

Villa Marbella Townhouse Association

Balance Sheet For 5/31/2026

Assets

Mutual of Omaha Bank Operating	\$38,241.62
Mutual of Omaha - Reserve Acct	\$230,853.05
Accounts Receivable	\$23,038.62
Prepaid Insurance	\$28,803.55

Total Assets

\$320,936.84

Total Assets

\$320,936.84

Liabilities

Accounts Payable	\$2,786.56
Prepaid Assessments	\$3,668.09
Suspense	\$8,803.73

Total Liabilities

\$15,258.38

Equity

Equity Operating	\$163,967.59
Net Income	\$11,664.30
Equity - Reserve	\$130,046.57

Total Equity

\$305,678.46

Total Liabilities / Equity

\$320,936.84

Villa Marbella Townhouse Association

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	42,000.00	42,000.00	-	210,000.00	210,000.00	-	504,000.00
4100 - Late Fee Income	-	-	-	583.27	-	583.27	-
4111 - NSF fees	-	-	-	5.00	-	5.00	-
4120 - Legal Fees Collection Income	-	-	-	204.36	-	204.36	-
4125 - Payment Plan Fee	-	-	-	100.00	-	100.00	-
4199 - Processing Fee	-	-	-	100.00	-	100.00	-
4450 - Interest Income - Operating	.96	-	.96	.96	-	.96	-
4500 - Reserve Income	(11,735.50)	(11,735.50)	-	(122,677.50)	(58,677.50)	(64,000.00)	(140,826.00)
4850 - Bank Charges	10.00	-	10.00	10.00	-	10.00	-
Total Income	30,275.46	30,264.50	10.96	88,326.09	151,322.50	(62,996.41)	363,174.00
Total Income	30,275.46	30,264.50	10.96	88,326.09	151,322.50	(62,996.41)	363,174.00

Operating Expense

Utilities Expense

5010 - Gas/Electricity	318.94	408.33	89.39	1,481.28	2,041.65	560.37	4,900.00
5100 - Water/Sewer	-	4,250.00	4,250.00	8,929.95	21,250.00	12,320.05	51,000.00
5105 - Storm Sewer	-	1,583.33	1,583.33	5,339.88	7,916.65	2,576.77	19,000.00
5200 - Telephone	-	55.00	55.00	-	275.00	275.00	660.00
5250 - Cable/internet	-	-	-	194.59	-	(194.59)	-
Total Utilities Expense	318.94	6,296.66	5,977.72	15,945.70	31,483.30	15,537.60	75,560.00

Maintenance Expense

6000 - Building Maintenance	-	416.67	416.67	8,432.00	2,083.35	(6,348.65)	5,000.00
6200 - Roof & Gutter Maint	-	625.00	625.00	1,500.00	3,125.00	1,625.00	7,500.00
6410 - Pool supplies & Rep	59.58	183.33	123.75	65.96	916.65	850.69	2,200.00
6420 - Pool Chemicals	-	183.33	183.33	-	916.65	916.65	2,200.00
6500 - Landscape Contract	-	3,675.00	3,675.00	14,454.38	18,375.00	3,920.62	44,100.00
6525 - Irrigation Repairs	371.66	916.67	545.01	371.66	4,583.35	4,211.69	11,000.00
6550 - Trees Replacement / Maintenanc	-	375.00	375.00	13,991.00	1,875.00	(12,116.00)	4,500.00
6575 - Misc Grounds Improvements	-	-	-	2,210.90	-	(2,210.90)	-
6585 - Snow Removal	-	-	-	13,002.50	-	(13,002.50)	-
6610 - Asphalt & Concrete Maintenance	-	200.00	200.00	-	1,000.00	1,000.00	2,400.00
6640 - Pest Control	-	20.83	20.83	-	104.15	104.15	250.00
6665 - Pool & Spa Maintenance	317.53	959.00	641.47	1,962.53	4,795.00	2,832.47	11,508.00
6700 - Snow Removal	13,002.50	3,750.00	(9,252.50)	13,002.50	18,750.00	5,747.50	45,000.00
6750 - Lighting Maintenance	2,431.22	200.00	(2,231.22)	4,204.08	1,000.00	(3,204.08)	2,400.00
6800 - Misc Grounds Maint	421.26	375.00	(46.26)	421.26	1,875.00	1,453.74	4,500.00
6825 - Fence Maintenance & Repair	-	200.00	200.00	-	1,000.00	1,000.00	2,400.00
Total Maintenance Expense	16,603.75	12,079.83	(4,523.92)	73,618.77	60,399.15	(13,219.62)	144,958.00

Administration Expense

Villa Marbella Townhouse Association

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
7000 - Management	1,775.00	2,188.00	413.00	12,716.00	10,940.00	(1,776.00)	26,256.00
7100 - Administration	78.00	250.00	172.00	964.01	1,250.00	285.99	3,000.00
7200 - Insurance	9,846.78	9,166.67	(680.11)	52,585.99	45,833.35	(6,752.64)	110,000.00
7300 - Audit/Tax Return	-	33.33	33.33	340.00	166.65	(173.35)	400.00
7500 - Legal	-	250.00	250.00	21,847.80	1,250.00	(20,597.80)	3,000.00
7650 - Homeowner Reimbursement	-	-	-	(560.00)	-	560.00	-
7900 - Bank Charges	10.00	-	(10.00)	10.00	-	(10.00)	-
Total Administration Expense	11,709.78	11,888.00	178.22	87,903.80	59,440.00	(28,463.80)	142,656.00
Total Expense	28,632.47	30,264.49	1,632.02	177,468.27	151,322.45	(26,145.82)	363,174.00
Operating Net Total	1,642.99	.01	1,642.98	(89,142.18)	.05	(89,142.23)	-

Villa Marbella Townhouse Association

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Activity							
8000 - Reserve Contributions	11,735.50	11,735.50	-	122,677.50	58,677.50	64,000.00	140,826.00
8030 - Reserve Interest Income	31.40	-	31.40	668.98	-	668.98	-
Total Reserve Activity	11,766.90	11,735.50	31.40	123,346.48	58,677.50	64,668.98	140,826.00
Total Income	11,766.90	11,735.50	31.40	123,346.48	58,677.50	64,668.98	140,826.00
Reserve Expense							
Reserve Activity							
8510 - Reserve - Buildings Exterior Deck replacement	-	6,250.00	6,250.00	-	31,250.00	31,250.00	75,000.00
8512 - Reserve - Grounds	-	416.67	416.67	22,540.00	2,083.35	(20,456.65)	5,000.00
8520 - Reserve - Asphalt	-	833.33	833.33	-	4,166.65	4,166.65	10,000.00
8530 - Reserve - Concrete	-	166.67	166.67	-	833.35	833.35	2,000.00
8545 - Reserve - Pool & Hot tub	-	2,500.00	2,500.00	-	12,500.00	12,500.00	30,000.00
8565 - Reserve - Fence	-	416.67	416.67	-	2,083.35	2,083.35	5,000.00
8570 - Reserve - Stairs	-	4,166.67	4,166.67	-	20,833.35	20,833.35	50,000.00
Total Reserve Activity	-	14,750.01	14,750.01	22,540.00	73,750.05	51,210.05	177,000.00
Total Expense	-	14,750.01	14,750.01	22,540.00	73,750.05	51,210.05	177,000.00
Reserve Net Total	11,766.90	(3,014.51)	14,781.41	100,806.48	(15,072.55)	115,879.03	(36,174.00)
Net Total	13,409.89	(3,014.50)	16,424.39	11,664.30	(15,072.50)	26,736.80	(36,174.00)