



Village Green Townhomes

Cash Inflows	
Book Balance on October 21, 2023	\$7,250.83
November 2023 Deposits	
Homeowner's Dues and Fees Received	\$9,560.41
Simmons Bank	\$5.00
Donation(s)	\$0.00
Bank Interest	\$0.00
Other:	\$0.00
Total November 2023 Deposits (thru 11/21/2023)	\$9,565.41
1 Total Cash Inflows as of 11/21/23 (Book Balance as of 10/21/23 plus November 2023 Deposits)	\$16,816.24

Cash Outflows	
Cleared Checks from October 2023	
Reliant	10/30/23 Utilities \$87.09
Reliant	10/30/23 Utilities \$25.83
Total Cleared Checks	\$112.92
November 2023 Expenses	
Simmons Bank	Account Analysis \$5.00
Service Fee	Quickbooks \$18.47
Alejandro Montano	Debt - pmt 27 - \$5k remaining \$5,000.00
Jose Menjivar	Oct 23 lawn care \$850.00
Carolyn Kasdorf	Oct Quickbooks \$0.00
City of Denison	Utilities \$298.86
Gonzales Rodriguez	Sprinkler Service \$0.00
Kay Brewer	Stamps/Paper \$0.00
Hempkins	Annual Insurance \$0.00
Casey Myers	Legal Fees \$262.50
Adjustment	Clearing Adjustment \$0.00
Total November 2023 Expenses	\$6,434.83
Total Cash Outflows (cleared checks plus November 2023 Expenses)	\$6,547.75

Book Balance on 11/21/2023 (Total Cash Inflows less Total Cash Outflows)	\$10,268.49
---	--------------------

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 November 2023, VGHA owes \$5,000.	(\$5,000.00)
On 12/22/22 VGHA received the following invoices for materials and supplies	
<ul style="list-style-type: none"> • Unit 20 • Unit 21 • Unit 22 • Unit 23 • Unit 24 • Unit 25 • Unit 26 	(\$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)
Total due to Alejandro Montano (outstanding labor contract plus additional invoices received for materials and supplies)	(\$165,782.00)

Total Net Position (Balance on 11/21/23 plus Outstanding debt due to Alejandro) (Red brackets equal deficit)	(\$155,513.51)
--	-----------------------

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 \$3,773.11

Past due amounts as of 11/21/2023: (\$5,662.75)

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
----------------------------------	----------------------	---------------------

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>