



Village Green Townhomes

Cash Inflows	
Book Balance on July 21, 2023	\$11,154.16
Aug 2023 Deposits	
Homeowner's Dues and Fees Received	\$9,545.00
Simmons Bank	\$5.00
Donation(s)	\$20.00
Bank Interest	\$0.00
Other:	\$34.35
Total August 2023 Deposits (thru 8/21/2023)	\$9,604.35
1 Total Cash Inflows as of 8/21/23 (Book Balance as of 7/21/23 plus August 2023 Deposits)	\$20,758.51

Cash Outflows	
Cleared Checks from July 2023	
Reliant	7/31/23 Utilities \$86.36
Reliant	7/31/23 Utilities \$21.27
Total Cleared Checks	\$107.63
August 2023 Expenses	
Simmons Bank	8/6/23 Account Analysis \$5.00
Service Fee	8/22/23 Quickbooks \$27.63
Alejandro Montano	8/1/23 Debt - pmt 24 - \$20k remaining \$5,000.00
Jose Menjivar	8/1/23 July 23 lawn care \$850.00
Carolyn Kasdorf	8/1/23 Aug Quickbooks \$0.00
City of Denison	8/1/23 Utilities \$372.40
Total Aug 2023 Expenses	\$6,255.03
Total Cash Outflows (cleared checks plus Aug 2023 Expenses)	\$6,362.66

Book Balance on 8/21/2023 (Total Cash Inflows less Total Cash Outflows)	\$14,395.85
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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 Aug 2023, VGHA owes \$20,000.	(\$20,000.00)
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)	(\$180,782.00)

Total Net Position (Balance on 8/21/23 plus Outstanding debt due to Alejandro) (Red brackets equal deficit)	(\$166,386.15)
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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).

Includes prepaid fees (otherwise known as deferred revenue) from homeowners in the amount of \$11,306

1 Past due amounts as of 8/22/2023:
Two combined homeowner's owe \$2,002

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	<u>\$8,780</u>
Pending Repairs	
Roof leak unit 11 Partial Roof Replacement (est)	(\$3,500)
Roof leak unit 13	TBD
Projected Annual Repairs/Maint Budget	<u>\$5,280</u>
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
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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>