



## Village Green Townhomes

<b>Cash Inflows</b>	
<b>Book Balance on May 21, 2024</b>	<b>\$6,326.30</b>
<b>June 2024 Deposits</b>	
Homeowner's Dues and Fees Received	\$10,238.12
Simmons Bank	\$0.00
Donation(s)	\$0.00
Bank Interest	\$0.00
Other:	\$0.00
<b>Total Deposits</b>	<b>\$10,238.12</b>
<b>Total Cash</b>	<b>\$16,564.42</b>

<b>Cash Outflows</b>	
<b>Cleared Checks from May 2024</b>	
Reliant Utilities	\$87.24
Reliant Utilities	\$22.81
<b>Total Cleared Checks</b>	<b>\$110.05</b>
<b>June Expenses</b>	
Simmons Bank Account Analysis	\$0.00
Service Fee Quickbooks	\$23.65
Alejandro Montano Debt servicing	\$5,000.00
Transito Mendez Lawn Care	\$750.00
Carlos Diaz Tree Removal	\$380.00
City of Denison Utilities	\$221.75
Gonzales Rodriquez Sprinkler Service	\$0.00
Kay Brewer Stamps/Paper	\$0.00
Hempkins Annual Insurance	\$0.00
Casey Meyers Legal Fees	\$150.00
Adjustment Clearing Adjustment	\$0.00
<b>Total Expenses</b>	<b>\$6,525.40</b>
<b>Total Cash Outflows</b>	<b>\$6,635.45</b>

<b>Book Balance on 6/21/2024 (Total Cash Inflows less Total Cash Outflows)</b>	<b>\$9,928.97</b>
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<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 June 2024, VGHA owes the following:	<b>\$30,000.00</b>
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:	<b>(\$160,782.00)</b>
<b>Total due to Alejandro Montano (outstanding labor contract plus additional invoices received for materials and supplies)</b>	<b>(\$130,782.00)</b>

<b>Total Net Position (Red brackets equal deficit)</b>	<b>(\$120,853.03)</b>
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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 \$13,349.32

Past due amounts as of 6/21/2024: (\$12,389.01)

<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)
<b>Remaining Repair/Maint Budget for calendar year</b>	<b>\$62</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 13 Fence	(\$3,000)
Unit 18 Exterior Siding Replacement	(\$60,000)
<b>Projected Annual Repairs/Maint Budget</b>	<b>(\$69,938)</b>

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