

The Greene HOA (Duncanville)

Balance Sheet

Period 04/30/2025

Assets

Cash

Cking - Western Alliance	32,333.98
Special Assessments	0.30
Reserve -MMA - Western Alliance	8,770.34
TreasuryDirect Savings Bond	40,000.00
Western Alliance Reserve CD 11M 1/27/26 4.00	10,063.63
Petty Cash-Chase Bank (BOD Controlled)	37,619.99
Western Alliance Reserve CD 10/12/25 4.10%	30,502.25
Total Cash	<u>159,290.49</u>

Accounts Receivable

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

Total Assets

162,492.05

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>12,714.50</u>
Total Prepaid Assessments	<u>12,714.50</u>

Fund Balance

Fund Change-RE Oper	9,348.76
Fund Change-RE Reserve	105,680.45
Fund Change 2024	37,575.52
Tran Fr Prior Mgr	(19,139.74)
Fund Change	<u>11,711.00</u>
Total Fund Balance	<u>145,175.99</u>

Total Liabilities & Equity

162,492.05

The Greene HOA (Duncanville)

Income Statement

Period 4/1/2025 To 4/30/2025 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating				
<u>Income</u>				
Assessments				
Assessments	10,961.00	88.01%	41,543.56	91.85%
Total Assessments	10,961.00	88.01%	41,543.56	91.85%
Other Income				
Clubhouse Rental	400.00	3.21%	700.00	1.55%
Interest Income	0.63	0.01%	126.06	0.28%
Late Fee	302.50	2.43%	917.63	2.03%
AR Fee Income	790.00	6.34%	1,109.10	2.45%
Legal Expense Reimb	0.00	0.00%	289.04	0.64%
Prior Mgr - NSF Fees	0.00	0.00%	170.00	0.38%
Prior Mgr - AR Fees	0.00	0.00%	373.54	0.83%
Total Other Income	1,493.13	11.99%	3,685.37	8.15%
Total Income	12,454.13	100.00%	45,228.93	100.00%
<u>Expense</u>				
Administrative Expenses				
Accounting	545.00	7.98%	695.00	2.05%
Bank Charges - Return Pynt	0.00	0.00%	10.00	0.03%
Crnte Exp-Social	0.00	0.00%	19.46	0.06%
Copies	47.70	0.70%	177.45	0.52%
Dues/Licenses/Permits	45.00	0.66%	180.00	0.53%
Admin-AR Fees	1,315.00	19.25%	2,802.00	8.27%
Legal Expense	521.04	7.63%	521.04	1.54%
Management Fees	1,030.00	15.08%	4,120.00	12.17%
Misc General Expense	200.45	2.93%	200.45	0.59%
Postage/Delivery	2.30	0.03%	20.55	0.06%
Social Events	0.00	0.00%	609.67	1.80%
Website Hosting	0.00	0.00%	217.34	0.64%
Total Administrative Expenses	3,706.49	54.27%	9,572.96	28.27%
Property Expenses				
Equip-Gas/Oil/Maint	350.00	5.12%	5,709.46	16.86%
Landscape-Maint	1,618.26	23.69%	3,893.30	11.50%
Pool/Spa-Maint/Supplies	0.00	0.00%	6,864.85	20.27%
Security/Safety/Monitoring	0.00	0.00%	301.96	0.89%
Total Property Expenses	1,968.26	28.82%	16,769.57	49.52%
Tax/Ins/Interest Exp				
Ins-F&EC or Package	0.00	0.00%	2,133.56	6.30%
Taxes-Property	0.00	0.00%	23.92	0.07%
Total Tax/Ins/Interest Exp	0.00	0.00%	2,157.48	6.37%
Utility Expenses				
Internet	707.55	10.36%	1,661.81	4.91%
Electric	(175.00)	-2.56%	1,147.95	3.39%
Gas	100.85	1.48%	394.44	1.16%
Phone Service	264.58	3.87%	529.16	1.56%
Trash	83.73	1.23%	319.92	0.94%
Water	173.51	2.54%	1,312.12	3.87%
Total Utility Expenses	1,155.22	16.91%	5,365.40	15.84%
Total Expense	6,829.97	100.00%	33,865.41	100.00%
Fund Change	5,624.16		11,363.52	

The Greene HOA (Duncanville)

Income Statement

Period 4/1/2025 To 4/30/2025 11:59:00 PM

	Month to Date	%	Year to Date	%
Reserve				
<u>Income</u>				
Other Income				
Interest Income	138.35	100.00%	347.48	100.00%
Total Other Income	138.35	100.00%	347.48	100.00%
Total Income	138.35	100.00%	347.48	100.00%
Fund Change	138.35		347.48	

The Greene HOA (Duncanville)
Budget Comparison
Period 4/1/2025 To 4/30/2025 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	10,961.00	10,700.00	261.00	-2.44%	41,543.56	42,800.00	(1,256.44)	2.94%	128,400.00
Total Assessments	10,961.00	10,700.00	261.00	-2.44%	41,543.56	42,800.00	(1,256.44)	2.94%	128,400.00
Other Income									
Clubhouse Rental	400.00	0.00	400.00	0.00%	700.00	0.00	700.00	0.00%	0.00
Interest Income	0.63	10.00	(9.37)	93.70%	126.06	40.00	86.06	-215.15%	120.00
Late Fee	302.50	0.00	302.50	0.00%	917.63	0.00	917.63	0.00%	0.00
AR Fee Income	790.00	0.00	790.00	0.00%	1,109.10	0.00	1,109.10	0.00%	0.00
Legal Expense Reimb	0.00	0.00	0.00	0.00%	289.04	0.00	289.04	0.00%	0.00
Prior Mgr - NSF Fees	0.00	0.00	0.00	0.00%	170.00	0.00	170.00	0.00%	0.00
Prior Mgr - AR Fees	0.00	0.00	0.00	0.00%	373.54	0.00	373.54	0.00%	0.00
Total Other Income	1,493.13	10.00	1,483.13	-14831.30%	3,685.37	40.00	3,645.37	-9113.43%	120.00
Total Income	12,454.13	10,710.00	1,744.13	-16.29%	45,228.93	42,840.00	2,388.93	-5.58%	128,520.00
<u>Expense</u>									
Administrative Expenses									
ADMIN EXPENSE	0.00	167.00	(167.00)	100.00%	0.00	668.00	(668.00)	100.00%	2,004.00
Accounting	545.00	0.00	545.00	0.00%	695.00	0.00	695.00	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	47.70	0.00	47.70	0.00%	177.45	0.00	177.45	0.00%	0.00
Dues/Licenses/Permits	45.00	0.00	45.00	0.00%	180.00	450.00	(270.00)	60.00%	450.00
Admin-AR Fees	1,315.00	166.00	1,149.00	-692.17%	2,802.00	664.00	2,138.00	-321.99%	2,000.00
Legal Expense	521.04	0.00	521.04	0.00%	521.04	1,667.00	(1,145.96)	68.74%	5,000.00
Management Fees	1,030.00	1,030.00	0.00	0.00%	4,120.00	4,120.00	0.00	0.00%	12,360.00
Misc General Expense	200.45	50.00	150.45	-300.90%	200.45	200.00	0.45	-0.22%	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	2.30	42.00	(39.70)	94.52%	20.55	168.00	(147.45)	87.77%	504.00
Printing-Coupons/Stmts	0.00	167.00	(167.00)	100.00%	0.00	665.00	(665.00)	100.00%	2,000.00
Social Events	0.00	0.00	0.00	0.00%	609.67	437.00	172.67	-39.51%	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%	217.34	0.00	217.34	0.00%	0.00
Total Administrative Expenses	3,706.49	1,622.00	2,084.49	-128.51%	9,572.96	13,519.00	(3,946.04)	29.19%	31,148.00
Property Expenses									
Common Area Allocation	0.00	0.00	0.00	0.00%	0.00	1,717.50	(1,717.50)	100.00%	6,870.00
Equip-Gas/Oil/Maint	350.00	583.00	(233.00)	39.97%	5,709.46	2,333.00	3,376.46	-144.73%	7,000.00
Landscape-Enhancements	0.00	100.00	(100.00)	100.00%	0.00	400.00	(400.00)	100.00%	1,200.00
Landscape-Maint	1,618.26	1,500.00	118.26	-7.88%	3,893.30	6,000.00	(2,106.70)	35.11%	18,000.00
Landscape-Tree Maint	0.00	0.00	0.00	0.00%	0.00	2,000.00	(2,000.00)	100.00%	5,000.00
Plumbing Maint/Repair	0.00	0.00	0.00	0.00%	0.00	250.00	(250.00)	100.00%	500.00
Pool/Spa-Maint/Supplies	0.00	1,400.00	(1,400.00)	100.00%	6,864.85	5,600.00	1,264.85	-22.59%	16,800.00
Pool-Repairs	0.00	1,000.00	(1,000.00)	100.00%	0.00	1,000.00	(1,000.00)	100.00%	5,000.00
Security/Safety/Monitoring	0.00	65.00	(65.00)	100.00%	301.96	260.00	41.96	-16.14%	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	1,968.26	4,648.00	(2,679.74)	57.65%	16,769.57	19,560.50	(2,790.93)	14.27%	61,400.00
Tax/Ins/Interest Exp									
Ins-F&EC or Package	0.00	13,200.00	(13,200.00)	100.00%	2,133.56	13,200.00	(11,066.44)	83.84%	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	13,200.00	(13,200.00)	100.00%	2,157.48	13,225.00	(11,067.52)	83.69%	13,225.00
Utility Expenses									
Internet	707.55	136.00	571.55	-420.26%	1,661.81	544.00	1,117.81	-205.48%	1,632.00
Electric	(175.00)	1,000.00	(1,175.00)	117.50%	1,147.95	4,000.00	(2,852.05)	71.30%	12,000.00
Gas	100.85	0.00	100.85	0.00%	394.44	0.00	394.44	0.00%	0.00
Phone Service	264.58	225.00	39.58	-17.59%	529.16	450.00	79.16	-17.59%	900.00
Trash	83.73	0.00	83.73	0.00%	319.92	0.00	319.92	0.00%	0.00
Water	173.51	578.00	(404.49)	69.98%	1,312.12	1,238.00	74.12	-5.99%	8,200.00
Total Utility Expenses	1,155.22	1,939.00	(783.78)	40.42%	5,365.40	6,232.00	(866.60)	13.91%	22,732.00
Total Expense	6,829.97	21,409.00	(14,579.03)	68.10%	33,865.41	52,536.50	(18,671.09)	35.54%	128,505.00
Fund Change	5,624.16	(10,699.00)	16,323.16	152.57%	11,363.52	(9,696.50)	21,060.02	217.19%	15.00

The Greene HOA (Duncanville)
Budget Comparison
Period 4/1/2025 To 4/30/2025 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	138.35	0.00	138.35	0.00%	347.48	0.00	347.48	0.00%	0.00
Total Other Income	138.35	0.00	138.35	0.00%	347.48	0.00	347.48	0.00%	0.00
Total Income	138.35	0.00	138.35	0.00%	347.48	0.00	347.48	0.00%	0.00
Fund Change	138.35	0.00	138.35	0.00%	347.48	0.00	347.48	0.00%	0.00

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 4/1/2025 To 4/30/2025 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	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	127,144	128,400	(1,256)
TOTAL Assessments	9,502	9,683	11,398	10,961	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	127,144	128,400	(1,256)
<u>Other Income</u>															
Clubhouse Rental	0	200	100	400	0	0	0	0	0	0	0	0	700	0	700
Interest Income	1	1	124	1	10	10	10	10	10	10	10	10	206	120	86
Late Fee	81	216	319	303	0	0	0	0	0	0	0	0	918	0	918
AR Fee Income	45	170	104	790	0	0	0	0	0	0	0	0	1,109	0	1,109
Legal Expense Reimb	0	289	0	0	0	0	0	0	0	0	0	0	289	0	289
Prior Mgr - NSF Fees	0	0	170	0	0	0	0	0	0	0	0	0	170	0	170
Prior Mgr - AR Fees	0	544	(170)	0	0	0	0	0	0	0	0	0	374	0	374
TOTAL Other Income	127	1,419	647	1,493	10	10	10	10	10	10	10	10	3,765	120	3,645
TOTAL INCOME	9,629	11,102	12,045	12,454	10,710	10,710	10,710	10,710	10,710	10,710	10,710	10,710	130,909	128,520	2,389
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
ADMIN EXPENSE	0	0	0	0	167	167	167	167	167	167	167	167	1,336	2,004	(668)
Accounting	50	50	50	545	0	0	0	0	0	0	0	0	695	0	695
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	0	0	0	0	0	0	0	0	177	0	177
Dues/Licenses/Permits	45	45	45	45	0	0	0	0	0	0	0	0	180	450	(270)
Admin-AR Fees	474	65	948	1,315	167	167	167	167	167	167	167	167	4,138	2,000	2,138
Legal Expense	0	0	0	521	0	1,666	0	0	1,667	0	0	0	3,854	5,000	(1,146)
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
Misc General Expense	0	0	0	200	50	50	50	50	50	50	50	50	600	600	0
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	42	42	42	42	42	42	42	42	357	504	(147)
Printing-Coupons/Stmts	0	0	0	0	167	167	167	167	167	167	166	167	1,335	2,000	(665)
Social Events	0	587	23	0	0	437	0	0	438	0	0	438	1,923	1,750	173
Website Maint	0	0	0	0	0	0	0	0	0	0	0	0	0	480	(480)
Website Hosting	0	217	0	0	0	0	0	0	0	0	0	0	217	0	217
TOTAL Administrative Expense	1,645	2,057	2,164	3,706	1,623	3,726	1,623	1,623	3,728	1,623	1,622	2,061	27,202	31,148	(3,946)
<u>Property Expenses</u>															
Common Area Allocation	0	0	0	0	0	1,718	0	0	1,717	0	0	1,718	5,153	6,870	(1,718)
Equip-Gas/Oil/Maint	0	0	5,359	350	583	583	584	583	583	584	583	584	10,376	7,000	3,376
Landscape-Enhancements	0	0	0	0	100	100	100	100	100	100	100	100	800	1,200	(400)
Landscape-Maint	17	0	2,258	1,618	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	15,893	18,000	(2,107)
Landscape-Tree Maint	0	0	0	0	0	1,000	0	0	0	2,000	0	0	3,000	5,000	(2,000)
Plumbing Maint/Repair	0	0	0	0	0	0	0	250	0	0	0	0	250	500	(250)
Pool/Spa-Maint/Supplies	1,400	1,400	4,065	0	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	18,065	16,800	1,265

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 4/1/2025 To 4/30/2025 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			
Pool-Repairs	0	0	0	0	1,000	1,000	1,000	1,000	0	0	0	0	4,000	5,000	(1,000)
Security/Safety/Monitoring	195	0	107	0	65	65	65	65	65	65	65	65	822	780	42
Signage Install/Maint	0	0	0	0	250	0	0	0	0	0	0	0	250	250	0
TOTAL Property Expenses	1,612	1,400	11,789	1,968	4,898	7,366	4,649	4,898	5,365	5,649	3,648	5,367	58,609	61,400	(2,791)
<u>Tax/Ins/Interest Exp</u>															
Ins-F&EC or Package	1,067	1,067	0	0	0	0	0	0	0	0	0	0	2,134	13,200	(11,066)
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	0	0	0	0	0	0	0	0	2,157	13,225	(11,068)
<u>Utility Expenses</u>															
Internet	0	954	0	708	136	136	136	136	136	136	136	136	2,750	1,632	1,118
Electric	772	0	550	(175)	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	9,148	12,000	(2,852)
Gas	97	101	95	101	0	0	0	0	0	0	0	0	394	0	394
Phone Service	265	0	0	265	0	0	225	0	0	225	0	0	979	900	79
Trash	79	79	79	84	0	0	0	0	0	0	0	0	320	0	320
Water	617	343	179	174	743	909	990	1,074	1,238	1,100	743	165	8,274	8,200	74
TOTAL Utility Expenses	1,830	1,477	903	1,155	1,879	2,045	2,351	2,210	2,374	2,461	1,879	1,301	21,865	22,732	(867)
TOTAL EXPENSES	6,178	6,001	14,857	6,830	8,400	13,137	8,623	8,731	11,467	9,733	7,149	8,729	109,834	128,505	(18,671)
Excess Revenue / Expense	3,451	5,101	(2,812)	5,624	2,310	(2,427)	2,087	1,979	(757)	977	3,561	1,981	21,075	15	21,060

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 4/1/2025 To 4/30/2025 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			
INCOME															
Other Income															
Interest Income	104	104	1	138	0	0	0	0	0	0	0	0	347	0	347
TOTAL Other Income	104	104	1	138	0	0	0	0	0	0	0	0	347	0	347
TOTAL INCOME	104	104	1	138	0	0	0	0	0	0	0	0	347	0	347
Excess Revenue / Expense	104	104	1	138	0	0	0	0	0	0	0	0	347	0	347