

Marina Village Condominium Association of Brevard - September 2025**Operating Account - Truist**

Beginning balance	9/1/2025	\$81,890.88
Deposits		\$86,879.24
Withdrawals		-\$4,100.64
Withdrawals-Transfer to Sunrise		<u>-\$58,100.79</u>
Ending balance	9/30/2025	\$106,568.69

Operating Account - Sunrise #0094 (unreconciled)

Beginning balance	9/1/2025	\$2,307.83
Deposit-Transfer from Truist		\$4,100.64
Withdrawals		<u>-\$6,408.44</u>
Ending balance	9/30/2025	\$0.03

Total Operating Balance **\$106,568.72**

Reserve Account - Truist

Beginning balance	9/1/2025	\$221,075.13
Deposits		\$14,745.84
Withdrawals		-\$3,157.86
Interest		<u>\$622.50</u>
Ending balance	9/30/2025	\$233,285.61

Certificate of Deposit #787 Sunrise Bank
5/8/25-12/8/25 4.0% APY \$212,850.11

Total Reserves **\$446,135.72**

Reserve Transactions - Truist

July	Ck#995	Michael Dagen	\$39.55	Reim A/C remote
	Ck#996	Laneuville Roofing, LLC	\$21,215.00	Draw 540/590 roof replace
	Ck#997	Laneuville Roofing, LLC	\$37,126.25	Material draw - 540/590 roof replace
Aug	Ck#998	Budget Breeze AC	\$800.00	Install mini split A/C unit-580 lobby
	Ck#999	Void	\$0.00	Void
	Ck#1000	Michael Dagen	\$674.06	Mini split A/C unit-580 lobby
	CK#1001	United States Treasury	\$3,860.00	2024 1120 income tax
Sept	Ck#1002	Marina Village Operating	\$2,197.86	Reim 2023 taxes paid from Operating
	Ck#1003	Marina Village Operating	\$960.00	Reim 580 lobby a/c

Marina Village Condominium Assoc of Brevard, Inc
Budget vs. Actual
September 2025

	Sept 25	Sept Budget	Sept Over/-Under	YTD Actual	YTD Budget	2025 Budget	TYD Over/-Under
Ordinary Income/Expense							
Income							
Monthly Dues	60,218.35	50,436.00	9,782.35	475,749.44	453,924.00	605,232.00	21,825.44
Operating Interest	0.90	0.00	0.90	1,440.74	0.00	0.00	1,440.74
2025 Special Assessment	23,986.99	0.00	23,986.99	49,174.04	0.00	0.00	49,174.04
Late Fees	0.00	0.00	0.00	1,025.00	0.00	0.00	1,025.00
Misc. Income/Keys	2,673.00	0.00	2,673.00	2,863.00	0.00	0.00	2,863.00
Total Income	86,879.24	50,436.00	36,443.24	530,252.22	453,924.00	605,232.00	76,328.22
Expense							
Administrative							
Accounting	0.00	458.34	-458.34	3,350.00	4,124.98	5,500.00	-774.98
Management Fees	1,188.00	1,242.00	-54.00	11,016.00	11,178.00	14,904.00	-162.00
Office Supplies & Postage	663.45	83.34	580.11	2,094.26	749.98	1,000.00	1,344.28
Legal	219.50	125.00	94.50	1,242.00	1,125.00	1,500.00	117.00
Licenses & Permits	0.00	91.67	-91.67	3,046.00	824.99	1,100.00	2,221.01
Professional Fees	0.00	0.00	0.00	2,160.00	0.00	0.00	2,160.00
Bank Fees	0.00	2.00	-2.00	55.27	18.00	24.00	37.27
Annual Corporate Report/Fee	0.00	5.08	-5.08	122.50	45.76	61.00	76.74
Transfer to Reserves	14,745.84	14,745.84	0.00	117,966.72	132,712.48	176,950.00	-14,745.76
Total Administrative	16,816.79	16,753.27	63.52	141,052.75	150,779.19	201,039.00	-9,726.44
Maintenance							
Maintenance Vendor/Contract	2,453.00	2,083.33	369.67	20,165.58	18,750.01	25,000.00	1,415.57
Maintenance Supplies	564.43	416.66	147.77	7,814.10	3,750.02	5,000.00	4,064.08
Pool Contract	425.00	500.00	-75.00	4,552.00	4,500.00	6,000.00	52.00
Pool Repairs & Maintenance	0.00	100.00	-100.00	1,635.14	900.00	1,200.00	735.14
Landscaping/Lawn Contract	2,182.11	1,962.16	219.95	21,641.06	17,659.52	23,546.00	3,981.54
Electrical Repair	0.00	0.00	0.00	550.00	0.00	0.00	550.00
Pest Control	90.00	75.00	15.00	915.00	675.00	900.00	240.00
Elevator Contract	0.00	1,250.00	-1,250.00	12,114.41	11,250.00	15,000.00	864.41
Elevator Repairs	0.00	583.33	-583.33	298.47	5,250.01	7,000.00	-4,951.54
Termite Contract	0.00	18.33	-18.33	0.00	165.01	220.00	-165.01
Building/General Repairs	4,019.27	2,333.34	1,685.93	10,954.65	20,999.98	28,000.00	-10,045.33
Life Safety	1,631.73	1,250.00	381.73	16,466.73	11,250.00	15,000.00	5,216.73
Exercise Equipment	0.00	0.00	0.00	375.00	0.00	0.00	375.00
Landscaping Replace/Repair	0.00	850.08	-850.08	8,083.05	7,650.76	10,201.00	432.29
Total Maintenance	11,365.54	11,422.23	-56.69	105,565.19	102,800.31	137,067.00	2,764.88
Insurance							
Insurance Package	8,654.34	892.34	7,762.00	15,125.94	8,030.98	10,708.00	7,094.96
Flood Insurance	1,512.00	1,583.34	-71.34	22,622.00	14,249.98	19,000.00	8,372.02
Property Insurance	7,282.42	8,617.00	-1,334.58	78,105.27	77,553.00	103,404.00	552.27
Total Insurance	17,448.76	11,092.68	6,356.08	115,853.21	99,833.96	133,112.00	16,019.25

Marina Village Condominium Assoc of Brevard, Inc
Budget vs. Actual
September 2025

	Sept 25	Sept Budget	Sept Over/-Under	YTD Actual	YTD Budget	2025 Budget	TYD Over/-Under
Utilities							
Gas	0.00	20.00	-20.00	172.15	180.00	240.00	-7.85
Electric	986.13	2,333.33	-1,347.20	17,032.28	21,000.01	28,000.00	-3,967.73
Cable/Internet	3,721.15	3,666.66	54.49	33,313.36	33,000.02	44,000.00	313.34
Water & Sewer	14,023.06	5,000.00	9,023.06	51,410.04	45,000.00	60,000.00	6,410.04
Trash & Recycling	147.80	147.83	-0.03	1,343.23	1,330.51	1,774.00	12.72
Total Utilities	18,878.14	11,167.82	7,710.32	103,271.06	100,510.54	134,014.00	2,760.52
Total Expense	64,509.23	50,436.00	14,073.23	465,742.21	453,924.00	605,232.00	11,818.21
Net Ordinary Income	22,370.01	0.00	22,370.01	64,510.01	0.00	0.00	64,510.01
Net Income	22,370.01	0.00	22,370.01	64,510.01	0.00	0.00	64,510.01

Marina Village Condominium Assoc of Brevard, Inc

10/21/2025 1:22 PM

Register: Operating Trust #7715

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/01/2025	EFT	City Of Cocoa	Utilities:Water & Sewer	7/3-8/5 (5 Accts)	2,838.21	X		79,052.67
09/01/2025	EFT	Waste Management	Utilities:Trash & Recy...	Sept	147.80	X		78,904.87
09/01/2025	1050	BP Davis Property M...	Administrative:Manage...	Sept	1,188.00	X		77,716.87
09/01/2025	1051	Marina Village Reser...	Administrative:Transfe...	Sept	14,745.84	X		62,971.03
09/01/2025	1052	Blue Bell	Maintenance:Landscap...	August Inv# 40...	2,182.11	X		60,788.92
09/02/2025		Deposit	Monthly Dues	Deposit		X	1,868.00	62,656.92
09/03/2025		Deposit	Monthly Dues	Deposit		X	31,756.00	94,412.92
09/03/2025	EFT	Spectrum	Utilities:Cable/Internet	8/16-9/15	3,721.15	X		90,691.77
09/03/2025	1054	Marina Village Oper...	Transfer	water bill cover...	4,100.64	X		86,591.13
09/03/2025	1055	Garage Door Revolut...	Maintenance:Maintena...	Inv# 7375	290.00	X		86,301.13
09/03/2025	1056	Assured Partners	Insurance:Insurance Pa...	Inv # 127442	7,319.46	X		78,981.67
09/03/2025	1057	365 Pool Service, Inc	-split-	Inv# 37334095...	425.00	X		78,556.67
			Pool Contract	Sept	-425.00			
09/03/2025	1058	Sara Arie	Administrative:Office ...	Reim: mailing ...	7.20			78,549.47
09/03/2025	1059	Frontline Insurance	Insurance:Property Ins...	#2 of 10	7,282.42	X		71,267.05
09/03/2025	1060	Florida Alarm & Tec...	-split-	Inv # 20552,21...	1,675.54	X		69,591.51
			Life Safety	Quarterly moni...	-1,030.41			
			Building/General Repairs	Cellular dial se...	-645.13			
09/04/2025		Deposit	Monthly Dues	Deposit		X	3,776.00	73,367.51
09/04/2025	EFT	Florida Power & Light	Utilities:Electric	7/15-8/14	986.13	X		72,381.38
09/05/2025		Deposit	Monthly Dues	Deposit		X	934.00	73,315.38

Marina Village Condominium Assoc of Brevard, Inc

10/21/2025 1:22 PM

Register: Operating Truist #7715

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/05/2025		Deposit	Monthly Dues	Deposit		X	2,802.00	76,117.38
09/08/2025		Deposit	2025 Special Assessment	Deposit		X	20,330.81	96,448.19
09/08/2025	1061	Watson, Soileau	Administrative:Legal	recording fee	69.50			96,378.69
09/08/2025	1062	Cco's LLC	Maintenance:Maintena...	Inv #159	1,141.00	X		95,237.69
09/08/2025	1063	Florida Alarm & Tec...	Maintenance:Building/...	Inv # 20552,21...	1,296.86	X		93,940.83
09/09/2025		Deposit	Monthly Dues	Deposit		X	937.00	94,877.83
09/10/2025	EFT	Truist Association Se...	Administrative:Office ...	coupon book	3.05	X		94,874.78
09/11/2025		Deposit	-split- Monthly Dues Flood Insurance	Deposit Refund for dup...		X	5,277.00 934.00 4,343.00	100,151.78
09/12/2025	EFT	Hartford Fire Insuran...	Insurance:Flood Insura...	540 bldg Flood	5,855.00	X		94,296.78
09/15/2025		Deposit	2025 Special Assessment	Deposit		X	3,656.18	97,952.96
09/15/2025	EFT	Line of Duty Home ...	Maintenance:Maintena...		448.00	X		97,504.96
09/16/2025		Deposit	Monthly Dues	Deposit		X	1,868.00	99,372.96
09/16/2025	1064	BP Davis Property M...	Administrative:Office ...	Admin fee-SPA	540.00	X		98,832.96
09/16/2025	1065	B&R Pest Control	Maintenance:Pest Cont...	Inv #34365 Au...	90.00			98,742.96
09/16/2025	1066	Florida Alarm & Tec...	Maintenance:Life Safety	Inv # 53494 8/...	321.00	X		98,421.96
09/16/2025	1067	Watson, Soileau	Administrative:Legal	Stmt# 28196	150.00	X		98,271.96
09/16/2025	1068	Void	Void			X		98,271.96
09/17/2025		Deposit	Monthly Dues	Deposit		X	934.00	99,205.96
09/18/2025		Deposit	-split- Misc. Income/Keys	Deposit Reim: 2023 tax...		X	2,673.00 2,197.86	101,878.96

Marina Village Condominium Assoc of Brevard, Inc

10/21/2025 1:22 PM

Register: Operating Truist #7715

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
			Misc. Income/Keys	Reim: 2023 Ma...			475.14	
09/22/2025		Deposit	Monthly Dues	Deposit		X	1,041.00	102,919.96
09/24/2025	1069	BP Davis Property M...	Administrative:Office ...	Copies/Env 9/17	113.20	X		102,806.76
09/24/2025	1070	Hoog Electric Corp	Maintenance:Building/...	Inv# 15450	1,455.01	X		101,351.75
09/24/2025	1071	Void	Void	Void		X		101,351.75
09/24/2025	1072	Void	Void	Void		X		101,351.75
09/24/2025	1073	Void	Void	Void check				101,351.75
09/24/2025	1074	Michael Dagen	-split-	Reim: receipts	2,511.90			98,839.85
			Life Safety	replaced batteries	-280.32			
			Insurance Package	mitigation report	-1,334.88			
			Building/General Repairs	x software,rat d...	-622.27			
			Maintenance Supplies	bleach,deodizer...	-274.43			
09/25/2025		Deposit	Monthly Dues	Deposit		X	960.00	99,799.85
09/25/2025	1075	David Nance	Maintenance:Maintena...	Inv# 25000214...	864.00	X		98,935.85
09/26/2025		Deposit	Monthly Dues	Deposit		X	934.00	99,869.85
09/29/2025		Deposit	Monthly Dues	Deposit		X	934.00	100,803.85
09/29/2025		Deposit	Monthly Dues	Deposit		X	9,580.35	110,384.20
09/29/2025		Deposit	Monthly Dues	Deposit		X	960.00	111,344.20
09/29/2025	EFT	City Of Cocoa	Utilities:Water & Sewer	8/5-9/4 (5 Accts)	4,776.41			106,567.79
09/30/2025			Operating Interest	Interest		X	0.90	106,568.69

Marina Village Condominium Assoc of Brevard, Inc

10/21/2025 1:22 PM

Register: Operating Sunrise #0094

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
09/02/2025		Deposit	Transfer	To cover City o...		4,100.64	6,408.47
09/02/2025	EFT	City Of Cocoa	Utilities:Water & Sewer	7/3-8/5	6,408.44		0.03

Marina Village Condominium Assoc of Brevard, Inc

10/20/2025 4:25 PM

Register: Reserves Truist #7723

From 09/01/2025 through 09/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
09/08/2025	1002	Marina Village Oper...	Reserve Distrubution	Reim: 2023 tax...	2,197.86	X		218,877.27
09/17/2025	1003	Marina Village Oper...	Reserve Distrubution	Replaced 580 ...	960.00	X		217,917.27
09/18/2025		Deposit	Reserve Contribution	September		X	14,745.84	232,663.11
09/30/2025			Non-Structural Reserve...	Interest		X	622.50	233,285.61

Marina Village_
COLLECTION STATUS
 As of: 09/30/2025

Run Date: 10/20/2025
 Run Time: 04:07 PM

*=Estimated

Acct#	Lot	Name/Address	Apt Unit#	Delivery Method	Alt Add	Last Payment	Del Status	Months Del ①	Charge Code	Amount Due	Accel. Thru
6203	550-20 3	James & Mary Woolbert 550 S. Banana River Dr.	203	None	No			3	A1 - Assessment 01 - Late Fee 04 - Interest Fee Total:	\$2,802.00 \$75.00 \$69.55 \$2,946.55	Paid
3103	580-10 3	Linda & Steve Kaplan 580 S. Banana River Dr.	103	None	No			3	A1 - Assessment 01 - Late Fee 04 - Interest Fee Total:	\$2,802.00 \$75.00 \$69.55 \$2,946.55	
3202	580-20 2	Michael & Shelley Forte 580 S. Banana River Dr.	202	None	No	09/03/2025		0	A1 - Assessment	\$4.00	
Community Total										\$5,897.10	

Report Summary

Charge Code	GL Account Number	GL Account Description	Delinquency Amount
A1 - Assessment	1310	Accounts Receivable	\$5,608.00
01 - Late Fee	1310	Accounts Receivable	\$150.00
04 - Interest Fee	1310	Accounts Receivable	\$139.10
Total:			\$5,897.10

Marina Village_ PREPAID OWNERS

Run Date: 10/20/2025
Run Time: 04:07 PM

As of: 09/30/2025

Owner	Address	Account #	Lot #		Prepaid Balance
Bryce & Carla Phillipy	540 S. Banana River Dr. 303	303	540-303	PP - General	\$2.49
				Total	\$2.49
Francisco & Marisol Rodriguez	540 S. Banana River Dr. 305	305	540-305	PP - General	\$934.00
				Total	\$934.00
Robin & Neil Trenchard	540 S. Banana River Dr. 306	306	540-306	PP - General	\$40.00
				Total	\$40.00
Christine Meehan	590 S. Banana River Dr 101	2101	590-101	PP - General	\$40.00
				Total	\$40.00
Lawrence Lim	590 S. Banana River Dr. 202	2202	590-202	PP - General	\$934.00
				Total	\$934.00
Ross Steketee & Angela Dial	590 S. Banana River Dr. 205	2205	590-205	PP - General	\$842.01
				Total	\$842.01
Bernard & Deborah Watson	590 S. Banana River Dr. 303	2303	590-303	PP - General	\$2,879.00
				Total	\$2,879.00
Mary & Barry Davis	590 S. Banana River Dr. 304	2304	590-304	PP - General	\$40.00
				Total	\$40.00
Harry & Arlene Bestow	590 S. Banana River Dr. 305	2305	590-305	PP - General	\$4,327.95
				Total	\$4,327.95
Sheree Rudder	580 S. Banana River Dr. 102	3102	580-102	PP - General	\$1.00
				Total	\$1.00
Kimberly Tolley & Mark Watkins	580 S. Banana River Dr. 302	3302	580-302	PP - General	\$9.00
				Total	\$9.00
Sheryl Bergstrom	550 S. Banana River Dr. 101	6101	550-101	PP - General	\$934.00
				Total	\$934.00
Timothy & Marcela Bryant	550 S. Banana River Dr. 103	6103	550-103	PP - General	\$934.00
				Total	\$934.00
				PP - General	\$11,917.45
				Total	\$11,917.45

COLLECTION STATUS REPORT: AS OF Sept. 30, 2025
ACCOUNT NUMBER SEQUENCE

*** after Amount indicates offsetting credits

* - Previous Owner or Renter

NAME ADDRESS	Alt Adr	Last Paymt/ Delq Status	Mnth Delq	CODE	ACCOUNT DESCRIPTION	AMOUNT DUE
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CURRENT OWNERS

ACCT #:301 LOT #:301 Elizabeth & Mark Vakos 540 S. Banana River Drive # 301	Y	JUL 16, 2018	1	A1	2025 Sp Assess	406.24
ACCT #:2101 LOT #:B101 Christine Meehan 590 S. Banana River Drive # 101	N	SEP 17, 2018	1	A1	2025 Sp Assess	406.24
ACCT #:2103 LOT #:B103 Gordon Stark 590 S. Banana River Drive # 103	N	FEB 28, 2019	1	A1	2025 Sp Assess	406.24
ACCT #:6203 LOT #:F203 James & Mary Woolbert 550 S. Banana River Drive # F203	N	JUL 11, 2018	1	A1	2025 Sp Assess	406.24

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GRAND TOTAL : 1624.96

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PREPAYS AS OF Sept. 30, 2025

Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
CURRENT OWNERS				
Lisa & Dallas Kruse 540 S. Banana River Drive # 101	101	101	PP	406.24
Ernest & Doreen Cooke 540 S. Banana River Drive # 102	102	102	PP	1,218.73
Rose Phillips 540 S. Banana River Drive # 103	103	103	PP	406.24
Michael Van Wyk 540 S. Banana River Drive # 104	104	104	PP	1,218.73
Edward Lusardi 540 S. Banana River Drive # 105	105	105	PP	406.24
John & Mary Jo Helm 540 S. Banana River Drive # 106	106	106	PP	1,218.73
Winston & Susan Stevens 540 S. Banana River Drive # 201	201	201	PP	1,218.73
Robert Nock 540 S. Banana River Drive # 202	202	202	PP	1,218.73
David & Gail Hardesty 540 S. Banana River Drive # 203	203	203	PP	1,218.73
Carol Dieruff 540 S. Banana River Drive # 204	204	204	PP	1,218.73
Sara Arie 540 S. Banana River Drive # 206	206	206	PP	1,218.73
Jennifer & Michael Marquart 540 S. Banana River Drive # 302	302	302	PP	1,218.73
Pryce & Carla Phillipy 540 S. Banana River Drive # 303	303	303	PP	1,218.73

PREPAYS AS OF Sept. 30, 2025
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
Ronald & Lois Dixon 540 S. Banana River Drive # 304	304	304	PP	1,218.73
David Hirsh 540 S. Banana River Drive # 305	305	305	PP	1,218.73
Robin & Neil Trenchard 540 S. Banana River Drive # 306	306	306	PP	1,218.73
Annie & Paul Skinnell 590 S. Banana River Drive # 104	B104	2104	PP	406.24
Lawrence Lim 590 S. Banana River Drive # B202	B202	2202	PP	1,218.73
Michael & Kim Dagen 590 S. Banana River Drive # B203	B203	2203	PP	1,218.73
Alfonso Noyola 590 S. Banana River Drive # B204	B204	2204	PP	406.24
Ross Steketee 590 S. Banana River Drive # B205	B205	2205	PP	1,218.73
Marla & Tim Wieck 590 S. Banana River Drive # B302	B302	2302	PP	406.24
Debroah & Bernard Watson 590 S. Banana River Drive # B303	B303	2303	PP	1,223.76
Mary Lou Davis 590 S. Banana River Drive # B304	B304	2304	PP	1,218.73
Arlene Bestow 590 S. Banana River Drive # 305	B305	2305	PP	1,218.73
Marcia Delgado 580 S. Banana River Drive # C101	C101	3101	PP	1,218.73
Jerree Rudder	C102	3102	PP	406.24

PREPAYS AS OF Sept. 30, 2025

Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
580 S. Banana River Drive # 102				
Les Marquart 580 S. Banana River Drive # C104	C104	3104	PP	1,218.73
Kenneth & Peggy Saller 580 S. Banana River Drive # 201	C201	3201	PP	1,218.73
Jeff & Tony Duncan 580 S. Banana River Drive # C203	C203	3203	PP	1,218.73
Darrell Gordon 580 S. Banana River Drive # C204	C204	3204	PP	1,218.73
Kim Tolley & Mark Watkins 580 S. Banana River Drive # C302	C302	3302	PP	418.73
Immanuel Levy 550 S. Banana River Drive # F102	F102	6102	PP	406.24
Bryant 550 S. Banana River Drive # F103	F103	6103	PP	1,218.73
Steven Saretsky 550 S. Banana River Drive # F202	F202	6202	PP	1,218.73
Dean Shealy 550 S. Banana River Drive # F303	F303	6303	PP	1,218.73
TOTAL HOMES:				=====
	36	TOTAL PREPAYS		36,579.39
		TOTAL DISTR:	PP	36,579.39