



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

AZ Corp. Commission
02750833



DUE ON OR BEFORE 05/08/2009

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
4645 E. COTTON GIN LOOP
PHOENIX, AZ 85040

RECEIVED

APR 15 2009

ARIZONA CORP. COMMISSION
CORPORATIONS DIVISION

Business Phone: _____ (Business phone is optional.)
State of Domicile: ARIZONA **Type of Corporation:** NON-PROFIT

2. **Statutory Agent:** PATTI GARVIN **Physical Address, If Different.**
4645 E COTTON GIN LOOP
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.

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 | | NON-PROFIT CORPORATIONS |
|---|--|---|
| <input type="checkbox"/> 1. Accounting | <input type="checkbox"/> 20. Manufacturing | <input type="checkbox"/> 1. Charitable |
| <input type="checkbox"/> 2. Advertising | <input type="checkbox"/> 21. Mining | <input type="checkbox"/> 2. Benevolent |
| <input type="checkbox"/> 3. Aerospace | <input type="checkbox"/> 22. News Media | <input type="checkbox"/> 3. Educational |
| <input type="checkbox"/> 4. Agriculture | <input type="checkbox"/> 23. Pharmaceutical | <input type="checkbox"/> 4. Civic |
| <input type="checkbox"/> 5. Architecture | <input type="checkbox"/> 24. Publishing/Printing | <input type="checkbox"/> 5. Political |
| <input type="checkbox"/> 6. Banking/Finance | <input type="checkbox"/> 25. Ranching/Livestock | <input type="checkbox"/> 6. Religious |
| <input type="checkbox"/> 7. Barbers/Cosmetology | <input type="checkbox"/> 26. Real Estate | <input type="checkbox"/> 7. Social |
| <input type="checkbox"/> 8. Construction | <input type="checkbox"/> 27. Restaurant/Bar | <input type="checkbox"/> 8. Literary |
| <input type="checkbox"/> 9. Contractor | <input type="checkbox"/> 28. Retail Sales | <input type="checkbox"/> 9. Cultural |
| <input type="checkbox"/> 10. Credit/Collection | <input type="checkbox"/> 29. Science/Research | <input type="checkbox"/> 10. Athletic |
| <input type="checkbox"/> 11. Education | <input type="checkbox"/> 30. Sports/Sporting Events | <input type="checkbox"/> 11. Science/Research |
| <input type="checkbox"/> 12. Engineering | <input type="checkbox"/> 31. Technology(Computers) | <input type="checkbox"/> 12. Hospital/Health Care |
| <input type="checkbox"/> 13. Entertainment | <input type="checkbox"/> 32. Technology(General) | <input type="checkbox"/> 13. Agricultural |
| <input type="checkbox"/> 14. General Consulting | <input type="checkbox"/> 33. Television/Radio | <input type="checkbox"/> 14. Animal Husbandry |
| <input type="checkbox"/> 15. Health Care | <input type="checkbox"/> 34. Tourism/Convention Services | <input checked="" type="checkbox"/> 15. Homeowner's Association |
| <input type="checkbox"/> 16. Hotel/Motel | <input type="checkbox"/> 35. Transportation | <input type="checkbox"/> 16. Professional, commercial industrial or trade association |
| <input type="checkbox"/> 17. Import/Export | <input type="checkbox"/> 36. Utilities | <input type="checkbox"/> 17. Other _____ |
| <input type="checkbox"/> 18. Insurance | <input type="checkbox"/> 37. Veterinary Medicine/Animal Care | |
| <input type="checkbox"/> 19. Legal Services | <input type="checkbox"/> 38. 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

Name: Brian Ruditis

Title: Treasurer

Title: President

Address: 4645 E Cotton Gin Loop

Address: 4645 E Cotton Gin Loop

Phoenix, AZ 85040

Phoenix, AZ 85040

Date taking office: 9/15/2008

Date taking office: 9/15/2008

Name: Dan Lessard

Name: Dawn Martinski

Title: Vice President

Title: Secretary

Address: 4645 E Cotton Gin Loop

Address: 4645 E Cotton Gin Loop

Phoenix, AZ 85040

Phoenix, AZ 85040

Date taking office: 9/15/2008

Date taking office: 9/15/2008

8. DIRECTORS

Name: Demetria Ward

Name: Brian Ruditis

Address: 4645 E Cotton Gin Loop

Address: 4645 E Cotton Gin Loop

Phoenix, AZ 85040

Phoenix, AZ 85040

Date taking office: 9/15/2008

Date taking office: 9/15/2008

Name: Dan Lessard

Name: Dawn Martinski

Address: 4645 E Cotton Gin Loop

Address: 4645 E Cotton Gin Loop

Phoenix, AZ 85040

Phoenix, AZ 85040

Date taking office: 9/15/2008

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1. The first part of the document discusses the importance of maintaining accurate records of all transactions.

2. It also highlights the need for regular audits to ensure the integrity of the financial data.

3. The document further outlines the various methods used to collect and analyze financial information.

4. Finally, it provides a detailed overview of the reporting requirements for each type of transaction.

5. The document concludes by emphasizing the role of transparency and accountability in the financial process.

6. It also discusses the challenges faced by organizations in implementing effective financial controls.

7. The document provides a comprehensive guide to the various aspects of financial management.

8. It also includes a list of references for further reading on the subject.

9. The document is intended to serve as a valuable resource for anyone involved in financial operations.

10. It is hoped that this document will help to improve the overall quality of financial reporting.

11. The document is a result of the collaborative efforts of many individuals and organizations.

12. It is a testament to the power of teamwork and shared knowledge in achieving our goals.

13. We believe that this document will be a valuable addition to the financial management literature.

14. It is our hope that it will inspire others to continue to explore and improve the field.

15. The document is a work in progress and we welcome any feedback or suggestions.

16. We are committed to providing the highest quality information to our readers.

17. Thank you for your interest and support.

Milano Terrace Private Residences Condominium Association

Balance Sheet
As of 12/31/2008

ASSETS

CURRENT ASSETS

OPER-CAB-0.30%	\$	33,187.33
RSV-CAB-2.51%		334,284.61
Assessment Receivable		42,724.30
Other Receivable		4,186.00
Prepaid Insurance 11/18/09		24,113.83
Deposits Paid		5,090.00

Subtotal CURRENT ASSETS \$ 443,586.07

TOTAL ASSETS \$ 443,586.07

LIABILITIES & EQUITY

CURRENT LIABILITIES

Accounts Payable	\$	28,353.47
Accrued Income Tax		287.00
Insurance Payable		12,823.00
Prepaid Assessments		44,022.85

Subtotal CURRENT LIABILITIES \$ 85,486.32

RESERVES

Unallocated	\$	331,544.23
Interest - Reserves		2,740.38

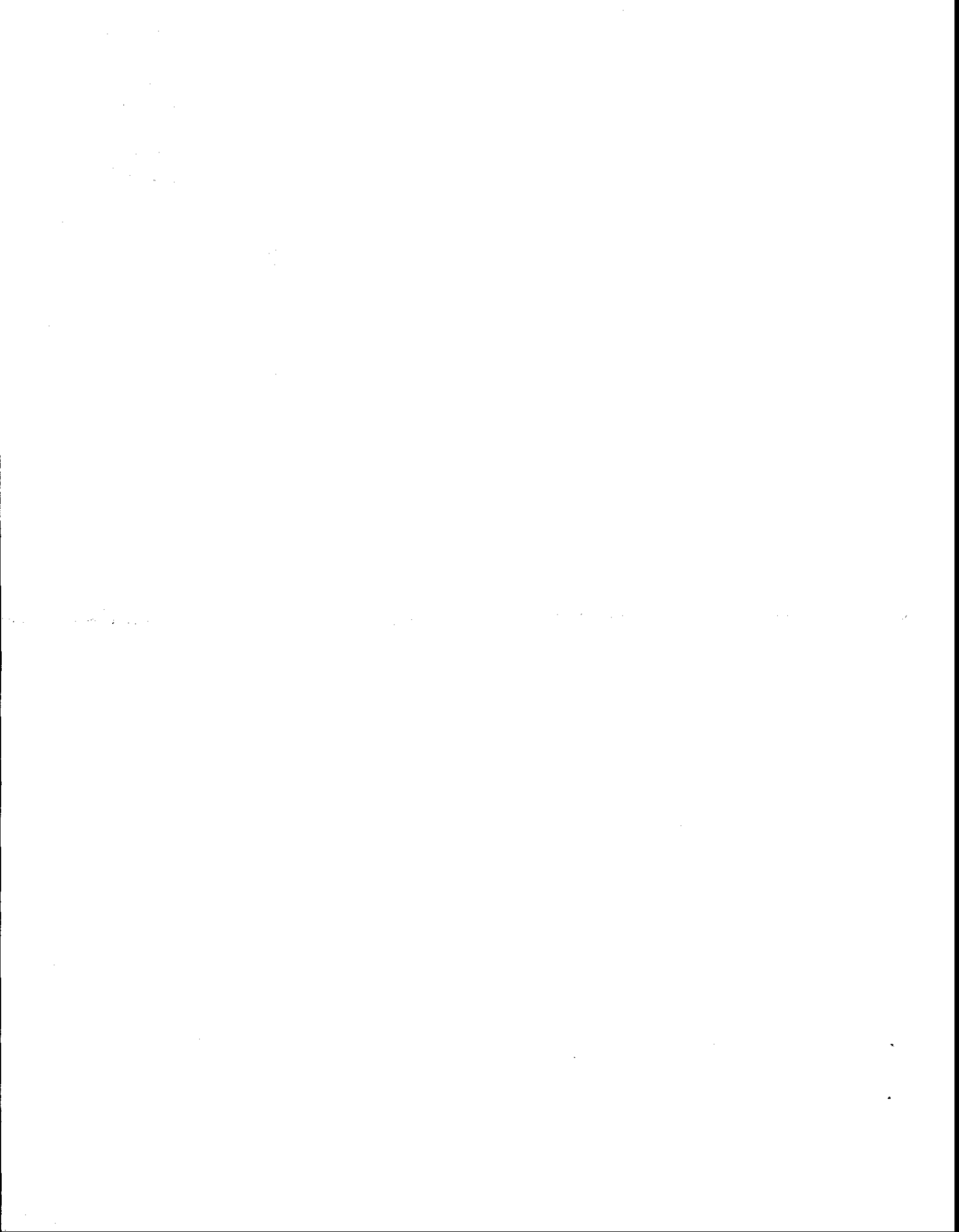
Subtotal RESERVES \$ 334,284.61

EQUITY

Retained Earnings	\$	(5,289.07)
Current Year Net Income/(Loss)		29,104.21

Subtotal EQUITY \$ 23,815.14

TOTAL LIABILITIES & EQUITY \$ 443,586.07



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 DANIEL B. LESCHKO Date 3/21/09 Name _____ Date _____

Signature [Signature] Signature _____

Title Vice President Title _____

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

