



Village Green Townhomes

Cash Inflows	
Book Balance on January 25, 2025	\$9,289.05
January 25 Deposits	
Homeowner's Dues and Fees Received	\$10,557.50
Simmons Bank	\$5.00
Donation(s)	\$0.00
Bank Interest	\$0.00
Other:	\$0.00
Total Deposits	\$10,562.50
Total Cash	\$19,851.55

Cash Outflows		
Reliant	Utilities	\$88.03
Reliant	Utilities	\$45.68
Simmons Bank	Account Analysis	\$0.00
Service Fee	Quickbooks	\$44.99
Alejandro Montano	Debt servicing	\$5,000.00
Alejandro Montano	Unit 20 Gate	\$0.00
Transito Mendez	Lawn Care	\$750.00
K&M Roofing	Roof	\$0.00
Bruce Stidham	Taxes	\$0.00
City of Denison	Utilities	\$111.75
Gonzales Rodriquez	Sprinkler Service	\$0.00
Texoma Landscaping	Holiday Lights	\$0.00
Hempkins	Annual Insurance	\$0.00
Casey Meyers	Legal Fees	\$1,125.00
Adjustment	Clearing Adjustment	\$0.00
Total Expenses		\$7,165.45
Total Cash Outflows		\$7,165.45

Book Balance on 2/20/25 (Total Cash Inflows less Total Cash Outflows)	\$12,686.10
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Outstanding Debt	
On 12/22/22, VGHA received the invoices noted below for materials. As of February 20, 2025 VGHA has paid the following:	\$70,000.00
On 12/22/22 VGHA received the following invoices from Alejandro Montano for materials and supplies	
• Unit 20	(\$17,893.00)
• Unit 21	(\$18,593.00)
• Unit 22	(\$20,993.00)
• Unit 23	(\$23,860.00)
• Unit 24	(\$25,360.00)
• Unit 25	(\$24,703.00)
• Unit 26	(\$29,380.00)
Total for materials and supplies:	(\$160,782.00)
Total due to Alejandro Montano (outstanding labor contract plus additional invoices received for materials and supplies)	(\$90,782.00)

Total Net Position (Red brackets equal deficit)	(\$52,130.57)
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Accounts Receivable	
Includes prepaid fees (otherwise known as deferred revenue):	\$12,028.34
Past due amounts as of 03/01/2025:	(\$37,993.67)
Total Accounts Receivable	(\$25,965.33)

Budget: How your \$330 monthly dues are allocated	Monthly Budget	Annual Budget	Breakdown of Monthly Dues
Lawn/Landscaping	\$1,250	\$15,000	\$40.32
Legal	\$1,250	\$15,000	\$40.32
Repairs/Maint/Possible Excess (previously repairs / maint budget was \$4,800 annually)	\$1,667	\$20,000	\$53.76
Debt Servicing	\$5,000	\$60,000	\$161.29
CPA/Website/Quickbooks/Supplies	\$167	\$2,000	\$5.38
Utilities	\$333	\$4,000	\$10.75
Possible Excess / Reserves	\$563	\$6,760	\$18.17
Total	\$10,230	\$116,000	\$330

Annual Repairs/Maint/ Budget	\$20,000
Unit 20 - Gate	(\$800)
Unit 10 - Roof	(\$8,382)
Remaining Repair/Maint Budget for calendar year	\$10,819
Pending Repairs	
Unit 12 interior damage as a result of roof leak	(\$5,000)
Unit 13 Interior damage from roof leak	(\$2,000)
Unit 18 Exterior Siding Replacement	(\$80,000)
Unit 16 Exterior Siding Replacement	(\$80,000)
Unit 14 Exterior Siding Replacement	(\$80,000)
Projected Annual Repairs/Maint Budget	(\$236,182)

Emergency Repairs Contact	villagegreenhoa.com	Service ticket or email
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Village Green Homeowners Association is not governed by condo associations rules. The State of Texas considers HOA's Property Owners Associations
<https://guides.sll.texas.gov/property-owners-associations>