



**STATE OF ARIZONA  
CORPORATION COMMISSION**



**NONPROFIT CORPORATION ANNUAL REPORT  
& CERTIFICATE OF DISCLOSURE  
FOREIGN / DOMESTIC**

FOR FISCAL YEAR ENDING 12/31/1995

DUE ON OR BEFORE 04/15/1996

The following information is required by A.R.S. 510-1081 for all domestic and foreign nonprofit corporations authorized to conduct affairs in Arizona. The Commission's authority to prescribe this form is A.R.S. 510-1092. MAKE CHANGES OR CORRECTIONS WHERE NECESSARY.

Corporation File: -0190860-0  
 Corporation Name: THE TOWNES AT PARADISE VALLEY LANDINGS CONDOMINIUM ASSOCIAT  
 Address: % HOOD ASSOC GROUP INC  
 9390 N 95TH ST STE B

City, State, Zip: SCOTTSDALE AZ 85258-  
 Domicile: ARIZONA  
 Type: NON-PROFIT

**A.C.C. CORPORATIONS DIV.  
RECEIVED**

**MAR 18 1996**

Arizona Statutory Agent: PATRICIA A HOOD  
 Street Address: 9390 N 95TH ST STE B  
 (NOT P.O. BOX)

**DOCUMENTS ARE SUBJECT  
TO REVIEW BEFORE FILING**

City, State, Zip: SCOTTSDALE AZ 85258-

1. Check the one category below which best describes the CHARACTER OF AFFAIRS conducted by your corporation in Arizona:

- |   |   |  |
|---|---|--|
| 1. <input type="checkbox"/> Charitable  | 8. <input type="checkbox"/> Social                | 15. <input type="checkbox"/> Agricultural  |
| 2. <input type="checkbox"/> Benevolent  | 9. <input type="checkbox"/> Fraternal             | 16. <input type="checkbox"/> Horticultural   |
| 3. <input type="checkbox"/> Educational | 10. <input type="checkbox"/> Literary             | 17. <input type="checkbox"/> Animal Husbandry  |
| 4. <input type="checkbox"/> Civic       | 11. <input type="checkbox"/> Cultural             | 18. <input checked="" type="checkbox"/> Homeowners' Association                            |
| 5. <input type="checkbox"/> Patriotic   | 12. <input type="checkbox"/> Athletic             | 19. <input type="checkbox"/> Professional, commercial,<br>industrial, or trade association |
| 6. <input type="checkbox"/> Political   | 13. <input type="checkbox"/> Science/Research     | 20. <input type="checkbox"/> Other _____   |
| 7. <input type="checkbox"/> Religious   | 14. <input type="checkbox"/> Hospital/Health Care |  |

ACC USE ONLY	
Fee	\$ _____
Penalty	\$ _____
Total	\$ _____

2. NUMBER OF EMPLOYEES: Please check one. (For statistical purposes only.)

25 or Less       26 - 100 \_\_\_\_\_      101 - 500 \_\_\_\_\_      Over 500 \_\_\_\_\_

3. *--- If appointing a new statutory agent, the new agent MUST consent to that appointment by signing below ---  
 --- and PRESIDENT or VICE PRESIDENT must sign page 4 of this report. ---*

*I, (individual) or We, (corporation) having been designated the new Statutory Agent, do hereby consent to this appointment until my removal or resignation pursuant to law.*

_____ Statutory Agent Name	_____ Address
_____ Signature	_____ City, State, Zip

4. Foreign Corporations list Address in Domicile Jurisdiction:

\_\_\_\_\_  
Street/P. O. Box      City, State, (Country) Zip

**5. OFFICERS**

**PRESIDENT:** BOB ALEO  
Address: 4114 E. UNION HILLS DR #1227  
PHOENIX, AZ 85024

**VICE PRESIDENT:** RICK BARNES  
Address: P.O. BOX 54385  
PHOENIX, AZ 85078

Date taking office: 12/12/95

Date taking office: 12/12/95

**SECRETARY:** KATHY HERRANEN  
Address: 4114 E. UNION HILLS DR #1011  
PHOENIX, AZ 85024

**TREASURER:** ELYSE LERNER  
Address: 4114 E. UNION HILLS DR, # 1206  
PHOENIX, AZ 85024

Date taking office: 12/12/95

Date taking office: 12/12/95

**6. DIRECTORS** Must List a Minimum of 3 Directors.

**NAME:** BOB ALEO  
Address: 4114 E. UNION HILLS DR #1227  
PHOENIX, AZ 85024

**NAME:** RICK BARNES  
Address: P.O. BOX 54385  
PHOENIX, AZ 85078

Date taking office: 12/12/95

Date taking office: 12/12/95

**NAME:** KATHY HERRANEN  
Address: 4114 E. UNION HILLS DR. #1011  
PHOENIX, AZ 85024

**NAME:** ELYSE LERNER  
Address: 4114 E. UNION HILLS DR. #1206  
PHOENIX, AZ 85026

Date taking office: 12/12/95

Date taking office: 12/12/95

(Non-Profit Corporation Name)

(File Number)

7. STATEMENT OF FINANCIAL CONDITION (Required by A.R.S. §10-1081.A.6.)

You must submit a statement of the corporation's financial condition. Any reasonable schedule will be accepted provided it reflects the intent of the law, as determined by the Commission. Several suggestions for information you may submit to satisfy this requirement include the following:

- Attach a copy of Page 2, Form 99 filed with the Arizona Department of Revenue; OR
- a copy of the corporation's Charitable Organization Financial Statement as filed with the Arizona Secretary of State pursuant to A.R.S. §44-6552; OR
- a copy of your treasurer's report (or financial statement) prepared for this fiscal year; OR
- a copy of the financial statement you prepare for the benefit of your members; OR
- You may simply use the Balance Sheet below.

**BALANCE SHEET**

**ASSETS**

Current Assets:

Cash	\$ 57,114	
Trade notes and accounts receivable (less allowance for bad debts)	18,425	
Inventories		
Other current assets		
Total Current Assets		\$ 75,539
Land, buildings and other fixed assets (net of accumulated depreciation)		
Other assets		
Total Assets		\$ 75,539

**LIABILITIES**

Current Liabilities:

Accounts Payable	\$	
Mortgages, notes, bonds (payable in less than 1 year)		18,425
Other current liabilities		
Total Current Liabilities		18,425
Mortgages, notes, bonds (payable in more than 1 year)		
Fund Balances:		
Restricted	65,854	
Unrestricted	( 8,740)	
Total Fund Balances		57,114
Total Liabilities and Fund Balances		\$ 75,539

**8.A. CERTIFICATE OF DISCLOSURE (A.R.S. §10-1084)**

Has any person serving either by election or appointment as officers, directors, trustees, or incorporators:

1. 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 execution of this certificate;
2. Been 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. Been 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:
  - (a) involved the violation of fraud or registration provisions of the securities laws of that jurisdiction, or
  - (b) involved the violation of the consumer fraud laws of that jurisdiction, or
  - (c) involved the violation of the antitrust or restraint of trade laws of that jurisdiction?

YES \_\_\_\_\_

NO X

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). |   |

**8.B. STATEMENT OF BANKRUPTCY (A.R.S. §10-1083)**

Are you currently in federal bankruptcy proceedings, and if so, under which chapter of federal bankruptcy law is the action filed and on what date?

Yes \_\_\_\_\_ Chapter \_\_\_\_\_ Date Filed \_\_\_\_\_ Case Number \_\_\_\_\_ No X

9. This report must be executed by the corporation and attested by its president, a vice-president, secretary, assistant secretary or treasurer. (If the corporation is in the hands of a receiver or trustee, it shall be executed on behalf of the corporation.)

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.

By Elyse J. Lerner Date 3/9/96 By Robert M. Lerner Date 3/11/96  
Title Treasurer Title President