



## **Bellavita at Green Tee Homeowners**

07/31/2009

### **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	235,584.55	207,194.55	(28,390.00)
10150 000	Petty Cash - On Hand	200.00	200.00	0.00
10400 417	Operating CD Bank Wash 10/25/09	75,000.00	75,154.89	154.89
10500 417	Operating CD Zions First 08/27/09	75,000.00	75,000.00	0.00
<b>TOTAL OPERATING FUND</b>		<b>385,784.55</b>	<b>357,549.44</b>	<b>(28,235.11)</b>
<b>ACCOUNTS RECEIVABLE</b>				
12100	A/R Assessment	7,051.00	9,579.65	2,528.65
12300	A/R Late Fees/ F.C.	675.00	800.00	125.00
12310	A/R Admin Fee	90.00	65.00	(25.00)
12320	A/R Bank Charges	31.50	31.50	0.00
12360	A/R Legal Fees	1,926.48	2,035.98	109.50
12365	A/R Maintenance	50.00	50.00	0.00
		9,823.98	12,562.13	2,738.15
<b>REPLACEMENT FUND</b>				
15000 417	Reserve Account Amegy 299685	65,908.65	114,384.85	48,476.20
15045 417	Reserve CD Amegy CD 10/04/09	51,317.09	51,317.09	0.00
15050 417	Reserve CD Amegy CD 10/04/09	92,369.76	92,369.76	0.00
15055 417	Reserve CD Amegy CD 10/04/09	102,634.18	102,634.18	0.00
15060 417	Reserve CD JSC Federal 04/29/10	100,203.42	100,203.42	0.00
15065 417	Reserve CD Pearland St 10/29/09	100,000.00	100,000.00	0.00
15070 417	Reserve CD Woodforest 04/29/10	50,000.00	50,000.00	0.00
15075 417	Reserve CD Woodforest 10/29/09	50,000.00	50,000.00	0.00
15080 417	Reserve CD Bank Oregon 07/27/10	75,000.00	75,157.07	157.07
<b>TOTAL REPLACEMENT FUND</b>		<b>687,433.10</b>	<b>736,066.37</b>	<b>48,633.27</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>1,083,315.94</b>	<b>1,106,452.25</b>	<b>23,136.31</b>

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		PRIOR MONTH	CURRENT MONTH	VARIANCE
<b>LIABILITIES</b>				
<b>ACCOUNTS PAYABLE</b>				
21000	Accounts Payable PY	25,721.61	25,721.61	0.00
22000	Accounts Payable CY	0.00	(1,473.99)	(1,473.99)
22360	Prepaid Assessment	50,013.88	51,712.33	1,698.45
	<b>TOTAL ACCOUNTS PAYABLE</b>	<b>75,735.49</b>	<b>75,959.95</b>	<b>224.46</b>
	<b>TOTAL LIABILITIES</b>	<b>75,735.49</b>	<b>75,959.95</b>	<b>224.46</b>
<b>REPLACEMENT RESERVE</b>				
31100 000	P/Y Reserve Contrib	487,469.78	487,469.78	0.00
31200 000	C/Y Contribution	387,216.00	422,682.00	35,466.00
31250 000	Rsrv Interest Income	3,165.12	3,165.12	0.00
31250 010	Rsrv Interest Income CD	2,015.92	3,192.20	1,176.28
	<b>TOTAL REPLACEMENT RESERVES INCOME</b>	<b>879,866.82</b>	<b>916,509.10</b>	<b>36,642.28</b>
<b>REPLACEMENT RESERVE</b>				
31900 000	Rplc Rsv - Cash Flow	(192,433.72)	(198,977.73)	(6,544.01)
31900 101	Rplc Rsv - Cash Flow Clubhouse	0.00	18,535.00	18,535.00
	<b>TOTAL REPLACEMENT RESERVES EXPENSE</b>	<b>(192,433.72)</b>	<b>(180,442.73)</b>	<b>11,990.99</b>
	<b>TOTAL REPLACEMENT RESERVES</b>	<b>687,433.10</b>	<b>736,066.37</b>	<b>48,633.27</b>
	<b>REPLACEMENT RESERVE GRAND TOTAL</b>	<b>687,433.10</b>	<b>736,066.37</b>	<b>48,633.27</b>
<b>FUND BALANCE</b>				
38000	Operating Surplus/Deficit Prior Year	274,362.47	274,362.47	0.00
	Current Year Surplus (Deficit)	45,784.88	20,063.46	(25,721.42)
	<b>TOTAL FUND BALANCE</b>	<b>320,147.35</b>	<b>294,425.93</b>	<b>(25,721.42)</b>
	<b>TOTAL EQUITY</b>	<b>1,007,580.45</b>	<b>1,030,492.30</b>	<b>22,911.85</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,083,315.94</b>	<b>1,106,452.25</b>	<b>23,136.31</b>

Bellavita at Green Tee Homeowners  
Statement of Income and Expenses  
07/31/2009

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
<b>OPERATING INCOME</b>								
40000 010 Owner Asmt- Residential Asmt	108,199.00	109,725	(1,526.00)	751,132.80	754,845	(3,712.20)	1,312,920	(561,787.20)
43040 000 Facilities Income	395.00	500	(105.00)	2,992.00	3,500	(508.00)	6,000	(3,008.00)
43040 020 Facilities Club House Rental	0.00	600	(600.00)	2,080.00	4,200	(2,120.00)	7,200	(5,120.00)
43040 035 Facilities Entertainment Incom	189.00	833	(644.00)	4,696.00	5,831	(1,135.00)	10,000	(5,304.00)
43040 037 Facilities Guest Passes	593.00	167	426.00	1,780.00	1,169	611.00	2,000	(220.00)
43100 000 Late Fees	239.75	150	89.75	2,332.21	1,050	1,282.21	1,800	532.21
43260 000 Other Fees Transfer Fees	125.00	75	50.00	750.00	525	225.00	900	(150.00)
43320 020 Other Owner Incm Closing Contr	4,500.00	2,250	2,250.00	24,000.00	15,750	8,250.00	27,000	(3,000.00)
45000 038 Non-Owner Incm Copier/Fax Inco	7.35	17	(9.65)	96.05	119	(22.95)	200	(103.95)
45000 070 Non-Owner Incm Interest Income	154.89	1,000	(845.11)	242.24	7,000	(6,757.76)	12,000	(11,757.76)
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	114,402.99	115,317	(914.01)	790,101.30	793,989	(3,887.70)	1,380,020	(589,918.70)
<b>EXPENSES</b>								
51000 030 Access Control- Maintenance	116.66	667	550.34	249.16	4,669	4,419.84	8,000	7,750.84
52400 000 Audit & Tax Return	9,027.34	0	(9,027.34)	9,677.34	7,500	(2,177.34)	7,500	(2,177.34)
52600 000 Auto Expense	0.00	83	83.00	0.00	581	581.00	1,000	1,000.00
53000 000 Bank Charges	5.00	75	70.00	178.26	525	346.74	900	721.74
53600 000 Cable TV	0.00	0	0.00	70.19	0	(70.19)	0	(70.19)
54400 010 Clubhouse Cleaning	994.19	833	(161.19)	4,329.34	5,831	1,501.66	10,000	5,670.66
54400 030 Clubhouse Functions	504.40	667	162.60	3,309.53	4,669	1,359.47	8,000	4,690.47
54400 040 Clubhouse Furniture & Equipmen	0.00	500	500.00	1,315.19	3,500	2,184.81	6,000	4,684.81
54400 050 Clubhouse Supplies	(154.02)	200	354.02	1,293.03	1,400	106.97	2,400	1,106.97
54800 000 Committees	0.00	50	50.00	1,664.71	350	(1,314.71)	600	(1,064.71)
57000 000 Electricity- Common Area	3,660.80	3,361	(299.80)	25,779.57	23,527	(2,252.57)	40,331	14,551.43
57000 010 Electricity- Clubhouse	0.00	5,243	5,243.00	34,628.24	36,701	2,072.76	62,910	28,281.76
57000 030 Electricity- Gate	1,847.10	0	(1,847.10)	1,847.10	0	(1,847.10)	0	(1,847.10)
58100 000 Entertainment Cost	569.00	833	264.00	4,855.55	5,831	975.45	10,000	5,144.45
58800 000 Gas Common Area	661.79	1,604	942.21	7,494.23	11,228	3,733.77	19,245	11,750.77
60000 000 Insurance-	0.00	0	0.00	28,278.00	27,797	(481.00)	27,797	(481.00)
60000 020 Insurance- Employee	242.36	350	107.64	1,655.12	2,450	794.88	4,200	2,544.88
60000 130 Insurance- Deductible	0.00	417	417.00	0.00	2,919	2,919.00	5,000	5,000.00
60400 010 Janitorial Supplies	140.58	217	76.42	987.71	1,519	531.29	2,600	1,612.29
60800 010 Landscape Contract	2,579.09	2,063	(516.09)	12,895.48	12,379	(516.48)	21,664	8,768.52
60800 015 Landscape Contract-Lake	643.50	1,287	643.50	4,182.75	7,722	3,539.25	13,514	9,331.25
60800 030 Landscape Front Yards	29,621.59	24,567	(5,054.59)	146,498.46	145,286	(1,212.46)	257,496	110,997.54
60800 045 Landscape Lake Irrigation	0.00	1,000	1,000.00	204.73	7,000	6,795.27	12,000	11,795.27
60800 050 Landscape Interior	0.00	250	250.00	0.00	1,750	1,750.00	3,000	3,000.00
60800 060 Landscape Irrigation	0.00	133	133.00	0.00	931	931.00	1,600	1,600.00
60800 085 Landscape Parks/Trails	0.00	167	167.00	0.00	1,169	1,169.00	2,000	2,000.00
60800 110 Landscape Replacement	0.00	200	200.00	0.00	1,400	1,400.00	2,400	2,400.00
60800 120 Landscape Seasonal Color	680.00	1,000	320.00	9,159.50	7,000	(2,159.50)	12,000	2,840.50
61200 000 Legal Expense	549.00	0	(549.00)	2,757.17	5,000	2,242.83	5,000	2,242.83

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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	21,219.13	1,500	(19,719.13)	30,191.14	10,500	(19,691.14)	18,000	(12,191.14)
61800 100 Maint & Repairs- Common Area	6,883.16	1,000	(5,883.16)	7,760.81	7,000	(760.81)	12,000	4,239.19
61800 280 Maint & Repairs- Exercise Equi	0.00	67	67.00	305.58	469	163.42	800	494.42
61800 290 Maint & Repairs- Fence	0.00	350	350.00	2,635.50	2,450	(185.50)	4,200	1,564.50
61800 470 Maint & Repairs- Lighting Repl	0.00	167	167.00	606.20	1,169	562.80	2,000	1,393.80
61800 500 Maint & Repairs- Parking Lot	0.00	417	417.00	1,000.73	2,919	1,918.27	5,000	3,999.27
61800 610 Maint & Repairs- Supplies	266.37	300	33.63	2,709.19	2,100	(609.19)	3,600	890.81
61800 622 Maint & Repairs- Tools	0.00	100	100.00	118.08	700	581.92	1,200	1,081.92
62000 000 Management Fees	3,105.78	3,145	39.22	21,476.79	21,687	210.21	37,642	16,165.21
62000 020 Management Fees Misc. Charges	1,732.50	0	(1,732.50)	2,442.50	0	(2,442.50)	0	(2,442.50)
62400 000 Master Association Dues	21,460.05	21,771	310.95	148,178.52	149,770	1,591.48	260,500	112,321.48
63200 020 Monitoring Service Clubhouse	75.42	40	(35.42)	226.23	280	53.77	480	253.77
63400 000 Mosquito Control	540.56	728	187.44	1,756.82	2,184	427.18	5,096	3,339.18
64000 010 Office Supplies- Copies	1.18	167	165.82	1,675.85	1,169	(506.85)	2,000	324.15
64000 020 Office Supplies- Mailouts	(150.00)	250	400.00	1,493.48	1,750	256.52	3,000	1,506.52
64000 030 Office Supplies- Miscellaneous	0.00	0	0.00	610.55	0	(610.55)	0	(610.55)
64000 040 Office Supplies- On-Site	457.83	250	(207.83)	2,145.96	1,750	(395.96)	3,000	854.04
64000 050 Office Supplies- Postage	(263.06)	200	463.06	1,474.13	1,400	(74.13)	2,400	925.87
64000 080 Office Supplies- Coupons	0.00	100	100.00	446.00	700	254.00	1,200	754.00
64000 110 Office Supplies- Contingency	0.00	50	50.00	134.32	350	215.68	600	465.68
64000 200 Office Supplies- Maintenance	0.00	67	67.00	0.00	469	469.00	800	800.00
64200 000 Owner Communications	0.00	250	250.00	0.00	1,750	1,750.00	3,000	3,000.00
65400 000 Payroll All Employees	9,151.54	10,333	1,181.46	67,488.32	72,331	4,842.68	124,000	56,511.68
65400 115 Payroll Temporary	704.00	250	(454.00)	704.00	1,750	1,046.00	3,000	2,296.00
65400 130 Payroll Taxes	763.67	1,137	373.33	6,139.85	7,959	1,819.15	13,640	7,500.15
65400 270 Payroll Admin Fee	915.16	1,033	117.84	6,748.84	7,231	482.16	12,400	5,651.16
65800 000 Pest Control General	0.00	50	50.00	591.34	350	(241.34)	600	8.66
66300 000 Reserve Contribution	17,767.50	18,026	258.50	122,682.00	124,010	1,328.00	215,694	93,012.00
67700 100 Supplies Admin	0.00	100	100.00	4.40	700	695.60	1,200	1,195.60
67800 000 Swimming Pool Maintenance	276.33	1,000	723.67	16,339.98	7,000	(9,339.98)	12,000	(4,339.98)
67800 040 Swimming Pool Contract	800.31	1,210	409.69	7,455.00	8,470	1,015.00	14,520	7,065.00
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	0	0.00	2,495.25	0	(2,495.25)	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	438.89	500	61.11	4,460.00	3,500	(960.00)	6,000	1,540.00
69400 000 Water & Sewer	3,427.21	1,620	(1,807.21)	11,017.55	11,340	322.45	19,434	8,416.45
70200 000 Website Contract	(1,137.50)	25	1,162.50	0.00	175	175.00	300	300.00
75000 000 Hurricane Damage	0.00	0	0.00	(15,510.75)	0	15,510.75	0	15,510.75
<b>TOTAL EXPENSES</b>	<b>140,124.41</b>	<b>111,970</b>	<b>(28,154.41)</b>	<b>770,037.84</b>	<b>794,416</b>	<b>24,378.16</b>	<b>1,345,663</b>	<b>575,625.16</b>
<b>SURPLUS/(DEFICIT)</b>	<b>(25,721.42)</b>	<b>3,347</b>	<b>(29,068.42)</b>	<b>20,063.46</b>	<b>(427)</b>	<b>20,490.46</b>	<b>34,357</b>	<b>(14,293.54)</b>