

Marina Villas Year End Report

The following is a summary of Association activities, issues, and financial results for 2025.

Regarding real estate transactions, 4 units changed ownership during the year. At year-end, we have 21 full time and 27 part time residents. Of the 27 part time owners, 10 actively rent their units. Currently, one unit is for sale and is under contract as we write.

It was an active year for building and grounds maintenance. During 2025 we:

- Completed painting of the final 4 buildings in this cycle. All 12 buildings have now been painted over the past three years.
- Our parking and roadway asphalt was treated to extend time between repaving.
- Re-lined parking spaces
- Sidewalks and front decks were pressure washed.
- Rebuilt chimney chases on 3 buildings as part of our ongoing replacement program.
- Maintained/upgraded grounds with routine tree removal and mulch application.
- Performed major maintenance or rebuild of 3 rear decks.

The deck repairs brought to light the ongoing issue we face with owner installed improvements to our common areas and led the Board to propose amendment of our Master Deed to clearly reflect that owner installed improvements even when approved, are the responsibility of the individual owner. At the time of this writing, we have not yet received sufficient votes to constitute a quorum and have recently sent out a final reminder for owners to return their ballots. Results will be shared when the vote is finally concluded later this month.

From a financial perspective, we ended 2025 with total cash balance of \$55,675. This is roughly \$4,000 below budget and \$30,00 below year-end 2024. The year-over-year decrease being primarily attributable to our early retirement of \$35,000 of the remaining balance on the loan we took for our bridges in 2021. This early payment saves approximately \$4,500 of interest expense over the remaining life of the loan. The loan now has two years of remaining payments, with the final lump sum of about \$14,00 due in January of 2028.

Spending on capital repairs exceeded budget by about \$33,000 driven by the unbudgeted deck repairs and higher than forecast cost for chimney rebuilds. This

was partly offset by a \$15,000 favorable variance on regular operating expenses and slightly above budget revenue due to early payment of assessments and higher than anticipated transfer fee collections.

As was communicated at the time of our Annual Meeting in November, our operating and capital assessments have been adjusted to reflect ongoing spending demands. The new assessment structure is \$725/quarter for operations and \$525/quarter for capital repairs.

Looking ahead to 2026, major spending will be driven largely by the first phase of a four-year project to replace gutters and downspouts which is a critical need for us. Other items budgeted for the coming year include roof treatment to remove algae stains and extend shingle life, rebuilding of “moat” stairways, and landscaping projects focused on drainage remediation and improvement.

In closing we'd like to remind owners to use the portal on our website to submit maintenance and renovation requests. Renovation requests are required and critical for us to track changes owners want to make to windows/doors, plumbing, electrical circuits, and load bearing walls and anytime you want to make changes to exterior common areas. Tracking renovations helps us ensure that the value of our Marina Villas property is maintained.

Thank you for your ongoing support,

Your Marina Villas Association Board