



Village Green Townhomes

Cash Inflows	
Book Balance on Sep 20, 2025	\$26,035.17
Oct 2025 Deposits	
Homeowner's Dues and Fees Received	\$44,552.40
Simmons Bank	\$0.00
Donation(s)	\$0.00
Bank Interest	\$0.00
Other:	\$0.00
Total Deposits	\$44,552.40
Total Cash	\$70,587.57

Cash Outflows		
Reliant	Utilities	\$176.94
Reliant	Utilities	\$28.10
Simmons Bank	Account Analysis	\$0.00
Service Fee	Quickbooks	\$20.14
Alejandro Montano	Debt servicing	\$5,000.00
Alejandro Montano	Repairs	\$12,110.00
Transito Mendez	Lawn Care	\$750.00
Lone Tree	Services	\$800.00
Bruce Stidham	Taxes	\$0.00
City of Denison	Utilities	\$551.10
Gonzales Rodriquez	Sprinkler Service	\$0.00
Texoma Landscaping	Holiday Lights	\$279.12
Hempkins	Annual Insurance	\$0.00
Casey Meyers	Legal Fees	\$371.14
Adjustment	Clearing Adjustment	\$0.00
Total Expenses		\$20,086.54
Total Cash Outflows		\$20,086.54

Book Balance (Total Cash Inflows less Total Cash Outflows)	\$50,501.03
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Outstanding Debt	
On 12/22/22, VGHA received the invoices noted below for materials. As of Sep 20, 2025 VGHA has paid the following:	\$110,000.00
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)	(\$50,782.00)

Total Net Position (Red brackets equal deficit)	(\$17,173.00)
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Accounts Receivable	
Includes prepaid fees (otherwise known as deferred revenue):	\$19,294.12
Past due amounts as of 10/20/2025:	(\$2,402.09)
Total Accounts Receivable	\$16,892.03

<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
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)
10/18/25: Unit 11, 12, 21, 22 interior damage due to leaks from neglected and aging roofs	(\$11,750)
10/18/25: Unit 20: reinstall missing shingles	(\$360)
 Remaining Repair/Maint Budget for calendar year	 \$4,108
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	(\$251,092)

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>