

Villa Marbella Townhouse Association

Balance Sheet as of 4/30/2026

Assets	Operating	Reserve	Total
Cash Operating			
10-1011-00 - Pacific Premier Operating	\$35,098.34		\$35,098.34
Total Cash Operating	\$35,098.34		\$35,098.34
Cash Reserve			
11-1111-00 - Pacific Premier Reserve		\$219,086.15	\$219,086.15
Total Cash Reserve		\$219,086.15	\$219,086.15
Accounts Receivable			
12-1210-00 - Accounts Receivable	\$13,228.62		\$13,228.62
12-1216-00 - Prepaid Insurance	\$28,803.55		\$28,803.55
Total Accounts Receivable	\$42,032.17		\$42,032.17
Total Assets	\$77,130.51	\$219,086.15	\$296,216.66
Liabilities / Equity	Operating	Reserve	Total
Accounts Payable			
20-2017-00 - Owner Refund	\$560.00		\$560.00
Total Accounts Payable	\$560.00		\$560.00
Liabilities			
22-2210-00 - Prepaid Assessments	\$3,948.09		\$3,948.09
Total Liabilities	\$3,948.09		\$3,948.09
Equity			
30-3014-00 - Operating Fund Equity	\$163,967.59		\$163,967.59
30-3015-00 - Net Income	(\$91,345.17)	\$89,039.58	(\$2,305.59)
30-3028-00 - Reserve Fund Equity		\$130,046.57	\$130,046.57
Total Equity	\$72,622.42	\$219,086.15	\$291,708.57
Total Liabilities / Equity	\$77,130.51	\$219,086.15	\$296,216.66



**Villa Marbella Townhouse Association
Notes to the Financials
April 2026**

Balance Sheet:

- 12-1216 Prepaid Insurance (Operating Fund)
 - Premiums and finance costs are amortized monthly over the life of the policies. See attached schedule for details.

Income Statement:

- 50-5020 Insurance Expense:
 - Premiums and finance costs are amortized monthly over the life of the policies. See Prepaid Insurance above.
- 50-5012 Reserve Transfer (Operating)
- 95-9510 Reserve Contributions (Reserves):
 - An additional \$64,000.00 was transferred from operating to reserves in February at the board's request. This was a permanent move as there were excess funds in operating.

Other:

- At the request of the board, the auto-pay invoices are included in this financial packet behind the bank statements. Refer to the management contract for management fee backup. The other payments were viewed as part of the approval process in Vantaca.

Villa Marbella Townhouse Association

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Assessment Income							
40-4010-00 - Assessments	42,000.00	42,000.00	-	168,000.00	168,000.00	-	504,000.00
Total Assessment Income	42,000.00	42,000.00	-	168,000.00	168,000.00	-	504,000.00
Other Income							
42-4212-00 - Late Fees & Interest	94.33	-	94.33	583.27	-	583.27	-
42-4217-00 - Processing Fee	-	-	-	100.00	-	100.00	-
42-4218-00 - NSF Check Fee	-	-	-	5.00	-	5.00	-
42-4250-00 - Demand/Attorney Fee	195.00	-	195.00	204.36	-	204.36	-
42-4252-00 - Payment Plan Fee	-	-	-	100.00	-	100.00	-
Total Other Income	289.33	-	289.33	992.63	-	992.63	-
Total Income	42,289.33	42,000.00	289.33	168,992.63	168,000.00	992.63	504,000.00
Operating Expense							
Administrative Expenses							
50-5010-01 - Management Fee	4,584.80	2,188.00	(2,396.80)	10,941.00	8,752.00	(2,189.00)	26,256.00
50-5012-01 - Reserve Transfer	11,735.50	11,735.50	-	110,942.00	46,942.00	(64,000.00)	140,826.00
50-5014-01 - Legal Fees - HOA	21,978.50	250.00	(21,728.50)	21,847.80	1,000.00	(20,847.80)	3,000.00
50-5018-01 - Admin Expense	881.01	250.00	(631.01)	886.01	1,000.00	113.99	3,000.00
50-5020-01 - Insurance	10,424.10	9,166.67	(1,257.43)	42,739.21	36,666.68	(6,072.53)	110,000.00
50-5022-01 - Audit & Tax	-	33.33	33.33	340.00	133.32	(206.68)	400.00
Total Administrative Expenses	49,603.91	23,623.50	(25,980.41)	187,696.02	94,494.00	(93,202.02)	283,482.00
Building/General Repairs & Maint							
55-5510-01 - Building Repair and Maintenance	3,249.00	416.67	(2,832.33)	8,432.00	1,666.68	(6,765.32)	5,000.00
55-5512-01 - Roof/Gutter Repair/Maintenance	1,500.00	625.00	(875.00)	1,500.00	2,500.00	1,000.00	7,500.00
55-5514-01 - Light Maintenance	390.00	200.00	(190.00)	1,772.86	800.00	(972.86)	2,400.00
Total Building/General Repairs & Maint	5,139.00	1,241.67	(3,897.33)	11,704.86	4,966.68	(6,738.18)	14,900.00
Grounds & Landscaping							
60-6010-01 - Grounds & Landscaping	-	375.00	375.00	2,210.90	1,500.00	(710.90)	4,500.00
60-6014-01 - Irrigation/Sprinklers	-	916.67	916.67	-	3,666.68	3,666.68	11,000.00
60-6016-01 - Landscape Contract	3,613.62	3,675.00	61.38	14,454.38	14,700.00	245.62	44,100.00
60-6018-01 - Snow Removal	-	3,750.00	3,750.00	13,002.50	15,000.00	1,997.50	45,000.00
60-6020-01 - Tree/Shrub	11,115.00	375.00	(10,740.00)	13,991.00	1,500.00	(12,491.00)	4,500.00
60-6024-01 - Fence/Gate Repair/Maintenance	-	200.00	200.00	-	800.00	800.00	2,400.00
60-6036-01 - Concrete/Asphalt Repair/Maintenance	-	200.00	200.00	-	800.00	800.00	2,400.00
60-6038-01 - Pest/Animal Control	-	20.83	20.83	-	83.32	83.32	250.00
Total Grounds & Landscaping	14,728.62	9,512.50	(5,216.12)	43,658.78	38,050.00	(5,608.78)	114,150.00
Amenities							

Villa Marbella Townhouse Association

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
65-6518-01 - Pool Maintenance Contract	1,375.00	959.00	(416.00)	1,645.00	3,836.00	2,191.00	11,508.00
65-6519-01 - Pool Chemicals	-	183.33	183.33	-	733.32	733.32	2,200.00
65-6521-01 - Pool Other Expenses	-	183.33	183.33	6.38	733.32	726.94	2,200.00
65-6538-01 - Pool Telephone	-	55.00	55.00	-	220.00	220.00	660.00
Total Amenities	1,375.00	1,380.66	5.66	1,651.38	5,522.64	3,871.26	16,568.00
Utilities							
70-7010-01 - Electricity/Gas	144.93	408.33	263.40	1,162.34	1,633.32	470.98	4,900.00
70-7014-01 - Water/Sewer	2,761.26	4,250.00	1,488.74	8,929.95	17,000.00	8,070.05	51,000.00
70-7016-01 - Cable/Internet/Phone	-	-	-	194.59	-	(194.59)	-
70-7042-01 - Storm Water	-	1,583.33	1,583.33	5,339.88	6,333.32	993.44	19,000.00
Total Utilities	2,906.19	6,241.66	3,335.47	15,626.76	24,966.64	9,339.88	74,900.00
Total Expense	73,752.72	41,999.99	(31,752.73)	260,337.80	167,999.96	(92,337.84)	504,000.00
Operating Net Total	(31,463.39)	.01	(31,463.40)	(91,345.17)	.04	(91,345.21)	-

Villa Marbella Townhouse Association

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Income							
95-9510-02 - Reserve Contribution	11,735.50	11,735.50	-	110,942.00	46,942.00	64,000.00	140,826.00
95-9512-02 - Reserve Interest Income	199.87	-	199.87	637.58	-	637.58	-
Total Reserve Income	11,935.37	11,735.50	199.87	111,579.58	46,942.00	64,637.58	140,826.00
Total Income	11,935.37	11,735.50	199.87	111,579.58	46,942.00	64,637.58	140,826.00
Reserve Expense							
Reserve Expenses							
99-9912-03 - Reserve Expense-Pool/Spa/Hot Tub	-	2,500.00	2,500.00	-	10,000.00	10,000.00	30,000.00
99-9913-03 - Reserve Expense-Stairs	-	4,166.67	4,166.67	-	16,666.68	16,666.68	50,000.00
99-9914-03 - Reserve Expense-Asphalt/Streets	-	833.33	833.33	-	3,333.32	3,333.32	10,000.00
99-9930-03 - Reserve Expense-Grounds	-	416.67	416.67	22,540.00	1,666.68	(20,873.32)	5,000.00
99-9936-03 - Reserve Expense-Fence/Gate	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
99-9944-03 - Reserve Expense-Building Exterior/Decks	-	6,250.00	6,250.00	-	25,000.00	25,000.00	75,000.00
99-9984-03 - Reserve Expense-Concrete	-	166.67	166.67	-	666.68	666.68	2,000.00
Total Reserve Expenses	-	14,750.01	14,750.01	22,540.00	59,000.04	36,460.04	177,000.00
Total Expense	-	14,750.01	14,750.01	22,540.00	59,000.04	36,460.04	177,000.00
Reserve Net Total	11,935.37	(3,014.51)	14,949.88	89,039.58	(12,058.04)	101,097.62	(36,174.00)
Net Total	(19,528.02)	(3,014.50)	(16,513.52)	(2,305.59)	(12,058.00)	9,752.41	(36,174.00)