

**CASITAS MONTANA COA**  
Balance Sheet  
As of 09/30/10

		<b>ASSETS</b>	
	<b>Operating Funds</b>		
100	CAB Operating - 2896	\$ 1,117.50	
	<b>Total Operating Funds</b>	<hr/>	\$ 1,117.50
	<b>Reserve Funds</b>		
	<b>Total Reserve Funds</b>	<hr/>	\$ .00
	<b>TOTAL ASSETS</b>		\$ 1,117.50 =====

		<b>LIABILITIES &amp; EQUITY</b>	
	<b>Liabilities</b>		
	<b>Homeowner's Equity</b>		
350	Last Year's Balance Forward	\$ 2,297.34	
	Current Surplus/ (Deficit)	(1,179.84)	
	<b>Total Homeowner's Equity</b>	<hr/>	\$ 1,117.50
	<b>TOTAL LIABILITIES &amp; EQUITY</b>		\$ 1,117.50 =====

**CASITAS MONTANA COA**  
**Income and Expense Statement**  
 Period: 09/01/10 to 09/30/10

Description		Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
<b>CASH RECEIPTS</b>								
00410	General Assessment Income	3,593.00	3,600.00	(7.00)	31,891.96	32,400.00	(508.04)	43,200.00
00415	Special Assessment Income	80.00	.00	80.00	80.00	.00	80.00	.00
00423	Transfer Fee	.00	.00	.00	525.00	.00	525.00	.00
00424	Disclosure Fee	.00	.00	.00	525.00	.00	525.00	.00
00426	CondoCerts Fee	.00	.00	.00	117.00	.00	117.00	.00
00427	Research Fee	.00	.00	.00	295.00	.00	295.00	.00
00441	Rental Fee Registration	.00	.00	.00	110.00	.00	110.00	.00
00443	Collections Income	.00	.00	.00	150.00	.00	150.00	.00
00470	Late Charge Income	34.88	.00	34.88	336.36	.00	336.36	.00
00475	Resale Income	.00	.00	.00	500.00	.00	500.00	.00
00480	Interest Income	.00	.00	.00	.89	.00	.89	.00
<b>TOTAL CASH RECEIPTS</b>		<b>3,707.88</b>	<b>3,600.00</b>	<b>107.88</b>	<b>34,531.21</b>	<b>32,400.00</b>	<b>2,131.21</b>	<b>43,200.00</b>
<b>OPERATING EXPENSES</b>								
<b>LANDSCAPING &amp; GROUNDS</b>								
00518	Landscape Maintenance	.00	500.00	500.00	4,900.00	4,500.00	(400.00)	6,000.00
00523	Planting	.00	.00	.00	122.00	.00	(122.00)	.00
<b>Total Landscaping &amp; Grounds</b>		<b>.00</b>	<b>500.00</b>	<b>500.00</b>	<b>5,022.00</b>	<b>4,500.00</b>	<b>(522.00)</b>	<b>6,000.00</b>
<b>REPAIR/MAINTENANCE</b>								
00544	Rep/Maint - Electrical	.00	83.33	83.33	363.53	749.97	386.44	1,000.00
00556	Rep/Maint - Parking/Street	.00	41.66	41.66	.00	374.94	374.94	500.00
00558	Rep/Maint - Plumbing/ Backflo	.00	.00	.00	90.00	.00	(90.00)	.00
00561	Rep/Maint - Pool & Spa	15.00	.00	(15.00)	785.87	.00	(785.87)	.00
00562	Rep/Maint - Sprinkler System	.00	100.00	100.00	214.00	900.00	686.00	1,200.00
00565	Rep/Maint - Other	.00	166.66	166.66	228.60	1,499.94	1,271.34	2,000.00
00568	Pool Cleaning Service	120.00	208.33	88.33	1,545.00	1,874.97	329.97	2,500.00
00570	Pest Control	.00	.00	.00	150.00	.00	(150.00)	.00
<b>Total Repair/Maintenance</b>		<b>135.00</b>	<b>599.98</b>	<b>464.98</b>	<b>3,377.00</b>	<b>5,399.82</b>	<b>2,022.82</b>	<b>7,200.00</b>
<b>UTILITIES</b>								
00580	Utilities - Electricity	627.25	583.33	(43.92)	5,661.73	5,249.97	(411.76)	7,000.00
00584	Utilities - Water	1,395.12	833.33	(561.79)	10,900.44	7,499.97	(3,400.47)	10,000.00
00588	Utilities - Refuse	176.44	80.00	(96.44)	1,722.55	720.00	(1,002.55)	960.00
<b>Total Utilities</b>		<b>2,198.81</b>	<b>1,496.66</b>	<b>(702.15)</b>	<b>18,284.72</b>	<b>13,469.94</b>	<b>(4,814.78)</b>	<b>17,960.00</b>
<b>SUPPLIES</b>								
00610	Supplies - Pool Chemicals	94.90	41.66	(53.24)	420.22	374.94	(45.28)	500.00
00614	Supplies - Groundskeeping	.00	41.66	41.66	.00	374.94	374.94	500.00
<b>Total Supplies</b>		<b>94.90</b>	<b>83.32</b>	<b>(11.58)</b>	<b>420.22</b>	<b>749.88</b>	<b>329.66</b>	<b>1,000.00</b>
<b>GENERAL ADMINISTRATIVE</b>								
00632	Accounting/Auditing	.00	25.00	25.00	613.00	225.00	(388.00)	300.00
00638	Insurance	233.91	416.66	182.75	3,036.32	3,749.94	713.62	5,000.00
00640	General Administrative Expens	.00	8.33	8.33	.00	74.97	74.97	100.00
00642	Legal Expense	.00	16.66	16.66	.00	149.94	149.94	200.00
00644	Management Fees	200.00	200.00	.00	2,600.00	1,800.00	(800.00)	2,400.00

**CASITAS MONTANA COA**  
 Income and Expense Statement  
 Period: 09/01/10 to 09/30/10

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
00645 Foreclosure Disclosure Fee	.00	.00	.00	525.00	.00	(525.00)	.00
00646 Foreclosure Research Data	.00	.00	.00	295.00	.00	(295.00)	.00
00647 Foreclosure Document Fee	.00	.00	.00	117.00	.00	(117.00)	.00
00648 Foreclosure Transfer Fee	.00	.00	.00	525.00	.00	(525.00)	.00
00650 Copies & Envelopes	10.30	12.50	2.20	253.72	112.50	(141.22)	150.00
00652 Postage	9.96	12.50	2.54	102.07	112.50	10.43	150.00
00657 Licenses & Permits	270.00	29.16	(240.84)	495.00	262.44	(232.56)	350.00
00662 Real Estate Taxes	.00	4.16	4.16	.00	37.44	37.44	50.00
00663 Income Taxes	.00	.00	.00	45.00	.00	(45.00)	.00
<b>Total General Administrative</b>	<b>724.17</b>	<b>724.97</b>	<b>.80</b>	<b>8,607.11</b>	<b>6,524.73</b>	<b>(2,082.38)</b>	<b>8,700.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>3,152.88</b>	<b>3,404.93</b>	<b>252.05</b>	<b>35,711.05</b>	<b>30,644.37</b>	<b>(5,066.68)</b>	<b>40,860.00</b>
<b>NET OPERATING INCOME</b>	<b>555.00</b>	<b>195.07</b>	<b>359.93</b>	<b>(1,179.84)</b>	<b>1,755.63</b>	<b>(2,935.47)</b>	<b>2,340.00</b>
<b>TRANSFERED INTO RESERVES</b>							
<b>Total Transferred Into Reserve</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
<b>CAPITAL IMPROVEMENT EXPENSES</b>							
<b>TOTAL CAPITAL IMPROVEMENT EXP</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>
<b>Current Surplus / (Deficit)</b>	<b>555.00</b>	<b>195.07</b>	<b>359.93</b>	<b>(1,179.84)</b>	<b>1,755.63</b>	<b>(2,935.47)</b>	<b>2,340.00</b>

## CASH DISBURSEMENTS

Starting Check Date: 9/01/10 Cash Account #: 100  
Ending Check Date: 9/30/10

Check Date	Check #	Vend #	Name	Check Amount	Reference
9/08/10	527	A16	ARIZONA PUBLIC SERVICE	627.25	AUG'10 ELECTRIC POOL
9/08/10	528	SN01	SNOW PROPERTY SERVICES	220.26	JUN'09MGMT/COPIES/POSTAGE
9/13/10	529	C7	CITY OF PHOENIX	1,395.12	AUG'10 WATER9297930000
9/13/10	530	MAR5	MARICOPA COUNTY ENVIORNMENTAL	270.00	'10-'11 Pool Permit
9/13/10	531	P5	ALLIED WASTE SERVICES #753	176.44	ACCT# 3-0753-0071372
9/13/10	532	PS10	POOL SURGEON AZ LLC	229.90	AUG '10 POOL SRV/CHEM
9/21/10	533	TRBP	TRAVELERS	233.91	INSURANCE POLICY 1153R58A
Totals:				3,152.88	

-- End of report --

DATE: 10/05/10  
TIME: 4:15 PM

CASITAS MONTANA COA  
AGED OWNER BALANCES: AS OF Sept. 30, 2010  
LOT/UNIT NUMBER SEQUENCE

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UNIT #	ACCOUNT #	NAME/ADDRESS	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
100	100	Casitas Montana LLC	210.00	0.00	0.00	0.00	210.00
102	102	Karan M. Denton	231.00	0.00	0.00	0.00	231.00
107	107	Federal Home Loan Mortgage Cor	82.49	0.00	7.05	50.50	140.04
108	108	Federal Home Loan Mortgage	1059.30	0.00	0.00	0.00	1059.30
200	200	Lawrence W Michaud	231.00	0.00	0.00	0.00	231.00
208	208	Carrington Mortgage Services	277.76	0.00	208.00	2.00	487.76
209	209	Karl Paul	594.59	100.00	358.70	1037.00	2090.29
TOTAL:			2686.14	100.00	573.75	1089.50	4449.39

DATE: 10/05/10

TIME: 4:15 PM

CASITAS MONTANA COA  
AGED OWNER BALANCES: AS OF Sept. 30, 2010

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R E P O R T S U M M A R Y

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		ASSESSMENT	410	1509.00	0.00	415.80	750.00	2674.80
01		Late Fees	470	0.00	0.00	0.00	289.50	289.50
04		Interest	470	613.14	0.00	157.95	0.00	771.09
05		Collection Fees	443	0.00	0.00	0.00	50.00	50.00
07		Misc. Charges	490	0.00	100.00	0.00	0.00	100.00
10		Transfer Fee	423	175.00	0.00	0.00	0.00	175.00
11		Disclosure Fee	424	175.00	0.00	0.00	0.00	175.00
12		Research Fee	427	185.00	0.00	0.00	0.00	185.00
13		HomeWise	428	29.00	0.00	0.00	0.00	29.00
GRAND TOTAL:				2686.14	100.00	573.75	1089.50	4449.39

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
00410	General Assessment Income	2674.80
00470	Late Charge Income	1060.59
00423	Transfer Fee	175.00
00424	Disclosure Fee	175.00
00427	Research Fee	185.00
00428	HomeWise Fee	29.00
00443	Collections Income	50.00
00490	Cert postage fee	100.00
T O T A L		\$4449.39

\* This report DOES NOT show owner credits. It should NOT BE USED for reconciliation purposes.

-- End of report --