



## **Bellavita at Green Tee Homeowners**

02/28/2010

### **FINANCIAL REPORT**

**Included Reports**

Comparative Balance Sheet

Statement of Income and Expenses

**Copies**

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

		PRIOR MONTH	CURRENT MONTH	VARIANCE
<b>ASSETS</b>				
<b>OPERATING FUND</b>				
10100 417	Operating Account Amegy 299669	149,404.93	173,187.92	23,782.99
10150 000	Petty Cash - On Hand	200.00	200.00	0.00
10400 417	Operating CD Bank Wash 04/23/10	75,212.95	75,212.95	0.00
10450 417	Operating CD Amegy - Credit Card	6,000.00	6,000.00	0.00
10500 417	Operating CD Zions First 02/27/10	75,128.59	75,128.59	0.00
10525 417	Operating CD Arizona BK 04/01/10	75,028.36	75,028.36	0.00
	<b>TOTAL OPERATING FUND</b>	<b>380,974.83</b>	<b>404,757.82</b>	<b>23,782.99</b>
<b>ACCOUNTS RECEIVABLE</b>				
12100	A/R Assessment	12,940.47	14,635.57	1,695.10
12300	A/R Late Fees/ F.C.	1,475.00	1,725.00	250.00
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	2,724.74	3,416.82	692.08
12365	A/R Maintenance	50.00	50.00	0.00
	<b>TOTAL ACCOUNTS RECEIVABLE</b>	<b>17,336.71</b>	<b>19,973.89</b>	<b>2,637.18</b>
<b>INSURANCE CLAIMS</b>				
13100 417	Insurance Claim Lightning - 8/06/08	14,833.00	14,833.00	0.00
	<b>TOTAL INSURANCE CLAIMS</b>	<b>14,833.00</b>	<b>14,833.00</b>	<b>0.00</b>
<b>REPLACEMENT FUND</b>				
15000 417	Reserve Account Amegy 299685	387,551.16	226,457.64	(161,093.52)
15020 417	Reserve Account JSC Federal Reserves	5.00	5.00	0.00
15050 417	Reserve CD Amegy CD 07/04/10	93,897.72	93,897.72	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	75,373.03	75,373.03	0.00
15085 417	Reserve CD Bnk of Wash 01/14/11	0.00	50,000.00	50,000.00
15090 417	Reserve CD Bnk Oregon 01/14/11	0.00	100,000.00	100,000.00
	<b>TOTAL REPLACEMENT FUND</b>	<b>857,241.58</b>	<b>846,148.06</b>	<b>(11,093.52)</b>
<b>PREPAID EXPENSES</b>				
16700	Prepaid Income Tax	5,427.00	0.00	(5,427.00)
	<b>TOTAL PREPAID EXPENSES</b>	<b>5,427.00</b>	<b>0.00</b>	<b>(5,427.00)</b>
<b>DEPOSITS</b>				
19100	Deposit - Electricity	124.31	124.31	0.00
19400	Deposit - Other	150.00	150.00	0.00
	<b>TOTAL DEPOSITS</b>	<b>274.31</b>	<b>274.31</b>	<b>0.00</b>
	<b>TOTAL ASSETS</b>	<b>1,276,087.43</b>	<b>1,285,987.08</b>	<b>9,899.65</b>

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

		PRIOR MONTH	CURRENT MONTH	VARIANCE
<b>LIABILITIES</b>				
	ACCOUNTS PAYABLE			
21000	Accounts Payable PY	42,021.00	42,021.00	0.00
22000	Accounts Payable CY	395.44	0.00	(395.44)
22360 000	Prepaid Assessment	48,640.20	43,893.01	(4,747.19)
	TOTAL ACCOUNTS PAYABLE	91,056.64	85,914.01	(5,142.63)
	TOTAL LIABILITIES	91,056.64	85,914.01	(5,142.63)
	REPLACEMENT RESERVE			
31100 000	P/Y Reserve Contrib	838,398.17	843,982.04	5,583.87
31200 000	C/Y Contribution	18,729.58	37,530.24	18,800.66
31250 010	Rsrv Interest Income CD	113.83	289.39	175.56
	TOTAL REPLACEMENT RESERVES INCOME	857,241.58	881,801.67	24,560.09
	REPLACEMENT RESERVE			
31900 000	Rplc Rsv - Cash Flow	0.00	(35,653.61)	(35,653.61)
	TOTAL REPLACEMENT RESERVES EXPENSE	0.00	(35,653.61)	(35,653.61)
	TOTAL REPLACEMENT RESERVES	857,241.58	846,148.06	(11,093.52)
	REPLACEMENT RESERVE GRAND TOTAL	857,241.58	846,148.06	(11,093.52)
	FUND BALANCE			
38000	Operating Surplus/Deficit Prior Year	337,692.43	337,692.43	0.00
	Current Year Surplus (Deficit)	(9,903.22)	16,232.58	26,135.80
	TOTAL FUND BALANCE	327,789.21	353,925.01	26,135.80
	TOTAL EQUITY	1,185,030.79	1,200,073.07	15,042.28
	TOTAL LIABILITIES & EQUITY	1,276,087.43	1,285,987.08	9,899.65

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

	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	111,157.74	110,670	487.74	221,827.74	220,920	907.74	1,350,720	(1,128,892.26)
43040 000 Facilities Income	30.00	442	(412.00)	795.82	884	(88.18)	5,300	(4,504.18)
43040 020 Facilities Club House Rental	160.00	300	(140.00)	790.00	600	190.00	3,600	(2,810.00)
43040 035 Facilities Entertainment Incom	0.00	750	(750.00)	1,124.00	1,500	(376.00)	9,000	(7,876.00)
43040 037 Facilities Guest Passes	15.00	250	(235.00)	51.00	500	(449.00)	3,000	(2,949.00)
43100 000 Late Fees	483.55	167	316.55	783.55	334	449.55	2,000	(1,216.45)
43260 000 Other Fees Transfer Fees	100.00	75	25.00	175.00	150	25.00	900	(725.00)
43320 020 Other Owner Incm Closing Contr	3,000.00	2,250	750.00	5,250.00	4,500	750.00	27,000	(21,750.00)
45000 038 Non-Owner Incm Copier/Fax Inco	24.50	17	7.50	60.45	34	26.45	200	(139.55)
45000 070 Non-Owner Incm Interest Income	0.00	94	(94.00)	0.00	188	(188.00)	1,125	(1,125.00)
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	114,970.79	115,015	(44.21)	230,857.56	229,610	1,247.56	1,402,845	(1,171,987.44)
EXPENSES								
51000 030 Access Control- Maintenance	140.73	417	276.27	370.88	834	463.12	5,000	4,629.12
52400 000 Audit & Tax Return	0.00	0	0.00	0.00	0	0.00	9,000	9,000.00
52600 000 Auto Expense	0.00	42	42.00	0.00	84	84.00	500	500.00
53000 000 Bank Charges	5.00	5	0.00	12.40	10	(2.40)	60	47.60
53600 000 Cable TV	0.00	17	17.00	0.00	34	34.00	200	200.00
54400 010 Clubhouse Cleaning	514.19	642	127.81	909.63	1,284	374.37	7,700	6,790.37
54400 030 Clubhouse Functions	0.00	667	667.00	692.29	1,334	641.71	8,000	7,307.71
54400 040 Clubhouse Furniture & Equipmen	(1,685.52)	200	1,885.52	(335.33)	400	735.33	2,400	2,735.33
54400 050 Clubhouse Supplies	(338.14)	217	555.14	(163.35)	434	597.35	2,600	2,763.35
54800 010 Committees Committees Adult Ac	7.30	42	34.70	124.75	84	(40.75)	500	375.25
54800 020 Committees ARC Control	0.00	42	42.00	0.00	84	84.00	500	500.00
54800 030 Committees Building Maintenece	0.00	42	42.00	0.00	84	84.00	500	500.00
54800 040 Committees Budget and Finance	0.00	42	42.00	0.00	84	84.00	500	500.00
54800 050 Committees Children Activities	0.00	42	42.00	0.00	84	84.00	500	500.00
54800 060 Committees Crime Watch	0.00	42	42.00	0.00	84	84.00	500	500.00
54800 070 Committees Deed Rest Enforcemn	0.00	42	42.00	0.00	84	84.00	500	500.00
54800 080 Committees Garden Club	0.00	42	42.00	0.00	84	84.00	500	500.00
54800 090 Committees Grounds	0.00	42	42.00	0.00	84	84.00	500	500.00
54800 100 Committees Grounds Maintenance	0.00	42	42.00	0.00	84	84.00	500	500.00
57000 000 Electricity- Common Area	1,878.86	3,000	1,121.14	3,744.63	6,000	2,255.37	36,000	32,255.37
57000 010 Electricity- Clubhouse	6,887.47	4,500	(2,387.47)	12,872.99	9,000	(3,872.99)	54,000	41,127.01
58100 000 Entertainment Cost	1,264.16	750	(514.16)	1,591.16	1,500	(91.16)	9,000	7,408.84
58800 000 Gas Common Area	955.76	1,108	152.24	4,217.19	2,216	(2,001.19)	13,300	9,082.81
60000 000 Insurance-	3,562.00	0	(3,562.00)	29,089.00	29,700	611.00	29,700	611.00
60000 020 Insurance- Employee	481.03	449	(32.03)	962.06	898	(64.06)	5,577	4,614.94
60400 010 Janitorial Supplies	213.49	150	(63.49)	300.65	300	(0.65)	1,800	1,499.35
60800 010 Landscape Contract	1,595.99	1,096	(499.99)	2,691.98	2,192	(499.98)	23,016	20,324.02
60800 015 Landscape Contract-Lake	321.75	322	0.25	643.50	644	0.50	7,400	6,756.50
60800 030 Landscape Front Yards	12,248.29	12,389	140.71	24,496.58	24,731	234.42	264,808	240,311.42

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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
60800 045 Landscape Lake Irrigation	0.00	500	500.00	0.00	1,000	1,000.00	6,000	6,000.00
60800 050 Landscape Interior	900.00	250	(650.00)	900.00	500	(400.00)	3,000	2,100.00
60800 055 Landscape Resident Irrigation	0.00	250	250.00	0.00	500	500.00	3,000	3,000.00
60800 060 Landscape Irrigation	0.00	133	133.00	0.00	266	266.00	1,600	1,600.00
60800 085 Landscape Parks/Trails	0.00	83	83.00	0.00	166	166.00	1,000	1,000.00
60800 110 Landscape Replacement	0.00	333	333.00	0.00	666	666.00	4,000	4,000.00
60800 120 Landscape Seasonal Color	0.00	1,000	1,000.00	0.00	2,000	2,000.00	12,000	12,000.00
60800 175 Landscape Mowing-Other	255.00	274	19.00	255.00	548	293.00	3,282	3,027.00
61200 010 Legal Expense Collections	189.75	208	18.25	189.75	416	226.25	2,500	2,310.25
61800 014 Maint & Repairs- Air Condition	0.00	583	583.00	0.00	1,166	1,166.00	7,000	7,000.00
61800 050 Maint & Repairs- Building	(1,180.97)	1,167	2,347.97	193.80	2,334	2,140.20	14,000	13,806.20
61800 100 Maint & Repairs- Common Area	107.75	442	334.25	1,287.68	884	(403.68)	5,300	4,012.32
61800 105 Maint & Repairs- Common Fences	0.00	83	83.00	0.00	166	166.00	1,000	1,000.00
61800 270 Maint & Repairs- Equipment	579.13	125	(454.13)	579.13	250	(329.13)	1,500	920.87
61800 280 Maint & Repairs- Exercise Equi	0.00	83	83.00	140.73	166	25.27	1,000	859.27
61800 290 Maint & Repairs- Fence	570.00	583	13.00	570.00	1,166	596.00	7,000	6,430.00
61800 390 Maint & Repairs- Gutters	380.00	0	(380.00)	380.00	0	(380.00)	0	(380.00)
61800 470 Maint & Repairs- Lighting Repl	0.00	92	92.00	321.58	184	(137.58)	1,100	778.42
61800 500 Maint & Repairs- Parking Lot	0.00	133	133.00	538.75	266	(272.75)	1,600	1,061.25
61800 610 Maint & Repairs- Supplies	266.52	375	108.48	448.35	750	301.65	4,500	4,051.65
61800 622 Maint & Repairs- Tools	0.00	17	17.00	0.00	34	34.00	200	200.00
62000 000 Management Fees	3,298.10	3,247	(51.10)	6,532.76	6,484	(48.76)	39,541	33,008.24
62000 020 Management Fees Misc. Charges	189.00	375	186.00	379.75	750	370.25	4,500	4,120.25
62400 000 Master Association Dues	26,360.07	26,262	(98.07)	52,620.48	52,425	(195.48)	320,528	267,907.52
63200 020 Monitoring Service Clubhouse	32.48	50	17.52	124.16	100	(24.16)	600	475.84
63400 000 Mosquito Control	0.00	0	0.00	0.00	0	0.00	4,300	4,300.00
64000 010 Office Supplies- Copies	195.17	217	21.83	1,045.16	434	(611.16)	2,600	1,554.84
64000 020 Office Supplies- Mailouts	0.00	167	167.00	0.00	334	334.00	2,000	2,000.00
64000 030 Office Supplies- Miscellaneous	0.00	83	83.00	0.00	166	166.00	1,000	1,000.00
64000 040 Office Supplies- On-Site	82.88	358	275.12	634.50	716	81.50	4,300	3,665.50
64000 050 Office Supplies- Postage	(839.00)	208	1,047.00	933.84	416	(517.84)	2,500	1,566.16
64000 080 Office Supplies- Coupons	1,154.29	67	(1,087.29)	1,154.29	134	(1,020.29)	800	(354.29)
64000 110 Office Supplies- Contingency	0.00	20	20.00	0.00	40	40.00	240	240.00
65400 000 Payroll All Employees	9,341.70	9,967	625.30	17,965.35	19,934	1,968.65	125,700	107,734.65
65400 115 Payroll Temporary	0.00	250	250.00	0.00	500	500.00	3,000	3,000.00
65400 130 Payroll Taxes	754.09	1,196	441.91	1,447.36	2,392	944.64	12,570	11,122.64
65400 270 Payroll Admin Fee	1,368.65	997	(371.65)	1,796.54	1,994	197.46	12,570	10,773.46
65800 000 Pest Control General	89.43	92	2.57	89.43	184	94.57	1,100	1,010.57
66300 000 Reserve Contribution	18,800.66	18,730	(70.66)	37,530.24	37,389	(141.24)	228,593	191,062.76
67800 000 Swimming Pool Maintenance	59.52	917	857.48	59.52	1,834	1,774.48	11,000	10,940.48
67800 040 Swimming Pool Contract	1,065.00	1,100	35.00	2,130.00	2,200	70.00	13,200	11,070.00
68000 020 Taxes Federal Income Tax	(5,235.55)	0	5,235.55	(5,235.55)	0	5,235.55	5,000	10,235.55
68000 030 Taxes Property	0.00	0	0.00	3,324.06	1,300	(2,024.06)	2,600	(724.06)
68200 010 Telecomm- Phone Service	0.00	483	483.00	438.20	966	527.80	5,800	5,361.80

