

Marina Village Condominium Association of Brevard - April 2026

Operating Account - Truist

Beginning balance	4/1/2026	\$16,847.27
Deposits		\$53,862.38
Withdrawals		<u>-\$24,670.43</u>
Ending balance	4/30/2026	\$46,039.22

Reserve Account - Truist

Beginning balance	4/1/2026	\$614,784.94
Deposits		\$11,000.00
Withdrawals		<u>-\$500,646.13</u>
Interest		<u>\$1,040.55</u>
Ending balance	4/30/2016	\$126,179.36

Reserve Transactions

Feb	Ck#1007	Michael Dagen	\$0.00	Stop pmt on check/reissue #1008
	Ck#1008	Micheal Dagen	\$2,888.89	Reim treadmill/gate entry system
Mar	Ck#1009	Marina Village Operating	\$11,056.74	Reim Oper for res exp paid by Oper
	Ck#1010	Marina Village Marina Reserves	\$31,943.90	Marina reserves combined with HOA
	Ck#1011	Marina Village Marina Reserves	\$5,439.42	Reim marina res used by HOA
Apr	Ck#1012	Gate Control Technology	\$2,237.13	Repl swing gate
	Ck#1013	Marina Village Operating	\$16,500.00	Reim Mar reserve transfer overage
	Ck#1014	Marina Village SIRS	\$481,909.00	Transfer starting SIRS balance per report

SIRS Reserve Account - Truist

Beginning balance	4/1/2026	\$10,016.24
Deposits		\$3,333.33
Deposit - SIRS start up balance		\$481,909.00
Withdrawals		\$0.00
Interest		<u>\$6.42</u>
Ending balance	4/30/2026	\$495,264.99

Note - \$481,909 SIRS start up balance per SIRS report transferred from TRS to SIRS in April

Marina Village Condominium Assoc of Brevard, Inc
Budget vs. Actual
April 2026

	Apr 26	Apr Budget	Apr Over/- Under	YTD Actual	YTD Budget	2026 Budget	YTD Over/- Under
Ordinary Income/Expense							
Income							
Monthly Dues	53,837.00	49,248.00	4,589.00	196,889.47	196,992.00	590,976.00	-102.53
Operating Interest	0.38	0.00	0.38	2.04	0.00	0.00	2.04
2025 Special Assessment	0.00	0.00	0.00	1,624.97	0.00	0.00	1,624.97
Late Fees/Owner Interest	0.00	0.00	0.00	152.28	0.00	0.00	152.28
Misc. Income/Keys	25.00	0.00	25.00	25.00	0.00	0.00	25.00
Total Income	53,862.38	49,248.00	4,614.38	198,693.76	196,992.00	590,976.00	1,701.76
Expense							
Administrative							
Accounting	0.00	375.00	-375.00	0.00	1,500.00	4,500.00	-1,500.00
Management Fees	1,188.00	1,206.00	-18.00	4,752.00	4,824.00	14,472.00	-72.00
Office Supplies & Postage	43.80	83.33	-39.53	801.31	333.32	1,000.00	467.99
Legal	41.56	133.33	-91.77	146.56	533.32	1,600.00	-386.76
Licenses & Permits	1,811.69	91.66	1,720.03	1,811.69	366.64	1,100.00	1,445.05
Annual Corporate Report/Fee	61.25	5.10	56.15	61.25	20.40	61.25	40.85
SIRS Update	0.00	180.00	-180.00	0.00	720.00	2,160.00	-720.00
* Past Due Reserve transfer	1,833.33	1,833.33	0.00	23,833.32	7,333.32	22,000.00	16,500.00
Transfer to SIRS	-13,166.67	3,333.34	-16,500.01	-3,166.68	13,333.35	40,000.00	-16,500.03
Transfer to Reserves	9,166.67	9,166.66	0.01	36,666.68	36,666.64	110,000.00	0.04
Total Administrative	979.63	16,407.75	-15,428.12	64,906.13	65,630.99	196,893.25	-724.86
Maintenance							
Maintenance Vendor/Contract	764.50	2,426.66	-1,662.16	6,589.07	9,706.64	29,120.00	-3,117.57
Maintenance Supplies	16.04	191.66	-175.62	2,191.90	766.64	2,300.00	1,425.26
Pool Contract	415.00	439.59	-24.59	1,660.00	1,758.35	5,275.00	-98.35
Pool Repairs & Maintenance	130.02	170.05	-40.03	1,263.70	680.20	2,040.67	583.50
Landscaping/Lawn Contract	2,767.50	2,175.00	592.50	6,522.20	8,700.00	26,100.00	-2,177.80
Electrical Repair	0.00	45.83	-45.83	0.00	183.32	550.00	-183.32
Pest Control	90.00	90.00	0.00	360.00	360.00	1,080.00	0.00
Elevator Contract	0.00	1,250.00	-1,250.00	7,710.50	5,000.00	15,000.00	2,710.50
Elevator Repairs	0.00	208.33	-208.33	0.00	833.32	2,500.00	-833.32
Termite Contract	0.00	18.34	-18.34	0.00	73.36	220.00	-73.36
Building/General Repairs	353.00	1,983.34	-1,630.34	891.00	7,933.36	23,800.00	-7,042.36
LS Fire Alarm & Sprinkler Repair	636.12	601.25	34.87	7,052.71	2,405.00	7,215.00	4,647.71
LS Fire Alarm & Sprinkler Contr	0.00	250.00	-250.00	1,926.00	1,000.00	3,000.00	926.00
Exercise Equipment	0.00	62.50	-62.50	0.00	250.00	750.00	-250.00
Landscaping Replace/Repair	0.00	2,083.34	-2,083.34	225.82	8,333.36	25,000.00	-8,107.54
Garage & Dumpster Door Maint	0.00	41.66	-41.66	0.00	166.64	500.00	-166.64
Irrigation Repairs/Maintenance	0.00	50.00	-50.00	0.00	200.00	600.00	-200.00
Roof Maintenance/Inspection	0.00	50.00	-50.00	600.00	200.00	600.00	400.00
Total Maintenance	5,172.18	12,137.55	-6,965.37	36,992.90	48,550.19	145,650.67	-11,557.29

Marina Village Condominium Assoc of Brevard, Inc
Budget vs. Actual
April 2026

	Apr 26	Apr Budget	Apr Over/- Under	YTD Actual	YTD Budget	2026 Budget	YTD Over/- Under
Insurance							
Flood Insurance	0.00	1,998.90	-1,998.90	6,723.00	7,995.60	23,986.80	-1,272.60
Equipmant Breakdown	0.00	184.12	-184.12	0.00	736.48	2,209.50	-736.48
Liability	0.00	641.37	-641.37	0.00	2,565.48	7,696.44	-2,565.48
Directors & Officers	0.00	223.04	-223.04	0.00	892.16	2,676.39	-892.16
Workers Comp/Volunteer	0.00	43.18	-43.18	0.00	172.72	518.09	-172.72
Property Insurance	7,282.41	7,081.82	200.59	29,129.66	28,327.30	84,981.86	802.36
Total Insurance	7,282.41	10,172.43	-2,890.02	35,852.66	40,689.74	122,069.08	-4,837.08
Utilities							
Gas	0.00	14.75	-14.75	0.00	59.00	177.00	-59.00
Electric	1,919.75	2,333.34	-413.59	8,165.37	9,333.36	28,000.00	-1,167.99
Electric-Marina Reimbursement	-174.99	-306.25	131.26	-647.66	-1,225.00	-3,675.00	577.34
Cable/Internet	3,869.69	3,762.59	107.10	15,330.22	15,050.36	45,151.00	279.86
Water & Sewer	5,729.52	4,833.34	896.18	20,296.59	19,333.36	58,000.00	963.23
Water/Sewer-Marina Reimbursemen	-260.00	-260.00	0.00	-1,040.00	-1,040.00	-3,120.00	0.00
Trash & Recycling	152.24	152.50	-0.26	608.96	610.00	1,830.00	-1.04
Total Utilities	11,236.21	10,530.27	705.94	42,713.48	42,121.08	126,363.00	592.40
Total Expense	24,670.43	49,248.00	-24,577.57	180,465.17	196,992.00	590,976.00	-16,526.83
Net Ordinary Income	29,191.95	0.00	29,191.95	18,228.59	0.00	0.00	18,228.59
Net Income	29,191.95	0.00	29,191.95	18,228.59	0.00	0.00	18,228.59

*Note - Ck #1194 for 2024 underfunded reserves written for \$18,333.33 in error; s/h/b \$1,833.33. \$16,500 reimb in April

Marina Village Condominium Assoc of Brevard, Inc

5/12/2026 4:05 PM

Register: Operating Trust #7715

From 04/01/2026 through 04/30/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
04/01/2026	1209	BP Davis Property M...	Administrative:Manage...	April Mgmt	1,188.00	X		15,659.27
04/01/2026	1210	Void	Void			X		15,659.27
04/01/2026	1211	Florida Department o...	Administrative:Annual ...	Doc# N050000...	61.25	X		15,598.02
04/01/2026	1212	Above All Pools	Maintenance:Pool Rep...	Inv# 0-1-3	130.02	X		15,468.00
04/01/2026	1213	Florida Alarm & Tec...	Maintenance:LS Fire A...	Inv# 23469	270.18	X		15,197.82
04/01/2026	1214	Paradise Garage Doo...	Maintenance:Building/...	Inv# 6587511	248.00	X		14,949.82
04/01/2026	1215	Marina Village Reser...	Administrative:Past Du...	April transfer f...	1,833.33	X		13,116.49
04/01/2026	1216	USA Commerical CL...	Maintenance:Maintena...	Inv# 7775, #78...	764.50	X		12,351.99
04/01/2026	1217	Gate Control Techno...	Maintenance:Building/...	Inv# 8369	105.00	X		12,246.99
04/02/2026		Deposit	Monthly Dues	Deposit		X	3,670.00	15,916.99
04/03/2026		Deposit	Monthly Dues	Deposit		X	31,920.00	47,836.99
04/03/2026	EFT	Spectrum	Utilities:Cable/Internet	3/16-4/15	3,869.69	X		43,967.30
04/06/2026		Deposit	Monthly Dues	Deposit		X	2,736.00	46,703.30
04/06/2026	1218	Marina Village Reser...	Administrative:Transfe...	April Reserves	9,166.67	X		37,536.63
04/06/2026	1219	Marina Village SIRS...	Administrative:Transfe...	April-SIRS	3,333.33	X		34,203.30
04/06/2026	1220	Above All Pools	Maintenance:Pool Con...	April Inv# 0-7	415.00	X		33,788.30
04/06/2026	1221	Frontline Insurance	Insurance:Property Ins...	Policy# 75863...	7,282.41	X		26,505.89
04/07/2026		Deposit	Monthly Dues	Deposit		X	912.00	27,417.89
04/07/2026		Deposit	Monthly Dues	Deposit		X	6,387.00	33,804.89
04/08/2026		Deposit	Monthly Dues	Deposit		X	1,824.00	35,628.89

Marina Village Condominium Assoc of Brevard, Inc

5/12/2026 4:05 PM

Register: Operating Trust #7715

From 04/01/2026 through 04/30/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
04/14/2026	EFT	United States Treasury	Administrative:License...	2025 est taxes	1,500.00	X		34,128.89
04/16/2026		Deposit	Monthly Dues	Deposit		X	2,736.00	36,864.89
04/16/2026		Deposit	-split-	water, electric r...		X	434.99	37,299.88
			Water/Sewer-Marina R...				260.00	
			Electric-Marina Reimb...				174.99	
04/16/2026	1222	Watson, Soileau	Administrative:Legal	Acct# 9134.07...	41.56	X		37,258.32
04/20/2026		Deposit	Monthly Dues	Deposit		X	4.00	37,262.32
04/21/2026	1223	Michael Dagen	Administrative:License...	Reimburse web...	311.69	X		36,950.63
04/21/2026	1224	Grounds Professional...	Maintenance:Landscap...	Inv# 107848,1...	2,767.50	X		34,183.13
04/21/2026	1225	B&R Pest Control	Maintenance:Pest Cont...	Inv# 35233	90.00			34,093.13
04/21/2026	1226	BP Davis Property M...	Administrative:Office ...	Copies/Env 4/20	43.80	X		34,049.33
04/22/2026		Deposit	Administrative:Transfe...	Reim: Overpy...		X	16,500.00	50,549.33
04/22/2026		Deposit	Monthly Dues	Deposit		X	912.00	51,461.33
04/24/2026	EFT	Waste Management	Utilities:Trash & Recy...	April	152.24	X		51,309.09
04/28/2026		Deposit	-split-	Deposit		X	1,849.00	53,158.09
			Misc. Income/Keys	parking garage			25.00	
			Monthly Dues				1,824.00	
04/28/2026		Deposit	Monthly Dues	Deposit		X	912.00	54,070.09
04/28/2026	EFT	City Of Cocoa	Utilities:Water & Sewer	3/4-4/6 (7 accts)	5,729.52	X		48,340.57
04/28/2026	EFT	Florida Power & Light	Utilities:Electric	3/16-4/14 (5 A...	1,919.75	X		46,420.82
04/29/2026	1228	Michael Dagen	Maintenance:Maintena...	Reim: Amazon ...	16.04			46,404.78
04/29/2026	1236	Florida Alarm & Tec...	Maintenance:LS Fire A...	Inv# 24150	365.94			46,038.84

Marina Village Condominium Assoc of Brevard, Inc

5/12/2026 4:05 PM

Register: Operating Truist #7715

From 04/01/2026 through 04/30/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
04/30/2026			Operating Interest	Interest		X	0.38	46,039.22

Marina Village Condominium Assoc of Brevard, Inc

5/12/2026 4:06 PM

Register: Reserves Truist #7723

From 04/01/2026 through 04/30/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
04/16/2026		Deposit	Reserve Contribution	April		X	9,166.67	623,951.61
04/16/2026		Deposit	Reserve Contribution	April 2024 tran...		X	1,833.33	625,784.94
04/16/2026	1012	Gate Control Techno...	Reserve Distrubution	Inv# 8399 swin...	2,237.13	X		623,547.81
04/21/2026	1013	Marina Village Oper...	Reserve Distrubution	Reim: overpay...	16,500.00	X		607,047.81
04/22/2026	1014	Marina Village SIRS...	Transfer	Transfer SIRS ...	481,909.00	X		125,138.81
04/30/2026			Non-Structural Reserve...	Interest		X	1,040.55	126,179.36

Marina Village Condominium Assoc of Brevard, Inc

5/12/2026 4:06 PM

Register: SIRS Reserves Truist #7541

From 04/01/2026 through 04/30/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
04/16/2026		Deposit	SIRS Reserves Contrib...	April		X	3,333.33	13,349.57
04/22/2026		Deposit	SIRS Reserves Contrib...	transfer start up...		X	481,909.00	495,258.57
04/30/2026			SIRS Interest	Interest		X	6.42	495,264.99

Marina Village_
COLLECTION STATUS
 As of: 04/30/2026

Run Date: 05/07/2026
 Run Time: 07:04 AM

*=Estimated

Acct#	Lot	Name/Address	Apt Unit#	Delivery Method	Alt Add	Last Payment	Del Status	Months Del ①	Charge Code	Amount Due	Accel. Thru
3103	580-10	Linda & Steve Kaplan	103	None	No	03/18/202		0	A1 - Assessment	\$912.00	
	3	580 S. Banana River Dr.				6			01 - Late Fee	\$25.00	
						\$1,849.00			Total:	\$937.00	
Community Total										\$937.00	

Report Summary

Charge Code	GL Account Number	GL Account Description	Delinquency Amount
A1 - Assessment	1310	Accounts Receivable	\$912.00
01 - Late Fee	1310	Accounts Receivable	\$25.00
Total:			\$937.00

Marina Village_ PREPAID OWNERS

Run Date: 05/07/2026
Run Time: 07:04 AM

As of: 04/30/2026

Owner	Address	Account #	Lot #		Prepaid Balance
Rose Phillips Life Estate	540 S. Banana River Dr. 103	103	540-103	PP - General	\$22.00
				Total	\$22.00
Bryce & Carla Phillipy	540 S. Banana River Dr. 303	303	540-303	PP - General	\$2.49
				Total	\$2.49
Lois & Ronald Dixon	540 S. Banana River Dr. 304	304	540-304	PP - General	\$912.00
				Total	\$912.00
Robin & Neil Trenchard	540 S. Banana River Dr. 306	306	540-306	PP - General	\$66.00
				Total	\$66.00
Alfonso Noyola	590 S. Banana River Dr. 204	2204	590-204	PP - General	\$10.00
				Total	\$10.00
James Scarangella	590 S. Banana River Dr. 302	2302	590-302	PP - General	\$912.00
				Total	\$912.00
Bernard & Deborah Watson	590 S. Banana River Dr. 303	2303	590-303	PP - General	\$7,373.00
				Total	\$7,373.00
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	\$18.00
				Total	\$18.00
Timothy & Marcela Bryant	550 S. Banana River Dr. 103	6103	550-103	PP - General	\$934.00
				Total	\$934.00
				PP - General	\$10,250.49
				Total	\$10,250.49