

The Greene HOA (Duncanville)

Balance Sheet

Period 07/31/2025

Assets

Cash

Cking - Western Alliance	12,577.36
Special Assessments	0.30
Reserve -MMA - Western Alliance	8,773.66
TreasuryDirect Savings Bond	40,000.00
Western Alliance Reserve CD 11M 1/27/26 4.00	10,162.55
Petty Cash-Chase Bank (BOD Controlled)	22,570.57
Western Alliance Reserve CD 10/12/25 4.10%	30,808.98
Total Cash	124,893.42

Accounts Receivable

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

Total Assets

128,094.98

Liabilities & Equity

Accounts Payable

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

Other Liabilities

Refundable Deposits	1,400.00
Total Other Liabilities	1,400.00

Prepaid Assessments

Prepaid Income	11,088.00
Total Prepaid Assessments	11,088.00

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	(21,059.57)
Total Fund Balance	112,405.42

Total Liabilities & Equity

128,094.98

The Greene HOA (Duncanville)

Income Statement

Period 7/1/2025 To 7/31/2025 11:59:00 PM

	Month to Date	%	Year to Date	%
Operating Income				
Assessments				
Assessments	9,800.00	96.37%	72,493.56	88.19%
Total Assessments	9,800.00	96.37%	72,493.56	88.19%
Other Income				
Clubhouse Rental	0.00	0.00%	1,100.00	1.34%
Interest Income	0.27	0.00%	127.16	0.15%
Late Fee	197.00	1.94%	1,772.13	2.16%
AR Fee Income	171.50	1.69%	1,415.10	1.72%
Legal Expense Reimb	0.00	0.00%	974.04	1.18%
Prior Mgr - NSF Fees	0.00	0.00%	3,124.40	3.80%
Prior Mgr - AR Fees	0.00	0.00%	1,193.54	1.45%
Total Other Income	368.77	3.63%	9,706.37	11.81%
Total Income	10,168.77	100.00%	82,199.93	100.00%
Expense				
Administrative Expenses				
Accounting	50.00	0.43%	845.00	0.81%
Bank Charges - Return Pymt	0.00	0.00%	10.00	0.01%
Cmte Exp-Social	0.00	0.00%	19.46	0.02%
Copies	35.50	0.30%	326.25	0.31%
Dues/Licenses/Permits	45.00	0.38%	315.00	0.30%
Admin-AR Fees	406.00	3.46%	7,234.00	6.95%
Legal Expense	0.00	0.00%	521.04	0.50%
Management Fees	1,030.00	8.78%	7,210.00	6.93%
Misc General Expense	0.00	0.00%	200.45	0.19%
Postage/Delivery	4.38	0.04%	42.45	0.04%
Social Events	0.00	0.00%	609.67	0.59%
Website Hosting	0.00	0.00%	258.16	0.25%
Total Administrative Expenses	1,570.88	13.39%	17,591.48	16.91%
Property Expenses				
Common Area Allocation	0.00	0.00%	156.06	0.15%
Concrete Repair/Maint	6,900.00	58.83%	6,900.00	6.63%
Equip/Major Purchases	0.00	0.00%	1,013.22	0.97%
Equip-Gas/Oil/Maint	(350.00)	-2.98%	7,161.22	6.88%
Landscape-Enhancements	0.00	0.00%	5,723.54	5.50%
Landscape-Maint	1,129.00	9.63%	7,950.11	7.64%
Landscape-Tree Maint	0.00	0.00%	6,650.00	6.39%
Maint/Repair	0.00	0.00%	6,900.00	6.63%
Maint/Repair Supplies	0.00	0.00%	295.27	0.28%
Pool/Spa-Maint/Supplies	1,450.00	12.36%	16,449.14	15.81%
Security/Safety/Monitoring	194.85	1.66%	745.70	0.72%
Total Property Expenses	9,323.85	79.49%	59,944.26	57.63%
Tax/Ins/Interest Exp				
Ins-F&EC or Package	0.00	0.00%	17,637.56	16.96%
Taxes-Property	0.00	0.00%	23.92	0.02%
Total Tax/Ins/Interest Exp	0.00	0.00%	17,661.48	16.98%
Utility Expenses				
Internet	113.78	0.97%	2,402.53	2.31%
Electric	0.00	0.00%	2,245.10	2.16%
Gas	95.09	0.81%	684.19	0.66%
Phone Service	264.58	2.26%	793.74	0.76%
Trash	31.35	0.27%	508.73	0.49%
Water	329.40	2.81%	2,184.44	2.10%
Total Utility Expenses	834.20	7.11%	8,818.73	8.48%
Total Expense	11,728.93	100.00%	104,015.95	100.00%
Fund Change	(1,560.16)		(21,816.02)	

The Greene HOA (Duncanville)

Income Statement

Period 7/1/2025 To 7/31/2025 11:59:00 PM

	Month to Date	%	Year to Date	%
Reserve				
<u>Income</u>				
Other Income				
Interest Income	135.30	100.00%	756.45	100.00%
Total Other Income	135.30	100.00%	756.45	100.00%
Total Income	135.30	100.00%	756.45	100.00%
Fund Change	135.30		756.45	

The Greene HOA (Duncanville)
Budget Comparison
Period 7/1/2025 To 7/31/2025 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	9,800.00	10,700.00	(900.00)	8.41%	72,493.56	74,900.00	(2,406.44)	3.21%	128,400.00
Total Assessments	9,800.00	10,700.00	(900.00)	8.41%	72,493.56	74,900.00	(2,406.44)	3.21%	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	0.27	10.00	(9.73)	97.30%	127.16	70.00	57.16	-81.66%	120.00
Late Fee	197.00	0.00	197.00	0.00%	1,772.13	0.00	1,772.13	0.00%	0.00
AR Fee Income	171.50	0.00	171.50	0.00%	1,415.10	0.00	1,415.10	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	0.00	0.00	0.00	0.00%	1,193.54	0.00	1,193.54	0.00%	0.00
Total Other Income	368.77	10.00	358.77	-3587.70%	9,706.37	70.00	9,636.37	-13766.24%	120.00
Total Income	10,168.77	10,710.00	(541.23)	5.05%	82,199.93	74,970.00	7,229.93	-9.64%	128,520.00
<u>Expense</u>									
Administrative Expenses									
ADMIN EXPENSE	0.00	167.00	(167.00)	100.00%	0.00	1,169.00	(1,169.00)	100.00%	2,004.00
Accounting	50.00	0.00	50.00	0.00%	845.00	0.00	845.00	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	35.50	0.00	35.50	0.00%	326.25	0.00	326.25	0.00%	0.00
Dues/Licenses/Permits	45.00	0.00	45.00	0.00%	315.00	450.00	(135.00)	30.00%	450.00
Admin-AR Fees	406.00	167.00	239.00	-143.11%	7,234.00	1,165.00	6,069.00	-520.94%	2,000.00
Legal Expense	0.00	0.00	0.00	0.00%	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%	7,210.00	7,210.00	0.00	0.00%	12,360.00
Misc General Expense	0.00	50.00	(50.00)	100.00%	200.45	350.00	(149.55)	42.73%	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	4.38	42.00	(37.62)	89.57%	42.45	294.00	(251.55)	85.56%	504.00
Printing-Coupons/Stmts	0.00	167.00	(167.00)	100.00%	0.00	1,166.00	(1,166.00)	100.00%	2,000.00
Social Events	0.00	0.00	0.00	0.00%	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	1,570.88	1,623.00	(52.12)	3.21%	17,591.48	20,491.00	(2,899.52)	14.15%	31,148.00
Property Expenses									
Common Area Allocation	0.00	0.00	0.00	0.00%	156.06	3,435.00	(3,278.94)	95.46%	6,870.00
Concrete Repair/Maint	6,900.00	0.00	6,900.00	0.00%	6,900.00	0.00	6,900.00	0.00%	0.00
Equip/Major Purchases	0.00	0.00	0.00	0.00%	1,013.22	0.00	1,013.22	0.00%	0.00
Equip-Gas/Oil/Maint	(350.00)	584.00	(934.00)	159.93%	7,161.22	4,083.00	3,078.22	-75.39%	7,000.00
Landscape-Enhancements	0.00	100.00	(100.00)	100.00%	5,723.54	700.00	5,023.54	-717.65%	1,200.00
Landscape-Maint	1,129.00	1,500.00	(371.00)	24.73%	7,950.11	10,500.00	(2,549.89)	24.28%	18,000.00
Landscape-Tree Maint	0.00	0.00	0.00	0.00%	6,650.00	3,000.00	3,650.00	-121.67%	5,000.00
Maint/Repair	0.00	0.00	0.00	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%	16,449.14	9,800.00	6,649.14	-67.85%	16,800.00
Pool-Repairs	0.00	1,000.00	(1,000.00)	100.00%	0.00	4,000.00	(4,000.00)	100.00%	5,000.00
Security/Safety/Monitoring	194.85	65.00	129.85	-199.77%	745.70	455.00	290.70	-63.89%	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	9,323.85	4,649.00	4,674.85	-100.56%	59,944.26	36,473.00	23,471.26	-64.35%	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%	2,402.53	952.00	1,450.53	-152.37%	1,632.00
Electric	0.00	1,000.00	(1,000.00)	100.00%	2,245.10	7,000.00	(4,754.90)	67.93%	12,000.00
Gas	95.09	0.00	95.09	0.00%	684.19	0.00	684.19	0.00%	0.00
Phone Service	264.58	225.00	39.58	-17.59%	793.74	675.00	118.74	-17.59%	900.00
Trash	31.35	0.00	31.35	0.00%	508.73	0.00	508.73	0.00%	0.00
Water	329.40	990.00	(660.60)	66.73%	2,184.44	3,880.00	(1,695.56)	43.70%	8,200.00
Total Utility Expenses	834.20	2,351.00	(1,516.80)	64.52%	8,818.73	12,507.00	(3,688.27)	29.49%	22,732.00
Total Expense	11,728.93	8,623.00	3,105.93	-36.02%	104,015.95	82,696.00	21,319.95	-25.78%	128,505.00
Fund Change	(1,560.16)	2,087.00	(3,647.16)	174.76%	(21,816.02)	(7,726.00)	(14,090.02)	-182.37%	15.00

The Greene HOA (Duncanville)
Budget Comparison
Period 7/1/2025 To 7/31/2025 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	135.30	0.00	135.30	0.00%	756.45	0.00	756.45	0.00%	0.00
Total Other Income	135.30	0.00	135.30	0.00%	756.45	0.00	756.45	0.00%	0.00
Total Income	135.30	0.00	135.30	0.00%	756.45	0.00	756.45	0.00%	0.00
Fund Change	135.30	0.00	135.30	0.00%	756.45	0.00	756.45	0.00%	0.00

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 7/1/2025 To 7/31/2025 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	9,800	10,700	10,700	10,700	10,700	10,700	125,994	128,400	(2,406)
TOTAL Assessments	9,502	9,683	11,398	10,961	11,100	10,050	9,800	10,700	10,700	10,700	10,700	10,700	125,994	128,400	(2,406)
<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	0	10	10	10	10	10	177	120	57
Late Fee	81	216	319	303	332	326	197	0	0	0	0	0	1,772	0	1,772
AR Fee Income	45	170	104	790	90	45	172	0	0	0	0	0	1,415	0	1,415
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	369	10	10	10	10	10	9,756	120	9,636
TOTAL INCOME	9,629	11,102	12,045	12,454	16,331	10,471	10,169	10,710	10,710	10,710	10,710	10,710	135,750	128,520	7,230
<u>EXPENSES</u>															
<u>Administrative Expenses</u>															
ADMIN EXPENSE	0	0	0	0	0	0	0	167	167	167	167	167	835	2,004	(1,169)
Accounting	50	50	50	545	50	50	50	0	0	0	0	0	845	0	845
Bank Charges - Return Pymt	0	10	0	0	0	0	0	0	0	0	0	0	10	0	10
Cmte Exp-Social	0	0	19	0	0	0	0	0	0	0	0	0	19	0	19
Copies	41	47	42	48	64	49	36	0	0	0	0	0	326	0	326
Dues/Licenses/Permits	45	45	45	45	45	45	45	0	0	0	0	0	315	450	(135)
Admin-AR Fees	474	65	948	1,315	1,836	2,190	406	167	167	167	167	167	8,069	2,000	6,069
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
Miscl General Expense	0	0	0	200	0	0	0	50	50	50	50	50	450	600	(150)
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	4	42	42	42	42	42	252	504	(252)
Printing-Coupons/Stmts	0	0	0	0	0	0	0	167	167	167	166	167	834	2,000	(1,166)
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	1,571	1,623	3,728	1,623	1,622	2,061	28,248	31,148	(2,900)
<u>Property Expenses</u>															
Common Area Allocation	0	0	0	0	0	156	0	0	1,717	0	0	1,718	3,591	6,870	(3,279)
Concrete Repair/Maint	0	0	0	0	0	0	6,900	0	0	0	0	0	6,900	0	6,900
Equip/Major Purchases	0	0	0	0	0	1,013	0	0	0	0	0	0	1,013	0	1,013
Equip-Gas/Oil/Maint	0	0	5,359	350	0	1,802	(350)	583	583	584	583	584	10,078	7,000	3,078
Landscape-Enhancements	0	0	0	0	504	5,220	0	100	100	100	100	100	6,224	1,200	5,024
Landscape-Maint	17	0	2,258	1,618	1,605	1,323	1,129	1,500	1,500	1,500	1,500	1,500	15,450	18,000	(2,550)
Landscape-Tree Maint	0	0	0	0	1,200	5,450	0	0	0	2,000	0	0	8,650	5,000	3,650
Maint/Repair	0	0	0	0	0	6,900	0	0	0	0	0	0	6,900	0	6,900

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 7/1/2025 To 7/31/2025 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			
Maint/Repair Supplies	0	0	0	0	295	0	0	0	0	0	0	0	295	0	295
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	1,549	1,450	1,400	1,400	1,400	1,400	1,400	23,449	16,800	6,649
Pool-Repairs	0	0	0	0	0	0	0	1,000	0	0	0	0	1,000	5,000	(4,000)
Security/Safety/Monitoring	195	0	107	0	227	22	195	65	65	65	65	65	1,071	780	291
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	23,434	9,324	4,898	5,365	5,649	3,648	5,367	84,871	61,400	23,471
<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	114	136	136	136	136	136	3,083	1,632	1,451
Electric	772	0	550	(175)	507	590	0	1,000	1,000	1,000	1,000	1,000	7,245	12,000	(4,755)
Gas	97	101	95	101	100	95	95	0	0	0	0	0	684	0	684
Phone Service	265	0	0	265	0	0	265	0	0	225	0	0	1,019	900	119
Trash	79	79	79	84	79	79	31	0	0	0	0	0	509	0	509
Water	617	343	179	174	369	174	329	1,074	1,238	1,100	743	165	6,504	8,200	(1,696)
TOTAL Utility Expenses	1,830	1,477	903	1,155	1,567	1,052	834	2,210	2,374	2,461	1,879	1,301	19,044	22,732	(3,688)
TOTAL EXPENSES	6,178	6,001	14,857	6,830	30,567	27,855	11,729	8,731	11,467	9,733	7,149	8,729	149,825	128,505	21,320
Excess Revenue / Expense	3,451	5,101	(2,812)	5,624	(14,235)	(17,384)	(1,560)	1,979	(757)	977	3,561	1,981	(14,075)	15	(14,090)

The Greene HOA (Duncanville)
12 Month Income Statement with Annual Variance Estimate
Period 7/1/2025 To 7/31/2025 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	135	0	0	0	0	0	756	0	756
TOTAL Other Income	104	104	1	138	134	139	135	0	0	0	0	0	756	0	756
TOTAL INCOME	104	104	1	138	134	139	135	0	0	0	0	0	756	0	756
Excess Revenue / Expense	104	104	1	138	134	139	135	0	0	0	0	0	756	0	756