



## Village Green Townhomes

Cash Inflows	
<b>Book Balance on June 21, 2024</b>	<b>\$9,928.97</b>
<b>July 2024 Deposits</b>	
Homeowner's Dues and Fees Received	\$7,972.94
Simmons Bank	\$0.00
Donation(s)	\$0.00
Bank Interest	\$0.00
Other:	\$0.00
<b>Total Deposits</b>	<b>\$7,972.94</b>
<b>Total Cash</b>	<b>\$17,901.91</b>

Cash Outflows	
<b>Cleared Checks from June 2024</b>	
Reliant	Utilities \$20.78
Reliant	Utilities \$87.24
<b>Total Cleared Checks</b>	<b>\$108.02</b>
<b>July Expenses</b>	
Simmons Bank	Account Analysis \$0.00
Service Fee	Quickbooks \$23.65
Alejandro Montano	Debt servicing \$5,000.00
Transito Mendez	Lawn Care \$1,150.00
Carlos Diaz	Tree Removal \$0.00
City of Denison	Utilities \$225.78
Gonzales Rodriguez	Sprinkler Service \$280.00
Kay Brewer	Stamps/Paper \$0.00
Hempkins	Annual Insurance \$0.00
Casey Meyers	Legal Fees \$1,800.00
Adjustment	Clearing Adjustment \$0.00
<b>Total Expenses</b>	<b>\$8,479.43</b>
<b>Total Cash Outflows</b>	<b>\$8,587.45</b>

<b>Book Balance on 7/21/2024 (Total Cash Inflows less Total Cash Outflows)</b>	<b>\$9,314.46</b>
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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 July 2024, VGHA owes the following:	<b>\$35,000.00</b>
On 12/22/22 VGHA received the following invoices for materials and supplies	
<ul style="list-style-type: none"> <li>• Unit 20</li> <li>• Unit 21</li> <li>• Unit 22</li> <li>• Unit 23</li> <li>• Unit 24</li> <li>• Unit 25</li> <li>• Unit 26</li> </ul>	<ul style="list-style-type: none"> <li>(\$17,893.00)</li> <li>(\$18,593.00)</li> <li>(\$20,993.00)</li> <li>(\$23,860.00)</li> <li>(\$25,360.00)</li> <li>(\$24,703.00)</li> <li>(\$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>(\$125,782.00)</b>

<b>Total Net Position (Red brackets equal deficit)</b>	<b>(\$113,651.78)</b>
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<b>Accounts Receivable</b>		
Includes prepaid fees (otherwise known as deferred revenue) from homeowners in the amount of \$11,249.84		\$12,141.60
Past due amounts as of 7/21/2024:	(\$14,957.36)	(\$14,957.36)
<b>Total Accounts Receivable</b>		<b>(\$2,815.76)</b>

<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>	<u><u>\$62</u></u>
<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>	<u><u>(\$69,938)</u></u>

<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>