

1 Lawrence E. Wilk, #006510  
2 **JABURG & WILK, P.C.**  
3 3200 North Central Avenue, Suite 2000  
4 Phoenix, Arizona 85012  
5 (602) 248-1000

6 Attorneys for James C. Sell, Receiver

7 SUPERIOR COURT OF ARIZONA

8 MARICOPA COUNTY

9 ARIZONA CORPORATION COMMISSION,

Case No: CV2003-005724

10 Plaintiff,

**SIXTH APPLICATION FOR INTERIM  
COMPENSATION BY ACCOUNTANTS  
FOR RECEIVER**

11 v.

12 AMERICAN NATIONAL MORTGAGE  
13 PARTNERS, L.L.C., et al.

(Assigned to the Honorable J. Richard Gama)

14 Defendants.

15 Robert C. Hubbard, C.P.A. and staff, the duly appointed Accountants for the Receiver  
16 (hereinafter "Accountants"), hereby make their Sixth Application for Interim Compensation as  
17 follows:

18 1. By order of the Court, on August 20, 2003, Robert C. Hubbard, C.P.A. and staff  
19 were appointed to serve as Accountants to the Receiver in this case.

20 2. Attached hereto as **Exhibit "A"** is a detailed statement of the services which  
21 Accountants have performed and the clerical expense incurred in connection herewith. All of the  
22 services performed were necessary and proper and were charged at hourly rates approved by the  
23 Court.

24 3. This Application covers the period July 23, 2004 through October 25, 2004 (the  
25 "Application Period"). Applicant's Sixth Application for Interim Compensation requests fees in  
26 the amount of \$13,708.00 and costs in the amount of \$132.06.

JABURG & WILK, P.C.  
ATTORNEY AT LAW  
3200 NORTH CENTRAL AVENUE  
SUITE 2000  
PHOENIX, ARIZONA 85012

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

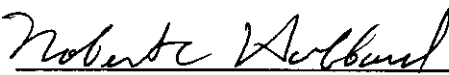
4. Pursuant to a previous order of the Court, which allowed Applicant to be paid eighty percent (80%) of his fees and one-hundred percent (100%) of his costs, leaving a current unpaid balance due Applicant of \$2,741.60.


WHEREFORE, Applicant requests that the Court enter an Order:

A. Approving Accountant's fees and disbursements for the period from July 23, 2004 through October 25, 2004 in the total amount of \$13,840.06.

B. Authorizing and directing the Receiver to pay the unpaid balance of fees set forth in Paragraph A above to the Accountant at such time as the Receivership Estate has sufficient funds.

DATED this 10<sup>th</sup> day of November, 2004.

  
Robert C. Hubbard, CPA

**JABURG & WILK, P.C.**  
  
Lawrence E. Wilk  
3200 North Central, Suite 2000  
Phoenix, Arizona 85012  
Attorneys for Receiver

JABURG & WILK, P.C.  
ATTORNEY AT LAW  
3200 NORTH CENTRAL AVENUE  
SUITE 2000  
PHOENIX, ARIZONA 85012

**EXHIBIT 'A'**

**FEES/COSTS SUMMARY**

October 29, 2004

ROBERT C. HUBBARD  
7600 North 32<sup>nd</sup> Street, Suite B2  
Phoenix, Arizona 85028  
(602) 678-3600

RE: ANMP

Accounting Services rendered August 24, 2004 through October 25, 2004

<b>TOTAL FEES:</b>	<b>\$ 7,637.00</b>
<b>80% FEES DUE</b>	<b>\$ 6,109.60</b>

**ROBERT C. HUBBARD, P.C.**

7600 N. 32ND STREET, SUITE B2  
PHOENIX, AZ 85028  
(602) 678 3600



*A Member of:  
American Institute of Certified Public Accountants  
Arizona Society of Certified Public Accountants  
Association of Certified Fraud Examiners*

October 25, 2004

Mr. James C. Sell, C.P.A., C.F.E  
Receiver  
American National Mortgage Partners  
2222 East Camelback Road, Suite 110  
Phoenix, AZ 85016

**Accounting services for Receiver on various entities.**

Robert C. Hubbard - Time for period 8/26//2004 thru 10/25/2004 55.2 hours allocated to company entities pro rata ( 55.2x125.00 per hour) (Exhibit A)	\$7025.00
Jeri Lyn Chevalier - Time for period 7/24/2004 thru 8/23/2004 ( 17.0 hours @ 36.00 per hour) Exhibit B	<u>612.00</u>
<b>TOTAL</b>	<b><u>\$7637.00</u></b>

**Robert C. Hubbard  
Time**

Date	Description	Time
8/26/2004	Meet with Susan Re: She La Vie (.5) Conf with Jim Sell Susan & Brian on Report	2.0
8/28/2004	Reconcile 2001, 2002 to 2003 trial balance for tax returns on Boat, Bed & Breakfast	3.0
	Run copy of bankruptcy forms, for Tuesday's meeting	.5
8/28/2004	Review the voluntary bankruptcy forms, review workpapers Review instructions. Trace various amounts to report	3.0
8/31/2004	Conference with Jim Sell, Larry Wilk, Jonathan Ibsen, Susan regarding filling out forms And procedure questions	3.0
9/7/2004	Conference with Susan on 74 <sup>th</sup> Street LLC, going over forms and suggestions	3.0
9/8/2004	Work on Boat Bed and Breakfast tax returns trying to trace out capital accounts	5.0
9/9/2004	Pickup new loan receivable schedule – work on court accounting from 9 to 12/30, American National Mortgage Partners, LLC and 74 <sup>th</sup> Street LLC (3.5) and Western and Gulf tax returns	6.5
9/10/2004	Complete Western & Gulf tax return, process court reports, process and sign Western and Gulf's Tax Return	2.0
9/13/2004	Called IRS on Creative Funding RE: Notice to assess and file power of attorney with CAF Fax Group Re: payroll tax in order to discuss and act upon assessment	.3
9/14/2004	Review progress with Susan on reports for court and review listing collection notes on Exhibit B	1.0
9/16/2004	Conference on initial court accounting with Susan and Jonathan Ibsen, discuss both American National Mortgage Partners and 74 <sup>th</sup> Street LLC's	3.0
9/29/2004	Work on Boat Bed & Breakfast amended tax returns (1.5) and travel to Jim Sell's office and pick up three different partner agreements (1.0)	2.5
10/4/2004	Review draft of petition question on initial report, conference with Jim sell and Susan on questions associated with report	2.0
10/06/2004	Review partnership agreement for 2001, rework tax return reconciling partners accounts	3.0

**Robert C. Hubbard  
Exhibit A**

10/9/2004	Trying to trace out ownership of partnership and changes for 2001 and 2002 in order to prepare a tax return on Boat Bed and Breakfast (7.0)	3.5
10/11/2004	Continuation of trying to balance and reconcile partners capital accounts (8.0) for Boat, Bed and Breakfast	4.0
10/12/2004	Completion of 2002 tax return for Boat, Bed and Breakfast	.4
	Complete 2003 tax return for Boat, Bed and Breakfast	4.0
	Deliver tax returns, review bankruptcy initial report, pick up information for monthly report to court	2.0
10/13/2004	Work on monthly court accounting for American National Mortgage Partners LLC and 74 <sup>th</sup> Street LLC	1.5
10/22/2004	Pick up general ledgers requested on 10/18 for 2002, 2003 and 9/30/2003 for American National Mortgage Partners LLC and conference with Jim Sell	<u>1.0</u>
	<b>TOTAL</b>	<b><u>56.2</u></b>

Exhibit A

Jerilyn Chevallier - Administrative							
Period	August 23 - October 25		Data	Process Tax	Court	Various	Total
	Entry	Returns	Xeroxing	Accounting Rpts	Admin		
ANMP 74th Street	x		x	x	x		3.00
American Money Power, Inc.							
Cash Flow University, Inc.							
Corporate Fiducial Services, Inc.							
Corporate Management Solutions, Inc.							
Guaranty Performance, Inc.							
Secura Innovative Investments, Inc.							
She La Via Cosmetics, Inc.		x				x	2.00
Western + Gulf, Inc.							
3303 Ohio Property							
35824 N. Secluded Lane							
American National Mortgage Partners	x		x	x			3.00
ANMP TRUST							
Amsterdam							
Amsterdam Lenders							
Atlas Mine							
BB/Carefree							
Boat Bed & Breakfast	x	x	x			x	2.00
Camelback 300							
Camelback Stone Canyon							
Castle Roosevelt Warehouse							
Colonial Village							
Corporate Warehouse							
Creative Financial Funding	x		x			x	2.00
Deer Valley Trust II							
DV Partners							
FCG Lenders							
FCG Partners							
Federal Capital							
Flynn Jackson Partners							
Flynn Jackson Premium Portfolio							
Flynn Jackson Properties							
Flynn Jackson Second Portfolio							
Forest Avenue							
Forest Global							
Hudson Park							
Hudson Valley							
Hudson-Hyde Park							
I-10 Investors							
Joshua Lane Lenders Trust							
Medina Properties							
Megastore Roosevelt Warehouse							
Normandale Tower							
North Dobson-Scottsdale							
North Secluded Lane							
Oaks Commons							
Profit-I							
Roosevelt Warehouse							
Secura Fund Arizona							
Secura Mortgage Management							
Sixty-seventh Street							
South Bonita							
The Federal Way Building							
Thomas Townhomes							
Trapper Creek							
Waterstone Apartments							
General Admin (Bill/Labels/File Maint, etc (Download/Print/Copy) Letters and forms for various entities							5.00
<b>Exhibit B</b>	<b>TOTAL</b>						<b>17.00</b>

10:24 AM

10/26/04

Accrual Basis

**Robert C. Hubbard, P. C.**  
**Customer Balance Detail**  
 All Transactions

Type	Date	Num	Debit	Credit	Balance
<b>Jim Sell, Receiver</b>					
Invoice	4/25/2003	473	1,748.00		1,748.00
Payment	5/9/2003	3866		1,748.00	0.00
Invoice	6/27/2003	505	5,122.50		5,122.50
Payment	7/14/2003	#3		4,098.00	1,024.50
Invoice	7/21/2003	510	4,445.00		5,469.50
Invoice	8/25/2003	520	9,357.00		14,826.50
Payment	9/3/2003	104		3,556.00	11,270.50
Invoice	9/26/2003	529	10,584.50		21,855.00
Invoice	10/23/2003	540	6,149.50		27,984.50
Invoice	12/1/2003	545	1,238.12		29,222.82
Invoice	1/26/2004	553	8,171.50		35,394.12
Invoice	2/26/2004	569	9,942.20		45,336.32
Invoice	3/16/2004	599	3,201.00		48,537.32
Invoice	4/29/2004	632	3,405.00		51,942.32
Invoice	5/25/2004	642	3,211.00		55,153.32
Payment	6/17/2004	119		43,009.72	12,143.60
Invoice	7/27/2004	652	4,220.00		16,363.60
Payment	8/4/2004	131		11,898.80	4,464.80
Invoice	8/24/2004	664	6,203.08		10,669.88
Payment	9/17/2004	137		7,969.88	2,700.00
Invoice	10/26/2004	679	7,637.00		10,337.00
<b>Total Jim Sell, Receiver</b>			<b>82,615.38</b>	<b>72,278.38</b>	<b>10,337.00</b>
<b>TOTAL</b>			<b>82,615.38</b>	<b>72,278.38</b>	<b>10,337.00</b>

**FEES/COSTS SUMMARY**

August 30, 2004

ROBERT C. HUBBARD  
7600 North 32<sup>nd</sup> Street, Suite B2  
Phoenix, Arizona 85028  
(602) 678-3600

RE: ANMP

Accounting Services rendered July 24 2004 through August 23, 2004

TOTAL FEES:	\$ 6,071.00
<u>TOTAL COSTS:</u>	<u>\$ 132.06</u>
<b>TOTAL</b>	<b>\$ 6,203.06</b>
<b>80% FEES DUE</b>	<b>\$ 4,856.80</b>

**ROBERT C. HUBBARD, P.C.**

7600 N. 32ND STREET, SUITE B2  
PHOENIX, AZ 85028  
(602) 678 3600



*A Member of*  
*American Institute of Certified Public Accountants*  
*Arizona Society of Certified Public Accountants*  
*Association of Certified Fraud Examiners*

July 21, 2003

Mr. James C. Sell, C.P.A., C.F.E  
Receiver  
American National Mortgage Partners  
5045 N. 12<sup>th</sup> Street  
Suite 100  
Phoenix, AZ 85016

**Accounting services for Receiver on various entities.**

Robert C. Hubbard - Time for period 7/24/2004 thru 8/23/2004 45.4 hours allocated to company entities pro rata ( 45.4 x125.00 per hour) (Exhibit A)	\$5,675.00
Jeri Lyn Chevalier - Time for period 7/24/2004 thru 8/23/2004 ( 11.00 hours @ 36.00 per hour) Exhibit B	396.00
Expenses (receipts attached)	132.06
<b>TOTAL</b>	<b><u>\$6,203.06</u></b>

**Robert C. Hubbard  
Time**

Date	Description	Time
7/24/2004	Billing and file maintenance	.7
7/26/2004	Call J. Sell re: computers running after move (.01) Process She La Vie 2001 tax return	.3
7/26/2004	Pickup binders at Staples, met Susan at J. Sell office to complete book of work papers for meeting with attorney on 7/28/2004 (12:30-4:00)	3.5
	Review work papers for Tuesday's meeting	.5
7/27/2004	8:45 to 11:00, meeting at J. Sells office regarding petition and review work papers accumulated to date with attorney and J. Sell	2.3
7/28/2004	Travel to J. Sell office to meet with Susan/meeting cancel after arrival (2 hours)	n/c
	Work on T/B for She La Vie cosmetics for 2002 tax return	2.5
7/29/2004	Conference with Susan, preparation of combining financial plan for court petition and for reorganization plan	2.0
	Completing 2003 trial balance for She La Vie and tax return	3.0
	Travel to J. Sell office, review work and conference with Susan on court report for combined financial data and reorganization of all entities.	1.0
7/31/2004	Work on tax return (Form 1041) ANMP Trust, J. Sell responsible party; work on trial balance for the period 3/10 thru 12/31/03	3.0
8/2/2004	Complete ANMP Form 1041, work on Return for allocation of fees, rerun return and trial balance	2.0
	Conference with Susan for schedule for petition on consolidation (reorganization and initial petition)	.8
8/3/2004	Research N.O.L. carry forward for bankrupt estate. Estate gets carry forward.	.5
	Research tax claim of Arizona Department of Revenue against ANMP	.5
	Conference with Susan on court schedules for petition	.5

Page 2  
Robert C. Hubbard  
Time

8/4/2004	Review totals on work papers to support court petition, revision needed	.3
	1:00 to 3:00 – review work papers with Susan suggesting changes	2.0
8/5/2004	Meet with Susan, review note receivable shortage on trust accounts and liabilities exceeding assets and discussion on \$400,000 mortgage	2.2
8/9/2004	Travel to J. Sell office to go over final work papers for combined financial statements with Susan. Review changes.	1.3
	Complete ANMP Form 1041 with 1040 attached Attached as schedule	.5
8/12/2004	Review work papers presentation to present to receiver and attorney for court petition, 9:00 to 10:30	1.5
	Final conference with Susan and J. Sell regarding work papers index to present to attorney's. J. Sell to review and write his report	2.5
8/17/2004	Work on monthly court accounting using work papers completed 8/12/2004 for support. ANMP 74	2.0
8/18/2004	Work on monthly court accounting for ANMP	2.0
	Processing power of attorney form for Secura Mortgage Management, phone call to I. R. S., complete POA for State income tax, American National Mortgage Partners	1.0
	Research Arizona's LLC statues for corporation tax treatment (none found to allow claim by Arizona on Corporate tax treatment	.5
8/19/2004	Continue to set up reporting pattern for ANMP 74 <sup>th</sup> St	1.5
	Assembling information to meet with J. Sell (.5) print out power of attorney for Creative Financial Funding (.5)	1.0
	Meet with J. Sell to review ANMP and ANMP 74 <sup>th</sup> St. court reports for June and to have power of attorney signed for above entities	1.5
8/20/2004	ANMP and ANMP 74 <sup>th</sup> St review and process monthly report	n/c
8/23/2004	Sign and process monthly court accounting and delivery	1.0
	Draft letter to Arizona Department of Revenue: Tax Claim	1.0

Page 3  
Robert C. Hubbard  
Time

8/23/2004	Cash Flow University – Call IRS and get ID number problem resolved. File Maintenance, Creative Financial Funding and Joshua Tree Lane, LLC	<u>.5</u>
	Total	<u>45.4</u>

Exhibit A



**LACERTE**

PO BOX 571300, DALLAS, TX 75287

**REMITTANCE ADVICE**

ACCOUNT NUMBER

087210

STATEMENT DATE:

08/10/2004

PAST DUE AFTER:

08/30/2004

If a balance is listed in the *Now Due* column on the right, please pay by check or list your credit card information on this remittance. Thank you for your prompt payment. In order to avoid any possible service disruption, payment should be received at Lacerate no later than 20 days from the statement closing date. Inquiries concerning your account may be directed to the REP/EF Billing Center at (800) 933-9999, ext. 4-J (or FAX information to: (214) 387-2805).

CUSTOMER

ROBERT HUBBARD  
ROBERT C HUBBARD PC  
10211 N 32ND ST STE B2  
PHOENIX AZ  
85028-3842

Make checks payable to: *Lacerate Software*, and return with this remittance to the address listed above, or pay online at [www.laceratesoftware.com](http://www.laceratesoftware.com).

**REP / Electronic Filing Account Statement**

Total Outstanding Balance Now Due.....

\$ 0.00

NOTICES

You currently hold a credit balance on your account(s). No payment is due at this time. This statement is provided for your records only.

CREDIT CARD INFO

VISA, MASTERCARD, DISCOVERA, or AMEX Number

EXPRES

Cardholder Billing Address

Zip Code

Authorized Signature:

**REP / Electronic Filing Account Statement**

ACCOUNT NUMBER:

087210

STATEMENT DATE:

08/10/2004

PAST DUE AFTER:

08/30/2004

**LACERTE**

PO BOX 571300, DALLAS, TX 75287

CUSTOMER NAME & ADDRESS:

Robert C. Hubbard, P.C.  
10211 N 32ND ST STE B2  
PHOENIX, AZ 85028-3842

DATE	REFERENCE	CODE	DESCRIPTION	STATE	YR	TYPE	DEBIT AMT	TAX	CREDIT AMT	BALANCE
			BALANCE AS OF 07/13/2004							\$ ( 300.00)
07/23/2004	86-07050877	REP	CL# 8054 She La Vie Cosmetics, I	AZ	01	CCR	38.00	3.08		( 258.92)
07/29/2004	86-07050877	REP	CL# 8054 She La Vie Cosmetics, I	AZ	02	CCR	38.00	3.08		( 217.84)
07/30/2004	22-1848644	REP	CL# 62304 Princeton American Corp	AZ	03	CCR	38.00	3.08		( 176.76)
07/31/2004	xxx-xx-0861	REP	CL# 8063R Caspare (Bankruptcy	US	03	IND	20.00	1.62		( 155.14)



that was easy.

Low prices. Every item. Every day.  
110% Price-Match. Guaranteed.  
1801 East Camelback Road  
Phoenix, AZ 85016  
(602) 234-0404

SALE 518046 1 001 33519  
0263 07/26/04 12:21  
QTY SKU OUR PRICE

1	HEAVY DUTY BINDER	
	073333799828	8.39
1	HEAVY DUTY BINDER	
	073333799828	8.39
1	A-Z INDEX	
	072782111250	4.69
1	A-Z INDEX	
	072782111250	4.69
SUBTOTAL		26.16
Standard Tax 3.16%		2.12
TOTAL		\$28.28

Visa  
Card No.: XXXXXXXXXXXX2374 <S>  
Auth No.: 028731

TOTAL ITEMS 4

Compare and Save  
with Staples-brand products.

THANK YOU FOR SHOPPING AT STAPLES !

*FOR JIM SELL  
PROJECT*

Period	Total
ANMP 74th Street	2.0
American Money Power, Inc.	1.5
Cash Flow University, Inc.	2.0
Corporate Fiducial Services, Inc.	
Corporate Management Solutions, Inc.	1.5
Guaranty Performance, Inc.	
Secura Innovative Investments, Inc.	7.5
She La Via Cosmetics, Inc.	9.3
Western + Gulf, Inc.	1.5
3303 Ohio Property	
35824 N. Secluded Lane	
American National Mortgage Partners	
American National Mortgage Partners Trust	20.6
Amsterdam	
Amsterdam Lenders	
Atlas Mine	
BB/Carefree	
Boat Bed & Breakfast	1.5
Camelback 300	
Camelback Stone Canyon	
Castle Roosevelt Warehouse	
Colonial Village	
Corporate Warehouse	
Creative Financial Funding	2.0
Deer Valley Trust II	
DV Partners	
FCG Lenders	
FCG Partners	
Federal Capital	1.5
Flynn Jackson Partners	
Flynn Jackson Premium Portfolio	
Flynn Jackson Properties	
Flynn Jackson Second Portfolio	
Forest Avenue	
Forest Global	
Hudson Park	
Hudson Valley	
Hudson-Hyde Park	
I-10 Investors	
Joshua Lane Lenders Trust	
Medina Properties	
Megastore Roosevelt Warehouse	
Normandale Tower	
North Dobson-Scottsdale	
North Secluded Lane	
Oaks Commons	
Profit-I	
Roosevelt Warehouse	
Secura Fund Arizona	
Secura Mortgage Managment	2.5
Sixty-seventh Street	
South Bonita	
The Federal Way Building	
Thomas Townhomes	
Trapper Creek	
Waterstone Apartments	
WBMM	
San Miguel Lenders	
Glenn Ashton Apartments	
Wayzata Lenders	
TOTALS	45.4

1 Lawrence E. Wilk, #006510  
2 **JABURG & WILK, P.C.**  
3 3200 North Central Avenue, Suite 2000  
4 Phoenix, Arizona 85012  
5 (602) 248-1000

6 Attorneys for James C. Sell, Receiver

7 SUPERIOR COURT OF ARIZONA

8 MARICOPA COUNTY

9 ARIZONA CORPORATION COMMISSION,

Case No: CV2003-005724

10 Plaintiff,

**AFFIDAVIT IN SUPPORT OF SIXTH  
APPLICATION FOR INTERIM  
COMPENSATION BY ACCOUNTANTS  
FOR RECEIVER**

11 v.

12 AMERICAN NATIONAL MORTGAGE  
PARTNERS, L.L.C., et al.

13 Defendants.

(Assigned to the Honorable J. Richard Gama)

14  
15 State of Arizona )  
16 County of Maricopa ) ss.  
17 )

18 ROBERT C. HUBBARD, C.P.A., being duly sworn upon his oath deposes and says:

19 1. Affiant is more than eighteen years of age, is competent to testify and has personal  
20 knowledge of the facts set forth herein.

21 2. Affiant is a certified public accountant, practicing with the firm of Robert C.  
22 Hubbard, P.C.

23 3. Affiant is the duly appointed Accountant for the Receiver in this case.

24 4. Affiant has the primary responsibility for accounting services to be rendered to the  
25 Receiver in this case, and is thoroughly familiar with the work performed on behalf of the  
26 Receiver.

JABURG & WILK, P.C.  
ATTORNEY AT LAW  
3200 NORTH CENTRAL AVENUE  
SUITE 2000  
PHOENIX, ARIZONA 85012

