



Village Green Townhomes

Cash Inflows	
Book Balance on August 21, 2024	\$9,408.60
Sep 2024 Deposits	
Homeowner's Dues and Fees Received	\$66,452.57
Simmons Bank	\$0.00
Donation(s)	\$0.00
Bank Interest	\$0.00
Other:	\$0.00
Total Deposits	\$66,452.57
Total Cash	\$75,861.17

Cash Outflows	
Cleared Checks from Aug 2024	
Reliant Utilities	\$18.42
Reliant Utilities	\$87.62
Total Cleared Checks	\$106.04
September Expenses	
Simmons Bank Account Analysis	\$0.00
Service Fee Quickbooks	\$269.88
Alejandro Montano Debt servicing	\$5,000.00
Transito Mendez Lawn Care	\$750.00
Carlos Diaz Tree Removal	\$0.00
City of Denison Utilities	\$236.87
Gonzales Rodriquez Sprinkler Service	\$0.00
Kay Brewer Stamps/Paper	\$0.00
Hempkins Annual Insurance	\$66,597.03
Casey Meyers Legal Fees	\$1,125.00
Adjustment Clearing Adjustment	-\$0.05
Total Expenses	\$73,978.73
Total Cash Outflows	\$74,084.77

Book Balance on 9/21/2024 (Total Cash Inflows less Total Cash Outflows)	\$1,776.40
--	-------------------

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 September 2024, VGHA owes the following:	\$45,000.00
On 12/22/22 VGHA received the following invoices 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:	(\$160,782.00)
Total due to Alejandro Montano (outstanding labor contract plus additional invoices received for materials and supplies)	(\$115,782.00)

Total Net Position (Red brackets equal deficit)	(\$97,535.93)
--	----------------------

Accounts Receivable	
Includes prepaid fees (otherwise known as deferred revenue):	\$7,739.53
Past due amounts as of 9/21/2024:	(\$24,209.20)
Total Accounts Receivable	(\$16,469.67)

Budget: How your \$330 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)	\$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
Total	\$10,230	\$116,000	\$330

Annual Repairs/Maint/ Budget	\$20,000
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)
Unit 13 Fence	(\$1,897)
Remaining Repair/Maint Budget for calendar year	(\$1,835)
Pending Repairs	
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	(\$60,000)
Projected Annual Repairs/Maint Budget	(\$78,835)

Emergency Repairs Contact	John Rocka	903-624-1285
----------------------------------	-------------------	---------------------

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>