

MARINA CLIFF - PHASE I INC
B A L A N C E S H E E T
January 2026

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CURRENT ASSETS		OPERATING	RESERVE	TOTAL
1010	ENTERPRISE BK/TR - CKG/ICS - PRIMARY	140,318.73		140,318.73
1060	TRI CITY NATIONAL BANK - MM - RESERVE		284,800.69	284,800.69
1061	TRI CITY NATIONAL BANK - MM - RESERVE		1,055.07	1,055.07
1100	TRI CITY NTL BANK - CD - 7/16/26 3.44%		24,068.80	24,068.80
1101	TRI CITY NTL BANK - CD - 7/16/26 3.44%		30,086.00	30,086.00
		140,318.73	340,010.56	480,329.29
ACCOUNTS RECEIVABLE				
1210	ASSESSMENTS	12,260.74		12,260.74
1220	SPECIAL ASSESSMENT-RSV PROJECTS		600.00	600.00
1230	SPECIAL ASSESSMENTS		2,109.77	2,109.77
1240	ASSESSMENTS - MISCELLANEOUS	1,250.00		1,250.00
		13,510.74	2,709.77	16,220.51
PREPAID ASSETS				
1378	PREPAID RESERVES	3,333.37		3,333.37
		3,333.37	0.00	3,333.37
		157,162.84	342,720.33	499,883.17
TOTAL ASSETS				

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	OPERATING	RESERVE	TOTAL
CURRENT LIABILITIES			
2010 ACCOUNTS PAYABLE	973.10		973.10
2020 ACCRUED ESTIMATED EXPENSES	10,908.30		10,908.30
2130 PREPAID ASSESSMENTS	16,898.66		16,898.66
2132 PREPAID SPECIAL ASSESSMENT RESERVES		284.11	284.11
	28,780.06	284.11	29,064.17
RESTRICTED EQUITY - RESERVES			
2215 RESERVES - INTEREST		154.81	154.81
2251 RESERVES - PARKING		25,048.84	25,048.84
2270 RESERVES - REPLACEMENT		313,899.20	313,899.20
2275 RESERVES - CAPITAL IMPROVEMENTS SPENT FROM RESERVES		3,333.37	3,333.37
	0.00	342,436.22	342,436.22
OPERATING EQUITY			
2650 PRIOR YEAR SURPLUS (DEFICIT)	127,162.30		127,162.30
2670 CURRENT YEAR SURPLUS (DEFICIT)	1,220.48		1,220.48
	128,382.78	0.00	128,382.78
TOTAL LIABILITIES & EQUITY	157,162.84	342,720.33	499,883.17

MARINA CLIFF - PHASE I INC
REVENUE & EXPENSE BUDGET COMPARISON REPORT
JANUARY 2026

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	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	1 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
INCOME							

OPERATING INCOME							

4020 ASSESSMENTS - MONTHLY	23,698.00	23,698.00	0.00	23,698.00	23,698.00	0.00	284,376
4040 SPECIAL ASSESSMENTS-RSV PROJECTS	0.00	0.00	0.00	0.00	0.00	0.00	40,000
4060 LATE CHARGES	350.00	0.00	350.00	350.00	0.00	350.00	0
4292 COVENANT VIOLATION FINES	250.00	0.00	250.00	250.00	0.00	250.00	0
4340 INTEREST - RESERVES	154.81	0.00	154.81	154.81	0.00	154.81	0
4350 INTEREST ALLOC TO RESERVES	-154.81	0.00	-154.81	-154.81	0.00	-154.81	0
4461 PRIOR YEAR SURPLUS CARRYOVER	0.00	2,474.37	-2,474.37	0.00	2,474.37	-2,474.37	29,692

4970	24,298.00	26,172.37	-1,874.37	24,298.00	26,172.37	-1,874.37	354,068

4980 TOTAL INCOME	24,298.00	26,172.37	-1,874.37	24,298.00	26,172.37	-1,874.37	354,068

EXPENSES							

BUILDING MAINTENANCE							

5010 BUILDING MAINTENANCE	0.00	453.35	-453.35	0.00	453.35	-453.35	5,439
5020 ROOF REPAIRS	0.00	416.63	-416.63	0.00	416.63	-416.63	5,000
5038 BASEMENT REPAIRS	0.00	1,666.63	-1,666.63	0.00	1,666.63	-1,666.63	20,000
5060 PLUMBING REPAIRS	0.00	150.00	-150.00	0.00	150.00	-150.00	1,800
5111 GUTTER CLEANING	0.00	100.00	-100.00	0.00	100.00	-100.00	1,200
5186 EXTERMINATING	0.00	41.63	-41.63	0.00	41.63	-41.63	500
5280 TRASH REMOVAL	526.98	541.63	-14.65	526.98	541.63	-14.65	6,500

MARINA CLIFF - PHASE I INC
REVENUE & EXPENSE BUDGET COMPARISON REPORT
JANUARY 2026

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	1 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
5799	526.98	3,369.87	-2,842.89	526.98	3,369.87	-2,842.89	40,439
GROUNDS MAINTENANCE							
6040 CONTRACTED LAWN SERVICE	0.00	2,533.37	-2,533.37	0.00	2,533.37	-2,533.37	30,400
6045 ADDITIONAL LANDSCAPE	953.10	333.37	619.73	953.10	333.37	619.73	4,000
6353 SNOW SERVICES	5,749.83	2,958.37	2,791.46	5,749.83	2,958.37	2,791.46	35,500
6599	6,702.93	5,825.11	877.82	6,702.93	5,825.11	877.82	69,900
UTILITIES							
7910 ELECTRIC	229.13	229.13	0.00	229.13	229.13	0.00	2,750
7920 WATER/SEWER	6,250.00	6,250.00	0.00	6,250.00	6,250.00	0.00	75,000
7921 UTILITY REIMBURSEMENT	0.00	208.37	-208.37	0.00	208.37	-208.37	2,500
7999	6,479.13	6,687.50	-208.37	6,479.13	6,687.50	-208.37	80,250
ADMINISTRATIVE							
8020 MANAGEMENT FEE	1,889.02	1,889.02	0.00	1,889.02	1,889.02	0.00	22,668
8040 POSTAGE	36.10	41.63	- 5.53	36.10	41.63	- 5.53	500
8060 COPIES/PRINTING/SUPPLIES	195.50	166.63	28.87	195.50	166.63	28.87	2,000
8069 TECHNOLOGY FEE	25.00	25.00	0.00	25.00	25.00	0.00	300
8080 CPA SERVICES	0.00	16.63	- 16.63	0.00	16.63	- 16.63	200

MARINA CLIFF - PHASE 1 INC
REVENUE & EXPENSE BUDGET COMPARISON REPORT
JANUARY 2026

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	1 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
9980 TOTAL EXPENSES	23,077.52	26,172.26	-3,094.74	23,077.52	26,172.26	-3,094.74	354,068
9990 GAIN (LOSS)	1,220.48	0.11	(1,220.37)	1,220.48	0.11	(1,220.37)	0