

Marina Village Condominium Association of Brevard - February 2026

Operating Account - Truist

Beginning balance	2/1/2026	\$52,057.68
Deposits		\$45,622.56
Withdrawals		<u>-\$37,493.92</u>
Ending balance	2/28/2026	\$60,186.32

Reserve Account - Truist

Beginning balance	2/1/2026	\$597,410.86
Deposits		\$11,000.00
Withdrawals		-\$2,888.89
Bank charge		-\$35.00
Interest		<u>\$1,241.60</u>
Ending balance	2/28/2026	\$606,728.57

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

SIRS Reserve Account - Truist

Beginning balance	2/1/2026	\$3,338.00
Deposits		\$3,333.33
Withdrawals		\$0.00
Interest		<u>\$6.94</u>
Ending balance	2/28/2026	\$6,678.27

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

	Jan 26	Jan Budget	Jan Over/- Under	YTD Actual	YTD Budget	2026 Budget	YTD Over/- Under
Ordinary Income/Expense							
Income							
Monthly Dues	45,622.00	49,248.00	-3,626.00	93,115.00	98,496.00	590,976.00	-5,381.00
Operating Interest	0.56	0.00	0.56	1.27	0.00	0.00	1.27
2025 Special Assessment	0.00	0.00	0.00	1,624.97	0.00	0.00	1,624.97
Late Fees/Owner Interest	0.00	0.00	0.00	127.28	0.00	0.00	127.28
Misc. Income/Keys	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Income	45,622.56	49,248.00	-3,625.44	94,868.52	98,496.00	590,976.00	-3,627.48
Expense							
Administrative							
Accounting	0.00	375.00	-375.00	0.00	750.00	4,500.00	-750.00
Management Fees	1,188.00	1,206.00	-18.00	2,376.00	2,412.00	14,472.00	-36.00
Office Supplies & Postage	244.58	83.33	161.25	585.31	166.66	1,000.00	418.65
Legal	70.00	133.33	-63.33	105.00	266.66	1,600.00	-161.66
Licenses & Permits	0.00	91.66	-91.66	0.00	183.32	1,100.00	-183.32
Annual Corporate Report/Fee	0.00	5.10	-5.10	0.00	10.20	61.25	-10.20
SIRS Update	0.00	180.00	-180.00	0.00	360.00	2,160.00	-360.00
Past Due Reserve transfer	1,833.33	1,833.33	0.00	3,666.66	3,666.66	22,000.00	0.00
Transfer to SIRS	3,333.33	3,333.34	-0.01	6,666.66	6,666.67	40,000.00	-0.01
Transfer to Reserves	9,166.67	9,166.66	0.01	18,333.34	18,333.32	110,000.00	0.02
Total Administrative	15,835.91	16,407.75	-571.84	31,732.97	32,815.49	196,893.25	-1,082.52
Maintenance							
Maintenance Vendor/Contract	1,928.00	2,426.66	-498.66	4,469.57	4,853.32	29,120.00	-383.75
Maintenance Supplies	853.66	191.66	662.00	1,687.60	383.32	2,300.00	1,304.28
Pool Contract	415.00	439.58	-24.58	830.00	879.17	5,275.00	-49.17
Pool Repairs & Maintenance	578.20	170.05	408.15	578.20	340.10	2,040.67	238.10
Landscaping/Lawn Contract	0.00	2,175.00	-2,175.00	2,127.35	4,350.00	26,100.00	-2,222.65
Electrical Repair	0.00	45.83	-45.83	0.00	91.66	550.00	-91.66
Pest Control	180.00	90.00	90.00	180.00	180.00	1,080.00	0.00
Elevator Contract	0.00	1,250.00	-1,250.00	7,710.50	2,500.00	15,000.00	5,210.50
Elevator Repairs	0.00	208.33	-208.33	0.00	416.66	2,500.00	-416.66
Termite Contract	0.00	18.34	-18.34	0.00	36.68	220.00	-36.68
Building/General Repairs	188.00	1,983.34	-1,795.34	313.00	3,966.68	23,800.00	-3,653.68
LS Fire Alarm & Sprinkler Repai	2,507.47	601.25	1,906.22	6,416.59	1,202.50	7,215.00	5,214.09
LS Fire Alarm & Sprinkler Contr	1,926.00	250.00	1,676.00	1,926.00	500.00	3,000.00	1,426.00
Exercise Equipment	0.00	62.50	-62.50	0.00	125.00	750.00	-125.00
Landscaping Replace/Repair	0.00	2,083.34	-2,083.34	225.82	4,166.68	25,000.00	-3,940.86
Garage & Dumpster Door Maint	0.00	41.66	-41.66	0.00	83.32	500.00	-83.32
Irrigation Repairs/Maintenance	0.00	50.00	-50.00	0.00	100.00	600.00	-100.00
Roof Maintenance/Inspection	0.00	50.00	-50.00	600.00	100.00	600.00	500.00
Total Maintenance	8,576.33	12,137.54	-3,561.21	27,064.63	24,275.09	145,650.67	2,789.54

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

	Jan 26	Jan Budget	Jan Over/- Under	YTD Actual	YTD Budget	2026 Budget	YTD Over/- Under
Insurance							
Flood Insurance	0.00	1,998.90	-1,998.90	0.00	3,997.80	23,986.80	-3,997.80
Equipmant Breakdown	0.00	184.12	-184.12	0.00	368.24	2,209.50	-368.24
Liability	0.00	641.37	-641.37	0.00	1,282.74	7,696.44	-1,282.74
Directors & Officers	0.00	223.04	-223.04	0.00	446.08	2,676.39	-446.08
Workers Comp/Volunteer	0.00	43.18	-43.18	0.00	86.36	518.09	-86.36
Property Insurance	7,282.42	7,081.83	200.59	14,564.84	14,163.66	84,981.86	401.18
Total Insurance	7,282.42	10,172.44	-2,890.02	14,564.84	20,344.88	122,069.08	-5,780.04
Utilities							
Gas	0.00	14.75	-14.75	0.00	29.50	177.00	-29.50
Electric	2,037.33	2,333.34	-296.01	4,305.20	4,666.68	28,000.00	-361.48
Electric-Marina Reimbursement	0.00	-306.25	306.25	-208.62	-612.50	-3,675.00	403.88
Cable/Internet	3,869.69	3,762.59	107.10	7,590.84	7,525.18	45,151.00	65.66
Water & Sewer	0.00	4,833.34	-4,833.34	5,213.30	9,666.68	58,000.00	-4,453.38
Water/Sewer-Marina Reimbursemen	-260.00	-260.00	0.00	-520.00	-520.00	-3,120.00	0.00
Trash & Recycling	152.24	152.50	-0.26	304.48	305.00	1,830.00	-0.52
Total Utilities	5,799.26	10,530.27	-4,731.01	16,685.20	21,060.54	126,363.00	-4,375.34
Total Expense	37,493.92	49,248.00	-11,754.08	90,047.64	98,496.00	590,976.00	-8,448.36
Net Ordinary Income	8,128.64	0.00	8,128.64	4,820.88	0.00	0.00	4,820.88
Net Income	8,128.64	0.00	8,128.64	4,820.88	0.00	0.00	4,820.88

Marina Village Condominium Assoc of Brevard, Inc

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Register: Operating Trust #7715

From 02/01/2026 through 02/28/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
02/01/2026	1166	Blue Bell	Maintenance:Landscap...	Inv# 47150 Jan		X		52,057.68
02/01/2026	1167	Marina Village Reser...	Administrative:Transfe...	Feb	9,166.67	X		42,891.01
02/01/2026	1168	Marina Village SIRS...	Administrative:Transfe...	Feb	3,333.33	X		39,557.68
02/01/2026	1169	BP Davis Property M...	Administrative:Manage...	Feb	1,188.00	X		38,369.68
02/02/2026		Deposit	Monthly Dues	Deposit		X	3,670.00	42,039.68
02/03/2026		Deposit	Monthly Dues	Deposit		X	36,480.00	78,519.68
02/03/2026	EFT	Spectrum	Utilities:Cable/Internet	0724593 1/16-...	3,869.69	X		74,649.99
02/03/2026	1172	B&R Pest Control	Maintenance:Pest Cont...	Inv# 34898 Jan	90.00	X		74,559.99
02/03/2026	1173	Marina Village Reser...	Administrative:Past Du...	2024 underfun...	1,833.33	X		72,726.66
02/03/2026	1174	Daniel Woolbright	Maintenance:Maintena...	Reim: Receipts	221.88	X		72,504.78
02/03/2026	1175	Above All Pools	-split- Pool Contract Pool Repairs & Mainte...	Inv# 0-5 Feb In... Feb new feeder	993.20 -415.00 -578.20	X		71,511.58
02/03/2026	1176	Florida Alarm & Tec...	Maintenance:LS Fire A...	Inv# 55463,55...	1,284.00	X		70,227.58
02/03/2026	1177	Frontline Insurance	Insurance:Property Ins...	Policy# 75863...	7,282.42	X		62,945.16
02/03/2026	1178	Michael Dagen	Maintenance:Maintena...	Reim: Amazon ...	91.85			62,853.31
02/04/2026		Deposit	Monthly Dues	Deposit		X	912.00	63,765.31
02/06/2026		Deposit	Monthly Dues	Deposit		X	1,824.00	65,589.31
02/08/2026		Deposit	Maintenance:Building/...	Invoice Owner ...		X	100.00	65,689.31
02/09/2026		Deposit	Monthly Dues	Deposit		X	912.00	66,601.31
02/09/2026	1179	Michael Dagen	Maintenance:Maintena...	Reim: Home D...	52.36	X		66,548.95

Marina Village Condominium Assoc of Brevard, Inc

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Register: Operating Truist #7715

From 02/01/2026 through 02/28/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
02/09/2026	1180	Postmaster	Administrative:Office ...	1 roll stamp	78.00	X		66,470.95
02/09/2026	1181	Watson, Soileau	Administrative:Legal	Acct# 9134.07...	70.00	X		66,400.95
02/09/2026	1182	Cco's LLC	-split- Maintenance Vendor/C... Maintenance Supplies	Inv# 163 weekly maint. Home Depot	1,081.24 -1,062.00 -19.24	X		65,319.71
02/09/2026	1183	Paradise Garage Doo...	Maintenance:Building/...	Inv# 6586566	288.00	X		65,031.71
02/09/2026	1184	Florida Alarm & Tec...	Maintenance:LS Fire A...	Inv# 23243,23...	1,482.36	X		63,549.35
02/10/2026		Deposit	Monthly Dues	Deposit		X	912.00	64,461.35
02/16/2026		Deposit	Utilities:Water/Sewer-...	February		X	260.00	64,721.35
02/17/2026	1185	Florida Alarm & Tec...	-split- LS Fire Alarm & Sprin... LS Fire Alarm & Sprin...	Inv# 23802,55... Sprinkler quart... ground fault tro...	1,667.11 -642.00 -1,025.11	X		63,054.24
02/19/2026		Deposit	Monthly Dues	Deposit		X	912.00	63,966.24
02/20/2026	1186	Postmaster	Administrative:Office ...	mailout postage	113.38	X		63,852.86
02/26/2026	EFT	Waste Management	Utilities:Trash & Recy...	Feb	152.24	X		63,700.62
02/26/2026	1187	Michael Dagen	-split- Maintenance Supplies Maintenance Supplies	Reim: Amazon Reim: bulbs Reim cleaing s...	231.94 -88.49 -143.45			63,468.68
02/26/2026	1188	BP Davis Property M...	Administrative:Office ...	Copies/Env 2/18	53.20	X		63,415.48
02/26/2026	1189	B&R Pest Control	Maintenance:Pest Cont...	Feb Inv# 35025	90.00			63,325.48
02/26/2026	1190	Cco's LLC	-split- Maintenance Vendor/C... Maintenance Supplies	Inv# 164 Feb Home depot, e...	1,102.39 -866.00 -236.39	X		62,223.09
02/27/2026	EFT	Florida Power & Light	Utilities:Electric	1/13-2/13 (5 ac...	2,037.33	X		60,185.76

Marina Village Condominium Assoc of Brevard, Inc

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Register: Operating Truist #7715

From 02/01/2026 through 02/28/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment C	Deposit	Balance
02/28/2026			Operating Interest	Interest	X	0.56	60,186.32

Marina Village Condominium Assoc of Brevard, Inc

3/17/2026 12:27 PM

Register: Reserves Truist #7723

From 02/01/2026 through 02/28/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
02/03/2026	1007	Michael Dagen	Reserve Distrubution	VOID: stop pm...		X		597,410.86
02/16/2026		Deposit	Reserve Contribution	February		X	9,166.67	606,577.53
02/16/2026		Deposit	Reserve Contribution	2024 - February		X	1,833.33	608,410.86
02/18/2026	1008	Michael Dagen	-split-	Reim: Amazon	2,888.89	X		605,521.97
			Reserve Distrubution	Reim treadmill	-1,069.99			
			Reserve Contribution	Reim new entr...	-1,818.90			
02/28/2026			Non-Structural Reserve...	Interest		X	1,241.60	606,763.57
02/28/2026			Administrative:Bank F...	Stop pmt fee	35.00	X		606,728.57

Marina Village Condominium Assoc of Brevard, Inc

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Register: SIRS Reserves #7731

From 02/01/2026 through 02/28/2026

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
02/16/2026		Deposit	SIRS Reserves Contrib...	February		X	3,333.33	6,671.33
02/28/2026			SIRS Interest	Interest		X	6.94	6,678.27

Marina Village_ COLLECTION STATUS As of: 02/28/2026

Run Date: 03/09/2026
Run Time: 11:04 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	01/26/202 6		0	A1 - Assessment 01 - Late Fee	\$912.00 \$25.00	
						\$2,907.28			Total:	\$937.00	
3202	580-20 2	Michael & Shelley Forte 580 S. Banana River Dr.	202	None	No	02/03/202 6		0	A1 - Assessment	\$4.00	
						\$912.00					
Community Total										\$941.00	

Report Summary

Charge Code	GL Account Number	GL Account Description	Delinquency Amount
A1 - Assessment	1310	Accounts Receivable	\$916.00
01 - Late Fee	1310	Accounts Receivable	\$25.00
Total:			\$941.00

Marina Village_ PREPAID OWNERS

Run Date: 03/09/2026
Run Time: 11:04 AM

As of: 02/28/2026

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
Robin & Neil Trenchard	540 S. Banana River Dr. 306	306	540-306	PP - General	\$22.00
				Total	\$22.00
Alfonso Noyola	590 S. Banana River Dr. 204	2204	590-204	PP - General	\$4.00
				Total	\$4.00
Bernard & Deborah Watson	590 S. Banana River Dr. 303	2303	590-303	PP - General	\$3,725.00
				Total	\$3,725.00
Harry & Arlene Bestow	590 S. Banana River Dr. 305	2305	590-305	PP - General	\$635.95
				Total	\$635.95
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	\$5,364.44
				Total	\$5,364.44