



WEB FORM  
COPY

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

AZ Corp. Commission



01312349

DUE ON OR BEFORE 04/18/2005

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.

RECEIVED

1. -0218305-8

PARADISE PARK CONDOMINIUMS PHASE II HOMEOWNERS ASSOCIATION  
% CUELLAR REALTY SERVICES INC  
1625 E NORTHERN AVE #200  
PHOENIX, AZ 85020

MAR 15 2005

ARIZONA CORP. COMMISSION  
CORPORATIONS DIVISION

Business Phone: \_\_\_\_\_

(Business phone is optional.)

State of Domicile: ARIZONA

Type of Corporation: NON-PROFIT

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MAY 18 2005

2.

Statutory Agent: CUELLAR REALTY SERVICES INC  
Mailing Address: 1625 E NORTHERN AVE #200  
City, State, Zip: PHOENIX, AZ 85020

Physical Address, If Different.

Physical Address:  
City, State, Zip:

ARIZONA CORP. COMMISSION  
CORPORATIONS DIVISION

No 8 8/29/05  
NO \$ 05/19/05

Use this box only if appointing a new Statutory Agent

ACC USE ONLY

Fee \$10 3/18/05

Penalty \$ \_\_\_\_\_

Reinstatement \$ \_\_\_\_\_

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

RECEIVED

AUG 22 2005

3. Secondary Address:

1003083 1072643

(Foreign Corporations are  
REQUIRED to complete  
this section).

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. Televisio/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. Homeowners' Association                                     |
| 16. Professional, commercial<br>Industrial or trade association |
| 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) |
|------------------------------------------|-------|------------------------------|
| N/A                                      |       |                              |

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) |
|--------------------------------------|-------|------------------------------|
| N/A                                  |       |                              |

**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 PRINT OR TYPE CLEARLY.

NAME ☒ NONE

| Name: | Name: |
|-------|-------|
|       |       |
| Name: | Name: |

**7. OFFICERS** PLEASE PRINT OR TYPE CLEARLY. YOU MUST LIST AT LEAST ONE.

|                                                |                                     |
|------------------------------------------------|-------------------------------------|
| Name: <u>KURT STRAUB</u>                       | Name: <u>SEE ATTACHED SCHEDULE.</u> |
| Title: <u>PRESIDENT</u>                        | Title: _____                        |
| Address: <u>4444 E. PARADISE VLG PKWY #137</u> | Address: _____                      |
| <u>Phoenix AZ 85032</u>                        | _____                               |
| Date taking office: <u>MAR 14, 2005</u>        | Date taking office: _____           |
| Name: <u>EDWARD HAMM</u>                       | Name: _____                         |
| Title: <u>V.P.</u>                             | Title: _____                        |
| Address: <u>4444 E. PARADISE VLG PKWY #254</u> | Address: _____                      |
| <u>Phoenix AZ 85032</u>                        | _____                               |
| Date taking office: <u>MAR 14, 2005</u>        | Date taking office: _____           |

**8. DIRECTORS** PLEASE PRINT OR TYPE CLEARLY. YOU MUST LIST AT LEAST ONE.

|                                                |                                     |
|------------------------------------------------|-------------------------------------|
| Name: <u>DOLORES RAKOWSKI</u>                  | Name: <u>SEE ATTACHED SCHEDULE.</u> |
| Address: <u>4444 E. PARADISE VLG PKWY #119</u> | Address: _____                      |
| <u>Phoenix AZ 85032</u>                        | _____                               |
| Date taking office: <u>MAR 14, 2005</u>        | Date taking office: _____           |
| Name: <u>Sue Hazlett</u>                       | Name: _____                         |
| Address: <u>2209 E CACTOS WYEN</u>             | Address: _____                      |
| <u>Phoenix, AZ 85020</u>                       | _____                               |
| Date taking office: <u>MAR 14, 2005</u>        | Date taking office: _____           |

PARADISE PARK II

BALANCE SHEET  
JULY 31, 2005

ASSETS

|                      |           |
|----------------------|-----------|
| 1040-US BANK OPS     | 9,942.82  |
| 1150-US BANK MMA     | 52,726.01 |
| 1155-US BANK SPC RSV | 17,647.78 |
|                      | -----     |
| TOTAL ASSETS         | 80,316.61 |

LIABILITIES & EQUITY

|                           |             |
|---------------------------|-------------|
| 3975-Retained Earnings    | 127,852.91  |
| 3980-Current Yr. Earnings | (47,536.30) |
|                           | -----       |
| TOTAL EQUITY              | 80,316.61   |

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# PARADISE PARK II

## PROFIT and LOSS FOR THE SEVENTH PERIOD ENDING JULY 31, 2005

|                           | CURRENT PERIOD | YEAR TO DATE  |
|---------------------------|----------------|---------------|
| Income                    |                |               |
| 4020-Homeowners Dues      | \$ 18,573.00   | \$ 154,251.00 |
| 4023-Special Assessment   | 0.00           | 631.00        |
| 4030-Interest             | 30.91          | 266.02        |
| 4056-Collection/Late/Fin  | 12.00          | 647.00        |
| 4345-Laundry              | 477.13         | 4,196.40      |
| 4921-Key/Tag Dep/Charges  | 0.00           | 75.00         |
|                           | -----          | -----         |
| Total Income              | 19,093.04      | 160,066.42    |
| Expenses                  |                |               |
| Utilities                 |                |               |
| 5101-Water                | 2,440.87       | 13,984.51     |
| 5105-Sewer                | 1,131.81       | 4,564.45      |
| 5120-Electric             | 485.31         | 3,266.17      |
| 5125-Gas                  | 897.20         | 10,490.07     |
| 5140-Refuse               | 552.26         | 3,642.38      |
| 5150-Cable                | 3,480.53       | 24,042.56     |
|                           | -----          | -----         |
| Total Utilities           | 8,987.98       | 59,990.14     |
| Landscaping Expense       |                |               |
| 5200-Landscape Contract   | 2,617.50       | 18,322.50     |
| 5210-Landscape Supply/Rep | 0.00           | 1,276.46      |
| 5219-Sprinkler Supply/Rep | 0.00           | (141.80)      |
| 5230-Shrubs/Trees/Flowers | 0.00           | 2,903.42      |
| 5240-Tree Trim/Removal    | 0.00           | (900.00)      |
|                           | -----          | -----         |
| Total Landscaping Expense | 2,617.50       | 21,460.58     |
| Pool Expense              |                |               |
| 5300-Pool Svc Contract    | 300.00         | 2,100.00      |
| 5310-Pool Supply/Chemical | 120.25         | 450.87        |
| 5315-Pool Repairs         | 0.00           | 159.90        |
| 5316-Other Supplies/Parts | 0.00           | 524.11        |
|                           | -----          | -----         |
| Total Pool Expense        | 420.25         | 3,234.88      |
| Common Area               |                |               |
| 5707-Structural Repairs   | 540.00         | 18,230.90     |
| 5719-Plumbing Repr/Supply | 2,967.47       | 4,898.04      |
| 5722-Electrical Repr/Supp | 0.00           | 393.91        |
| 5775-Paint Supplies       | 0.00           | (244.77)      |
| 5800-Maintenance/Roofs    | 0.00           | 1,627.45      |
| 5820-Sweeping             | 0.00           | 880.00        |
| 5850-Exterminating        | 155.66         | 2,848.82      |
| 5866-Keys/Lock Repair     | 0.00           | 45.00         |

PREPARED BY CUELLAR REALTY SERVICES, INC.

## PARADISE PARK II

PROFIT and LOSS  
FOR THE SEVENTH PERIOD ENDING JULY 31, 2005

|                           | CURRENT PERIOD | YEAR TO DATE |
|---------------------------|----------------|--------------|
|                           | -----          | -----        |
| Total Common Area         | \$ 3,663.13    | \$ 28,679.35 |
| General & Administrative  |                |              |
| 5900-Management Fees      | 1,097.63       | 7,572.05     |
| 5910-Legal/Record Keeping | 0.00           | 208.30       |
| 5920-Collection Costs     | 0.00           | 90.00        |
| 5940-Printing/Postage/Sup | 88.81          | 1,483.35     |
| 5981-Taxes - Income       | 0.00           | 336.00       |
| 5985-Resale Statement Fee | (175.00)       | 600.00       |
| 5990-Insurance            | 0.00           | 21,622.00    |
| 5998-Master Board Dues    | 1,300.00       | 9,100.00     |
| 5999-General & Admin      | 0.00           | 882.00       |
|                           | -----          | -----        |
| Total General & Admin     | 2,311.44       | 41,893.70    |
|                           | -----          | -----        |
| Total Expenses            | 18,000.30      | 155,258.65   |
|                           | -----          | -----        |
| Net Profit (Loss) Budget  | 1,092.74       | 4,807.77     |
|                           | -----          | -----        |
| Uninsured Claims          |                |              |
| 6025-Insurance Claim 209  | 0.00           | (33,223.83)  |
| 6050-Interior Claims      | 0.00           | 168.90       |
|                           | -----          | -----        |
| Total Uninsured Claims    | 0.00           | 33,392.73    |
|                           | -----          | -----        |
| Capital Investments       |                |              |
| 6104-Painting Fence/Pole  | 0.00           | 1,400.00     |
| 6106-Unforseen Expenses   | 0.00           | 17,551.34    |
|                           | -----          | -----        |
| Total Capital Investments | 0.00           | 18,951.34    |
|                           | -----          | -----        |
| Total Unbudgeted Expenses | 0.00           | 52,344.07    |
|                           | -----          | -----        |
| Net Profit(Loss)No Budget | 0.00           | (52,344.07)  |
|                           | =====          | =====        |

PREPARED BY CUELLAR REALTY SERVICES, INC.

**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; 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? One box must be marked: YES ☐ NO ☒

[Underlined portion pertains to business corporations only]

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 KURT B. STRANDE Date 4/26/01 Name \_\_\_\_\_ Date \_\_\_\_\_  
Signature [Signature] Signature \_\_\_\_\_  
Title President Title \_\_\_\_\_

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