

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

		ASSETS	
100	Operating Funds		
	CAB Operating - 2896	\$	540.71
	Total Operating Funds		<u>\$ 540.71</u>
	Reserve Funds		
	Total Reserve Funds		<u>\$.00</u>
	TOTAL ASSETS		<u>\$ 540.71</u> =====

		LIABILITIES & EQUITY	
	Liabilities		
	Homeowner's Equity		
350	Last Year's Balance Forward	\$	2,297.34
	Current Surplus/ (Deficit)		(1,756.63)
	Total Homeowner's Equity		<u>\$ 540.71</u>
	TOTAL LIABILITIES & EQUITY		<u>\$ 540.71</u> =====

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

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
CASH RECEIPTS							
00410 General Assessment Income	3,157.97	3,600.00	(442.03)	35,049.93	36,000.00	(950.07)	43,200.00
00415 Special Assessment Income	.00	.00	.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	.00	.00	.00	336.36	.00	336.36	.00
00475 Resale Income	.00	.00	.00	500.00	.00	500.00	.00
00480 Interest Income	.00	.00	.00	.98	.00	.98	.00
TOTAL CASH RECEIPTS	3,157.97	3,600.00	(442.03)	37,689.27	36,000.00	1,689.27	43,200.00
OPERATING EXPENSES							
LANDSCAPING & GROUNDS							
00516 Tree Maintenance	75.00	.00	(75.00)	75.00	.00	(75.00)	.00
00517 Winter Seed	495.00	.00	(495.00)	495.00	.00	(495.00)	.00
00518 Landscape Maintenance	200.00	500.00	300.00	5,100.00	5,000.00	(100.00)	6,000.00
00523 Planting	.00	.00	.00	122.00	.00	(122.00)	.00
Total Landscaping & Grounds	770.00	500.00	(270.00)	5,792.00	5,000.00	(792.00)	6,000.00
REPAIR/MAINTENANCE							
00544 Rep/Maint - Electrical	.00	83.33	83.33	363.53	833.30	469.77	1,000.00
00556 Rep/Maint - Parking/Street	.00	41.66	41.66	.00	416.60	416.60	500.00
00558 Rep/Maint - Plumbing/ Backflo	.00	.00	.00	90.00	.00	(90.00)	.00
00561 Rep/Maint - Pool & Spa	30.00	.00	(30.00)	815.87	.00	(815.87)	.00
00562 Rep/Maint - Sprinkler System	.00	100.00	100.00	214.00	1,000.00	786.00	1,200.00
00565 Rep/Maint - Other	.00	166.66	166.66	228.60	1,666.60	1,438.00	2,000.00
00568 Pool Cleaning Service	120.00	208.33	88.33	1,665.00	2,083.30	418.30	2,500.00
00570 Pest Control	.00	.00	.00	150.00	.00	(150.00)	.00
Total Repair/Maintenance	150.00	599.98	449.98	3,527.00	5,999.80	2,472.80	7,200.00
UTILITIES							
00580 Utilities - Electricity	603.95	583.33	(20.62)	6,265.68	5,833.30	(432.38)	7,000.00
00584 Utilities - Water	1,502.78	833.33	(669.45)	12,403.22	8,333.30	(4,069.92)	10,000.00
00588 Utilities - Refuse	176.44	80.00	(96.44)	1,898.99	800.00	(1,098.99)	960.00
Total Utilities	2,283.17	1,496.66	(786.51)	20,567.89	14,966.60	(5,601.29)	17,960.00
SUPPLIES							
00610 Supplies - Pool Chemicals	90.54	41.66	(48.88)	510.76	416.60	(94.16)	500.00
00614 Supplies - Groundskeeping	.00	41.66	41.66	.00	416.60	416.60	500.00
Total Supplies	90.54	83.32	(7.22)	510.76	833.20	322.44	1,000.00
GENERAL ADMINISTRATIVE							
00632 Accounting/Auditing	.00	25.00	25.00	613.00	250.00	(363.00)	300.00
00638 Insurance	233.91	416.66	182.75	3,270.23	4,166.60	896.37	5,000.00
00640 General Administrative Expens	.00	8.33	8.33	.00	83.30	83.30	100.00

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

Description	Actual	Current Period Budget	Variance	Actual	Year-To-Date Budget	Variance	Yearly Budget
00642 Legal Expense	.00	16.66	16.66	.00	166.60	166.60	200.00
00644 Management Fees	200.00	200.00	.00	2,800.00	2,000.00	(800.00)	2,400.00
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	5.03	12.50	7.47	258.75	125.00	(133.75)	150.00
00652 Postage	2.20	12.50	10.30	104.27	125.00	20.73	150.00
00657 Licenses & Permits	.00	29.16	29.16	495.00	291.60	(203.40)	350.00
00662 Real Estate Taxes	.00	4.16	4.16	.00	41.60	41.60	50.00
00663 Income Taxes	.00	.00	.00	45.00	.00	(45.00)	.00
Total General Administrative	441.14	724.97	283.83	9,048.25	7,249.70	(1,798.55)	8,700.00
TOTAL OPERATING EXPENSES	3,734.85	3,404.93	(329.92)	39,445.90	34,049.30	(5,396.60)	40,860.00
NET OPERATING INCOME	(576.88)	195.07	(771.95)	(1,756.63)	1,950.70	(3,707.33)	2,340.00
TRANSFERRED 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)	(576.88)	195.07	(771.95)	(1,756.63)	1,950.70	(3,707.33)	2,340.00

CASH DISBURSEMENTS

Starting Check Date: 10/01/10 Cash Account #: 100

Ending Check Date: 10/31/10

Check Date	Check #	Vend #	Name	Check Amount	Reference
10/06/10	534	A16	ARIZONA PUBLIC SERVICE	603.95	SEP'10 ELECTRIC POOL
10/06/10	535	ARR	ARR LANDSCAPING	75.00	REMOVE TREE/STORM DAMAGE
10/06/10	536	SN01	SNOW PROPERTY SERVICES	207.23	JUL'09MGMT/COPIES/POSTAGE
10/11/10	537	ARR	ARR LANDSCAPING	495.00	Install Winter Seed
10/11/10	538	C7	CITY OF PHOENIX	1,502.78	SEP'10 WATER9297930000
10/11/10	539	PS10	POOL SURGEON AZ LLC	240.54	SEP '10 POOL SRV/CHEM
10/18/10	540	ARR	ARR LANDSCAPING	200.00	JUNE '10 CONTRACT LANDS
10/18/10	541	P5	ALLIED WASTE SERVICES #753	176.44	ACCT# 3-0753-0071372
10/20/10	542	TRBP	TRAVELERS	233.91	INSURANCE POLICY 1153R58A
Totals:				3,734.85	

-- End of report --

DATE: 11/09/10
TIME: 11:48 AM

CASITAS MONTANA COA
AGED OWNER BALANCES: AS OF Oct. 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	23.10	229.22	1.78	0.00	254.10
107	107	Federal Home Loan Mortgage Cor	16.00	99.88	2.61	57.55	176.04
108	108	Federal Home Loan Mortgage	126.93	1057.52	211.78	0.00	1396.23
200	200	Federal National Mortgage	44.10	210.00	0.00	0.00	254.10
200	200	Lawrence W Michaud	0.00	19.22	211.78	0.00	231.00
201	201	Amtrust Bank Amtrust Bank	10.82	108.20	0.00	0.00	119.02
208	208	Carrington Mortgage Services	24.98	241.82	3.77	4.20	274.77
209	209	Karl Paul	230.03	576.28	328.31	1395.70	2530.32
TOTAL:			475.96	2542.14	760.03	1457.45	5235.58

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	1395.03	630.00	960.00	2985.03
01		Late Fees	470	0.00	0.00	0.00	289.50	289.50
04		Interest	470	475.96	583.11	30.03	157.95	1247.05
05		Collection Fees	443	0.00	0.00	0.00	50.00	50.00
07		Misc. Charges	490	0.00	0.00	100.00	0.00	100.00
10		Transfer Fee	423	0.00	175.00	0.00	0.00	175.00
11		Disclosure Fee	424	0.00	175.00	0.00	0.00	175.00
12		Research Fee	427	0.00	185.00	0.00	0.00	185.00
13		HomeWise	428	0.00	29.00	0.00	0.00	29.00
GRAND TOTAL:				475.96	2542.14	760.03	1457.45	5235.58

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
00410	General Assessment Income	2985.03
00470	Late Charge Income	1536.55
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		\$5235.58

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

-- End of report --