

The Greene HOA (Duncanville)

Balance Sheet

Period 05/31/2026

Assets

Cash

Cking - Western Alliance	46,949.23
Special Assessments	0.30
Reserve -MMA - Western Alliance	8,784.62
TreasuryDirect Savings Bond	43,232.00
Western Alliance Reserve CD 11M 12/29/26 3.4	10,480.20
Petty Cash-Chase Bank (BOD Controlled)	2,873.39
Total Cash	112,319.74

Accounts Receivable

Due to Reserve from Operating- Receivable	3,201.56
Total Accounts Receivable	3,201.56
Total Assets	115,521.30

Liabilities & Equity

Accounts Payable

Due to Res fr Oper	3,201.56
Total Accounts Payable	3,201.56

Other Liabilities

Run Through	(14,400.00)
Refundable Deposits	1,400.00
Total Other Liabilities	(13,000.00)

Prepaid Assessments

Prepaid Income	13,752.00
Total Prepaid Assessments	13,752.00

Fund Balance

Fund Change-RE Oper	9,996.96
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	(22,882.27)
Total Fund Balance	111,567.74

Total Liabilities & Equity	115,521.30
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The Greene HOA (Duncanville)

Income Statement

Period 5/1/2026 To 5/31/2026 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	11,097.95	90.26%	50,920.49	98.12%
Total Assessments	11,097.95	90.26%	50,920.49	98.12%
Other Income				
OTHER INCOME	0.00	0.00%	300.00	0.58%
Common Area Allocation	0.00	0.00%	(1,986.69)	-3.83%
Interest Income	1.04	0.01%	132.59	0.26%
Late Fee	563.50	4.58%	1,238.99	2.39%
AR Fee Income	633.00	5.15%	(4,202.66)	-8.10%
Prior Mgr - NSF Fees	0.00	0.00%	35.00	0.07%
Prior Mgr - AR Fees	0.00	0.00%	74.10	0.14%
Prior Mgr Undetailed AR Bal Fwd	0.00	0.00%	5,386.06	10.38%
Total Other Income	1,197.54	9.74%	977.39	1.88%
Total Income	12,295.49	100.00%	51,897.88	100.00%
Expense				
Administrative Expenses				
Accounting	475.00	3.98%	715.00	0.95%
Copies	43.65	0.37%	390.50	0.52%
Dues/Licenses/Permits	60.00	0.50%	300.00	0.40%
Admin-AR Fees	659.00	5.52%	2,571.00	3.41%
Legal Expense	4,328.49	36.24%	4,998.11	6.64%
Management Fees	1,060.90	8.88%	5,304.50	7.05%
Postage/Delivery	11.42	0.10%	115.16	0.15%
Total Administrative Expenses	6,638.46	55.57%	14,394.27	19.12%
Property Expenses				
Common Area Allocation	0.00	0.00%	145.44	0.19%
Electrical Repair/Maint	0.00	0.00%	5,872.56	7.80%
Landscape-Enhancements	0.00	0.00%	14,532.26	19.30%
Landscape-Maint	2,700.00	22.60%	5,012.42	6.66%
Landscape-Tree Maint	0.00	0.00%	3,229.00	4.29%
Pool/Spa-Maint/Supplies	1,450.00	12.14%	7,250.00	9.63%
Pool-Chemicals	300.00	2.51%	300.00	0.40%
Security/Safety/Monitoring	0.00	0.00%	389.70	0.52%
Total Property Expenses	4,450.00	37.25%	36,731.38	48.79%
Tax/Ins/Interest Exp				
Ins-F&EC or Package	0.00	0.00%	16,830.00	22.35%
Taxes-Federal Income	0.00	0.00%	760.00	1.01%
Total Tax/Ins/Interest Exp	0.00	0.00%	17,590.00	23.36%
Utility Expenses				
Internet	161.95	1.36%	2,728.52	3.62%
Electric	0.00	0.00%	751.23	1.00%
Gas	108.59	0.91%	727.77	0.97%
Phone Service	0.00	0.00%	545.00	0.72%
Trash	87.67	0.73%	418.35	0.56%
Water	498.72	4.17%	1,401.16	1.86%
Total Utility Expenses	856.93	7.17%	6,572.03	8.73%
Total Expense	11,945.39	100.00%	75,287.68	100.00%
Fund Change	350.10		(23,389.80)	

The Greene HOA (Duncanville)

Income Statement

Period 5/1/2026 To 5/31/2026 11:59:00 PM

	Month to Date	%	Year to Date	%
Reserve				
<u>Income</u>				
Other Income				
Interest Income	126.03	100.00%	507.53	100.00%
Total Other Income	126.03	100.00%	507.53	100.00%
Total Income	126.03	100.00%	507.53	100.00%
Fund Change	126.03		507.53	

The Greene HOA (Duncanville)
Budget Comparison
Period 5/1/2026 To 5/31/2026 11:59:00 PM

	Current Month Operating				Year to Date Operating				
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	Annual
Income									
Assessments									
Assessments	11,097.95	10,700.00	397.95	-3.72%	50,920.49	53,500.00	(2,579.51)	4.82%	128,400.00
Total Assessments	11,097.95	10,700.00	397.95	-3.72%	50,920.49	53,500.00	(2,579.51)	4.82%	128,400.00
Other Income									
OTHER INCOME	0.00	0.00	0.00	0.00%	300.00	0.00	300.00	0.00%	0.00
Common Area Allocation	0.00	0.00	0.00	0.00%	(1,986.69)	0.00	(1,986.69)	0.00%	0.00
Interest Income	1.04	0.00	1.04	0.00%	132.59	0.00	132.59	0.00%	0.00
Late Fee	563.50	0.00	563.50	0.00%	1,238.99	0.00	1,238.99	0.00%	0.00
AR Fee Income	633.00	0.00	633.00	0.00%	(4,202.66)	0.00	(4,202.66)	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 - AR Fees	0.00	0.00	0.00	0.00%	74.10	0.00	74.10	0.00%	0.00
Prior Mgr Undetailed AR Bal Fwd	0.00	0.00	0.00	0.00%	5,386.06	0.00	5,386.06	0.00%	0.00
Total Other Income	1,197.54	0.00	1,197.54	0.00%	977.39	0.00	977.39	0.00%	0.00
Total Income	12,295.49	10,700.00	1,595.49	-14.91%	51,897.88	53,500.00	(1,602.12)	2.99%	128,400.00
Expense									
Administrative Expenses									
Accounting	475.00	50.00	425.00	-850.00%	715.00	250.00	465.00	-186.00%	600.00
Copies	43.65	50.00	(6.35)	12.70%	390.50	750.00	(359.50)	47.93%	1,600.00
Dues/Licenses/Permits	60.00	45.00	15.00	-33.33%	300.00	225.00	75.00	-33.33%	540.00
Admin-AR Fees	659.00	400.00	259.00	-64.75%	2,571.00	2,000.00	571.00	-28.55%	4,800.00
Legal Expense	4,328.49	417.00	3,911.49	-938.01%	4,998.11	2,085.00	2,913.11	-139.72%	5,000.00
Management Fees	1,060.90	1,061.00	(0.10)	0.01%	5,304.50	5,305.00	(0.50)	0.01%	12,732.00
Misc General Expense	0.00	50.00	(50.00)	100.00%	0.00	250.00	(250.00)	100.00%	600.00
Other Professional Svcs	0.00	0.00	0.00	0.00%	0.00	3,000.00	(3,000.00)	100.00%	3,000.00
Postage/Delivery	11.42	25.00	(13.58)	54.32%	115.16	125.00	(9.84)	7.87%	300.00
Social Events	0.00	0.00	0.00	0.00%	0.00	437.00	(437.00)	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	6,638.46	2,098.00	4,540.46	-216.42%	14,394.27	14,907.00	(512.73)	3.44%	31,402.00
Property Expenses									
Common Area Allocation	0.00	524.00	(524.00)	100.00%	145.44	2,620.00	(2,474.56)	94.45%	6,290.60
Electrical Repair/Maint	0.00	0.00	0.00	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	2,085.00	(2,085.00)	100.00%	5,000.00
Landscape-Enhancements	0.00	100.00	(100.00)	100.00%	14,532.26	500.00	14,032.26	-2806.45%	1,200.00
Landscape-Maint	2,700.00	1,500.00	1,200.00	-80.00%	5,012.42	7,500.00	(2,487.58)	33.17%	18,000.00
Landscape-Tree Maint	0.00	417.00	(417.00)	100.00%	3,229.00	2,085.00	1,144.00	-54.87%	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	1,450.00	1,400.00	50.00	-3.57%	7,250.00	7,000.00	250.00	-3.57%	16,800.00
Pool-Chemicals	300.00	0.00	300.00	0.00%	300.00	0.00	300.00	0.00%	0.00
Pool-Repairs	0.00	500.00	(500.00)	100.00%	0.00	1,000.00	(1,000.00)	100.00%	2,500.00
Security/Safety/Monitoring	0.00	65.00	(65.00)	100.00%	389.70	325.00	64.70	-19.91%	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	4,450.00	5,173.00	(723.00)	13.98%	36,731.38	23,615.00	13,116.38	-55.54%	56,320.60
Tax/Ins/Interest Exp									
Ins-F&EC or Package	0.00	0.00	0.00	0.00%	16,830.00	17,054.40	(224.40)	1.32%	17,054.40
Taxes-Federal Income	0.00	0.00	0.00	0.00%	760.00	0.00	760.00	0.00%	0.00
Taxes-Property	0.00	0.00	0.00	0.00%	0.00	25.00	(25.00)	100.00%	25.00
Total Tax/Ins/Interest Exp	0.00	0.00	0.00	0.00%	17,590.00	17,079.40	510.60	-2.99%	17,079.40
Utility Expenses									
Internet	161.95	114.00	47.95	-42.06%	2,728.52	570.00	2,158.52	-378.69%	1,368.00
Electric	0.00	1,000.00	(1,000.00)	100.00%	751.23	4,250.00	(3,498.77)	82.32%	10,750.00
Gas	108.59	100.00	8.59	-8.59%	727.77	500.00	227.77	-45.55%	1,200.00
Phone Service	0.00	0.00	0.00	0.00%	545.00	530.00	15.00	-2.83%	1,060.00
Trash	87.67	85.00	2.67	-3.14%	418.35	425.00	(6.65)	1.56%	1,020.00
Water	498.72	743.00	(244.28)	32.88%	1,401.16	1,981.00	(579.84)	29.27%	8,200.00
Total Utility Expenses	856.93	2,042.00	(1,185.07)	58.03%	6,572.03	8,256.00	(1,683.97)	20.40%	23,598.00
Total Expense	11,945.39	9,313.00	2,632.39	-28.27%	75,287.68	63,857.40	11,430.28	-17.90%	128,400.00
Fund Change	350.10	1,387.00	(1,036.90)	74.76%	(23,389.80)	(10,357.40)	(13,032.40)	-125.83%	0.00

The Greene HOA (Duncanville)
Budget Comparison
Period 5/1/2026 To 5/31/2026 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	126.03	0.00	126.03	0.00%	507.53	0.00	507.53	0.00%	0.00
Total Other Income	126.03	0.00	126.03	0.00%	507.53	0.00	507.53	0.00%	0.00
Total Income	126.03	0.00	126.03	0.00%	507.53	0.00	507.53	0.00%	0.00
Fund Change	126.03	0.00	126.03	0.00%	507.53	0.00	507.53	0.00%	0.00

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 5/1/2026 To 5/31/2026 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			
<u>INCOME</u>															
<u>Assessments</u>															
Assessments	9,832	8,900	10,981	10,109	11,098	10,700	10,700	10,700	10,700	10,700	10,700	10,700	125,820	128,400	(2,580)
TOTAL Assessments	9,832	8,900	10,981	10,109	11,098	10,700	10,700	10,700	10,700	10,700	10,700	10,700	125,820	128,400	(2,580)
<u>Other Income</u>															
OTHER INCOME	0	0	0	300	0	0	0	0	0	0	0	0	300	0	300
Common Area Allocation	(190)	(47)	0	(1,750)	0	0	0	0	0	0	0	0	(1,987)	0	(1,987)
Interest Income	1	129	1	1	1	0	0	0	0	0	0	0	133	0	133
Late Fee	89	108	243	237	564	0	0	0	0	0	0	0	1,239	0	1,239
AR Fee Income	95	(5,341)	276	134	633	0	0	0	0	0	0	0	(4,203)	0	(4,203)
Prior Mgr - NSF Fees	35	0	0	0	0	0	0	0	0	0	0	0	35	0	35
Prior Mgr - AR Fees	0	0	74	0	0	0	0	0	0	0	0	0	74	0	74
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	594	(1,078)	1,198	0	0	0	0	0	0	0	977	0	977
TOTAL INCOME	9,862	9,135	11,575	9,031	12,295	10,700	10,700	10,700	10,700	10,700	10,700	10,700	126,798	128,400	(1,602)
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
Accounting	50	50	90	50	475	50	50	50	50	50	50	50	1,065	600	465
Copies	224	40	44	39	44	50	50	550	50	50	50	50	1,241	1,600	(360)
Dues/Licenses/Permits	60	60	60	60	60	45	45	45	45	45	45	45	615	540	75
Admin-AR Fees	256	389	635	632	659	400	400	400	400	400	400	400	5,371	4,800	571
Legal Expense	300	0	370	0	4,328	417	417	417	417	417	417	413	7,913	5,000	2,913
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	(1)
Miscl General Expense	0	0	0	0	0	50	50	50	50	50	50	50	350	600	(250)
Other Professional Svcs	0	0	0	0	0	0	0	0	0	0	0	0	0	3,000	(3,000)
Postage/Delivery	89	5	7	2	11	25	25	25	25	25	25	25	290	300	(10)
Social Events	0	0	0	0	0	437	0	0	438	0	0	438	1,313	1,750	(437)
Website Maint	0	0	0	0	0	0	0	0	0	0	0	0	0	480	(480)
TOTAL Administrative Expense	2,039	1,606	2,267	1,844	6,638	2,535	2,098	2,598	2,536	2,098	2,098	2,532	30,889	31,402	(513)
<u>Property Expenses</u>															
Common Area Allocation	0	0	145	0	0	524	524	524	524	524	524	527	3,816	6,291	(2,475)
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	0	0	0	417	417	417	417	417	417	413	2,915	5,000	(2,085)
Landscape-Enhancements	0	0	0	14,532	0	100	100	100	100	100	100	100	15,232	1,200	14,032
Landscape-Maint	1,142	1,000	0	171	2,700	1,500	1,500	1,500	1,500	1,500	1,500	1,500	15,512	18,000	(2,488)
Landscape-Tree Maint	0	2,100	0	1,129	0	417	417	417	417	417	417	413	6,144	5,000	1,144
Plumbing Maint/Repair	0	0	0	0	0	0	0	250	0	0	0	0	250	500	(250)
Pool/Spa-Maint/Supplies	1,450	1,450	1,450	1,450	1,450	1,400	1,400	1,400	1,400	1,400	1,400	1,400	17,050	16,800	250
Pool-Chemicals	0	0	0	0	300	0	0	0	0	0	0	0	300	0	300
Pool-Repairs	0	0	0	0	0	500	500	500	0	0	0	0	1,500	2,500	(1,000)
Security/Safety/Monitoring	195	0	0	195	0	65	65	65	65	65	65	65	845	780	65
Signage Install/Maint	0	0	0	0	0	0	0	0	0	0	0	0	0	250	(250)

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 5/1/2026 To 5/31/2026 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			
TOTAL Property Expenses	2,787	10,423	1,595	17,477	4,450	4,923	4,923	5,173	4,423	4,423	4,423	4,418	69,437	56,321	13,116
<u>Tax/Ins/Interest Exp</u>															
Ins-F&EC or Package	0	0	0	16,830	0	0	0	0	0	0	0	0	16,830	17,054	(224)
Taxes-Federal Income	0	0	0	760	0	0	0	0	0	0	0	0	760	0	760
Taxes-Property	0	0	0	0	0	0	0	0	0	0	0	0	0	25	(25)
TOTAL Tax/Ins/Interest Exp	0	0	0	17,590	0	0	0	0	0	0	0	0	17,590	17,079	511
<u>Utility Expenses</u>															
Internet	979	1,339	125	125	162	114	114	114	114	114	114	114	3,527	1,368	2,159
Electric	(175)	(175)	552	549	0	1,000	1,000	1,000	1,000	1,000	750	750	7,251	10,750	(3,499)
Gas	173	222	115	110	109	100	100	100	100	100	100	100	1,428	1,200	228
Phone Service	273	0	0	273	0	0	265	0	0	265	0	0	1,075	1,060	15
Trash	83	83	83	83	88	85	85	85	85	85	85	85	1,013	1,020	(7)
Water	186	321	215	180	499	909	990	1,074	1,238	1,100	743	165	7,620	8,200	(580)
TOTAL Utility Expenses	1,518	1,790	1,089	1,319	857	2,208	2,554	2,373	2,537	2,664	1,792	1,214	21,914	23,598	(1,684)
TOTAL EXPENSES	6,344	13,818	4,951	38,230	11,945	9,666	9,575	10,144	9,496	9,185	8,313	8,164	139,830	128,400	11,430
Excess Revenue / Expense	3,518	(4,683)	6,624	(29,199)	350	1,034	1,125	556	1,204	1,515	2,387	2,536	(13,032)	0	(13,032)

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 5/1/2026 To 5/31/2026 11:59:00 PM

	Reserve												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			
<u>INCOME</u>															
<u>Other Income</u>															
Interest Income	134	0	118	130	126	0	0	0	0	0	0	0	508	0	508
TOTAL Other Income	134	0	118	130	126	0	0	0	0	0	0	0	508	0	508
TOTAL INCOME	134	0	118	130	126	0	0	0	0	0	0	0	508	0	508
Excess Revenue / Expense	134	0	118	130	126	0	0	0	0	0	0	0	508	0	508