



Village Green Townhomes

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

Cash Outflows	
Reliant	Utilities
Reliant	Utilities
Simmons Bank	Account Analysis
Service Fee	Quickbooks
Alejandro Montano	Debt servicing
Alejandro Montano	Repairs
Transito Mendez	Lawn Care
Lone Tree	Services
Bruce Stidham	Taxes
City of Denison	Utilities
Gonzales Rodriguez	Sprinkler Service
Texoma Landscaping	Holiday Lights
Hempkins	Annual Insurance
Casey Meyers	Legal Fees
Adjustment	Clearing Adjustment
Total Expenses	\$6,326.85
Total Cash Outflows	\$6,326.85

Book Balance (Total Cash Inflows less Total Cash Outflows)	\$50,187.70
---	--------------------

Outstanding Debt	
On 12/22/22, VGHA received the invoices noted below for materials. As of Dec 20, 2025 VGHA has paid the following:	\$120,000.00
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)	(\$40,782.00)
Total Net Position (Red brackets equal deficit)	(\$332.05)

Accounts Receivable			
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

Budget: How your \$350 monthly dues are allocated	<u>Monthly Budget</u>	<u>Annual Budget</u>	<u>Breakdown of Monthly Dues</u>
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
Total	\$10,841	\$130,092	\$350

Annual Repairs/Maint/ Budget	\$30,000
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)
Remaining Repair/Maint Budget for calendar year	\$16,218
Pending Repairs	
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)
Projected Annual Repairs/Maint Budget	(\$238,982)

Emergency Repairs Contact	villagegreenhoa.com	Service ticket or email
----------------------------------	----------------------------	--------------------------------

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>