

Villa Marbella Townhouse Association

Balance Sheet For 6/30/2026

Assets

Mutual of Omaha Bank Operating	\$69,479.10
Mutual of Omaha - Reserve Acct	\$242,626.56
Accounts Receivable	\$24,691.87
Prepaid Insurance	\$28,803.55

Total Assets

	\$365,601.08
Total Assets	\$365,601.08

Liabilities

Prepaid Assessments	\$3,388.09
Suspense	\$7,683.73

Total Liabilities

\$11,071.82

Equity

Equity Operating	\$163,967.59
Net Income	\$60,515.10
Equity - Reserve	\$130,046.57

Total Equity

\$354,529.26

Total Liabilities / Equity

\$365,601.08

Villa Marbella Townhouse Association

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	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	-	252,000.00	252,000.00	-	504,000.00
4100 - Late Fee Income	175.00	-	175.00	758.27	-	758.27	-
4111 - NSF fees	-	-	-	5.00	-	5.00	-
4120 - Legal Fees Collection Income	618.25	-	618.25	822.61	-	822.61	-
4125 - Payment Plan Fee	-	-	-	100.00	-	100.00	-
4199 - Processing Fee	-	-	-	100.00	-	100.00	-
4400 - Miscellaneous Income	9,612.50	-	9,612.50	9,612.50	-	9,612.50	-
4450 - Interest Income - Operating	1.80	-	1.80	2.76	-	2.76	-
4500 - Reserve Income	(11,735.50)	(11,735.50)	-	(134,413.00)	(70,413.00)	(64,000.00)	(140,826.00)
4850 - Bank Charges	20.00	-	20.00	30.00	-	30.00	-
Total Income	40,692.05	30,264.50	10,427.55	129,018.14	181,587.00	(52,568.86)	363,174.00
Total Income	40,692.05	30,264.50	10,427.55	129,018.14	181,587.00	(52,568.86)	363,174.00

Operating Expense

Utilities Expense

5010 - Gas/Electricity	-	408.33	408.33	1,401.20	2,449.98	968.70	4,900.00
5100 - Water/Sewer	-	4,250.00	4,250.00	8,929.95	25,500.00	16,570.05	51,000.00
5105 - Storm Sewer	-	1,583.33	1,583.33	5,339.88	9,499.98	4,160.10	19,000.00
5200 - Telephone	-	55.00	55.00	-	330.00	330.00	660.00
5250 - Cable/internet	-	-	-	194.59	-	(194.59)	-
Total Utilities Expense	-	6,296.66	6,296.66	15,945.70	37,779.96	21,834.26	75,560.00

Maintenance Expense

6000 - Building Maintenance	-	416.67	416.67	8,432.00	2,500.02	(5,931.98)	5,000.00
6200 - Roof & Gutter Maint	-	625.00	625.00	1,500.00	3,750.00	2,250.00	7,500.00
6410 - Pool supplies & Rep	-	183.33	183.33	65.96	1,099.98	1,034.02	2,200.00
6420 - Pool Chemicals	-	183.33	183.33	-	1,099.98	1,099.98	2,200.00
6500 - Landscape Contract	-	3,675.00	3,675.00	14,454.38	22,050.00	7,595.62	44,100.00
6525 - Irrigation Repairs	862.61	916.67	54.06	1,234.27	5,500.02	4,265.75	11,000.00
6550 - Trees Replacement / Maintenanc	-	375.00	375.00	13,991.00	2,250.00	(11,741.00)	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	198.75	200.00	1.25	198.75	1,200.00	1,001.25	2,400.00
6640 - Pest Control	400.00	20.83	(379.17)	400.00	124.98	(275.02)	250.00
6665 - Pool & Spa Maintenance	-	959.00	959.00	1,962.53	5,754.00	3,791.47	11,508.00
6700 - Snow Removal	-	3,750.00	3,750.00	13,002.50	22,500.00	9,497.50	45,000.00
6750 - Lighting Maintenance	-	200.00	200.00	4,204.08	1,200.00	(3,004.08)	2,400.00
6800 - Misc Grounds Maint	-	375.00	375.00	421.26	2,250.00	1,828.74	4,500.00
6825 - Fence Maintenance & Repair	-	200.00	200.00	-	1,200.00	1,200.00	2,400.00
Total Maintenance Expense	1,461.36	12,079.83	10,618.47	75,080.13	72,478.98	(2,601.15)	144,958.00

Villa Marbella Townhouse Association

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Administration Expense							
7000 - Management	1,775.00	2,188.00	413.00	14,491.00	13,128.00	(1,363.00)	26,256.00
7100 - Administration	299.40	250.00	(49.40)	1,263.41	1,500.00	236.59	3,000.00
7200 - Insurance	-	9,166.67	9,166.67	52,585.99	55,000.02	2,414.03	110,000.00
7300 - Audit/Tax Return	-	33.33	33.33	340.00	199.98	(140.02)	400.00
7500 - Legal	69.00	250.00	181.00	21,916.80	1,500.00	(20,416.80)	3,000.00
7650 - Homeowner Reimbursement	-	-	-	(560.00)	-	560.00	-
7900 - Bank Charges	10.00	-	(10.00)	20.00	-	(20.00)	-
Total Administration Expense	2,153.40	11,888.00	9,734.60	90,057.20	71,328.00	(18,729.20)	142,656.00
Total Expense	3,614.76	30,264.49	26,649.73	181,083.03	181,586.94	503.91	363,174.00
Operating Net Total	37,077.29	.01	37,077.28	(52,064.89)	.06	(52,064.95)	-

Villa Marbella Townhouse Association

Statement of Revenues and Expenses 6/1/2026 - 6/30/2026

	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	-	134,413.00	70,413.00	64,000.00	140,826.00
8030 - Reserve Interest Income	38.01	-	38.01	706.99	-	706.99	-
Total Reserve Activity	11,773.51	11,735.50	38.01	135,119.99	70,413.00	64,706.99	140,826.00
Total Income	11,773.51	11,735.50	38.01	135,119.99	70,413.00	64,706.99	140,826.00
Reserve Expense							
Reserve Activity							
8510 - Reserve - Buildings Exterior Deck replacement	-	6,250.00	6,250.00	-	37,500.00	37,500.00	75,000.00
8512 - Reserve - Grounds	-	416.67	416.67	22,540.00	2,500.02	(20,039.98)	5,000.00
8520 - Reserve - Asphalt	-	833.33	833.33	-	4,999.98	4,999.98	10,000.00
8530 - Reserve - Concrete	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
8545 - Reserve - Pool & Hot tub	-	2,500.00	2,500.00	-	15,000.00	15,000.00	30,000.00
8565 - Reserve - Fence	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
8570 - Reserve - Stairs	-	4,166.67	4,166.67	-	25,000.02	25,000.02	50,000.00
Total Reserve Activity	-	14,750.01	14,750.01	22,540.00	88,500.06	65,960.06	177,000.00
Total Expense	-	14,750.01	14,750.01	22,540.00	88,500.06	65,960.06	177,000.00
Reserve Net Total	11,773.51	(3,014.51)	14,788.02	112,579.99	(18,087.06)	130,667.05	(36,174.00)
Net Total	48,850.80	(3,014.50)	51,865.30	60,515.10	(18,087.00)	78,602.10	(36,174.00)