

Marina Village Condominium Association of Brevard - December 2025

Operating Account - Truist

Beginning balance	12/1/2025	\$138,227.67
Deposits		\$65,117.08
Withdrawals		-\$45,785.70
Transfer to Reserves		<u>-\$80,014.04</u>
Ending balance	12/31/2025	\$77,545.01

Reserve Account - Truist

Beginning balance	12/1/2025	\$256,028.33
Deposits		\$14,745.84
Deposit - CD cashed in		\$217,077.03
Transfer from Operating		\$80,014.04
Withdrawals		-\$5,829.00
Interest		\$889.38
Ending balance	12/31/2025	\$562,925.62

Certificate of Deposit #787 Sunrise Bank
5/8/25-12/8/25 4.0% APY

\$212,850.11
\$4,226.92 Interest
\$217,077.03
-\$217,077.03
\$0.00

Total Reserves **\$562,925.62**

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	Ck#1004	Suttons Pool Supply	\$7,986.75 Poo/spa variable speed pumps installed/fill
Dec	Ck#1005	Marina Village Operating	\$429.00 Reim pool deck painting
	Ck#1006	Suttons Pool Supply	\$5,400.00 Heat pump

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

	Dec 25	Dec Budget	Dec Over/-Under	YTD Actual	YTD Budget	2025 Budget	YTD Over/-Under
Ordinary Income/Expense							
Income							
Monthly Dues	55,311.00	50,436.00	4,875.00	622,331.08	605,232.00	605,232.00	17,099.08
Operating Interest	1.29	0.00	1.29	28.92	0.00	0.00	28.92
2025 Special Assessment	9,755.48	0.00	9,755.48	85,727.29	0.00	0.00	85,727.29
Late Fees/Owner Interest	49.31	0.00	49.31	2,778.80	0.00	0.00	2,778.80
Misc. Income/Keys	0.00	0.00	0.00	2,953.00	0.00	0.00	2,953.00
Total Income	65,117.08	50,436.00	14,681.08	713,819.09	605,232.00	605,232.00	108,587.09
Expense							
Administrative							
Accounting	0.00	458.34	-458.34	3,350.00	5,500.00	5,500.00	-2,150.00
Management Fees	1,188.00	1,242.00	-54.00	14,580.00	14,904.00	14,904.00	-324.00
Office Supplies & Postage	325.80	83.34	242.46	2,197.25	1,000.00	1,000.00	1,197.25
Legal	315.00	125.00	190.00	1,626.50	1,500.00	1,500.00	126.50
Licenses & Permits	223.19	91.67	131.52	4,025.19	1,100.00	1,100.00	2,925.19
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	24.00	24.00	31.27
Annual Corporate Report/Fee	216.00	5.08	210.92	122.50	61.00	61.00	61.50
Transfer to Reserves	14,745.84	14,745.84	0.00	162,204.24	176,950.00	176,950.00	-14,745.76
Total Administrative	17,013.83	16,753.27	260.56	190,320.95	201,039.00	201,039.00	-10,718.05
Maintenance							
Maintenance Vendor/Contract	1,797.50	2,083.33	-285.83	25,780.58	25,000.00	25,000.00	780.58
Maintenance Supplies	2,097.25	416.66	1,680.59	10,624.26	5,000.00	5,000.00	5,624.26
Pool Contract	415.00	500.00	-85.00	5,797.00	6,000.00	6,000.00	-203.00
Pool Repairs & Maintenance	-284.00	100.00	-384.00	2,057.36	1,200.00	1,200.00	857.36
Landscaping/Lawn Contract	2,127.35	1,962.16	165.19	28,165.93	23,546.00	23,546.00	4,619.93
Electrical Repair	0.00	0.00	0.00	550.00	0.00	0.00	550.00
Pest Control	0.00	75.00	-75.00	1,185.00	900.00	900.00	285.00
Elevator Contract	0.00	1,250.00	-1,250.00	17,102.00	15,000.00	15,000.00	2,102.00
Elevator Repairs	0.00	583.33	-583.33	298.47	7,000.00	7,000.00	-6,701.53
Termite Contract	0.00	18.33	-18.33	0.00	220.00	220.00	-220.00
Building/General Repairs	2,511.61	2,333.34	178.27	15,257.60	28,000.00	28,000.00	-12,742.40
Life Safety	642.00	1,250.00	-608.00	22,533.61	15,000.00	15,000.00	7,533.61
Exercise Equipment	170.00	0.00	170.00	545.00	0.00	0.00	545.00
Landscaping Replace/Repair	0.00	850.08	-850.08	10,228.05	10,201.00	10,201.00	27.05
Total Maintenance	9,476.71	11,422.23	-1,945.52	140,124.86	137,067.00	137,067.00	3,057.86
Insurance							
Insurance Package	7,282.42	892.34	6,390.08	29,690.78	10,708.00	10,708.00	18,982.78
Flood Insurance	0.00	1,583.34	-1,583.34	22,622.00	19,000.00	19,000.00	3,622.00
Property Insurance	0.00	8,617.00	-8,617.00	85,387.69	103,404.00	103,404.00	-18,016.31
Total Insurance	7,282.42	11,092.68	-3,810.26	137,700.47	133,112.00	133,112.00	4,588.47

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

	Dec 25	Dec Budget	Dec Over/-Under	YTD Actual	YTD Budget	2025 Budget	YTD Over/-Under
Utilities							
Gas	0.00	20.00	-20.00	172.15	240.00	240.00	-67.85
Electric	247.50	2,333.33	-2,085.83	19,701.37	28,000.00	28,000.00	-8,298.63
Cable/Internet	3,721.15	3,666.66	54.49	44,476.81	44,000.00	44,000.00	476.81
Water & Sewer	7,891.85	5,000.00	2,891.85	60,990.16	60,000.00	60,000.00	990.16
Trash & Recycling	152.24	147.83	4.41	1,799.95	1,774.00	1,774.00	25.95
Total Utilities	12,012.74	11,167.82	844.92	127,140.44	134,014.00	134,014.00	-6,873.56
Total Expense	45,785.70	50,436.00	-4,650.30	595,286.72	605,232.00	605,232.00	-9,945.28
Net Ordinary Income	19,331.38	0.00	19,331.38	118,532.37	0.00	0.00	118,532.37
Net Income	19,331.38	0.00	19,331.38	118,532.37	0.00	0.00	118,532.37

Marina Village Condominium Assoc of Brevard, Inc

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Register: Operating Truist #7715

From 12/01/2025 through 12/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
12/01/2025	EFT	City Of Cocoa	Utilities:Water & Sewer	10/7-11/7 (7 ac...	4,724.49	X		133,503.18
12/01/2025	1120	Blue Bell	Maintenance:Landscap...	Inv# 44786 Nov	2,127.35	X		131,375.83
12/01/2025	1121	BP Davis Property M...	Administrative:Manage...	Dec	1,188.00	X		130,187.83
12/01/2025	1122	Marina Village Reser...	Administrative:Transfe...	Dec	14,745.84	X		115,441.99
12/02/2025		Deposit	Monthly Dues	Deposit		X	3,736.00	119,177.99
12/03/2025		Deposit	Monthly Dues	Deposit		X	33,624.00	152,801.99
12/03/2025	EFT	Spectrum	Utilities:Cable/Internet	11/16-12/15	3,721.15	X		149,080.84
12/04/2025		Deposit	Monthly Dues	Deposit		X	1,868.00	150,948.84
12/04/2025	EFT	Florida Power & Light	Utilities:Electric	10/15-11/13 (5 ...	1,950.30	X		148,998.54
12/05/2025		Deposit	Monthly Dues	Deposit		X	2,805.00	151,803.54
12/05/2025		Deposit	Monthly Dues	Deposit		X	934.00	152,737.54
12/05/2025	1123	Above All Pools	Maintenance:Pool Con...	Inv# 0-3 Dec	415.00	X		152,322.54
12/05/2025	1124	David Nance	Maintenance:Building/...	Inv# 25000214...	2,401.61	X		149,920.93
12/05/2025	1125	Florida Bulb & Balla...	Maintenance:Maintena...	Stmt 12/2	639.33	X		149,281.60
12/05/2025	1126	Watson, Soileau	Administrative:Legal	Stmt # 29806	315.00	X		148,966.60
12/05/2025	1127	Sherwin Williams	Maintenance:Maintena...	Inv# 95858138...	228.12	X		148,738.48
12/08/2025		Deposit	2025 Special Assessment	Deposit		X	406.24	149,144.72
12/08/2025		Deposit	2025 Special Assessment	Deposit		X	6,899.85	156,044.57
12/08/2025		Deposit	-split- 2025 Special Assessment	Deposit		X	1,674.27	157,718.84
			Late Fees/Owner Interest	Special Assess...			1,624.96 49.31	

Marina Village Condominium Assoc of Brevard, Inc

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Register: Operating Truist #7715

From 12/01/2025 through 12/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
12/08/2025		Deposit	2025 Special Assessment	Deposit		X	406.24	158,125.08
12/08/2025		Deposit	Monthly Dues	Deposit		X	934.00	159,059.08
12/10/2025		Deposit	Utilities:Electric	2025 Balance		X	3,645.00	162,704.08
12/10/2025		Deposit	Monthly Dues	Deposit		X	934.00	163,638.08
12/10/2025	1128	Frontline Insurance	Insurance:Insurance Pa...	Pol # 7586313...	7,282.42	X		156,355.66
12/10/2025	1129	Florida Alarm & Tec...	Maintenance:Life Safety	Inv# 54462	642.00	X		155,713.66
12/10/2025	1130	Great American Busi...	Maintenance:Maintena...	Inv# 43476015	158.84	X		155,554.82
12/10/2025	1131	Commerical Health ...	Maintenance:Exercise ...	Inv# 17409	170.00	X		155,384.82
12/10/2025	1132	Michael Dagen	Maintenance:Maintena...	Reim: receipts	467.00	X		154,917.82
12/11/2025		Deposit	Monthly Dues	Deposit		X	400.00	155,317.82
12/15/2025		Deposit	2025 Special Assessment	Deposit		X	418.19	155,736.01
12/15/2025		Deposit	Maintenance:Pool Rep...	Reim Pool Dec...		X	429.00	156,165.01
12/16/2025	1133	Michael Dagen	Maintenance:Maintena...	Reim: receipts	528.43	X		155,636.58
12/16/2025	1134	Suttons Pool Supply,...	Maintenance:Pool Rep...	Inv# 14797	145.00	X		155,491.58
12/16/2025	1135	David Nance	-split- Maintenance Vendor/C... Maintenance Supplies	Maint maint grout	1,007.03 -931.50 -75.53	X		154,484.55
12/16/2025	1136	Department of Treas...	Administrative:License...	Taxes due 2024	223.19	X		154,261.36
12/16/2025	1137	DBPR- Division of C...	Administrative:License...	Project # PR69...	216.00	X		154,045.36
12/18/2025		Deposit	Monthly Dues	Deposit		X	934.00	154,979.36
12/22/2025		Deposit	Monthly Dues	Deposit		X	912.00	155,891.36

Marina Village Condominium Assoc of Brevard, Inc

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Register: Operating Truist #7715

From 12/01/2025 through 12/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
12/23/2025		Deposit	-split-	Deposit		X	6,646.00	162,537.36
			Monthly Dues	Boat slip fees			240.00	
			Monthly Dues				6,406.00	
12/23/2025	1138	PSJ Lock & Key	Maintenance:Building/...	garage and roof...	110.00	X		162,427.36
12/23/2025	1139	BP Davis Property M...	Administrative:Office ...	Copies/Env 12/...	325.80	X		162,101.56
12/24/2025	EFT	City Of Cocoa	Utilities:Water & Sewer	11/6-12/2 (7 A...	4,727.36	X		157,374.20
12/25/2025	EFT	Waste Management	Utilities:Trash & Recy...	Dec	152.24	X		157,221.96
12/26/2025	EFT	Florida Power & Light	Utilities:Electric	11/13-12/12 (5 ...	1,942.20	X		155,279.76
12/30/2025	1140	Marina Village Reser...	Transfer	transfer to reser...	80,014.04	X		75,265.72
12/30/2025	1141	Marina Village Marina	Monthly Dues	HOA and Boat ...	240.00	X		75,025.72
12/30/2025	1142	Void	Void	Void		X		75,025.72
12/30/2025	1146	Cco's LLC	Maintenance:Maintena...	Inv# 160	866.00	X		74,159.72
12/31/2025		Deposit	Monthly Dues	Deposit		X	1,824.00	75,983.72
12/31/2025		Deposit	Utilities:Water & Sewer	Jlu-Dec marina...			1,560.00	77,543.72
12/31/2025			Operating Interest	Interest		X	1.29	77,545.01

Marina Village Condominium Assoc of Brevard, Inc

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Register: Reserves Truist #7723

From 12/01/2025 through 12/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
12/08/2025		Deposit	Reserve Contribution	December		X	14,745.84	270,774.17
12/10/2025	1005	Marina Village Oper...	Reserve Distrubution	Reim: pool dec...	429.00	X		270,345.17
12/12/2025	1006	Suttons Pool Supply,...	Reserve Distrubution	Inv# 14755	5,400.00	X		264,945.17
12/15/2025		Deposit	Reserve Contribution	Sunrise Bank		X	217,077.03	482,022.20
12/30/2025		Deposit	Reserve Contribution	Transfer to Res...		X	80,014.04	562,036.24
12/31/2025			Non-Structural Reserve...	Interest		X	889.38	562,925.62

Marina Village_ COLLECTION STATUS As of: 12/31/2025

Run Date: 01/15/2026
Run Time: 11:25 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	10/27/202 5		2	A1 - Assessment 01 - Late Fee	\$1,868.00 \$50.00	
						\$3,880.55			Total:	\$1,918.00	
3202	580-20 2	Michael & Shelley Forte 580 S. Banana River Dr.	202	None	No	12/03/202 5		0	A1 - Assessment	\$4.00	
						\$934.00					
Community Total										\$1,922.00	

Report Summary

Charge Code	GL Account Number	GL Account Description	Delinquency Amount
A1 - Assessment	1310	Accounts Receivable	\$1,872.00
01 - Late Fee	1310	Accounts Receivable	\$50.00
Total:			\$1,922.00

Marina Village_

PREPAID OWNERS

As of: 12/31/2025

Run Date: 01/15/2026
Run Time: 11:25 AM

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	\$1.00
				Total	\$1.00
Bernard & Deborah Watson	590 S. Banana River Dr. 303	2303	590-303	PP - General	\$5,549.00
				Total	\$5,549.00
Harry & Arlene Bestow	590 S. Banana River Dr. 305	2305	590-305	PP - General	\$2,459.95
				Total	\$2,459.95
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	\$1,842.00
				Total	\$1,842.00
Carol Marshall & Gail Miller	550 S. Banana River Dr. 101	6101	550-101	PP - General	\$912.00
				Total	\$912.00
Timothy & Marcela Bryant	550 S. Banana River Dr. 103	6103	550-103	PP - General	\$934.00
				Total	\$934.00
				PP - General	\$11,701.44
				Total	\$11,701.44