

Marina Village Condominium Association of Brevard - January 2026

Operating Account - Truist

Beginning balance	1/1/2026	\$77,545.01
Deposits		\$49,245.96
Withdrawals		-\$52,553.72
Transfer 2024 Reserves		<u>-\$22,179.57</u>
Ending balance	1/31/2026	\$52,057.68

Reserve Account - Truist

Beginning balance	1/1/2026	\$562,925.62
Deposits		\$9,166.67
Deposit - 2024 Reserve contribution		\$24,012.90
Withdrawals		\$0.00
Interest		<u>\$1,305.67</u>
Ending balance	1/31/2026	\$597,410.86

SIRS Reserve Account - Truist

Beginning balance	1/1/2026	\$0.00
Deposits		\$3,333.33
Withdrawals		\$0.00
Interest		<u>\$4.67</u>
Ending balance	1/31/2026	\$3,338.00

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

	Jan 26	YTD Actual	YTD Budget	2026 Budget	Over/-Under
Ordinary Income/Expense					
Income					
Monthly Dues	47,493.00	47,493.00	49,248.00	590,976.00	-1,755.00
Operating Interest	0.71	0.71	0.00	0.00	0.71
2025 Special Assessment	1,624.97	1,624.97	0.00	0.00	1,624.97
Late Fees/Owner Interest	127.28	127.28	0.00	0.00	127.28
Misc. Income/Keys	0.00	0.00	0.00	0.00	0.00
Total Income	49,245.96	49,245.96	49,248.00	590,976.00	-2.04
Expense					
Administrative					
Accounting	0.00	0.00	375.00	4,500.00	-375.00
Management Fees	1,188.00	1,188.00	1,206.00	14,472.00	-18.00
Office Supplies & Postage	340.73	340.73	83.33	1,000.00	257.40
Legal	35.00	35.00	133.33	1,600.00	-98.33
Licenses & Permits	0.00	0.00	91.66	1,100.00	-91.66
Annual Corporate Report/Fee	0.00	0.00	5.10	61.25	-5.10
SIRS Update	0.00	0.00	180.00	2,160.00	-180.00
Past Due Reserve transfer	1,833.33	1,833.33	1,833.33	22,000.00	0.00
Transfer to SIRS	3,333.33	3,333.33	3,333.33	40,000.00	0.00
Transfer to Reserves	9,166.67	9,166.67	9,166.66	110,000.00	0.01
Total Administrative	15,897.06	15,897.06	16,407.74	196,893.25	-510.68
Maintenance					
Maintenance Vendor/Contract	2,541.57	2,541.57	2,426.66	29,120.00	114.91
Maintenance Supplies	833.94	833.94	191.66	2,300.00	642.28
Pool Contract	415.00	415.00	439.59	5,275.00	-24.59
Pool Repairs & Maintenance	0.00	0.00	170.05	2,040.67	-170.05
Landscaping/Lawn Contract	2,127.35	2,127.35	2,175.00	26,100.00	-47.65
Electrical Repair	0.00	0.00	45.83	550.00	-45.83
Pest Control	0.00	0.00	90.00	1,080.00	-90.00
Elevator Contract	7,710.50	7,710.50	1,250.00	15,000.00	6,460.50
Elevator Repairs	0.00	0.00	208.33	2,500.00	-208.33
Termite Contract	0.00	0.00	18.34	220.00	-18.34
Building/General Repairs	125.00	125.00	1,983.34	23,800.00	-1,858.34
LS Fire Alarm & Sprinkler Repai	3,909.12	3,909.12	601.25	7,215.00	3,307.87
LS Fire Alarm & Sprinkler Contr	0.00	0.00	250.00	3,000.00	-250.00
Exercise Equipment	0.00	0.00	62.50	750.00	-62.50
Landscaping Replace/Repair	225.82	225.82	2,083.34	25,000.00	-1,857.52
Garage & Dumpster Door Maint	0.00	0.00	41.66	500.00	-41.66
Irrigation Repairs/Maintenace	0.00	0.00	50.00	600.00	-50.00
Roof Maintenance/Inspection	600.00	600.00	50.00	600.00	550.00
Total Maintenance	18,488.30	18,488.30	12,137.55	145,650.67	6,350.75

Marina Village Condominium Assoc of Brevard, Inc

Budget vs. Actual

January 2026

	Jan 26	YTD Actual	YTD Budget	2026 Budget	Over/-Under
Insurance					
Flood Insurance	0.00	0.00	1,998.90	23,986.80	-1,998.90
Equipmant Breakdown	0.00	0.00	184.12	2,209.50	-184.12
Liability	0.00	0.00	641.37	7,696.44	-641.37
Directors & Officers	0.00	0.00	223.04	2,676.39	-223.04
Workers Comp/Volunteer	0.00	0.00	43.18	518.09	-43.18
Property Insurance	7,282.42	7,282.42	7,081.83	84,981.86	200.59
Total Insurance	7,282.42	7,282.42	10,172.44	122,069.08	-2,890.02
Utilities					
Gas	0.00	0.00	14.75	177.00	-14.75
Electric	2,267.87	2,267.87	2,333.34	28,000.00	-65.47
Electric-Marina Reimbursement	-208.62	-208.62	-306.25	-3,675.00	97.63
Cable/Internet	3,721.15	3,721.15	3,762.59	45,151.00	-41.44
Water & Sewer	5,213.30	5,213.30	4,833.34	58,000.00	379.96
Water/Sewer-Marina Reimbursemen	-260.00	-260.00	-260.00	-3,120.00	0.00
Trash & Recycling	152.24	152.24	152.50	1,830.00	-0.26
Total Utilities	10,885.94	10,885.94	10,530.27	126,363.00	355.67
Total Expense	52,553.72	52,553.72	49,248.00	590,976.00	3,305.72
Net Ordinary Income	-3,307.76	-3,307.76	0.00	0.00	-3,307.76
Net Income	-3,307.76	-3,307.76	0.00	0.00	-3,307.76

Marina Village Condominium Assoc of Brevard, Inc

2/26/2026 12:15 PM

Register: Operating Truist #7715

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

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
01/01/2026	1143	BP Davis Property M...	Administrative:Manage...	Jan Mgmt fee	1,188.00	X		76,357.01
01/01/2026	1144	Blue Bell	Maintenance:Landscap...	Inv# 45732 Dec	2,127.35	X		74,229.66
01/01/2026	1145	Oracle Elevator	Maintenance:Elevator ...	Inv# SIN371469	7,710.50	X		66,519.16
01/02/2026		Deposit	Monthly Dues	Deposit		X	2,736.00	69,255.16
01/03/2026	EFT	Spectrum	Utilities:Cable/Internet	12/16-1/15 Acc...	3,721.15	X		65,534.01
01/05/2026		Deposit	Monthly Dues	Deposit		X	33,744.00	99,278.01
01/06/2026		Deposit	Monthly Dues	Deposit		X	2,758.00	102,036.01
01/06/2026		Deposit	Monthly Dues	Deposit		X	915.00	102,951.01
01/07/2026		Deposit	Monthly Dues	Deposit		X	1,824.00	104,775.01
01/08/2026		Deposit	Monthly Dues	Deposit		X	912.00	105,687.01
01/08/2026	1147	Marina Village Reser...	Administrative:Transfe...	Jan	9,166.67	X		96,520.34
01/08/2026	1148	Marina Village SIRS...	Administrative:Transfe...	Jan	3,333.33	X		93,187.01
01/08/2026	1149	Florida Alarm & Tec...	Maintenance:LS Fire A...	Inv# 22896	3,649.43	X		89,537.58
01/08/2026	1150	Innovative Surveillan...	Maintenance:Building/...	camera offline	125.00	X		89,412.58
01/08/2026	1151	Frontline Insurance	-split- Property Insurance	#6 of 10 #6 of 10	7,282.42 -7,282.42	X		82,130.16
01/08/2026	1152	Mark Watkins	Monthly Dues	Double Jan HO...	912.00	X		81,218.16
01/08/2026	1153	Above All Pools	Maintenance:Pool Con...	Inv # 0-4 Jan	415.00	X		80,803.16
01/08/2026	1154	Travis Plumbing Ser...	Maintenance:Maintena...	Inv# 20260102d	250.00	X		80,553.16
01/08/2026	1155	Watson, Soileau	Administrative:Legal	Stmt 29931	35.00	X		80,518.16

Marina Village Condominium Assoc of Brevard, Inc

2/26/2026 12:15 PM

Register: Operating Truist #7715

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

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
01/08/2026	1156	Michael Dagen	-split- Maintenance Supplies Landscaping Replace/...	Reim: receipts bulbs edging	264.33 -38.51 -225.82	X		80,253.83
01/12/2026	EFT	Truist Association Se...	Administrative:Office ...	2026 coupon b...	173.60	X		80,080.23
01/14/2026	1157	Cco's LLC	-split- Maintenance Vendor/C... Maintenance Supplies	Inv# 161 Reim: H0me D...	1,008.93 -978.00 -30.93	X		79,071.30
01/14/2026	1158	Michael Dagen	Maintenance:Maintena...	Reim: Amazon ...	224.12	X		78,847.18
01/20/2026		Deposit	Monthly Dues	Deposit		X	912.00	79,759.18
01/20/2026	1159	Florida Alarm & Tec...	Maintenance:LS Fire A...	Inv# 22839A	259.69	X		79,499.49
01/20/2026	1160	Capital One	Administrative:Office ...	Check orders	32.33			79,467.16
01/26/2026		Deposit	-split- Late Fees/Owner Interest Late Fees/Owner Interest Monthly Dues	Deposit Late Fee Late Fee - Inter...		X	2,907.28 75.00 52.28 2,780.00	82,374.44
01/27/2026	EFT	Florida Power & Light	Utilities:Electric	12/12-1/13 Sac...	2,267.87	X		80,106.57
01/28/2026	EFT	Waste Management	Utilities:Trash & Recy...	Jan	152.24	X		79,954.33
01/28/2026	1161	Florida Alarm & Tec...	Maintenance:Maintena...	Inv# 23328	270.18			79,684.15
01/28/2026	1162	BP Davis Property M...	Administrative:Office ...	Copies/Env 1/22	134.80	X		79,549.35
01/28/2026	1163	Michael Dagen	Maintenance:Maintena...	Reim: Home D...	20.20			79,529.15
01/28/2026	1164	Cco's LLC	Maintenance:Maintena...	Inv# 162	1,563.57	X		77,965.58
01/28/2026	1165	Laneville Roofing L...	Maintenance:Roof Mai...	Inv# 2624	600.00			77,365.58
01/29/2026		Deposit	-split- Water/Sewer-Marina R... Electric-Marina Reimb...	Deposit January January		X	468.62 260.00 208.62	77,834.20

Marina Village Condominium Assoc of Brevard, Inc

2/26/2026 12:15 PM

Register: Operating Truist #7715

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

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
01/29/2026	EFT	City Of Cocoa	Utilities:Water & Sewer	12/9-1/8 7 accts	5,213.30	X		72,620.90
01/29/2026	1170	Marina Village Reser...	Transfer	Transfer 2024 ...	22,179.57	X		50,441.33
01/29/2026	1171	Marina Village Reser...	Administrative:Past Du...	Jan - transfer 2...	1,833.33	X		48,608.00
01/30/2026		Deposit	Monthly Dues	Deposit		X	912.00	49,520.00
01/30/2026		Deposit	2025 Special Assessment	Deposit		X	1,624.97	51,144.97
01/30/2026		Deposit	Monthly Dues	Deposit		X	912.00	52,056.97
01/31/2026			Operating Interest	Interest		X	0.71	52,057.68

Marina Village Condominium Assoc of Brevard, Inc

2/22/2026 8:09 AM

Register: Reserves Truist #7723

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

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
01/13/2026		Deposit	Reserve Contribution	January		X	9,166.67	572,092.29
01/30/2026		Deposit	-split-	Deposit		X	24,012.90	596,105.19
			Reserve Contribution	Transfer 2024 ...			22,179.57	
			Reserve Contribution	January - transf...			1,833.33	
01/31/2026			Non-Structural Reserve...	Interest		X	1,305.67	597,410.86

Marina Village Condominium Assoc of Brevard, Inc

2/22/2026 8:10 AM

Register: SIRS Reserves #7731

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

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
01/13/2026		Deposit	SIRS Reserves Contrib...	January		X	3,333.33	3,333.33
01/31/2026			SIRS Interest	Interest		X	4.67	3,338.00

Marina Village_ COLLECTION STATUS

Run Date: 02/20/2026
Run Time: 12:13 PM

As of: 01/31/2026

*=Estimated

Acct#	Lot	Name/Address	Apt Unit#	Delivery Method	Alt Add	Last Payment	Del Status	Mont hs Del	Charge Code	Amount Due	Accel. Thru
3202	580-20 2	Michael & Shelley Forte 580 S. Banana River Dr.	202	None	No	01/05/202 6		0	A1 - Assessment	\$4.00	
										\$912.00	
Community Total										\$4.00	

Marina Village_
As of: 01/31/2026

COLLECTION STATUS

Report Summary

Charge Code	GL Account Number	GL Account Description	Delinquency Amount
A1 - Assessment	1310	Accounts Receivable	\$4.00
Total:			\$4.00

Marina Village_
PREPAID OWNERS
As of: 01/31/2026

Run Date: 02/20/2026
Run Time: 12:13 PM

Owner	Address	Account #	Lot #		Prepaid Balance
Rose Phillips	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
Alfonso Noyola	590 S. Banana River Dr. 204	2204	590-204	PP - General	\$915.00
				Total	\$915.00
Bernard & Deborah Watson	590 S. Banana River Dr. 303	2303	590-303	PP - General	\$4,637.00
				Total	\$4,637.00
Harry & Arlene Bestow	590 S. Banana River Dr. 305	2305	590-305	PP - General	\$1,547.95
				Total	\$1,547.95
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	\$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	\$8,077.44
				Total	\$8,077.44