

The Greene HOA (Duncanville)

Balance Sheet

Period 05/31/2025

Assets

Cash

Cking - Western Alliance	18,667.93
Special Assessments	0.30
Reserve -MMA - Western Alliance	8,771.46
TreasuryDirect Savings Bond	40,000.00
Western Alliance Reserve CD 11M 1/27/26 4.00	10,096.13
Petty Cash-Chase Bank (BOD Controlled)	36,350.92
Western Alliance Reserve CD 10/12/25 4.10%	30,603.03
Total Cash	<u>144,489.77</u>

Accounts Receivable

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

Total Assets

147,691.33

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>12,014.50</u>
Total Prepaid Assessments	<u>12,014.50</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	(2,389.72)
Total Fund Balance	<u>131,075.27</u>

Total Liabilities & Equity

147,691.33

The Greene HOA (Duncanville)

Income Statement

Period 5/1/2025 To 5/31/2025 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating				
<u>Income</u>				
Assessments				
Assessments	11,100.00	67.97%	52,643.56	85.52%
Total Assessments	11,100.00	67.97%	52,643.56	85.52%
Other Income				
Clubhouse Rental	400.00	2.45%	1,100.00	1.79%
Interest Income	0.49	0.00%	126.55	0.21%
Late Fee	331.50	2.03%	1,249.13	2.03%
AR Fee Income	90.00	0.55%	1,199.10	1.95%
Legal Expense Reimb	685.00	4.19%	974.04	1.58%
Prior Mgr - NSF Fees	2,954.40	18.09%	3,124.40	5.08%
Prior Mgr - AR Fees	770.00	4.71%	1,143.54	1.86%
Total Other Income	5,231.39	32.03%	8,916.76	14.48%
Total Income	16,331.39	100.00%	61,560.32	100.00%
<u>Expense</u>				
Administrative Expenses				
Accounting	50.00	0.16%	745.00	1.16%
Bank Charges - Return Pymt	0.00	0.00%	10.00	0.02%
Cmte Exp-Social	0.00	0.00%	19.46	0.03%
Copies	64.45	0.21%	241.90	0.38%
Dues/Licenses/Permits	45.00	0.15%	225.00	0.35%
Admin-AR Fees	1,836.00	6.01%	4,638.00	7.20%
Legal Expense	0.00	0.00%	521.04	0.81%
Management Fees	1,030.00	3.37%	5,150.00	7.99%
Misc General Expense	0.00	0.00%	200.45	0.31%
Postage/Delivery	12.41	0.04%	32.96	0.05%
Social Events	0.00	0.00%	609.67	0.95%
Website Hosting	40.82	0.13%	258.16	0.40%
Total Administrative Expenses	3,078.68	10.07%	12,651.64	19.64%
Property Expenses				
Equip-Gas/Oil/Maint	0.00	0.00%	5,709.46	8.86%
Landscape-Enhancements	503.54	1.65%	503.54	0.78%
Landscape-Maint	1,604.86	5.25%	5,498.16	8.53%
Landscape-Tree Maint	1,200.00	3.93%	1,200.00	1.86%
Maint/Repair Supplies	295.27	0.97%	295.27	0.46%
Pool/Spa-Maint/Supplies	6,585.53	21.54%	13,450.38	20.88%
Security/Safety/Monitoring	227.29	0.74%	529.25	0.82%
Total Property Expenses	10,416.49	34.08%	27,186.06	42.19%
Tax/Ins/Interest Exp				
Ins-F&EC or Package	15,504.00	50.72%	17,637.56	27.37%
Taxes-Property	0.00	0.00%	23.92	0.04%
Total Tax/Ins/Interest Exp	15,504.00	50.72%	17,661.48	27.41%
Utility Expenses				
Internet	513.16	1.68%	2,174.97	3.38%
Electric	507.22	1.66%	1,655.17	2.57%
Gas	99.58	0.33%	494.02	0.77%
Phone Service	0.00	0.00%	529.16	0.82%
Trash	78.73	0.26%	398.65	0.62%
Water	368.65	1.21%	1,680.77	2.61%
Total Utility Expenses	1,567.34	5.13%	6,932.74	10.76%
Total Expense	30,566.51	100.00%	64,431.92	100.00%
Fund Change	(14,235.12)		(2,871.60)	

The Greene HOA (Duncanville)

Income Statement

Period 5/1/2025 To 5/31/2025 11:59:00 PM

	Month to Date	%	Year to Date	%
Reserve				
<u>Income</u>				
Other Income				
Interest Income	134.40	100.00%	481.88	100.00%
Total Other Income	134.40	100.00%	481.88	100.00%
Total Income	134.40	100.00%	481.88	100.00%
Fund Change	134.40		481.88	

The Greene HOA (Duncanville)
Budget Comparison
Period 5/1/2025 To 5/31/2025 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	11,100.00	10,700.00	400.00	-3.74%	52,643.56	53,500.00	(856.44)	1.60%	128,400.00
Total Assessments	11,100.00	10,700.00	400.00	-3.74%	52,643.56	53,500.00	(856.44)	1.60%	128,400.00
Other Income									
Clubhouse Rental	400.00	0.00	400.00	0.00%	1,100.00	0.00	1,100.00	0.00%	0.00
Interest Income	0.49	10.00	(9.51)	95.10%	126.55	50.00	76.55	-153.10%	120.00
Late Fee	331.50	0.00	331.50	0.00%	1,249.13	0.00	1,249.13	0.00%	0.00
AR Fee Income	90.00	0.00	90.00	0.00%	1,199.10	0.00	1,199.10	0.00%	0.00
Legal Expense Reimb	685.00	0.00	685.00	0.00%	974.04	0.00	974.04	0.00%	0.00
Prior Mgr - NSF Fees	2,954.40	0.00	2,954.40	0.00%	3,124.40	0.00	3,124.40	0.00%	0.00
Prior Mgr - AR Fees	770.00	0.00	770.00	0.00%	1,143.54	0.00	1,143.54	0.00%	0.00
Total Other Income	5,231.39	10.00	5,221.39	-52213.90%	8,916.76	50.00	8,866.76	-17733.52%	120.00
Total Income	16,331.39	10,710.00	5,621.39	-52.49%	61,560.32	53,550.00	8,010.32	-14.96%	128,520.00
<u>Expense</u>									
Administrative Expenses									
ADMIN EXPENSE	0.00	167.00	(167.00)	100.00%	0.00	835.00	(835.00)	100.00%	2,004.00
Accounting	50.00	0.00	50.00	0.00%	745.00	0.00	745.00	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	64.45	0.00	64.45	0.00%	241.90	0.00	241.90	0.00%	0.00
Dues/Licenses/Permits	45.00	0.00	45.00	0.00%	225.00	450.00	(225.00)	50.00%	450.00
Admin-AR Fees	1,836.00	167.00	1,669.00	-999.40%	4,638.00	831.00	3,807.00	-458.12%	2,000.00
Legal Expense	0.00	0.00	0.00	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%	5,150.00	5,150.00	0.00	0.00%	12,360.00
Misc General Expense	0.00	50.00	(50.00)	100.00%	200.45	250.00	(49.55)	19.82%	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	12.41	42.00	(29.59)	70.45%	32.96	210.00	(177.04)	84.30%	504.00
Printing-Coupons/Stmts	0.00	167.00	(167.00)	100.00%	0.00	832.00	(832.00)	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	40.82	0.00	40.82	0.00%	258.16	0.00	258.16	0.00%	0.00
Total Administrative Expenses	3,078.68	1,623.00	1,455.68	-89.69%	12,651.64	15,142.00	(2,490.36)	16.45%	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	0.00	583.00	(583.00)	100.00%	5,709.46	2,916.00	2,793.46	-95.80%	7,000.00
Landscape-Enhancements	503.54	100.00	403.54	-403.54%	503.54	500.00	3.54	-0.71%	1,200.00
Landscape-Maint	1,604.86	1,500.00	104.86	-6.99%	5,498.16	7,500.00	(2,001.84)	26.69%	18,000.00
Landscape-Tree Maint	1,200.00	0.00	1,200.00	0.00%	1,200.00	2,000.00	(800.00)	40.00%	5,000.00
Maint/Repair Supplies	295.27	0.00	295.27	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	250.00	(250.00)	100.00%	500.00
Pool/Spa-Maint/Supplies	6,585.53	1,400.00	5,185.53	-370.40%	13,450.38	7,000.00	6,450.38	-92.15%	16,800.00
Pool-Repairs	0.00	1,000.00	(1,000.00)	100.00%	0.00	2,000.00	(2,000.00)	100.00%	5,000.00
Security/Safety/Monitoring	227.29	65.00	162.29	-249.68%	529.25	325.00	204.25	-62.85%	780.00
Signage Install/Maint	0.00	250.00	(250.00)	100.00%	0.00	250.00	(250.00)	100.00%	250.00
Total Property Expenses	10,416.49	4,898.00	5,518.49	-112.67%	27,186.06	24,458.50	2,727.56	-11.15%	61,400.00
Tax/Ins/Interest Exp									
Ins-F&EC or Package	15,504.00	0.00	15,504.00	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	15,504.00	0.00	15,504.00	0.00%	17,661.48	13,225.00	4,436.48	-33.55%	13,225.00
Utility Expenses									
Internet	513.16	136.00	377.16	-277.32%	2,174.97	680.00	1,494.97	-219.85%	1,632.00
Electric	507.22	1,000.00	(492.78)	49.28%	1,655.17	5,000.00	(3,344.83)	66.90%	12,000.00
Gas	99.58	0.00	99.58	0.00%	494.02	0.00	494.02	0.00%	0.00
Phone Service	0.00	0.00	0.00	0.00%	529.16	450.00	79.16	-17.59%	900.00
Trash	78.73	0.00	78.73	0.00%	398.65	0.00	398.65	0.00%	0.00
Water	368.65	743.00	(374.35)	50.38%	1,680.77	1,981.00	(300.23)	15.16%	8,200.00
Total Utility Expenses	1,567.34	1,879.00	(311.66)	16.59%	6,932.74	8,111.00	(1,178.26)	14.53%	22,732.00
Total Expense	30,566.51	8,400.00	22,166.51	-263.89%	64,431.92	60,936.50	3,495.42	-5.74%	128,505.00
Fund Change	(14,235.12)	2,310.00	(16,545.12)	716.24%	(2,871.60)	(7,386.50)	4,514.90	61.12%	15.00

The Greene HOA (Duncanville)
Budget Comparison
Period 5/1/2025 To 5/31/2025 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	134.40	0.00	134.40	0.00%	481.88	0.00	481.88	0.00%	0.00
Total Other Income	134.40	0.00	134.40	0.00%	481.88	0.00	481.88	0.00%	0.00
Total Income	134.40	0.00	134.40	0.00%	481.88	0.00	481.88	0.00%	0.00
Fund Change	134.40	0.00	134.40	0.00%	481.88	0.00	481.88	0.00%	0.00

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 5/1/2025 To 5/31/2025 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	10,700	10,700	10,700	10,700	10,700	10,700	10,700	127,544	128,400	(856)
TOTAL Assessments	9,502	9,683	11,398	10,961	11,100	10,700	10,700	10,700	10,700	10,700	10,700	10,700	127,544	128,400	(856)
<u>Other Income</u>															
Clubhouse Rental	0	200	100	400	400	0	0	0	0	0	0	0	1,100	0	1,100
Interest Income	1	1	124	1	0	10	10	10	10	10	10	10	197	120	77
Late Fee	81	216	319	303	332	0	0	0	0	0	0	0	1,249	0	1,249
AR Fee Income	45	170	104	790	90	0	0	0	0	0	0	0	1,199	0	1,199
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	0	0	0	0	0	0	0	1,144	0	1,144
TOTAL Other Income	127	1,419	647	1,493	5,231	10	10	10	10	10	10	10	8,987	120	8,867
TOTAL INCOME	9,629	11,102	12,045	12,454	16,331	10,710	10,710	10,710	10,710	10,710	10,710	10,710	136,530	128,520	8,010
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
ADMIN EXPENSE	0	0	0	0	0	167	167	167	167	167	167	167	1,169	2,004	(835)
Accounting	50	50	50	545	50	0	0	0	0	0	0	0	745	0	745
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	0	0	0	0	0	0	0	242	0	242
Dues/Licenses/Permits	45	45	45	45	45	0	0	0	0	0	0	0	225	450	(225)
Admin-AR Fees	474	65	948	1,315	1,836	167	167	167	167	167	167	167	5,807	2,000	3,807
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
Miscl General Expense	0	0	0	200	0	50	50	50	50	50	50	50	550	600	(50)
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	42	42	42	42	42	42	42	327	504	(177)
Printing-Coupons/Stmts	0	0	0	0	0	167	167	167	167	167	166	167	1,168	2,000	(832)
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	41	0	0	0	0	0	0	0	258	0	258
TOTAL Administrative Expense	1,645	2,057	2,164	3,706	3,079	3,726	1,623	1,623	3,728	1,623	1,622	2,061	28,658	31,148	(2,490)
<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	0	583	584	583	583	584	583	584	9,793	7,000	2,793
Landscape-Enhancements	0	0	0	0	504	100	100	100	100	100	100	100	1,204	1,200	4
Landscape-Maint	17	0	2,258	1,618	1,605	1,500	1,500	1,500	1,500	1,500	1,500	1,500	15,998	18,000	(2,002)
Landscape-Tree Maint	0	0	0	0	1,200	1,000	0	0	0	2,000	0	0	4,200	5,000	(800)
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	250	0	0	0	0	250	500	(250)
Pool/Spa-Maint/Supplies	1,400	1,400	4,065	0	6,586	1,400	1,400	1,400	1,400	1,400	1,400	1,400	23,250	16,800	6,450

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 5/1/2025 To 5/31/2025 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			
Pool-Repairs	0	0	0	0	0	1,000	1,000	1,000	0	0	0	0	3,000	5,000	(2,000)
Security/Safety/Monitoring	195	0	107	0	227	65	65	65	65	65	65	65	984	780	204
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	7,366	4,649	4,898	5,365	5,649	3,648	5,367	64,128	61,400	2,728
<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	136	136	136	136	136	136	136	3,127	1,632	1,495
Electric	772	0	550	(175)	507	1,000	1,000	1,000	1,000	1,000	1,000	1,000	8,655	12,000	(3,345)
Gas	97	101	95	101	100	0	0	0	0	0	0	0	494	0	494
Phone Service	265	0	0	265	0	0	225	0	0	225	0	0	979	900	79
Trash	79	79	79	84	79	0	0	0	0	0	0	0	399	0	399
Water	617	343	179	174	369	909	990	1,074	1,238	1,100	743	165	7,900	8,200	(300)
TOTAL Utility Expenses	1,830	1,477	903	1,155	1,567	2,045	2,351	2,210	2,374	2,461	1,879	1,301	21,554	22,732	(1,178)
TOTAL EXPENSES	6,178	6,001	14,857	6,830	30,567	13,137	8,623	8,731	11,467	9,733	7,149	8,729	132,000	128,505	3,495
Excess Revenue / Expense	3,451	5,101	(2,812)	5,624	(14,235)	(2,427)	2,087	1,979	(757)	977	3,561	1,981	4,530	15	4,515

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 5/1/2025 To 5/31/2025 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	0	0	0	0	0	0	0	482	0	482
TOTAL Other Income	104	104	1	138	134	0	0	0	0	0	0	0	482	0	482
TOTAL INCOME	104	104	1	138	134	0	0	0	0	0	0	0	482	0	482
Excess Revenue / Expense	104	104	1	138	134	0	0	0	0	0	0	0	482	0	482