



## Village Green Townhomes

Cash Inflows	
<b>Book Balance on Sep 21, 2024</b>	<b>\$1,776.40</b>
<b>Oct 2024 Deposits</b>	
Homeowner's Dues and Fees Received	\$9,896.87
Simmons Bank	\$0.00
Donation(s)	\$0.00
Bank Interest	\$0.00
Other:	\$0.00
<b>Total Deposits</b>	<b>\$9,896.87</b>
<b>Total Cash</b>	<b>\$11,673.27</b>

Cash Outflows	
Reliant	Utilities \$23.33
Reliant	Utilities \$87.60
Simmons Bank	Account Analysis \$0.00
Service Fee	Quickbooks \$39.71
Alejandro Montano	Debt servicing \$5,000.00
Transito Mendez	Lawn Care \$750.00
Carlos Diaz	Tree Removal \$0.00
City of Denison	Utilities \$247.85
Gonzales Rodriquez	Sprinkler Service \$100.00
Kay Brewer	Stamps/Paper \$0.00
Hempkins	Annual Insurance \$0.00
Casey Meyers	Legal Fees \$675.00
Adjustment	Clearing Adjustment \$0.05
<b>Total Expenses</b>	<b>\$6,923.54</b>
<b>Total Cash Outflows</b>	<b>\$6,923.54</b>

<b>Book Balance on 10/21/2024 (Total Cash Inflows less Total Cash Outflows)</b>	<b>\$4,749.73</b>
---	-------------------

<b>Outstanding Debt</b>	
On 9/21/2021, VGHA signed a \$140,000 labor only contract for units 20, 21, 22, 23, 24, 25 and 26. As of October 2024, VGHA owes the following:	<b>\$50,000.00</b>
On 12/22/22 VGHA received the following invoices for materials and supplies	
<ul style="list-style-type: none"> <li>Unit 20 (\$17,893.00)</li> <li>Unit 21 (\$18,593.00)</li> <li>Unit 22 (\$20,993.00)</li> <li>Unit 23 (\$23,860.00)</li> <li>Unit 24 (\$25,360.00)</li> <li>Unit 25 (\$24,703.00)</li> <li>Unit 26 (\$29,380.00)</li> </ul>	
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>(\$110,782.00)</b>

<b>Total Net Position (Red brackets equal deficit)</b>	<b>(\$88,570.30)</b>
--	----------------------

<b>Accounts Receivable</b>	
Includes prepaid fees (otherwise known as deferred revenue):	\$7,587.98
Past due amounts as of 10/21/2024:	(\$25,049.95)
Total Accounts Receivable	(\$17,461.97)

<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 13 Roof replaced, Unit 27 Roof repair & other repairs	(\$9,143)
Unit 12 Roof replaced, Unit 39 Roof leak assessed & tarp added	(\$9,030)
Unit 39 Two Garage Door Panels	(\$1,385)
Unit 39 Painting Garage Door	(\$380)
Unit 13 Fence	(\$1,897)
<b>Remaining Repair/Maint Budget for calendar year</b>	<b>(\$1,835)</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 10 Roof Replacement	(\$10,000)
Unit 18 Exterior Siding Replacement	(\$60,000)
<b>Projected Annual Repairs/Maint Budget</b>	<b>(\$78,835)</b>

<b>Emergency Repairs Contact</b>	<b>John Rocka</b>	<b>903-624-1285</b>
----------------------------------	-------------------	---------------------

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>