



Bellavita at Green Tee Homeowners

01/31/2009

FINANCIAL REPORT

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417 Bellavita at Green Tee Homeowners
Comparative Balance Sheet
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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	633,677.62	648,173.30	14,495.68
10150 000	Petty Cash - On Hand	200.00	200.00	0.00
	TOTAL OPERATING FUND	633,877.62	648,373.30	14,495.68
ACCOUNTS RECEIVABLE				
12005	A/R Beginning Balances	936.42	936.42	0.00
12100	A/R Assessment	11,495.25	12,198.70	703.45
12300	A/R Late Fees/ F.C.	1,171.85	1,696.85	525.00
12310	A/R Admin Fee	100.00	100.00	0.00
12320	A/R Bank Charges	31.50	31.50	0.00
12360	A/R Legal Fees	428.24	428.24	0.00
12365	A/R Maintenance	50.00	50.00	0.00
		14,213.26	15,441.71	1,228.45
INSURANCE CLAIMS				
13100 417	Insurance Claim Lightning - 8/06/08	1,000.00	1,000.00	0.00
13150 417	Insurance Claim Lightning - 8/21/08	1,000.00	1,000.00	0.00
13200 417	Insurance Claim Lightning - 8/26/08	2,755.63	1,077.76	(1,677.87)
	TOTAL INSURANCE CLAIMS	4,755.63	3,077.76	(1,677.87)
REPLACEMENT FUND				
15000 417	Reserve Account Amegy 299685	245,891.69	262,219.57	16,327.88
15045 417	Reserve CD Amegy CD 10/04/09	50,328.77	50,496.67	167.90
15050 417	Reserve CD Amegy CD 10/04/09	90,591.78	90,894.01	302.23
15055 417	Reserve CD Amegy CD 10/04/09	100,657.54	100,993.34	335.80
	TOTAL REPLACEMENT FUND	487,469.78	504,603.59	17,133.81
FIXED ASSETS				
17000	Fixed Assets	1,080.35	0.00	(1,080.35)
17990	Accumulated Depreciation	(1,080.35)	0.00	1,080.35
	TOTAL FIXED ASSETS	0.00	0.00	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	1,140,590.60	1,171,770.67	31,180.07

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	PRIOR MONTH	CURRENT MONTH	VARIANCE	
LIABILITIES				
ACCOUNTS PAYABLE				
21000	Accounts Payable PY	25,721.61	25,721.61	0.00
22100 000	Payables - Other	210.00	210.00	0.00
22360	Prepaid Assessment	52,826.74	60,474.16	7,647.42
	TOTAL ACCOUNTS PAYABLE	78,758.35	86,405.77	7,647.42
	TOTAL LIABILITIES	78,758.35	86,405.77	7,647.42
REPLACEMENT RESERVE				
31100 000	P/Y Reserve Contrib	0.00	487,469.78	487,469.78
31200 000	C/Y Contribution	0.00	16,303.50	16,303.50
31250 000	Rsrv Interest Income	36,498.69	830.31	(35,668.38)
	TOTAL REPLACEMENT RESERVES INCOME	36,498.69	504,603.59	468,104.90
REPLACEMENT RESERVE				
31900 016	Rplc Rsv - Cash Flow Audio Equipment	(15,440.99)	0.00	15,440.99
31900 085	Rplc Rsv - Cash Flow Carpeting & Painting	14,036.37	0.00	(14,036.37)
31900 103	Rplc Rsv - Cash Flow Computer Equip	9,648.15	0.00	(9,648.15)
31900 105	Rplc Rsv - Cash Flow Concrete Repair	1,125.34	0.00	(1,125.34)
31900 106	Rplc Rsv - Cash Flow Clubhouse Appliance	(74.13)	0.00	74.13
31900 107	Rplc Rsv - Cash Flow Clubhouse Painting	10,036.25	0.00	(10,036.25)
31900 108	Rplc Rsv - Cash Flow Clubhouse Fence	(5,270.12)	0.00	5,270.12
31900 109	Rplc Rsv - Cash Flow Clubhouse Conting	16,893.02	0.00	(16,893.02)
31900 112	Rplc Rsv - Cash Flow Clubhouse Misc	19,345.21	0.00	(19,345.21)
31900 210	Rplc Rsv - Cash Flow Fences - Perimeter	26,516.57	0.00	(26,516.57)
31900 241	Rplc Rsv - Cash Flow Front Door Painting	89,015.86	0.00	(89,015.86)
31900 291	Rplc Rsv - Cash Flow Health & Safety Fund	96.19	0.00	(96.19)
31900 315	Rplc Rsv - Cash Flow HVAC	13,552.77	0.00	(13,552.77)
31900 350	Rplc Rsv - Cash Flow Painting	124,911.52	0.00	(124,911.52)
31900 390	Rplc Rsv - Cash Flow Pool Pump & Filter	(3,581.60)	0.00	3,581.60
31900 392	Rplc Rsv - Cash Flow Pool Replaster	6,776.39	0.00	(6,776.39)
31900 397	Rplc Rsv - Cash Flow Private Road	96,125.70	0.00	(96,125.70)
31900 440	Rplc Rsv - Cash Flow Roof Replacement	8,819.11	0.00	(8,819.11)
31900 460	Rplc Rsv - Cash Flow Sidewalks	22,951.92	0.00	(22,951.92)
31900 467	Rplc Rsv - Cash Flow Sound/Stage Equip	3,385.59	0.00	(3,385.59)
31900 468	Rplc Rsv - Cash Flow Sprinkler System	12,101.97	0.00	(12,101.97)
	TOTAL REPLACEMENT RESERVES EXPENSE	450,971.09	0.00	(450,971.09)
	TOTAL REPLACEMENT RESERVES	487,469.78	504,603.59	17,133.81
	REPLACEMENT RESERVE GRAND TOTAL	487,469.78	504,603.59	17,133.81
FUND BALANCE				
38000	Operating Surplus/Deficit Prior Year	574,362.47	574,362.47	0.00
	Current Year Surplus (Deficit)	0.00	6,398.84	6,398.84

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5295 Hollister St.
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	PRIOR MONTH	CURRENT MONTH	VARIANCE
TOTAL FUND BALANCE	574,362.47	580,761.31	6,398.84
TOTAL EQUITY	<u>1,061,832.25</u>	<u>1,085,364.90</u>	<u>23,532.65</u>
TOTAL LIABILITIES & EQUITY	<u>1,140,590.60</u>	<u>1,171,770.67</u>	<u>31,180.07</u>

417 Bellavita at Green Tee Homeowners
Statement of Income and Expenses
01/31/2009

	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	105,630.00	109,410	(3,780.00)	105,630.00	109,410	(3,780.00)	1,312,920	(1,207,290.00)
43040 000 Facilities Income	1,549.00	500	1,049.00	1,549.00	500	1,049.00	6,000	(4,451.00)
43040 020 Facilities Club House Rental	560.00	600	(40.00)	560.00	600	(40.00)	7,200	(6,640.00)
43040 035 Facilities Entertainment Incom	304.00	833	(529.00)	304.00	833	(529.00)	10,000	(9,696.00)
43040 037 Facilities Guest Passes	21.00	167	(146.00)	21.00	167	(146.00)	2,000	(1,979.00)
43100 000 Late Fees	775.00	150	625.00	775.00	150	625.00	1,800	(1,025.00)
43260 000 Other Fees Transfer Fees	50.00	75	(25.00)	50.00	75	(25.00)	900	(850.00)
43320 020 Other Owner Incm Closing Contr	1,500.00	2,250	(750.00)	1,500.00	2,250	(750.00)	27,000	(25,500.00)
45000 038 Non-Owner Incm Copier/Fax Inco	24.85	17	7.85	24.85	17	7.85	200	(175.15)
45000 070 Non-Owner Incm Interest Income	67.80	1,000	(932.20)	67.80	1,000	(932.20)	12,000	(11,932.20)
	110,481.65	115,002	(4,520.35)	110,481.65	115,002	(4,520.35)	1,380,020	(1,269,538.35)
EXPENSES								
51000 030 Access Control- Maintenance	0.00	667	667.00	0.00	667	667.00	8,000	8,000.00
52400 000 Audit & Tax Return	0.00	3,750	3,750.00	0.00	3,750	3,750.00	7,500	7,500.00
52600 000 Auto Expense	0.00	83	83.00	0.00	83	83.00	1,000	1,000.00
53000 000 Bank Charges	84.42	75	(9.42)	84.42	75	(9.42)	900	815.58
54400 010 Clubhouse Cleaning	764.20	833	68.80	764.20	833	68.80	10,000	9,235.80
54400 030 Clubhouse Functions	229.12	667	437.88	229.12	667	437.88	8,000	7,770.88
54400 040 Clubhouse Furniture & Equipmen	1,100.34	500	(600.34)	1,100.34	500	(600.34)	6,000	4,899.66
54400 050 Clubhouse Supplies	148.11	200	51.89	148.11	200	51.89	2,400	2,251.89
54800 000 Committees	776.36	50	(726.36)	776.36	50	(726.36)	600	(176.36)
57000 000 Electricity- Common Area	7,006.23	3,361	(3,645.23)	7,006.23	3,361	(3,645.23)	40,331	33,324.77
57000 010 Electricity- Clubhouse	11,716.09	5,243	(6,473.09)	11,716.09	5,243	(6,473.09)	62,910	51,193.91
58100 000 Entertainment Cost	192.00	833	641.00	192.00	833	641.00	10,000	9,808.00
58800 000 Gas Common Area	1,512.01	1,604	91.99	1,512.01	1,604	91.99	19,245	17,732.99
60000 000 Insurance-	3,712.97	27,797	24,084.03	3,712.97	27,797	24,084.03	27,797	24,084.03
60000 020 Insurance- Employee	0.00	350	350.00	0.00	350	350.00	4,200	4,200.00
60000 130 Insurance- Deductible	0.00	417	417.00	0.00	417	417.00	5,000	5,000.00
60400 010 Janitorial Supplies	126.65	217	90.35	126.65	217	90.35	2,600	2,473.35
60800 010 Landscape Contract	1,031.64	1,032	0.36	1,031.64	1,032	0.36	22,350	21,318.36
60800 015 Landscape Contract-Lake	321.75	643	321.25	321.75	643	321.25	13,514	13,192.25
60800 030 Landscape Front Yards	11,143.36	11,813	669.64	11,143.36	11,813	669.64	257,496	246,352.64
60800 045 Landscape Lake Irrigation	204.73	1,000	795.27	204.73	1,000	795.27	12,000	11,795.27
60800 050 Landscape Interior	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	167	167.00	0.00	167	167.00	2,000	2,000.00
60800 110 Landscape Replacement	0.00	200	200.00	0.00	200	200.00	2,400	2,400.00
60800 120 Landscape Seasonal Color	4,290.00	1,000	(3,290.00)	4,290.00	1,000	(3,290.00)	12,000	7,710.00
61200 000 Legal Expense	0.00	5,000	5,000.00	0.00	5,000	5,000.00	5,000	5,000.00
61800 050 Maint & Repairs- Building	110.00	1,500	1,390.00	110.00	1,500	1,390.00	18,000	17,890.00
61800 100 Maint & Repairs- Common Area	0.00	1,000	1,000.00	0.00	1,000	1,000.00	12,000	12,000.00

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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
Maint & Repairs- Exercise Equi	0.00	67	67.00	0.00	67	67.00	800	800.00
Maint & Repairs- Fence	0.00	350	350.00	0.00	350	350.00	4,200	4,200.00
Maint & Repairs- Lighting Repl	0.00	167	167.00	0.00	167	167.00	2,000	2,000.00
Maint & Repairs- Parking Lot	0.00	417	417.00	0.00	417	417.00	5,000	5,000.00
Maint & Repairs- Supplies	251.75	300	48.25	251.75	300	48.25	3,600	3,348.25
Maint & Repairs- Tools	118.08	100	(18.08)	118.08	100	(18.08)	1,200	1,081.92
Management Fees	3,031.40	3,051	19.60	3,031.40	3,051	19.60	37,642	34,610.60
Master Association Dues	20,960.01	21,020	59.99	20,960.01	21,020	59.99	260,500	239,539.99
Monitoring Service Clubhouse	0.00	40	40.00	0.00	40	40.00	480	480.00
Mosquito Control	0.00	425	425.00	0.00	425	425.00	5,096	5,096.00
Office Supplies- Copies	655.49	167	(488.49)	655.49	167	(488.49)	2,000	1,344.51
Office Supplies- Mailouts	483.75	250	(233.75)	483.75	250	(233.75)	3,000	2,516.25
Office Supplies- On-Site	197.51	250	52.49	197.51	250	52.49	3,000	2,802.49
Office Supplies- Postage	91.69	200	108.31	91.69	200	108.31	2,400	2,308.31
Office Supplies- Coupons	0.00	100	100.00	0.00	100	100.00	1,200	1,200.00
Office Supplies- Contingency	0.00	50	50.00	0.00	50	50.00	600	600.00
Office Supplies- Maintenance	0.00	67	67.00	0.00	67	67.00	800	800.00
Owner Communications	0.00	250	250.00	0.00	250	250.00	3,000	3,000.00
Payroll All Employees	6,485.12	10,333	3,847.88	6,485.12	10,333	3,847.88	124,000	117,514.88
Payroll Temporary	0.00	250	250.00	0.00	250	250.00	3,000	3,000.00
Payroll Taxes	2,100.81	1,137	(963.81)	2,100.81	1,137	(963.81)	13,640	11,539.19
Payroll Admin Fee	810.27	1,033	222.73	810.27	1,033	222.73	12,400	11,589.73
Pest Control General	0.00	50	50.00	0.00	50	50.00	600	600.00
Reserve Contribution	17,353.50	17,975	621.50	17,353.50	17,975	621.50	215,694	198,340.50
Supplies Admin	4.40	100	95.60	4.40	100	95.60	1,200	1,195.60
Swimming Pool Maintenance	895.88	1,000	104.12	895.88	1,000	104.12	12,000	11,104.12
Swimming Pool Contract	1,082.22	1,210	127.78	1,082.22	1,210	127.78	14,520	13,437.78
Taxes Federal Income Tax	0.00	0	0.00	0.00	0	0.00	6,000	6,000.00
Taxes Property	2,101.46	0	(2,101.46)	2,101.46	0	(2,101.46)	800	(1,301.46)
Taxes State Franchise Tax	(1,225.00)	0	1,225.00	(1,225.00)	0	1,225.00	2,400	3,625.00
Telecomm- Phone Service	468.79	500	31.21	468.79	500	31.21	6,000	5,531.21
Water & Sewer	1,808.20	1,620	(188.20)	1,808.20	1,620	(188.20)	19,434	17,625.80
Website Contract	87.50	25	(62.50)	87.50	25	(62.50)	300	212.50
Hurricane Damage	1,850.00	0	(1,850.00)	1,850.00	0	(1,850.00)	0	(1,850.00)
TOTAL EXPENSES	104,082.81	132,889	28,806.19	104,082.81	132,889	28,806.19	1,346,349	1,242,266.19
SURPLUS/(DEFICIT)	6,398.84	(17,887)	24,285.84	6,398.84	(17,887)	24,285.84	33,671	(27,272.16)