

The Greene HOA (Duncanville)

Balance Sheet

Period 09/30/2025

Assets

Cash

Cking - Western Alliance	23,018.23
Special Assessments	0.30
Reserve -MMA - Western Alliance	8,775.86
TreasuryDirect Savings Bond	40,000.00
Western Alliance Reserve CD 11M 1/27/26 4.00	10,230.51
Petty Cash-Chase Bank (BOD Controlled)	19,391.17
Western Alliance Reserve CD 10/12/26 3.4%	31,019.72
Total Cash	<u>132,435.79</u>

Accounts Receivable

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

Total Assets

135,637.35

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>9,241.00</u>
Total Prepaid Assessments	<u>9,241.00</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	(11,670.20)
Total Fund Balance	<u>121,794.79</u>

Total Liabilities & Equity

135,637.35

The Greene HOA (Duncanville)

Income Statement

Period 9/1/2025 To 9/30/2025 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	10,699.50	95.49%	93,193.06	84.08%
Total Assessments	10,699.50	95.49%	93,193.06	84.08%
Other Income				
Clubhouse Rental	0.00	0.00%	1,600.00	1.44%
Insurance Proceeds	0.00	0.00%	6,850.41	6.18%
Interest Income	0.47	0.00%	127.98	0.12%
Late Fee	266.40	2.38%	2,118.03	1.91%
AR Fee Income	238.00	2.12%	1,653.10	1.49%
Legal Expense Reimb	0.00	0.00%	974.04	0.88%
Prior Mgr - NSF Fees	0.00	0.00%	3,124.40	2.82%
Prior Mgr - AR Fees	0.00	0.00%	1,193.54	1.08%
Total Other Income	504.87	4.51%	17,641.50	15.92%
Total Income	11,204.37	100.00%	110,834.56	100.00%
Expense				
Administrative Expenses				
Accounting	50.00	0.46%	945.00	0.76%
Bank Charges - Return Pymt	0.00	0.00%	10.00	0.01%
Cmte Exp-Social	0.00	0.00%	19.46	0.02%
Copies	215.75	2.01%	580.40	0.47%
Dues/Licenses/Permits	45.00	0.42%	405.00	0.33%
Admin-AR Fees	73.00	0.68%	7,737.00	6.26%
Legal Expense	350.00	3.25%	871.04	0.71%
Management Fees	1,030.00	9.57%	9,270.00	7.50%
Miscl General Expense	0.00	0.00%	200.45	0.16%
Postage/Delivery	84.24	0.78%	131.37	0.11%
Social Events	0.00	0.00%	931.19	0.75%
Website Hosting	0.00	0.00%	258.16	0.21%
Total Administrative Expenses	1,847.99	17.18%	21,359.07	17.29%
Property Expenses				
Common Area Allocation	385.90	3.59%	683.58	0.55%
Concrete Repair/Maint	0.00	0.00%	6,900.00	5.59%
Equip/Major Purchases	0.00	0.00%	1,013.22	0.82%
Equip-Gas/Oil/Maint	0.00	0.00%	8,911.40	7.21%
Landscape-Enhancements	0.00	0.00%	5,876.35	4.76%
Landscape-Maint	3,578.81	33.26%	12,789.82	10.35%
Landscape-Tree Maint	200.00	1.86%	6,850.00	5.54%
Maint/Repair	212.87	1.98%	7,451.22	6.03%
Maint/Repair Supplies	0.00	0.00%	295.27	0.24%
Pool/Spa-Maint/Supplies	1,632.94	15.18%	20,154.36	16.31%
Pool-Repairs	600.00	5.58%	600.00	0.49%
Security/Safety/Monitoring	0.00	0.00%	867.92	0.70%
Total Property Expenses	6,610.52	61.44%	72,393.14	58.60%
Tax/Ins/Interest Exp				
Ins-F&EC or Package	0.00	0.00%	17,637.56	14.28%
Taxes-Property	0.00	0.00%	23.92	0.02%
Total Tax/Ins/Interest Exp	0.00	0.00%	17,661.48	14.30%
Utility Expenses				
Internet	113.78	1.06%	2,630.09	2.13%
Drainage	0.00	0.00%	5.00	0.00%
Electric	1,333.27	12.39%	4,051.68	3.28%
Gas	94.85	0.88%	873.89	0.71%
Phone Service	0.00	0.00%	793.74	0.64%
Trash	362.87	3.37%	950.33	0.77%
Wastewater	0.00	0.00%	144.75	0.12%
Water	395.75	3.68%	2,678.94	2.17%

The Greene HOA (Duncanville)

Income Statement

Period 9/1/2025 To 9/30/2025 11:59:00 PM

	Month to Date	%	Year to Date	%
Total Utility Expenses	2,300.52	21.38%	12,128.42	9.82%
Total Expense	10,759.03	100.00%	123,542.11	100.00%
Fund Change	445.34		(12,707.55)	

The Greene HOA (Duncanville)

Income Statement

Period 9/1/2025 To 9/30/2025 11:59:00 PM

	Month to Date	%	Year to Date	%
Reserve				
<u>Income</u>				
Other Income				
Interest Income	140.68	100.00%	1,037.35	100.00%
Total Other Income	140.68	100.00%	1,037.35	100.00%
Total Income	140.68	100.00%	1,037.35	100.00%
Fund Change	140.68		1,037.35	

The Greene HOA (Duncanville)
Budget Comparison
Period 9/1/2025 To 9/30/2025 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
Income									
Assessments									
Assessments	10,699.50	10,700.00	(0.50)	0.00%	93,193.06	96,300.00	(3,106.94)	3.23%	128,400.00
Total Assessments	10,699.50	10,700.00	(0.50)	0.00%	93,193.06	96,300.00	(3,106.94)	3.23%	128,400.00
Other Income									
Clubhouse Rental	0.00	0.00	0.00	0.00%	1,600.00	0.00	1,600.00	0.00%	0.00
Insurance Proceeds	0.00	0.00	0.00	0.00%	6,850.41	0.00	6,850.41	0.00%	0.00
Interest Income	0.47	10.00	(9.53)	95.30%	127.98	90.00	37.98	-42.20%	120.00
Late Fee	266.40	0.00	266.40	0.00%	2,118.03	0.00	2,118.03	0.00%	0.00
AR Fee Income	238.00	0.00	238.00	0.00%	1,653.10	0.00	1,653.10	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	504.87	10.00	494.87	-4948.70%	17,641.50	90.00	17,551.50	-19501.67%	120.00
Total Income	11,204.37	10,710.00	494.37	-4.62%	110,834.56	96,390.00	14,444.56	-14.99%	128,520.00
Expense									
Administrative Expenses									
ADMIN EXPENSE	0.00	167.00	(167.00)	100.00%	0.00	1,503.00	(1,503.00)	100.00%	2,004.00
Accounting	50.00	0.00	50.00	0.00%	945.00	0.00	945.00	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	215.75	0.00	215.75	0.00%	580.40	0.00	580.40	0.00%	0.00
Dues/Licenses/Permits	45.00	0.00	45.00	0.00%	405.00	450.00	(45.00)	10.00%	450.00
Admin-AR Fees	73.00	167.00	(94.00)	56.29%	7,737.00	1,499.00	6,238.00	-416.14%	2,000.00
Legal Expense	350.00	1,667.00	(1,317.00)	79.00%	871.04	5,000.00	(4,128.96)	82.58%	5,000.00
Management Fees	1,030.00	1,030.00	0.00	0.00%	9,270.00	9,270.00	0.00	0.00%	12,360.00
Misc General Expense	0.00	50.00	(50.00)	100.00%	200.45	450.00	(249.55)	55.46%	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	84.24	42.00	42.24	-100.57%	131.37	378.00	(246.63)	65.25%	504.00
Printing-Coupons/Stmts	0.00	167.00	(167.00)	100.00%	0.00	1,500.00	(1,500.00)	100.00%	2,000.00
Social Events	0.00	438.00	(438.00)	100.00%	931.19	1,312.00	(380.81)	29.03%	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	1,847.99	3,728.00	(1,880.01)	50.43%	21,359.07	25,842.00	(4,482.93)	17.35%	31,148.00
Property Expenses									
Common Area Allocation	385.90	1,717.00	(1,331.10)	77.52%	683.58	5,152.00	(4,468.42)	86.73%	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	0.00	583.00	(583.00)	100.00%	8,911.40	5,249.00	3,662.40	-69.77%	7,000.00
Landscape-Enhancements	0.00	100.00	(100.00)	100.00%	5,876.35	900.00	4,976.35	-552.93%	1,200.00
Landscape-Maint	3,578.81	1,500.00	2,078.81	-138.59%	12,789.82	13,500.00	(710.18)	5.26%	18,000.00
Landscape-Tree Maint	200.00	0.00	200.00	0.00%	6,850.00	3,000.00	3,850.00	-128.33%	5,000.00
Maint/Repair	212.87	0.00	212.87	0.00%	7,451.22	0.00	7,451.22	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	0.00	0.00	0.00%	0.00	500.00	(500.00)	100.00%	500.00
Pool/Spa-Maint/Supplies	1,632.94	1,400.00	232.94	-16.64%	20,154.36	12,600.00	7,554.36	-59.96%	16,800.00
Pool-Repairs	600.00	0.00	600.00	0.00%	600.00	5,000.00	(4,400.00)	88.00%	5,000.00
Security/Safety/Monitoring	0.00	65.00	(65.00)	100.00%	867.92	585.00	282.92	-48.36%	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	6,610.52	5,365.00	1,245.52	-23.22%	72,393.14	46,736.00	25,657.14	-54.90%	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%	2,630.09	1,224.00	1,406.09	-114.88%	1,632.00
Drainage	0.00	0.00	0.00	0.00%	5.00	0.00	5.00	0.00%	0.00
Electric	1,333.27	1,000.00	333.27	-33.33%	4,051.68	9,000.00	(4,948.32)	54.98%	12,000.00
Gas	94.85	0.00	94.85	0.00%	873.89	0.00	873.89	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	362.87	0.00	362.87	0.00%	950.33	0.00	950.33	0.00%	0.00
Wastewater	0.00	0.00	0.00	0.00%	144.75	0.00	144.75	0.00%	0.00
Water	395.75	1,238.00	(842.25)	68.03%	2,678.94	6,192.00	(3,513.06)	56.74%	8,200.00
Total Utility Expenses	2,300.52	2,374.00	(73.48)	3.10%	12,128.42	17,091.00	(4,962.58)	29.04%	22,732.00
Total Expense	10,759.03	11,467.00	(707.97)	6.17%	123,542.11	102,894.00	20,648.11	-20.07%	128,505.00
Fund Change	445.34	(757.00)	1,202.34	158.83%	(12,707.55)	(6,504.00)	(6,203.55)	-95.38%	15.00

The Greene HOA (Duncanville)
Budget Comparison
Period 9/1/2025 To 9/30/2025 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	140.68	0.00	140.68	0.00%	1,037.35	0.00	1,037.35	0.00%	0.00
Total Other Income	140.68	0.00	140.68	0.00%	1,037.35	0.00	1,037.35	0.00%	0.00
Total Income	140.68	0.00	140.68	0.00%	1,037.35	0.00	1,037.35	0.00%	0.00
Fund Change	140.68	0.00	140.68	0.00%	1,037.35	0.00	1,037.35	0.00%	0.00

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 9/1/2025 To 9/30/2025 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	125,293	128,400	(3,107)
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	125,293	128,400	(3,107)
<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	0	10	10	10	158	120	38
Late Fee	81	216	319	303	332	326	197	80	266	0	0	0	2,118	0	2,118
AR Fee Income	45	170	104	790	90	45	172	0	238	0	0	0	1,653	0	1,653
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	505	10	10	10	17,672	120	17,552
TOTAL INCOME	9,629	11,102	12,045	12,454	16,331	10,471	10,569	17,030	11,204	10,710	10,710	10,710	142,965	128,520	14,445
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
ADMIN EXPENSE	0	0	0	0	0	0	0	0	0	167	167	167	501	2,004	(1,503)
Accounting	50	50	50	545	50	50	50	50	50	0	0	0	945	0	945
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	216	0	0	0	580	0	580
Dues/Licenses/Permits	45	45	45	45	45	45	45	45	45	0	0	0	405	450	(45)
Admin-AR Fees	474	65	948	1,315	1,836	2,190	406	430	73	167	167	167	8,238	2,000	6,238
Legal Expense	0	0	0	521	0	0	0	0	350	0	0	0	871	5,000	(4,129)
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	0	50	50	50	350	600	(250)
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	84	42	42	42	257	504	(247)
Printing-Coupons/Stmts	0	0	0	0	0	0	0	0	0	167	166	167	500	2,000	(1,500)
Social Events	0	587	23	0	0	0	322	0	0	0	0	438	1,369	1,750	(381)
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	1,848	1,623	1,622	2,061	26,665	31,148	(4,483)
<u>Property Expenses</u>															
Common Area Allocation	0	0	0	0	0	156	142	0	386	0	0	1,718	2,402	6,870	(4,468)
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	0	584	583	584	10,662	7,000	3,662
Landscape-Enhancements	0	0	0	0	504	5,220	153	0	0	100	100	100	6,176	1,200	4,976
Landscape-Maint	17	0	2,258	1,618	1,605	1,323	1,178	1,212	3,579	1,500	1,500	1,500	17,290	18,000	(710)
Landscape-Tree Maint	0	0	0	0	1,200	5,450	0	0	200	2,000	0	0	8,850	5,000	3,850

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 9/1/2025 To 9/30/2025 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	213	0	0	0	7,451	0	7,451
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	1,633	1,400	1,400	1,400	24,354	16,800	7,554
Pool-Repairs	0	0	0	0	0	0	0	0	600	0	0	0	600	5,000	(4,400)
Security/Safety/Monitoring	195	0	107	0	227	22	276	41	0	65	65	65	1,063	780	283
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	6,611	5,649	3,648	5,367	87,057	61,400	25,657
<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	114	136	136	136	3,038	1,632	1,406
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	1,333	1,000	1,000	1,000	7,052	12,000	(4,948)
Gas	97	101	95	101	100	95	95	95	95	0	0	0	874	0	874
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	363	0	0	0	950	0	950
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	396	1,100	743	165	4,687	8,200	(3,513)
TOTAL Utility Expenses	1,830	1,477	903	1,155	1,567	1,052	659	1,184	2,301	2,461	1,879	1,301	17,769	22,732	(4,963)
TOTAL EXPENSES	6,178	6,001	14,857	6,830	30,567	27,855	13,734	6,762	10,759	9,733	7,149	8,729	149,153	128,505	20,648
Excess Revenue / Expense	3,451	5,101	(2,812)	5,624	(14,235)	(17,384)	(3,165)	10,268	445	977	3,561	1,981	(6,189)	15	(6,204)

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 9/1/2025 To 9/30/2025 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	141	0	0	0	1,037	0	1,037
TOTAL Other Income	104	104	1	138	134	139	135	140	141	0	0	0	1,037	0	1,037
TOTAL INCOME	104	104	1	138	134	139	135	140	141	0	0	0	1,037	0	1,037
Excess Revenue / Expense	104	104	1	138	134	139	135	140	141	0	0	0	1,037	0	1,037