Corporations Division

Electronically Filed
Business ID: 08681080
Filing Number: 01182612085084
Filing Date: 01/18/2026
Effective Date: 01/18/2026

ANNUAL REPORT (2026)

BUSINESS INFORMATION

Business Name: LARKSPUR GARDENS CONDOMINIUM ASSOCIATION OF PHOENIX
Business ID: 08681080
Effective Date: 01/18/2026
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: Management Company

Management Company Name: Paielli Realty, Inc.
Management Company Address: 15650 N Black Canyon Hwy Ste 115B, Phoenix, AZ, 85053-4057, Maricopa, USA

STATUTORY AGENT INFORMATION

Statutory Agent Name: Paielli Realty, Inc.
Attention: Gregory M Paielli
Physical Attention: Gregory M Paielli
Physical Address: 15650 N. Black Canyon Hwy, Suite B-115, PHOENIX, AZ, 85053, Maricopa, USA
Mailing Attention: Gregory M Paielli
Mailing Address: P.O. Box 42930, PHOENIX, AZ, 85080, Maricopa, USA

KNOWN PLACE OF BUSINESS

Attention: Gregory M Paielli
15650 N Black Canyon Hwy Ste B115, Phoenix, AZ, 85053-4057, Maricopa, USA

MAILING ADDRESS

Attention: Gregory M Paielli
PO Box 42930, Phoenix, AZ, 85080-2930, Maricopa, USA

Will the Corporation have Members? No

PRINCIPAL INFORMATION

Treasurer: Ashleigh Love
P.O. Box 42930, PHOENIX, AZ, 85080, Maricopa, USA

Secretary: Patricia Dersam

P.O. Box 42930, PHOENIX, AZ, 85080, Maricopa, USA

President: Pete Pavicich JR
P.O. Box 42930, PHOENIX, AZ, 85080, Maricopa, USA

Director: Pete Pavicich Jr
P.O. Box 42930, PHOENIX, AZ, 85080, Maricopa, 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.

President: Pete Pavicich JR - 01/18/2026