Marina Village Condominium Association of Brevard - March 2026

Operating Account - Truist

Beginning balance	3/1/2026	$60,186.32
Deposits		$49,962.86
Deposit - reim operating expenses pd from reserves		$11,056.74
Deposit - reim Hoog Electric from Marina		$6,248.50
Withdrawals		-$65,747.10
Transfer bal due to Marina operating		-$17,292.25
Transfer to reserves - reim operating expenses		-$27,567.80
Ending balance	3/31/2026	$16,847.27

Reserve Account - Truist

Beginning balance	3/1/2026	$606,728.57
Deposits		$27,500.00
Deposits-reim oper expense pd from reserves		$27,567.80
Withdrawals		-$48,440.06
Interest		$1,428.63
Ending balance	3/31/2026	$614,784.94

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

SIRS Reserve Account - Truist

Beginning balance	3/1/2025	$6,678.27
Deposits		$3,333.33
Withdrawals		$0.00
Interest		$4.64
Ending balance	3/31/2025	$10,016.24

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
March 2026

	Mar 26	Mar Budget	Mar Over/- Under	YTD Actual	YTD Budget	2026 Budget	YTD Over/- Under
Ordinary Income/Expense							
Income							
Monthly Dues	49,937.47	49,248.00	689.47	143,052.47	147,744.00	590,976.00	-4,691.53
Operating Interest	0.39	0.00	0.39	1.66	0.00	0.00	1.66
2025 Special Assessment	0.00	0.00	0.00	1,624.97	0.00	0.00	1,624.97
Late Fees/Owner Interest	25.00	0.00	25.00	152.28	0.00	0.00	152.28
Misc. Income/Keys	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	49,962.86	49,248.00	714.86	144,831.38	147,744.00	590,976.00	-2,912.62
Expense							
Administrative							
Accounting	0.00	375.00	-375.00	0.00	1,125.00	4,500.00	-1,125.00
Management Fees	1,188.00	1,206.00	-18.00	3,564.00	3,618.00	14,472.00	-54.00
Office Supplies & Postage	172.20	83.33	88.87	757.51	249.99	1,000.00	507.52
Legal	0.00	133.33	-133.33	105.00	399.99	1,600.00	-294.99
Licenses & Permits	0.00	91.66	-91.66	0.00	274.98	1,100.00	-274.98
Annual Corporate Report/Fee	0.00	5.10	-5.10	0.00	15.30	61.25	-15.30
SIRS Update	0.00	180.00	-180.00	0.00	540.00	2,160.00	-540.00
* Past Due Reserve transfer	18,333.33	1,833.33	16,500.00	21,999.99	5,499.99	22,000.00	16,500.00
Transfer to SIRS	3,333.33	3,333.34	-0.01	9,999.99	10,000.01	40,000.00	-0.02
Transfer to Reserves	9,166.67	9,166.66	0.01	27,500.01	27,499.98	110,000.00	0.03
Total Administrative	32,193.53	16,407.75	15,785.78	63,926.50	49,223.24	196,893.25	14,703.26
Maintenance							
Maintenance Vendor/Contract	1,355.00	2,426.66	-1,071.66	5,824.57	7,279.98	29,120.00	-1,455.41
Maintenance Supplies	488.26	191.66	296.60	2,175.86	574.98	2,300.00	1,600.88
Pool Contract	415.00	439.59	-24.59	1,245.00	1,318.76	5,275.00	-73.76
Pool Repairs & Maintenance	555.48	170.05	385.43	1,133.68	510.15	2,040.67	623.53
Landscaping/Lawn Contract	1,627.35	2,175.00	-547.65	3,754.70	6,525.00	26,100.00	-2,770.30
Electrical Repair	0.00	45.83	-45.83	0.00	137.49	550.00	-137.49
Pest Control	90.00	90.00	0.00	270.00	270.00	1,080.00	0.00
Elevator Contract	0.00	1,250.00	-1,250.00	7,710.50	3,750.00	15,000.00	3,960.50
Elevator Repairs	0.00	208.33	-208.33	0.00	624.99	2,500.00	-624.99
Termite Contract	0.00	18.34	-18.34	0.00	55.02	220.00	-55.02
Building/General Repairs	225.00	1,983.34	-1,758.34	538.00	5,950.02	23,800.00	-5,412.02
LS Fire Alarm & Sprinkler Repai	0.00	601.25	-601.25	6,416.59	1,803.75	7,215.00	4,612.84
LS Fire Alarm & Sprinkler Contr	0.00	250.00	-250.00	1,926.00	750.00	3,000.00	1,176.00
Exercise Equipment	0.00	62.50	-62.50	0.00	187.50	750.00	-187.50
Landscaping Replace/Repair	0.00	2,083.34	-2,083.34	225.82	6,250.02	25,000.00	-6,024.20
Garage & Dumpster Door Maint	0.00	41.66	-41.66	0.00	124.98	500.00	-124.98
Irrigation Repairs/Maintenace	0.00	50.00	-50.00	0.00	150.00	600.00	-150.00
Roof Maintenance/Inspection	0.00	50.00	-50.00	600.00	150.00	600.00	450.00
Total Maintenance	4,756.09	12,137.55	-7,381.46	31,820.72	36,412.64	145,650.67	-4,591.92

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

	Mar 26	Mar Budget	Mar Over/-Under	YTD Actual	YTD Budget	2026 Budget	YTD Over/-Under
Insurance							
Flood Insurance	6,723.00	1,998.90	4,724.10	6,723.00	5,996.70	23,986.80	726.30
Equipmant Breakdown	0.00	184.12	-184.12	0.00	552.36	2,209.50	-552.36
Liability	0.00	641.37	-641.37	0.00	1,924.11	7,696.44	-1,924.11
Directors & Officers	0.00	223.04	-223.04	0.00	669.12	2,676.39	-669.12
Workers Comp/Volunteer	0.00	43.18	-43.18	0.00	129.54	518.09	-129.54
Property Insurance	7,282.41	7,081.82	200.59	21,847.25	21,245.48	84,981.86	601.77
Total Insurance	14,005.41	10,172.43	3,832.98	28,570.25	30,517.31	122,069.08	-1,947.06
Utilities							
Gas	0.00	14.75	-14.75	0.00	44.25	177.00	-44.25
Electric	1,940.42	2,333.34	-392.92	6,245.62	7,000.02	28,000.00	-754.40
Electric-Marina Reimbursement	-264.05	-306.25	42.20	-472.67	-918.75	-3,675.00	446.08
Cable/Internet	3,869.69	3,762.59	107.10	11,460.53	11,287.77	45,151.00	172.76
Water & Sewer	9,353.77	4,833.34	4,520.43	14,567.07	14,500.02	58,000.00	67.05
Water/Sewer-Marina Reimbursemen	-260.00	-260.00	0.00	-780.00	-780.00	-3,120.00	0.00
Trash & Recycling	152.24	152.50	-0.26	456.72	457.50	1,830.00	-0.78
Total Utilities	14,792.07	10,530.27	4,261.80	31,477.27	31,590.81	126,363.00	-113.54
Total Expense	65,747.10	49,248.00	16,499.10	155,794.74	147,744.00	590,976.00	8,050.74
Net Ordinary Income	-15,784.24	0.00	-15,784.24	-10,963.36	0.00	0.00	-10,963.36
Net Income	-15,784.24	0.00	-15,784.24	-10,963.36	0.00	0.00	-10,963.36

***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

4/21/2026 2:33 PM

Register: Operating Truist #7715
From 03/01/2026 through 03/31/2026
Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/01/2026	EFT	City Of Cocoa	Utilities:Water & Sewer	1/6-2/4 (7 accts)	4,934.06	X		55,252.26
03/01/2026	1191	BP Davis Property M...	Administrative:Manage...	March Mgmt	1,188.00	X		54,064.26
03/01/2026	1192	Marina Village Reser...	Administrative:Transfe...	March reserves	9,166.67	X		44,897.59
03/01/2026	1193	Marina Village SIRS...	Administrative:Transfe...	March	3,333.33	X		41,564.26
03/01/2026	1194	Marina Village Reser...	Administrative:Past Du...	$16,500 overp...	18,333.33	X		23,230.93
03/02/2026		Deposit	Monthly Dues	Deposit		X	2,122.05	25,352.98
03/02/2026	1195	Above All Pools	-split-	Inv# 0-6,0-1-2 ...	743.48	X		24,609.50
			Pool Contract	March	-415.00			
			Pool Repairs & Mainte...	new auto fill va...	-328.48			
03/02/2026	1196	Frontline Insurance	Insurance:Property Ins...	#8 of 10	7,282.41	X		17,327.09
03/03/2026		Deposit	Monthly Dues	Deposit		X	376.42	17,703.51
03/03/2026		Deposit	Monthly Dues	Deposit		X	35,568.00	53,271.51
03/03/2026	EFT	Spectrum	Utilities:Cable/Internet	2/16-3/15 0724...	3,869.69	X		49,401.82
03/04/2026		Deposit	Monthly Dues	Deposit		X	1,827.00	51,228.82
03/05/2026		Deposit	Monthly Dues	Deposit		X	2,736.00	53,964.82
03/06/2026		Deposit	Monthly Dues	Deposit		X	1,824.00	55,788.82
03/06/2026		Check returned NSF	-split-		924.00	X		54,864.82
			Monthly Dues		-912.00			
			Office Supplies & Post...	NSF fee	-12.00			
03/09/2026		Deposit	Monthly Dues	Deposit		X	912.00	55,776.82
03/10/2026		Deposit	Monthly Dues	Deposit		X	924.00	56,700.82
03/10/2026	1197	Michael Dagen	Maintenance:Maintena...	Reim: Amazon	81.89	X		56,618.93

Register: Operating Truist #7715
From 03/01/2026 through 03/31/2026
Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/10/2026	1198	Sherwin Williams	Maintenance:Maintena...	Inv# 78489120...	87.28	X		56,531.65
03/10/2026	1199	Suttons Pool Supply,...	Maintenance:Pool Rep...	Inv# 14938	227.00	X		56,304.65
03/10/2026	1200	Cco's LLC	-split-	Inv# 165	1,185.09	X		55,119.56
			Maintenance Vendor/C...	maint	-866.00			
			Maintenance Supplies	primer	-319.09			
03/11/2026		Deposit	Utilities:Electric-Marin...	February		X	264.05	55,383.61
03/11/2026	1201	Blue Bell	Maintenance:Landscap...	Inv# 47150 Jan	1,627.35	X		53,756.26
03/11/2026	1202	Hartford Fire Insuran...	Insurance:Flood Insura...	Policy# 87041...	6,723.00	X		47,033.26
03/12/2026		Deposit	Monthly Dues	Deposit		X	912.00	47,945.26
03/16/2026	1203	Cco's LLC	Maintenance:Maintena...	Inv# 166	489.00	X		47,456.26
03/18/2026		Deposit	Utilities:Water/Sewer-...	water reim Mar...		X	260.00	47,716.26
03/18/2026		Deposit	Monthly Dues	Deposit		X	912.00	48,628.26
03/18/2026		Deposit	-split-	Deposit		X	1,849.00	50,477.26
			Late Fees/Owner Interest				25.00	
			Monthly Dues				1,824.00	
03/19/2026	1204	Marina Village Mari...	Transfer	Reim: Marina ...	17,292.25	X		33,185.01
03/19/2026	1205	Marina Village Reser...	Transfer	Reim: oper exp...	27,567.80	X		5,617.21
03/23/2026		Deposit	Transfer	Reim: Operatin...		X	11,056.74	16,673.95
03/23/2026		Deposit	Monthly Dues	Deposit		X	912.00	17,585.95
03/24/2026	1206	B&R Pest Control	Maintenance:Pest Cont...	Inv# 35127	90.00			17,495.95
03/24/2026	1207	BP Davis Property M...	Administrative:Office ...	Copies/Env 3/23	160.20	X		17,335.75
03/24/2026	1208	Budget Breeze AC	Maintenance:Building/...	Inv# 968	225.00	X		17,110.75

Register: Operating Truist #7715

From 03/01/2026 through 03/31/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/26/2026		Deposit	Transfer	Reim: Hoog El...		X	6,248.50	23,359.25
03/27/2026	EFT	Waste Management	Utilities:Trash & Recy...	March	152.24	X		23,207.01
03/30/2026	EFT	City Of Cocoa	Utilities:Water & Sewer	2/4-3/5 (7 Accts)	4,419.71	X		18,787.30
03/30/2026	EFT	Florida Power & Light	Utilities:Electric	2/13-3/16 (5 ac...	1,940.42	X		16,846.88
03/31/2026			Operating Interest	Interest		X	0.39	16,847.27

Marina Village Condominium Assoc of Brevard, Inc 4/21/2026 8:39 AM

Register: Reserves Truist #7723

From 03/01/2026 through 03/31/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/05/2026		Deposit	Reserve Contribution	2024 Transfer		X	18,333.33	625,061.90
03/05/2026		Deposit	Reserve Contribution	March		X	9,166.67	634,228.57
03/19/2026	1009	Marina Village Oper...	Transfer	Reim: HOA op...	11,056.74	X		623,171.83
03/19/2026	1010	Marina Village Mari...	Transfer	SS combined H...	31,943.90	X		591,227.93
03/19/2026	1011	Marina Village Mari...	Transfer	Reim: Marina r...	5,439.42	X		585,788.51
03/23/2026		Deposit	Reserve Contribution	Reim: Op expe...		X	27,567.80	613,356.31
03/31/2026			Non-Structural Reserve...	Interest		X	1,428.63	614,784.94

Marina Village Condominium Assoc of Brevard, Inc

4/21/2026 3:01 PM

Register: SIRS Reserves Truist #7541
From 03/01/2026 through 03/31/2026
Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
03/25/2026	EFT	Deposit	SIRS Reserves Contrib...	Mar		X	3,333.33	10,016.03
03/31/2026			SIRS Interest	Interest		X	0.21	10,016.24

Marina Village_

COLLECTION STATUS

As of: 03/31/2026

*=Estimated

Acct#	Lot	Name/Address	Apt Unit#	Delivery Method	Alt Add	Last Payment	Del Status	Months Del ⓘ	Charge Code	Amount Due	Accel. Thru
305	540-305	Francisco & Marisol Rodriguez 540 S. Banana River Dr.	305	None	No	03/10/2026 $924.00		0	A1 - Assessment 02 - NSF Fee **Total:**	$912.00 $12.00 **$924.00**	Paid
3202	580-202	Michael & Shelley Forte 580 S. Banana River Dr.	202	None	No	03/03/2026 $912.00		0	A1 - Assessment	$4.00	Paid
2204	590-204	Alfonso Noyola 590 S. Banana River Dr.	204	None	Yes	03/04/2026 $915.00		0	A1 - Assessment	$4.00	
Community Total										**$932.00**	

Report Summary

Charge Code	GL Account Number	GL Account Description	Delinquency Amount
A1 - Assessment	1310	Accounts Receivable	$920.00
02 - NSF Fee	1310	Accounts Receivable	$12.00
Total:			$932.00

Marina Village_

PREPAID OWNERS

As of: 03/31/2026

Run Date: 04/22/2026
Run Time: 02:45 PM

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**
Francisco & Marisol Rodriguez	540 S. Banana River Dr. 305	305	540-305	PP - General	$924.00
				Total	**$924.00**
Robin & Neil Trenchard	540 S. Banana River Dr. 306	306	540-306	PP - General	$44.00
				Total	**$44.00**
Lawrence Lim	590 S. Banana River Dr. 202	2202	590-202	PP - General	$912.00
				Total	**$912.00**
Alfonso Noyola	590 S. Banana River Dr. 204	2204	590-204	PP - General	$11.00
				Total	**$11.00**
Bernard & Deborah Watson	590 S. Banana River Dr. 303	2303	590-303	PP - General	$2,813.00
				Total	**$2,813.00**
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	$5,681.49
				Total	**$5,681.49**