

Marina Village Condominium Association of Brevard -October 2025

Operating Account - Truist

Beginning balance	10/1/2025	\$111,345.10
Deposits		\$61,967.51
Withdrawals		<u>-\$51,302.51</u>
Ending balance	10/31/2025	\$122,010.10

Operating Account - Sunrise #0094

Beginning balance	10/1/2025	\$0.03
Deposit-Transfer from Truist		\$0.00
Withdrawals		<u>\$0.00</u>
Ending balance	10/31/2025	\$0.03

Total Operating Balance **\$122,010.13**

Reserve Account - Truist

Beginning balance	9/1/2025	\$233,285.61
Deposits		\$14,745.84
Withdrawals		-\$7,986.75
Interest		<u>\$635.32</u>
Ending balance	9/30/2025	\$240,680.02

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

Total Reserves **\$453,530.13**

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/fill

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

	Oct 25	Oct Budget	Oct Over/-Under	YTD Actual	YTD Budget	2025 Budget	TYD Over/-Under
Ordinary Income/Expense							
Income							
Monthly Dues	52,743.99	50,436.00	2,307.99	528,493.43	504,360.00	605,232.00	24,133.43
Operating Interest	1.10	0.00	1.10	1,441.84	0.00	0.00	1,441.84
2025 Special Assessment	8,933.32	0.00	8,933.32	58,107.36	0.00	0.00	58,107.36
Late Fees	289.10	0.00	289.10	1,314.10	0.00	0.00	1,314.10
Misc. Income/Keys	0.00	0.00	0.00	2,863.00	0.00	0.00	2,863.00
Total Income	61,967.51	50,436.00	11,531.51	592,219.73	504,360.00	605,232.00	87,859.73
Expense							
Administrative							
Accounting	0.00	458.34	-458.34	3,350.00	4,583.32	5,500.00	-1,233.32
Management Fees	1,188.00	1,242.00	-54.00	12,204.00	12,420.00	14,904.00	-216.00
Office Supplies & Postage	91.45	83.34	8.11	2,185.71	833.32	1,000.00	1,352.39
Legal	69.50	125.00	-55.50	1,311.50	1,250.00	1,500.00	61.50
Licenses & Permits	0.00	91.67	-91.67	3,046.00	916.66	1,100.00	2,129.34
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	20.00	24.00	35.27
Annual Corporate Report/Fee	0.00	5.08	-5.08	122.50	50.84	61.00	71.66
Transfer to Reserves	14,745.84	14,745.84	0.00	132,712.56	147,458.32	176,950.00	-14,745.76
Total Administrative	16,094.79	16,753.27	-658.48	157,147.54	167,532.46	201,039.00	-10,384.92
Maintenance							
Maintenance Vendor/Contract	1,801.50	2,083.33	-281.83	21,967.08	20,833.34	25,000.00	1,133.74
Maintenance Supplies	124.30	416.66	-292.36	7,938.40	4,166.68	5,000.00	3,771.72
Pool Contract	415.00	500.00	-85.00	4,967.00	5,000.00	6,000.00	-33.00
Pool Repairs & Maintenance	706.22	100.00	606.22	2,341.36	1,000.00	1,200.00	1,341.36
Landscaping/Lawn Contract	2,185.02	1,962.16	222.86	23,826.08	19,621.68	23,546.00	4,204.40
Electrical Repair	0.00	0.00	0.00	550.00	0.00	0.00	550.00
Pest Control	90.00	75.00	15.00	1,005.00	750.00	900.00	255.00
Elevator Contract	0.00	1,250.00	-1,250.00	12,114.41	12,500.00	15,000.00	-385.59
Elevator Repairs	0.00	583.33	-583.33	298.47	5,833.34	7,000.00	-5,534.87
Termite Contract	0.00	18.33	-18.33	0.00	183.34	220.00	-183.34
Building/General Repairs	1,234.82	2,333.34	-1,098.52	12,189.47	23,333.32	28,000.00	-11,143.85
Life Safety	3,691.78	1,250.00	2,441.78	20,158.51	12,500.00	15,000.00	7,658.51
Exercise Equipment	0.00	0.00	0.00	375.00	0.00	0.00	375.00
Landscaping Replace/Repair	1,925.00	850.08	1,074.92	10,008.05	8,500.84	10,201.00	1,507.21
Total Maintenance	12,173.64	11,422.23	751.41	117,738.83	114,222.54	137,067.00	3,516.29
Insurance							
Insurance Package	0.00	892.34	-892.34	15,125.94	8,923.32	10,708.00	6,202.62
Flood Insurance	2,992.00	1,583.34	1,408.66	25,614.00	15,833.32	19,000.00	9,780.68
Property Insurance	7,282.42	8,617.00	-1,334.58	85,387.69	86,170.00	103,404.00	-782.31
Total Insurance	10,274.42	11,092.68	-818.26	126,127.63	110,926.64	133,112.00	15,200.99

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

	Oct 25	Oct Budget	Oct Over/-Under	YTD Actual	YTD Budget	2025 Budget	TYD Over/-Under
Utilities							
Gas	0.00	20.00	-20.00	172.15	200.00	240.00	-27.85
Electric	2,421.59	2,333.33	88.26	19,453.87	23,333.34	28,000.00	-3,879.47
Cable/Internet	3,721.15	3,666.66	54.49	37,034.51	36,666.68	44,000.00	367.83
Water & Sewer	6,464.68	5,000.00	1,464.68	57,874.72	50,000.00	60,000.00	7,874.72
Trash & Recycling	152.24	147.83	4.41	1,495.47	1,478.34	1,774.00	17.13
Total Utilities	12,759.66	11,167.82	1,591.84	116,030.72	111,678.36	134,014.00	4,352.36
Total Expense	51,302.51	50,436.00	866.51	517,044.72	504,360.00	605,232.00	12,684.72
Net Ordinary Income	10,665.00	0.00	10,665.00	75,175.01	0.00	0.00	75,175.01
Net Income	10,665.00	0.00	10,665.00	75,175.01	0.00	0.00	75,175.01

Marina Village Condominium Assoc of Brevard, Inc

11/20/2025 3:01 PM

Register: Operating Truist #7715

From 10/01/2025 through 10/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
10/01/2025		Deposit	Monthly Dues	Deposit		X	934.00	112,279.10
10/01/2025	1076	BP Davis Property M...	Administrative:Manage...	Oct	1,188.00	X		111,091.10
10/01/2025	1077	Hartford Fire Insuran...	Insurance:Flood Insura...	55 bldg Poilcy...	2,992.00	X		108,099.10
10/01/2025	1078	Blue Bell	Maintenance:Landscap...	Inv # 41720 Sept	2,185.02	X		105,914.08
10/01/2025	1079	B&R Pest Control	Maintenance:Pest Cont...	Sept Inv #34498	90.00	X		105,824.08
10/01/2025	1080	Garage Door Revolut...	Maintenance:Maintena...	Inv # 7565	89.00	X		105,735.08
10/01/2025	1081	Marina Village Reser...	Administrative:Transfe...	Oct	14,745.84	X		90,989.24
10/01/2025	1082	Florida Alarm & Tec...	Maintenance:Life Safety	Inv# 22555,22...		X		90,989.24
10/02/2025		Deposit	Monthly Dues	Deposit		X	3,227.00	94,216.24
10/03/2025		Deposit	Monthly Dues	Deposit		X	30,822.00	125,038.24
10/03/2025	EFT	Spectrum	Utilities:Cable/Internet	9/16-10/15	3,721.15	X		121,317.09
10/03/2025	EFT	Florida Power & Light	Utilities:Electric		502.25	X		120,814.84
10/03/2025	1083	Florida Alarm & Tec...	Maintenance:Life Safety	Inv # 22555,22...	3,785.88	X		117,028.96
10/06/2025		Deposit	Monthly Dues	Deposit		X	934.00	117,962.96
10/07/2025		Deposit	Monthly Dues	Deposit		X	934.00	118,896.96
10/07/2025		Deposit	Monthly Dues	Deposit		X	5,607.00	124,503.96
10/07/2025	1084	Sherwin Williams	Maintenance:Building/...	Acct# 1906-27...	226.25	X		124,277.71
10/07/2025	1085	Above All Pools	Maintenance:Pool Con...	Inv# 0-1	415.00	X		123,862.71
10/07/2025	1086	Daniel Woolbright	-split-	Reim: expenses	1,106.79	X		122,755.92
			Pool Repairs & Mainte...	pump control b...	-386.22			
			Building/General Repairs	Maint supplies,...	-720.57			

Marina Village Condominium Assoc of Brevard, Inc

11/20/2025 3:01 PM

Register: Operating Truist #7715

From 10/01/2025 through 10/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
10/07/2025	1087	Frontline Insurance	Insurance:Property Ins...	#3 of 10	7,282.42	X		115,473.50
10/07/2025	1088	David Nance	Maintenance:Maintena...	Inv# 25000214...	864.00	X		114,609.50
10/08/2025		Deposit	2025 Special Assessment	Deposit		X	7,312.34	121,921.84
10/10/2025	EFT	Truist Association Se...	Administrative:Office ...	Coupon book	3.05	X		121,918.79
10/15/2025		Deposit	Monthly Dues	Deposit		X	1,025.99	122,944.78
10/16/2025	1089	Blue Bell	Maintenance:Landscap...	Inv# 43673	1,925.00	X		121,019.78
10/16/2025	1090	Michael Dagen	Maintenance:Maintena...	Reim: Drain cl...	35.30	X		120,984.48
10/16/2025	1091	Suttons Pool Supply,...	Maintenance:Pool Rep...	Inv# 14675	145.00	X		120,839.48
10/16/2025	1092	Watson, Soileau	Administrative:Legal	Stmnt# 28359	69.50	X		120,769.98
10/20/2025		Deposit	2025 Special Assessment	Deposit		X	808.50	121,578.48
10/20/2025		Deposit	-split-	Deposit		X	4,068.75	125,647.23
			Life Safety	In Unit Sprinkl...			188.20	
			Monthly Dues				3,736.00	
			Late Fees				75.00	
			Late Fees	Interest			69.55	
10/20/2025	EFT	Waste Management	Utilities:Trash & Recy...		152.24	X		125,494.99
10/21/2025	EFT	City Of Cocoa	Utilities:Water & Sewer		2,005.51	X		123,489.48
10/21/2025	1093	BP Davis Property M...	Administrative:Office ...	Copies/Env 10/...	88.40	X		123,401.08
10/21/2025	1094	Marina Village Marina	Monthly Dues	14 & 21 boat fe...	80.00	X		123,321.08
10/21/2025	1095	Michael Dagen	Maintenance:Building/...	REim: garage d...	288.00	X		123,033.08
10/21/2025	1096	Void	Void	Void		X		123,033.08
10/21/2025	1097	David & Gail Hardesty	Maintenance:Life Safety	Refund sprinkler	94.10			122,938.98

Marina Village Condominium Assoc of Brevard, Inc

11/20/2025 3:01 PM

Register: Operating Truist #7715

From 10/01/2025 through 10/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
10/21/2025	1098	David Nance	Maintenance:Maintena...	Inv# 25000214...	937.50	X		122,001.48
10/22/2025		Deposit	Monthly Dues	Deposit		X	934.00	122,935.48
10/22/2025	EFT	City Of Cocoa	Utilities:Water & Sewer		4,459.17	X		118,476.31
10/27/2025		Deposit	2025 Special Assessment	Deposit		X	1,218.72	119,695.03
10/27/2025		Deposit	-split-	Deposit		X	3,880.55	123,575.58
			Late Fees				75.00	
			Late Fees	Interest			69.55	
			Monthly Dues				3,736.00	
10/28/2025	EFT	Florida Power & Light	Utilities:Electric	9/15-10/15 (5 ...	1,919.34	X		121,656.24
10/28/2025	1099	365 Pool Service, Inc	Maintenance:Pool Rep...	Inv# 36471240	175.00	X		121,481.24
10/30/2025		Return Payment	2025 Special Assessment		406.24	X		121,075.00
10/31/2025		Deposit	Monthly Dues	Deposit		X	934.00	122,009.00
10/31/2025			Operating Interest	Interest		X	1.10	122,010.10

Marina Village Condominium Assoc of Brevard, Inc

11/20/2025 3:19 PM

Register: Reserves Truist #7723

From 10/01/2025 through 10/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
10/01/2025	1004	Suttons Pool Supply,...	Reserve Distrubution	Inv# 14643,14...	7,986.75	X		225,298.86
10/13/2025		Deposit	Reserve Contribution	October		X	14,745.84	240,044.70
10/31/2025			Non-Structural Reserve...	Interest		X	635.32	240,680.02

Marina Village_ COLLECTION STATUS As of: 10/31/2025

Run Date: 11/20/2025
Run Time: 01:30 PM

*=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	10/03/2025		0	A1 - Assessment	\$4.00	
										\$934.00	
Community Total										\$4.00	

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: 10/31/2025**

Run Date: 11/20/2025
Run Time: 01:30 PM

Owner	Address	Account #	Lot #		Prepaid Balance
Elizabeth & Mark Vakos	540 S. Banana River Dr. 301	301	540-301	PP - General	\$425.00
				Total	\$425.00
Bryce & Carla Phillipy	540 S. Banana River Dr. 303	303	540-303	PP - General	\$2.49
				Total	\$2.49
Ross Steketee & Angela Dial	590 S. Banana River Dr. 205	2205	590-205	PP - General	\$934.00
				Total	\$934.00
Bernard & Deborah Watson	590 S. Banana River Dr. 303	2303	590-303	PP - General	\$1,945.00
				Total	\$1,945.00
Mary & Barry Davis	590 S. Banana River Dr. 304	2304	590-304	PP - General	\$40.00
				Total	\$40.00
Harry & Arlene Bestow	590 S. Banana River Dr. 305	2305	590-305	PP - General	\$4,327.95
				Total	\$4,327.95
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	\$12.00
				Total	\$12.00
Timothy & Marcela Bryant	550 S. Banana River Dr. 103	6103	550-103	PP - General	\$934.00
				Total	\$934.00
Steven & Christine Saretsky	550 S. Banana River Dr. 202	6202	550-202	PP - General	\$934.00
				Total	\$934.00
				PP - General	\$9,555.44
				Total	\$9,555.44

COLLECTION STATUS REPORT: AS OF Oct. 31, 2025
ACCOUNT NUMBER SEQUENCE

*** after Amount indicates offsetting credits

* - Previous Owner or Renter

NAME ADDRESS	Alt Adr	Last Paym/ 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	2	A1	2025 Sp Assess	812.48
ACCT #:2101 LOT #:B101 Christine Meehan 590 S. Banana River Drive # 101	N	SEP 17, 2018	2	A1	2025 Sp Assess	812.48 <i>pd.</i>
ACCT #:2103 LOT #:B103 Gordon Stark 590 S. Banana River Drive # 103	N	FEB 28, 2019	2	A1	2025 Sp Assess	812.48
ACCT #:6203 LOT #:F203 James & Mary Woolbert 550 S. Banana River Drive # F203	N	JUL 11, 2018	2	A1	2025 Sp Assess	812.48
ACCT #:6301 LOT #:F301 Woolbright 550 S. Banana River Drive # F301	N	OCT 20, 2025	1	A1	2025 Sp Assess	3.98
GRAND TOTAL :						3253.90