



## **Bellavita at Green Tee Homeowners**

01/31/2010

### **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	164,342.61	149,404.93	(14,937.68)
10150 000	Petty Cash - On Hand	200.00	200.00	0.00
10400 417	Operating CD Bank Wash 01/23/10	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 12/31/09	75,028.36	75,028.36	0.00
	<b>TOTAL OPERATING FUND</b>	<b>395,912.51</b>	<b>380,974.83</b>	<b>(14,937.68)</b>
<b>ACCOUNTS RECEIVABLE</b>				
12100	A/R Assessment	11,405.57	12,940.47	1,534.90
12300	A/R Late Fees/ F.C.	1,200.00	1,475.00	275.00
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	2,724.74	0.00
12365	A/R Maintenance	50.00	50.00	0.00
		<b>15,526.81</b>	<b>17,336.71</b>	<b>1,809.90</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	217,795.43	387,551.16	169,755.73
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	0.00	(52,165.39)
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	0.00	(104,330.80)
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
	<b>TOTAL REPLACEMENT FUND</b>	<b>843,982.04</b>	<b>857,241.58</b>	<b>13,259.54</b>
<b>PREPAID EXPENSES</b>				
16700	Prepaid Income Tax	5,427.00	5,427.00	0.00
	<b>TOTAL PREPAID EXPENSES</b>	<b>5,427.00</b>	<b>5,427.00</b>	<b>0.00</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>1,275,955.67</b>	<b>1,276,087.43</b>	<b>131.76</b>

AMI-Houston  
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Houston TX 77040-6205

		PRIOR MONTH	CURRENT MONTH	VARIANCE
<b>LIABILITIES</b>				
<b>ACCOUNTS PAYABLE</b>				
21000	Accounts Payable PY	42,021.00	42,021.00	0.00
22000	Accounts Payable CY	0.00	395.44	395.44
22360 000	Prepaid Assessment	52,260.20	48,640.20	(3,620.00)
	<b>TOTAL ACCOUNTS PAYABLE</b>	<b>94,281.20</b>	<b>91,056.64</b>	<b>(3,224.56)</b>
	<b>TOTAL LIABILITIES</b>	<b>94,281.20</b>	<b>91,056.64</b>	<b>(3,224.56)</b>
<b>REPLACEMENT RESERVE</b>				
31100 000	P/Y Reserve Contrib	787,469.78	838,398.17	50,928.39
31200 000	C/Y Contribution	247,520.00	18,729.58	(228,790.42)
31250 000	Rsrv Interest Income	3,165.12	0.00	(3,165.12)
31250 010	Rsrv Interest Income CD	9,679.65	113.83	(9,565.82)
	<b>TOTAL REPLACEMENT RESERVES INCOME</b>	<b>1,047,834.55</b>	<b>857,241.58</b>	<b>(190,592.97)</b>
<b>REPLACEMENT RESERVE</b>				
31900 000	Rplc Rsv - Cash Flow	(203,852.51)	0.00	203,852.51
	<b>TOTAL REPLACEMENT RESERVES EXPENSE</b>	<b>(203,852.51)</b>	<b>0.00</b>	<b>203,852.51</b>
	<b>TOTAL REPLACEMENT RESERVES</b>	<b>843,982.04</b>	<b>857,241.58</b>	<b>13,259.54</b>
	<b>REPLACEMENT RESERVE GRAND TOTAL</b>	<b>843,982.04</b>	<b>857,241.58</b>	<b>13,259.54</b>
<b>FUND BALANCE</b>				
38000	Operating Surplus/Deficit Prior Year	337,692.43	337,692.43	0.00
	Current Year Surplus (Deficit)	0.00	(9,903.22)	(9,903.22)
	<b>TOTAL FUND BALANCE</b>	<b>337,692.43</b>	<b>327,789.21</b>	<b>(9,903.22)</b>
	<b>TOTAL EQUITY</b>	<b>1,181,674.47</b>	<b>1,185,030.79</b>	<b>3,356.32</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,275,955.67</b>	<b>1,276,087.43</b>	<b>131.76</b>

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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	110,670.00	110,250	420.00	110,670.00	110,250	420.00	1,350,720	(1,240,050.00)
43040 000 Facilities Income	765.82	442	323.82	765.82	442	323.82	5,300	(4,534.18)
43040 020 Facilities Club House Rental	630.00	300	330.00	630.00	300	330.00	3,600	(2,970.00)
43040 035 Facilities Entertainment Incom	1,124.00	750	374.00	1,124.00	750	374.00	9,000	(7,876.00)
43040 037 Facilities Guest Passes	36.00	250	(214.00)	36.00	250	(214.00)	3,000	(2,964.00)
43100 000 Late Fees	300.00	167	133.00	300.00	167	133.00	2,000	(1,700.00)
43260 000 Other Fees Transfer Fees	75.00	75	0.00	75.00	75	0.00	900	(825.00)
43320 020 Other Owner Incm Closing Contr	2,250.00	2,250	0.00	2,250.00	2,250	0.00	27,000	(24,750.00)
45000 038 Non-Owner Incm Copier/Fax Inco	35.95	17	18.95	35.95	17	18.95	200	(164.05)
45000 070 Non-Owner Incm Interest Income	0.00	94	(94.00)	0.00	94	(94.00)	1,125	(1,125.00)
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	115,886.77	114,595	1,291.77	115,886.77	114,595	1,291.77	1,402,845	(1,286,958.23)
EXPENSES								
51000 030 Access Control- Maintenance	230.15	417	186.85	230.15	417	186.85	5,000	4,769.85
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	42	42.00	500	500.00
53000 000 Bank Charges	7.40	5	(2.40)	7.40	5	(2.40)	60	52.60
53600 000 Cable TV	0.00	17	17.00	0.00	17	17.00	200	200.00
54400 010 Clubhouse Cleaning	395.44	642	246.56	395.44	642	246.56	7,700	7,304.56
54400 030 Clubhouse Functions	692.29	667	(25.29)	692.29	667	(25.29)	8,000	7,307.71
54400 040 Clubhouse Furniture & Equipmen	1,350.19	200	(1,150.19)	1,350.19	200	(1,150.19)	2,400	1,049.81
54400 050 Clubhouse Supplies	174.79	217	42.21	174.79	217	42.21	2,600	2,425.21
54800 000 Committees	117.45	417	299.55	117.45	417	299.55	5,000	4,882.55
57000 000 Electricity- Common Area	1,865.77	3,000	1,134.23	1,865.77	3,000	1,134.23	36,000	34,134.23
57000 010 Electricity- Clubhouse	5,985.52	4,500	(1,485.52)	5,985.52	4,500	(1,485.52)	54,000	48,014.48
58100 000 Entertainment Cost	327.00	750	423.00	327.00	750	423.00	9,000	8,673.00
58800 000 Gas Common Area	3,261.43	1,108	(2,153.43)	3,261.43	1,108	(2,153.43)	13,300	10,038.57
60000 000 Insurance-	25,527.00	29,700	4,173.00	25,527.00	29,700	4,173.00	29,700	4,173.00
60000 020 Insurance- Employee	481.03	449	(32.03)	481.03	449	(32.03)	5,577	5,095.97
60400 010 Janitorial Supplies	87.16	150	62.84	87.16	150	62.84	1,800	1,712.84
60800 005 Landscape Beautification	0.00	250	250.00	0.00	250	250.00	3,000	3,000.00
60800 010 Landscape Contract	1,095.99	1,918	822.01	1,095.99	1,918	822.01	23,016	21,920.01
60800 015 Landscape Contract-Lake	321.75	322	0.25	321.75	322	0.25	7,400	7,078.25
60800 030 Landscape Front Yards	12,248.29	12,342	93.71	12,248.29	12,342	93.71	264,808	252,559.71
60800 045 Landscape Lake Irrigation	0.00	500	500.00	0.00	500	500.00	6,000	6,000.00
60800 055 Landscape Resident Irrigation	0.00	250	250.00	0.00	250	250.00	3,000	3,000.00
60800 060 Landscape Irrigation	0.00	133	133.00	0.00	133	133.00	1,600	1,600.00
60800 085 Landscape Parks/Trails	0.00	83	83.00	0.00	83	83.00	1,000	1,000.00
60800 110 Landscape Replacement	0.00	333	333.00	0.00	333	333.00	4,000	4,000.00
60800 120 Landscape Seasonal Color	0.00	1,000	1,000.00	0.00	1,000	1,000.00	12,000	12,000.00
60800 175 Landscape Mowing-Other	0.00	274	274.00	0.00	274	274.00	3,282	3,282.00
61200 010 Legal Expense Collections	0.00	208	208.00	0.00	208	208.00	2,500	2,500.00

