

The Greene HOA (Duncanville)

Balance Sheet

Period 02/28/2026

Assets

Cash

Cking - Western Alliance	37,362.87
Special Assessments	0.30
Reserve -MMA - Western Alliance	8,781.30
TreasuryDirect Savings Bond	43,232.00
Western Alliance Reserve CD 11M 12/29/26 3.4%	10,394.10
Petty Cash-Chase Bank (BOD Controlled)	18,821.73
Western Alliance Reserve CD 05/12/26 3.75%	31,511.02
Total Cash	<u>150,103.32</u>

Accounts Receivable

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

Total Assets

153,304.88

Liabilities & Equity

Accounts Payable

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

Other Liabilities

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

Prepaid Assessments

Prepaid Income	15,379.50
Total Prepaid Assessments	<u>15,379.50</u>

Fund Balance

Fund Change-RE Oper	9,901.79
Fund Change-RE Reserve	105,680.45
Fund Change 2024	37,023.15
Fund Change 2025	889.19
Tran Fr Prior Mgr	(19,139.74)
Fund Change	(1,031.02)
Total Fund Balance	<u>133,323.82</u>

Total Liabilities & Equity

153,304.88

The Greene HOA (Duncanville)

Income Statement

Period 2/1/2026 To 2/28/2026 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	8,900.00	97.43%	18,732.40	98.61%
Total Assessments	<u>8,900.00</u>	<u>97.43%</u>	<u>18,732.40</u>	<u>98.61%</u>
Other Income				
Common Area Allocation	(46.54)	-0.51%	(236.69)	-1.25%
Interest Income	128.80	1.41%	129.67	0.68%
Late Fee	107.50	1.18%	196.38	1.03%
AR Fee Income	(5,341.06)	-58.47%	(5,246.06)	-27.62%
Prior Mgr - NSF Fees	0.00	0.00%	35.00	0.18%
Prior Mgr Undetailed AR Bal Fwd	5,386.06	58.96%	5,386.06	28.35%
Total Other Income	<u>234.76</u>	<u>2.57%</u>	<u>264.36</u>	<u>1.39%</u>
Total Income	<u>9,134.76</u>	<u>100.00%</u>	<u>18,996.76</u>	<u>100.00%</u>
Expense				
Administrative Expenses				
Accounting	50.00	0.36%	100.00	0.50%
Copies	40.25	0.29%	263.85	1.31%
Dues/Licenses/Permits	60.00	0.43%	120.00	0.60%
Admin-AR Fees	389.00	2.82%	645.00	3.20%
Legal Expense	0.00	0.00%	299.62	1.49%
Management Fees	1,060.90	7.68%	2,121.80	10.52%
Postage/Delivery	5.46	0.04%	94.38	0.47%
Total Administrative Expenses	<u>1,605.61</u>	<u>11.62%</u>	<u>3,644.65</u>	<u>18.08%</u>
Property Expenses				
Electrical Repair/Maint	5,872.56	42.50%	5,872.56	29.13%
Landscape-Maint	1,000.00	7.24%	2,141.78	10.62%
Landscape-Tree Maint	2,100.00	15.20%	2,100.00	10.42%
Pool/Spa-Maint/Supplies	1,450.00	10.49%	2,900.00	14.38%
Security/Safety/Monitoring	0.00	0.00%	194.85	0.97%
Total Property Expenses	<u>10,422.56</u>	<u>75.43%</u>	<u>13,209.19</u>	<u>65.52%</u>
Utility Expenses				
Internet	1,338.61	9.69%	2,317.57	11.50%
Electric	(175.00)	-1.27%	(350.00)	-1.74%
Gas	222.36	1.61%	394.92	1.96%
Phone Service	0.00	0.00%	272.50	1.35%
Trash	82.67	0.60%	165.34	0.82%
Water	321.20	2.32%	507.35	2.52%
Total Utility Expenses	<u>1,789.84</u>	<u>12.95%</u>	<u>3,307.68</u>	<u>16.41%</u>
Total Expense	<u>13,818.01</u>	<u>100.00%</u>	<u>20,161.52</u>	<u>100.00%</u>
Fund Change	<u>(4,683.25)</u>		<u>(1,164.76)</u>	

The Greene HOA (Duncanville)

Income Statement

Period 2/1/2026 To 2/28/2026 11:59:00 PM

	Month to Date	%	Year to Date	%
Reserve				
<u>Income</u>				
Other Income				
Interest Income	0.00	0.00%	133.74	100.00%
Total Other Income	0.00	0.00%	133.74	100.00%
Total Income	0.00	0.00%	133.74	100.00%
Fund Change	0.00		133.74	

The Greene HOA (Duncanville)
Budget Comparison
Period 2/1/2026 To 2/28/2026 11:59:00 PM

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	8,900.00	10,700.00	(1,800.00)	16.82%	18,732.40	21,400.00	(2,667.60)	12.47%	128,400.00
Total Assessments	8,900.00	10,700.00	(1,800.00)	16.82%	18,732.40	21,400.00	(2,667.60)	12.47%	128,400.00
Other Income									
Common Area Allocation	(46.54)	0.00	(46.54)	0.00%	(236.69)	0.00	(236.69)	0.00%	0.00
Interest Income	128.80	0.00	128.80	0.00%	129.67	0.00	129.67	0.00%	0.00
Late Fee	107.50	0.00	107.50	0.00%	196.38	0.00	196.38	0.00%	0.00
AR Fee Income	(5,341.06)	0.00	(5,341.06)	0.00%	(5,246.06)	0.00	(5,246.06)	0.00%	0.00
Prior Mgr - NSF Fees	0.00	0.00	0.00	0.00%	35.00	0.00	35.00	0.00%	0.00
Prior Mgr Undetailed AR Bal Fwd	5,386.06	0.00	5,386.06	0.00%	5,386.06	0.00	5,386.06	0.00%	0.00
Total Other Income	234.76	0.00	234.76	0.00%	264.36	0.00	264.36	0.00%	0.00
Total Income	9,134.76	10,700.00	(1,565.24)	14.63%	18,996.76	21,400.00	(2,403.24)	11.23%	128,400.00
Expense									
Administrative Expenses									
Accounting	50.00	50.00	0.00	0.00%	100.00	100.00	0.00	0.00%	600.00
Copies	40.25	50.00	(9.75)	19.50%	263.85	600.00	(336.15)	56.03%	1,600.00
Dues/Licenses/Permits	60.00	45.00	15.00	-33.33%	120.00	90.00	30.00	-33.33%	540.00
Admin-AR Fees	389.00	400.00	(11.00)	2.75%	645.00	800.00	(155.00)	19.38%	4,800.00
Legal Expense	0.00	417.00	(417.00)	100.00%	299.62	834.00	(534.38)	64.07%	5,000.00
Management Fees	1,060.90	1,061.00	(0.10)	0.01%	2,121.80	2,122.00	(0.20)	0.01%	12,732.00
Misc General Expense	0.00	50.00	(50.00)	100.00%	0.00	100.00	(100.00)	100.00%	600.00
Other Professional Svcs	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	3,000.00
Postage/Delivery	5.46	25.00	(19.54)	78.16%	94.38	50.00	44.38	-88.76%	300.00
Social Events	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	1,750.00
Website Maint	0.00	0.00	0.00	0.00%	0.00	480.00	(480.00)	100.00%	480.00
Total Administrative Expenses	1,605.61	2,098.00	(492.39)	23.47%	3,644.65	5,176.00	(1,531.35)	29.59%	31,402.00
Property Expenses									
Common Area Allocation	0.00	524.00	(524.00)	100.00%	0.00	1,048.00	(1,048.00)	100.00%	6,290.60
Electrical Repair/Maint	5,872.56	0.00	5,872.56	0.00%	5,872.56	0.00	5,872.56	0.00%	0.00
Equip-Gas/Oil/Maint	0.00	417.00	(417.00)	100.00%	0.00	834.00	(834.00)	100.00%	5,000.00
Landscape-Enhancements	0.00	100.00	(100.00)	100.00%	0.00	200.00	(200.00)	100.00%	1,200.00
Landscape-Maint	1,000.00	1,500.00	(500.00)	33.33%	2,141.78	3,000.00	(858.22)	28.61%	18,000.00
Landscape-Tree Maint	2,100.00	417.00	1,683.00	-403.60%	2,100.00	834.00	1,266.00	-151.80%	5,000.00
Plumbing Maint/Repair	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	500.00
Pool/Spa-Maint/Supplies	1,450.00	1,400.00	50.00	-3.57%	2,900.00	2,800.00	100.00	-3.57%	16,800.00
Pool-Repairs	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	2,500.00
Security/Safety/Monitoring	0.00	65.00	(65.00)	100.00%	194.85	130.00	64.85	-49.88%	780.00
Signage Install/Maint	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	250.00
Total Property Expenses	10,422.56	4,423.00	5,999.56	-135.64%	13,209.19	8,846.00	4,363.19	-49.32%	56,320.60
Tax/Ins/Interest Exp									
Ins-F&EC or Package	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	17,054.40
Taxes-Property	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	25.00
Total Tax/Ins/Interest Exp	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	17,079.40
Utility Expenses									
Internet	1,338.61	114.00	1,224.61	-1074.22%	2,317.57	228.00	2,089.57	-916.48%	1,368.00
Electric	(175.00)	750.00	(925.00)	123.33%	(350.00)	1,500.00	(1,850.00)	123.33%	10,750.00
Gas	222.36	100.00	122.36	-122.36%	394.92	200.00	194.92	-97.46%	1,200.00
Phone Service	0.00	0.00	0.00	0.00%	272.50	265.00	7.50	-2.83%	1,060.00
Trash	82.67	85.00	(2.33)	2.74%	165.34	170.00	(4.66)	2.74%	1,020.00
Water	321.20	165.00	156.20	-94.67%	507.35	330.00	177.35	-53.74%	8,200.00
Total Utility Expenses	1,789.84	1,214.00	575.84	-47.43%	3,307.68	2,693.00	614.68	-22.83%	23,598.00
Total Expense	13,818.01	7,735.00	6,083.01	-78.64%	20,161.52	16,715.00	3,446.52	-20.62%	128,400.00
Fund Change	(4,683.25)	2,965.00	(7,648.25)	257.95%	(1,164.76)	4,685.00	(5,849.76)	124.86%	0.00

The Greene HOA (Duncanville)
Budget Comparison
Period 2/1/2026 To 2/28/2026 11:59:00 PM

	Current Month Reserve				Year to Date Reserve				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<u>Income</u>									
Other Income									
Interest Income	0.00	0.00	0.00	0.00%	133.74	0.00	133.74	0.00%	0.00
Total Other Income	0.00	0.00	0.00	0.00%	133.74	0.00	133.74	0.00%	0.00
Total Income	0.00	0.00	0.00	0.00%	133.74	0.00	133.74	0.00%	0.00
Fund Change	0.00	0.00	0.00	0.00%	133.74	0.00	133.74	0.00%	0.00

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 2/1/2026 To 2/28/2026 11:59:00 PM

	Operating												Total	Budget	Variance
	01/2026	02/2026	03/2026	04/2026	05/2026	06/2026	07/2026	08/2026	09/2026	10/2026	11/2026	12/2026			
INCOME															
Assessments															
Assessments	9,832	8,900	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	125,732	128,400	(2,668)
TOTAL Assessments	9,832	8,900	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	125,732	128,400	(2,668)
Other Income															
Common Area Allocation	(190)	(47)	0	0	0	0	0	0	0	0	0	0	(237)	0	(237)
Interest Income	1	129	0	0	0	0	0	0	0	0	0	0	130	0	130
Late Fee	89	108	0	0	0	0	0	0	0	0	0	0	196	0	196
AR Fee Income	95	(5,341)	0	0	0	0	0	0	0	0	0	0	(5,246)	0	(5,246)
Prior Mgr - NSF Fees	35	0	0	0	0	0	0	0	0	0	0	0	35	0	35
Prior Mgr Undetailed AR Bal F	0	5,386	0	0	0	0	0	0	0	0	0	0	5,386	0	5,386
TOTAL Other Income	30	235	0	0	0	0	0	0	0	0	0	0	264	0	264
TOTAL INCOME	9,862	9,135	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	125,997	128,400	(2,403)
EXPENSES															
Administrative Expenses															
Accounting	50	50	50	50	50	50	50	50	50	50	50	50	600	600	0
Copies	224	40	50	50	50	50	50	550	50	50	50	50	1,264	1,600	(336)
Dues/Licenses/Permits	60	60	45	45	45	45	45	45	45	45	45	45	570	540	30
Admin-AR Fees	256	389	400	400	400	400	400	400	400	400	400	400	4,645	4,800	(155)
Legal Expense	300	0	417	417	417	417	417	417	417	417	417	413	4,466	5,000	(534)
Management Fees	1,061	1,061	1,061	1,061	1,061	1,061	1,061	1,061	1,061	1,061	1,061	1,061	12,732	12,732	0
Miscl General Expense	0	0	50	50	50	50	50	50	50	50	50	50	500	600	(100)
Other Professional Svcs	0	0	3,000	0	0	0	0	0	0	0	0	0	3,000	3,000	0
Postage/Delivery	89	5	25	25	25	25	25	25	25	25	25	25	344	300	44
Social Events	0	0	437	0	0	437	0	0	438	0	0	438	1,750	1,750	0
Website Maint	0	0	0	0	0	0	0	0	0	0	0	0	0	480	(480)
TOTAL Administrative Expenses	2,039	1,606	5,535	2,098	2,098	2,535	2,098	2,598	2,536	2,098	2,098	2,532	29,871	31,402	(1,531)
Property Expenses															
Common Area Allocation	0	0	524	524	524	524	524	524	524	524	524	527	5,243	6,291	(1,048)
Electrical Repair/Maint	0	5,873	0	0	0	0	0	0	0	0	0	0	5,873	0	5,873
Equip-Gas/Oil/Maint	0	0	417	417	417	417	417	417	417	417	417	413	4,166	5,000	(834)
Landscape-Enhancements	0	0	100	100	100	100	100	100	100	100	100	100	1,000	1,200	(200)
Landscape-Maint	1,142	1,000	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	17,142	18,000	(858)
Landscape-Tree Maint	0	2,100	417	417	417	417	417	417	417	417	417	413	6,266	5,000	1,266
Plumbing Maint/Repair	0	0	250	0	0	0	0	250	0	0	0	0	500	500	0
Pool/Spa-Maint/Supplies	1,450	1,450	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	16,900	16,800	100
Pool-Repairs	0	0	0	500	500	500	500	500	0	0	0	0	2,500	2,500	0
Security/Safety/Monitoring	195	0	65	65	65	65	65	65	65	65	65	65	845	780	65
Signage Install/Maint	0	0	0	0	250	0	0	0	0	0	0	0	250	250	0
TOTAL Property Expenses	2,787	10,423	4,673	4,923	5,173	4,923	4,923	5,173	4,423	4,423	4,423	4,418	60,684	56,321	4,363
Tax/Ins/Interest Exp															
Ins-F&EC or Package	0	0	0	17,054	0	0	0	0	0	0	0	0	17,054	17,054	0

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 2/1/2026 To 2/28/2026 11:59:00 PM

	Operating														
	01/2026	02/2026	03/2026	04/2026	05/2026	06/2026	07/2026	08/2026	09/2026	10/2026	11/2026	12/2026	Total	Budget	Variance
Taxes-Property	0	0	25	0	0	0	0	0	0	0	0	0	25	25	0
TOTAL Tax/Ins/Interest Exp	0	0	25	17,054	0	0	0	0	0	0	0	0	17,079	17,079	0
Utility Expenses															
Internet	979	1,339	114	114	114	114	114	114	114	114	114	114	3,458	1,368	2,090
Electric	(175)	(175)	750	1,000	1,000	1,000	1,000	1,000	1,000	1,000	750	750	8,900	10,750	(1,850)
Gas	173	222	100	100	100	100	100	100	100	100	100	100	1,395	1,200	195
Phone Service	273	0	0	265	0	0	265	0	0	265	0	0	1,068	1,060	8
Trash	83	83	85	85	85	85	85	85	85	85	85	85	1,015	1,020	(5)
Water	186	321	330	578	743	909	990	1,074	1,238	1,100	743	165	8,377	8,200	177
TOTAL Utility Expenses	1,518	1,790	1,379	2,142	2,042	2,208	2,554	2,373	2,537	2,664	1,792	1,214	24,213	23,598	615
TOTAL EXPENSES	6,344	13,818	11,612	26,217	9,313	9,666	9,575	10,144	9,496	9,185	8,313	8,164	131,847	128,400	3,447
Excess Revenue / Expense	3,518	(4,683)	(912)	(15,517)	1,387	1,034	1,125	556	1,204	1,515	2,387	2,536	(5,850)	0	(5,850)

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 2/1/2026 To 2/28/2026 11:59:00 PM

	Reserve														
	01/2026	02/2026	03/2026	04/2026	05/2026	06/2026	07/2026	08/2026	09/2026	10/2026	11/2026	12/2026	Total	Budget	Variance
INCOME															
Other Income															
Interest Income	134	0	0	0	0	0	0	0	0	0	0	0	134	0	134
TOTAL Other Income	134	0	0	0	0	0	0	0	0	0	0	0	134	0	134
TOTAL INCOME	134	0	0	0	0	0	0	0	0	0	0	0	134	0	134
Excess Revenue / Expense	134	0	0	0	0	0	0	0	0	0	0	0	134	0	134