

The Greene HOA (Duncanville)

Balance Sheet

Period 09/30/2024

Assets

Cash

Cking - Western Alliance	4,843.69	
Special Assessments	0.30	
Reserve -MMA - Western Alliance	34,752.50	
Total Cash	<u>39,596.49</u>	
Total Assets		<u>39,596.49</u>

Liabilities & Equity

Other Liabilities

Run Through	(10,000.00)	
Total Other Liabilities	<u>(10,000.00)</u>	

Prepaid Assessments

Prepaid Income	(3,977.00)	
Total Prepaid Assessments	<u>(3,977.00)</u>	

Fund Balance

Tran Fr Prior Mgr	49,745.08	
Fund Change	3,828.41	
Total Fund Balance	<u>53,573.49</u>	
Total Liabilities & Equity		<u>39,596.49</u>

The Greene HOA (Duncanville)

Income Statement

Period 9/1/2024 To 9/30/2024 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	9,412.00	99.62%	16,912.00	99.19%
Total Assessments	9,412.00	99.62%	16,912.00	99.19%
Other Income				
Interest Income	5.67	0.06%	7.97	0.05%
Prior Mgr - AR Fees	30.00	0.32%	130.00	0.76%
Total Other Income	35.67	0.38%	137.97	0.81%
Total Income	9,447.67	100.00%	17,049.97	100.00%
Expense				
Administrative Expenses				
Copies	371.25	4.74%	371.25	2.81%
Dues/Licenses/Permits	35.00	0.45%	35.00	0.26%
Legal Expense	0.00	0.00%	33.53	0.25%
Management Fees	1,000.00	12.76%	2,000.00	15.13%
Postage/Delivery	129.23	1.65%	129.23	0.98%
Total Administrative Expenses	1,535.48	19.59%	2,569.01	19.43%
Property Expenses				
Landscape-Maint	3,387.00	43.21%	3,387.00	25.62%
Landscape-Tree Maint	200.00	2.55%	200.00	1.51%
Pool/Spa-Maint/Supplies	1,420.00	18.12%	1,420.00	10.74%
Security/Safety/Monitoring	173.20	2.21%	173.20	1.31%
Total Property Expenses	5,180.20	66.09%	5,180.20	39.18%
Utility Expenses				
Electric	887.44	11.32%	2,660.83	20.12%
Gas	110.86	1.41%	263.09	1.99%
Water	124.34	1.59%	2,548.43	19.27%
Total Utility Expenses	1,122.64	14.32%	5,472.35	41.39%
Total Expense	7,838.32	100.00%	13,221.56	100.00%
Fund Change	1,609.35		3,828.41	

The Greene HOA (Duncanville)
Budget Comparison
Period 9/1/2024 To 9/30/2024 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
<u>Income</u>									
Assessments									
Assessments	9,412.00	10,700.00	(1,288.00)	12.04%	16,912.00	96,300.00	(79,388.00)	82.44%	128,400.00
Total Assessments	9,412.00	10,700.00	(1,288.00)	12.04%	16,912.00	96,300.00	(79,388.00)	82.44%	128,400.00
Other Income									
OTHER INCOME	0.00	100.00	(100.00)	100.00%	0.00	500.00	(500.00)	100.00%	600.00
Collection Fee-Prior Mgr	0.00	0.00	0.00	0.00%	0.00	400.00	(400.00)	100.00%	400.00
Interest Income	5.67	0.00	5.67	0.00%	7.97	0.00	7.97	0.00%	0.00
Late Fee	0.00	10.00	(10.00)	100.00%	0.00	90.00	(90.00)	100.00%	120.00
Legal Expense Reimb	0.00	0.00	0.00	0.00%	0.00	400.00	(400.00)	100.00%	400.00
Prior Mgr - AR Fees	30.00	0.00	30.00	0.00%	130.00	0.00	130.00	0.00%	0.00
Total Other Income	35.67	110.00	(74.33)	67.57%	137.97	1,390.00	(1,252.03)	90.07%	1,520.00
Total Income	9,447.67	10,810.00	(1,362.33)	12.60%	17,049.97	97,690.00	(80,640.03)	82.55%	129,920.00
<u>Expense</u>									
Administrative Expenses									
ADMIN EXPENSE	0.00	58.00	(58.00)	100.00%	0.00	525.00	(525.00)	100.00%	700.00
Accounting-Audit	0.00	0.00	0.00	0.00%	0.00	450.00	(450.00)	100.00%	450.00
Computer Maint/Support	0.00	60.00	(60.00)	100.00%	0.00	540.00	(540.00)	100.00%	720.00
Copies	371.25	240.00	131.25	-54.69%	371.25	1,312.00	(940.75)	71.70%	1,600.00
Dues/Licenses/Permits	35.00	0.00	35.00	0.00%	35.00	200.00	(165.00)	82.50%	200.00
Admin-AR Fees	0.00	0.00	0.00	0.00%	0.00	400.00	(400.00)	100.00%	400.00
Legal Expense	0.00	0.00	0.00	0.00%	33.53	2,000.00	(1,966.47)	98.32%	2,000.00
Management Fees	1,000.00	969.00	31.00	-3.20%	2,000.00	8,718.00	(6,718.00)	77.06%	11,624.00
Misc General Expense	0.00	0.00	0.00	0.00%	0.00	180.00	(180.00)	100.00%	180.00
Office Clerical Svc	0.00	20.00	(20.00)	100.00%	0.00	1,170.00	(1,170.00)	100.00%	1,230.00
Other Professional Svcs	0.00	0.00	0.00	0.00%	0.00	4,400.00	(4,400.00)	100.00%	4,400.00
Postage/Delivery	129.23	270.00	(140.77)	52.14%	129.23	1,476.00	(1,346.77)	91.24%	1,800.00
Social Events	0.00	0.00	0.00	0.00%	0.00	875.00	(875.00)	100.00%	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	1,535.48	1,617.00	(81.52)	5.04%	2,569.01	22,726.00	(20,156.99)	88.70%	27,534.00
Property Expenses									
Club/Fitness Repair/Maint	0.00	0.00	0.00	0.00%	0.00	8,360.00	(8,360.00)	100.00%	8,360.00
Common Area Allocation	0.00	0.00	0.00	0.00%	0.00	2,600.00	(2,600.00)	100.00%	3,250.00
Concrete Repair/Maint	0.00	0.00	0.00	0.00%	0.00	750.00	(750.00)	100.00%	750.00
Equip-Gas/Oil/Maint	0.00	231.00	(231.00)	100.00%	0.00	925.00	(925.00)	100.00%	925.00
Extermination	0.00	42.00	(42.00)	100.00%	0.00	375.00	(375.00)	100.00%	500.00
Holiday Decorations	0.00	0.00	0.00	0.00%	0.00	150.00	(150.00)	100.00%	300.00
Janitorial-Trash Pick-up	0.00	17.00	(17.00)	100.00%	0.00	150.00	(150.00)	100.00%	200.00
Keys/Locks	0.00	13.00	(13.00)	100.00%	0.00	120.00	(120.00)	100.00%	160.00
Landscape-Maint	3,387.00	1,367.00	2,020.00	-147.77%	3,387.00	9,567.00	(6,180.00)	64.60%	12,300.00
Landscape-Replacements	0.00	710.00	(710.00)	100.00%	0.00	2,130.00	(2,130.00)	100.00%	2,130.00
Landscape-Tree Maint	200.00	0.00	200.00	0.00%	200.00	5,560.00	(5,360.00)	96.40%	6,950.00
Lighting Supplies	0.00	192.00	(192.00)	100.00%	0.00	576.00	(576.00)	100.00%	960.00
Plumbing Supplies	0.00	0.00	0.00	0.00%	0.00	416.00	(416.00)	100.00%	416.00
Pool/Spa-Maint/Supplies	1,420.00	1,400.00	20.00	-1.43%	1,420.00	12,600.00	(11,180.00)	88.73%	16,800.00
Pool-Repairs	0.00	0.00	0.00	0.00%	0.00	6,800.00	(6,800.00)	100.00%	6,800.00
Security/Safety/Monitoring	173.20	61.00	112.20	-183.93%	173.20	548.00	(374.80)	68.39%	730.00
Signage Install/Maint	0.00	0.00	0.00	0.00%	0.00	200.00	(200.00)	100.00%	200.00
Total Property Expenses	5,180.20	4,033.00	1,147.20	-28.45%	5,180.20	51,827.00	(46,646.80)	90.00%	61,731.00
Tax/Ins/Interest Exp									
Ins-F&EC or Package	0.00	0.00	0.00	0.00%	0.00	9,231.00	(9,231.00)	100.00%	9,231.00
Taxes-Property	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	24.00
Total Tax/Ins/Interest Exp	0.00	0.00	0.00	0.00%	0.00	9,231.00	(9,231.00)	100.00%	9,255.00
Transfer Proof									
Tran fr Cking to MMA	0.00	1,000.00	(1,000.00)	100.00%	0.00	9,000.00	(9,000.00)	100.00%	12,000.00
Total Transfer Proof	0.00	1,000.00	(1,000.00)	100.00%	0.00	9,000.00	(9,000.00)	100.00%	12,000.00
Utility Expenses									
Internet	0.00	136.00	(136.00)	100.00%	0.00	1,224.00	(1,224.00)	100.00%	1,632.00
Electric	887.44	637.00	250.44	-39.32%	2,660.83	5,730.00	(3,069.17)	53.56%	7,640.00
Gas	110.86	81.00	29.86	-36.86%	263.09	729.00	(465.91)	63.91%	972.00
Phone Service	0.00	0.00	0.00	0.00%	0.00	675.00	(675.00)	100.00%	900.00
Water	124.34	1,238.00	(1,113.66)	89.96%	2,548.43	6,192.00	(3,643.57)	58.84%	8,256.00
Total Utility Expenses	1,122.64	2,092.00	(969.36)	46.34%	5,472.35	14,550.00	(9,077.65)	62.39%	19,400.00
Total Expense	7,838.32	8,742.00	(903.68)	10.34%	13,221.56	107,334.00	(94,112.44)	87.68%	129,920.00
Fund Change	1,609.35	2,068.00	(458.65)	22.18%	3,828.41	(9,644.00)	13,472.41	139.70%	0.00

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 9/1/2024 To 9/30/2024 11:59:00 PM

	Operating												Total	Budget	Variance
	01/2024	02/2024	03/2024	04/2024	05/2024	06/2024	07/2024	08/2024	09/2024	10/2024	11/2024	12/2024			
<u>INCOME</u>															
<u>Assessments</u>															
Assessments	0	0	0	0	0	0	0	7,500	9,412	10,700	10,700	10,700	49,012	128,400	(79,388)
TOTAL Assessments	0	0	0	0	0	0	0	7,500	9,412	10,700	10,700	10,700	49,012	128,400	(79,388)
<u>Other Income</u>															
OTHER INCOME	0	0	0	0	0	0	0	0	0	0	100	0	100	600	(500)
Collection Fee-Prior Mgr	0	0	0	0	0	0	0	0	0	0	0	0	0	400	(400)
Interest Income	0	0	0	0	0	0	0	2	6	0	0	0	8	0	8
Late Fee	0	0	0	0	0	0	0	0	0	10	10	10	30	120	(90)
Legal Expense Reimb	0	0	0	0	0	0	0	0	0	0	0	0	0	400	(400)
Prior Mgr - AR Fees	0	0	0	0	0	0	0	100	30	0	0	0	130	0	130
TOTAL Other Income	0	0	0	0	0	0	0	102	36	10	110	10	268	1,520	(1,252)
TOTAL INCOME	0	0	0	0	0	0	0	7,602	9,448	10,710	10,810	10,710	49,280	129,920	(80,640)
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
ADMIN EXPENSE	0	0	0	0	0	0	0	0	0	58	59	58	175	700	(525)
Accounting-Audit	0	0	0	0	0	0	0	0	0	0	0	0	0	450	(450)
Computer Maint/Support	0	0	0	0	0	0	0	0	0	60	60	60	180	720	(540)
Copies	0	0	0	0	0	0	0	0	371	96	96	96	659	1,600	(941)
Dues/Licenses/Permits	0	0	0	0	0	0	0	0	35	0	0	0	35	200	(165)
Admin-AR Fees	0	0	0	0	0	0	0	0	0	0	0	0	0	400	(400)
Legal Expense	0	0	0	0	0	0	0	34	0	0	0	0	34	2,000	(1,966)
Management Fees	0	0	0	0	0	0	0	1,000	1,000	969	968	969	4,906	11,624	(6,718)
Miscl General Expense	0	0	0	0	0	0	0	0	0	0	0	0	0	180	(180)
Office Clerical Svc	0	0	0	0	0	0	0	0	0	20	20	20	60	1,230	(1,170)
Other Professional Svcs	0	0	0	0	0	0	0	0	0	0	0	0	0	4,400	(4,400)
Postage/Delivery	0	0	0	0	0	0	0	0	129	108	108	108	453	1,800	(1,347)
Social Events	0	0	0	0	0	0	0	0	0	875	0	0	875	1,750	(875)
Website Maint	0	0	0	0	0	0	0	0	0	0	0	0	0	480	(480)
TOTAL Administrative Expense	0	0	0	0	0	0	0	1,034	1,535	2,186	1,311	1,311	7,377	27,534	(20,157)
<u>Property Expenses</u>															
Club/Fitness Repair/Maint	0	0	0	0	0	0	0	0	0	0	0	0	0	8,360	(8,360)
Common Area Allocation	0	0	0	0	0	0	0	0	0	650	0	0	650	3,250	(2,600)
Concrete Repair/Maint	0	0	0	0	0	0	0	0	0	0	0	0	0	750	(750)
Equip-Gas/Oil/Maint	0	0	0	0	0	0	0	0	0	0	0	0	0	925	(925)
Extermination	0	0	0	0	0	0	0	0	0	42	41	42	125	500	(375)
Holiday Decorations	0	0	0	0	0	0	0	0	0	0	150	0	150	300	(150)
Janitorial-Trash Pick-up	0	0	0	0	0	0	0	0	0	17	16	17	50	200	(150)
Keys/Locks	0	0	0	0	0	0	0	0	0	13	14	13	40	160	(120)
Landscape-Maint	0	0	0	0	0	0	0	0	3,387	1,366	1,367	0	6,120	12,300	(6,180)
Landscape-Replacements	0	0	0	0	0	0	0	0	0	0	0	0	0	2,130	(2,130)
Landscape-Tree Maint	0	0	0	0	0	0	0	0	200	0	1,390	0	1,590	6,950	(5,360)

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 9/1/2024 To 9/30/2024 11:59:00 PM

	Operating												Total	Budget	Variance
	01/2024	02/2024	03/2024	04/2024	05/2024	06/2024	07/2024	08/2024	09/2024	10/2024	11/2024	12/2024			
Lighting Supplies	0	0	0	0	0	0	0	0	0	0	192	192	384	960	(576)
Plumbing Supplies	0	0	0	0	0	0	0	0	0	0	0	0	0	416	(416)
Pool/Spa-Maint/Supplies	0	0	0	0	0	0	0	0	1,420	1,400	1,400	1,400	5,620	16,800	(11,180)
Pool-Repairs	0	0	0	0	0	0	0	0	0	0	0	0	0	6,800	(6,800)
Security/Safety/Monitoring	0	0	0	0	0	0	0	0	173	60	61	61	355	730	(375)
Signage Install/Maint	0	0	0	0	0	0	0	0	0	0	0	0	0	200	(200)
TOTAL Property Expenses	0	0	0	0	0	0	0	0	5,180	3,548	4,631	1,725	15,084	61,731	(46,647)
<u>Tax/Ins/Interest Exp</u>															
Ins-F&EC or Package	0	0	0	0	0	0	0	0	0	0	0	0	0	9,231	(9,231)
Taxes-Property	0	0	0	0	0	0	0	0	0	24	0	0	24	24	0
TOTAL Tax/Ins/Interest Exp	0	0	0	0	0	0	0	0	0	24	0	0	24	9,255	(9,231)
<u>Transfer Proof</u>															
Tran fr Cking to MMA	0	0	0	0	0	0	0	0	0	1,000	1,000	1,000	3,000	12,000	(9,000)
TOTAL Transfer Proof	0	0	0	0	0	0	0	0	0	1,000	1,000	1,000	3,000	12,000	(9,000)
<u>Utility Expenses</u>															
Internet	0	0	0	0	0	0	0	0	0	136	136	136	408	1,632	(1,224)
Electric	0	0	0	0	0	0	0	1,773	887	637	636	637	4,571	7,640	(3,069)
Gas	0	0	0	0	0	0	0	152	111	81	81	81	506	972	(466)
Phone Service	0	0	0	0	0	0	0	0	0	225	0	0	225	900	(675)
Water	0	0	0	0	0	0	0	2,424	124	1,156	743	165	4,612	8,256	(3,644)
TOTAL Utility Expenses	0	0	0	0	0	0	0	4,350	1,123	2,235	1,596	1,019	10,322	19,400	(9,078)
TOTAL EXPENSES	0	0	0	0	0	0	0	5,383	7,838	8,993	8,538	5,055	35,808	129,920	(94,112)
Excess Revenue / Expense	0	0	0	0	0	0	0	2,219	1,609	1,717	2,272	5,655	13,472	0	13,472