



Village Green Townhomes

Cash Inflows	
Book Balance on April 25, 2026	\$53,115.80
Deposits	
Homeowner's Dues and Fees Received	\$8,713.28
Simmons Bank	\$0.00
Donation(s)	\$0.00
Bank Interest	\$0.00
Other:	\$0.00
Total Deposits	\$8,713.28
Total Cash	\$61,829.08

Cash Outflows	
Reliant	Utilities \$88.42
Reliant	Utilities \$31.40
Simmons Bank	Account Analysis \$0.00
Service Fee	Quickbooks \$42.84
Alejandro Montano	Debt servicing \$5,000.00
Alejandro Montano	Repairs \$11,860.00
Transito Mendez	Lawn Care \$2,620.00
NR Construction	Services \$0.00
Bruce Stidham	Taxes \$1,300.00
City of Denison	Utilities \$219.81
Gonzales Rodriquez	Sprinkler Service \$480.00
Texoma Landscaping	Holiday Lights \$0.00
Hempkins	Annual Insurance \$0.00
Casey Meyers	Legal Fees \$0.00
Adjustment	Clearing Adjustment \$0.00
Total Expenses	\$21,642.47
Total Cash Outflows	\$21,642.47

Book Balance (Total Cash Inflows less Total Cash Outflows)	\$40,186.61
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Outstanding Debt	
On 12/22/22, VGHA received the invoices noted below for materials. As of May 20, 2026 VGHA has paid the following:	\$145,000.00
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)	(\$15,782.00)

Total Net Position (Red brackets equal deficit)	\$39,699.16
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Accounts Receivable	
Includes prepaid fees (otherwise known as deferred revenue):	(\$18,921.88)
Past due amounts as of 5/20/2026:	\$3,627.33
Total Accounts Receivable	(\$15,294.55)

<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	\$1,500	\$18,000	\$48.39
Legal	\$1,000	\$12,000	\$32.26
Repairs & Renovations	\$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

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>