



## Village Green Townhomes

Cash Inflows	
<b>Book Balance on February 25, 2025</b>	<b>\$12,686.10</b>
<b>March 2025 Deposits</b>	
Homeowner's Dues and Fees Received	\$10,019.89
Simmons Bank	-\$5.00
Donation(s)	\$0.00
Bank Interest	\$0.00
Other:	\$0.00
<b>Total Deposits</b>	<b>\$10,014.89</b>
<b>Total Cash</b>	<b>\$22,700.99</b>

Cash Outflows		
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 Rodriquez	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

<b>Book Balance on 3/25/25 (Total Cash Inflows less Total Cash Outflows)</b>	<b>\$13,113.46</b>
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<b>Outstanding Debt</b>	
On 12/22/22, VGHA received the invoices noted below for materials. As of March 20, 2025 VGHA has paid the following:	<b>\$75,000.00</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>(\$85,782.00)</b>

<b>Total Net Position (Red brackets equal deficit)</b>	<b>(\$55,852.62)</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 03/25/2025:	(\$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>