



## Village Green Townhomes

<b>Cash Inflows</b>	
<b>Book Balance on October 22, 2024</b>	<b>\$4,749.73</b>
<b>November 2024 Deposits</b>	
Homeowner's Dues and Fees Received	\$10,535.86
Simmons Bank	\$0.00
Donation(s)	\$0.00
Bank Interest	\$0.00
Other:	\$0.00
<b>Total Deposits</b>	<b>\$10,535.86</b>
<b>Total Cash</b>	<b>\$15,285.59</b>

Cash Outflows		
Reliant	Utilities	\$0.00
Reliant	Utilities	\$0.00
Simmons Bank	Account Analysis	\$0.00
Service Fee	Quickbooks	\$58.26
Alejandro Montano	Debt servicing	\$5,000.00
Alejandro Montano	Light bulbs main entrance	\$150.00
Alejandro Montano	Unit 18	\$1,338.00
Transito Mendez	Lawn Care	\$1,500.00
Carlos Diaz	Tree Removal	\$189.00
City of Denison	Utilities	\$220.43
Gonzales Rodriquez	Sprinkler Service	\$0.00
Kay Brewer	Stamps/Paper	\$88.29
Hempkins	Annual Insurance	\$0.00
Casey Meyers	Legal Fees	\$112.50
Adjustment	Clearing Adjustment	\$0.00
Total Expenses		\$8,656.48
Total Cash Outflows		\$8,656.48

<b>Book Balance on 11/21/2024 (Total Cash Inflows less Total Cash Outflows)</b>	<b>\$6,629.11</b>
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<b>Outstanding Debt</b>	
On 12/22/22, VGHA received the invoices noted below for materials and supplies for units 20-26. As of November 2024, VGHA has paid the following towards those invoices:	
	<b>\$55,000.00</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>(\$105,782.00)</b>

<b>Total Net Position (Red brackets equal deficit)</b>	<b>(\$81,690.92)</b>
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<b>Accounts Receivable</b>	
Includes prepaid fees (otherwise known as deferred revenue):	\$7,587.98
Past due amounts as of 11/21/2024:	(\$25,049.95)
<b>Total Accounts Receivable</b>	<b>(\$17,461.97)</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 37 Roof leak assessed & tarp added	(\$9,030)
Unit 39 Two Garage Door Panels	(\$1,385)
Unit 39 Painting Garage Door	(\$380)
Unit 13 Fence	(\$1,897)
<b>Remaining Repair/Maint Budget for calendar year</b>	<b>(\$1,835)</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 10 Roof Replacement	(\$10,000)
Unit 18 Exterior Siding Replacement	(\$80,000)
Unit 16 Exterior Siding Replacement	(\$80,000)
Unit 14 Exterior Siding Replacement	(\$80,000)
<b>Projected Annual Repairs/Maint Budget</b>	<b>(\$258,835)</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>