

The Greene HOA (Duncanville)

Balance Sheet

Period 06/30/2025

Assets

Cash

Cking - Western Alliance	15,064.02
Special Assessments	0.30
Reserve -MMA - Western Alliance	8,772.54
TreasuryDirect Savings Bond	40,000.00
Western Alliance Reserve CD 11M 1/27/26 4.00	10,129.83
Petty Cash-Chase Bank (BOD Controlled)	36,350.92
Western Alliance Reserve CD 10/12/25 4.10%	30,707.52
Total Cash	<u>141,025.13</u>

Accounts Receivable

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

Total Assets

144,226.69

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	(5,854.36)
Total Fund Balance	<u>127,610.63</u>

Total Liabilities & Equity

144,226.69

The Greene HOA (Duncanville)

Income Statement

Period 6/1/2025 To 6/30/2025 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating				
<u>Income</u>				
Assessments				
Assessments	10,050.00	95.98%	62,693.56	87.04%
Total Assessments	10,050.00	95.98%	62,693.56	87.04%
Other Income				
Clubhouse Rental	0.00	0.00%	1,100.00	1.53%
Interest Income	0.34	0.00%	126.89	0.18%
Late Fee	326.00	3.11%	1,575.13	2.19%
AR Fee Income	44.50	0.42%	1,243.60	1.73%
Legal Expense Reimb	0.00	0.00%	974.04	1.35%
Prior Mgr - NSF Fees	0.00	0.00%	3,124.40	4.34%
Prior Mgr - AR Fees	50.00	0.48%	1,193.54	1.66%
Total Other Income	420.84	4.02%	9,337.60	12.96%
Total Income	10,470.84	100.00%	72,031.16	100.00%
<u>Expense</u>				
Administrative Expenses				
Accounting	50.00	0.36%	795.00	1.01%
Bank Charges - Return Pynt	0.00	0.00%	10.00	0.01%
Crnte Exp-Social	0.00	0.00%	19.46	0.02%
Copies	48.85	0.35%	290.75	0.37%
Dues/Licenses/Permits	45.00	0.32%	270.00	0.34%
Admin-AR Fees	2,190.00	15.56%	6,828.00	8.70%
Legal Expense	0.00	0.00%	521.04	0.66%
Management Fees	1,030.00	7.32%	6,180.00	7.87%
Misc General Expense	0.00	0.00%	200.45	0.26%
Postage/Delivery	5.11	0.04%	38.07	0.05%
Social Events	0.00	0.00%	609.67	0.78%
Website Hosting	0.00	0.00%	258.16	0.33%
Total Administrative Expenses	3,368.96	23.94%	16,020.60	20.41%
Property Expenses				
Equip-Gas/Oil/Maint	0.00	0.00%	5,709.46	7.27%
Landscape-Enhancements	0.00	0.00%	503.54	0.64%
Landscape-Maint	1,129.00	8.02%	6,627.16	8.44%
Landscape-Tree Maint	0.00	0.00%	1,200.00	1.53%
Maint/Repair	6,900.00	49.02%	6,900.00	8.79%
Maint/Repair Supplies	0.00	0.00%	295.27	0.38%
Pool/Spa-Maint/Supplies	1,450.00	10.30%	14,900.38	18.98%
Security/Safety/Monitoring	0.00	0.00%	529.25	0.67%
Total Property Expenses	9,479.00	67.35%	36,665.06	46.70%
Tax/Ins/Interest Exp				
Ins-F&EC or Package	0.00	0.00%	17,637.56	22.47%
Taxes-Property	0.00	0.00%	23.92	0.03%
Total Tax/Ins/Interest Exp	0.00	0.00%	17,661.48	22.50%
Utility Expenses				
Internet	113.78	0.81%	2,288.75	2.92%
Electric	764.93	5.43%	2,420.10	3.08%
Gas	95.08	0.68%	589.10	0.75%
Phone Service	0.00	0.00%	529.16	0.67%
Trash	78.73	0.56%	477.38	0.61%
Water	174.27	1.24%	1,855.04	2.36%
Total Utility Expenses	1,226.79	8.72%	8,159.53	10.39%
Total Expense	14,074.75	100.00%	78,506.67	100.00%
Fund Change	(3,603.91)		(6,475.51)	

The Greene HOA (Duncanville)

Income Statement

Period 6/1/2025 To 6/30/2025 11:59:00 PM

	Month to Date	%	Year to Date	%
Reserve				
<u>Income</u>				
Other Income				
Interest Income	139.27	100.00%	621.15	100.00%
Total Other Income	139.27	100.00%	621.15	100.00%
Total Income	139.27	100.00%	621.15	100.00%
Fund Change	139.27		621.15	

The Greene HOA (Duncanville)
Budget Comparison
Period 6/1/2025 To 6/30/2025 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	10,050.00	10,700.00	(650.00)	6.07%	62,693.56	64,200.00	(1,506.44)	2.35%	128,400.00
Total Assessments	10,050.00	10,700.00	(650.00)	6.07%	62,693.56	64,200.00	(1,506.44)	2.35%	128,400.00
Other Income									
Clubhouse Rental	0.00	0.00	0.00	0.00%	1,100.00	0.00	1,100.00	0.00%	0.00
Interest Income	0.34	10.00	(9.66)	96.60%	126.89	60.00	66.89	-111.48%	120.00
Late Fee	326.00	0.00	326.00	0.00%	1,575.13	0.00	1,575.13	0.00%	0.00
AR Fee Income	44.50	0.00	44.50	0.00%	1,243.60	0.00	1,243.60	0.00%	0.00
Legal Expense Reimb	0.00	0.00	0.00	0.00%	974.04	0.00	974.04	0.00%	0.00
Prior Mgr - NSF Fees	0.00	0.00	0.00	0.00%	3,124.40	0.00	3,124.40	0.00%	0.00
Prior Mgr - AR Fees	50.00	0.00	50.00	0.00%	1,193.54	0.00	1,193.54	0.00%	0.00
Total Other Income	420.84	10.00	410.84	-4108.40%	9,337.60	60.00	9,277.60	-15462.67%	120.00
Total Income	10,470.84	10,710.00	(239.16)	2.23%	72,031.16	64,260.00	7,771.16	-12.09%	128,520.00
<u>Expense</u>									
Administrative Expenses									
ADMIN EXPENSE	0.00	167.00	(167.00)	100.00%	0.00	1,002.00	(1,002.00)	100.00%	2,004.00
Accounting	50.00	0.00	50.00	0.00%	795.00	0.00	795.00	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	48.85	0.00	48.85	0.00%	290.75	0.00	290.75	0.00%	0.00
Dues/Licenses/Permits	45.00	0.00	45.00	0.00%	270.00	450.00	(180.00)	40.00%	450.00
Admin-AR Fees	2,190.00	167.00	2,023.00	-1211.38%	6,828.00	998.00	5,830.00	-584.17%	2,000.00
Legal Expense	0.00	1,666.00	(1,666.00)	100.00%	521.04	3,333.00	(2,811.96)	84.37%	5,000.00
Management Fees	1,030.00	1,030.00	0.00	0.00%	6,180.00	6,180.00	0.00	0.00%	12,360.00
Misc General Expense	0.00	50.00	(50.00)	100.00%	200.45	300.00	(99.55)	33.18%	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	5.11	42.00	(36.89)	87.83%	38.07	252.00	(213.93)	84.89%	504.00
Printing-Coupons/Stmts	0.00	167.00	(167.00)	100.00%	0.00	999.00	(999.00)	100.00%	2,000.00
Social Events	0.00	437.00	(437.00)	100.00%	609.67	874.00	(264.33)	30.24%	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	0.00	0.00	0.00	0.00%	258.16	0.00	258.16	0.00%	0.00
Total Administrative Expenses	3,368.96	3,726.00	(357.04)	9.58%	16,020.60	18,868.00	(2,847.40)	15.09%	31,148.00
Property Expenses									
Common Area Allocation	0.00	1,717.50	(1,717.50)	100.00%	0.00	3,435.00	(3,435.00)	100.00%	6,870.00
Equip-Gas/Oil/Maint	0.00	583.00	(583.00)	100.00%	5,709.46	3,499.00	2,210.46	-63.17%	7,000.00
Landscape-Enhancements	0.00	100.00	(100.00)	100.00%	503.54	600.00	(96.46)	16.08%	1,200.00
Landscape-Maint	1,129.00	1,500.00	(371.00)	24.73%	6,627.16	9,000.00	(2,372.84)	26.36%	18,000.00
Landscape-Tree Maint	0.00	1,000.00	(1,000.00)	100.00%	1,200.00	3,000.00	(1,800.00)	60.00%	5,000.00
Maint/Repair	6,900.00	0.00	6,900.00	0.00%	6,900.00	0.00	6,900.00	0.00%	0.00
Maint/Repair Supplies	0.00	0.00	0.00	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	1,450.00	1,400.00	50.00	-3.57%	14,900.38	8,400.00	6,500.38	-77.39%	16,800.00
Pool-Repairs	0.00	1,000.00	(1,000.00)	100.00%	0.00	3,000.00	(3,000.00)	100.00%	5,000.00
Security/Safety/Monitoring	0.00	65.00	(65.00)	100.00%	529.25	390.00	139.25	-35.71%	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	9,479.00	7,365.50	2,113.50	-28.69%	36,665.06	31,824.00	4,841.06	-15.21%	61,400.00
Tax/Ins/Interest Exp									
Ins-F&EC or Package	0.00	0.00	0.00	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	0.00	0.00	0.00	0.00%	17,661.48	13,225.00	4,436.48	-33.55%	13,225.00
Utility Expenses									
Internet	113.78	136.00	(22.22)	16.34%	2,288.75	816.00	1,472.75	-180.48%	1,632.00
Electric	764.93	1,000.00	(235.07)	23.51%	2,420.10	6,000.00	(3,579.90)	59.67%	12,000.00
Gas	95.08	0.00	95.08	0.00%	589.10	0.00	589.10	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%	477.38	0.00	477.38	0.00%	0.00
Water	174.27	909.00	(734.73)	80.83%	1,855.04	2,890.00	(1,034.96)	35.81%	8,200.00
Total Utility Expenses	1,226.79	2,045.00	(818.21)	40.01%	8,159.53	10,156.00	(1,996.47)	19.66%	22,732.00
Total Expense	14,074.75	13,136.50	938.25	-7.14%	78,506.67	74,073.00	4,433.67	-5.99%	128,505.00
Fund Change	(3,603.91)	(2,426.50)	(1,177.41)	-48.52%	(6,475.51)	(9,813.00)	3,337.49	34.01%	15.00

The Greene HOA (Duncanville)
Budget Comparison
Period 6/1/2025 To 6/30/2025 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	139.27	0.00	139.27	0.00%	621.15	0.00	621.15	0.00%	0.00
Total Other Income	139.27	0.00	139.27	0.00%	621.15	0.00	621.15	0.00%	0.00
Total Income	139.27	0.00	139.27	0.00%	621.15	0.00	621.15	0.00%	0.00
Fund Change	139.27	0.00	139.27	0.00%	621.15	0.00	621.15	0.00%	0.00

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 6/1/2025 To 6/30/2025 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	10,050	10,700	10,700	10,700	10,700	10,700	10,700	126,894	128,400	(1,506)
TOTAL Assessments	9,502	9,683	11,398	10,961	11,100	10,050	10,700	10,700	10,700	10,700	10,700	10,700	126,894	128,400	(1,506)
<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	0	10	10	10	10	10	10	187	120	67
Late Fee	81	216	319	303	332	326	0	0	0	0	0	0	1,575	0	1,575
AR Fee Income	45	170	104	790	90	45	0	0	0	0	0	0	1,244	0	1,244
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	50	0	0	0	0	0	0	1,194	0	1,194
TOTAL Other Income	127	1,419	647	1,493	5,231	421	10	10	10	10	10	10	9,398	120	9,278
TOTAL INCOME	9,629	11,102	12,045	12,454	16,331	10,471	10,710	10,710	10,710	10,710	10,710	10,710	136,291	128,520	7,771
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
ADMIN EXPENSE	0	0	0	0	0	0	167	167	167	167	167	167	1,002	2,004	(1,002)
Accounting	50	50	50	545	50	50	0	0	0	0	0	0	795	0	795
Bank Charges - Return Pymt	0	10	0	0	0	0	0	0	0	0	0	0	10	0	10
Crnte Exp-Social	0	0	19	0	0	0	0	0	0	0	0	0	19	0	19
Copies	41	47	42	48	64	49	0	0	0	0	0	0	291	0	291
Dues/Licenses/Permits	45	45	45	45	45	45	0	0	0	0	0	0	270	450	(180)
Admin-AR Fees	474	65	948	1,315	1,836	2,190	167	167	167	167	167	167	7,830	2,000	5,830
Legal Expense	0	0	0	521	0	0	0	0	1,667	0	0	0	2,188	5,000	(2,812)
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
Misc General Expense	0	0	0	200	0	0	50	50	50	50	50	50	500	600	(100)
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	5	42	42	42	42	42	42	290	504	(214)
Printing-Coupons/Stmts	0	0	0	0	0	0	167	167	167	167	166	167	1,001	2,000	(999)
Social Events	0	587	23	0	0	0	0	0	438	0	0	438	1,486	1,750	(264)
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	3,369	1,623	1,623	3,728	1,623	1,622	2,061	28,301	31,148	(2,847)
<u>Property Expenses</u>															
Common Area Allocation	0	0	0	0	0	0	0	0	1,717	0	0	1,718	3,435	6,870	(3,435)
Equip-Gas/Oil/Maint	0	0	5,359	350	0	0	584	583	583	584	583	584	9,210	7,000	2,210
Landscape-Enhancements	0	0	0	0	504	0	100	100	100	100	100	100	1,104	1,200	(96)
Landscape-Maint	17	0	2,258	1,618	1,605	1,129	1,500	1,500	1,500	1,500	1,500	1,500	15,627	18,000	(2,373)
Landscape-Tree Maint	0	0	0	0	1,200	0	0	0	0	2,000	0	0	3,200	5,000	(1,800)
Maint/Repair	0	0	0	0	0	6,900	0	0	0	0	0	0	6,900	0	6,900
Maint/Repair Supplies	0	0	0	0	295	0	0	0	0	0	0	0	295	0	295

The Greene HOA (Duncanville)

12 Month Income Statement with Annual Variance Estimate

Period 6/1/2025 To 6/30/2025 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			
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	1,450	1,400	1,400	1,400	1,400	1,400	1,400	23,300	16,800	6,500
Pool-Repairs	0	0	0	0	0	0	1,000	1,000	0	0	0	0	2,000	5,000	(3,000)
Security/Safety/Monitoring	195	0	107	0	227	0	65	65	65	65	65	65	919	780	139
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	9,479	4,649	4,898	5,365	5,649	3,648	5,367	66,241	61,400	4,841
<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	114	136	136	136	136	136	136	3,105	1,632	1,473
Electric	772	0	550	(175)	507	765	1,000	1,000	1,000	1,000	1,000	1,000	8,420	12,000	(3,580)
Gas	97	101	95	101	100	95	0	0	0	0	0	0	589	0	589
Phone Service	265	0	0	265	0	0	225	0	0	225	0	0	979	900	79
Trash	79	79	79	84	79	79	0	0	0	0	0	0	477	0	477
Water	617	343	179	174	369	174	990	1,074	1,238	1,100	743	165	7,165	8,200	(1,035)
TOTAL Utility Expenses	1,830	1,477	903	1,155	1,567	1,227	2,351	2,210	2,374	2,461	1,879	1,301	20,736	22,732	(1,996)
TOTAL EXPENSES	6,178	6,001	14,857	6,830	30,567	14,075	8,623	8,731	11,467	9,733	7,149	8,729	132,939	128,505	4,434
Excess Revenue / Expense	3,451	5,101	(2,812)	5,624	(14,235)	(3,604)	2,087	1,979	(757)	977	3,561	1,981	3,352	15	3,337

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 6/1/2025 To 6/30/2025 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	139	0	0	0	0	0	0	621	0	621
TOTAL Other Income	104	104	1	138	134	139	0	0	0	0	0	0	621	0	621
TOTAL INCOME	104	104	1	138	134	139	0	0	0	0	0	0	621	0	621
Excess Revenue / Expense	104	104	1	138	134	139	0	0	0	0	0	0	621	0	621