

Villa Marbella Townhouse Association

Balance Sheet For 8/31/2026

Assets

Mutual of Omaha Bank Operating	\$61,776.49
Mutual of Omaha - Reserve Acct	\$266,194.35
Accounts Receivable	\$19,624.73
Prepaid Insurance	\$28,803.55

Total Assets

\$376,399.12

Total Assets

\$376,399.12

Liabilities

Accounts Payable	\$5,000.00
Prepaid Assessments	\$6,468.09
Suspense	\$10,588.73

Total Liabilities

\$22,056.82

Equity

Equity Operating	\$163,967.59
Net Income	\$60,328.14
Equity - Reserve	\$130,046.57

Total Equity

\$354,342.30

Total Liabilities / Equity

\$376,399.12

Villa Marbella Townhouse Association

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	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	-	336,000.00	336,000.00	-	504,000.00
4100 - Late Fee Income	300.00	-	300.00	1,308.27	-	1,308.27	-
4111 - NSF fees	-	-	-	5.00	-	5.00	-
4120 - Legal Fees Collection Income	-	-	-	1,367.61	-	1,367.61	-
4125 - Payment Plan Fee	-	-	-	100.00	-	100.00	-
4199 - Processing Fee	-	-	-	100.00	-	100.00	-
4400 - Miscellaneous Income	12,749.27	-	12,749.27	22,361.77	-	22,361.77	-
4450 - Interest Income - Operating	2.84	-	2.84	9.16	-	9.16	-
4500 - Reserve Income	(11,735.50)	(11,735.50)	-	(157,884.00)	(93,884.00)	(64,000.00)	(140,826.00)
4850 - Bank Charges	50.00	-	50.00	80.00	-	80.00	-
Total Income	43,366.61	30,264.50	13,102.11	203,447.81	242,116.00	(38,668.19)	363,174.00
Total Income	43,366.61	30,264.50	13,102.11	203,447.81	242,116.00	(38,668.19)	363,174.00

Operating Expense

Utilities Expense

5010 - Gas/Electricity	1,446.46	408.33	(1,038.13)	2,927.74	3,266.64	338.90	4,900.00
5100 - Water/Sewer	3,945.59	4,250.00	304.41	21,296.62	34,000.00	12,703.38	51,000.00
5105 - Storm Sewer	-	1,583.33	1,583.33	5,339.88	12,666.64	7,326.76	19,000.00
5200 - Telephone	-	55.00	55.00	-	440.00	440.00	660.00
5250 - Cable/internet	-	-	-	194.59	-	(194.59)	-
Total Utilities Expense	5,392.05	6,296.66	904.61	29,758.83	50,373.28	20,614.45	75,560.00

Maintenance Expense

6000 - Building Maintenance	7,623.50	416.67	(7,206.83)	21,555.50	3,333.36	(18,222.14)	5,000.00
6200 - Roof & Gutter Maint	-	625.00	625.00	8,952.00	5,000.00	(3,952.00)	7,500.00
6410 - Pool supplies & Rep	848.25	183.33	(664.92)	1,540.46	1,466.64	(73.82)	2,200.00
6420 - Pool Chemicals	-	183.33	183.33	1,407.95	1,466.64	58.69	2,200.00
6500 - Landscape Contract	3,613.62	3,675.00	61.38	28,908.86	29,400.00	491.14	44,100.00
6525 - Irrigation Repairs	1,680.84	916.67	(764.17)	5,354.71	7,333.36	1,978.65	11,000.00
6550 - Trees Replacement / Maintenanc	-	375.00	375.00	23,646.00	3,000.00	(20,646.00)	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	1,600.00	1,401.25	2,400.00
6640 - Pest Control	-	20.83	20.83	400.00	166.64	(233.36)	250.00
6665 - Pool & Spa Maintenance	1,375.00	959.00	(416.00)	7,814.13	7,672.00	(142.13)	11,508.00
6700 - Snow Removal	-	3,750.00	3,750.00	19,503.75	30,000.00	10,496.25	45,000.00
6750 - Lighting Maintenance	-	200.00	200.00	5,209.08	1,600.00	(3,609.08)	2,400.00
6800 - Misc Grounds Maint	-	375.00	375.00	638.76	3,000.00	2,361.24	4,500.00
6825 - Fence Maintenance & Repair	-	200.00	200.00	-	1,600.00	1,600.00	2,400.00
Total Maintenance Expense	15,141.21	12,079.83	(3,061.38)	140,343.35	96,638.64	(43,704.71)	144,958.00

Villa Marbella Townhouse Association

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	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	18,041.00	17,504.00	(537.00)	26,256.00
7100 - Administration	695.10	250.00	(445.10)	2,233.97	2,000.00	(233.97)	3,000.00
7200 - Insurance	9,846.78	9,166.67	(680.11)	62,432.77	73,333.36	10,900.59	110,000.00
7300 - Audit/Tax Return	-	33.33	33.33	340.00	266.64	(73.36)	400.00
7500 - Legal	1,969.48	250.00	(1,719.48)	24,024.28	2,000.00	(22,024.28)	3,000.00
7550 - Legal - Collection	545.00	-	(545.00)	2,593.25	-	(2,593.25)	-
7650 - Homeowner Reimbursement	-	-	-	(560.00)	-	560.00	-
7900 - Bank Charges	30.00	-	(30.00)	60.00	-	(60.00)	-
Total Administration Expense	14,861.36	11,888.00	(2,973.36)	109,165.27	95,104.00	(14,061.27)	142,656.00
Total Expense	35,394.62	30,264.49	(5,130.13)	279,267.45	242,115.92	(37,151.53)	363,174.00
Operating Net Total	7,971.99	.01	7,971.98	(75,819.64)	.08	(75,819.72)	-

Villa Marbella Townhouse Association

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	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	-	157,884.00	93,884.00	64,000.00	140,826.00
8030 - Reserve Interest Income	54.34	-	54.34	803.78	-	803.78	-
Total Reserve Activity	11,789.84	11,735.50	54.34	158,687.78	93,884.00	64,803.78	140,826.00
Total Income	11,789.84	11,735.50	54.34	158,687.78	93,884.00	64,803.78	140,826.00
Reserve Expense							
Reserve Activity							
8510 - Reserve - Buildings Exterior Deck replacement	-	6,250.00	6,250.00	-	50,000.00	50,000.00	75,000.00
8512 - Reserve - Grounds	-	416.67	416.67	22,540.00	3,333.36	(19,206.64)	5,000.00
8520 - Reserve - Asphalt	-	833.33	833.33	-	6,666.64	6,666.64	10,000.00
8530 - Reserve - Concrete	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
8545 - Reserve - Pool & Hot tub	-	2,500.00	2,500.00	-	20,000.00	20,000.00	30,000.00
8565 - Reserve - Fence	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
8570 - Reserve - Stairs	-	4,166.67	4,166.67	-	33,333.36	33,333.36	50,000.00
Total Reserve Activity	-	14,750.01	14,750.01	22,540.00	118,000.08	95,460.08	177,000.00
Total Expense	-	14,750.01	14,750.01	22,540.00	118,000.08	95,460.08	177,000.00
Reserve Net Total	11,789.84	(3,014.51)	14,804.35	136,147.78	(24,116.08)	160,263.86	(36,174.00)
Net Total	19,761.83	(3,014.50)	22,776.33	60,328.14	(24,116.00)	84,444.14	(36,174.00)