

Marina Village Condominium Association of Brevard - July 2025**Operating Account - Truist**

Beginning balance	7/1/2025	\$0.00
Deposits - Transfers from Sunrise		\$64,415.26
Deposits		\$51,481.04
Withdrawals		-\$31,344.88
Withdrawals-Transfer to Marina Reserves		<u>-\$6,000.00</u>
Ending balance	7/31/2025	\$78,551.42

Operating Account - Sunrise #0094

Beginning balance	7/1/2025	\$82,243.99
Deposits		\$5,022.53
Withdrawals		<u>-\$84,470.59</u>
Ending balance	7/31/2025	\$2,795.93

Operating Account - Sunrise #8047

Beginning balance	7/1/2025	\$9,415.26
Deposits		\$0.00
Withdrawals		<u>-\$9,415.26</u> To close acct
Ending balance	7/31/2025	\$0.00

Total Operating Balance **\$81,347.35**

Reserve Account - Truist

Beginning balance	7/1/2025	\$0.00
Deposits - Transfer from Sunrise		\$254,263.79
Deposits		\$14,745.84
Withdrawals		-\$58,380.80
Interest		<u>\$401.52</u>
Ending balance	7/31/2025	\$211,030.35

Reserve Account - Sunrise #0108

Beginning balance	7/1/2025	\$254,143.41
Deposits		\$0.00
Withdrawals		-\$254,263.79
Interest		<u>\$120.38</u> To close acct
Ending balance	7/31/2025	\$0.00

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

Total Reserves **\$423,880.46**

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

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

Revised

	July 25	July Budget	July Over/-Under	YTD Actual	YTD Budget	2025 Budget	YTD Over/-Under
Ordinary Income/Expense							
Income							
Monthly Dues	51,440.49	50,436.00	1,004.49	368,828.09	353,052.00	605,232.00	15,776.09
Late Fees	23.08	0.00	23.08	1,025.00	0.00	0.00	1,025.00
Misc. Income/Keys	0.00	0.00	0.00	190.00	0.00	0.00	190.00
Operating Interest	40.00	0.00	40.00	1,438.47	0.00	0.00	1,438.47
Total Income	51,503.57	50,436.00	1,067.57	371,481.56	353,052.00	605,232.00	18,429.56
Expense							
Administrative							
Accounting	0.00	458.33	-458.33	3,000.00	3,208.31	5,500.00	-208.31
Management Fees	1,188.00	1,242.00	-54.00	8,640.00	8,694.00	14,904.00	-54.00
Office Supplies & Postage	685.81	83.33	602.48	1,195.56	583.31	1,000.00	612.25
Legal	-240.00	125.00	-365.00	512.50	875.00	1,500.00	-362.50
Licenses & Permits	80.00	91.67	-11.67	3,046.00	641.65	1,100.00	2,404.35
Bank Fees	0.00	2.00	-2.00	55.27	14.00	24.00	41.27
Annual Corporate Report/Fee	61.25	5.08	56.17	122.50	35.60	61.00	86.90
Transfer to Reserves	14,745.84	14,745.83	0.01	88,475.04	103,220.81	176,950.00	-14,745.77
Total Administrative	16,520.90	16,753.24	-232.34	105,046.87	117,272.68	201,039.00	-12,225.81
Maintenance							
Maintenance Vendor/Contract	1,974.00	2,083.33	-109.33	14,878.08	14,583.35	25,000.00	294.73
Maintenance Supplies	1,820.24	416.67	1,403.57	6,852.97	2,916.69	5,000.00	3,936.28
Pool Contract	425.00	500.00	-75.00	3,702.00	3,500.00	6,000.00	202.00
Pool Repairs & Maintenance	1,083.14	100.00	983.14	1,585.14	700.00	1,200.00	885.14
Landscaping/Lawn Contract	0.00	1,962.17	-1,962.17	16,879.68	13,735.19	23,546.00	3,144.49
Electrical Repair	0.00	0.00	0.00	550.00	0.00	0.00	550.00
Pest Control	90.00	75.00	15.00	735.00	525.00	900.00	210.00
Elevator Contract	0.00	1,250.00	-1,250.00	12,114.41	8,750.00	15,000.00	3,364.41
Elevator Repairs	0.00	583.33	-583.33	298.47	4,083.35	7,000.00	-3,784.88
Termite Contract	0.00	18.34	-18.34	0.00	128.34	220.00	-128.34
Building/General Repairs	52.00	2,333.33	-2,281.33	6,647.38	16,333.31	28,000.00	-9,685.93
Life Safety	-1,286.16	1,250.00	-2,536.16	13,618.68	8,750.00	15,000.00	4,868.68
Exercise Equipment	375.00	0.00	375.00	375.00	0.00	0.00	375.00
Landscaping Replace/Repair	290.00	850.08	-560.08	7,930.00	5,950.60	10,201.00	1,979.40
Total Maintenance	4,823.22	11,422.25	-6,599.03	86,166.81	79,955.83	137,067.00	6,210.98
Insurance							
Insurance Package	151.00	892.33	-741.33	151.00	6,246.31	10,708.00	-6,095.31
Flood Insurance	8,686.00	1,583.33	7,102.67	14,529.00	11,083.31	19,000.00	3,445.69
Property Insurance	0.00	8,617.00	-8,617.00	44,084.35	60,319.00	103,404.00	-16,234.65
Total Insurance	8,837.00	11,092.66	-2,255.66	58,764.35	77,648.62	133,112.00	-18,884.27

Budget vs. Actual

July 2025

	July 25	July Budget	July Over/-Under	YTD Actual	YTD Budget	2025 Budget	TYD Over/-Under
Utilities							
Gas	0.00	20.00	-20.00	172.15	140.00	240.00	32.15
Electric	1,530.82	2,333.34	-802.52	14,597.27	16,333.34	28,000.00	-1,736.07
Cable/Internet	3,721.15	3,666.67	54.48	25,871.06	25,666.69	44,000.00	204.37
Water & Sewer	6,353.28	5,000.00	1,353.28	37,386.98	35,000.00	60,000.00	2,386.98
Trash & Recycling	295.60	147.84	147.76	1,195.43	1,034.84	1,774.00	160.59
Total Utilities	11,900.85	11,167.85	733.00	79,222.89	78,174.87	134,014.00	1,048.02
Total Expense	42,081.97	50,436.00	-8,354.03	329,200.92	353,052.00	605,232.00	-23,851.08
Net Ordinary Income	9,421.60	0.00	9,421.60	42,280.64	0.00	0.00	42,280.64
Net Income	9,421.60	0.00	9,421.60	42,280.64	0.00	0.00	42,280.64

Marina Village Condominium Assoc of Brevard, Inc

9/4/2025 7:44 AM

Register: Operating Trust #7715

From 07/01/2025 through 07/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/01/2025		Deposit	Monthly Dues	Deposit		X	930.00	930.00
07/03/2025		Deposit	Monthly Dues	Deposit		X	9,340.00	10,270.00
07/07/2025		Deposit	-split- Opening Balance Equity Monthly Dues	Deposit opening balance		X	40,537.00 20,000.00 20,537.00	50,807.00
07/07/2025		Deposit	-split- Monthly Dues Monthly Dues	Deposit boat slip fees		X	7,755.00 280.00 7,475.00	58,562.00
07/07/2025		Deposit	Monthly Dues	Deposit		X	934.00	59,496.00
07/08/2025		Deposit	Monthly Dues	Deposit		X	934.00	60,430.00
07/08/2025	1000	BP Davis Property M...	Administrative:Office ...	Financial noteb...	26.73	X		60,403.27
07/08/2025	1001	Capital One	Administrative:Office ...	checks	108.62	X		60,294.65
07/08/2025	1002	B&R Pest Control	Maintenance:Pest Cont...	June Inv# 34165	90.00	X		60,204.65
07/08/2025	1003	Postmaster	Administrative:Office ...	1 Roll stamps	73.00	X		60,131.65
07/08/2025	1004	Hartford Fire Insuran...	Insurance:Flood Insura...	Bldg 580 Flood	4,343.00	X		55,788.65
07/08/2025	1005	Hanover Insurance G...	Insurance:Insurance Pa...	Policy # WDY-...	151.00	X		55,637.65
07/08/2025	1006	BP Davis Property M...	Administrative:Manage...	July	1,188.00	X		54,449.65
07/08/2025	1007	Marina Village Reser...	Administrative:Transfe...	July	14,745.84	X		39,703.81
07/08/2025	1008	Marina Village Marina	Monthly Dues	HOA and Boat ...	280.00	X		39,423.81
07/08/2025	1009	Michael Dagan	Maintenance:Maintena...	Reim: receipts	1,820.24	X		37,603.57
07/09/2025		Deposit	-split- Opening Balance Equity Opening Balance Equity	Deposit Startup Transfer Closed Sunrise ...		X	49,415.26 40,000.00 9,415.26	87,018.83

Marina Village Condominium Assoc of Brevard, Inc

9/4/2025 7:44 AM

Register: Operating Trust #7715

From 07/01/2025 through 07/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/09/2025		Deposit	Monthly Dues	Deposit		X	934.00	87,952.83
07/10/2025		Deposit	Monthly Dues	Deposit		X	934.00	88,886.83
07/10/2025	EFT	Trust Association Se...	Administrative:Office ...	Coupon books	164.70	X		88,722.13
07/11/2025	1010	Cco's LLC	Maintenance:Maintena...	Inv# 154	891.00	X		87,831.13
07/11/2025	1011	Florida Department o...	Administrative:Annual ...	Doc# N050000...	61.25	X		87,769.88
07/14/2025		Deposit	-split- Monthly Dues Monthly Dues	Deposit Boat Slip Fee		X	976.49 40.00 936.49	88,746.37
07/15/2025		Deposit	-split- Monthly Dues Monthly Dues	Deposit Boat Slip fee		X	1,908.00 40.00 1,868.00	90,654.37
07/15/2025	EFT	Waste Management	Utilities:Trash & Recy...		147.80	X		90,506.57
07/15/2025	1013	PSJ Lock & Key	Maintenance:Building/...	keys	52.00			90,454.57
07/15/2025	1014	Space Coast Commu...	Administrative:License...	Acct# A964	80.00	X		90,374.57
07/15/2025	1015	Hartford Fire Insuran...	Insurance:Flood Insura...	580, 550 bldgs		X		90,374.57
07/15/2025	1016	Marina Village Marina	Monthly Dues	Unit 23	40.00	X		90,334.57
07/15/2025	1017	Postmaster	Administrative:Office ...	extra postage	66.66	X		90,267.91
07/16/2025	1018	Hartford Fire Insuran...	Insurance:Flood Insura...	Bldg 580 Polic...	4,343.00	X		85,924.91
07/17/2025		Deposit	Monthly Dues	Deposit		X	934.00	86,858.91
07/21/2025	1019	Blue Bell	Maintenance:Landscap...	Inv# 39589	135.00			86,723.91
07/21/2025	1020	Marina Village Marina	Monthly Dues	boat slip fee	40.00	X		86,683.91
07/21/2025	1021	Commerical Health ...	Maintenance:Exercise ...	Inv# 17234	375.00			86,308.91

Marina Village Condominium Assoc of Brevard, Inc

9/4/2025 7:44 AM

Register: Operating Truist #7715

From 07/01/2025 through 07/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/21/2025	1022	BP Davis Property M...	Administrative:Office ...	Copies/ Env. 7/...	246.10	X		86,062.81
07/21/2025	1023	Cco's LLC	Maintenance:Maintena...	Inv# 155	1,083.00	X		84,979.81
07/21/2025	1024	365 Pool Service, Inc	-split-	Inv# 36594128...	1,508.14	X		83,471.67
			Pool Repairs & Mainte...	replaced SPA r...	-1,083.14			
			Pool Contract	Monthly servic...	-425.00			
07/22/2025		Deposit	-split-	Deposit		X	1,526.16	84,997.83
			Legal	Watson, Soilea...			240.00	
			Life Safety	Advanced Inte...			1,286.16	
07/24/2025	1025	Marina Village Mari...	Transfer to Boat Slip R...	Transfer 2024 ...	6,000.00	X		78,997.83
07/25/2025		Deposit	Monthly Dues	Deposit		X	934.00	79,931.83
07/28/2025		Deposit	-split-	Deposit		X	974.00	80,905.83
			Monthly Dues				934.00	
			Monthly Dues	Boat Slip Fee t...			40.00	
07/28/2025	1026	Blue Bell	Maintenance:Landscap...	Inv# 39503	155.00			80,750.83
07/29/2025		Deposit	Monthly Dues	Deposit		X	934.00	81,684.83
07/29/2025	EFT	Florida Power & Light	Utilities:Electric	3 accts	1,015.96	X		80,668.87
07/30/2025		Deposit	Monthly Dues	Deposit		X	974.00	81,642.87
07/30/2025	1029	Marina Village Sunri...	Transfer	Marina Village...	5,000.00	X		76,642.87
07/31/2025		Deposit	Monthly Dues	Deposit		X	934.00	77,576.87
07/31/2025		Deposit	-split-	Deposit		X	974.00	78,550.87
			Monthly Dues				934.00	
			Misc. Income/Keys	Keys			40.00	
07/31/2025			Operating Interest	Interest		X	0.55	78,551.42

Marina Village Condominium Assoc of Brevard, Inc

9/4/2025 7:37 AM

Register: Operating Sunrise #0094

From 07/01/2025 through 07/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/01/2025		Opening balance equ...	Opening Balance Equity	Deposit		X	82,243.99	68,510.49
07/01/2025	1001	Marina Village Oper...	Transfer	Transfer to Tru...	20,000.00	X		48,510.49
07/02/2025	EFT	City Of Cocoa	Utilities:Water & Sewer		303.00	X		48,207.49
07/07/2025	EFT	Spectrum	Utilities:Cable/Internet	July	3,721.15	X		44,486.34
07/08/2025	EFT	Marina Village Oper...	Transfer	Transfer to Tru...	40,000.00	X		4,486.34
07/18/2025	EFT	Waste Management	Utilities:Trash & Recy...		36.95	X		4,449.39
07/18/2025	EFT	Waste Management	Utilities:Trash & Recy...		36.95	X		4,412.44
07/18/2025	EFT	Waste Management	Utilities:Trash & Recy...		73.90	X		4,338.54
07/29/2025	EFT	Florida Power & Light	Utilities:Electric		514.86	X		3,823.68
07/31/2025		Deposit	Transfer	Transfer from ...		X	5,000.00	8,823.68
07/31/2025			Operating Interest	Interest		X	22.53	8,846.21
07/31/2025	eft	City Of Cocoa	Utilities:Water & Sewer		6,050.28	X		2,795.93

Marina Village Condominium Assoc of Brevard, Inc

9/4/2025 7:38 AM

Register: Operating Sunrise #8047

From 07/01/2025 through 07/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/01/2025		Opening balance equ...	Opening Balance Equity	Deposit		X	9,415.26	9,415.26
07/05/2025	C CK	Marina Village Oper...	Transfer	To close account	9,415.26	X		0.00

Marina Village Condominium Assoc of Brevard, Inc

9/4/2025 7:38 AM

Register: Reserves Truist #7723

From 07/01/2025 through 07/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/09/2025		Deposit	Opening Balance Equity	Startup transfer		X	254,263.79	254,263.79
07/11/2025	995	Michael Dagan	Reserve Distrubution	Reim: receipts	39.55	X		254,224.24
07/15/2025	996	Laneuville Roofing L...	Reserve Distrubution	Inv# 2543	21,215.00	X		233,009.24
07/22/2025		Deposit	Reserve Contribution	July		X	14,745.84	247,755.08
07/28/2025	997	Laneuville Roofing L...	Reserve Distrubution	Inv# 2545	37,126.25			210,628.83
07/31/2025			Reserve Interest	Interest		X	401.52	211,030.35

Marina Village Condominium Assoc of Brevard, Inc

9/8/2025 2:11 PM

Register: Reserves Sunrise #0108

From 07/01/2025 through 07/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
07/01/2025		Opening balance equ...	Opening Balance Equity	Deposit		X	254,143.41	254,143.41
07/07/2025			Reserve Interest	Interest		X	120.38	254,263.79
07/08/2025		Marina Village Reser...	Transfer to Truist Rese...	To close account	254,263.79	X		0.00

Marina Village_
COLLECTION STATUS
As of: 07/31/2025

Run Date: 09/02/2025
Run Time: 03:14 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
102	540-10 2	Ernest & Doreen Cooke III 540 S. Banana River Dr.	102	None	No	07/07/202 5		0	A1 - Assessment	\$26.00	
						\$908.00					
6101	550-10 1	Sheryl Bergstrom 550 S. Banana River Dr.	101	None	No	07/07/202 5		1	A1 - Assessment	\$934.00	
						\$934.00					
6203	550-20 3	James & Mary Woolbert 550 S. Banana River Dr.	203	None	No			1	A1 - Assessment	\$934.00	
3103	580-10 3	Linda & Steve Kaplan 580 S. Banana River Dr.	103	None	No			1	A1 - Assessment	\$934.00	
3202	580-20 2	Michael & Shelley Forte 580 S. Banana River Dr.	202	None	No	07/01/202 5		0	A1 - Assessment	\$4.00	
						\$930.00					
2202	590-20 2	Lawrence Lim 590 S. Banana River Dr.	202	None	No			1	A1 - Assessment	\$934.00	
2205	590-20 5	Ross Steketee 590 S. Banana River Dr.	205	None	No	07/29/202 5		0	A1 - Assessment	\$105.99	
						\$934.00					
Community Total										\$3,871.99	

Marina Village_
As of: 07/31/2025

COLLECTION STATUS

Report Summary

Charge Code	GL Account Number	GL Account Description	Delinquency Amount
A1 - Assessment	1310	Accounts Receivable	\$3,871.99
Total:			\$3,871.99

Marina Village_
PREPAID OWNERS
As of: 07/31/2025

Run Date: 09/02/2025
Run Time: 03:33 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
David Hirsh	540 S. Banana River Dr. 305	305	540-305	PP - General	\$934.00
				Total	\$934.00
Robin & Neil Trenchard	540 S. Banana River Dr. 306	306	540-306	PP - General	\$974.00
				Total	\$974.00
Ross Steketee	590 S. Banana River Dr. 205	2205	590-205	PP - General	\$948.00
				Total	\$948.00
Bernard & Deborah Watson	590 S. Banana River Dr. 303	2303	590-303	PP - General	\$1,011.00
				Total	\$1,011.00
Mary & Barry Davis	590 S. Banana River Dr. 304	2304	590-304	PP - General	\$974.00
				Total	\$974.00
Harry & Arlene Bestow	590 S. Banana River Dr. 305	2305	590-305	PP - General	\$6,195.95
				Total	\$6,195.95
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	\$3.00
				Total	\$3.00
Steven & Christine Saretsky	550 S. Banana River Dr. 202	6202	550-202	PP - General	\$934.00
				Total	\$934.00
				PP - General	\$11,977.44
				Total	\$11,977.44