Marina Village Condominium Association of Brevard - August 2025

Operating Account - Truist

Beginning balance	8/1/2025	$78,551.42
Deposits		$71,890.85
Withdrawals		-$68,551.39
Ending balance	8/31/2025	$81,890.88

Operating Account - Sunrise #0094

Beginning balance	8/1/2025	$2,795.93
Deposits		$0.57
Withdrawals		-$488.67
Ending balance	8/31/2025	$2,307.83

Total Operating Balance **$84,198.71**

Reserve Account - Truist

Beginning balance	8/1/2025	$211,030.35
Deposits		$14,745.84
Withdrawals		-$5,334.06
Interest		$633.00
Ending balance	8/31/2025	$221,075.13

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

Total Reserves **$433,925.24**

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

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

	Aug 25	Aug Budget	Aug Over/-Under	YTD Actual	YTD Budget	2025 Budget	TYD Over/-Under
Ordinary Income/Expense							
Income							
Monthly Dues	46,703.00	50,436.00	-3,733.00	415,531.09	403,488.00	605,232.00	12,043.09
2025 Special Assessment	25,187.05	0.00	25,187.05	25,187.05	0.00	0.00	25,187.05
Late Fees	0.00	0.00	0.00	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	1.37	0.00	1.37	1,439.84	0.00	0.00	1,439.84
Total Income	71,891.42	50,436.00	21,455.42	443,372.98	403,488.00	605,232.00	39,884.98
Expense							
Administrative							
Accounting	350.00	458.33	-108.33	3,350.00	3,666.64	5,500.00	-316.64
Management Fees	1,188.00	1,242.00	-54.00	9,828.00	9,936.00	14,904.00	-108.00
Office Supplies & Postage	235.25	83.33	151.92	1,430.81	666.64	1,000.00	764.17
Legal	510.00	125.00	385.00	1,022.50	1,000.00	1,500.00	22.50
Licenses & Permits	0.00	91.67	-91.67	3,046.00	733.32	1,100.00	2,312.68
Professional Fees	2,160.00	0.00	2,160.00	2,160.00	0.00	0.00	2,160.00
Bank Fees	0.00	2.00	-2.00	55.27	16.00	24.00	39.27
Annual Corporate Report/Fee	0.00	5.08	-5.08	122.50	40.68	61.00	81.82
Transfer to Reserves	14,745.84	14,745.83	0.01	103,220.88	117,966.64	176,950.00	-14,745.76
Total Administrative	19,189.09	16,753.24	2,435.85	124,235.96	134,025.92	201,039.00	-9,789.96
Maintenance							
Maintenance Vendor/Contract	2,834.50	2,083.33	751.17	17,712.58	16,666.68	25,000.00	1,045.90
Maintenance Supplies	396.70	416.67	-19.97	7,249.67	3,333.36	5,000.00	3,916.31
Pool Contract	425.00	500.00	-75.00	4,127.00	4,000.00	6,000.00	127.00
Pool Repairs & Maintenance	50.00	100.00	-50.00	1,635.14	800.00	1,200.00	835.14
Landscaping/Lawn Contract	2,579.27	1,962.17	617.10	19,458.95	15,697.36	23,546.00	3,761.59
Electrical Repair	0.00	0.00	0.00	550.00	0.00	0.00	550.00
Pest Control	90.00	75.00	15.00	825.00	600.00	900.00	225.00
Elevator Contract	0.00	1,250.00	-1,250.00	12,114.41	10,000.00	15,000.00	2,114.41
Elevator Repairs	0.00	583.33	-583.33	298.47	4,666.68	7,000.00	-4,368.21
Termite Contract	0.00	18.34	-18.34	0.00	146.68	220.00	-146.68
Building/General Repairs	288.00	2,333.33	-2,045.33	6,935.38	18,666.64	28,000.00	-11,731.26
Life Safety	1,216.32	1,250.00	-33.68	14,835.00	10,000.00	15,000.00	4,835.00
Exercise Equipment	0.00	0.00	0.00	375.00	0.00	0.00	375.00
Landscaping Replace/Repair	153.05	850.08	-697.03	8,083.05	6,800.68	10,201.00	1,282.37
Total Maintenance	8,032.84	11,422.25	-3,389.41	94,199.65	91,378.08	137,067.00	2,821.57
Insurance							
Insurance Package	33,059.10	892.33	32,166.77	33,210.10	7,138.64	10,708.00	26,071.46
Flood Insurance	3,589.00	1,583.33	2,005.67	18,118.00	12,666.64	19,000.00	5,451.36
Property Insurance	0.00	8,617.00	-8,617.00	44,084.35	68,936.00	103,404.00	-24,851.65
Total Insurance	36,648.10	11,092.66	25,555.44	95,412.45	88,741.28	133,112.00	6,671.17

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

	Aug 25	Aug Budget	Aug Over/-Under	YTD Actual	YTD Budget	2025 Budget	TYD Over/-Under
Utilities							
Gas	0.00	20.00	-20.00	172.15	160.00	240.00	12.15
Electric	1,448.88	2,333.34	-884.46	16,046.15	18,666.68	28,000.00	-2,620.53
Cable/Internet	3,721.15	3,666.67	54.48	29,592.21	29,333.36	44,000.00	258.85
Water & Sewer	0.00	5,000.00	-5,000.00	37,386.98	40,000.00	60,000.00	-2,613.02
Trash & Recycling	0.00	147.84	-147.84	1,195.43	1,182.68	1,774.00	12.75
Total Utilities	5,170.03	11,167.85	-5,997.82	84,392.92	89,342.72	134,014.00	-4,949.80
Total Expense	69,040.06	50,436.00	18,604.06	398,240.98	403,488.00	605,232.00	-5,247.02
Net Ordinary Income	2,851.36	0.00	2,851.36	45,132.00	0.00	0.00	45,132.00
Net Income	**2,851.36**	**0.00**	**2,851.36**	**45,132.00**	**0.00**	**0.00**	**45,132.00**

Marina Village Condominium Assoc of Brevard, Inc

9/12/2025 12:58 PM

Register: Operating Truist #7715
From 08/01/2025 through 08/31/2025
Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/01/2025		Deposit	Monthly Dues	Deposit		X	2,602.00	81,153.42
08/01/2025	1027		Void	VOID:		X		81,153.42
08/01/2025	1028	BP Davis Property M...	Administrative:Manage...	August	1,188.00	X		79,965.42
08/03/2025	EFT	Spectrum	Utilities:Cable/Internet	7/16-8/15 Acct ...	3,721.15	X		76,244.27
08/04/2025		Deposit	Monthly Dues	Deposit		X	29,888.00	106,132.27
08/05/2025		Deposit	Monthly Dues	Deposit		X	2,068.00	108,200.27
08/05/2025	1030	B&R Pest Control	Maintenance:Pest Cont...	Inv# 34332	90.00	X		108,110.27
08/05/2025	1031	Blue Bell	Maintenance:Landscap...	INv 339917	153.05	X		107,957.22
08/05/2025	1032	365 Pool Service, Inc	Maintenance:Pool Con...	August Inv# 36...	425.00	X		107,532.22
08/05/2025	1033	Cco's LLC	Maintenance:Maintena...	Inv# 156	885.50	X		106,646.72
08/05/2025	1034	Hartford Fire Insuran...	Insurance:Flood Insura...	Policy# 87042...	3,589.00	X		103,057.72
08/05/2025	1035	Marina Village Reser...	Administrative:Transfe...	August	14,745.84	X		88,311.88
08/05/2025	1036		Void	Void		X		88,311.88
08/06/2025		Deposit	Monthly Dues	Deposit		X	3,736.00	92,047.88
08/06/2025	1039	Michael Dagen	-split-	Reim: receipts	934.70	X		91,113.18
			Building/General Repairs	Misc maint sup...	-396.70			
			Landscaping/Lawn Co...	Palm tree treat...	-200.00			
			Pool Repairs & Mainte...	Hot tub repair	-50.00			
			Maintenance Vendor/C...	Reim garage do...	-288.00			
08/08/2025		Deposit	Monthly Dues	Deposit		X	1,871.00	92,984.18
08/11/2025	EFT	Truist Association Se...	Administrative:Office ...	Coupon book	3.05	X		92,981.13
08/11/2025	1038		Void	Void ck		X		92,981.13

Register: Operating Truist #7715
From 08/01/2025 through 08/31/2025
Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/11/2025	1040	Watson, Soileau	Administrative:Legal	Acct# 9134.07...	510.00	X		92,471.13
08/12/2025	1041	Cco's LLC	Maintenance:Maintena...	Inv# 157	866.00	X		91,605.13
08/19/2025		Deposit	Monthly Dues	Deposit		X	934.00	92,539.13
08/19/2025	1042	BP Davis Property M...	Administrative:Office ...	Copies/Env 8/17	154.20	X		92,384.93
08/19/2025	1043	Florida Alarm & Tec...	Maintenance:Life Safety	Inv# 53522	671.32	X		91,713.61
08/19/2025	1044	Postmaster	Administrative:Office ...	1 Roll Stamps ...	78.00	X		91,635.61
08/19/2025	1045	Smart Property, Inc.	Administrative:Professi...	Inv# 5138	2,160.00	X		89,475.61
08/20/2025		Deposit	Monthly Dues	Deposit		X	3,736.00	93,211.61
08/21/2025		Deposit	Monthly Dues	Deposit		X	934.00	94,145.61
08/21/2025	EFT	Frontline Insurance	Insurance:Insurance Pa...	Policy# 75863...	26,738.50	X		67,407.11
08/21/2025	EFT	Auto-Owners Insuran...	Insurance:Insurance Pa...	Liability	5,817.60	X		61,589.51
08/21/2025	EFT	Hanover Insurance G...	Insurance:Insurance Pa...	workers comp ...	503.00	X		61,086.51
08/25/2025	1046	Diamond CPA Acco...	Administrative:Accoun...	Inv# 2024-082...	350.00	X		60,736.51
08/25/2025	1047	Florida Alarm & Tec...	Maintenance:Life Safety	Inv# F 8357	545.00	X		60,191.51
08/25/2025	1048	Cco's LLC	Maintenance:Maintena...	Inv# 158	1,083.00	X		59,108.51
08/26/2025		Deposit	2025 SPA	Deposit		X	23,562.05	82,670.56
08/26/2025	EFT	Florida Power & Light	Utilities:Electric	3 accts	960.21	X		81,710.35
08/26/2025	1053	Blue Bell	Maintenance:Landscap...	July Inv# 38820	2,379.27			79,331.08
08/28/2025		Deposit	2025 SPA	Deposit		X	1,625.00	80,956.08
08/29/2025		Deposit	Monthly Dues	Deposit		X	934.00	81,890.08

Register: Operating Truist #7715

From 08/01/2025 through 08/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/31/2025			Operating Interest	Interest		X	0.80	81,890.88

Register: Operating Sunrise #0094

From 08/01/2025 through 08/31/2025

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/26/2025	EFT	Florida Power & Light	Utilities:Electric		488.67	X		2,307.26
08/31/2025			Operating Interest	Interest		X	0.57	2,307.83

Marina Village Condominium Assoc of Brevard, Inc

9/12/2025 1:14 PM

Register: Reserves Truist #7723
From 08/01/2025 through 08/31/2025
Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
08/05/2025	998	Budget Breeze AC	Reserve Distrubution	Inv #I-633-1	800.00	X		210,230.35
08/05/2025	999		Void	Void		X		210,230.35
08/06/2025	1000	Michael Dagen	Reserve Distrubution	Reim 580 lobb...	674.06	X		209,556.29
08/19/2025		Deposit	Reserve Contribution	August		X	14,745.84	224,302.13
08/29/2025	1001	United States Treasury	Reserve Distrubution	20-3520959	3,860.00			220,442.13
08/31/2025			Non-Structural Reserve...	Interest		X	633.00	221,075.13

Marina Village_

Run Date: 09/12/2025
Run Time: 01:12 PM

COLLECTION STATUS

As of: 08/31/2025

*=Estimated

Acct#	Lot	Name/Address	Apt Unit#	Delivery Method	Alt Add	Last Payment	Del Status	Months Del ⓘ	Charge Code	Amount Due	Accel. Thru
102	540-102	Ernest & Doreen Cooke III 540 S. Banana River Dr.	102	None	No	08/04/2025 $934.00		0	A1 - Assessment	$26.00	
6101	550-101	Sheryl Bergstrom 550 S. Banana River Dr.	101	None	No	08/29/2025 $934.00		1	A1 - Assessment	$934.00	pd.
6203	550-203	James & Mary Woolbert 550 S. Banana River Dr.	203	None	No			2	A1 - Assessment	$1,868.00	
3103	580-103	Linda & Steve Kaplan 580 S. Banana River Dr.	103	None	No			2	A1 - Assessment	$1,868.00	
3202	580-202	Michael & Shelley Forte 580 S. Banana River Dr.	202	None	No	08/04/2025 $934.00		0	A1 - Assessment	$4.00	
2202	590-202	Lawrence Lim 590 S. Banana River Dr.	202	None	No			2	A1 - Assessment	$1,868.00	
2204	590-204	Alfonso Noyola 590 S. Banana River Dr.	204	None	Yes	07/31/2025 $934.00		1	A1 - Assessment	$934.00	
2205	590-205	Ross Steketee 590 S. Banana River Dr.	205	None	No	08/21/2025 $934.00		0	A1 - Assessment	$91.99	
Community Total										**$7,593.99**	

Report Summary

Charge Code	GL Account Number	GL Account Description	Delinquency Amount
A1 - Assessment	1310	Accounts Receivable	$7,593.99
Total:			$7,593.99

Marina Village_

PREPAID OWNERS

As of: 08/31/2025

Run Date: 09/12/2025
Run Time: 01:18 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**
Robin & Neil Trenchard	540 S. Banana River Dr. 306	306	540-306	PP - General	$40.00
				Total	**$40.00**
Ross Steketee	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	$3,813.00
				Total	**$3,813.00**
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	$5,261.95
				Total	**$5,261.95**
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	$6.00
				Total	**$6.00**
Sheryl Bergstrom	550 S. Banana River Dr. 101	6101	550-101	PP - General	$934.00
				Total	**$934.00**
				PP - General	$11,032.44
				Total	**$11,032.44**