



## Village Green Townhomes

<b>Cash Inflows</b>	
<b>Book Balance on January 22, 2024</b>	<b>\$16,946.46</b>
<b>February 2024 Deposits</b>	
Homeowner's Dues and Fees Received	\$10,150.66
Simmons Bank	\$0.00
Donation(s)	\$0.00
Bank Interest	\$0.00
Other:	\$0.00
<b>Total Deposits (thru 2/21/2024)</b>	<b>\$10,150.66</b>
<b>Total Cash Inflows as of 2/21/24 (Book Balance as of 1/22/24 plus February 2024 Deposits)</b>	<b>\$27,097.12</b>

<b>Cash Outflows</b>	
<b>Cleared Checks from January 2024</b>	
Reliant	Utilities \$87.24
Reliant	Utilities \$34.23
<b>Total Cleared Checks</b>	<b>\$121.47</b>
<b>February 2024 Expenses</b>	
Simmons Bank	Account Analysis \$0.00
Service Fee	Quickbooks \$30.75
Alejandro Montano	Pmt and invoice 418114 \$14,143.00
Jose Menjivar	Lawn Care \$850.00
Carlos Diaz	Tree Removal \$450.00
City of Denison	Utilities \$94.47
Gonzales Rodriguez	Sprinkler Service \$0.00
Kay Brewer	Stamps/Paper \$800.00
Hempkins	Annual Insurance \$0.00
Casey Meyers	Legal Fees \$4,988.50
Adjustment	Clearing Adjustment \$0.00
<b>Total February 2024 Expenses</b>	<b>\$21,356.72</b>
<b>Total Cash Outflows (cleared checks plus February 2024 Expenses)</b>	<b>\$21,478.19</b>

<b>Book Balance on 2/21/2024 (Total Cash Inflows less Total Cash Outflows)</b>	<b>\$5,618.93</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 February 2024, VGHA owes the following:	<b>\$10,000.00</b>
On 12/22/22 VGHA received the following invoices for materials and supplies	
<ul style="list-style-type: none"> <li>• Unit 20</li> <li>• Unit 21</li> <li>• Unit 22</li> <li>• Unit 23</li> <li>• Unit 24</li> <li>• Unit 25</li> <li>• Unit 26</li> </ul>	(\$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:	<b>(\$160,782.00)</b>
<b>Total due to Alejandro Montano (outstanding labor contract plus additional invoices received for materials and supplies)</b>	<b>(\$150,782.00)</b>

<b>Total Net Position (Balance on 2/22/2024 plus Outstanding debt due to Alejandro ) (Red brackets equal deficit)</b>	<b>(\$145,163.07)</b>
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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 2/21/2024: (\$9,841.01)

<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, Unit 27 Roof repair & other repairs	<span style="color: red;">(\$9,143)</span>
<b>Remaining Repair/Maint Budget for calendar year</b>	<u><u><b>\$10,857</b></u></u>
<b>Pending Repairs</b>	
Unit 12 Roof & interior damage	
Unit 13 Interior damage from roof	
Unit 13 Fence	
<b>Projected Annual Repairs/Maint Budget</b>	<u><u><b>\$10,857</b></u></u>

**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>