



WEB FORM
COPY

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



DUE ON OR BEFORE 05/08/2008

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.

1. -1227084-0

MILANO TERRACE PRIVATE RESIDENCES CONDOMINIUM ASSOCIATION
5122 E SHEA BLVD
SCOTTSDALE, AZ 85254
*C/o City Property Management
4645 E. Cotton Gin Loop
Phoenix, AZ 85040*

RECEIVED

SEP 26 2008

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

* DELINQUENT ANNUAL REPORT 08/11/2008: CONTACT THE COMMISSION AT 602-542-3026!

Business Phone: _____ (Business phone is optional.)

State of Domicile: ARIZONA Type of Corporation: NON-PROFIT

2. Statutory Agent: ~~CT CORPORATION SYSTEM~~
Mailing Address: 2394 E CAMELBACK RD
City, State, Zip: PHOENIX, AZ 85016

Physical Address, If Different: *Patti Garvin*
Physical Address: 4645 E. Cotton Gin Loop
City, State, Zip: Phoenix, AZ 85040

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.

Patti Garvin
Signature of new Statutory Agent

Patti Garvin
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
- 2. Advertising
- 3. Aerospace
- 4. Agriculture
- 5. Architecture
- 6. Banking/Finance
- 7. Barbers/Cosmetology
- 8. Construction
- 9. Contractor
- 10. Credit/Collection
- 11. Education
- 12. Engineering
- 13. Entertainment
- 14. General Consulting
- 15. Health Care
- 16. Hotel/Motel
- 17. Import/Export
- 18. Insurance
- 19. Legal Services
- 20. Manufacturing
- 21. Mining
- 22. News Media
- 23. Pharmaceutical
- 24. Publishing/Printing
- 25. Ranching/Livestock
- 26. Real Estate
- 27. Restaurant/Bar
- 28. Retail Sales
- 29. Science/Research
- 30. Sports/Sporting Events
- 31. Technology(Computers)
- 32. Technology(General)
- 33. Television/Radio
- 34. Tourism/Convention Services
- 35. Transportation
- 36. Utilities
- 37. Veterinary Medicine/Animal Care
- 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.

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)
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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.

NONE Name: _____ Name: _____

Name: _____ Name: _____

7. OFFICERS

Name: Demetria Ward

Title: Treasurer

Address: 4645 E Cotton Gin Loop

Phoenix, AZ 85040

Date taking office: 9/15/2008

Name: Dan Lessard

Title: Vice President

Address: 4645 E Cotton Gin Loop

Phoenix, AZ 85040

Date taking office: 9/15/2008

Name: Brian Ruditis

Title: President

Address: 4645 E Cotton Gin Loop

Phoenix, AZ 85040

Date taking office: 9/15/2008

Name: Dawn Martinski

Title: Secretary

Address: 4645 E Cotton Gin Loop

Phoenix, AZ 85040

Date taking office: 9/15/2008

8. DIRECTORS

Name: Demetria Ward

Address: 4645 E Cotton Gin Loop

Phoenix, AZ 85040

Date taking office: 9/15/2008

Name: Dan Lessard

Address: 4645 E Cotton Gin Loop

Phoenix, AZ 85040

Date taking office: 9/15/2008

Name: Brian Ruditis

Address: 4645 E Cotton Gin Loop

Phoenix, AZ 85040

Date taking office: 9/15/2008

Name: Dawn Martinski

Address: 4645 E Cotton Gin Loop

Phoenix, AZ 85040

Date taking office: 9/15/2008

12/31/2007 •
11:00 AM

0110 Milano Terrace
Balance Sheet
12/31/2007

Page: 1

c/o Parker Finch Management
13951 N Scottsdale Rd, Ste 122
Scottsdale AZ 85054

Parker Finch Managemnt-Phoenix
3838 North Central Ave
Suite 1100
Phoenix, AZ 85012

ASSETS

Operating Funds

US Bank-Operating	12,874.71	
Deferred Maintenance	<u>101,310.29</u>	
Total Operating Funds	114,185.00	

Reserve Funds

US Bank-Reserves	<u>217,543.34</u>	
Total Reserve Funds	217,543.34	

TOTAL ASSETS

331,728.34

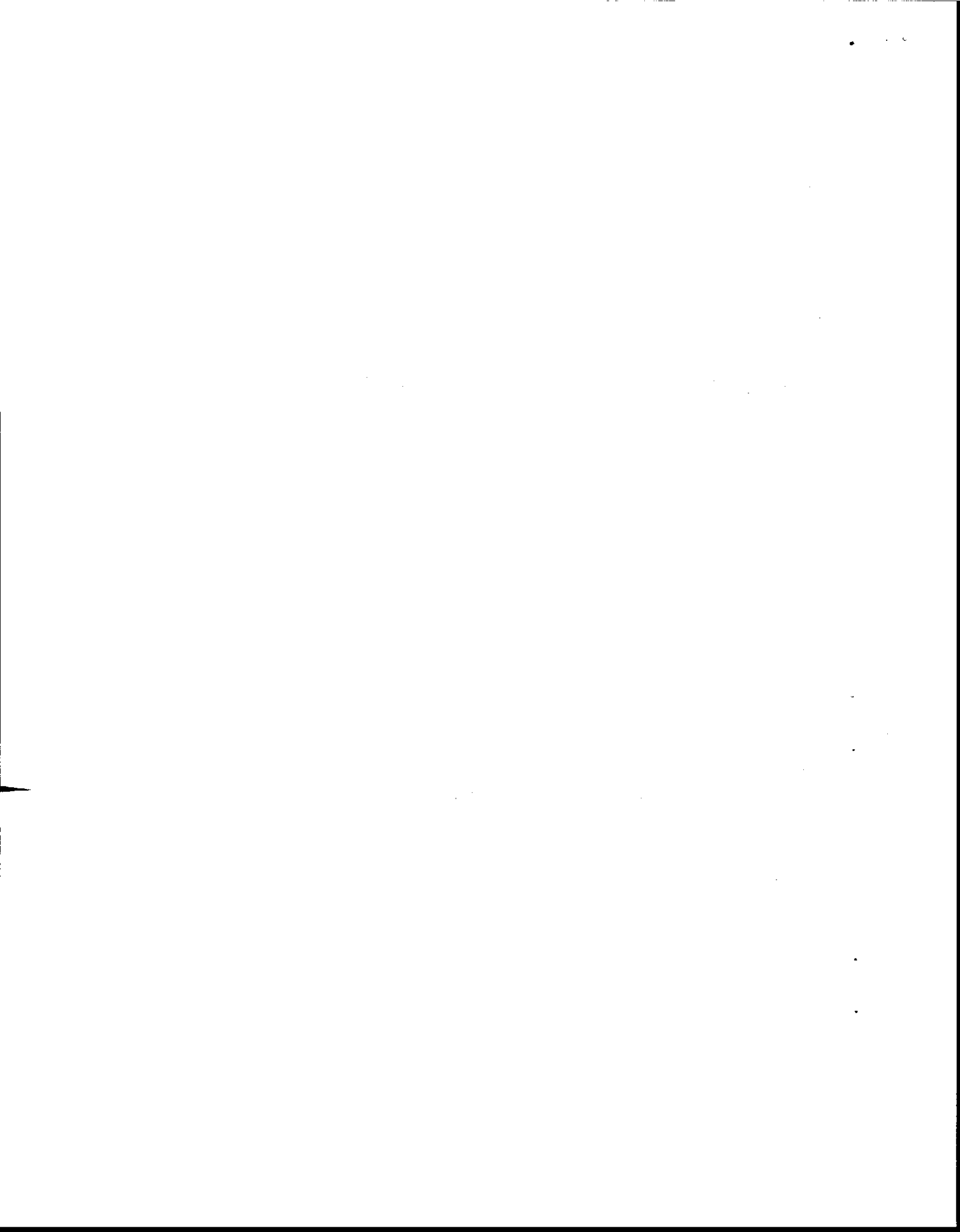
LIABILITIES & EQUITY

Equity

Retained Earnings	225,339.95	
Current Year Net Income/Loss	<u>106,388.39</u>	
Total Equity	331,728.34	

TOTAL LIABILITIES & EQUITY

331,728.34



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 Brian D Ruditis Date 9/17 Name DANIEL R. BRESNAHAN Date 7/2/16
 Signature [Signature] Signature [Signature]
 Title PRESIDENT Title VICE PRESIDENT

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

