

Marina Village Condominium Association of Brevard - May 2026

Operating Account - Truist

Beginning balance	5/1/2026	\$46,039.22
Deposits		\$46,512.52
Withdrawals		<u>-\$33,074.14</u>
Ending balance	5/31/2026	\$59,477.60

Reserve Account - Truist

Beginning balance	5/1/2026	\$126,179.36
Deposits		\$11,000.00
Withdrawals		\$0.00
Interest		<u>\$305.63</u>
Ending balance	5/31/2026	\$137,484.99

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	5/1/2026	\$495,264.99
Deposits		\$3,333.33
Withdrawals		\$0.00
Interest		<u>\$21.14</u>
Ending balance	5/31/2026	\$498,619.46

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

	May 26	May Budget	May Over/- Under	YTD Actual	YTD Budget	2026 Budget	YTD Over/- Under
Ordinary Income/Expense							
Income							
Monthly Dues	46,537.00	49,248.00	-2,711.00	243,426.47	246,240.00	590,976.00	-2,813.53
Operating Interest	0.52	0.00	0.52	2.56	0.00	0.00	2.56
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	0.00	0.00	0.00	0.00
Total Income	46,512.52	49,248.00	-2,735.48	245,206.28	246,240.00	590,976.00	-1,033.72
Expense							
Administrative							
Accounting	0.00	375.00	-375.00	0.00	1,875.00	4,500.00	-1,875.00
Management Fees	1,188.00	1,206.00	-18.00	5,940.00	6,030.00	14,472.00	-90.00
Office Supplies & Postage	61.50	83.33	-21.83	862.81	416.65	1,000.00	446.16
Legal	0.00	133.33	-133.33	146.56	666.65	1,600.00	-520.09
Licenses & Permits	300.00	91.67	208.33	2,111.69	458.31	1,100.00	1,653.38
Annual Corporate Report/Fee	0.00	5.10	-5.10	61.25	25.50	61.25	35.75
SIRS Update	0.00	180.00	-180.00	0.00	900.00	2,160.00	-900.00
* Past Due Reserve transfer	1,833.33	1,833.34	-0.01	9,166.65	9,166.66	22,000.00	-0.01
Transfer to SIRS	3,333.33	3,333.34	-0.01	16,666.65	16,666.69	40,000.00	-0.04
Transfer to Reserves	9,166.67	9,166.67	0.00	45,833.35	45,833.31	110,000.00	0.04
Total Administrative	15,882.83	16,407.78	-524.95	80,788.96	82,038.77	196,893.25	-1,249.81
Maintenance							
Maintenance Vendor/Contract	1,792.23	2,426.67	-634.44	8,381.30	12,133.31	29,120.00	-3,752.01
Maintenance Supplies	0.00	191.67	-191.67	2,191.90	958.31	2,300.00	1,233.59
Pool Contract	415.00	439.58	-24.58	2,075.00	2,197.93	5,275.00	-122.93
Pool Repairs & Maintenance	0.00	170.05	-170.05	1,263.70	850.25	2,040.67	413.45
Landscaping/Lawn Contract	1,845.00	2,175.00	-330.00	8,367.20	10,875.00	26,100.00	-2,507.80
Electrical Repair	0.00	45.84	-45.84	0.00	229.16	550.00	-229.16
Pest Control	90.00	90.00	0.00	450.00	450.00	1,080.00	0.00
Elevator Contract	0.00	1,250.00	-1,250.00	7,710.50	6,250.00	15,000.00	1,460.50
Elevator Repairs	0.00	208.34	-208.34	0.00	1,041.66	2,500.00	-1,041.66
Termite Contract	0.00	18.33	-18.33	0.00	91.69	220.00	-91.69
Building/General Repairs	248.00	1,983.33	-1,735.33	1,139.00	9,916.69	23,800.00	-8,777.69
LS Fire Alarm & Sprinkler Repair	0.00	601.25	-601.25	7,052.71	3,006.25	7,215.00	4,046.46
LS Fire Alarm & Sprinkler Contr	2,624.00	250.00	2,374.00	4,550.00	1,250.00	3,000.00	3,300.00
Exercise Equipment	0.00	62.50	-62.50	0.00	312.50	750.00	-312.50
Landscaping Replace/Repair	0.00	2,083.33	-2,083.33	225.82	10,416.69	25,000.00	-10,190.87
Garage & Dumpster Door Maint	0.00	41.67	-41.67	0.00	208.31	500.00	-208.31
Irrigation Repairs/Maintenance	0.00	50.00	-50.00	0.00	250.00	600.00	-250.00
Roof Maintenance/Inspection	0.00	50.00	-50.00	600.00	250.00	600.00	350.00
Total Maintenance	7,014.23	12,137.56	-5,123.33	44,007.13	60,687.75	145,650.67	-16,680.62

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

	May 26	May Budget	May 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	9,994.50	23,986.80	-3,271.50
Equipmant Breakdown	0.00	184.12	-184.12	0.00	920.60	2,209.50	-920.60
Liability	0.00	641.37	-641.37	0.00	3,206.85	7,696.44	-3,206.85
Directors & Officers	0.00	223.03	-223.03	0.00	1,115.19	2,676.39	-1,115.19
Workers Comp/Volunteer	0.00	43.18	-43.18	0.00	215.90	518.09	-215.90
Property Insurance	7,282.41	7,081.82	200.59	36,412.07	35,409.12	84,981.86	1,002.95
Total Insurance	7,282.41	10,172.42	-2,890.01	43,135.07	50,862.16	122,069.08	-7,727.09
Utilities							
Gas	0.00	14.75	-14.75	0.00	73.75	177.00	-73.75
Electric	1,903.64	2,333.33	-429.69	10,069.01	11,666.69	28,000.00	-1,597.68
Electric-Marina Reimbursement	-470.95	-306.25	-164.70	-1,118.61	-1,531.25	-3,675.00	412.64
Cable/Internet	-3,869.69	3,762.58	-7,632.27	11,460.53	18,812.94	45,151.00	-7,352.41
Water & Sewer	5,439.43	4,833.33	606.10	25,736.02	24,166.69	58,000.00	1,569.33
Water/Sewer-Marina Reimbursemen	-260.00	-260.00	0.00	-1,300.00	-1,300.00	-3,120.00	0.00
Trash & Recycling	152.24	152.50	-0.26	761.20	762.50	1,830.00	-1.30
Total Utilities	2,894.67	10,530.24	-7,635.57	45,608.15	52,651.32	126,363.00	-7,043.17
Total Expense	33,074.14	49,248.00	-16,173.86	213,539.31	246,240.00	590,976.00	-32,700.69
Net Ordinary Income	13,438.38	0.00	13,438.38	31,666.97	0.00	0.00	31,666.97
Net Income	13,438.38	0.00	13,438.38	31,666.97	0.00	0.00	31,666.97

Marina Village Condominium Assoc of Brevard, Inc

6/21/2026 1:10 PM

Register: Operating Truist #7715

From 05/01/2026 through 05/31/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
05/01/2026	1229	BP Davis Property M...	Administrative:Manage...	May Mgmt	1,188.00	X		44,851.22
05/01/2026	1230	Marina Village Reser...	Administrative:Past Du...	May transfer sh...	1,833.33	X		43,017.89
05/01/2026	1231	Marina Village Reser...	Administrative:Transfe...	May	9,166.67	X		33,851.22
05/01/2026	1232	Marina Village SIRS...	Administrative:Transfe...	May	3,333.33	X		30,517.89
05/01/2026	1233	Grounds Professional...	Maintenance:Landscap...	Inv# 107991 A...	1,845.00	X		28,672.89
05/01/2026	1234	USA Commerical Cl...	Maintenance:Maintena...	Inv# 7831 April	1,500.00	X		27,172.89
05/01/2026	1235	Florida Alarm & Tec...	Maintenance:LS Fire A...	Inv# 56746,56...	1,284.00	X		25,888.89
05/03/2026	EFT	Spectrum	Utilities:Cable/Internet	4/16-5/15			3,869.69	29,758.58
05/04/2026		Deposit	Monthly Dues	Deposit		X	38,326.00	68,084.58
05/05/2026		Deposit	Monthly Dues	Deposit		X	912.00	68,996.58
05/05/2026	1237	Above All Pools	Maintenance:Pool Con...	Inv# 0-8 May	415.00	X		68,581.58
05/06/2026		Deposit	Monthly Dues	Deposit		X	1,824.00	70,405.58
05/08/2026		Deposit	Utilities:Water/Sewer-...	Deposit		X	260.00	70,665.58
05/08/2026		Deposit	Monthly Dues	Deposit		X	1,824.00	72,489.58
05/11/2026		Deposit	Utilities:Electric-Marin...	Deposit		X	204.10	72,693.68
05/11/2026	EFT	Truist Association Se...	Administrative:Office ...	coupon book	3.10	X		72,690.58
05/11/2026	1238	Department of Busin...	Administrative:License...	Lic# 89126,86...	300.00			72,390.58
05/11/2026	1239	Frontline Insurance	Insurance:Property Ins...	#10 of 10 Poile...	7,282.41	X		65,108.17
05/15/2026		Deposit	Monthly Dues	Deposit		X	912.00	66,020.17
05/20/2026	1240	Void	Void	void		X		66,020.17

Marina Village Condominium Assoc of Brevard, Inc

6/21/2026 1:10 PM

Register: Operating Truist #7715

From 05/01/2026 through 05/31/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
05/20/2026	1241	Paradise Garage Doo...	Maintenance:Building/...	Inv# 6588530	248.00	X		65,772.17
05/20/2026	1242	BP Davis Property M...	Administrative:Office ...	Copies/Env 5/14	58.40	X		65,713.77
05/20/2026	1243	Florida Alarm & Tec...	Maintenance:LS Fire A...	Inv# 25023,25...	1,340.00	X		64,373.77
05/21/2026		Deposit	Utilities:Electric-Marin...	March		X	266.85	64,640.62
05/22/2026		Deposit	Monthly Dues	Deposit		X	912.00	65,552.62
05/24/2026	EFT	Waste Management	Utilities:Trash & Recy...	May	152.24	X		65,400.38
05/26/2026		Deposit	Monthly Dues	Deposit		X	912.00	66,312.38
05/26/2026	1244	USA Commerical Cl...	Maintenance:Maintena...	Inv# 8019	292.23			66,020.15
05/26/2026	1245	B&R Pest Control	Maintenance:Pest Cont...	Inv# 35343	90.00			65,930.15
05/28/2026		Deposit	Monthly Dues	Deposit		X	915.00	66,845.15
05/28/2026	EFT	City Of Cocoa	Utilities:Water & Sewer	4/7-5/5 (7 accts)	5,439.43	X		61,405.72
05/28/2026	1253	Rob McMahon	Misc. Income/Keys	Return check re...	25.00			61,380.72
05/31/2026			Operating Interest	Interest		X	0.52	61,381.24
05/31/2026	EFT	Florida Power & Light	Utilities:Electric	4/14-5/14 (5 ac...	1,903.64	X		59,477.60

Marina Village Condominium Assoc of Brevard, Inc

6/21/2026 6:29 AM

Register: Reserves Truist #7723

From 05/01/2026 through 05/31/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
05/11/2026		Deposit	Reserve Contribution	May transfer sh...	X		1,833.33	128,012.69
05/11/2026		Deposit	Reserve Contribution	May	X		9,166.67	137,179.36
05/31/2026			Non-Structural Reserve...	Interest	X		305.63	137,484.99

Marina Village Condominium Assoc of Brevard, Inc

6/21/2026 6:29 AM

Register: SIRS Reserves Truist #7541

From 05/01/2026 through 05/31/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
05/08/2026		Deposit	SIRS Reserves Contrib...	May		X	3,333.33	498,598.32
05/31/2026			SIRS Interest	Interest		X	21.14	498,619.46

Marina Village_ COLLECTION STATUS As of: 05/31/2026

Run Date: 06/10/2026
Run Time: 09:48 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 3	Linda & Steve Kaplan 580 S. Banana River Dr.	103	None	No	03/18/202 6		1	A1 - Assessment 01 - Late Fee 04 - Interest Fee Total:	\$1,824.00 \$50.00 \$41.37 \$1,915.37	
Community Total										\$1,915.37	

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Report Summary

Charge Code	GL Account Number	GL Account Description	Delinquency Amount
A1 - Assessment	1310	Accounts Receivable	\$1,824.00
01 - Late Fee	1310	Accounts Receivable	\$50.00
04 - Interest Fee	1310	Accounts Receivable	\$41.37
Total:			\$1,915.37

Marina Village_ PREPAID OWNERS

Run Date: 06/10/2026
Run Time: 09:49 AM

As of: 05/31/2026

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
Robin & Neil Trenchard	540 S. Banana River Dr. 306	306	540-306	PP - General	\$88.00
				Total	\$88.00
Alfonso Noyola	590 S. Banana River Dr. 204	2204	590-204	PP - General	\$13.00
				Total	\$13.00
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	\$6,461.00
				Total	\$6,461.00
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	\$8,451.49
				Total	\$8,451.49