

CASITAS MONTANA COA
Balance Sheet
As of 12/31/10

		ASSETS	
	Operating Funds		
100	CAB Operating - 2896	\$ 1,329.53	
	Total Operating Funds	<hr/>	\$ 1,329.53
	Reserve Funds		
	Total Reserve Funds	<hr/>	\$.00
	TOTAL ASSETS		\$ 1,329.53 =====

		LIABILITIES & EQUITY	
	Liabilities		
	Homeowner's Equity		
350	Last Year's Balance Forward	\$ 2,297.34	
	Current Surplus/ (Deficit)	(967.81)	
	Total Homeowner's Equity	<hr/>	\$ 1,329.53
	TOTAL LIABILITIES & EQUITY		\$ 1,329.53 =====

CASITAS MONTANA COA
Income and Expense Statement
 Period: 12/01/10 to 12/31/10

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
CASH RECEIPTS							
General Assessment Income	3,893.20	3,600.00	293.20	41,653.13	43,200.00	(1,546.87)	43,200.00
Special Assessment Income	.00	.00	.00	80.00	.00	80.00	.00
Resale Fee	175.00	.00	175.00	700.00	.00	700.00	.00
Disclosure Fee	175.00	.00	175.00	700.00	.00	700.00	.00
CondoCerts Fee	.00	.00	.00	117.00	.00	117.00	.00
Research Fee	.00	.00	.00	295.00	.00	295.00	.00
Rental Fee Registration	.00	.00	.00	110.00	.00	110.00	.00
Collections Income	.00	.00	.00	150.00	.00	150.00	.00
Late Charge Income	100.32	.00	100.32	436.68	.00	436.68	.00
Resale Income	500.00	.00	500.00	1,000.00	.00	1,000.00	.00
Interest Income	.00	.00	.00	1.13	.00	1.13	.00
TOTAL CASH RECEIPTS	4,843.52	3,600.00	1,243.52	45,242.94	43,200.00	2,042.94	43,200.00
OPERATING EXPENSES							
LANDSCAPING & GROUNDS							
Tree Maintenance	.00	.00	.00	75.00	.00	(75.00)	.00
Winter Seed	.00	.00	.00	495.00	.00	(495.00)	.00
Landscape Maintenance	250.00	500.00	250.00	5,150.00	6,000.00	850.00	6,000.00
Planting	.00	.00	.00	122.00	.00	(122.00)	.00
Total Landscaping & Grounds	250.00	500.00	250.00	5,842.00	6,000.00	158.00	6,000.00
REPAIR/MAINTENANCE							
Rep/Maint - Electrical	.00	83.37	83.37	363.53	1,000.00	636.47	1,000.00
Rep/Maint - Parking/Street	.00	41.74	41.74	.00	500.00	500.00	500.00
Rep/Maint - Plumbing/ Backflow	.00	.00	.00	90.00	.00	(90.00)	.00
Rep/Maint - Pool & Spa	22.00	.00	(22.00)	837.87	.00	(837.87)	.00
Rep/Maint - Sprinkler System	.00	100.00	100.00	214.00	1,200.00	986.00	1,200.00
Rep/Maint - Other	.00	166.74	166.74	928.60	2,000.00	1,071.40	2,000.00
Pool Cleaning Service	150.00	208.37	58.37	1,815.00	2,500.00	685.00	2,500.00
Pest Control	.00	.00	.00	150.00	.00	(150.00)	.00
Total Repair/Maintenance	172.00	600.22	428.22	4,399.00	7,200.00	2,801.00	7,200.00
UTILITIES							
Utilities - Electricity	753.14	583.37	(169.77)	7,587.11	7,000.00	(587.11)	7,000.00
Utilities - Water	1,244.22	833.37	(410.85)	14,704.43	10,000.00	(4,704.43)	10,000.00
Utilities - Refuse	177.63	80.00	(97.63)	2,253.38	960.00	(1,293.38)	960.00
Total Utilities	2,174.99	1,496.74	(678.25)	24,544.92	17,960.00	(6,584.92)	17,960.00
SUPPLIES							
Supplies - Pool Chemicals	91.80	41.74	(50.06)	602.56	500.00	(102.56)	500.00
Supplies - Groundskeeping	.00	41.74	41.74	.00	500.00	500.00	500.00
Total Supplies	91.80	83.48	(8.32)	602.56	1,000.00	397.44	1,000.00
GENERAL ADMINISTRATIVE							
Accounting/Auditing	.00	25.00	25.00	613.00	300.00	(313.00)	300.00
Insurance	233.92	416.74	182.82	3,738.07	5,000.00	1,261.93	5,000.00
General Administrative Expense	.50	8.37	7.87	.50	100.00	99.50	100.00

CASITAS MONTANA COA
 Income and Expense Statement
 Period: 12/01/10 to 12/31/10

Description	Current Period			Year-To-Date			Yearly Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Legal Expense	.00	16.74	16.74	.00	200.00	200.00	200.00
Management Fees	600.00	200.00	(400.00)	3,600.00	2,400.00	(1,200.00)	2,400.00
Foreclosure Disclosure Fee	175.00	.00	(175.00)	700.00	.00	(700.00)	.00
Foreclosure Research Data	.00	.00	.00	295.00	.00	(295.00)	.00
Foreclosure Document Fee	.00	.00	.00	117.00	.00	(117.00)	.00
Foreclosure Transfer Fee	175.00	.00	(175.00)	700.00	.00	(700.00)	.00
Copies & Envelopes	24.25	12.50	(11.75)	362.51	150.00	(212.51)	150.00
Postage	25.56	12.50	(13.06)	156.19	150.00	(6.19)	150.00
Licenses & Permits	.00	29.24	29.24	495.00	350.00	(145.00)	350.00
Real Estate Taxes	.00	4.24	4.24	.00	50.00	50.00	50.00
Income Taxes	.00	.00	.00	45.00	.00	(45.00)	.00
Total General Administrative	1,234.23	725.33	(508.90)	10,822.27	8,700.00	(2,122.27)	8,700.00
TOTAL OPERATING EXPENSES	3,923.02	3,405.77	(517.25)	46,210.75	40,860.00	(5,350.75)	40,860.00
NET OPERATING INCOME	920.50	194.23	726.27	(967.81)	2,340.00	(3,307.81)	2,340.00
TRANSFERED INTO RESERVES							
Total Transferred Into Reserve	.00	.00	.00	.00	.00	.00	.00
CAPITAL IMPROVEMENT EXPENSES							
TOTAL CAPITAL IMPROVEMENT EXP	.00	.00	.00	.00	.00	.00	.00
Current Surplus / (Deficit)	920.50	194.23	726.27	(967.81)	2,340.00	(3,307.81)	2,340.00

CASH DISBURSEMENTS

Starting Check Date: 12/01/10 Cash Account #: 100
Ending Check Date: 12/31/10

Check Date	Check #	Vend #	Name	Check Amount	Reference
12/10/10	550	C7	CITY OF PHOENIX	1,244.22	NOV'10 WATER9297930000
12/10/10	551	SN01	SNOW PROPERTY SERVICES	224.34	SEP'09MGMT/COPIES/POSTAGE
12/16/10	552	A16	ARIZONA PUBLIC SERVICE	753.14	NOV'10 ELECTRIC POOL
12/16/10	553	ARR	ARR LANDSCAPING	250.00	JUL '10 CONTRACT LANDS
12/16/10	554	P5	ALLIED WASTE SERVICES #753	177.63	ACCT# 3-0753-0071372
12/16/10	555	SN01	SNOW PROPERTY SERVICES	215.31	OCT'09MGMT/COPIES/POSTAGE
12/16/10	556	TRBP	TRAVELERS	233.92	INSURANCE POLICY 1153R58A
12/29/10	557	PS10	POOL SURGEON AZ LLC	263.80	OCT '10 POOL SRV/CHEM
12/29/10	558	SN01	SNOW PROPERTY SERVICES	210.66	NOV'09MGMT/COPIES/POST
12/30/10	559	SN01	SNOW PROPERTY SERVICES	350.00	2950 W Louise Drive #201
Totals:				3,923.02	

-- End of report --

DATE: 1/05/11
TIME: 9:28 PM

CASITAS MONTANA COA
AGED OWNER BALANCES: AS OF Dec. 31, 2010
LOT/UNIT NUMBER SEQUENCE

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UNIT #	ACCOUNT #	NAME/ADDRESS	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
102	102	Karan M. Denton	48.95	235.41	233.10	21.00	538.46
107	107	Federal Home Loan Mortgage Cor	4.56	0.00	0.00	45.64	50.20
108	108	Federal Home Loan Mortgage	197.69	370.62	336.93	1269.30	2174.54
200	200	Federal National Mortgage	150.26	1038.51	254.10	210.00	1652.87
208	208	Carrington Mortgage Services	74.33	258.48	234.98	249.79	817.58
209	209	Karl Paul	322.44	484.03	440.03	2300.29	3546.79
TOTAL:			798.23	2387.05	1499.14	4096.02	8780.44

DATE: 1/05/11
 TIME: 9:28 PM

CASITAS MONTANA COA
 AGED OWNER BALANCES: AS OF Dec. 31, 2010

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	0.00	1197.00	1050.00	2376.83	4623.83
01		Late Fees	470	0.00	0.00	0.00	284.64	284.64
04		Interest	470	798.23	626.05	449.14	720.55	2593.97
05		Collection Fees	443	0.00	0.00	0.00	50.00	50.00
07		Misc. Charges	490	0.00	0.00	0.00	100.00	100.00
10		Resale Fee	423	0.00	175.00	0.00	175.00	350.00
11		Disclosure Fee	424	0.00	175.00	0.00	175.00	350.00
12		Research Fee	427	0.00	185.00	0.00	185.00	370.00
13		HomeWise	428	0.00	29.00	0.00	29.00	58.00
GRAND TOTAL:				798.23	2387.05	1499.14	4096.02	8780.44

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
00410	General Assessment Income	4623.83
00470	Late Charge Income	2878.61
00423	Resale Fee	350.00
00424	Disclosure Fee	350.00
00427	Research Fee	370.00
00428	HomeWise Fee	58.00
00443	Collections Income	50.00
00490	Cert postage fee	100.00
T O T A L		\$8780.44

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

-- End of report --