

The Greene HOA (Duncanville)

Balance Sheet

Period 07/31/2026

Assets

Cash

Cking - Western Alliance	32,140.57
Special Assessments	0.30
Reserve -MMA - Western Alliance	8,786.83
TreasuryDirect Savings Bond	43,232.00
Western Alliance Reserve CD 11M 12/29/26 3.4	10,538.95
Petty Cash-Chase Bank (BOD Controlled)	18,049.26
Total Cash	<u>112,747.91</u>

Accounts Receivable

Due to Reserve from Operating- Receivable	<u>3,201.56</u>
Total Accounts Receivable	<u>3,201.56</u>
Total Assets	<u><u>115,949.47</u></u>

Liabilities & Equity

Accounts Payable

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

Other Liabilities

Run Through	(24,400.00)
Refundable Deposits	<u>1,400.00</u>
Total Other Liabilities	<u>(23,000.00)</u>

Prepaid Assessments

Prepaid Income	<u>12,179.46</u>
Total Prepaid Assessments	<u>12,179.46</u>

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	<u>(10,881.56)</u>
Total Fund Balance	<u>123,568.45</u>

Total Liabilities & Equity	<u><u>115,949.47</u></u>
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The Greene HOA (Duncanville)

Income Statement

Period 7/1/2026 To 7/31/2026 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	9,779.50	90.06%	69,854.99	72.36%
Total Assessments	9,779.50	90.06%	69,854.99	72.36%
Other Income				
OTHER INCOME	0.00	0.00%	300.00	0.31%
Clubhouse Rental	0.00	0.00%	200.00	0.21%
Common Area Allocation	0.00	0.00%	(1,986.69)	-2.06%
Interest Income	0.74	0.01%	134.14	0.14%
Late Fee	53.04	0.49%	1,318.53	1.37%
AR Fee Income	1,000.00	9.21%	(3,202.66)	-3.32%
Miscl Income	0.00	0.00%	24,400.00	25.27%
Prior Mgr - NSF Fees	0.00	0.00%	35.00	0.04%
NSF Fees	25.00	0.23%	25.00	0.03%
Prior Mgr - AR Fees	0.00	0.00%	74.10	0.08%
Prior Mgr Undetailed AR Bal Fwd	0.00	0.00%	5,386.06	5.58%
Total Other Income	1,078.78	9.94%	26,683.48	27.64%
Total Income	10,858.28	100.00%	96,538.47	100.00%
Expense				
Administrative Expenses				
Accounting	50.00	0.43%	815.00	0.75%
Bank Charges	0.00	0.00%	17.50	0.02%
Bank Charges - Return Pymt	0.00	0.00%	10.00	0.01%
Copies	76.35	0.65%	529.85	0.49%
Dues/Licenses/Permits	60.00	0.51%	420.00	0.39%
Admin-AR Fees	265.00	2.27%	3,662.00	3.39%
Legal Expense	839.24	7.18%	7,045.71	6.52%
Management Fees	1,060.90	9.07%	7,426.30	6.88%
Miscl General Expense	0.00	0.00%	230.00	0.21%
Postage/Delivery	5.46	0.05%	129.98	0.12%
Total Administrative Expenses	2,356.95	20.15%	20,286.34	18.79%
Property Expenses				
Common Area Allocation	0.00	0.00%	1,337.63	1.24%
Electrical Repair/Maint	0.00	0.00%	5,872.56	5.44%
Equip/Major Purchases	0.00	0.00%	964.08	0.89%
Fire Alarm Monitoring	194.85	1.67%	194.85	0.18%
Landscape-Enhancements	0.00	0.00%	14,532.26	13.46%
Landscape-Maint	2,700.00	23.09%	11,368.35	10.53%
Landscape-Tree Maint	2,010.00	17.19%	12,651.77	11.72%
Maint/Repair	450.00	3.85%	450.00	0.42%
Maint/Repair Supplies	0.00	0.00%	127.24	0.12%
Pool/Spa-Maint/Supplies	1,450.00	12.40%	10,928.58	10.12%
Pool-Chemicals	0.00	0.00%	300.00	0.28%
Pool-Repairs	0.00	0.00%	700.00	0.65%
Security/Safety/Monitoring	0.00	0.00%	431.71	0.40%
Total Property Expenses	6,804.85	58.18%	59,859.03	55.43%
Tax/Ins/Interest Exp				
Ins-F&EC or Package	0.00	0.00%	16,830.00	15.58%
Taxes-Federal Income	0.00	0.00%	760.00	0.70%
Total Tax/Ins/Interest Exp	0.00	0.00%	17,590.00	16.29%
Utility Expenses				
Internet	161.95	1.38%	3,116.25	2.89%
Electric	1,704.91	14.58%	2,777.81	2.57%
Gas	108.58	0.93%	944.94	0.88%
Phone Service	272.50	2.33%	817.50	0.76%
Trash	164.29	1.40%	665.31	0.62%
Water	121.46	1.04%	1,931.34	1.79%

The Greene HOA (Duncanville)

Income Statement

Period 7/1/2026 To 7/31/2026 11:59:00 PM

	Month to Date	%	Year to Date	%
Total Utility Expenses	2,533.69	21.66%	10,253.15	9.49%
Total Expense	11,695.49	100.00%	107,988.52	100.00%
Fund Change	(837.21)		(11,450.05)	

The Greene HOA (Duncanville)

Income Statement

Period 7/1/2026 To 7/31/2026 11:59:00 PM

	Month to Date	%	Year to Date	%
Reserve				
<u>Income</u>				
Other Income				
Interest Income	30.06	100.00%	568.49	100.00%
Total Other Income	30.06	100.00%	568.49	100.00%
Total Income	30.06	100.00%	568.49	100.00%
Fund Change	30.06		568.49	

The Greene HOA (Duncanville)
Budget Comparison
Period 7/1/2026 To 7/31/2026 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	9,779.50	10,700.00	(920.50)	8.60%	69,854.99	74,900.00	(5,045.01)	6.74%	128,400.00
Total Assessments	9,779.50	10,700.00	(920.50)	8.60%	69,854.99	74,900.00	(5,045.01)	6.74%	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
Clubhouse Rental	0.00	0.00	0.00	0.00%	200.00	0.00	200.00	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	0.74	0.00	0.74	0.00%	134.14	0.00	134.14	0.00%	0.00
Late Fee	53.04	0.00	53.04	0.00%	1,318.53	0.00	1,318.53	0.00%	0.00
AR Fee Income	1,000.00	0.00	1,000.00	0.00%	(3,202.66)	0.00	(3,202.66)	0.00%	0.00
Misc Income	0.00	0.00	0.00	0.00%	24,400.00	0.00	24,400.00	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
NSF Fees	25.00	0.00	25.00	0.00%	25.00	0.00	25.00	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	1,078.78	0.00	1,078.78	0.00%	26,683.48	0.00	26,683.48	0.00%	0.00
Total Income	10,858.28	10,700.00	158.28	-1.48%	96,538.47	74,900.00	21,638.47	-28.89%	128,400.00
<u>Expense</u>									
Administrative Expenses									
Accounting	50.00	50.00	0.00	0.00%	815.00	350.00	465.00	-132.86%	600.00
Bank Charges	0.00	0.00	0.00	0.00%	17.50	0.00	17.50	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
Copies	76.35	50.00	26.35	-52.70%	529.85	850.00	(320.15)	37.66%	1,600.00
Dues/Licenses/Permits	60.00	45.00	15.00	-33.33%	420.00	315.00	105.00	-33.33%	540.00
Admin-AR Fees	265.00	400.00	(135.00)	33.75%	3,662.00	2,800.00	862.00	-30.79%	4,800.00
Legal Expense	839.24	417.00	422.24	-101.26%	7,045.71	2,919.00	4,126.71	-141.37%	5,000.00
Management Fees	1,060.90	1,061.00	(0.10)	0.01%	7,426.30	7,427.00	(0.70)	0.01%	12,732.00
Misc General Expense	0.00	50.00	(50.00)	100.00%	230.00	350.00	(120.00)	34.29%	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	5.46	25.00	(19.54)	78.16%	129.98	175.00	(45.02)	25.73%	300.00
Social Events	0.00	0.00	0.00	0.00%	0.00	874.00	(874.00)	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	2,356.95	2,098.00	258.95	-12.34%	20,286.34	19,540.00	746.34	-3.82%	31,402.00
Property Expenses									
Common Area Allocation	0.00	524.00	(524.00)	100.00%	1,337.63	3,668.00	(2,330.37)	63.53%	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/Major Purchases	0.00	0.00	0.00	0.00%	964.08	0.00	964.08	0.00%	0.00
Equip-Gas/Oil/Maint	0.00	417.00	(417.00)	100.00%	0.00	2,919.00	(2,919.00)	100.00%	5,000.00
Fire Alarm Monitoring	194.85	0.00	194.85	0.00%	194.85	0.00	194.85	0.00%	0.00
Landscape-Enhancements	0.00	100.00	(100.00)	100.00%	14,532.26	700.00	13,832.26	-1976.04%	1,200.00
Landscape-Maint	2,700.00	1,500.00	1,200.00	-80.00%	11,368.35	10,500.00	868.35	-8.27%	18,000.00
Landscape-Tree Maint	2,010.00	417.00	1,593.00	-382.01%	12,651.77	2,919.00	9,732.77	-333.43%	5,000.00
Maint/Repair	450.00	0.00	450.00	0.00%	450.00	0.00	450.00	0.00%	0.00
Maint/Repair Supplies	0.00	0.00	0.00	0.00%	127.24	0.00	127.24	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	1,450.00	1,400.00	50.00	-3.57%	10,928.58	9,800.00	1,128.58	-11.52%	16,800.00
Pool-Chemicals	0.00	0.00	0.00	0.00%	300.00	0.00	300.00	0.00%	0.00
Pool-Repairs	0.00	500.00	(500.00)	100.00%	700.00	2,000.00	(1,300.00)	65.00%	2,500.00
Security/Safety/Monitoring	0.00	65.00	(65.00)	100.00%	431.71	455.00	(23.29)	5.12%	780.00
Signage Install/Maint	0.00	0.00	0.00	0.00%	0.00	250.00	(250.00)	100.00%	250.00
Total Property Expenses	6,804.85	4,923.00	1,881.85	-38.23%	59,859.03	33,461.00	26,398.03	-78.89%	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%	3,116.25	798.00	2,318.25	-290.51%	1,368.00
Electric	1,704.91	1,000.00	704.91	-70.49%	2,777.81	6,250.00	(3,472.19)	55.56%	10,750.00
Gas	108.58	100.00	8.58	-8.58%	944.94	700.00	244.94	-34.99%	1,200.00
Phone Service	272.50	265.00	7.50	-2.83%	817.50	795.00	22.50	-2.83%	1,060.00
Trash	164.29	85.00	79.29	-93.28%	665.31	595.00	70.31	-11.82%	1,020.00
Water	121.46	990.00	(868.54)	87.73%	1,931.34	3,880.00	(1,948.66)	50.22%	8,200.00
Total Utility Expenses	2,533.69	2,554.00	(20.31)	0.80%	10,253.15	13,018.00	(2,764.85)	21.24%	23,598.00
Total Expense	11,695.49	9,575.00	2,120.49	-22.15%	107,988.52	83,098.40	24,890.12	-29.95%	128,400.00
Fund Change	(837.21)	1,125.00	(1,962.21)	174.42%	(11,450.05)	(8,198.40)	(3,251.65)	-39.66%	0.00

The Greene HOA (Duncanville)
Budget Comparison
Period 7/1/2026 To 7/31/2026 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	30.06	0.00	30.06	0.00%	568.49	0.00	568.49	0.00%	0.00
Total Other Income	30.06	0.00	30.06	0.00%	568.49	0.00	568.49	0.00%	0.00
Total Income	30.06	0.00	30.06	0.00%	568.49	0.00	568.49	0.00%	0.00
Fund Change	30.06	0.00	30.06	0.00%	568.49	0.00	568.49	0.00%	0.00

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 7/1/2026 To 7/31/2026 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	9,155	9,780	10,700	10,700	10,700	10,700	10,700	123,355	128,400	(5,045)
TOTAL Assessments	9,832	8,900	10,981	10,109	11,098	9,155	9,780	10,700	10,700	10,700	10,700	10,700	123,355	128,400	(5,045)
<u>Other Income</u>															
OTHER INCOME	0	0	0	300	0	0	0	0	0	0	0	0	300	0	300
Clubhouse Rental	0	0	0	0	0	200	0	0	0	0	0	0	200	0	200
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	1	1	0	0	0	0	0	134	0	134
Late Fee	89	108	243	237	564	27	53	0	0	0	0	0	1,319	0	1,319
AR Fee Income	95	(5,341)	276	134	633	0	1,000	0	0	0	0	0	(3,203)	0	(3,203)
Miscl Income	0	0	0	0	7,200	17,200	0	0	0	0	0	0	24,400	0	24,400
Prior Mgr - NSF Fees	35	0	0	0	0	0	0	0	0	0	0	0	35	0	35
NSF Fees	0	0	0	0	0	0	25	0	0	0	0	0	25	0	25
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)	8,398	17,427	1,079	0	0	0	0	0	26,683	0	26,683
TOTAL INCOME	9,862	9,135	11,575	9,031	19,495	26,582	10,858	10,700	10,700	10,700	10,700	10,700	150,038	128,400	21,638
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
Accounting	50	50	90	50	475	50	50	50	50	50	50	50	1,065	600	465
Bank Charges	0	0	0	0	18	0	0	0	0	0	0	0	18	0	18
Bank Charges - Return Pymt	0	0	0	0	0	10	0	0	0	0	0	0	10	0	10
Copies	224	40	44	39	44	63	76	550	50	50	50	50	1,280	1,600	(320)
Dues/Licenses/Permits	60	60	60	60	60	60	60	45	45	45	45	45	645	540	105
Admin-AR Fees	256	389	635	632	659	826	265	400	400	400	400	400	5,662	4,800	862
Legal Expense	300	0	370	0	4,328	1,208	839	417	417	417	417	413	9,127	5,000	4,127
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	12,731	12,732	(1)
Miscl General Expense	0	0	0	0	0	230	0	50	50	50	50	50	480	600	(120)
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	9	5	25	25	25	25	25	255	300	(45)
Social Events	0	0	0	0	0	0	0	0	438	0	0	438	876	1,750	(874)
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	6,656	3,518	2,357	2,598	2,536	2,098	2,098	2,532	32,148	31,402	746
<u>Property Expenses</u>															
Common Area Allocation	0	0	145	0	42	1,150	0	524	524	524	524	527	3,960	6,291	(2,330)
Electrical Repair/Maint	0	5,873	0	0	0	0	0	0	0	0	0	0	5,873	0	5,873
Equip/Major Purchases	0	0	0	0	964	0	0	0	0	0	0	0	964	0	964
Equip-Gas/Oil/Maint	0	0	0	0	0	0	0	417	417	417	417	413	2,081	5,000	(2,919)
Fire Alarm Monitoring	0	0	0	0	0	0	195	0	0	0	0	0	195	0	195
Landscape-Enhancements	0	0	0	14,532	0	0	0	100	100	100	100	100	15,032	1,200	13,832
Landscape-Maint	1,142	1,000	0	171	3,617	2,739	2,700	1,500	1,500	1,500	1,500	1,500	18,868	18,000	868

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 7/1/2026 To 7/31/2026 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			
Landscape-Tree Maint	0	2,100	0	1,129	5,403	2,010	2,010	417	417	417	417	413	14,733	5,000	9,733
Maint/Repair	0	0	0	0	0	0	450	0	0	0	0	0	450	0	450
Maint/Repair Supplies	0	0	0	0	127	0	0	0	0	0	0	0	127	0	127
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	2,029	1,650	1,450	1,400	1,400	1,400	1,400	1,400	17,929	16,800	1,129
Pool-Chemicals	0	0	0	0	300	0	0	0	0	0	0	0	300	0	300
Pool-Repairs	0	0	0	0	0	700	0	500	0	0	0	0	1,200	2,500	(1,300)
Security/Safety/Monitoring	195	0	0	195	10	32	0	65	65	65	65	65	757	780	(23)
Signage Install/Maint	0	0	0	0	0	0	0	0	0	0	0	0	0	250	(250)
TOTAL Property Expenses	2,787	10,423	1,595	17,477	12,492	8,281	6,805	5,173	4,423	4,423	4,423	4,418	82,719	56,321	26,398
<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	226	162	162	114	114	114	114	114	3,686	1,368	2,318
Electric	(175)	(175)	552	549	(175)	497	1,705	1,000	1,000	1,000	750	750	7,278	10,750	(3,472)
Gas	173	222	115	110	109	109	109	100	100	100	100	100	1,445	1,200	245
Phone Service	273	0	0	273	0	0	273	0	0	265	0	0	1,083	1,060	23
Trash	83	83	83	83	88	83	164	85	85	85	85	85	1,090	1,020	70
Water	186	321	215	180	499	409	121	1,074	1,238	1,100	743	165	6,251	8,200	(1,949)
TOTAL Utility Expenses	1,518	1,790	1,089	1,319	746	1,259	2,534	2,373	2,537	2,664	1,792	1,214	20,833	23,598	(2,765)
TOTAL EXPENSES	6,344	13,818	4,951	38,230	19,893	13,057	11,695	10,144	9,496	9,185	8,313	8,164	153,290	128,400	24,890
Excess Revenue / Expense	3,518	(4,683)	6,624	(29,199)	(398)	13,525	(837)	556	1,204	1,515	2,387	2,536	(3,252)	0	(3,252)

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 7/1/2026 To 7/31/2026 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	31	30	0	0	0	0	0	568	0	568
TOTAL Other Income	134	0	118	130	126	31	30	0	0	0	0	0	568	0	568
TOTAL INCOME	134	0	118	130	126	31	30	0	0	0	0	0	568	0	568
Excess Revenue / Expense	134	0	118	130	126	31	30	0	0	0	0	0	568	0	568