



Village Green Townhomes

Cash Inflows	
Book Balance on February 24, 2024	\$5,618.93
March 2024 Deposits	
Homeowner's Dues and Fees Received	\$10,814.07
Simmons Bank	\$0.00
Donation(s)	\$0.00
Bank Interest	\$0.00
Other:	\$0.00
Total Deposits (thru 3/21/2024)	\$10,814.07
1 Total Cash Inflows as of 3/21/24 (Book Balance as of 1/22/24 plus March 2024 Deposits)	\$16,433.00

Cash Outflows	
Cleared Checks from February 2024	
Reliant	Utilities \$174.48
Reliant	Utilities \$65.83
Total Cleared Checks	\$240.31
March 2024 Expenses	
Simmons Bank	Account Analysis \$0.00
Service Fee	Quickbooks \$22.43
Alejandro Montano	Debt servicing \$5,000.00
Jose Menjivar	Lawn Care \$850.00
Carlos Diaz	Tree Removal \$9,030.00
City of Denison	Utilities \$188.94
Gonzales Rodriguez	Sprinkler Service \$0.00
Kay Brewer	Stamps/Paper \$0.00
Hempkins	Annual Insurance \$0.00
Casey Meyers	Legal Fees \$225.00
Adjustment	Clearing Adjustment \$0.00
Total March 2024 Expenses	\$15,316.37
Total Cash Outflows (cleared checks plus March 2024 Expenses)	\$15,556.68

Book Balance on 3/21/2024 (Total Cash Inflows less Total Cash Outflows)	\$876.32
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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 March 2024, VGHA owes the following:	
	\$15,000.00
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)	(\$145,782.00)

Total Net Position (Balance on 2/22/2024 plus Outstanding debt due to Alejandro) (Red brackets equal deficit)	(\$144,905.68)
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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 3/21/2024: (\$10,791.00)

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)
Remaining Repair/Maint Budget for calendar year	\$1,827
Pending Repairs	
Unit 12 Roof & interior damage	
Unit 13 Interior damage from roof	
Unit 13 Fence	
Projected Annual Repairs/Maint Budget	\$1,827

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>