



Bellavita at Green Tee Homeowners

12/31/2010

FINANCIAL REPORT

Included Reports

Comparative Balance Sheet
Statement of Income and Expenses

Copies

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Bellavita at Green Tee Homeowners
Comparative Balance Sheet
12/31/2010

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

	PRIOR MONTH	CURRENT MONTH	VARIANCE
ASSETS			
OPERATING FUND			
10100 417	194,848.22	198,217.40	3,369.18
10150 000	200.00	200.00	0.00
10400 417	75,320.01	75,320.01	0.00
10450 417	6,074.80	6,074.80	0.00
10500 417	75,128.59	75,128.59	0.00
10525 417	75,102.39	75,177.31	74.92
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TOTAL OPERATING FUND	426,674.01	430,118.11	3,444.10
ACCOUNTS RECEIVABLE			
12100	14,345.01	10,872.01	(3,473.00)
12300	2,464.08	2,064.08	(400.00)
12310	120.00	80.00	(40.00)
12360	9,478.67	9,302.01	(176.66)
12500 000	(6,000.00)	(6,000.00)	0.00
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TOTAL ACCOUNTS RECEIVABLE	20,407.76	16,318.10	(4,089.66)
REPLACEMENT FUND			
15000 417	286,649.51	339,144.98	52,495.47
15020 417	5.00	5.00	0.00
15060 417	99,995.00	99,995.00	0.00
15065 417	100,838.35	100,838.35	0.00
15070 417	50,337.85	50,337.85	0.00
15075 417	50,187.78	50,187.78	0.00
15080 417	76,017.53	76,017.53	0.00
15085 417	50,000.00	50,000.00	0.00
15090 417	100,000.00	100,000.00	0.00
15095 417	100,000.00	100,000.00	0.00
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TOTAL REPLACEMENT FUND	914,031.02	966,526.49	52,495.47
DEPOSITS			
19100	124.31	124.31	0.00
19400	150.00	150.00	0.00
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TOTAL DEPOSITS	274.31	274.31	0.00
TOTAL ASSETS	<u>1,361,387.10</u>	<u>1,413,237.01</u>	<u>51,849.91</u>

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		PRIOR MONTH	CURRENT MONTH	VARIANCE
LIABILITIES				
ACCOUNTS PAYABLE				
21000	Accounts Payable PY	22,370.00	22,370.00	0.00
22360 000	Prepaid Assessment	43,019.36	61,120.36	18,101.00
	TOTAL ACCOUNTS PAYABLE	65,389.36	83,490.36	18,101.00
	TOTAL LIABILITIES	65,389.36	83,490.36	18,101.00
REPLACEMENT RESERVE				
31100 000	P/Y Reserve Contrib	868,089.04	868,089.04	0.00
31200 000	C/Y Contribution	210,965.44	265,583.52	54,618.08
31250 000	Rsrv Interest Income	259.03	259.03	0.00
31250 010	Rsrv Interest Income CD	5,717.65	5,845.04	127.39
	TOTAL REPLACEMENT RESERVES INCOME	1,085,031.16	1,139,776.63	54,745.47
REPLACEMENT RESERVE				
31900 000	Rplc Rsv - Cash Flow	(171,000.14)	(173,250.14)	(2,250.00)
	TOTAL REPLACEMENT RESERVES EXPENSE	(171,000.14)	(173,250.14)	(2,250.00)
	TOTAL REPLACEMENT RESERVES	914,031.02	966,526.49	52,495.47
	REPLACEMENT RESERVE GRAND TOTAL	914,031.02	966,526.49	52,495.47
FUND BALANCE				
38000	Operating Surplus/Deficit Prior Year	342,230.43	342,230.43	0.00
	Current Year Surplus (Deficit)	39,736.29	20,989.73	(18,746.56)
	TOTAL FUND BALANCE	381,966.72	363,220.16	(18,746.56)
	TOTAL EQUITY	1,295,997.74	1,329,746.65	33,748.91
	TOTAL LIABILITIES & EQUITY	1,361,387.10	1,413,237.01	51,849.91

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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	116,599.00	114,870	1,729.00	1,363,958.24	1,350,720	13,238.24	1,350,720	13,238.24
43040 000 Facilities Income	9,030.00	438	8,592.00	11,885.50	5,300	6,585.50	5,300	6,585.50
43040 020 Facilities Club House Rental	310.00	300	10.00	5,310.00	3,600	1,710.00	3,600	1,710.00
43040 035 Facilities Entertainment Incom	1,580.00	750	830.00	13,679.00	9,000	4,679.00	9,000	4,679.00
43040 037 Facilities Guest Passes	33.00	250	(217.00)	2,195.05	3,000	(804.95)	3,000	(804.95)
43100 000 Late Fees	250.00	163	87.00	3,571.04	2,000	1,571.04	2,000	1,571.04
43260 000 Other Fees Transfer Fees	75.00	75	0.00	1,225.00	900	325.00	900	325.00
43320 020 Other Owner Incm Closing Contr	3,000.00	2,250	750.00	37,500.00	27,000	10,500.00	27,000	10,500.00
45000 038 Non-Owner Incm Copier/Fax Inco	40.95	13	27.95	251.70	200	51.70	200	51.70
45000 070 Non-Owner Incm Interest Income	74.92	91	(16.08)	330.81	1,125	(794.19)	1,125	(794.19)
	130,992.87	119,200	11,792.87	1,439,906.34	1,402,845	37,061.34	1,402,845	37,061.34
EXPENSES								
51000 030 Access Control- Maintenance	(56.74)	413	469.74	7,503.47	5,000	(2,503.47)	5,000	(2,503.47)
52400 000 Audit & Tax Return	0.00	0	0.00	10,019.50	9,000	(1,019.50)	9,000	(1,019.50)
52600 000 Auto Expense	0.00	38	38.00	0.00	500	500.00	500	500.00
53000 000 Bank Charges	5.00	5	0.00	48.90	60	11.10	60	11.10
53600 000 Cable TV	17.60	13	(4.60)	193.60	200	6.40	200	6.40
54400 010 Clubhouse Cleaning	514.19	638	123.81	9,044.18	7,700	(1,344.18)	7,700	(1,344.18)
54400 030 Clubhouse Functions	10,505.23	663	(9,842.23)	10,885.93	8,000	(2,885.93)	8,000	(2,885.93)
54400 040 Clubhouse Furniture & Equipmen	0.00	200	200.00	2,123.55	2,400	276.45	2,400	276.45
54400 050 Clubhouse Supplies	46.13	213	166.87	445.34	2,600	2,154.66	2,600	2,154.66
54800 015 Committees BVHOA Board	0.00	38	38.00	769.14	500	(269.14)	500	(269.14)
54800 020 Committees ARC Control	0.00	38	38.00	0.00	500	500.00	500	500.00
54800 055 Committees Clubhouse	0.00	38	38.00	0.00	500	500.00	500	500.00
54800 057 Committees Communications	57.76	38	(19.76)	57.76	500	442.24	500	442.24
54800 058 Committees Community Relations	0.00	38	38.00	0.00	500	500.00	500	500.00
54800 074 Committees Elections	0.00	38	38.00	0.00	500	500.00	500	500.00
54800 076 Committees Facilities	5.35	38	32.65	47.07	500	452.93	500	452.93
54800 078 Committees Finance	0.00	38	38.00	0.00	500	500.00	500	500.00
54800 090 Committees Grounds	0.00	38	38.00	140.81	500	359.19	500	359.19
54800 125 Committees Neighborhood Preser	0.00	38	38.00	0.00	500	500.00	500	500.00
57000 000 Electricity- Common Area	2,535.44	3,000	464.56	35,463.57	36,000	536.43	36,000	536.43
57000 010 Electricity- Clubhouse	3,558.99	4,500	941.01	52,156.70	54,000	1,843.30	54,000	1,843.30
57400 020 Employee Exp- Cont. Education	0.00	0	0.00	299.00	0	(299.00)	0	(299.00)
58100 000 Entertainment Cost	2,562.00	750	(1,812.00)	14,376.16	9,000	(5,376.16)	9,000	(5,376.16)
58800 000 Gas Common Area	2,112.49	1,112	(1,000.49)	12,777.69	13,300	522.31	13,300	522.31
60000 000 Insurance-	(384.89)	0	384.89	31,677.11	29,700	(1,977.11)	29,700	(1,977.11)
60000 020 Insurance- Employee	311.30	470	158.70	4,434.30	5,577	1,142.70	5,577	1,142.70
60400 010 Janitorial Supplies	72.37	150	77.63	1,768.58	1,800	31.42	1,800	31.42
60800 010 Landscape Contract	1,643.98	1,096	(547.98)	23,982.53	23,016	(966.53)	23,016	(966.53)
60800 015 Landscape Contract-Lake	321.75	322	0.25	6,756.75	7,400	643.25	7,400	643.25

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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 030 Landscape Front Yards	19,112.98	12,859	(6,253.98)	263,032.67	264,808	1,775.33	264,808	1,775.33
60800 045 Landscape Lake Irrigation	0.00	500	500.00	12,990.00	6,000	(6,990.00)	6,000	(6,990.00)
60800 050 Landscape Interior	0.00	250	250.00	900.00	3,000	2,100.00	3,000	2,100.00
60800 055 Landscape Resident Irrigation	0.00	250	250.00	0.00	3,000	3,000.00	3,000	3,000.00
60800 060 Landscape Irrigation	660.00	137	(523.00)	710.00	1,600	890.00	1,600	890.00
60800 085 Landscape Parks/Trails	0.00	87	87.00	0.00	1,000	1,000.00	1,000	1,000.00
60800 110 Landscape Replacement	874.25	337	(537.25)	4,870.13	4,000	(870.13)	4,000	(870.13)
60800 120 Landscape Seasonal Color	1,140.00	1,000	(140.00)	3,270.60	12,000	8,729.40	12,000	8,729.40
60800 175 Landscape Mowing-Other	155.00	268	113.00	2,735.00	3,282	547.00	3,282	547.00
61200 000 Legal Expense	414.00	212	(202.00)	1,255.63	2,500	1,244.37	2,500	1,244.37
61800 014 Maint & Repairs- Air Condition	0.00	587	587.00	7,554.96	7,000	(554.96)	7,000	(554.96)
61800 050 Maint & Repairs- Building	497.95	1,163	665.05	15,814.62	14,000	(1,814.62)	14,000	(1,814.62)
61800 100 Maint & Repairs- Common Area	0.00	438	438.00	8,600.02	5,300	(3,300.02)	5,300	(3,300.02)
61800 105 Maint & Repairs- Common Fences	0.00	87	87.00	0.00	1,000	1,000.00	1,000	1,000.00
61800 270 Maint & Repairs- Equipment	960.50	125	(835.50)	2,969.80	1,500	(1,469.80)	1,500	(1,469.80)
61800 280 Maint & Repairs- Exercise Equi	0.00	87	87.00	514.20	1,000	485.80	1,000	485.80
61800 290 Maint & Repairs- Fence	0.00	587	587.00	1,480.00	7,000	5,520.00	7,000	5,520.00
61800 390 Maint & Repairs- Gutters	0.00	0	0.00	380.00	0	(380.00)	0	(380.00)
61800 470 Maint & Repairs- Lighting Repl	0.00	88	88.00	321.58	1,100	778.42	1,100	778.42
61800 500 Maint & Repairs- Parking Lot	0.00	137	137.00	1,157.55	1,600	442.45	1,600	442.45
61800 610 Maint & Repairs- Supplies	376.49	375	(1.49)	2,323.65	4,500	2,176.35	4,500	2,176.35
61800 622 Maint & Repairs- Tools	0.00	13	13.00	0.00	200	200.00	200	200.00
62000 000 Management Fees	3,371.94	3,353	(18.94)	39,697.68	39,541	(156.68)	39,541	(156.68)
62000 020 Management Fees Misc. Charges	70.42	375	304.58	3,162.05	4,500	1,337.95	4,500	1,337.95
62400 000 Master Association Dues	27,655.65	27,258	(397.65)	323,446.53	320,528	(2,918.53)	320,528	(2,918.53)
63200 020 Monitoring Service Clubhouse	53.96	50	(3.96)	688.09	600	(88.09)	600	(88.09)
63400 000 Mosquito Control	0.00	0	0.00	4,118.40	4,300	181.60	4,300	181.60
64000 010 Office Supplies- Copies	488.13	213	(275.13)	4,622.90	2,600	(2,022.90)	2,600	(2,022.90)
64000 020 Office Supplies- Mailouts	0.00	163	163.00	0.00	2,000	2,000.00	2,000	2,000.00
64000 030 Office Supplies- Miscellaneous	0.00	87	87.00	1,055.56	1,000	(55.56)	1,000	(55.56)
64000 040 Office Supplies- On-Site	994.55	362	(632.55)	4,745.87	4,300	(445.87)	4,300	(445.87)
64000 050 Office Supplies- Postage	167.37	212	44.63	1,530.69	2,500	969.31	2,500	969.31
64000 080 Office Supplies- Coupons	0.00	63	63.00	1,154.29	800	(354.29)	800	(354.29)
64000 110 Office Supplies- Contingency	0.00	20	20.00	0.00	240	240.00	240	240.00
65000 000 Parking	10.56	0	(10.56)	0.00	0	0.00	0	0.00
65400 000 Payroll All Employees	9,291.83	10,466	1,174.17	124,327.27	125,700	1,372.73	125,700	1,372.73
65400 035 Payroll 401 K	49.92	0	(49.92)	174.72	0	(174.72)	0	(174.72)
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	672.11	838	165.89	8,824.05	12,570	3,745.95	12,570	3,745.95
65400 270 Payroll Admin Fee	929.19	1,046	116.81	12,429.98	12,570	140.02	12,570	140.02
65800 000 Pest Control General	0.00	88	88.00	580.77	1,100	519.23	1,100	519.23
66000 030 Professional Fees- Consultants	0.00	0	0.00	1,570.63	0	(1,570.63)	0	(1,570.63)
66000 080 Professional Fees- Other	0.00	0	0.00	2,250.00	0	(2,250.00)	0	(2,250.00)
66300 000 Reserve Contribution	54,724.70	19,440	(35,284.70)	265,690.14	228,593	(37,097.14)	228,593	(37,097.14)

