

Total Net Position (Red brackets equal deficit)

## Village Green Townhomes

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Cash Inflows				
Book Balance on February 25, 2025		\$12,686.10		
March 2025 Deposits				
Homeowner's Dues and Fees Received		\$10,019.89		
Simmons Bank		-\$5.00		
Donation(s)		\$0.00		
Bank Interest		\$0.00 \$0.00		
Other:				
Total Deposits		\$10,014.89		
Total Cash		\$22,700.99		
Cash Outflows				
cash outnows				
Reliant	Utilities	\$176.01		
Reliant	Utilities	\$63.49		
Simmons Bank	Account Analysis	\$0.00		
Service Fee	Quickbooks	\$47.90		
Alejandro Montano	Debt servicing	\$5,000.00		
Alejandro Montano	Unit 20 Gate	\$0.00		
Transito Mendez	Lawn Care	\$1,525.00		
Top Notch	Electrician	\$673.00		
Bruce Stidham	Taxes	\$0.00		
City of Denison	Utilities	\$102.03		
Gonzales Rodriguez	Sprinkler Service	\$0.00		
Texoma Landscaping	Holiday Lights	\$500.00		
Hempkins	Annual Insurance	\$0.00		
Casey Meyers	Legal Fees	\$1,500.00		
Adjustment	Clearing Adjustment	\$0.10		
Total Expenses		\$9,587.53		
Total Cash Outflows		\$9,587.53		
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Book Balance on 3/25/25 (Total Cash Inflows less	Total Cash Outflows)	\$13,113.46		
Outstanding Debt On 12/22/22 VIGHA received the invoices noted hel	ow for materials. As of March 20, 2025 VGHA has paid the following:	\$75,000.00		
On 12/22/22, VGHA received the invoices noted below for materials. As of March 20, 2025 VGHA has paid the following:		\$73,000.00		
On 12/22/22 VGHA received the following invoices t	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 25		(\$29,380.00)		
Total for materials and supplies:				
Total due to Alejandro Montano (outstanding labor contract plus additional invoices received for materials and supplies)				

(\$55,852.62)

Accounts Receivable	
Includes prepaid fees (otherwise known as deferred revenue):	\$15,056.06
Past due amounts as of 03/25/2025:	(\$31,871.98)
Total Accounts Receivable	(\$16,815.92)

Budget: How your \$350 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)	\$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
Remaining Repair/Maint Budget for calendar year	\$30,000
Pending Repairs	
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)

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 <a href="https://guides.sll.texas.gov/property-owners-associations">https://guides.sll.texas.gov/property-owners-associations</a>