



WEB FORM
COPY

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



02388538



DUE ON OR BEFORE 06/18/2008

FY07-08

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.

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

RECEIVED

APR 14 2008

Business Phone: _____ (Business phone is optional.)

State of Domicile: ARIZONA

Type of Corporation: NON-PROFIT

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

- 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:

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. Barbers/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

- ☐ Charitable
- ☐ Benevolent
- ☐ Educational
- ☐ Civic
- ☐ Political
- ☐ Religious
- ☐ Social
- ☐ Literary
- ☐ Cultural
- ☐ Athletic
- ☐ Science/Research
- ☐ Hospital/Health Care
- ☐ Agricultural
- ☐ Animal Husbandry
- ☐ Homeowner's Association
- ☐ Professional, commercial
Industrial or trade association
- ☐ 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)
0		
0		

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)
0		
0		

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.

NONE ☒ Name: _____ Name: _____
Name: _____ Name: _____

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

Name: <u>RUSTY HAMM</u>	Name: <u>JEANNE BAKELAR</u>
Title: <u>PRESIDENT</u>	Title: <u>SECRETARY</u>
Address: <u>1625 E NORTHERN AVE STE 200</u>	Address: <u>1625 E NORTHERN AVE STE 200</u>
<u>PHOENIX, AZ 85020</u>	<u>PHOENIX, AZ 85020</u>
Date taking office: <u>3/1/2008</u>	Date taking office: <u>3/1/2008</u>
Name: <u>DOLORES RAKOWSKI</u>	Name: <u>RICHARD COULTER</u>
Title: <u>TREASURER</u>	Title: _____
Address: <u>1625 E NORTHERN AVE #200</u>	Address: <u>1625 E NORTHERN AVE #200</u>
<u>PHOENIX, AZ. 85020</u>	<u>PHOENIX, AZ. 85020</u>
Date taking office: <u>3/1/2008</u>	Date taking office: <u>3/1/2008</u>

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

Name: <u>GERARD JACOBY</u>	Name: <u>FRED HOEFT</u>
Address: <u>1625 E NORTHERN AVE #200</u>	Address: <u>1625 E NORTHERN AVE #200</u>
<u>PHOENIX, AZ. 85020</u>	<u>PHOENIX, AZ. 85020</u>
Date taking office: <u>3/1/2008</u>	Date taking office: <u>3/1/2008</u>
Name: <u>DAVID NORMAN</u>	Name: _____
Address: <u>1625 E NORTHERN AVE #200</u>	Address: _____
<u>PHOENIX, AZ. 85020</u>	_____
Date taking office: <u>3/1/2008</u>	Date taking office: _____

PARADISE PARK II
BALANCE SHEET
FOR THE PERIOD ENDING DECEMBER 31, 2007

ASSETS

1040-US BANK OPS	\$ 54,802.91
1150-US BANK MMA	28,557.81
1155-US BANK SPC RSV	11.11
1156-US BANK CD 3/08	15,206.31
1157-US BANK CD 8/08	10,000.00

TOTAL ASSETS	108,578.14

LIABILITIES & EQUITY

3975-Retained Earnings	152,891.32
3980-Current Yr. Earnings	(44,313.18)

TOTAL EQUITY	108,578.14
	=====

Prepared By: Cuellar Realty Services, Inc.

PARADISE PARK II

HOA SUMMARY REPORT
FOR THE PERIOD ENDING DECEMBER 31, 2007

	CURRENT BUDGET	CURRENT ACTUAL	YEAR TO DATE	PERCENT
Income				
4020-Homeowners Dues	\$ 284,800	\$ 24,376.50	\$ 277,164.50	(97.32)
4023-Special Assessment	0	0.00	47,571.00	*****
4029-Resale Stmt Fee	2,000	0.00	1,100.00	(55.00)
4030-Interest	1,000	48.56	1,015.67	(101.57)
4056-Collection/Late/Fin	1,000	52.50	1,327.25	(132.72)
4060-Security Assessment	0	5.00	8,176.50	*****
4345-Laundry	6,600	915.63	6,213.03	(94.14)
4921-Key/Tag Dep/Charges	400	0.00	70.00	(17.50)
4990-Miscellaneous Income	1,000	0.00	0.00	0.00
Total Income	296,800	25,398.19	342,637.95	(115.44)
Expenses				
5020-Security	0	0.00	8,368.00	*****
Utilities				
5101-Water	27,800	1,746.98	23,935.55	(86.10)
5105-Sewer	9,000	1,034.19	17,064.64	(189.61)
5120-Electric	6,900	640.25	6,803.14	(98.60)
5125-Gas	20,000	4,556.76	24,039.79	(120.20)
5140-Refuse	6,200	0.00	6,777.72	(109.32)
5150-Cable	44,000	3,731.60	44,259.23	(100.59)
Total Utilities	113,900	11,709.78	122,880.07	(107.88)
Landscaping Expense				
5200-Landscape Contract	31,800	3,010.00	31,475.00	(98.98)
5210-Landscape Supply/Rep	5,000	1,436.16	1,507.83	(30.16)
5219-Sprinkler Supply/Rep	3,000	120.00	6,409.41	(213.65)
5230-Shrubs/Trees/Flowers	1,000	0.00	0.00	0.00
5240-Tree Trim/Removal	3,000	0.00	4,921.00	(164.03)
Total Landscaping Expense	43,800	4,566.16	44,313.24	(101.17)
Pool Expense				
5300-Pool Svc Contract	6,420	535.00	5,002.25	(77.92)
5310-Pool Supply/Chemical	500	0.00	952.55	(190.51)
5315-Pool Repairs	2,000	0.00	8,504.00	(425.20)
5316-Other Supplies/Parts	1,000	0.00	107.60	(10.76)
5317-Pool Refinishing	6,500	0.00	6,134.00	(94.37)
Total Pool Expense	16,420	535.00	20,700.40	(126.07)
Common Area				
5707-Structural Repairs	5,000	17,999.03	34,053.92	(681.08)
5719-Plumbing Repr/Supply	3,000	920.00	20,541.88	(684.73)
5720-Boiler Maintenance	1,000	0.00	0.00	0.00

Prepared by: Cuellar Realty Services Inc.

PARADISE PARK II

HOA SUMMARY REPORT
FOR THE PERIOD ENDING DECEMBER 31, 2007

	CURRENT BUDGET	CURRENT ACTUAL	YEAR TO DATE	PERCENT
5722-Electrical Repr/Supp	\$ 3,000	\$ 0.00	\$ 2,757.60	(91.92)
5775-Paint Supplies	500	0.00	41,587.80	(999.99)
5799-Gen Misc-Tennis Ct	4,000	0.00	90.00	(2.25)
5800-Maintenance	10,000	275.00	8,647.10	(86.47)
5820-Sweeping	2,200	160.00	3,691.39	(167.79)
5830-Signs	500	0.00	0.00	0.00
5850-Exterminating	5,000	311.98	4,042.26	(80.85)
5866-Keys/Lock Repair	500	0.00	0.00	0.00
Total Common Area	34,700	19,666.01	115,411.95	(332.60)
General & Administrative				
5900-Management Fees	13,700	1,175.81	14,303.87	(104.41)
5910-Legal/Record Keeping	2,400	30.00	1,740.00	(72.50)
5915-Meeting Exp	100	0.00	370.00	(370.00)
5920-Collection Costs	1,000	45.00	2,719.82	(271.98)
5929-Audit/Bookkeeping	500	0.00	675.00	(135.00)
5940-Printing/Postage/Sup	5,000	506.71	2,925.99	(58.52)
5981-Taxes - Income	300	0.00	60.00	(20.00)
5985-Resale Statement Fee	2,000	400.00	1,325.00	(66.25)
5990-Insurance	23,000	0.00	21,761.78	(94.62)
5995-Contingencies	5,000	0.00	0.00	0.00
5998-Master Board Dues	15,600	1,300.00	15,600.00	(100.00)
5999-General & Admin	1,000	286.89	1,592.51	(159.25)
6000-Add Funds to Master	0	0.00	2,867.00	*****
Total General & Admin	69,600	3,744.41	65,940.97	(94.74)
Total Expenses	278,420	40,221.36	377,614.63	(135.63)
Net Profit (Loss) Budget	18,380	(14,823.17)	(34,976.68)	(190.30)
Uninsured Claims				
6030-Plumbing Claims	6,000	0.00	2,824.30	(47.07)
6040-Exterior Claims	4,380	0.00	198.60	(4.53)
6050-Interior Claims	4,000	0.00	6,313.60	(157.84)
Total Uninsured Claims	14,380	0.00	9,336.50	(64.93)
Capital Investments				
6107-Driveway Coating	4,000	0.00	0.00	0.00
Total Capital Investments	4,000	0.00	0.00	0.00
Total Unbudgeted Expenses	18,380	0.00	9,336.50	(50.80)

Prepared by: Cuellar Realty Services Inc.

PARADISE PARK II

HOA SUMMARY REPORT
FOR THE PERIOD ENDING DECEMBER 31, 2007

	CURRENT BUDGET	CURRENT ACTUAL	YEAR TO DATE	PERCENT
Net Profit(Loss)No Budget	\$ (18,380)	\$ 0.00	\$ (9,336.50)	(50.80)

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.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; |
| 4. Prior addresses (for immediate preceding 7 year period). | the date and location; the court and public agency involved, and the file or cause number of the case. |

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 DOLORES R. RAKOWSKI Date 4/8/08 Name _____ Date _____

Signature Dolores R. Rakowski Signature _____

Title Treasurer Title _____

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