May 2023 when ShowCase took over MV Management ALL Checking Accounts were combined

HOA Operating
Marina Operating
HOA Reserves
Marina Reserves
Special Assessment Funds were held in this same checking account.

There was not Accounting for ownership of cash coming in, cash going out or Balances.

Historically the end of month balance for the HOA Operating Account would be approximately $20,000,
I can recall month ending balances of $18,000 up to $25,000.

July 2023, the HOA Operating Account closed with a balance of $21,255

| | |
|---|---|
| July 2023 Ending Balance | 6,982.82 |
| August 2023 HOA Receipts | 41,344.00 |
| HOA Operating Available Cash | 48,326.82 |

| | | |
|---|---|---|
| HOA Operating Check issued | (115,597.00) | includes $9,019 in additional Water & Sewer |
| OVER SPENT | (67,270.18) | includes $766.97 Late & Returnd Check Fees |
| | | 9,785.97 |

Due to all checking accounts being combined, the HOA Operating August beginning balance was $176,742

| HOA Operating Account #8047 | |
|---|---|
| HOA Operating | 6,982.82 |
| Marina Operating | 8,520.98 |
| Special Assessment | 161,907.23 |
| | 177,411.03 |

| Bank Accounts | HOA Operating | Marina Operating | HOA Reserve | Marina Reserve | Special Assessment | Total |
|---|---|---|---|---|---|---|
| 10001 Operating - CIT 6581 | (13.50) | | | | | (13.50) |
| 10002 Operating - SR 8047 | 6,982.82 | 8,520.98 | 0.00 | 0.00 | 161,907.23 | 177,411.03 |
| 10103 Marina Reserve Sunrise CD | | | 33,570.09 | 52,907.98 | | 86,478.07 |
| 10104 HOA Reserve Sunrise CD 7601 | | | 403,906.07 | 29,856.75 | | 433,762.82 |
| 10200 Deposit in Transfer | 14,285.71 | 2,593.03 | | | | 16,878.74 |
| Total Bank Accounts | 21,255.03 | 11,114.01 | 437,476.16 | 82,764.73 | 161,907.23 | 714,517.16 |

Calculations based on Monthly Balance Sheets the shortage is staying consistant, $65,568.87

Additionally, per the Financial Reports, it is documented that the Reserves Loaned $22,179.57
to the HOA Operating Account in 2024.

Florida Law, owners must vote to lend reserve funds for operating purposes. However,
there was not a vote to lend funds nor has it been reported to the ownership.

The $65,568.87 is not recorded as being owed to the Reserves.

Total due from HOA Operating to the Reserves $87,748.44

| | | |
|---|---|---|
| 65,568.87 | 54 | 1,214.24 |
| 87,748.44 | 54 | 1,624.97 |

# Check Register

Tuesday, August 1, 2023 to Thursday, August 31, 2023

Sunrise Oper #8047

| Check | C | Posted | Payee and Details | | | Amount | Memo |
|---|---|---|---|---|---|---|---|
| 1046 | | 8/1/2023 | Marina Village Condo | | | $8,375.00 | |
| | | | | $8,375.00 | Transfer to Reserve for Marina Village Condo | | |
| 1047 | | 8/1/2023 | Showcase Property Manage | | | $1,242.00 | |
| | | | | $1,242.00 | Management Fees for Marina Village Condo | | |
| 1050 | | 8/1/2023 | Cool Guyz A/C & Heat Inc | | | $6,000.00 | |
| | | | 38231 | $6,000.00 | Bldg Maint - Outside Vend for Marina Village Condo | | |
| 1051 | | 8/1/2023 | Lance Pelter | | | $153.92 | |
| | | | 7312023 | $153.92 | Building Maint - General for Marina Village Condo | | Garage door opener repair |
| 1053 | | 8/1/2023 | WB Residential Solutions | | | $900.00 | |
| | | | 7192023 | $900.00 | Roof Inspection & Repair for Marina Village Condo | | |
| 1054 | | 8/1/2023 | Oracle Elevator | | | $2,711.68 | |
| | | | SIN215637 | $254.00 | Elevator Contract for Marina Village Condo | | Acct# A-79606 |
| | | | SIN212753 | $1,917.43 | Elevator Contract for Marina Village Condo | | Acct# A-76743 |
| | | | SIN209991 | $540.25 | Elevator Maint & Repair for Marina Village Condo | | Acct#79606 |
| 1055 | | 8/1/2023 | Florida DeptHealth Brevar | | | $260.00 | |
| | | | 05-60-05030 | $260.00 | Other Permits & Licenses for Marina Village Condo | | #05-BID-6501460 |
| 1056 | | 8/2/2023 | Advanced Integrations | | | $2,919.56 | |
| | | | 2358 | $2,919.56 | Life Safety for Marina Village Condo | | |
| 1057 | | 8/2/2023 | PSJ Lock & Key | | | $260.00 | |
| | | | 812023 | $260.00 | Bldg Maint - Outside Vend for Marina Village Condo | | |
| 1058 | | 8/11/2023 | Hennes Roofing Co LLC | | | $7,700.00 | |
| | | | 50% DOWNPAYMENT | $7,700.00 | Roof Reserve for Marina Village Condo | | Re-Roof Downpayment Reserve Ex |
| 1059 | | 8/16/2023 | Auto-Owners Insurance | | | $4,634.21 | |
| | | | 018527518 | $4,634.21 | Property Insurance for Marina Village Condo | | |
| 1060 | | 8/16/2023 | B & R Pest Control | | | $75.00 | |
| | | | 31433 | $75.00 | Pest Control - Inside for Marina Village Condo | | |
| 1061 | | 8/22/2023 | Beach Pool Service | | | $430.00 | |
| | | | 13159 | $430.00 | Pool & Spa for Marina Village Condo | | August pool |
| 1062 | | 8/22/2023 | Bob Ryder Electric & Gene | | | $840.00 | |
| | | | 8876 | $840.00 | Bldg Maint - Outside Vend for Marina Village Condo | | Install 8 20amp pigtails for electrical |
| 1063 | | 8/22/2023 | Showcase Property Manage | | | $63.68 | |
| | | | 6302023 | $9.63 | Office Supplies for Marina Village Condo | | June Bills, Deposits, Deliquencies, Fina |
| | | | 7302023 | $54.05 | Office Supplies for Marina Village Condo | | July Bills, Deposits, Deliquencies, Fina |
| 1064 | | 8/29/2023 | Commercial Health & Excer | | | $325.00 | |
| | | | 16407 | $325.00 | Bldg Maint - Outside Vend for Marina Village Condo | | General maintenance |
| 1065 | | 8/29/2023 | Florida Power & Light | | | $804.92 | |
| | | | 91495-45505 | $436.83 | Electric for Marina Village Condo | | 580 S Banana #HSE 7/14-8/15/2023 |
| | | | 53897-29319 | $368.09 | Electric for Marina Village Condo | | 590 S Banana #HSE 7/14-8/15/2023 |
| 1066 | | 8/29/2023 | McConkey Fire Sprinkler I | | | $1,512.00 | |

# Check Register

Tuesday, August 1, 2023 to Thursday, August 31, 2023

Sunrise Oper #8047 (Continued)

| Check | C | Posted | Payee and Details | | Amount | Memo |
|---|---|---|---|---|---|---|
| | | 10151 | $912.00 | Life Safety for Marina Village Condo | | |
| | | 10475 | $600.00 | Life Safety for Marina Village Condo | | Quarterly fire sprinkler insp |
| 1067 | | 8/29/2023 | PSJ Lock & Key | | $120.00 | |
| | | 8232023 | $120.00 | Bldg Maint - Outside Vend for Marina Village Condo | | |
| 1068 | | 8/29/2023 | Christophe Buisson | | $1,800.00 | |
| | | 002228 | $1,800.00 | Landscape Maintenance for Marina Village Condo | | |
| 1071 | | 8/29/2023 | M&M Beachside Property | | $2,078.00 | |
| | | MV230108 | $2,078.00 | Bldg Maint - Outside Vend for Marina Village Condo | | July Services |
| 1090 | | 8/8/2023 | Mark Watkins | | $258.18 | Reimbursement for Key Copies and Can |
| IMB KEY COPIES/COR | | | $258.18 | Building Maint - General for Marina Village Condo | | Reimbursement for Key Copies and Camera |
| 1091 | | 8/28/2023 | Michelle Gadient | | $47.00 | January 2023 Boat Slip #30 - Refund |
| BOAT SLIP 30 REFUND | | | $47.00 | Dues Boat Slip for Marina Village Condo | | January 2023 Boat Slip #30 - Refund |
| 1092 | | 8/28/2023 | Kettler Showroom | | $4,508.00 | |
| POOL FURNITURE | | | $4,508.00 | Pool & Spa for Marina Village Condo | | Pool Furniture |
| 82123 | | 8/21/2023 | City of Cocoa - Utilities | | $11,069.15 | |
| | | 08212023 | $11,069.15 | Water & Sewer for Marina Village Condo | | |
| 82223 | | 8/21/2023 | City of Cocoa - Utilities | | $3,170.26 | |
| | | 08212023 | $3,170.26 | Water & Sewer for Marina Village Condo | | |
| 82323 | | 8/23/2023 | Spectrum | | $13,151.52 | |
| | | 08232023 | $13,151.52 | Cable for Marina Village Condo | | |
| 83023 | | 8/30/2023 | City of Cocoa - Utilities | | $4,318.15 | |
| | | 08302023 | $4,318.15 | Water & Sewer for Marina Village Condo | | |
| 83023 | | 8/30/2023 | City of Cocoa - Utilities | | $269.31 | |
| | | 08302023 | $269.31 | Water & Sewer for Marina Village Condo | | |
| 832023 | | 8/3/2023 | Waste Management | | $59.83 | 8/1-8/31/2023 Bldg B |
| 9221456-0179-0AUTO | | | $59.83 | Refuge/Trash for Marina Village Condo | | 8/1-8/31/2023 Bldg B |
| 8112023 | | 8/11/2023 | Florida Power & Light | | $1,530.10 | Pd online by Kristy Conf#2231255 |
| | | 14769-84479 | $1,530.10 | Electric for Marina Village Condo | | Pd online by Kristy Conf#2231255 |
| 8222023 | | 8/22/2023 | Frontline Insurance | | $27,758.50 | |
| DOWNPAYMENT 2023 | | | $27,758.50 | Property Insurance for Marina Village Condo | | Policy# 7586313015 |
| 8242023 | | 8/24/2023 | FIRST Insurance Funding | | $7,829.63 | ACH? |
| | | 97152888 | $7,829.63 | Property Insurance for Marina Village Condo | | ACH? |
| 8262023 | | 8/26/2023 | Florida Power & Light | | $614.44 | Kristy said ACH 584 S Banana Rv #MA |
| | | 14769-84479AUTO | $614.44 | Electric for Marina Village Condo | | Kristy said ACH 584 S Banana Rv #MARINA |
| 8262023 | | 8/26/2023 | Florida Power & Light | | $255.99 | 550 S Banana Rv #HSE 7/14-8/15/202 |
| | | 11813-34176AUTO | $255.99 | Electric for Marina Village Condo | | 550 S Banana Rv #HSE 7/14-8/15/2023 |
| 8262023 | | 8/26/2023 | Florida Power & Light | | $476.07 | 540 S Banana Rv #HSE 7/14-8/15/202 |
| | | 44369-67451 | $476.07 | Electric for Marina Village Condo | | 540 S Banana Rv #HSE 7/14-8/15/2023 |
| 8292023 | | 8/29/2023 | Hartford Fire Insurance C | | $2,651.00 | Lynn paid Renewal online |
| | | 8704289112 | $2,651.00 | Flood Insurance for Marina Village Condo | | Lynn paid Renewal online |

# Check Register

Tuesday, August 1, 2023 to Thursday, August 31, 2023

Sunrise Oper #8047 (Continued)

| Check | C | Posted | Payee and Details | | | Amount | Memo |
|---|---|---|---|---|---|---|---|
| 8292023 | | 8/29/2023 | Hartford Fire Insurance C | | | $2,125.00 | Lynn paid online- renewal |
| | | 8705511493 | $2,125.00 | Flood Insurance for Marina Village Condo | | | Lynn paid online- renewal |
| | | | | Total for Sunrise Oper #8047 | | $123,297.10 | |

# Budget Variance

Thursday, August 31, 2023

**2023 Approved Budget $780.00 unit**

Marina Village Condo Cash Accounting Year Starts January 1, 2023

| | Month To Date | | | Year To Date | | |
|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance |
| **INCOME** | | | | | | |
| Income | | | | | | |
| Dues/Monthly/Annual/Quart | 41,341.40 | 42,120.00 | (778.60) | 334,320.81 | 336,960.00 | (2,639.19) |
| Late Fee Income | 0.00 | 0.00 | 0.00 | (314.38) | 0.00 | (314.38) |
| S/A Building Paint | 4,300.00 | 0.00 | 4,300.00 | 163,047.23 | 0.00 | 163,047.23 |
| Total Income | 45,641.40 | 42,120.00 | 3,521.40 | 497,053.66 | 336,960.00 under | 160,093.66 (2953.37) |
| Other Income | | | | | | |
| Dues Boat Slip | 1,355.00 | 1,404.00 | (49.00) | 10,903.00 | 11,232.00 | (329.00) |
| Total Other Income | 1,355.00 | 1,404.00 | (49.00) | 10,903.00 | 11,232.00 | (329.00) |
| TOTAL INCOME | 46,996.40 | 43,524.00 | 3,472.40 | 507,956.66 | 348,192.00 | 159,764.66 |
| **EXPENSES** | | | | | | |
| Administrative Expense | | | | | | |
| Accounting Fees | 0.00 | 41.67 | (41.67) | 0.00 | 333.34 | (333.34) |
| Annual Corporate Fee | 0.00 | 5.11 | (5.11) | 61.25 | 40.83 | 20.42 |
| Bad Debt | 0.00 | 0.00 | 0.00 | 268.50 | 0.00 | 268.50 |
| Bank Service Charge | 0.00 | 18.00 | (18.00) | 10.00 | 144.00 | (134.00) |
| Income Tax | 0.00 | 0.00 | 0.00 | (47.75) | 0.00 | (47.75) |
| Legal Fees - Association | 0.00 | 166.67 | (166.67) | 1,536.00 | 1,333.34 | 202.66 |
| Management Fees | 1,242.00 | 1,086.75 | 155.25 | 10,509.75 | 8,694.00 | 1,815.75 |
| Office Supplies | 63.68 | 207.05 | (143.37) | 1,574.57 | 1,656.47 | (81.90) |
| Other Permits & Licenses | 260.00 | 75.00 | 185.00 | 770.00 | 600.00 | 170.00 |
| Transfer to Reserve | 7,822.00 | 7,822.00 | 0.00 | 58,072.00 | 62,576.00 | (4,504.00) |
| Total Administrative Expense | 9,387.68 | 9,422.25 | (34.57) | 72,754.32 | 75,377.98 | (2,623.66) |
| Building/ Grounds Mainten | | | | | | |
| Bldg Maint - Outside Vend | (2,080.00) | 1,666.67 | (3,746.67) | 11,535.93 | 13,333.34 | (1,797.41) |
| Building Maint - General | 412.10 | 1,105.00 | (692.90) | 3,832.44 | 8,840.00 | (5,007.56) |
| Building Maint. Supplies | 0.00 | 433.33 | (433.33) | 2,333.56 | 3,466.66 | (1,133.10) |
| Elevator Contract | 2,171.43 | 1,243.00 | 928.43 | 14,162.22 | 9,944.00 | 4,218.22 |
| Elevator Maint & Repair | 540.25 | 905.00 | (364.75) | 1,979.95 | 7,240.00 | (5,260.05) |
| Janitorial | 11,703.00 | 1,820.00 | 9,883.00 | 17,163.00 | 14,560.00 | 2,603.00 |
| Landscape Repair/Replace | 0.00 | 750.00 | (750.00) | 0.00 | 6,000.00 | (6,000.00) |
| Life Safety | 4,431.56 | 1,000.00 | 3,431.56 | 9,843.51 | 8,000.00 | 1,843.51 |

# Budget Variance

Thursday, August 31, 2023

**2023 Approved Budget $780.00 unit (Continued)**

Marina Village Condo Cash Accounting Year Starts January 1, 2023

| | Month To Date | | | Year To Date | | |
|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance |
| EXPENSES (Continued) | | | | | | |
| Building/ Grounds Mainten (Continued) | | | | | | |
| Lndscp Mnt Grounds upkeep | 1,800.00 | 1,800.00 | 0.00 | 19,140.00 | 14,400.00 | 4,740.00 |
| Miscellaneous Expense | 0.00 | 0.00 | 0.00 | 185.25 | 0.00 | 185.25 |
| Pest Control - Inside | 75.00 | 75.00 | 0.00 | 225.00 | 600.00 | (375.00) |
| Pool & Spa | 4,938.00 | 430.00 | 4,508.00 | 7,597.00 | 3,440.00 | 4,157.00 |
| Pool Maint/Equip repair | 0.00 | 166.67 | (166.67) | 1,413.50 | 1,333.34 | 80.16 |
| Roof Inspection & Repair | 900.00 | 66.66 | 833.34 | 900.00 | 533.34 | 366.66 |
| Termite Bond | 0.00 | 18.33 | (18.33) | 72.00 | 146.66 | (74.66) |
| Total Building/ Grounds Mainten | 24,891.34 | 11,479.66 | 13,411.68 | 90,383.36 | 91,837.34 | (1,453.98) |
| Utilities | | | | | | |
| Cable | 13,151.52 | 4,405.42 | 8,746.10 | 30,132.39 | 35,243.34 | (5,110.95) |
| Electric | 3,681.52 | 1,857.08 | 1,824.44 | 14,511.61 | 14,856.66 | (345.05) |
| Propane Gas | 0.00 | 18.92 | (18.92) | 163.60 | 151.34 | 12.26 |
| Refuge/Trash | 59.83 | 142.42 | (82.59) | 1,687.67 | 1,139.34 | 548.33 |
| Water & Sewer | 10,276.45 | 4,742.50 | 5,533.95 | 63,758.71 | 37,940.00 | 25,818.71 |
| Total Utilities | 27,169.32 | 11,166.34 | 16,002.98 | 110,253.98 | 89,330.68 | 20,923.30 |
| Insurance | | | | | | |
| Flood Insurance | 1,568.00 | 1,166.67 | 401.33 | 12,999.64 | 9,333.34 | 3,666.30 |
| Property Insurance | 40,222.34 | 8,021.58 | 32,200.76 | 94,051.03 | 64,172.66 | 29,878.37 |
| Total Insurance | 41,790.34 | 9,188.25 | 32,602.09 | 107,050.67 | 73,506.00 | 33,544.67 |
| Boat Slip Expense | | | | | | |
| Boat Management Fee | 0.00 | 310.50 | (310.50) | 1,231.50 | 2,484.00 | (1,252.50) |
| Boat Office Supplies | 0.00 | 50.00 | (50.00) | 0.00 | 400.00 | (400.00) |
| Boat Slip Electric | 0.00 | 180.00 | (180.00) | 3,466.21 | 1,440.00 | 2,026.21 |
| Boat Slip Maintenance | 0.00 | 50.00 | (50.00) | 0.00 | 400.00 | (400.00) |
| Boat Slip Water | 0.00 | 260.00 | (260.00) | 780.00 | 2,080.00 | (1,300.00) |
| Transfer Boat Reserve | 553.00 | 553.00 | 0.00 | 2,765.00 | 4,424.00 | (1,659.00) |
| Total Boat Slip Expense | 553.00 | 1,403.50 | (850.50) | 8,242.71 | 11,228.00 | (2,985.29) |
| TOTAL EXPENSES | 103,791.68 | 42,660.00 | 61,131.68 | 388,685.04 | 341,280.00 | 47,405.04 over |
| **NET INCOME (LOSS)** | (56,795.28) | 864.00 | (57,659.28) | 119,271.62 | 6,912.00 | 112,359.62 |

<163,047.23>

Aug net cash <50,657.46>

Prepared by Showcase Property Management on October 25, 2023 at 3:19 PM

# Budget Variance

Sunday, December 31, 2023

**2023 Approved Budget $780.00 unit**

Marina Village Condo Cash Accounting Year Starts January 1, 2023

| | Month To Date | | | Year To Date | | |
|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance |
| INCOME | | | | | | |
| Income | | | | | | |
| Bank Interest | 118.44 | 0.00 | 118.44 | 118.44 | 0.00 | 118.44 |
| Dues/Monthly/Annual/Quart | 43,235.30 | 42,120.00 | 1,115.30 | 502,646.25 | 505,440.00 | (2,793.75) |
| Late Fee Income | 89.70 | 0.00 | 89.70 | 54.82 | 0.00 | 54.82 |
| S/A Building Paint | (81,179.48) | 0.00 | (81,179.48) | 69,789.40 | 0.00 | 69,789.40 |
| Total Income | (37,736.04) | 42,120.00 | (79,856.04) | 572,608.91 | 505,440.00 | 67,168.91 |
| | | | | | under | <2620.49> |
| Other Income | | | | | | |
| Dues Boat Slip | 1,594.00 | 1,404.00 | 190.00 | 16,621.00 | 16,848.00 | (227.00) |
| Miscellaneous Income | 0.00 | 0.00 | 0.00 | 5,400.00 | 0.00 | 5,400.00 |
| Total Other Income | 1,594.00 | 1,404.00 | 190.00 | 22,021.00 | 16,848.00 | 5,173.00 |
| TOTAL INCOME | (36,142.04) | 43,524.00 | (79,666.04) | 594,629.91 | 522,288.00 | 72,341.91 |
| EXPENSES | | | | | | |
| Administrative Expense | | | | | | |
| Accounting Fees | 0.00 | 41.67 | (41.67) | 0.00 | 500.00 | (500.00) |
| Annual Corporate Fee | 0.00 | 5.10 | (5.10) | 122.50 | 61.25 | 61.25 |
| Bad Debt | 0.00 | 0.00 | 0.00 | 268.50 | 0.00 | 268.50 |
| Bank Service Charge | 0.00 | 18.00 | (18.00) | 10.00 | 216.00 | (206.00) |
| Income Tax | 0.00 | 0.00 | 0.00 | (47.75) | 0.00 | (47.75) |
| Legal Fees - Association | 0.00 | 166.67 | (166.67) | 1,811.00 | 2,000.00 | (189.00) |
| Management Fees | 1,242.00 | 1,086.75 | 155.25 | 15,477.75 | 13,041.00 | 2,436.75 |
| Office Supplies | 100.07 | 207.05 | (106.98) | 2,161.68 | 2,484.75 | (323.07) |
| Other Permits & Licenses | 0.00 | 75.00 | (75.00) | 770.00 | 900.00 | (130.00) |
| Transfer Dock Reserve | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Transfer to Reserve | 10,034.00 | 7,822.00 | 2,212.00 | 100,500.00 | 93,864.00 | 6,636.00 |
| Total Administrative Expense | 11,376.07 | 9,422.24 | 1,953.83 | 121,073.68 | 113,067.00 | 8,006.68 |
| Building/ Grounds Mainten | | | | | | |
| Bldg Maint - Outside Vend | 0.00 | 1,666.67 | (1,666.67) | 16,484.93 | 20,000.00 | (3,515.07) |
| Building Maint - General | 7,023.50 | 1,105.00 | 5,918.50 | 12,055.94 | 13,260.00 | (1,204.06) |
| Building Maint. Supplies | 1,577.19 | 433.34 | 1,143.85 | 5,420.15 | 5,200.00 | 220.15 |
| Elevator Contract | 0.00 | 1,243.00 | (1,243.00) | 14,162.22 | 14,916.00 | (753.78) |
| Elevator Maint & Repair | 0.00 | 905.00 | (905.00) | 1,979.95 | 10,860.00 | (8,880.05) |

# Budget Variance

Sunday, December 31, 2023

**2023 Approved Budget $780.00 unit (Continued)**

Marina Village Condo Cash Accounting Year Starts January 1, 2023

| | Month To Date | | | Year To Date | | |
|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance |
| EXPENSES (Continued) | | | | | | |
| Building/ Grounds Mainten (Continued) | | | | | | |
| Janitorial | 2,193.00 | 1,820.00 | 373.00 | 23,777.00 | 21,840.00 | 1,937.00 |
| Landscape Repair/Replace | 0.00 | 750.00 | (750.00) | 0.00 | 9,000.00 | (9,000.00) |
| Life Safety | 410.00 | 1,000.00 | (590.00) | 20,526.50 | 12,000.00 | 8,526.50 |
| Lndscp Mnt Grounds upkeep | 1,800.00 | 1,800.00 | 0.00 | 24,540.00 | 21,600.00 | 2,940.00 |
| Miscellaneous Expense | 0.00 | 0.00 | 0.00 | 240.25 | 0.00 | 240.25 |
| Pest Control - Inside | 75.00 | 75.00 | 0.00 | 450.00 | 900.00 | (450.00) |
| Pool & Spa | 0.00 | 430.00 | (430.00) | 9,317.00 | 5,160.00 | 4,157.00 |
| Pool Maint/Equip repair | 0.00 | 166.67 | (166.67) | 1,612.50 | 2,000.00 | (387.50) |
| Roof Inspection & Repair | 0.00 | 66.66 | (66.66) | 1,300.00 | 800.00 | 500.00 |
| Termite Bond | 0.00 | 18.33 | (18.33) | 72.00 | 220.00 | (148.00) |
| Total Building/ Grounds Mainten | 13,078.69 | 11,479.67 | 1,599.02 | 131,938.44 | 137,756.00 | (5,817.56) |
| Utilities | | | | | | |
| Cable | 3,479.50 | 4,405.42 | (925.92) | 45,915.85 | 52,865.00 | (6,949.15) |
| Electric | 2,510.37 | 1,857.08 | 653.29 | 21,482.33 | 22,285.00 | (802.67) |
| Propane Gas | 0.00 | 18.92 | (18.92) | 163.60 | 227.00 | (63.40) |
| Refuge/Trash | 53.82 | 142.42 | (88.60) | 2,037.40 | 1,709.00 | 328.40 |
| Water & Sewer | 4,473.83 | 4,742.50 | (268.67) | 66,156.65 | 56,910.00 | 9,246.65 |
| Total Utilities | 10,517.52 | 11,166.34 | (648.82) | 135,755.83 | 133,996.00 | 1,759.83 |
| Insurance | | | | | | |
| Flood Insurance | 0.00 | 1,166.67 | (1,166.67) | 18,220.47 | 14,000.00 | 4,220.47 |
| Property Insurance | 20,182.97 | 8,021.58 | 12,161.39 | 151,219.36 | 96,259.00 | 54,960.36 |
| Total Insurance | 20,182.97 | 9,188.25 | 10,994.72 | 169,439.83 | 110,259.00 | 59,180.83 |
| Boat Slip Expense | | | | | | |
| Boat Management Fee | 0.00 | 310.50 | (310.50) | 1,231.50 | 3,726.00 | (2,494.50) |
| Boat Office Supplies | 0.00 | 50.00 | (50.00) | 0.00 | 600.00 | (600.00) |
| Boat Slip Electric | 419.15 | 180.00 | 239.15 | 5,812.63 | 2,160.00 | 3,652.63 |
| Boat Slip Maintenance | 0.00 | 50.00 | (50.00) | 0.00 | 600.00 | (600.00) |
| Boat Slip Water | 260.00 | 260.00 | 0.00 | 3,120.00 | 3,120.00 | 0.00 |
| Transfer Boat Reserve | 3,318.00 | 553.00 | 2,765.00 | 8,295.00 | 6,636.00 | 1,659.00 |
| Total Boat Slip Expense | 3,997.15 | 1,403.50 | 2,593.65 | 18,459.13 | 16,842.00 | 1,617.13 |

# Budget Variance
Sunday, December 31, 2023

**2023 Approved Budget $780.00 unit (Continued)**

Marina Village Condo Cash Accounting Year Starts January 1, 2023

| | Month To Date | | | Year To Date | | | |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| TOTAL EXPENSES | 59,152.40 | 42,660.00 | 16,492.40 | 576,666.91 | 511,920.00 | 64,746.91 | over |
| **NET INCOME (LOSS)** | (95,294.44) | 864.00 | (96,158.44) | 17,963.00 | 10,368.00 | 7,595.00 | |

<69789.40>

net cash flow <62,194.40>

## Annual Budget - Comparative

**Properties:** Marina Village - 101 S. Courtenay Pkwy. Merritt Island, FL 32952
**As of:** Dec 2024
**Additional Account Types:** Asset, Cash, Liability, Capital
**Accounting Basis:** Cash
**Level of Detail:** Detail View

| Account Name | MTD Actual | MTD Budget | MTD $ Var. | YTD Actual | YTD Budget | YTD $ Var. |
|---|---|---|---|---|---|---|
| **Income** | | | | | | |
| Dues | 55,435.32 | 49,032.00 | 6,403.32 | 566,042.82 | 588,384.00 | -22,341.18 |
| Late Fees | 325.00 | 0.00 | 325.00 | 700.00 | 0.00 | 700.00 |
| Key - New/Replacement Income | 0.00 | 0.00 | 0.00 | 100.00 | 0.00 | 100.00 |
| Boat Dock Income | 1,360.00 | 1,200.00 | 160.00 | 13,482.00 | 14,400.00 | -918.00 |
| Special Assessment | 0.00 | 0.00 | 0.00 | -265,766.84 | 0.00 | -265,766.84 |
| Late Fee Interest | 162.83 | 0.00 | 162.83 | 330.41 | 0.00 | 330.41 |
| Misc. Income | 0.00 | 0.00 | 0.00 | 5,209.65 | 0.00 | 5,209.65 |
| Appfolio Residential Income | 0.00 | 0.00 | 0.00 | 0.01 | 0.00 | 0.01 |
| **Total Operating Income** | **57,283.15** | **50,232.00** | **7,051.15** | **320,098.05** | **602,784.00** | **-282,685.95** |
| | | | | | underbudget <16,919.11> | |
| **Expense** | | | | | | |
| **Administrative** | | | | | | |
| Accounting | 0.00 | 425.00 | 425.00 | 3,835.13 | 5,100.00 | 1,264.87 |
| Management Fees | 1,242.00 | 1,151.66 | -90.34 | 14,543.67 | 13,820.00 | -723.67 |
| Office Supplies & Postage | 303.77 | 83.33 | -220.44 | 1,100.96 | 1,000.00 | -100.96 |
| Legal | 82.50 | 166.66 | 84.16 | 1,642.25 | 2,000.00 | 357.75 |
| Licenses & Permits | 0.00 | 75.00 | 75.00 | 892.95 | 900.00 | 7.05 |
| Bank Fees | 0.00 | 1.25 | 1.25 | 24.00 | 15.00 | -9.00 |
| Admin/Misc. Expense | 0.00 | 16.66 | 16.66 | 0.00 | 200.00 | 200.00 |
| Annual Corporate Report/Fee | 0.00 | 5.10 | 5.10 | 61.25 | 61.25 | 0.00 |
| Bank NSF | 0.00 | 0.00 | 0.00 | 10.00 | 0.00 | -10.00 |
| Transfer to Reserves | 13,986.42 | 13,986.41 | -0.01 | 126,377.60 | 167,837.00 | 41,459.40 |
| **Total Administrative** | **15,614.69** | **15,911.07** | **296.38** | **148,487.81** | **190,933.25** | **42,445.44** |
| **Maintenance** | | | | | | |
| Maintenance Vendor/Contract | 2,045.00 | 2,045.00 | 0.00 | 23,916.00 | 24,540.00 | 624.00 |
| Janitorial Supplies | 0.00 | 0.00 | 0.00 | 796.45 | 0.00 | -796.45 |
| Maintenance Supplies | 127.00 | 333.33 | 206.33 | 3,787.18 | 4,000.00 | 212.82 |
| Pool Contract | 500.00 | 430.00 | -70.00 | 5,930.00 | 5,160.00 | -770.00 |
| Pool Repairs & Maintenance | 0.00 | 183.41 | 183.41 | 1,418.00 | 2,200.00 | 782.00 |

## Annual Budget - Comparative

| Account Name | MTD Actual | MTD Budget | MTD $ Var. | YTD Actual | YTD Budget | YTD $ Var. |
|---|---|---|---|---|---|---|
| Landscaping/Lawn Contract | 1,865.00 | 1,865.00 | 0.00 | 25,980.00 | 22,380.00 | -3,600.00 |
| Roof Repair | 0.00 | 83.33 | 83.33 | 0.00 | 1,000.00 | 1,000.00 |
| Pest Control | 90.00 | 75.00 | -15.00 | 975.00 | 900.00 | -75.00 |
| Elevator Contract | 0.00 | 1,262.50 | 1,262.50 | 9,901.83 | 15,150.00 | 5,248.17 |
| Elevator Repairs | 0.00 | 500.00 | 500.00 | 7,530.94 | 6,000.00 | -1,530.94 |
| Termite Contract | 0.00 | 18.33 | 18.33 | 0.00 | 220.00 | 220.00 |
| Building/General Repairs | 95.00 | 2,000.00 | 1,905.00 | 23,325.73 | 24,000.00 | 674.27 |
| Boat Dock Maintenance | 0.00 | 20.83 | 20.83 | 0.00 | 250.00 | 250.00 |
| Life Safety | 2,921.42 | 1,000.00 | -1,921.42 | 23,583.46 | 12,000.00 | -11,583.46 |
| Landscaping - Replace/Repair | 0.00 | 600.06 | 600.06 | 3,392.00 | 7,200.75 | 3,808.75 |
| **Total Maintenance** | **7,643.42** | **10,416.79** | **2,773.37** | **130,536.59** | **125,000.75** | **-5,535.84** |
| **Marina/Boat Slip** | | | | | | |
| Boat Dock Fee | 0.00 | 0.00 | 0.00 | -47.00 | 0.00 | 47.00 |
| Marina Management Fee | 0.00 | 90.00 | 90.00 | 360.00 | 1,080.00 | 720.00 |
| Boat Slip – Electric | 0.00 | 303.75 | 303.75 | 1,316.33 | 3,645.00 | 2,328.67 |
| Boat Slip - Water | 260.00 | 264.58 | 4.58 | 3,120.00 | 3,175.00 | 55.00 |
| Boat Slip Supplies | 0.00 | 20.83 | 20.83 | 0.00 | 250.00 | 250.00 |
| Transfer to Boat Slip Reserve | 0.00 | 500.00 | 500.00 | 0.00 | 6,000.00 | 6,000.00 |
| **Total Marina/Boat Slip** | **260.00** | **1,179.16** | **919.16** | **4,749.33** | **14,150.00** | **9,400.67** |
| **Insurance** | | | | | | |
| Flood Insurance | 0.00 | 1,492.00 | 1,492.00 | 19,000.00 | 17,904.00 | -1,096.00 |
| Other Insurance | 0.00 | 892.33 | 892.33 | 6,276.93 | 10,708.00 | 4,431.07 |
| Property Insurance | 8,817.28 | 8,617.00 | -200.28 | 100,227.94 | 103,404.00 | 3,176.06 |
| **Total Insurance** | **8,817.28** | **11,001.33** | **2,184.05** | **125,504.87** | **132,016.00** | **6,511.13** |
| **Utilities** | | | | | | |
| Gas | 0.00 | 18.91 | 18.91 | 163.60 | 227.00 | 63.40 |
| Electric | 2,210.52 | 2,630.50 | 419.98 | 24,662.52 | 31,566.00 | 6,903.48 |
| Cable | 3,544.16 | 3,469.83 | -74.33 | 40,926.56 | 41,638.00 | 711.44 |
| Water & Sewer | 6,759.80 | 5,456.50 | -1,303.30 | 53,949.99 | 65,478.00 | 11,528.01 |
| Trash & Recycling | 147.80 | 147.91 | 0.11 | 1,706.08 | 1,775.00 | 68.92 |
| **Total Utilities** | **12,662.28** | **11,723.65** | **-938.63** | **121,408.75** | **140,684.00** | **19,275.25** |
| **Total Operating Expense** | **44,997.67** | **50,232.00** | **5,234.33** | **530,687.35** | **602,784.00** | **72,096.65** |
| Total Operating Income | 57,283.15 | 50,232.00 | 7,051.15 | 320,098.05 | 602,784.00 | -282,685.95 |

## Annual Budget - Comparative

| Account Name | MTD Actual | MTD Budget | MTD $ Var. | YTD Actual | YTD Budget | YTD $ Var. |
|---|---|---|---|---|---|---|
| Total Operating Expense | 44,997.67 | 50,232.00 | 5,234.33 | 530,687.35 | 602,784.00 | 72,096.65 |
| **NOI - Net Operating Income** | **12,285.48** | **0.00** | **12,285.48** | **-210,589.30** | **0.00** | **-210,589.30** |
| | | | | | | |
| **Other Income** | | | | | | |
| Interest Income | 29.18 | 0.00 | 29.18 | 397.16 | 0.00 | 397.16 |
| **Total Other Income** | **29.18** | **0.00** | **29.18** | **397.16** | **0.00** | **397.16** |
| | | | | | | |
| **Net Other Income** | **29.18** | **0.00** | **29.18** | **397.16** | **0.00** | **397.16** |
| | | | | | | |
| Total Income | 57,312.33 | 50,232.00 | 7,080.33 | 320,495.21 | 602,784.00 | -282,288.79 |
| Total Expense | 44,997.67 | 50,232.00 | 5,234.33 | 530,687.35 | 602,784.00 | 72,096.65 ☆ |
| | | | | | | |
| **Net Income** | **12,314.66** | **0.00** | **12,314.66** | **-210,192.14** | **0.00** | **-210,192.14** |
| | | | | | | |
| **Cash** | | | | | | |
| Operating Account | 15,499.51 | 0.00 | -15,499.51 | -46,222.98 | 0.00 | 46,222.98 |
| MV - Sunrise Operating 8047 | 0.00 | 0.00 | 0.00 | -89,496.50 | 0.00 | 89,496.50 |
| Reserve Account | 13,410.97 | 0.00 | -13,410.97 | 57,437.25 | 0.00 | -57,437.25 |
| CD Account 3 | 196.61 | 0.00 | -196.61 | 2,052.91 | 0.00 | -2,052.91 |
| Secondary Reserve Account | 729.51 | 0.00 | -729.51 | 8,727.92 | 0.00 | -8,727.92 |
| **Total Cash** | **29,836.60** | **0.00** | **-29,836.60** | **-67,501.40** | **0.00** | **67,501.40** |
| | | | | | | |
| **Liability** | | | | | | |
| Open Credit | 3,184.85 | 0.00 | 3,184.85 | 20,536.40 | 0.00 | 20,536.40 |
| Due to Reserves | 0.00 | 0.00 | 0.00 | 22,179.57 | 0.00 | 22,179.57 |
| Clearing Account | 0.00 | 0.00 | 0.00 | 955.00 | 0.00 | 955.00 |
| **Total Liability** | **3,184.85** | **0.00** | **3,184.85** | **43,670.97** | **0.00** | **43,670.97** |
| | | | | | | |
| **Capital** | | | | | | |
| **Reserve Line Items** | | | | | | |
| Reserve Interest | 1,409.97 | 0.00 | 1,409.97 | 15,218.94 | 0.00 | 15,218.94 |
| Reserve due from Operating | 0.00 | 0.00 | 0.00 | -22,179.57 | 0.00 | -22,179.57 |
| Reserve Bank Fee | 0.00 | 0.00 | 0.00 | -15.04 | 0.00 | -15.04 |
| Pooled Reserves | 12,427.12 | 13,986.41 | -1,559.29 | 99,995.44 | 167,837.00 | -67,841.56 |

HOA Pd m Rec
72,096.65
<41,459.40>
<6000.00>
24,637.25 under

265,766.84
55,507.70
<47,459.40>
net 8,115.30

## Annual Budget - Comparative

| Account Name | MTD Actual | MTD Budget | MTD $ Var. | YTD Actual | YTD Budget | YTD $ Var. |
|---|---|---|---|---|---|---|
| Reserve - Boat Slip | 500.00 | 500.00 | 0.00 | 6,000.00 | 6,000.00 | 0.00 |
| **Total Reserve Line Items** | **14,337.09** | **14,486.41** | **-149.32** | **99,019.77** | **173,837.00** | **-74,817.23** |
| **Total Capital** | **14,337.09** | **14,486.41** | **-149.32** | **99,019.77** | **173,837.00** | **-74,817.23** |

## Balance Sheet

**Properties:** Marina Village - 101 S. Courtenay Pkwy. Merritt Island, FL 32952
**As of:** 06/30/2025
**Accounting Basis:** Cash
**Level of Detail:** Detail View
**Include Zero Balance GL Accounts:** No

| Account Name | Balance |
|---|---|
| **ASSETS** | |
| **Cash** | |
| Operating Account | 63,594.01 |
| MV - Sunrise Operating 8047 | 9,415.26 |
| Reserve Account | 254,143.41 |
| CD Account 3 | 55,673.93 |
| CD Account 4 | 62,817.91 |
| Secondary Operating | 2,029.54 |
| Secondary Reserve Account | 212,850.11 |
| **Total Cash** | **660,524.17** |
| Prepaid - Other | 4,818.13 |
| TOTAL ASSETS | **665,342.30** |
| | |
| **LIABILITIES & CAPITAL** | |
| **Liabilities** | |
| Open Credit | 25,306.29 |
| Due to Reserves | 22,179.57 |
| Clearing Account | -7.00 |
| **Total Liabilities** | **47,478.86** |
| **Capital** | |
| **Reserve Line Items** | |
| Reserve Interest | 8,643.55 |
| Reserve due from Operating | -22,179.57 |
| Reserve Bank Fee | -15.04 |
| Pooled Reserves | 511,972.88 |
| Reserve - Boat Slip | 89,814.50 |
| **Total Reserve Line Items** | **588,236.32** |
| Retained Earnings | 82,215.92 |
| Calculated Retained Earnings | 36,700.18 |
| Calculated Prior Years Retained Earnings | -89,288.98 |
| **Total Capital** | **617,863.44** |
| TOTAL LIABILITIES & CAPITAL | **665,342.30** |

# Balance Sheet
## Marina Village Condominium Association
### As of June 30, 2025

| Per Showcase | Per Showcase | Adjustments | Adj Balance | Reserve Accounts |
|---|---|---|---|---|
| **ASSETS** | | | | |
| **Cash** | | | | |
| MV HOA Sunrise Operating Checking 0094 | 63,594.01 | | 63,594.01 | |
| MV HOA Checking Sunrise 8047 | 9,415.26 | | 9,415.26 | |
| CIT 6581 | | | | |
| Deposits in Transit (Lost Checks from SS) | 0.00 | 16,878.74 | 16,878.74 | |
| MV HOA Reserve Sunrise CD 7601 | 0.00 | | 0.00 | 0.00 |
| MV HOA Reserve Sunrise MMMKT 0108 | 254,143.41 | | 254,143.41 | 254,143.41 |
| CD Act # 3MV Marina Resereve Sunrise CD 7632 | 55,673.93 | | 55,673.93 | 55,673.93 |
| CD Ac't 4 (Cert of Deposit Long Term) | 62,817.91 | (62,817.91) | 0.00 | |
| CIT 6581 | 2,029.54 | (2,029.54) | 0.00 | |
| Secondary MV HOA Reserve Sunrise MAA 0787 | 212,850.11 | | 212,850.11 | 212,850.11 |
| Reserve due from Checking | 0.00 | 22,179.57 | 22,179.57 | 22,179.57 |
| **Total Current Assets** | **660,524.17** | **(25,789.14)** | **634,735.03** | **544,847.02** |
| **LIABILITIES** | | | | |
| **CAPITAL / RESERVES** | | | | |
| Reserve Interest | 8,643.55 | | 8,643.55 | 8,643.55 |
| Reserve Due From Operating | (22,179.57) | 22,179.57 | | 0.00 |
| Reserve Bank Fee | (15.04) | | (15.04) | (15.04) |
| Pooled Reserves | 511,972.88 | (160,240.01) | 351,732.87 | 351,732.87 |
| Reserve Deferred Maintenance | 0.00 | 11,268.77 | 11,268.77 | 11,268.77 |
| Reserve Dock & Pilings | 89,814.50 | | 89,814.50 | 89,814.50 |
| Reserve Elevator | 0.00 | 92,466.15 | 92,466.15 | 92,466.15 |
| Reserve Painting Exterior | 0.00 | | 0.00 | 0.00 |
| Reserve Roof | 0.00 | 56,505.09 | 56,505.09 | 56,505.09 |
| **TOTAL CAPITAL** | **588,236.32** | **22,179.57** | **610,415.89** | **610,415.89** |
| **Excess (Shortage)** | | | | (65,568.87) |

Accrual Basis Sunday, June 15, 2025 08:25 PM GMTZ