



Bellavita at Green Tee Homeowners

12/31/2009

FINANCIAL REPORT

Included Reports

Comparative Balance Sheet
Statement of Income and Expenses
Income and Expenses Spreadsheet
CU-GRF Replacement Fund Report
AP Check History
GL-CU Subaccount General Ledger

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AMI-Houston
5295 Hollister St.
Houston TX 77040-6205

		PRIOR MONTH	CURRENT MONTH	VARIANCE
ASSETS				
OPERATING FUND				
10100 417	Operating Account Amegy 299669	126,561.80	164,342.61	37,780.81
10150 000	Petty Cash - On Hand	200.00	200.00	0.00
10400 417	Operating CD Bank Wash 01/23/10	75,154.89	75,212.95	58.06
10450 417	Operating CD Amegy - Credit Card	6,000.00	6,000.00	0.00
10500 417	Operating CD Zions First 02/27/10	75,000.00	75,128.59	128.59
10525 417	Operating CD Arizona BK 12/31/09	75,000.00	75,028.36	28.36
	TOTAL OPERATING FUND	357,916.69	395,912.51	37,995.82
ACCOUNTS RECEIVABLE				
12100	A/R Assessment	9,372.57	11,405.57	2,033.00
12300	A/R Late Fees/ F.C.	1,025.00	1,200.00	175.00
12310	A/R Admin Fee	115.00	115.00	0.00
12320	A/R Bank Charges	31.50	31.50	0.00
12360	A/R Legal Fees	2,254.74	2,724.74	470.00
12365	A/R Maintenance	50.00	50.00	0.00
		12,848.81	15,526.81	2,678.00
INSURANCE CLAIMS				
13100 417	Insurance Claim Lightning - 8/06/08	14,833.00	14,833.00	0.00
	TOTAL INSURANCE CLAIMS	14,833.00	14,833.00	0.00
REPLACEMENT FUND				
15000 417	Reserve Account Amegy 299685	194,904.84	217,795.43	22,890.59
15020 417	Reserve Account JSC Federal Reserves	5.00	5.00	0.00
15045 417	Reserve CD Amegy CD 01/04/10	52,165.39	52,165.39	0.00
15050 417	Reserve CD Amegy CD 07/04/10	93,897.72	93,897.72	0.00
15055 417	Reserve CD Amegy CD 01/04/10	104,330.80	104,330.80	0.00
15060 417	Reserve CD JSC Federal 04/29/10	99,995.00	99,995.00	0.00
15065 417	Reserve CD Pearland St 10/29/10	100,000.00	100,000.00	0.00
15070 417	Reserve CD Woodforest 04/29/10	50,231.89	50,231.89	0.00
15075 417	Reserve CD Woodforest 10/29/10	50,187.78	50,187.78	0.00
15080 417	Reserve CD Bank Oregon 07/27/10	75,157.07	75,373.03	215.96
	TOTAL REPLACEMENT FUND	820,875.49	843,982.04	23,106.55
PREPAID EXPENSES				
16700	Prepaid Income Tax	5,427.00	5,427.00	0.00
	TOTAL PREPAID EXPENSES	5,427.00	5,427.00	0.00
DEPOSITS				
19100	Deposit - Electricity	124.31	124.31	0.00
19400	Deposit - Other	150.00	150.00	0.00
	TOTAL DEPOSITS	274.31	274.31	0.00
	TOTAL ASSETS	1,212,175.30	1,275,955.67	63,780.37

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		PRIOR MONTH	CURRENT MONTH	VARIANCE
LIABILITIES				
ACCOUNTS PAYABLE				
21000	Accounts Payable PY	42,021.00	42,021.00	0.00
22360 000	Prepaid Assessment	31,060.90	52,260.20	21,199.30
	TOTAL ACCOUNTS PAYABLE	73,081.90	94,281.20	21,199.30
	TOTAL LIABILITIES	73,081.90	94,281.20	21,199.30
REPLACEMENT RESERVE				
31100 000	P/Y Reserve Contrib	487,469.78	787,469.78	300,000.00
31200 000	C/Y Contribution	529,373.00	247,520.00	(281,853.00)
31250 000	Rsrv Interest Income	3,165.12	3,165.12	0.00
31250 010	Rsrv Interest Income CD	9,272.60	9,679.65	407.05
	TOTAL REPLACEMENT RESERVES INCOME	1,029,280.50	1,047,834.55	18,554.05
REPLACEMENT RESERVE				
31900 000	Rplc Rsv - Cash Flow	(208,405.01)	(203,852.51)	4,552.50
	TOTAL REPLACEMENT RESERVES EXPENSE	(208,405.01)	(203,852.51)	4,552.50
	TOTAL REPLACEMENT RESERVES	820,875.49	843,982.04	23,106.55
	REPLACEMENT RESERVE GRAND TOTAL	820,875.49	843,982.04	23,106.55
FUND BALANCE				
38000	Operating Surplus/Deficit Prior Year	278,533.08	278,533.08	0.00
	Current Year Surplus (Deficit)	39,684.83	59,159.35	19,474.52
	TOTAL FUND BALANCE	318,217.91	337,692.43	19,474.52
	TOTAL EQUITY	1,139,093.40	1,181,674.47	42,581.07
	TOTAL LIABILITIES & EQUITY	1,212,175.30	1,275,955.67	63,780.37

417 Bellavita at Green Tee Homeowners
Statement of Income and Expenses
12/31/2009

AMI-Houston
5295 Hollister St.
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	M-T-D ACTUAL	M-T-D BUDGET	VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
OPERATING INCOME								
40000 010 Owner Asmt- Residential Asmt	110,705.00	112,875	(2,170.00)	1,298,254.69	1,312,920	(14,665.31)	1,312,920	(14,665.31)
43040 000 Facilities Income	2,360.00	500	1,860.00	14,036.50	6,000	8,036.50	6,000	8,036.50
43040 020 Facilities Club House Rental	0.00	600	(600.00)	3,480.00	7,200	(3,720.00)	7,200	(3,720.00)
43040 035 Facilities Entertainment Incom	1,204.00	837	367.00	8,331.00	10,000	(1,669.00)	10,000	(1,669.00)
43040 037 Facilities Guest Passes	27.00	163	(136.00)	2,404.00	2,000	404.00	2,000	404.00
43100 000 Late Fees	175.00	150	25.00	3,209.83	1,800	1,409.83	1,800	1,409.83
43260 000 Other Fees Transfer Fees	150.00	75	75.00	1,350.00	900	450.00	900	450.00
43320 020 Other Owner Incm Closing Contr	4,500.00	2,250	2,250.00	42,000.00	27,000	15,000.00	27,000	15,000.00
45000 038 Non-Owner Incm Copier/Fax Inco	18.35	13	5.35	221.05	200	21.05	200	21.05
45000 070 Non-Owner Incm Interest Income	215.01	1,000	(784.99)	457.25	12,000	(11,542.75)	12,000	(11,542.75)
	119,354.36	118,463	891.36	1,373,744.32	1,380,020	(6,275.68)	1,380,020	(6,275.68)
EXPENSES								
51000 030 Access Control- Maintenance	140.73	663	522.27	9,621.47	8,000	(1,621.47)	8,000	(1,621.47)
52400 000 Audit & Tax Return	0.00	0	0.00	8,177.34	7,500	(677.34)	7,500	(677.34)
52600 000 Auto Expense	0.00	87	87.00	0.00	1,000	1,000.00	1,000	1,000.00
53000 000 Bank Charges	12.13	75	62.87	210.39	900	689.61	900	689.61
53600 000 Cable TV	47.49	0	(47.49)	133.51	0	(133.51)	0	(133.51)
54400 010 Clubhouse Cleaning	514.19	837	322.81	8,119.85	10,000	1,880.15	10,000	1,880.15
54400 030 Clubhouse Functions	7,237.21	663	(6,574.21)	12,105.51	8,000	(4,105.51)	8,000	(4,105.51)
54400 040 Clubhouse Furniture & Equipmen	856.53	500	(356.53)	4,573.07	6,000	1,426.93	6,000	1,426.93
54400 050 Clubhouse Supplies	166.28	200	33.72	2,016.32	2,400	383.68	2,400	383.68
54800 000 Committees	22.00	50	28.00	2,052.23	600	(1,452.23)	600	(1,452.23)
57000 000 Electricity- Common Area	2,805.30	3,360	554.70	38,463.81	40,331	1,867.19	40,331	1,867.19
57000 010 Electricity- Clubhouse	3,701.25	5,237	1,535.75	61,725.53	62,910	1,184.47	62,910	1,184.47
58100 000 Entertainment Cost	1,216.00	837	(379.00)	8,393.15	10,000	1,606.85	10,000	1,606.85
58800 000 Gas Common Area	2,009.67	1,601	(408.67)	12,223.37	19,245	7,021.63	19,245	7,021.63
60000 000 Insurance-	0.00	0	0.00	28,029.57	27,797	(232.57)	27,797	(232.57)
60000 020 Insurance- Employee	481.02	350	(131.02)	3,836.66	4,200	363.34	4,200	363.34
60000 130 Insurance- Deductible	0.00	413	413.00	0.00	5,000	5,000.00	5,000	5,000.00
60400 010 Janitorial Supplies	122.98	213	90.02	1,697.35	2,600	902.65	2,600	902.65
60800 010 Landscape Contract	1,031.64	1,033	1.36	21,664.42	21,664	(0.42)	21,664	(0.42)
60800 015 Landscape Contract-Lake	643.50	644	0.50	7,400.25	13,514	6,113.75	13,514	6,113.75
60800 030 Landscape Front Yards	12,201.27	12,637	435.73	248,387.32	257,496	9,108.68	257,496	9,108.68
60800 045 Landscape Lake Irrigation	0.00	1,000	1,000.00	204.73	12,000	11,795.27	12,000	11,795.27
60800 050 Landscape Interior	0.00	250	250.00	1,043.18	3,000	1,956.82	3,000	1,956.82
60800 060 Landscape Irrigation	17.00	137	120.00	67.00	1,600	1,533.00	1,600	1,533.00
60800 085 Landscape Parks/Trails	0.00	163	163.00	0.00	2,000	2,000.00	2,000	2,000.00
60800 110 Landscape Replacement	0.00	200	200.00	1,400.00	2,400	1,000.00	2,400	1,000.00
60800 120 Landscape Seasonal Color	0.00	1,000	1,000.00	10,009.50	12,000	1,990.50	12,000	1,990.50
61200 000 Legal Expense	97.50	0	(97.50)	2,854.67	5,000	2,145.33	5,000	2,145.33
61200 010 Legal Expense Collections	0.00	0	0.00	58.50	0	(58.50)	0	(58.50)

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	M-T-D ACTUAL	M-T-D BUDGET	VARIANCE	Y-T-D ACTUAL	Y-T-D BUDGET	VARIANCE	ANNUAL BUDGET	BUDGET REMAINING
61800 050 Maint & Repairs- Building	1,656.69	1,500	(156.69)	37,722.63	18,000	(19,722.63)	18,000	(19,722.63)
61800 100 Maint & Repairs- Common Area	0.00	1,000	1,000.00	8,434.56	12,000	3,565.44	12,000	3,565.44
61800 280 Maint & Repairs- Exercise Equi	0.00	63	63.00	485.31	800	314.69	800	314.69
61800 290 Maint & Repairs- Fence	0.00	350	350.00	4,375.50	4,200	(175.50)	4,200	(175.50)
61800 470 Maint & Repairs- Lighting Repl	13.83	163	149.17	620.03	2,000	1,379.97	2,000	1,379.97
61800 500 Maint & Repairs- Parking Lot	0.00	413	413.00	4,658.73	5,000	341.27	5,000	341.27
61800 610 Maint & Repairs- Supplies	3,624.27	300	(3,324.27)	6,558.87	3,600	(2,958.87)	3,600	(2,958.87)
61800 622 Maint & Repairs- Tools	113.65	100	(13.65)	244.16	1,200	955.84	1,200	955.84
62000 000 Management Fees	3,162.65	3,222	59.35	37,155.62	37,642	486.38	37,642	486.38
62000 020 Management Fees Misc. Charges	186.20	0	(186.20)	3,629.55	0	(3,629.55)	0	(3,629.55)
62400 000 Master Association Dues	21,918.42	22,396	477.58	256,687.20	260,500	3,812.80	260,500	3,812.80
63200 020 Monitoring Service Clubhouse	16.24	40	23.76	433.92	480	46.08	480	46.08
63400 000 Mosquito Control	405.42	0	(405.42)	4,527.19	5,096	568.81	5,096	568.81
64000 010 Office Supplies- Copies	405.32	163	(242.32)	2,542.89	2,000	(542.89)	2,000	(542.89)
64000 020 Office Supplies- Mailouts	0.00	250	250.00	1,178.48	3,000	1,821.52	3,000	1,821.52
64000 030 Office Supplies- Miscellaneous	0.00	0	0.00	586.03	0	(586.03)	0	(586.03)
64000 040 Office Supplies- On-Site	177.82	250	72.18	3,452.55	3,000	(452.55)	3,000	(452.55)
64000 050 Office Supplies- Postage	45.96	200	154.04	1,873.87	2,400	526.13	2,400	526.13
64000 080 Office Supplies- Coupons	0.00	100	100.00	446.00	1,200	754.00	1,200	754.00
64000 110 Office Supplies- Contingency	0.00	50	50.00	184.32	600	415.68	600	415.68
64000 200 Office Supplies- Maintenance	0.00	63	63.00	0.00	800	800.00	800	800.00
64200 000 Owner Communications	0.00	250	250.00	0.00	3,000	3,000.00	3,000	3,000.00
65400 000 Payroll All Employees	11,080.93	10,337	(743.93)	119,759.10	124,000	4,240.90	124,000	4,240.90
65400 115 Payroll Temporary	0.00	250	250.00	704.00	3,000	2,296.00	3,000	2,296.00
65400 130 Payroll Taxes	857.31	1,133	275.69	10,190.72	13,640	3,449.28	13,640	3,449.28
65400 270 Payroll Admin Fee	930.27	1,037	106.73	11,798.10	12,400	601.90	12,400	601.90
65800 000 Pest Control General	0.00	50	50.00	770.20	600	(170.20)	600	(170.20)
66300 000 Reserve Contribution	18,147.00	18,544	397.00	247,520.00	215,694	(31,826.00)	215,694	(31,826.00)
67700 100 Supplies Admin	0.00	100	100.00	4.40	1,200	1,195.60	1,200	1,195.60
67800 000 Swimming Pool Maintenance	383.11	1,000	616.89	18,037.93	12,000	(6,037.93)	12,000	(6,037.93)
67800 040 Swimming Pool Contract	1,065.00	1,210	145.00	12,780.00	14,520	1,740.00	14,520	1,740.00
68000 020 Taxes Federal Income Tax	0.00	0	0.00	9,948.32	6,000	(3,948.32)	6,000	(3,948.32)
68000 030 Taxes Property	0.00	800	800.00	2,495.25	800	(1,695.25)	800	(1,695.25)
68000 050 Taxes State Franchise Tax	0.00	0	0.00	(1,225.00)	2,400	3,625.00	2,400	3,625.00
68200 010 Telecomm- Phone Service	475.19	500	24.81	6,765.59	6,000	(765.59)	6,000	(765.59)
69400 000 Water & Sewer	1,890.87	1,614	(276.87)	21,009.09	19,434	(1,575.09)	19,434	(1,575.09)
70200 000 Website Contract	0.00	25	25.00	0.00	300	300.00	300	300.00
75000 000 Hurricane Damage	0.00	0	0.00	(16,238.84)	0	16,238.84	0	16,238.84
TOTAL EXPENSES	99,879.84	99,623	(256.84)	1,314,584.97	1,345,663	31,078.03	1,345,663	31,078.03
SURPLUS/(DEFICIT)	19,474.52	18,840	634.52	59,159.35	34,357	24,802.35	34,357	24,802.35