

Villa Marbella Townhouse Association

Balance Sheet For 7/31/2026

Assets

Mutual of Omaha Bank Operating	\$69,453.67
Mutual of Omaha - Reserve Acct	\$254,404.51
Accounts Receivable	\$17,378.30
Prepaid Insurance	\$28,803.55

Total Assets

	\$370,040.03
Total Assets	\$370,040.03

Liabilities

Accounts Payable	\$16,694.01
Prepaid Assessments	\$8,176.82
Suspense	\$10,588.73

Total Liabilities

\$35,459.56

Equity

Equity Operating	\$163,967.59
Net Income	\$40,566.31
Equity - Reserve	\$130,046.57

Total Equity

	\$334,580.47
Total Liabilities / Equity	\$370,040.03

Villa Marbella Townhouse Association

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	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	-	294,000.00	294,000.00	-	504,000.00
4100 - Late Fee Income	275.00	-	275.00	1,008.27	-	1,008.27	-
4111 - NSF fees	-	-	-	5.00	-	5.00	-
4120 - Legal Fees Collection Income	545.00	-	545.00	1,367.61	-	1,367.61	-
4125 - Payment Plan Fee	-	-	-	100.00	-	100.00	-
4199 - Processing Fee	-	-	-	100.00	-	100.00	-
4400 - Miscellaneous Income	-	-	-	9,612.50	-	9,612.50	-
4450 - Interest Income - Operating	3.56	-	3.56	6.32	-	6.32	-
4500 - Reserve Income	(11,735.50)	(11,735.50)	-	(146,148.50)	(82,148.50)	(64,000.00)	(140,826.00)
4850 - Bank Charges	-	-	-	30.00	-	30.00	-
Total Income	31,088.06	30,264.50	823.56	160,081.20	211,851.50	(51,770.30)	363,174.00
Total Income	31,088.06	30,264.50	823.56	160,081.20	211,851.50	(51,770.30)	363,174.00

Operating Expense

Utilities Expense

5010 - Gas/Electricity	-	408.33	408.33	1,481.28	2,858.31	1,377.03	4,900.00
5100 - Water/Sewer	8,421.08	4,250.00	(4,171.08)	17,351.03	29,750.00	12,398.97	51,000.00
5105 - Storm Sewer	-	1,583.33	1,583.33	5,339.88	11,083.31	5,743.43	19,000.00
5200 - Telephone	-	55.00	55.00	-	385.00	385.00	660.00
5250 - Cable/internet	-	-	-	194.59	-	(194.59)	-
Total Utilities Expense	8,421.08	6,296.66	(2,124.42)	24,366.78	44,076.62	19,709.84	75,560.00

Maintenance Expense

6000 - Building Maintenance	5,500.00	416.67	(5,083.33)	13,932.00	2,916.69	(11,015.31)	5,000.00
6200 - Roof & Gutter Maint	6,750.00	625.00	(6,125.00)	8,952.00	4,375.00	(4,577.00)	7,500.00
6410 - Pool supplies & Rep	140.00	183.33	43.33	692.21	1,283.31	591.10	2,200.00
6420 - Pool Chemicals	740.66	183.33	(557.33)	1,407.95	1,283.31	(124.64)	2,200.00
6500 - Landscape Contract	3,613.62	3,675.00	61.38	25,295.24	25,725.00	429.76	44,100.00
6525 - Irrigation Repairs	2,439.60	916.67	(1,522.93)	3,673.87	6,416.69	2,742.82	11,000.00
6550 - Trees Replacement / Maintenanc	4,815.00	375.00	(4,440.00)	23,646.00	2,625.00	(21,021.00)	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	198.75	1,400.00	1,201.25	2,400.00
6640 - Pest Control	-	20.83	20.83	400.00	145.81	(254.19)	250.00
6665 - Pool & Spa Maintenance	1,375.00	959.00	(416.00)	6,439.13	6,713.00	273.87	11,508.00
6700 - Snow Removal	-	3,750.00	3,750.00	19,503.75	26,250.00	6,746.25	45,000.00
6750 - Lighting Maintenance	-	200.00	200.00	5,209.08	1,400.00	(3,809.08)	2,400.00
6800 - Misc Grounds Maint	-	375.00	375.00	638.76	2,625.00	1,986.24	4,500.00
6825 - Fence Maintenance & Repair	-	200.00	200.00	-	1,400.00	1,400.00	2,400.00
Total Maintenance Expense	25,373.88	12,079.83	(13,294.05)	125,202.14	84,558.81	(40,643.33)	144,958.00

Villa Marbella Townhouse Association

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	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	16,266.00	15,316.00	(950.00)	26,256.00
7100 - Administration	275.46	250.00	(25.46)	1,538.87	1,750.00	211.13	3,000.00
7200 - Insurance	-	9,166.67	9,166.67	52,585.99	64,166.69	11,580.70	110,000.00
7300 - Audit/Tax Return	-	33.33	33.33	340.00	233.31	(106.69)	400.00
7500 - Legal	69.00	250.00	181.00	22,054.80	1,750.00	(20,304.80)	3,000.00
7550 - Legal - Collection	385.00	-	(385.00)	2,048.25	-	(2,048.25)	-
7650 - Homeowner Reimbursement	-	-	-	(560.00)	-	560.00	-
7900 - Bank Charges	10.00	-	(10.00)	30.00	-	(30.00)	-
Total Administration Expense	2,514.46	11,888.00	9,373.54	94,303.91	83,216.00	(11,087.91)	142,656.00
Total Expense	36,309.42	30,264.49	(6,044.93)	243,872.83	211,851.43	(32,021.40)	363,174.00
Operating Net Total	(5,221.36)	.01	(5,221.37)	(83,791.63)	.07	(83,791.70)	-

Villa Marbella Townhouse Association

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	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	-	146,148.50	82,148.50	64,000.00	140,826.00
8030 - Reserve Interest Income	42.45	-	42.45	749.44	-	749.44	-
Total Reserve Activity	11,777.95	11,735.50	42.45	146,897.94	82,148.50	64,749.44	140,826.00
Total Income	11,777.95	11,735.50	42.45	146,897.94	82,148.50	64,749.44	140,826.00
Reserve Expense							
Reserve Activity							
8510 - Reserve - Buildings Exterior Deck replacement	-	6,250.00	6,250.00	-	43,750.00	43,750.00	75,000.00
8512 - Reserve - Grounds	-	416.67	416.67	22,540.00	2,916.69	(19,623.31)	5,000.00
8520 - Reserve - Asphalt	-	833.33	833.33	-	5,833.31	5,833.31	10,000.00
8530 - Reserve - Concrete	-	166.67	166.67	-	1,166.69	1,166.69	2,000.00
8545 - Reserve - Pool & Hot tub	-	2,500.00	2,500.00	-	17,500.00	17,500.00	30,000.00
8565 - Reserve - Fence	-	416.67	416.67	-	2,916.69	2,916.69	5,000.00
8570 - Reserve - Stairs	-	4,166.67	4,166.67	-	29,166.69	29,166.69	50,000.00
Total Reserve Activity	-	14,750.01	14,750.01	22,540.00	103,250.07	80,710.07	177,000.00
Total Expense	-	14,750.01	14,750.01	22,540.00	103,250.07	80,710.07	177,000.00
Reserve Net Total	11,777.95	(3,014.51)	14,792.46	124,357.94	(21,101.57)	145,459.51	(36,174.00)
Net Total	6,556.59	(3,014.50)	9,571.09	40,566.31	(21,101.50)	61,667.81	(36,174.00)