Villa Marbella Townhouse Association

Balance Sheet For 9/30/2026

Assets		
Mutual of Omaha Bank Operating	$54,404.12	
Mutual of Omaha - Reserve Acct	$277,984.63	
Accounts Receivable	$22,071.16	
Prepaid Insurance	$28,803.55	
Total Assets		**$383,263.46**
	Total Assets	**$383,263.46**
Liabilities		
Prepaid Assessments	$6,403.09	
Suspense	$10,588.73	
Total Liabilities		**$16,991.82**
Equity		
Equity Operating	$163,967.59	
Net Income	$72,257.48	
Equity - Reserve	$130,046.57	
Total Equity		**$366,271.64**
	Total Liabilities / Equity	**$383,263.46**

Villa Marbella Townhouse Association

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
4000 - Assessment Income	42,000.00	42,000.00	-	378,000.00	378,000.00	-	504,000.00
4100 - Late Fee Income	250.00	-	250.00	1,558.27	-	1,558.27	-
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	-	-	-	22,361.77	-	22,361.77	-
4450 - Interest Income - Operating	2.58	-	2.58	11.74	-	11.74	-
4500 - Reserve Income	(11,735.50)	(11,735.50)	-	(169,619.50)	(105,619.50)	(64,000.00)	(140,826.00)
4850 - Bank Charges	60.00	-	60.00	140.00	-	140.00	-
Total Income	**30,577.08**	**30,264.50**	**312.58**	**234,024.89**	**272,380.50**	**(38,355.61)**	**363,174.00**
Total Income	**30,577.08**	**30,264.50**	**312.58**	**234,024.89**	**272,380.50**	**(38,355.61)**	**363,174.00**
Operating Expense							
Utilities Expense							
5010 - Gas/Electricity	-	408.33	408.33	2,927.74	3,674.97	747.23	4,900.00
5100 - Water/Sewer	-	4,250.00	4,250.00	25,227.69	38,250.00	13,022.31	51,000.00
5105 - Storm Sewer	-	1,583.33	1,583.33	5,339.88	14,249.97	8,910.09	19,000.00
5200 - Telephone	-	55.00	55.00	-	495.00	495.00	660.00
5250 - Cable/internet	-	-	-	194.59	-	(194.59)	-
Total Utilities Expense	**-**	**6,296.66**	**6,296.66**	**33,689.90**	**56,669.94**	**22,980.04**	**75,560.00**
Maintenance Expense							
6000 - Building Maintenance	1,590.94	416.67	(1,174.27)	29,665.44	3,750.03	(25,915.41)	5,000.00
6200 - Roof & Gutter Maint	-	625.00	625.00	8,952.00	5,625.00	(3,327.00)	7,500.00
6410 - Pool supplies & Rep	-	183.33	183.33	1,540.46	1,649.97	109.51	2,200.00
6420 - Pool Chemicals	-	183.33	183.33	1,543.04	1,649.97	106.93	2,200.00
6500 - Landscape Contract	3,613.62	3,675.00	61.38	32,522.48	33,075.00	552.52	44,100.00
6525 - Irrigation Repairs	1,027.67	916.67	(111.00)	6,866.57	8,250.03	1,383.46	11,000.00
6550 - Trees Replacement / Maintenanc	-	375.00	375.00	23,646.00	3,375.00	(20,271.00)	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	1,800.00	1,601.25	2,400.00
6640 - Pest Control	-	20.83	20.83	400.00	187.47	(212.53)	250.00
6665 - Pool & Spa Maintenance	1,474.66	959.00	(515.66)	9,288.79	8,631.00	(657.79)	11,508.00
6700 - Snow Removal	-	3,750.00	3,750.00	19,503.75	33,750.00	14,246.25	45,000.00
6750 - Lighting Maintenance	-	200.00	200.00	5,209.08	1,800.00	(3,409.08)	2,400.00
6800 - Misc Grounds Maint	-	375.00	375.00	638.76	3,375.00	2,736.24	4,500.00
6825 - Fence Maintenance & Repair	-	200.00	200.00	-	1,800.00	1,800.00	2,400.00
Total Maintenance Expense	**7,706.89**	**12,079.83**	**4,372.94**	**155,188.52**	**108,718.47**	**(46,470.05)**	**144,958.00**

Villa Marbella Townhouse Association

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
Administration Expense							
7000 - Management	1,775.00	2,188.00	413.00	19,816.00	19,692.00	(124.00)	26,256.00
7100 - Administration	-	250.00	250.00	2,233.97	2,250.00	16.03	3,000.00
7200 - Insurance	9,846.78	9,166.67	(680.11)	72,279.55	82,500.03	10,220.48	110,000.00
7300 - Audit/Tax Return	-	33.33	33.33	340.00	299.97	(40.03)	400.00
7500 - Legal	-	250.00	250.00	24,024.28	2,250.00	(21,774.28)	3,000.00
7550 - Legal - Collection	-	-	-	2,593.25	-	(2,593.25)	-
7650 - Homeowner Reimbursement	-	-	-	(560.00)	-	560.00	-
7900 - Bank Charges	40.00	-	(40.00)	100.00	-	(100.00)	-
Total Administration Expense	**11,661.78**	**11,888.00**	**226.22**	**120,827.05**	**106,992.00**	**(13,835.05)**	**142,656.00**
Total Expense	**19,368.67**	**30,264.49**	**10,895.82**	**309,705.47**	**272,380.41**	**(37,325.06)**	**363,174.00**
Operating Net Total	**11,208.41**	**.01**	**11,208.40**	**(75,680.58)**	**.09**	**(75,680.67)**	**-**

Villa Marbella Townhouse Association

Statement of Revenues and Expenses 9/1/2026 - 9/30/2026

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Reserve Activity							
8000 - Reserve Contributions	11,735.50	11,735.50	-	169,619.50	105,619.50	64,000.00	140,826.00
8030 - Reserve Interest Income	54.78	-	54.78	858.56	-	858.56	-
Total Reserve Activity	**11,790.28**	**11,735.50**	**54.78**	**170,478.06**	**105,619.50**	**64,858.56**	**140,826.00**
Total Income	**11,790.28**	**11,735.50**	**54.78**	**170,478.06**	**105,619.50**	**64,858.56**	**140,826.00**
Reserve Expense							
Reserve Activity							
8510 - Reserve - Buildings Exterior Deck replacement	-	6,250.00	6,250.00	-	56,250.00	56,250.00	75,000.00
8512 - Reserve - Grounds	-	416.67	416.67	22,540.00	3,750.03	(18,789.97)	5,000.00
8520 - Reserve - Asphalt	-	833.33	833.33	-	7,499.97	7,499.97	10,000.00
8530 - Reserve - Concrete	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
8545 - Reserve - Pool & Hot tub	-	2,500.00	2,500.00	-	22,500.00	22,500.00	30,000.00
8565 - Reserve - Fence	-	416.67	416.67	-	3,750.03	3,750.03	5,000.00
8570 - Reserve - Stairs	-	4,166.67	4,166.67	-	37,500.03	37,500.03	50,000.00
Total Reserve Activity	**-**	**14,750.01**	**14,750.01**	**22,540.00**	**132,750.09**	**110,210.09**	**177,000.00**
Total Expense	**-**	**14,750.01**	**14,750.01**	**22,540.00**	**132,750.09**	**110,210.09**	**177,000.00**
Reserve Net Total	**11,790.28**	**(3,014.51)**	**14,804.79**	**147,938.06**	**(27,130.59)**	**175,068.65**	**(36,174.00)**
Net Total	**22,998.69**	**(3,014.50)**	**26,013.19**	**72,257.48**	**(27,130.50)**	**99,387.98**	**(36,174.00)**