

# The Greene HOA (Duncanville)

## Balance Sheet

Period 04/30/2026

### Assets

#### Cash

Cking - Western Alliance	30,500.74
Special Assessments	0.30
Reserve -MMA - Western Alliance	8,783.51
TreasuryDirect Savings Bond	43,232.00
Western Alliance Reserve CD 11M 12/29/26 3.4%	10,451.42
Petty Cash-Chase Bank (BOD Controlled)	2,873.39
Western Alliance Reserve CD 11/12/26 3.31%	31,699.25
Total Cash	<u>127,540.61</u>

#### Accounts Receivable

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

Total Assets

130,742.17

### 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	15,049.00
Total Prepaid Assessments	<u>15,049.00</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	(23,358.40)
Total Fund Balance	<u>111,091.61</u>

Total Liabilities & Equity

130,742.17

# The Greene HOA (Duncanville)

## Income Statement

Period 4/1/2026 To 4/30/2026 11:59:00 PM

	Month to Date	%	Year to Date	%
<b>Operating Income</b>				
<b>Assessments</b>				
Assessments	10,109.00	111.94%	39,822.54	100.56%
Total Assessments	10,109.00	111.94%	39,822.54	100.56%
<b>Other Income</b>				
OTHER INCOME	300.00	3.32%	300.00	0.76%
Common Area Allocation	(1,750.00)	-19.38%	(1,986.69)	-5.02%
Interest Income	0.96	0.01%	131.55	0.33%
Late Fee	236.61	2.62%	675.49	1.71%
AR Fee Income	134.00	1.48%	(4,835.66)	-12.21%
Prior Mgr - NSF Fees	0.00	0.00%	35.00	0.09%
Prior Mgr - AR Fees	0.00	0.00%	74.10	0.19%
Prior Mgr Undetailed AR Bal Fwd	0.00	0.00%	5,386.06	13.60%
Total Other Income	(1,078.43)	-11.94%	(220.15)	-0.56%
Total Income	9,030.57	100.00%	39,602.39	100.00%
<b>Expense</b>				
<b>Administrative Expenses</b>				
Accounting	50.00	0.13%	240.00	0.38%
Copies	39.15	0.10%	346.85	0.55%
Dues/Licenses/Permits	60.00	0.16%	240.00	0.38%
Admin-AR Fees	632.00	1.65%	1,912.00	3.02%
Legal Expense	0.00	0.00%	669.62	1.06%
Management Fees	1,060.90	2.78%	4,243.60	6.70%
Postage/Delivery	2.34	0.01%	103.74	0.16%
Total Administrative Expenses	1,844.39	4.82%	7,755.81	12.24%
<b>Property Expenses</b>				
Common Area Allocation	0.00	0.00%	145.44	0.23%
Electrical Repair/Maint	0.00	0.00%	5,872.56	9.27%
Landscape-Enhancements	14,532.26	38.01%	14,532.26	22.94%
Landscape-Maint	170.64	0.45%	2,312.42	3.65%
Landscape-Tree Maint	1,129.00	2.95%	3,229.00	5.10%
Pool/Spa-Maint/Supplies	1,450.00	3.79%	5,800.00	9.16%
Security/Safety/Monitoring	194.85	0.51%	389.70	0.62%
Total Property Expenses	17,476.75	45.72%	32,281.38	50.96%
<b>Tax/Ins/Interest Exp</b>				
Ins-F&EC or Package	16,830.00	44.02%	16,830.00	26.57%
Taxes-Federal Income	760.00	1.99%	760.00	1.20%
Total Tax/Ins/Interest Exp	17,590.00	46.01%	17,590.00	27.77%
<b>Utility Expenses</b>				
Internet	124.50	0.33%	2,566.57	4.05%
Electric	549.04	1.44%	751.23	1.19%
Gas	109.61	0.29%	619.18	0.98%
Phone Service	272.50	0.71%	545.00	0.86%
Trash	82.67	0.22%	330.68	0.52%
Water	180.29	0.47%	902.44	1.42%
Total Utility Expenses	1,318.61	3.45%	5,715.10	9.02%
Total Expense	38,229.75	100.00%	63,342.29	100.00%
Fund Change	(29,199.18)		(23,739.90)	

# The Greene HOA (Duncanville)

## Income Statement

Period 4/1/2026 To 4/30/2026 11:59:00 PM

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	Month to Date	%	Year to Date	%
<b>Reserve</b>				
<b><u>Income</u></b>				
<b>Other Income</b>				
Interest Income	129.78	100.00%	381.50	100.00%
Total Other Income	129.78	100.00%	381.50	100.00%
Total Income	129.78	100.00%	381.50	100.00%
Fund Change	129.78		381.50	

**The Greene HOA (Duncanville)**  
**Budget Comparison**  
**Period 4/1/2026 To 4/30/2026 11:59:00 PM**

	Current Month Operating				Year to Date Operating				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b>Income</b>									
<b>Assessments</b>									
Assessments	10,109.00	10,700.00	(591.00)	5.52%	39,822.54	42,800.00	(2,977.46)	6.96%	128,400.00
Total Assessments	10,109.00	10,700.00	(591.00)	5.52%	39,822.54	42,800.00	(2,977.46)	6.96%	128,400.00
<b>Other Income</b>									
OTHER INCOME	300.00	0.00	300.00	0.00%	300.00	0.00	300.00	0.00%	0.00
Common Area Allocation	(1,750.00)	0.00	(1,750.00)	0.00%	(1,986.69)	0.00	(1,986.69)	0.00%	0.00
Interest Income	0.96	0.00	0.96	0.00%	131.55	0.00	131.55	0.00%	0.00
Late Fee	236.61	0.00	236.61	0.00%	675.49	0.00	675.49	0.00%	0.00
AR Fee Income	134.00	0.00	134.00	0.00%	(4,835.66)	0.00	(4,835.66)	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	(1,078.43)	0.00	(1,078.43)	0.00%	(220.15)	0.00	(220.15)	0.00%	0.00
Total Income	9,030.57	10,700.00	(1,669.43)	15.60%	39,602.39	42,800.00	(3,197.61)	7.47%	128,400.00
<b>Expense</b>									
<b>Administrative Expenses</b>									
Accounting	50.00	50.00	0.00	0.00%	240.00	200.00	40.00	-20.00%	600.00
Copies	39.15	50.00	(10.85)	21.70%	346.85	700.00	(353.15)	50.45%	1,600.00
Dues/Licenses/Permits	60.00	45.00	15.00	-33.33%	240.00	180.00	60.00	-33.33%	540.00
Admin-AR Fees	632.00	400.00	232.00	-58.00%	1,912.00	1,600.00	312.00	-19.50%	4,800.00
Legal Expense	0.00	417.00	(417.00)	100.00%	669.62	1,668.00	(998.38)	59.85%	5,000.00
Management Fees	1,060.90	1,061.00	(0.10)	0.01%	4,243.60	4,244.00	(0.40)	0.01%	12,732.00
Misc General Expense	0.00	50.00	(50.00)	100.00%	0.00	200.00	(200.00)	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	2.34	25.00	(22.66)	90.64%	103.74	100.00	3.74	-3.74%	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	1,844.39	2,098.00	(253.61)	12.09%	7,755.81	12,809.00	(5,053.19)	39.45%	31,402.00
<b>Property Expenses</b>									
Common Area Allocation	0.00	524.00	(524.00)	100.00%	145.44	2,096.00	(1,950.56)	93.06%	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	1,668.00	(1,668.00)	100.00%	5,000.00
Landscape-Enhancements	14,532.26	100.00	14,432.26	-14432.26%	14,532.26	400.00	14,132.26	-3533.07%	1,200.00
Landscape-Maint	170.64	1,500.00	(1,329.36)	88.62%	2,312.42	6,000.00	(3,687.58)	61.46%	18,000.00
Landscape-Tree Maint	1,129.00	417.00	712.00	-170.74%	3,229.00	1,668.00	1,561.00	-93.59%	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%	5,800.00	5,600.00	200.00	-3.57%	16,800.00
Pool-Repairs	0.00	500.00	(500.00)	100.00%	0.00	500.00	(500.00)	100.00%	2,500.00
Security/Safety/Monitoring	194.85	65.00	129.85	-199.77%	389.70	260.00	129.70	-49.88%	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	17,476.75	4,923.00	12,553.75	-255.00%	32,281.38	18,442.00	13,839.38	-75.04%	56,320.60
<b>Tax/Ins/Interest Exp</b>									
Ins-F&EC or Package	16,830.00	17,054.40	(224.40)	1.32%	16,830.00	17,054.40	(224.40)	1.32%	17,054.40
Taxes-Federal Income	760.00	0.00	760.00	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	17,590.00	17,054.40	535.60	-3.14%	17,590.00	17,079.40	510.60	-2.99%	17,079.40
<b>Utility Expenses</b>									
Internet	124.50	114.00	10.50	-9.21%	2,566.57	456.00	2,110.57	-462.84%	1,368.00
Electric	549.04	1,000.00	(450.96)	45.10%	751.23	3,250.00	(2,498.77)	76.89%	10,750.00
Gas	109.61	100.00	9.61	-9.61%	619.18	400.00	219.18	-54.80%	1,200.00
Phone Service	272.50	265.00	7.50	-2.83%	545.00	530.00	15.00	-2.83%	1,060.00
Trash	82.67	85.00	(2.33)	2.74%	330.68	340.00	(9.32)	2.74%	1,020.00
Water	180.29	578.00	(397.71)	68.81%	902.44	1,238.00	(335.56)	27.11%	8,200.00
Total Utility Expenses	1,318.61	2,142.00	(823.39)	38.44%	5,715.10	6,214.00	(498.90)	8.03%	23,598.00
Total Expense	38,229.75	26,217.40	12,012.35	-45.82%	63,342.29	54,544.40	8,797.89	-16.13%	128,400.00
Fund Change	(29,199.18)	(15,517.40)	(13,681.78)	-88.17%	(23,739.90)	(11,744.40)	(11,995.50)	-102.14%	0.00

**The Greene HOA (Duncanville)**  
**Budget Comparison**  
**Period 4/1/2026 To 4/30/2026 11:59:00 PM**

	Current Month Reserve				Year to Date Reserve				Annual
	Actual	Budget	\$ Var	% Var	Actual	Budget	\$ Var	% Var	
<b><u>Income</u></b>									
<b>Other Income</b>									
Interest Income	129.78	0.00	129.78	0.00%	381.50	0.00	381.50	0.00%	0.00
Total Other Income	129.78	0.00	129.78	0.00%	381.50	0.00	381.50	0.00%	0.00
Total Income	129.78	0.00	129.78	0.00%	381.50	0.00	381.50	0.00%	0.00
Fund Change	129.78	0.00	129.78	0.00%	381.50	0.00	381.50	0.00%	0.00

**The Greene HOA (Duncanville)**  
**12 Month Income Statement with Annual Variance Estimate**  
**Period 4/1/2026 To 4/30/2026 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			
<b>INCOME</b>															
<b>Assessments</b>															
Assessments	9,832	8,900	10,981	10,109	10,700	10,700	10,700	10,700	10,700	10,700	10,700	10,700	125,423	128,400	(2,977)
<b>TOTAL Assessments</b>	<b>9,832</b>	<b>8,900</b>	<b>10,981</b>	<b>10,109</b>	<b>10,700</b>	<b>10,700</b>	<b>10,700</b>	<b>10,700</b>	<b>10,700</b>	<b>10,700</b>	<b>10,700</b>	<b>10,700</b>	<b>125,423</b>	<b>128,400</b>	<b>(2,977)</b>
<b>Other Income</b>															
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	0	0	0	0	0	0	0	0	132	0	132
Late Fee	89	108	243	237	0	0	0	0	0	0	0	0	675	0	675
AR Fee Income	95	(5,341)	276	134	0	0	0	0	0	0	0	0	(4,836)	0	(4,836)
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
<b>TOTAL Other Income</b>	<b>30</b>	<b>235</b>	<b>594</b>	<b>(1,078)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(220)</b>	<b>0</b>	<b>(220)</b>
<b>TOTAL INCOME</b>	<b>9,862</b>	<b>9,135</b>	<b>11,575</b>	<b>9,031</b>	<b>10,700</b>	<b>10,700</b>	<b>10,700</b>	<b>10,700</b>	<b>10,700</b>	<b>10,700</b>	<b>10,700</b>	<b>10,700</b>	<b>125,202</b>	<b>128,400</b>	<b>(3,198)</b>
<b>EXPENSES</b>															
<b>Administrative Expenses</b>															
Accounting	50	50	90	50	50	50	50	50	50	50	50	50	640	600	40
Copies	224	40	44	39	50	50	50	550	50	50	50	50	1,247	1,600	(353)
Dues/Licenses/Permits	60	60	60	60	45	45	45	45	45	45	45	45	600	540	60
Admin-AR Fees	256	389	635	632	400	400	400	400	400	400	400	400	5,112	4,800	312
Legal Expense	300	0	370	0	417	417	417	417	417	417	417	413	4,002	5,000	(998)
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
Miscl General Expense	0	0	0	0	50	50	50	50	50	50	50	50	400	600	(200)
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	25	25	25	25	25	25	25	25	304	300	4
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)
<b>TOTAL Administrative Expenses</b>	<b>2,039</b>	<b>1,606</b>	<b>2,267</b>	<b>1,844</b>	<b>2,098</b>	<b>2,535</b>	<b>2,098</b>	<b>2,598</b>	<b>2,536</b>	<b>2,098</b>	<b>2,098</b>	<b>2,532</b>	<b>26,349</b>	<b>31,402</b>	<b>(5,053)</b>
<b>Property Expenses</b>															
Common Area Allocation	0	0	145	0	524	524	524	524	524	524	524	527	4,340	6,291	(1,951)
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	417	417	417	417	417	417	417	413	3,332	5,000	(1,668)
Landscape-Enhancements	0	0	0	14,532	100	100	100	100	100	100	100	100	15,332	1,200	14,132
Landscape-Maint	1,142	1,000	0	171	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	14,312	18,000	(3,688)
Landscape-Tree Maint	0	2,100	0	1,129	417	417	417	417	417	417	417	413	6,561	5,000	1,561
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	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	17,000	16,800	200
Pool-Repairs	0	0	0	0	500	500	500	500	0	0	0	0	2,000	2,500	(500)
Security/Safety/Monitoring	195	0	0	195	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
<b>TOTAL Property Expenses</b>	<b>2,787</b>	<b>10,423</b>	<b>1,595</b>	<b>17,477</b>	<b>5,173</b>	<b>4,923</b>	<b>4,923</b>	<b>5,173</b>	<b>4,423</b>	<b>4,423</b>	<b>4,423</b>	<b>4,418</b>	<b>70,160</b>	<b>56,321</b>	<b>13,839</b>

**The Greene HOA (Duncanville)**  
**12 Month Income Statement with Annual Variance Estimate**  
**Period 4/1/2026 To 4/30/2026 11:59:00 PM**

	<b>Operating</b>														
	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
<b><u>Tax/Ins/Interest Exp</u></b>															
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)
<b>TOTAL Tax/Ins/Interest Exp</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17,590</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>17,590</b>	<b>17,079</b>	<b>511</b>
<b><u>Utility Expenses</u></b>															
Internet	979	1,339	125	125	114	114	114	114	114	114	114	114	3,479	1,368	2,111
Electric	(175)	(175)	552	549	1,000	1,000	1,000	1,000	1,000	1,000	750	750	8,251	10,750	(2,499)
Gas	173	222	115	110	100	100	100	100	100	100	100	100	1,419	1,200	219
Phone Service	273	0	0	273	0	0	265	0	0	265	0	0	1,075	1,060	15
Trash	83	83	83	83	85	85	85	85	85	85	85	85	1,011	1,020	(9)
Water	186	321	215	180	743	909	990	1,074	1,238	1,100	743	165	7,864	8,200	(336)
<b>TOTAL Utility Expenses</b>	<b>1,518</b>	<b>1,790</b>	<b>1,089</b>	<b>1,319</b>	<b>2,042</b>	<b>2,208</b>	<b>2,554</b>	<b>2,373</b>	<b>2,537</b>	<b>2,664</b>	<b>1,792</b>	<b>1,214</b>	<b>23,099</b>	<b>23,598</b>	<b>(499)</b>
<b>TOTAL EXPENSES</b>	<b>6,344</b>	<b>13,818</b>	<b>4,951</b>	<b>38,230</b>	<b>9,313</b>	<b>9,666</b>	<b>9,575</b>	<b>10,144</b>	<b>9,496</b>	<b>9,185</b>	<b>8,313</b>	<b>8,164</b>	<b>137,198</b>	<b>128,400</b>	<b>8,798</b>
<b>Excess Revenue / Expense</b>	<b>3,518</b>	<b>(4,683)</b>	<b>6,624</b>	<b>(29,199)</b>	<b>1,387</b>	<b>1,034</b>	<b>1,125</b>	<b>556</b>	<b>1,204</b>	<b>1,515</b>	<b>2,387</b>	<b>2,536</b>	<b>(11,996)</b>	<b>0</b>	<b>(11,996)</b>

**The Greene HOA (Duncanville)**  
**12 Month Income Statement with Annual Variance Estimate**  
**Period 4/1/2026 To 4/30/2026 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
<b>INCOME</b>															
<b>Other Income</b>															
Interest Income	134	0	118	130	0	0	0	0	0	0	0	0	382	0	382
TOTAL Other Income	134	0	118	130	0	0	0	0	0	0	0	0	382	0	382
TOTAL INCOME	134	0	118	130	0	0	0	0	0	0	0	0	382	0	382
Excess Revenue / Expense	134	0	118	130	0	0	0	0	0	0	0	0	382	0	382