



## Village Green Townhomes

<b>Cash Inflows</b>		
<b>Bank Balance on December 19, 2022</b>		<b>\$5,335.85</b>
<b>January 2023 Deposits</b>		
1	Homeowner's Dues and Fees Received	\$12,069.00
3	Simmons Bank Donation	\$10.00
	Bank Interest	\$0.00
2	Other:	\$300.00
<b>Total January 2023 Deposits</b>		<b>\$12,379.00</b>
<b>Total Cash Inflows as of 1/27/23 (Bank Balance as of 12/19/22 plus January 2023 Deposits)</b>		<b>\$17,714.85</b>

<b>Cash Outflows</b>		
<b>Cleared Checks from December 2022</b>		
Jose Menjivar	12/2/22 Nov 22 Lawn	\$850.00
Reliant Energy	12/30/22 Utilities	\$37.23
Reliant Energy	12/30/22 Utilities	\$89.37
<b>Total Cleared Checks from December 2022</b>		<b>\$976.60</b>
<b>January 2023 Expenses</b>		
Simmons Bank	1/5/23 Account Analysis	\$5.00
Jose Menjivar	1/3/23 Dec 22 Lawn	\$850.00
McClanahan & Holmes, LLD	1/4/23 CPA Services	\$200.00
Void check #2520	Void Void	Void
Vince Young	1/4/23 Mileage Copies	\$27.50
Alejandro Montana	1/4/23 Debt	\$5,000.00
Alejandro Montana	1/4/23 Water line caps - unit 35	\$35.00
City of Denison	1/10/23 Utilities	\$1.94
City of Denison	1/10/23 Utilities	\$1.94
City of Denison	1/10/23 Utilities	\$3.06
<b>Total January 2023 Expenses</b>		<b>\$6,124.44</b>
<b>Total Cash Outflows (cleared checks plus January 2023 Expenses)</b>		<b>\$7,101.04</b>

<b>Balance on 1/27/2023 (Total Cash Inflows less Total Cash Outflows)</b>	<b>\$10,613.81</b>
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<b>Outstanding Debt</b>		
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 2023, VGHA owes \$55,000.		<b>(\$55,000.00)</b>
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:		<b>(\$160,782.00)</b>
<b>Total due to Alejandro Montano (outstanding labor contract plus additional invoices received for materials and supplies)</b>		<b>(\$215,782.00)</b>

<b>Total Net Position (Balance on 1/27/23 plus Outstanding debt due to Alejandro ) (Red brackets equal deficit)</b>	<b>(\$205,168.19)</b>
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Currently VGHA has agreed to pay \$5,000 a month to Alejandro Montano at zero interest. This equates to a 43-month payment plan (~ 3.6 years).

- 1 Includes prepaid fees
- 2 Unit 1 - Prepaid \$50 for drip system water use (agreement made 13 years ago)
- 2 Unit 35 - Prepaid \$250 for water line damage - reimbursed by insurance claim
- 3 Two \$5.00 deposits 12/28/22 and 1/26/23

**Note:**

In an effort to conserve funds, new flowers and plants will be delayed until spring and sprinklers have been turned off.

Past due amounts as of 1/27/2023:

Two homeowner's owe \$11 for their monthly dues. All other members are up to date on monthly dues.

One homeowner owes \$1072.86 for annual insurance and assessed late fee

<b><u>Budget: How your \$250 monthly dues are allocated</u></b>	<b><u>Monthly Budget</u></b>	<b><u>Annual Budget (Monthly Budget x 12)</u></b>	<b><u>Breakdown of Monthly Dues</u></b>
Lawn/Landscaping	\$1,100	\$13,200	\$35.48
Repairs/Maint/Possible Excess (previously repairs / maint budget was \$4,800 annually)	\$400	\$4,800	\$12.90
Debt Servicing	\$5,000	\$60,000	\$161.29
CPA (\$200 month, plus \$500 annual tax preparation fee)	\$242	\$2,900	\$7.80
Utilities	\$400	\$4,800	\$12.90
Possible Excess / Reserves	\$600	\$7,200	\$19.35
<b>Total</b>	<b>\$7,742</b>	<b>\$85,700</b>	<b>\$250</b>