



Village Green Townhomes

Cash Inflows	
Book Balance on March 23, 2024	\$876.32
April 2024 Deposits	
Homeowner's Dues and Fees Received	\$13,280.57
Simmons Bank	\$0.00
Donation(s)	\$0.00
Bank Interest	\$0.00
Other:	\$0.00
Total Deposits	\$13,280.57
Total Cash	\$14,156.89

Cash Outflows	
Cleared Checks from March 2024	
Reliant Utilities	\$0.00
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Total Cleared Checks	\$0.00
April 2024 Expenses	
Simmons Bank Account Analysis	\$0.00
Service Fee Quickbooks	\$13.49
Alejandro Montano Debt servicing	\$5,000.00
Transito Mendez Lawn Care	\$1,125.00
Carlos Diaz Tree Removal	\$0.00
City of Denison Utilities	\$0.00
Gonzales Rodriquez Sprinkler Service	\$0.00
Kay Brewer Stamps/Paper	\$0.00
Hempkins Annual Insurance	\$0.00
Casey Meyers Legal Fees	\$929.50
Adjustment Clearing Adjustment	\$0.00
Total Expenses	\$7,067.99
Total Cash Outflows	\$7,067.99

Book Balance on 4/21/2024 (Total Cash Inflows less Total Cash Outflows)	\$7,088.90
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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 April 2024, VGHA owes the following:	\$20,000.00
On 12/22/22 VGHA received the following invoices for materials and supplies	
<ul style="list-style-type: none"> 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)	(\$140,782.00)

Total Net Position (Red brackets equal deficit)	(\$133,693.10)
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VGHA 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 \$8,804.02

Past due amounts as of 4/20/2024: (\$11,175.58)

Budget: How your \$330 monthly dues are allocated	Monthly Budget	Annual Budget	Breakdown of Monthly Dues
Lawn/Landscaping	\$1,250	\$15,000	\$40.32
Legal	\$1,250	\$15,000	\$40.32
Repairs/Maint/Possible Excess (previously repairs / maint budget was \$4,800 annually)	\$1,667	\$20,000	\$53.76
Debt Servicing	\$5,000	\$60,000	\$161.29
CPA/Website/Quickbooks/Supplies	\$167	\$2,000	\$5.38
Utilities	\$333	\$4,000	\$10.75
Possible Excess / Reserves	\$563	\$6,760	\$18.17
Total	\$10,230	\$116,000	\$330

Annual Repairs/Maint/ Budget	\$20,000
Unit 13 Roof replaced, Unit 27 Roof repair & other repairs	(\$9,143)
Unit 12 Roof replaced, Unit 39 Roof leak assessed & tarp added	(\$9,030)
Unit 39 Two Garage Door Panels	(\$1,385)

Remaining Repair/Maint Budget for calendar year	\$442
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Pending Repairs

Unit 12 interior damage as a result of roof leak
Unit 13 Interior damage from roof leak
Unit 13 Fence

Projected Annual Repairs/Maint Budget	\$442
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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>