



Village Green Townhomes

Cash Inflows	
Book Balance on April 21, 2024	\$7,088.90
May 2024 Deposits	
Homeowner's Dues and Fees Received	\$8,170.75
Simmons Bank	\$0.00
Donation(s)	\$0.00
Bank Interest	\$0.00
Other:	\$0.00
Total Deposits	\$8,170.75
Total Cash	\$15,259.65

Cash Outflows	
Cleared Checks from April 2024	
Reliant Utilities	\$22.99
Reliant Utilities	\$87.24
Total Cleared Checks	\$110.23
May 2024 Expenses	
Simmons Bank Account Analysis	\$0.00
Service Fee Quickbooks	\$23.65
Alejandro Montano Debt servicing	\$0.00
Transito Mendez Lawn Care	\$1,550.00
Carlos Diaz Tree Removal	\$5,150.00
City of Denison Utilities	\$94.47
Gonzales Rodriguez Sprinkler Service	\$620.00
Kay Brewer Stamps/Paper	\$1,385.00
Hempkins Annual Insurance	\$0.00
Casey Meyers Legal Fees	\$0.00
Adjustment Clearing Adjustment	\$0.00
Total Expenses	\$8,823.12
Total Cash Outflows	\$8,933.35

Book Balance on 5/21/2024 (Total Cash Inflows less Total Cash Outflows)	\$6,326.30
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Outstanding Debt	
On 9/21/2021, VGHA signed a \$140,000 labor only contract for units 20, 21, 22, 23, 24, 25 and 26. As of May 2024, VGHA owes the following:	\$25,000.00
On 12/22/22 VGHA received the following invoices 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)	(\$135,782.00)

Total Net Position (Red brackets equal deficit)	(\$129,455.70)
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VGHA agreed to pay \$5,000 a month to Alejandro Montano at zero interest. This equates to a 43-month payment plan (~ 3.6 years).

Includes prepaid fees (otherwise known as deferred revenue) from homeowners in the amount of \$8,804.02

Past due amounts as of 5/21/2024: (\$11,912.72)

Budget: How your \$330 monthly dues are allocated	Monthly Budget	Annual Budget	Breakdown of Monthly Dues
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
Total	\$10,230	\$116,000	\$330

Annual Repairs/Maint/ Budget	\$20,000
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)
Remaining Repair/Maint Budget for calendar year	\$442
Pending Repairs	
Unit 12 interior damage as a result of roof leak	(\$5,000)
Unit 13 Interior damage from roof leak	(\$2,000)
Unit 13 Fence	(\$3,000)
Unit 18 Exterior Siding Replacement	(\$60,000)
Projected Annual Repairs/Maint Budget	(\$69,558)

Emergency Repairs Contact	John Rocka	903-624-1285
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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>