY, AZ, 86403, Mohave, USA

MAILING ADDRESS

86 S Smoketree Ave, LAKE HAVASU CITY, AZ, 86403, Mohave, USA

Will the Corporation have Members? No

PRINCIPAL INFORMATION

Treasurer: BRIAN SOPATYK
Attention: Cara Percival
86 S Smoketree Ave, LAKE HAVASU CITY, AZ, 86403, Mohave, USA



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Vice-President: Rachel Nervik
Attention: Cara Percival
86 S Smoketree Ave, LAKE HAVASU CITY, AZ, 86403, Mohave, USA

Secretary: Brian Sopatyk
Attention: Cara Percival
86 S Smoketree Ave, LAKE HAVASU CITY, AZ, 86403, Mohave, USA

Director: Phil Leyden
Attention: Cara Percival
86 S Smoketree Ave, LAKE HAVASU CITY, AZ, 86403, Mohave, USA

President: Martin Standsberry
Attention: Cara Percival
86 S Smoketree Ave, LAKE HAVASU CITY, AZ, 86403, Mohave, USA

CERTIFICATE OF DISCLOSURE

FELONY JUDGMENT QUESTIONS

Has any person who is currently an officer, director, trustee, or incorporator been:

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 signing of this certificate? **No**

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 the signing of this certificate? **No**

Subject to an injunction, judgment, decree or permanent order of any state or federal court entered within the seven-year period immediately preceding the signing of this certificate, involving any of the following: **No**

- a. The violation of fraud or registration provisions of the securities laws of that jurisdiction;
- b. The violation of the consumer fraud laws of that jurisdiction;
- c. The violation of the antitrust or restraint of trade laws of that jurisdiction?

BANKRUPTCY QUESTION

Has any person who is currently an officer, director, trustee, or incorporator also served in any such capacity at another corporation that has gone into bankruptcy or receivership? **No**

SIGNATURE & AFFIRMATION

I affirm, under penalty of perjury, that information provided is accurate to the best of my knowledge, and that I have authority to submit this filing.

Signer certifies that all taxes have been paid.



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President:

Martin Standsberry - 02/24/2026