



## Village Green Townhomes

Cash Inflows	
<b>Book Balance on September 22, 2023</b>	<b>\$62,192.62</b>
<b>October 2023 Deposits</b>	
Homeowner's Dues and Fees Received	\$20,804.81
Simmons Bank	\$5.00
Donation(s)	\$0.00
Bank Interest	\$0.00
Other:	\$0.00
<b>Total October 2023 Deposits (thru 10/21/2023)</b>	<b>\$20,809.81</b>
<b>1 Total Cash Inflows as of 10/21/23 (Book Balance as of 9/22/23 plus October 2023 Deposits)</b>	<b>\$83,002.43</b>

Cash Outflows	
<b>Cleared Checks from September 2023</b>	
Reliant	9/30/23 Utilities \$87.11
Reliant	9/30/23 Utilities \$23.82
<b>Total Cleared Checks</b>	<b>\$110.93</b>
<b>October 2023 Expenses</b>	
Simmons Bank	Account Analysis \$5.00
Service Fee	Quickbooks \$51.77
Alejandro Montano	Debt - pmt 26 - \$10k remaining \$5,000.00
Jose Menjivar	Sep 23 lawn care \$850.00
Carolyn Kasdorf	Sep Quickbooks \$0.00
City of Denison	Utilities \$336.33
Gonzales Rodriguez	Sprinkler Service \$0.00
Kay Brewer	Stamps/Paper \$0.00
Hempkins	Annual Insurance \$68,649.35
Casey Myers	Legal Fees \$750.00
Adjustment	Clearing Adjustment -\$1.78
<b>Total October 2023 Expenses</b>	<b>\$75,640.67</b>
<b>Total Cash Outflows (cleared checks plus October 2023 Expenses)</b>	<b>\$75,751.60</b>

<b>Book Balance on 10/21/2023 (Total Cash Inflows less Total Cash Outflows)</b>	<b>\$7,250.83</b>
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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 October 2023, VGHA owes \$10,000.	(\$10,000.00)
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:	(\$160,782.00)
<b>Total due to Alejandro Montano (outstanding labor contract plus additional invoices received for materials and supplies)</b>	<b>(\$170,782.00)</b>

<b>Total Net Position (Balance on 10/21/23 plus Outstanding debt due to Alejandro ) (Red brackets equal deficit)</b>	<b>(\$163,531.17)</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).

Includes prepaid fees (otherwise known as deferred revenue) from homeowners in the amount of \$4,289

Past due amounts as of 10/22/2023: (\$5,965.78)

<b>Budget: How your \$300 monthly dues are allocated</b>	<b>Monthly Budget</b>	<b>Annual Budget (Monthly Budget)</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	<span style="color: red;">(\$1,400)</span>
Roof repairs unit 5 paid to Alejandro 3/1/23	<span style="color: red;">(\$200)</span>
Fence repairs unit 11 and 12 to Alejandro 5/4/23	<span style="color: red;">(\$6,000)</span>
Outside wall Unit 18 5/4/23	<span style="color: red;">(\$400)</span>
Outlet, concrete base, lights	<span style="color: red;">(\$1,220)</span>
<b>Remaining Repair/Maint Budget for calendar year</b>	<b><u>\$8,780</u></b>
<b>Pending Repairs</b>	
Roof leak unit 11 Partial Roof Replacement (est)	<span style="color: red;">(\$3,500)</span>
Roof leak unit 13	TBD
<b>Projected Annual Repairs/Maint Budget</b>	<b><u>\$5,280</u></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>