

The Greene HOA (Duncanville)

Balance Sheet

Period 08/31/2025

Assets

Cash

Cking - Western Alliance	22,474.37
Special Assessments	0.30
Reserve -MMA - Western Alliance	8,774.77
TreasuryDirect Savings Bond	40,000.00
Western Alliance Reserve CD 11M 1/27/26 4.00	10,196.47
Petty Cash-Chase Bank (BOD Controlled)	20,189.69
Western Alliance Reserve CD 10/12/25 4.10%	30,914.17
Total Cash	<u>132,549.77</u>

Accounts Receivable

Due to Reserve from Operating- Receivable	<u>3,201.56</u>
Total Accounts Receivable	<u>3,201.56</u>

Total Assets

135,751.33

Liabilities & Equity

Accounts Payable

Due to Res fr Oper	<u>3,201.56</u>
Total Accounts Payable	<u>3,201.56</u>

Other Liabilities

Refundable Deposits	<u>1,400.00</u>
Total Other Liabilities	<u>1,400.00</u>

Prepaid Assessments

Prepaid Income	<u>9,941.00</u>
Total Prepaid Assessments	<u>9,941.00</u>

Fund Balance

Fund Change-RE Oper	9,901.13
Fund Change-RE Reserve	105,680.45
Fund Change 2024	37,023.15
Tran Fr Prior Mgr	(19,139.74)
Fund Change	(12,256.22)
Total Fund Balance	<u>121,208.77</u>

Total Liabilities & Equity

135,751.33

The Greene HOA (Duncanville)

Income Statement

Period 8/1/2025 To 8/31/2025 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	10,000.00	58.72%	82,493.56	82.80%
Total Assessments	10,000.00	58.72%	82,493.56	82.80%
Other Income				
Clubhouse Rental	100.00	0.59%	1,600.00	1.61%
Insurance Proceeds	6,850.41	40.22%	6,850.41	6.88%
Interest Income	0.35	0.00%	127.51	0.13%
Late Fee	79.50	0.47%	1,851.63	1.86%
AR Fee Income	0.00	0.00%	1,415.10	1.42%
Legal Expense Reimb	0.00	0.00%	974.04	0.98%
Prior Mgr - NSF Fees	0.00	0.00%	3,124.40	3.14%
Prior Mgr - AR Fees	0.00	0.00%	1,193.54	1.20%
Total Other Income	7,030.26	41.28%	17,136.63	17.20%
Total Income	17,030.26	100.00%	99,630.19	100.00%
Expense				
Administrative Expenses				
Accounting	50.00	0.74%	895.00	0.79%
Bank Charges - Return Pymt	0.00	0.00%	10.00	0.01%
Cmte Exp-Social	0.00	0.00%	19.46	0.02%
Copies	38.40	0.57%	364.65	0.32%
Dues/Licenses/Permits	45.00	0.67%	360.00	0.32%
Admin-AR Fees	430.00	6.36%	7,664.00	6.80%
Legal Expense	0.00	0.00%	521.04	0.46%
Management Fees	1,030.00	15.23%	8,240.00	7.31%
Miscl General Expense	0.00	0.00%	200.45	0.18%
Postage/Delivery	4.68	0.07%	47.13	0.04%
Social Events	0.00	0.00%	931.19	0.83%
Website Hosting	0.00	0.00%	258.16	0.23%
Total Administrative Expenses	1,598.08	23.63%	19,511.08	17.30%
Property Expenses				
Common Area Allocation	0.00	0.00%	297.68	0.26%
Concrete Repair/Maint	0.00	0.00%	6,900.00	6.12%
Equip/Major Purchases	0.00	0.00%	1,013.22	0.90%
Equip-Gas/Oil/Maint	821.18	12.14%	8,911.40	7.90%
Landscape-Enhancements	0.00	0.00%	5,876.35	5.21%
Landscape-Maint	1,212.24	17.93%	9,211.01	8.17%
Landscape-Tree Maint	0.00	0.00%	6,650.00	5.90%
Maint/Repair	314.72	4.65%	7,238.35	6.42%
Maint/Repair Supplies	0.00	0.00%	295.27	0.26%
Pool/Spa-Maint/Supplies	1,590.67	23.52%	18,521.42	16.42%
Security/Safety/Monitoring	41.06	0.61%	867.92	0.77%
Total Property Expenses	3,979.87	58.86%	65,782.62	58.33%
Tax/Ins/Interest Exp				
Ins-F&EC or Package	0.00	0.00%	17,637.56	15.64%
Taxes-Property	0.00	0.00%	23.92	0.02%
Total Tax/Ins/Interest Exp	0.00	0.00%	17,661.48	15.66%
Utility Expenses				
Internet	113.78	1.68%	2,516.31	2.23%
Drainage	5.00	0.07%	5.00	0.00%
Electric	648.31	9.59%	2,718.41	2.41%
Gas	94.85	1.40%	779.04	0.69%
Phone Service	0.00	0.00%	793.74	0.70%
Trash	78.73	1.16%	587.46	0.52%
Wastewater	144.75	2.14%	144.75	0.13%
Water	98.75	1.46%	2,283.19	2.02%
Total Utility Expenses	1,184.17	17.51%	9,827.90	8.71%

The Greene HOA (Duncanville)
Income Statement

Period 8/1/2025 To 8/31/2025 11:59:00 PM

	Month to Date	%	Year to Date	%
Total Expense	6,762.12	100.00%	112,783.08	100.00%
Fund Change	10,268.14		(13,152.89)	

The Greene HOA (Duncanville)

Income Statement

Period 8/1/2025 To 8/31/2025 11:59:00 PM

	Month to Date	%	Year to Date	%
Reserve				
<u>Income</u>				
Other Income				
Interest Income	140.22	100.00%	896.67	100.00%
Total Other Income	140.22	100.00%	896.67	100.00%
Total Income	140.22	100.00%	896.67	100.00%
Fund Change	140.22		896.67	

The Greene HOA (Duncanville)
Budget Comparison
Period 8/1/2025 To 8/31/2025 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
Income									
Assessments									
Assessments	10,000.00	10,700.00	(700.00)	6.54%	82,493.56	85,600.00	(3,106.44)	3.63%	128,400.00
Total Assessments	10,000.00	10,700.00	(700.00)	6.54%	82,493.56	85,600.00	(3,106.44)	3.63%	128,400.00
Other Income									
Clubhouse Rental	100.00	0.00	100.00	0.00%	1,600.00	0.00	1,600.00	0.00%	0.00
Insurance Proceeds	6,850.41	0.00	6,850.41	0.00%	6,850.41	0.00	6,850.41	0.00%	0.00
Interest Income	0.35	10.00	(9.65)	96.50%	127.51	80.00	47.51	-59.39%	120.00
Late Fee	79.50	0.00	79.50	0.00%	1,851.63	0.00	1,851.63	0.00%	0.00
AR Fee Income	0.00	0.00	0.00	0.00%	1,415.10	0.00	1,415.10	0.00%	0.00
Legal Expense Reimb	0.00	0.00	0.00	0.00%	974.04	0.00	974.04	0.00%	0.00
Prior Mgr - NSF Fees	0.00	0.00	0.00	0.00%	3,124.40	0.00	3,124.40	0.00%	0.00
Prior Mgr - AR Fees	0.00	0.00	0.00	0.00%	1,193.54	0.00	1,193.54	0.00%	0.00
Total Other Income	7,030.26	10.00	7,020.26	-70202.60%	17,136.63	80.00	17,056.63	-21320.79%	120.00
Total Income	17,030.26	10,710.00	6,320.26	-59.01%	99,630.19	85,680.00	13,950.19	-16.28%	128,520.00
Expense									
Administrative Expenses									
ADMIN EXPENSE	0.00	167.00	(167.00)	100.00%	0.00	1,336.00	(1,336.00)	100.00%	2,004.00
Accounting	50.00	0.00	50.00	0.00%	895.00	0.00	895.00	0.00%	0.00
Bank Charges - Return Pymt	0.00	0.00	0.00	0.00%	10.00	0.00	10.00	0.00%	0.00
Cmte Exp-Social	0.00	0.00	0.00	0.00%	19.46	0.00	19.46	0.00%	0.00
Copies	38.40	0.00	38.40	0.00%	364.65	0.00	364.65	0.00%	0.00
Dues/Licenses/Permits	45.00	0.00	45.00	0.00%	360.00	450.00	(90.00)	20.00%	450.00
Admin-AR Fees	430.00	167.00	263.00	-157.49%	7,664.00	1,332.00	6,332.00	-475.38%	2,000.00
Legal Expense	0.00	0.00	0.00	0.00%	521.04	3,333.00	(2,811.96)	84.37%	5,000.00
Management Fees	1,030.00	1,030.00	0.00	0.00%	8,240.00	8,240.00	0.00	0.00%	12,360.00
Misc General Expense	0.00	50.00	(50.00)	100.00%	200.45	400.00	(199.55)	49.89%	600.00
Other Professional Svcs	0.00	0.00	0.00	0.00%	0.00	4,000.00	(4,000.00)	100.00%	4,000.00
Postage/Delivery	4.68	42.00	(37.32)	88.86%	47.13	336.00	(288.87)	85.97%	504.00
Printing-Coupons/Stmts	0.00	167.00	(167.00)	100.00%	0.00	1,333.00	(1,333.00)	100.00%	2,000.00
Social Events	0.00	0.00	0.00	0.00%	931.19	874.00	57.19	-6.54%	1,750.00
Website Maint	0.00	0.00	0.00	0.00%	0.00	480.00	(480.00)	100.00%	480.00
Website Hosting	0.00	0.00	0.00	0.00%	258.16	0.00	258.16	0.00%	0.00
Total Administrative Expenses	1,598.08	1,623.00	(24.92)	1.54%	19,511.08	22,114.00	(2,602.92)	11.77%	31,148.00
Property Expenses									
Common Area Allocation	0.00	0.00	0.00	0.00%	297.68	3,435.00	(3,137.32)	91.33%	6,870.00
Concrete Repair/Maint	0.00	0.00	0.00	0.00%	6,900.00	0.00	6,900.00	0.00%	0.00
Equip/Major Purchases	0.00	0.00	0.00	0.00%	1,013.22	0.00	1,013.22	0.00%	0.00
Equip-Gas/Oil/Maint	821.18	583.00	238.18	-40.85%	8,911.40	4,666.00	4,245.40	-90.99%	7,000.00
Landscape-Enhancements	0.00	100.00	(100.00)	100.00%	5,876.35	800.00	5,076.35	-634.54%	1,200.00
Landscape-Maint	1,212.24	1,500.00	(287.76)	19.18%	9,211.01	12,000.00	(2,788.99)	23.24%	18,000.00
Landscape-Tree Maint	0.00	0.00	0.00	0.00%	6,650.00	3,000.00	3,650.00	-121.67%	5,000.00
Maint/Repair	314.72	0.00	314.72	0.00%	7,238.35	0.00	7,238.35	0.00%	0.00
Maint/Repair Supplies	0.00	0.00	0.00	0.00%	295.27	0.00	295.27	0.00%	0.00
Plumbing Maint/Repair	0.00	250.00	(250.00)	100.00%	0.00	500.00	(500.00)	100.00%	500.00
Pool/Spa-Maint/Supplies	1,590.67	1,400.00	190.67	-13.62%	18,521.42	11,200.00	7,321.42	-65.37%	16,800.00
Pool-Repairs	0.00	1,000.00	(1,000.00)	100.00%	0.00	5,000.00	(5,000.00)	100.00%	5,000.00
Security/Safety/Monitoring	41.06	65.00	(23.94)	36.83%	867.92	520.00	347.92	-66.91%	780.00
Signage Install/Maint	0.00	0.00	0.00	0.00%	0.00	250.00	(250.00)	100.00%	250.00
Total Property Expenses	3,979.87	4,898.00	(918.13)	18.74%	65,782.62	41,371.00	24,411.62	-59.01%	61,400.00
Tax/Ins/Interest Exp									
Ins-F&EC or Package	0.00	0.00	0.00	0.00%	17,637.56	13,200.00	4,437.56	-33.62%	13,200.00
Taxes-Property	0.00	0.00	0.00	0.00%	23.92	25.00	(1.08)	4.32%	25.00
Total Tax/Ins/Interest Exp	0.00	0.00	0.00	0.00%	17,661.48	13,225.00	4,436.48	-33.55%	13,225.00
Utility Expenses									
Internet	113.78	136.00	(22.22)	16.34%	2,516.31	1,088.00	1,428.31	-131.28%	1,632.00
Drainage	5.00	0.00	5.00	0.00%	5.00	0.00	5.00	0.00%	0.00
Electric	648.31	1,000.00	(351.69)	35.17%	2,718.41	8,000.00	(5,281.59)	66.02%	12,000.00
Gas	94.85	0.00	94.85	0.00%	779.04	0.00	779.04	0.00%	0.00
Phone Service	0.00	0.00	0.00	0.00%	793.74	675.00	118.74	-17.59%	900.00
Trash	78.73	0.00	78.73	0.00%	587.46	0.00	587.46	0.00%	0.00
Wastewater	144.75	0.00	144.75	0.00%	144.75	0.00	144.75	0.00%	0.00
Water	98.75	1,074.00	(975.25)	90.81%	2,283.19	4,954.00	(2,670.81)	53.91%	8,200.00
Total Utility Expenses	1,184.17	2,210.00	(1,025.83)	46.42%	9,827.90	14,717.00	(4,889.10)	33.22%	22,732.00
Total Expense	6,762.12	8,731.00	(1,968.88)	22.55%	112,783.08	91,427.00	21,356.08	-23.36%	128,505.00
Fund Change	10,268.14	1,979.00	8,289.14	-418.85%	(13,152.89)	(5,747.00)	(7,405.89)	-128.87%	15.00

The Greene HOA (Duncanville)
Budget Comparison
Period 8/1/2025 To 8/31/2025 11:59:00 PM

	Current Month Reserve				Year to Date Reserve				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
<u>Income</u>									
Other Income									
Interest Income	140.22	0.00	140.22	0.00%	896.67	0.00	896.67	0.00%	0.00
Total Other Income	140.22	0.00	140.22	0.00%	896.67	0.00	896.67	0.00%	0.00
Total Income	140.22	0.00	140.22	0.00%	896.67	0.00	896.67	0.00%	0.00
Fund Change	140.22	0.00	140.22	0.00%	896.67	0.00	896.67	0.00%	0.00

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 8/1/2025 To 8/31/2025 11:59:00 PM

	Operating												Total	Budget	Variance
	01/2025	02/2025	03/2025	04/2025	05/2025	06/2025	07/2025	08/2025	09/2025	10/2025	11/2025	12/2025			
<u>INCOME</u>															
<u>Assessments</u>															
Assessments	9,502	9,683	11,398	10,961	11,100	10,050	9,800	10,000	10,700	10,700	10,700	10,700	125,294	128,400	(3,106)
TOTAL Assessments	9,502	9,683	11,398	10,961	11,100	10,050	9,800	10,000	10,700	10,700	10,700	10,700	125,294	128,400	(3,106)
<u>Other Income</u>															
Clubhouse Rental	0	200	100	400	400	0	400	100	0	0	0	0	1,600	0	1,600
Insurance Proceeds	0	0	0	0	0	0	0	6,850	0	0	0	0	6,850	0	6,850
Interest Income	1	1	124	1	0	0	0	0	10	10	10	10	168	120	48
Late Fee	81	216	319	303	332	326	197	80	0	0	0	0	1,852	0	1,852
AR Fee Income	45	170	104	790	90	45	172	0	0	0	0	0	1,415	0	1,415
Legal Expense Reimb	0	289	0	0	685	0	0	0	0	0	0	0	974	0	974
Prior Mgr - NSF Fees	0	0	170	0	2,954	0	0	0	0	0	0	0	3,124	0	3,124
Prior Mgr - AR Fees	0	544	(170)	0	770	50	0	0	0	0	0	0	1,194	0	1,194
TOTAL Other Income	127	1,419	647	1,493	5,231	421	769	7,030	10	10	10	10	17,177	120	17,057
TOTAL INCOME	9,629	11,102	12,045	12,454	16,331	10,471	10,569	17,030	10,710	10,710	10,710	10,710	142,470	128,520	13,950
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
ADMIN EXPENSE	0	0	0	0	0	0	0	0	167	167	167	167	668	2,004	(1,336)
Accounting	50	50	50	545	50	50	50	50	0	0	0	0	895	0	895
Bank Charges - Return Pymt	0	10	0	0	0	0	0	0	0	0	0	0	10	0	10
Cmte Exp-Social	0	0	19	0	0	0	0	0	0	0	0	0	19	0	19
Copies	41	47	42	48	64	49	36	38	0	0	0	0	365	0	365
Dues/Licenses/Permits	45	45	45	45	45	45	45	45	0	0	0	0	360	450	(90)
Admin-AR Fees	474	65	948	1,315	1,836	2,190	406	430	167	167	167	167	8,332	2,000	6,332
Legal Expense	0	0	0	521	0	0	0	0	1,667	0	0	0	2,188	5,000	(2,812)
Management Fees	1,030	1,030	1,030	1,030	1,030	1,030	1,030	1,030	1,030	1,030	1,030	1,030	12,360	12,360	0
Miscl General Expense	0	0	0	200	0	0	0	0	50	50	50	50	400	600	(200)
Other Professional Svcs	0	0	0	0	0	0	0	0	0	0	0	0	0	4,000	(4,000)
Postage/Delivery	5	6	7	2	12	5	4	5	42	42	42	42	215	504	(289)
Printing-Coupons/Stmts	0	0	0	0	0	0	0	0	167	167	166	167	667	2,000	(1,333)
Social Events	0	587	23	0	0	0	322	0	438	0	0	438	1,807	1,750	57
Website Maint	0	0	0	0	0	0	0	0	0	0	0	0	0	480	(480)
Website Hosting	0	217	0	0	41	0	0	0	0	0	0	0	258	0	258
TOTAL Administrative Expense	1,645	2,057	2,164	3,706	3,079	3,369	1,892	1,598	3,728	1,623	1,622	2,061	28,545	31,148	(2,603)
<u>Property Expenses</u>															
Common Area Allocation	0	0	0	0	0	156	142	0	1,717	0	0	1,718	3,733	6,870	(3,137)
Concrete Repair/Maint	0	0	0	0	0	0	6,900	0	0	0	0	0	6,900	0	6,900
Equip/Major Purchases	0	0	0	0	0	1,013	0	0	0	0	0	0	1,013	0	1,013
Equip-Gas/Oil/Maint	0	0	5,359	350	0	1,802	579	821	583	584	583	584	11,245	7,000	4,245
Landscape-Enhancements	0	0	0	0	504	5,220	153	0	100	100	100	100	6,276	1,200	5,076
Landscape-Maint	17	0	2,258	1,618	1,605	1,323	1,178	1,212	1,500	1,500	1,500	1,500	15,211	18,000	(2,789)
Landscape-Tree Maint	0	0	0	0	1,200	5,450	0	0	0	2,000	0	0	8,650	5,000	3,650

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 8/1/2025 To 8/31/2025 11:59:00 PM

	Operating												Total	Budget	Variance
	01/2025	02/2025	03/2025	04/2025	05/2025	06/2025	07/2025	08/2025	09/2025	10/2025	11/2025	12/2025			
Maint/Repair	0	0	0	0	0	6,900	24	315	0	0	0	0	7,238	0	7,238
Maint/Repair Supplies	0	0	0	0	295	0	0	0	0	0	0	0	295	0	295
Plumbing Maint/Repair	0	0	0	0	0	0	0	0	0	0	0	0	0	500	(500)
Pool/Spa-Maint/Supplies	1,400	1,400	4,065	0	6,586	1,549	1,932	1,591	1,400	1,400	1,400	1,400	24,121	16,800	7,321
Pool-Repairs	0	0	0	0	0	0	0	0	0	0	0	0	0	5,000	(5,000)
Security/Safety/Monitoring	195	0	107	0	227	22	276	41	65	65	65	65	1,128	780	348
Signage Install/Maint	0	0	0	0	0	0	0	0	0	0	0	0	0	250	(250)
TOTAL Property Expenses	1,612	1,400	11,789	1,968	10,416	23,434	11,182	3,980	5,365	5,649	3,648	5,367	85,812	61,400	24,412
<u>Tax/Ins/Interest Exp</u>															
Ins-F&EC or Package	1,067	1,067	0	0	15,504	0	0	0	0	0	0	0	17,638	13,200	4,438
Taxes-Property	24	0	0	0	0	0	0	0	0	0	0	0	24	25	(1)
TOTAL Tax/Ins/Interest Exp	1,091	1,067	0	0	15,504	0	0	0	0	0	0	0	17,661	13,225	4,436
<u>Utility Expenses</u>															
Internet	0	954	0	708	513	114	114	114	136	136	136	136	3,060	1,632	1,428
Drainage	0	0	0	0	0	0	0	5	0	0	0	0	5	0	5
Electric	772	0	550	(175)	507	590	(175)	648	1,000	1,000	1,000	1,000	6,718	12,000	(5,282)
Gas	97	101	95	101	100	95	95	95	0	0	0	0	779	0	779
Phone Service	265	0	0	265	0	0	265	0	0	225	0	0	1,019	900	119
Trash	79	79	79	84	79	79	31	79	0	0	0	0	587	0	587
Wastewater	0	0	0	0	0	0	0	145	0	0	0	0	145	0	145
Water	617	343	179	174	369	174	329	99	1,238	1,100	743	165	5,529	8,200	(2,671)
TOTAL Utility Expenses	1,830	1,477	903	1,155	1,567	1,052	659	1,184	2,374	2,461	1,879	1,301	17,843	22,732	(4,889)
TOTAL EXPENSES	6,178	6,001	14,857	6,830	30,567	27,855	13,734	6,762	11,467	9,733	7,149	8,729	149,861	128,505	21,356
Excess Revenue / Expense	3,451	5,101	(2,812)	5,624	(14,235)	(17,384)	(3,165)	10,268	(757)	977	3,561	1,981	(7,391)	15	(7,406)

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 8/1/2025 To 8/31/2025 11:59:00 PM

	Reserve												Total	Budget	Variance
	01/2025	02/2025	03/2025	04/2025	05/2025	06/2025	07/2025	08/2025	09/2025	10/2025	11/2025	12/2025			
<u>INCOME</u>															
<u>Other Income</u>															
Interest Income	104	104	1	138	134	139	135	140	0	0	0	0	897	0	897
TOTAL Other Income	104	104	1	138	134	139	135	140	0	0	0	0	897	0	897
TOTAL INCOME	104	104	1	138	134	139	135	140	0	0	0	0	897	0	897
Excess Revenue / Expense	104	104	1	138	134	139	135	140	0	0	0	0	897	0	897