



Village Green Townhomes

Cash Inflows	
Book Balance on April 26, 2025	\$16,813.21
May 2025 Deposits	
Homeowner's Dues and Fees Received	\$8,941.32
Simmons Bank	\$0.00
Donation(s)	\$0.00
Bank Interest	\$0.00
Other:	\$0.00
Total Deposits	\$8,941.32
Total Cash	\$25,754.53

Cash Outflows	
Reliant	Utilities \$52.57
Reliant	Utilities \$87.98
Simmons Bank	Account Analysis \$0.00
Service Fee	Quickbooks \$42.58
Alejandro Montano	Debt servicing \$5,000.00
Alejandro Montano	Unit 12 faucet \$0.00
Transito Mendez	Lawn Care \$2,250.00
Top Notch	Electrician \$0.00
Bruce Stidham	Taxes \$0.00
City of Denison	Utilities \$349.12
Gonzales Rodriquez	Sprinkler Service \$550.00
Texoma Landscaping	Holiday Lights \$0.00
Hempkins	Annual Insurance \$0.00
Casey Meyers	Legal Fees \$877.50
Adjustment	Clearing Adjustment \$0.00
Total Expenses	\$9,209.75
Total Cash Outflows	\$9,209.75

Book Balance on 4/25/25 (Total Cash Inflows less Total Cash Outflows)	\$16,544.78
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Outstanding Debt	
On 12/22/22, VGHA received the invoices noted below for materials. As of May 20, 2025 VGHA has paid the following:	\$85,000.00
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)	(\$75,782.00)

Total Net Position (Red brackets equal deficit)	(\$38,729.09)
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Accounts Receivable	
Includes prepaid fees (otherwise known as deferred revenue):	\$14,261.62
Past due amounts as of 05/23/2025:	(\$34,769.75)
Total Accounts Receivable	(\$20,508.13)

<u>Budget: How your \$350 monthly dues are allocated</u>	<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
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Remaining Repair/Maint Budget for calendar year	\$30,000
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Pending Repairs

Unit 12 interior damage as a result of roof leak	(\$5,800)
Unit 13 Interior damage from roof leak	(\$3,800)
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	(\$229,000)
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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>