



## Village Green Townhomes

<b>Cash Inflows</b>	
<b>Book Balance on April 21, 2023</b>	<b>\$15,287.28</b>
<b>May 2023 Deposits</b>	
Homeowner's Dues and Fees Received	\$7,531.43
Simmons Bank	\$5.00
Donation(s)	\$150.00
Bank Interest	\$0.00
Other:	\$0.00
<b>Total May 2023 Deposits (thru 5/21/2021)</b>	<b>\$7,686.43</b>
<b>1 Total Cash Inflows as of 5/21/23 (Book Balance as of 4/21/23 plus May 2023 Deposits)</b>	<b>\$22,973.71</b>

<b>Cash Outflows</b>	
<b>Cleared Checks from April 2023</b>	
Reliant	4/28/23 Utilities \$25.42
Reliant	4/28/23 Utilities \$89.51
<b>Total Cleared Checks</b>	<b>\$114.93</b>
<b>May 2023 Expenses</b>	
Simmons Bank	5/6/23 Account Analysis \$5.00
Alejandro Montano	5/1/23 Debt - pmt 21 - \$35k remaining \$5,000.00
Jose Menjivar	5/1/23 Apr 23 lawn care \$850.00
Carolyn Kasdorf	5/1/23 Website & Quickbooks \$165.99
Ricardo Landscaping	5/1/23 Sprinkler Repair due to deliberate line cutting \$150.00
Alejandro Montano	5/4/23 Unit 11, 12 and 18 \$6,400.00
<b>Total May 2023 Expenses</b>	<b>\$12,570.99</b>
<b>Total Cash Outflows (cleared checks plus May 2023 Expenses)</b>	<b>\$12,685.92</b>

<b>Book Balance on 5/21/2023 (Total Cash Inflows less Total Cash Outflows)</b>	<b>\$10,287.79</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 May 2023, VGHA owes \$35,000.	<b>(\$35,000.00)</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>(\$195,782.00)</b>

<b>Total Net Position (Balance on 5/21/23 plus Outstanding debt due to Alejandro ) (Red brackets equal deficit)</b>	<b>(\$185,494.21)</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 (otherwise known as deferred revenue) from homeowners in the amount of \$10,777

Past due amounts as of 5/21/2023:

One homeowner owes \$878.

<b>Budget: How your \$300 monthly dues are allocated</b>	<b>Monthly Budget</b>	<b>Annual Budget (Monthly Budget x 31 Units)</b>	<b>Breakdown of Monthly Dues</b>
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
<b>Total</b>	<b>\$9,289</b>	<b>\$97,298</b>	<b>\$300</b>

<b>Annual Repairs/Maint/ Budget</b>	<b>\$18,000</b>
Roof repairs Unit 23 paid to Alejandro 3/1/23	(\$1,400)
Roof repairs unit 5 paid to Alejandro 3/1/23	(\$200)
Fence repairs unit 11 and 12 to Alejandro 5/4/23	(\$6,000)
Outside wall	(\$400)
<b>Remaining Repair/Maint Budget for calendar year</b>	<b>\$10,000</b>
<b>Pending Repairs</b>	
* Roof leak unit 11 Partial Roof Replacement (est)	(\$3,500)
Roof leak unit 13	TBD
<b>Projected Annual Repairs/Maint Budget</b>	<b>\$6,500</b>
* Unit 12 has had roof repaired and sealed three times. Recommendation for the entire roof to be replaced as decking may be damaged. Entire roof replacement may cost up to \$7,000+.	

<b>Emergency Repairs Contact</b>	<b>Eric Campbell</b>	<b>415-425-4299</b>
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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>