



## Village Green Townhomes

Cash Inflows	
<b>Book Balance on Nov 20, 2025</b>	<b>\$46,898.69</b>
<b>Nov 2025 Deposits</b>	
Homeowner's Dues and Fees Received	\$9,615.86
Simmons Bank	\$0.00
Donation(s)	\$0.00
Bank Interest	\$0.00
Other:	\$0.00
<b>Total Deposits</b>	<b>\$9,615.86</b>
<b>Total Cash</b>	<b>\$56,514.55</b>

Cash Outflows	
Reliant	Utilities \$88.47
Reliant	Utilities \$32.81
Simmons Bank	Account Analysis \$0.00
Service Fee	Quickbooks \$29.38
Alejandro Montano	Debt servicing \$5,000.00
Alejandro Montano	Repairs \$0.00
Transito Mendez	Lawn Care \$750.00
Lone Tree	Services \$0.00
Bruce Stidham	Taxes \$0.00
City of Denison	Utilities \$326.19
Gonzales Rodriquez	Sprinkler Service \$100.00
Texoma Landscaping	Holiday Lights \$0.00
Hempkins	Annual Insurance \$0.00
Casey Meyers	Legal Fees \$0.00
Adjustment	Clearing Adjustment \$0.00
<b>Total Expenses</b>	<b>\$6,326.85</b>
<b>Total Cash Outflows</b>	<b>\$6,326.85</b>

<b>Book Balance (Total Cash Inflows less Total Cash Outflows)</b>	<b>\$50,187.70</b>
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<b>Outstanding Debt</b>	
On 12/22/22, VGHA received the invoices noted below for materials. As of Dec 20, 2025 VGHA has paid the following:	<b>\$120,000.00</b>
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:	<b>(\$160,782.00)</b>
<b>Total due to Alejandro Montano (outstanding labor contract plus additional invoices received for materials and supplies)</b>	<b>(\$40,782.00)</b>

<b>Total Net Position (Red brackets equal deficit)</b>	<b>(\$332.05)</b>
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<b>Accounts Receivable</b>	
Includes prepaid fees (otherwise known as deferred revenue):	\$12,177.88
Past due amounts as of 12/20/2025:	\$2,440.13
Total Accounts Receivable	\$9,737.75

<b>Budget: How your \$350 monthly dues are allocated</b>	<b>Monthly Budget</b>	<b>Annual Budget</b>	<b>Breakdown of Monthly Dues</b>
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)	\$2,500	\$30,000	\$80.65
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	\$341	\$4,092	\$11.00
<b>Total</b>	<b>\$10,841</b>	<b>\$130,092</b>	<b>\$350</b>

<b>Annual Repairs/Maint/ Budget</b>	<b>\$30,000</b>
3/16/25 Top Notch Electrician - LED Lights around the community	(\$673)
4/1/25 Unit 12 Faucet	(\$700)
6/30/25 Unit 8 - Chimney Cap	(\$2,450)
Unit 13 - Interior Work due to roof leak	(\$6,959)
Unit 22 Roof repair and Unit 21 flashing	(\$3,000)
<b>Remaining Repair/Maint Budget for calendar year</b>	<b>\$16,218</b>
<b>Pending Repairs</b>	
Unit 12 interior damage as a result of roof leak	(\$5,800)
Unit 11 Interior damage from roof leak	(\$1,000)
Unit 11 Roof	(\$8,400)
Unit 18 Exterior Siding Replacement	(\$80,000)
Unit 16 Exterior Siding Replacement	(\$80,000)
Unit 14 Exterior Siding Replacement	(\$80,000)
<b>Projected Annual Repairs/Maint Budget</b>	<b>(\$238,982)</b>

<b>Emergency Repairs Contact</b>	<b>villagegreenhoa.com</b>	<b>Service ticket or email</b>
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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>