



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



AZ Corp. Commission

01688948

DUE ON OR BEFORE 04/18/2006

FY05-06

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. -0218305-8
PARADISE PARK CONDOMINIUMS PHASE II HOMEOWNERS ASS
% CUELLAR REALTY SERVICES INC
1625 E NORTHERN AVE #200
PHOENIX, AZ 85020

RECEIVED

MAY 17 2006

ARIZONA CORP COMMISSION
CORPORATIONS DIVISION

Business Phone: _____

(Business phone is optional.)

State of Domicile: ARIZONA

Type of Corporation: NON-PROFIT

RECEIVED

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

JUL 21 2006

ARIZONA CORP COMMISSION
CORPORATIONS DIVISION

ACC USE ONLY

Fee \$ _____
Penalty \$ _____
Reinstate \$ _____
Expedite \$ _____
Resubmit \$ _____

Use this box only if appointing a new Statutory Agent

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:

(Foreign Corporations are
REQUIRED to complete
this section).

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. Barbera/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 _____ |

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)
--	-------	------------------------------

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)
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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 Type or Print Clearly.**

NONE ☒ Name: _____ Name: _____

Name: _____ Name: _____

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

Name: _____ Name: _____

Title: _____ Title: _____

Address: _____ Address: _____

Date taking office: _____ Date taking office: _____

Name: _____ Name: _____

Title: _____ Title: _____

Address: _____ Address: _____

Date taking office: _____ Date taking office: _____

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

Name: _____ Name: _____

Address: _____ Address: _____

Date taking office: _____ Date taking office: _____

Name: _____ Name: _____

Address: _____ Address: _____

Date taking office: _____ Date taking office: _____

PARADISE PARK II HOMEOWNERS ASSOCIATION

President:	Edward Hamm	Cuellar Realty Services, Inc. 1625 E. Northern Ave., Suite 200 Phoenix, AZ 85020
V.P.:	Bill Nye	Cuellar Realty Services, Inc. 1625 E. Northern Ave., Suite 200 Phoenix, AZ 85020
Secretary:	Sue Hazlett	Cuellar Realty Services, Inc. 1625 E. Northern Ave., Suite 200 Phoenix, AZ 85020
Treasurer:	Dolores Rakowski	Cuellar Realty Services, Inc. 1625 E. Northern Ave., Suite 200 Phoenix, AZ 85020
Director:	Gerhard Jacoby	Cuellar Realty Services, Inc. 1625 E. Northern Ave., Suite 200 Phoenix, AZ 85020
Director:	Charles Rose	Cuellar Realty Services, Inc. 1625 E. Northern Ave., Suite 200 Phoenix, AZ 85020
Director:	Fred Hueft	Cuellar Realty Services, Inc. 1625 E. Northern Ave., Suite 200 Phoenix, AZ 85020

PARADISE PARK II

PROFIT and LOSS FOR THE PERIOD ENDING MARCH 31, 2006

	CURRENT PERIOD	YEAR TO DATE
Income		
4020-Homeowners Dues	\$ 23,002.00	\$ 78,034.00
4029-Resale Stmt Fee	300.00	600.00
4030-Interest	27.59	87.64
4056-Collection/Late/Fin	165.00	403.00
4345-Laundry	745.13	1,887.76
4921-Key/Tag Dep/Charges	35.00	70.00
Total Income	24,274.72	81,082.40
Expenses		
5020-Day Porter	250.00	250.00
Utilities		
5101-Water	1,346.21	2,841.00
5105-Sewer	1,142.33	2,291.28
5120-Electric	479.98	1,521.93
5125-Gas	2,319.02	4,472.12
5140-Refuse	553.17	1,648.38
5150-Cable	3,480.53	10,441.59
Total Utilities	9,321.24	23,216.30
Landscaping Expense		
5200-Landscape Contract	0.00	5,235.00
5230-Shrubs/Trees/Flowers	0.00	380.00
Total Landscaping Expense	0.00	5,615.00
Pool Expense		
5300-Pool Svc Contract	0.00	900.00
5310-Pool Supply/Chemical	32.81	32.81
5315-Pool Repairs	(1,613.76)	(1,613.76)
5316-Other Supplies/Parts	0.00	129.71
Total Pool Expense	(1,580.95)	(551.24)
Common Area		
5707-Structural Repairs	308.30	640.80
5719-Plumbing Repr/Supply	250.00	250.00
5722-Electrical Repr/Supp	0.00	23.74
5800-Maintenance	0.00	500.00
5820-Sweeping	320.00	640.00
5830-Signs	162.15	162.15
5850-Exterminating	356.32	1,511.32
5866-Keys/Lock Repair	0.00	87.36
Total Common Area	1,396.77	3,815.37

PREPARED BY CUELLAR REALTY SERVICES, INC.

PARADISE PARK II

**PROFIT and LOSS
FOR THE PERIOD ENDING MARCH 31, 2006**

	CURRENT PERIOD	YEAR TO DATE
General & Administrative		
5900-Management Fees	\$ 1,097.63	\$ 3,292.89
5920-Collection Costs	(90.00)	65.00
5940-Printing/Postage/Sup	658.91	2,464.34
5985-Resale Statement Fee	150.00	600.00
5990-Insurance	0.00	21,622.00
5995-Contingencies	102.69	102.69
5998-Master Board Dues	1,300.00	3,900.00
Total General & Admin	3,219.23	32,046.92
Total Expenses	12,606.29	64,392.35
Net Profit (Loss) Budget	11,668.43	16,690.05
Uninsured Claims		
Capital Investments		
6107-Driveway Coating	0.00	4,755.96
Total Capital Investments	0.00	4,755.96
7000-Prior Year Expense	0.00	1,064.60
Total Unbudgeted Expenses	0.00	5,820.56
Net Profit(Loss)No Budget	0.00	(5,820.56)

PREPARED BY CUELLAR REALTY SERVICES, INC.

BRIAN C. MCNEIL
Executive Director

DAVID RABER
Director, Corporations Division

ARIZONA CORPORATION COMMISSION

CORPORATIONS DIVISION

1300 West Washington
Phoenix, Arizona 85007-2929

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

PHOENIX AZ 85020-

Effective Date: 07/17/2006
File No: -0218305-8

Original Due Date: April 18, 2006 Received: 05/17/06

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

> Please date the signature on page 3, section 12.

IMPORTANT INFORMATION

Please note: This annual report has not been approved, it is being returned to you for corrections which are listed above. If you wish to avoid additional 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. Refer to A.R.S. 10-1622.F for more information.

To successfully process your document, it is important for you to return:

- 1) A copy of this letter.
- 2) The annual report(s) which accompanied this letter (with corrections made).
- 3) Fee or penalties if marked due.
- 4) Additional forms if required, like to Affidavit of Publication.

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.8 & 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?

[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 <u>Edward P. Hermite</u>	Date <u>7/19/06</u>	Name _____	Date _____
Signature <u>Edward P. Hermite</u>		Signature _____	
Title <u>President</u>		Title _____	

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