



## Village Green Townhomes

Cash Inflows	
<b>Book Balance on March 20, 2025</b>	<b>\$13,113.46</b>
<b>April 2025 Deposits</b>	
Homeowner's Dues and Fees Received	\$10,376.75
Simmons Bank	\$0.00
Donation(s)	\$0.00
Bank Interest	\$0.00
Other:	\$0.00
<b>Total Deposits</b>	<b>\$10,376.75</b>
<b>Total Cash</b>	<b>\$23,490.21</b>

Cash Outflows	
Reliant	Utilities \$0.00
Reliant	Utilities \$0.00
Simmons Bank	Account Analysis \$0.00
Service Fee	Quickbooks \$49.97
Alejandro Montano	Debt servicing \$5,000.00
Alejandro Montano	Unit 12 faucet \$700.00
Transito Mendez	Lawn Care \$750.00
Top Notch	Electrician \$0.00
Bruce Stidham	Taxes \$0.00
City of Denison	Utilities \$102.03
Gonzales Rodriquez	Sprinkler Service \$0.00
Texoma Landscaping	Holiday Lights \$0.00
Hempkins	Annual Insurance \$0.00
Casey Meyers	Legal Fees \$75.00
Adjustment	Clearing Adjustment \$0.00
<b>Total Expenses</b>	<b>\$6,677.00</b>
<b>Total Cash Outflows</b>	<b>\$6,677.00</b>

<b>Book Balance on 4/25/25 (Total Cash Inflows less Total Cash Outflows)</b>	<b>\$16,813.21</b>
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<b>Outstanding Debt</b>	
On 12/22/22, VGHA received the invoices noted below for materials. As of April 20, 2025 VGHA has paid the following:	<b>\$80,000.00</b>
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:	<b>(\$160,782.00)</b>
<b>Total due to Alejandro Montano (outstanding labor contract plus additional invoices received for materials and supplies)</b>	<b>(\$80,782.00)</b>

<b>Total Net Position (Red brackets equal deficit)</b>	<b>(\$47,152.87)</b>
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<b>Accounts Receivable</b>	
Includes prepaid fees (otherwise known as deferred revenue):	\$15,056.06
Past due amounts as of 04/25/2025:	(\$31,871.98)
Total Accounts Receivable	(\$16,815.92)

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Remaining Repair/Maint Budget for calendar year	\$30,000
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Unit 12 interior damage as a result of roof leak	(\$5,000)
Unit 13 Interior damage from roof leak	(\$2,000)
Unit 11 Interior damage from roof leak	TBD
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	(\$217,000)
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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>