



Village Green Townhomes

Cash Inflows	
Book Balance on December 31, 2023	\$14,844.73
January 2024 Deposits	
Homeowner's Dues and Fees Received	\$11,364.55
Simmons Bank	\$0.00
Donation(s)	\$0.00
Bank Interest	\$0.00
Other:	\$0.00
Total Deposits (thru 1/21/2024)	\$11,364.55
1 Total Cash Inflows as of 1/21/24 (Book Balance as of 12/31/23 plus January 2024 Deposits)	\$26,209.28

Cash Outflows	
Cleared Checks from December 2023	
Reliant	Utilities \$86.99
Reliant	Utilities \$34.09
Total Cleared Checks	\$121.08
January 2024 Expenses	
Simmons Bank	Account Analysis \$5.00
Service Fee	Quickbooks \$12.27
Alejandro Montano	Pmt and invoice 418114 \$5,400.00
Jose Menjivar	Nov 23 lawn care \$850.00
Bruce Stidham	Taxes \$20.05
City of Denison	Utilities \$94.47
Gonzales Rodriguez	Sprinkler Service \$0.00
Kay Brewer	Stamps/Paper \$0.00
Hempkins	Annual Insurance \$0.00
Casey Meyers	Legal Fees \$2,770.00
Adjustment	Clearing Adjustment -\$10.05
Total January 2024 Expenses	\$9,141.74
Total Cash Outflows (cleared checks plus January 2024 Expenses)	\$9,262.82

Book Balance on 1/21/2024 (Total Cash Inflows less Total Cash Outflows)	\$16,946.46
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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 January 2024, VGHA owes the following:	\$5,000.00
On 12/22/22 VGHA received the following invoices for materials and supplies	
<ul style="list-style-type: none"> • Unit 20 • Unit 21 • Unit 22 • Unit 23 • Unit 24 • Unit 25 • Unit 26 	<ul style="list-style-type: none"> (\$17,893.00) (\$18,593.00) (\$20,993.00) (\$23,860.00) (\$25,360.00) (\$24,703.00) (\$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)	(\$155,782.00)

Total Net Position (Balance on 1/21/24 plus Outstanding debt due to Alejandro) (Red brackets equal deficit)	(\$138,835.54)
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VGHA agreed to pay \$5,000 a month to Alejandro Montano at zero interest. This equates to a 43-month payment plan (~ 3.6 years).

Includes prepaid fees (otherwise known as deferred revenue) from homeowners in the amount of \$8,804.02

Past due amounts as of 1/21/2024: (\$9,205.22)

Budget: How your \$300 monthly dues are allocated	Monthly Budget	Annual Budget	Breakdown of
		(Monthly Budget)	Monthly Dues
Lawn/Landscaping	\$1,100	\$13,200	\$35.48
Repairs/Maint/Possible Excess (previously repairs / maint budget was \$4,800 annually)	\$1,500	\$18,000	\$48.39
Debt Servicing	\$5,000	\$60,000	\$161.29
CPA (\$200 month - Jan, Feb, Mar)	\$200	\$600	\$6.45
CPA (\$500/Tax Prep)	\$167	\$500	\$5.37
Quickbooks	\$22	\$198	\$0.71
Utilities	\$400	\$4,800	\$12.90
Possible Excess / Reserves	\$900	\$10,800	\$29.03
Total	\$9,289	\$97,298	\$300
Emergency Repairs Contact Eric Campbell 415-425-4299			

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>