



Village Green Townhomes

Cash Inflows	
Book Balance on May 21, 2023	\$10,287.79
June 2023 Deposits	
Homeowner's Dues and Fees Received	\$9,610.00
Simmons Bank	\$5.00
Donation(s)	\$0.00
Bank Interest	\$0.00
Other:	\$0.00
Total June 2023 Deposits (thru 6/21/2021)	\$9,615.00
1 Total Cash Inflows as of 6/21/23 (Book Balance as of 5/21/23 plus June 2023 Deposits)	\$19,902.79

Cash Outflows	
Cleared Checks from May 2023	
Reliant	5/31/23 Utilities \$86.36
Reliant	5/31/23 Utilities \$22.24
Total Cleared Checks	\$108.60
June 2023 Expenses	
Simmons Bank	5/6/23 Account Analysis \$25.00
Service Fee	5/22/23 Quickbooks \$20.90
Alejandro Montano	6/1/23 Debt - pmt 23 - \$25k remaining \$5,000.00
Jose Menjivar	6/1/23 June 23 lawn care \$1,250.00
Carolyn Kasdorf	6/1/23 Website & Quickbooks \$15.99
Alejandro Montano	6/11/23 Electrical outlet, lights \$1,220.00
City of Denison	6/13/23 Utilities \$132.82
Total June 2023 Expenses	\$7,664.71
Total Cash Outflows (cleared checks plus June 2023 Expenses)	\$7,773.31

Book Balance on 6/21/2023 (Total Cash Inflows less Total Cash Outflows) \$12,129.48

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 June 2023, VGHA owes \$30,000	(\$30,000.00)
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)	(\$190,782.00)

Total Net Position (Balance on 6/21/23 plus Outstanding debt due to Alejandro) (Red brackets equal deficit) (\$178,652.52)

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).

Includes prepaid fees (otherwise known as deferred revenue) from homeowners in the amount of \$12,086.97

1 Past due amounts as of 6/21/2023:

Four combined homeowner's owe \$1,275.00

Budget: How your \$300 monthly dues are allocated	Monthly Budget	Annual Budget (Monthly Budget)	Breakdown of 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

Annual Repairs/Maint/ Budget

\$18,000

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 Unit 18 5/4/23

(\$400)

Outlet, concrete base, lights

(\$1,220)

Remaining Repair/Maint Budget for calendar year

\$8,780

Pending Repairs

Roof leak unit 11 Partial Roof Replacement (est)

(\$3,500)

Roof leak unit 13

TBD

Projected Annual Repairs/Maint Budget

\$5,280

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+.

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>