

Marina Village Condominium Association of Brevard - November 2025

Operating Account - Truist

Beginning balance	11/1/2025	\$122,010.10
Deposits		\$56,442.28
Withdrawals		<u>-\$40,224.71</u>
Ending balance	11/30/2025	\$138,227.67

Reserve Account - Truist

Beginning balance	11/1/2025	\$240,680.02
Deposits		\$14,745.84
Withdrawals		\$0.00
Interest		<u>\$602.47</u>
Ending balance	11/30/2025	\$256,028.33

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

Total Reserves \$468,878.44

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
Oct	CkE1004	Suttons Pool Supply	\$7,986.75 Poo/spa variable speed pumps installed/

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

	Nov 25	Nov Budget	Nov Over/-Under	YTD Actual	YTD Budget	2025 Budget	YTD Over/-Under
Ordinary Income/Expense							
Income							
Monthly Dues	46,664.00	50,436.00	-3,772.00	575,157.43	554,796.00	605,232.00	20,361.43
Operating Interest	1.18	0.00	1.18	1,443.02	0.00	0.00	1,443.02
2025 Special Assessment	9,727.10	0.00	9,727.10	67,834.46	0.00	0.00	67,834.46
Late Fees	0.00	0.00	0.00	1,314.10	0.00	0.00	1,314.10
Misc. Income/Keys	50.00	0.00	50.00	2,913.00	0.00	0.00	2,913.00
Total Income	56,442.28	50,436.00	6,006.28	648,662.01	554,796.00	605,232.00	93,866.01
Expense							
Administrative							
Accounting	0.00	458.34	-458.34	3,350.00	5,041.66	5,500.00	-1,691.66
Management Fees	1,188.00	1,242.00	-54.00	13,392.00	13,662.00	14,904.00	-270.00
Office Supplies & Postage	180.59	83.34	97.25	2,366.30	916.66	1,000.00	1,449.64
Legal	0.00	125.00	-125.00	1,311.50	1,375.00	1,500.00	-63.50
Licenses & Permits	0.00	91.67	-91.67	3,046.00	1,008.33	1,100.00	2,037.67
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	22.00	24.00	33.27
Annual Corporate Report/Fee	0.00	5.08	-5.08	122.50	55.92	61.00	66.58
Transfer to Reserves	14,745.84	14,745.84	0.00	147,458.40	162,204.16	176,950.00	-14,745.76
Total Administrative	16,114.43	16,753.27	-638.84	173,261.97	184,285.73	201,039.00	-11,023.76
Maintenance							
Maintenance Vendor/Contract	1,728.00	2,083.33	-355.33	23,695.08	22,916.67	25,000.00	778.41
Maintenance Supplies	804.21	416.66	387.55	8,742.61	4,583.34	5,000.00	4,159.27
Pool Contract	415.00	500.00	-85.00	5,382.00	5,500.00	6,000.00	-118.00
Pool Repairs & Maintenance	0.00	100.00	-100.00	2,341.36	1,100.00	1,200.00	1,241.36
Landscaping/Lawn Contract	2,212.50	1,962.16	250.34	26,038.58	21,583.84	23,546.00	4,454.74
Electrical Repair	0.00	0.00	0.00	550.00	0.00	0.00	550.00
Pest Control	180.00	75.00	105.00	1,185.00	825.00	900.00	360.00
Elevator Contract	4,987.59	1,250.00	3,737.59	17,102.00	13,750.00	15,000.00	3,352.00
Elevator Repairs	0.00	583.33	-583.33	298.47	6,416.67	7,000.00	-6,118.20
Termite Contract	0.00	18.33	-18.33	0.00	201.67	220.00	-201.67
Building/General Repairs	674.07	2,333.34	-1,659.27	12,863.54	25,666.66	28,000.00	-12,803.12
Life Safety	1,733.10	1,250.00	483.10	21,891.61	13,750.00	15,000.00	8,141.61
Exercise Equipment	0.00	0.00	0.00	375.00	0.00	0.00	375.00
Landscaping Replace/Repair	220.00	850.08	-630.08	10,228.05	9,350.92	10,201.00	877.13
Total Maintenance	12,954.47	11,422.23	1,532.24	130,693.30	125,644.77	137,067.00	5,048.53
Insurance							
Insurance Package	7,282.42	892.34	6,390.08	22,408.36	9,815.66	10,708.00	12,592.70
Flood Insurance	0.00	1,583.34	-1,583.34	25,614.00	17,416.66	19,000.00	8,197.34
Property Insurance	0.00	8,617.00	-8,617.00	85,387.69	94,787.00	103,404.00	-9,399.31
Total Insurance	7,282.42	11,092.68	-3,810.26	133,410.05	122,019.32	133,112.00	11,390.73

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

	Nov 25	Nov Budget	Nov Over/-Under	YTD Actual	YTD Budget	2025 Budget	TYD Over/-Under
Utilities							
Gas	0.00	20.00	-20.00	172.15	220.00	240.00	-47.85
Electric	0.00	2,333.33	-2,333.33	19,453.87	25,666.67	28,000.00	-6,212.80
Cable/Internet	3,721.15	3,666.66	54.49	40,755.66	40,333.34	44,000.00	422.32
Water & Sewer	0.00	5,000.00	-5,000.00	57,874.72	55,000.00	60,000.00	2,874.72
Trash & Recycling	152.24	147.83	4.41	1,647.71	1,626.17	1,774.00	21.54
Total Utilities	3,873.39	11,167.82	-7,294.43	119,904.11	122,846.18	134,014.00	-2,942.07
Total Expense	40,224.71	50,436.00	-10,211.29	557,269.43	554,796.00	605,232.00	2,473.43
Net Ordinary Income	16,217.57	0.00	16,217.57	91,392.58	0.00	0.00	91,392.58
Net Income	16,217.57	0.00	16,217.57	91,392.58	0.00	0.00	91,392.58

Marina Village Condominium Assoc of Brevard, Inc

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Register: Operating Truist #7715

From 11/01/2025 through 11/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
11/01/2025	1100	Florida Alarm & Tec...	Maintenance:Life Safety	Inv# 54424,54...	1,284.00	X		120,726.10
11/01/2025	1101	BP Davis Property M...	Administrative:Manage...	Nov	1,188.00	X		119,538.10
11/01/2025	1102	Marina Village Reser...	Administrative:Transfe...	Nov	14,745.84	X		104,792.26
11/01/2025	1103	Blue Bell	-split-	Inv# 43052,43...	2,432.50	X		102,359.76
			Landscaping/Lawn Co...	Oct	-2,212.50			
			Landscaping Replace/...	tree stump rem...	-220.00			
11/03/2025		Deposit	-split-	Deposit		X	34,024.00	136,383.76
			Monthly Dues				33,624.00	
			2025 Special Assessment				400.00	
11/03/2025	EFT	Spectrum	Utilities:Cable/Internet	10/16-11/15 83...	3,721.15	X		132,662.61
11/04/2025		Deposit	Monthly Dues	Deposit		X	5,607.00	138,269.61
11/06/2025		Deposit	Monthly Dues	Deposit		X	2,802.00	141,071.61
11/12/2025		Deposit	2025 Special Assessment	Deposit		X	8,114.62	149,186.23
11/12/2025	1104	Florida Alarm & Tec...	Maintenance:Life Safety	Inv# 21659,22...	449.10	X		148,737.13
11/12/2025	1105	Frontline Insurance	Insurance:Insurance Pa...	#4 of 10	7,282.42	X		141,454.71
11/12/2025	1106	Above All Pools	Maintenance:Pool Con...	Nov Inv# 0-2	415.00	X		141,039.71
11/12/2025	1107	David Nance	Maintenance:Maintena...	Inv# 25000214...	864.00	X		140,175.71
11/12/2025	1108	Michael Dagen	Maintenance:Maintena...	Reim: Bulbs	171.18	X		140,004.53
11/12/2025	1109	Garage Door Revolut...	Maintenance:Maintena...	INv# 7720	290.00			139,714.53
11/14/2025		Deposit	2025 Special Assessment	Deposit		X	812.48	140,527.01
11/14/2025		Deposit	Monthly Dues	Deposit		X	1,868.00	142,395.01
11/14/2025	1110	Oracle Elevator	Maintenance:Elevator ...	Elevator contract	4,987.59	X		137,407.42

Marina Village Condominium Assoc of Brevard, Inc

12/8/2025 3:37 PM

Register: Operating Truist #7715

From 11/01/2025 through 11/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
11/18/2025	1111	B&R Pest Control	Maintenance:Pest Cont...	INV# 34655 Oct	90.00	X		137,317.42
11/18/2025	1112	David Nance	Maintenance:Maintena...	Inv# 25000214...	864.00	X		136,453.42
11/18/2025	1113	BP Davis Property M...	Administrative:Office ...	Copies/Env 11/...	46.70	X		136,406.72
11/18/2025	1114	Michael Dagen	Maintenance:Maintena...	Reim: paper to...	167.94	X		136,238.78
11/18/2025	1115	Hoog Electric Corp	Maintenance:Building/...	Inv# 15496	674.07	X		135,564.71
11/19/2025		Deposit	Monthly Dues	Deposit		X	934.00	136,498.71
11/20/2025		Deposit	Monthly Dues	Deposit		X	934.00	137,432.71
11/24/2025		Deposit	Misc. Income/Keys	Door Key		X	50.00	137,482.71
11/25/2025	1116	Postmaster	Administrative:Office ...	1 roll stamps	78.00			137,404.71
11/25/2025	1117	B&R Pest Control	Maintenance:Pest Cont...	Inv# 34712 Nov	90.00			137,314.71
11/25/2025	1118	Marina Village Marina	Monthly Dues	boat slip fee #12	40.00	X		137,274.71
11/25/2025	1119	Michael Dagen	Maintenance:Maintena...	Reim: laptop fo...	175.09			137,099.62
11/26/2025		Deposit	-split- Monthly Dues 2025 Special Assessment	Deposit		X	1,335.00 935.00 400.00	138,434.62
11/26/2025	EFT	Waste Management	Utilities:Trash & Recy...	Nov	152.24	X		138,282.38
11/26/2025	EFT	Checks for less	Administrative:Office ...	check order	55.89			138,226.49
11/30/2025			Operating Interest	Interest		X	1.18	138,227.67

Marina Village Condominium Assoc of Brevard, Inc

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Register: Reserves Truist #7723

From 11/01/2025 through 11/30/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
11/13/2025		Deposit	Reserve Contribution	November		X	14,745.84	255,425.86
11/30/2025			Non-Structural Reserve...	Interest		X	602.47	256,028.33

Marina Village_
COLLECTION STATUS
As of: 11/30/2025

Run Date: 12/08/2025
Run Time: 03:02 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
3103	580-10 3	Linda & Steve Kaplan 580 S. Banana River Dr.	103	None	No	10/27/2025 5		1	A1 - Assessment 01 - Late Fee	\$934.00 \$25.00	
						\$3,880.55			Total:	\$959.00	
3202	580-20 2	Michael & Shelley Forte 580 S. Banana River Dr.	202	None	No	11/03/2025 5		0	A1 - Assessment	\$4.00	
						\$934.00					
Community Total										\$963.00	

Report Summary

Charge Code	GL Account Number	GL Account Description	Delinquency Amount
A1 - Assessment	1310	Accounts Receivable	\$938.00
01 - Late Fee	1310	Accounts Receivable	\$25.00
Total:			\$963.00

**Marina Village_
PREPAID OWNERS
As of: 11/30/2025**

Run Date: 12/08/2025
Run Time: 03:02 PM

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
Alfonso Noyola	590 S. Banana River Dr. 204	2204	590-204	PP - General	\$935.00
				Total	\$935.00
Bernard & Deborah Watson	590 S. Banana River Dr. 303	2303	590-303	PP - General	\$1,011.00
				Total	\$1,011.00
Harry & Arlene Bestow	590 S. Banana River Dr. 305	2305	590-305	PP - General	\$3,393.95
				Total	\$3,393.95
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	\$15.00
				Total	\$15.00
Timothy & Marcela Bryant	550 S. Banana River Dr. 103	6103	550-103	PP - General	\$934.00
				Total	\$934.00
				PP - General	\$6,292.44
				Total	\$6,292.44

COLLECTION STATUS REPORT: AS OF Nov. 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
CURRENT OWNERS						
ACCT #:301 LOT #:301 Elizabeth & Mark Vakos 540 S. Banana River Drive # 301	Y	JUL 16, 2018	3	A1	2025 Sp Assess	1218.72
ACCT #:2103 LOT #:B103 Gordon Stark 590 S. Banana River Drive # 103	N	FEB 28, 2019	3	A1	2025 Sp Assess	1218.72
ACCT #:2201 LOT #:B201 Timothy Betz 590 S. Banana River Drive # 201	N	OCT 08, 2025	1	A1	2025 Sp Assess	406.24
ACCT #:6203 LOT #:F203 James & Mary Woolbert 550 S. Banana River Drive # F203	N	JUL 11, 2018	3	A1	2025 Sp Assess	1218.72
ACCT #:6301 LOT #:F301 Woolbright 550 S. Banana River Drive # F301	N	NOV 12, 2025	1	A1	2025 Sp Assess	7.96
GRAND TOTAL :						4070.36