

The Greene HOA (Duncanville)

Balance Sheet

Period 01/31/2026

Assets

Cash

Cking - Western Alliance	40,885.24
Special Assessments	0.30
Reserve -MMA - Western Alliance	8,780.29
TreasuryDirect Savings Bond	43,232.00
Western Alliance Reserve CD 11M 12/29/26 3.4	10,365.56
Petty Cash-Chase Bank (BOD Controlled)	18,910.61
Western Alliance Reserve CD 05/12/26 3.75%	31,412.57
Total Cash	<u>153,586.57</u>

Accounts Receivable

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

Total Assets

156,788.13

Liabilities & Equity

Accounts Payable

Due to Res fr Oper	3,201.56
Total Accounts Payable	<u>3,201.56</u>

Other Liabilities

Refundable Deposits	1,400.00
Total Other Liabilities	<u>1,400.00</u>

Prepaid Assessments

Prepaid Income	14,179.50
Total Prepaid Assessments	<u>14,179.50</u>

Fund Balance

Fund Change-RE Oper	9,901.79
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	3,652.23
Total Fund Balance	<u>138,007.07</u>

Total Liabilities & Equity

156,788.13

The Greene HOA (Duncanville)

Income Statement

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

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	9,832.40	99.70%	9,832.40	99.70%
Total Assessments	9,832.40	99.70%	9,832.40	99.70%
Other Income				
Common Area Allocation	(190.15)	-1.93%	(190.15)	-1.93%
Interest Income	0.87	0.01%	0.87	0.01%
Late Fee	88.88	0.90%	88.88	0.90%
AR Fee Income	95.00	0.96%	95.00	0.96%
Prior Mgr - NSF Fees	35.00	0.35%	35.00	0.35%
Total Other Income	29.60	0.30%	29.60	0.30%
Total Income	9,862.00	100.00%	9,862.00	100.00%
Expense				
Administrative Expenses				
Accounting	50.00	0.79%	50.00	0.79%
Copies	223.60	3.52%	223.60	3.52%
Dues/Licenses/Permits	60.00	0.95%	60.00	0.95%
Admin-AR Fees	256.00	4.04%	256.00	4.04%
Legal Expense	299.62	4.72%	299.62	4.72%
Management Fees	1,060.90	16.72%	1,060.90	16.72%
Postage/Delivery	88.92	1.40%	88.92	1.40%
Total Administrative Expenses	2,039.04	32.14%	2,039.04	32.14%
Property Expenses				
Landscape-Maint	1,141.78	18.00%	1,141.78	18.00%
Pool/Spa-Maint/Supplies	1,450.00	22.86%	1,450.00	22.86%
Security/Safety/Monitoring	194.85	3.07%	194.85	3.07%
Total Property Expenses	2,786.63	43.93%	2,786.63	43.93%
Utility Expenses				
Internet	978.96	15.43%	978.96	15.43%
Electric	(175.00)	-2.76%	(175.00)	-2.76%
Gas	172.56	2.72%	172.56	2.72%
Phone Service	272.50	4.30%	272.50	4.30%
Trash	82.67	1.30%	82.67	1.30%
Water	186.15	2.93%	186.15	2.93%
Total Utility Expenses	1,517.84	23.93%	1,517.84	23.93%
Total Expense	6,343.51	100.00%	6,343.51	100.00%
Fund Change	3,518.49		3,518.49	

The Greene HOA (Duncanville)

Income Statement

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

	Month to Date	%	Year to Date	%
Reserve				
<u>Income</u>				
Other Income				
Interest Income	133.74	100.00%	133.74	100.00%
Total Other Income	<u>133.74</u>	<u>100.00%</u>	<u>133.74</u>	<u>100.00%</u>
Total Income	<u>133.74</u>	<u>100.00%</u>	<u>133.74</u>	<u>100.00%</u>
Fund Change	<u><u>133.74</u></u>		<u><u>133.74</u></u>	

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

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Assessments									
Assessments	9,832.40	10,700.00	(867.60)	8.11%	9,832.40	10,700.00	(867.60)	8.11%	128,400.00
Total Assessments	9,832.40	10,700.00	(867.60)	8.11%	9,832.40	10,700.00	(867.60)	8.11%	128,400.00
Other Income									
Common Area Allocation	(190.15)	0.00	(190.15)	0.00%	(190.15)	0.00	(190.15)	0.00%	0.00
Interest Income	0.87	0.00	0.87	0.00%	0.87	0.00	0.87	0.00%	0.00
Late Fee	88.88	0.00	88.88	0.00%	88.88	0.00	88.88	0.00%	0.00
AR Fee Income	95.00	0.00	95.00	0.00%	95.00	0.00	95.00	0.00%	0.00
Prior Mgr - NSF Fees	35.00	0.00	35.00	0.00%	35.00	0.00	35.00	0.00%	0.00
Total Other Income	29.60	0.00	29.60	0.00%	29.60	0.00	29.60	0.00%	0.00
Total Income	9,862.00	10,700.00	(838.00)	7.83%	9,862.00	10,700.00	(838.00)	7.83%	128,400.00
Expense									
Administrative Expenses									
Accounting	50.00	50.00	0.00	0.00%	50.00	50.00	0.00	0.00%	600.00
Copies	223.60	550.00	(326.40)	59.35%	223.60	550.00	(326.40)	59.35%	1,600.00
Dues/Licenses/Permits	60.00	45.00	15.00	-33.33%	60.00	45.00	15.00	-33.33%	540.00
Admin-AR Fees	256.00	400.00	(144.00)	36.00%	256.00	400.00	(144.00)	36.00%	4,800.00
Legal Expense	299.62	417.00	(117.38)	28.15%	299.62	417.00	(117.38)	28.15%	5,000.00
Management Fees	1,060.90	1,061.00	(0.10)	0.01%	1,060.90	1,061.00	(0.10)	0.01%	12,732.00
Misc General Expense	0.00	50.00	(50.00)	100.00%	0.00	50.00	(50.00)	100.00%	600.00
Other Professional Svcs	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	3,000.00
Postage/Delivery	88.92	25.00	63.92	-255.68%	88.92	25.00	63.92	-255.68%	300.00
Social Events	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	1,750.00
Website Maint	0.00	480.00	(480.00)	100.00%	0.00	480.00	(480.00)	100.00%	480.00
Total Administrative Expenses	2,039.04	3,078.00	(1,038.96)	33.75%	2,039.04	3,078.00	(1,038.96)	33.75%	31,402.00
Property Expenses									
Common Area Allocation	0.00	524.00	(524.00)	100.00%	0.00	524.00	(524.00)	100.00%	6,290.60
Equip-Gas/Oil/Maint	0.00	417.00	(417.00)	100.00%	0.00	417.00	(417.00)	100.00%	5,000.00
Landscape-Enhancements	0.00	100.00	(100.00)	100.00%	0.00	100.00	(100.00)	100.00%	1,200.00
Landscape-Maint	1,141.78	1,500.00	(358.22)	23.88%	1,141.78	1,500.00	(358.22)	23.88%	18,000.00
Landscape-Tree Maint	0.00	417.00	(417.00)	100.00%	0.00	417.00	(417.00)	100.00%	5,000.00
Plumbing Maint/Repair	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	500.00
Pool/Spa-Maint/Supplies	1,450.00	1,400.00	50.00	-3.57%	1,450.00	1,400.00	50.00	-3.57%	16,800.00
Pool-Repairs	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	2,500.00
Security/Safety/Monitoring	194.85	65.00	129.85	-199.77%	194.85	65.00	129.85	-199.77%	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	2,786.63	4,423.00	(1,636.37)	37.00%	2,786.63	4,423.00	(1,636.37)	37.00%	56,320.60
Tax/Ins/Interest Exp									
Ins-F&EC or Package	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	17,054.40
Taxes-Property	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	25.00
Total Tax/Ins/Interest Exp	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	17,079.40
Utility Expenses									
Internet	978.96	114.00	864.96	-758.74%	978.96	114.00	864.96	-758.74%	1,368.00
Electric	(175.00)	750.00	(925.00)	123.33%	(175.00)	750.00	(925.00)	123.33%	10,750.00
Gas	172.56	100.00	72.56	-72.56%	172.56	100.00	72.56	-72.56%	1,200.00
Phone Service	272.50	265.00	7.50	-2.83%	272.50	265.00	7.50	-2.83%	1,060.00
Trash	82.67	85.00	(2.33)	2.74%	82.67	85.00	(2.33)	2.74%	1,020.00
Water	186.15	165.00	21.15	-12.82%	186.15	165.00	21.15	-12.82%	8,200.00
Total Utility Expenses	1,517.84	1,479.00	38.84	-2.63%	1,517.84	1,479.00	38.84	-2.63%	23,598.00
Total Expense	6,343.51	8,980.00	(2,636.49)	29.36%	6,343.51	8,980.00	(2,636.49)	29.36%	128,400.00
Fund Change	3,518.49	1,720.00	1,798.49	-104.56%	3,518.49	1,720.00	1,798.49	-104.56%	0.00

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

	Current Month Reserve				Year to Date Reserve				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
Income									
Other Income									
Interest Income	133.74	0.00	133.74	0.00%	133.74	0.00	133.74	0.00%	0.00
Total Other Income	133.74	0.00	133.74	0.00%	133.74	0.00	133.74	0.00%	0.00
Total Income	133.74	0.00	133.74	0.00%	133.74	0.00	133.74	0.00%	0.00
Fund Change	133.74	0.00	133.74	0.00%	133.74	0.00	133.74	0.00%	0.00

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 1/1/2026 To 1/31/2026 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			
INCOME															
Assessments															
Assessments	9,832	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	127,532	128,400	(868)
TOTAL Assessments	9,832	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	127,532	128,400	(868)
Other Income															
Common Area Allocation	(190)	0	0	0	0	0	0	0	0	0	0	0	(190)	0	(190)
Interest Income	1	0	0	0	0	0	0	0	0	0	0	0	1	0	1
Late Fee	89	0	0	0	0	0	0	0	0	0	0	0	89	0	89
AR Fee Income	95	0	0	0	0	0	0	0	0	0	0	0	95	0	95
Prior Mgr - NSF Fees	35	0	0	0	0	0	0	0	0	0	0	0	35	0	35
TOTAL Other Income	30	0	0	0	0	0	0	0	0	0	0	0	30	0	30
TOTAL INCOME	9,862	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	127,562	128,400	(838)
EXPENSES															
Administrative Expenses															
Accounting	50	50	50	50	50	50	50	50	50	50	50	50	600	600	0
Copies	224	50	50	50	50	50	50	550	50	50	50	50	1,274	1,600	(326)
Dues/Licenses/Permits	60	45	45	45	45	45	45	45	45	45	45	45	555	540	15
Admin-AR Fees	256	400	400	400	400	400	400	400	400	400	400	400	4,656	4,800	(144)
Legal Expense	300	417	417	417	417	417	417	417	417	417	417	413	4,883	5,000	(117)
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	0
Misc General Expense	0	50	50	50	50	50	50	50	50	50	50	50	550	600	(50)
Other Professional Svcs	0	0	3,000	0	0	0	0	0	0	0	0	0	3,000	3,000	0
Postage/Delivery	89	25	25	25	25	25	25	25	25	25	25	25	364	300	64
Social Events	0	0	437	0	0	437	0	0	438	0	0	438	1,750	1,750	0
Website Maint	0	0	0	0	0	0	0	0	0	0	0	0	0	480	(480)
TOTAL Administrative Expenses	2,039	2,098	5,535	2,098	2,098	2,535	2,098	2,598	2,536	2,098	2,098	2,532	30,363	31,402	(1,039)
Property Expenses															
Common Area Allocation	0	524	524	524	524	524	524	524	524	524	524	527	5,767	6,291	(524)
Equip-Gas/Oil/Maint	0	417	417	417	417	417	417	417	417	417	417	413	4,583	5,000	(417)
Landscape-Enhancements	0	100	100	100	100	100	100	100	100	100	100	100	1,100	1,200	(100)
Landscape-Maint	1,142	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	17,642	18,000	(358)
Landscape-Tree Maint	0	417	417	417	417	417	417	417	417	417	417	413	4,583	5,000	(417)
Plumbing Maint/Repair	0	0	250	0	0	0	0	250	0	0	0	0	500	500	0
Pool/Spa-Maint/Supplies	1,450	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	16,850	16,800	50
Pool-Repairs	0	0	0	500	500	500	500	500	0	0	0	0	2,500	2,500	0
Security/Safety/Monitoring	195	65	65	65	65	65	65	65	65	65	65	65	910	780	130
Signage Install/Maint	0	0	0	0	250	0	0	0	0	0	0	0	250	250	0
TOTAL Property Expenses	2,787	4,423	4,673	4,923	5,173	4,923	4,923	5,173	4,423	4,423	4,423	4,418	54,684	56,321	(1,636)
Tax/Ins/Interest Exp															
Ins-F&EC or Package	0	0	0	17,054	0	0	0	0	0	0	0	0	17,054	17,054	0
Taxes-Property	0	0	25	0	0	0	0	0	0	0	0	0	25	25	0
TOTAL Tax/Ins/Interest Exp	0	0	25	17,054	0	0	0	0	0	0	0	0	17,079	17,079	0

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 1/1/2026 To 1/31/2026 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			
Utility Expenses															
Internet	979	114	114	114	114	114	114	114	114	114	114	114	2,233	1,368	865
Electric	(175)	750	750	1,000	1,000	1,000	1,000	1,000	1,000	1,000	750	750	9,825	10,750	(925)
Gas	173	100	100	100	100	100	100	100	100	100	100	100	1,273	1,200	73
Phone Service	273	0	0	265	0	0	265	0	0	265	0	0	1,068	1,060	8
Trash	83	85	85	85	85	85	85	85	85	85	85	85	1,018	1,020	(2)
Water	186	165	330	578	743	909	990	1,074	1,238	1,100	743	165	8,221	8,200	21
TOTAL Utility Expenses	<u>1,518</u>	<u>1,214</u>	<u>1,379</u>	<u>2,142</u>	<u>2,042</u>	<u>2,208</u>	<u>2,554</u>	<u>2,373</u>	<u>2,537</u>	<u>2,664</u>	<u>1,792</u>	<u>1,214</u>	<u>23,637</u>	<u>23,598</u>	<u>39</u>
TOTAL EXPENSES	<u>6,344</u>	<u>7,735</u>	<u>11,612</u>	<u>26,217</u>	<u>9,313</u>	<u>9,666</u>	<u>9,575</u>	<u>10,144</u>	<u>9,496</u>	<u>9,185</u>	<u>8,313</u>	<u>8,164</u>	<u>125,764</u>	<u>128,400</u>	<u>(2,636)</u>
Excess Revenue / Expense	<u>3,518</u>	<u>2,965</u>	<u>(912)</u>	<u>(15,517)</u>	<u>1,387</u>	<u>1,034</u>	<u>1,125</u>	<u>556</u>	<u>1,204</u>	<u>1,515</u>	<u>2,387</u>	<u>2,536</u>	<u>1,798</u>	<u>0</u>	<u>1,798</u>

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

	Reserve														
	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	Budget	Variance
INCOME															
Other Income															
Interest Income	134	0	0	0	0	0	0	0	0	0	0	0	134	0	134
TOTAL Other Income	134	0	0	0	0	0	0	0	0	0	0	0	134	0	134
TOTAL INCOME	134	0	0	0	0	0	0	0	0	0	0	0	134	0	134
Excess Revenue / Expense	134	0	0	0	0	0	0	0	0	0	0	0	134	0	134