



## Village Green Townhomes

Cash Inflows	
<b>Book Balance on December 22, 2024</b>	<b>\$17,137.01</b>
<b>January 25 Deposits</b>	
Homeowner's Dues and Fees Received	\$12,279.38
Simmons Bank	\$0.00
Donation(s)	\$0.00
Bank Interest	\$0.00
Other:	\$0.00
<b>Total Deposits</b>	<b>\$12,279.38</b>
<b>Total Cash</b>	<b>\$29,416.39</b>

Cash Outflows	
Reliant	Utilities \$88.22
Reliant	Utilities \$34.31
Simmons Bank	Account Analysis \$0.00
Service Fee	Quickbooks \$68.91
Alejandro Montano	Debt servicing \$5,000.00
Alejandro Montano	Unit 20 Gate \$800.00
Transito Mendez	Lawn Care \$750.00
K&M Roofing	Roof \$8,381.50
Bruce Stidham	Taxes \$0.00
City of Denison	Utilities \$272.37
Gonzales Rodriquez	Sprinkler Service \$0.00
Texoma Landscaping	Holiday Lights \$0.00
Hempkins	Annual Insurance \$0.00
Casey Meyers	Legal Fees \$4,725.00
Adjustment	Clearing Adjustment \$7.03
<b>Total Expenses</b>	<b>\$20,127.34</b>
<b>Total Cash Outflows</b>	<b>\$20,127.34</b>

<b>Book Balance on 1/25/25 (Total Cash Inflows less Total Cash Outflows)</b>	<b>\$9,289.05</b>
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Outstanding Debt	
On 12/22/22, VGHA received the invoices noted below for materials. As of January 25, 2025 VGHA has paid the following:	<b>\$65,000.00</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>(\$95,782.00)</b>

<b>Total Net Position (Red brackets equal deficit)</b>	<b>(\$72,346.49)</b>
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<b>Accounts Receivable</b>	
Includes prepaid fees (otherwise known as deferred revenue):	\$16,878.16
Past due amounts as of 1/25/25:	(\$31,024.62)
Total Accounts Receivable	(\$14,146.46)

<b>Budget: How your \$330 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)	\$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
<b>Total</b>	<b>\$10,230</b>	<b>\$116,000</b>	<b>\$330</b>

<b>Annual Repairs/Maint/ Budget</b>	<b>\$20,000</b>
Unit 20 - Gate	(\$800)
Unit 10 - Roof	(\$8,382)
<b>Remaining Repair/Maint Budget for calendar year</b>	<b>\$10,819</b>
<b>Pending Repairs</b>	
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)
<b>Projected Annual Repairs/Maint Budget</b>	<b>(\$236,182)</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>