



Seacrest

---

S E R V I C E S I N C .

Canterbury F Condominium  
Association Inc.

04/30/2026

Financials

*“Leading your community into the future”*

# Canterbury F Condominium Association Inc.

Balance Sheet as of 4/30/2026

	Operating	Reserve	Total
<b>Assets</b>			
<b>Assets</b>			
1001 - Valley National Bank Operating	\$8,538.41		\$8,538.41
1301 - Valley National Bank Reserves		\$70,217.95	\$70,217.95
1400 - Maintenance Receivable	\$982.66		\$982.66
<b>Total Assets</b>	<b>\$9,521.07</b>	<b>\$70,217.95</b>	<b>\$79,739.02</b>
<b>Total Assets</b>	<b>\$9,521.07</b>	<b>\$70,217.95</b>	<b>\$79,739.02</b>
<b>Liabilities / Equity</b>			
<b>Liabilities</b>			
2000 - Accounts Payable	\$2,041.10		\$2,041.10
2200 - Prepaid Maintenance	\$769.36		\$769.36
<b>Total Liabilities</b>	<b>\$2,810.46</b>		<b>\$2,810.46</b>
<b>Reserves</b>			
3000 - General Reserves		\$63,036.59	\$63,036.59
3540 - Laundry Equipment Reserve		\$2,391.61	\$2,391.61
3890 - Interest on Reserves		\$4,789.75	\$4,789.75
<b>Total Reserves</b>		<b>\$70,217.95</b>	<b>\$70,217.95</b>
<b>Equity</b>			
3900 - Fund Balance	\$705.24		\$705.24
3990 - Current Surplus / Deficit	\$6,005.37		\$6,005.37
<b>Total Equity</b>	<b>\$6,710.61</b>		<b>\$6,710.61</b>
<b>Total Liabilities / Equity</b>	<b>\$9,521.07</b>	<b>\$70,217.95</b>	<b>\$79,739.02</b>

# Canterbury F Condominium Association Inc.

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
4000 - Maintenance Income	10,150.88	10,150.98	(.10)	40,603.52	40,603.92	(.40)	121,811.72
4100 - Late Fees	100.00	-	100.00	175.00	-	175.00	-
4150 - Interest on Assessments	1.07	-	1.07	2.00	-	2.00	-
4250 - Legal Admin Fees	50.00	-	50.00	50.00	-	50.00	-
4500 - Application / Screening Fees	-	-	-	150.00	-	150.00	-
4950 - Interest Income	.06	-	.06	.21	-	.21	-
<b>Total Income</b>	<b>10,302.01</b>	<b>10,150.98</b>	<b>151.03</b>	<b>40,980.73</b>	<b>40,603.92</b>	<b>376.81</b>	<b>121,811.72</b>
<b>Total Income</b>	<b>10,302.01</b>	<b>10,150.98</b>	<b>151.03</b>	<b>40,980.73</b>	<b>40,603.92</b>	<b>376.81</b>	<b>121,811.72</b>

## Operating Expense

### Administrative Expenses

5145 - Div FL Condominiums	-	8.00	8.00	104.00	32.00	(72.00)	96.00
5150 - FL State Annual Report	-	5.08	5.08	122.50	20.32	(102.18)	61.00
5300 - Legal Fees	1,645.00	183.33	(1,461.67)	2,310.00	733.32	(1,576.68)	2,199.96
5500 - Miscellaneous	175.00	508.33	333.33	432.61	2,033.32	1,600.71	6,099.96
5700 - SSI - Management Contract	214.79	214.79	-	859.16	859.16	-	2,577.53
5770 - UCO General	-	425.08	425.08	1,275.53	1,700.32	424.79	5,101.00
5771 - UCO Transportation	-	442.25	442.25	1,326.78	1,769.00	442.22	5,307.00
5772 - UCO Security	-	400.17	400.17	1,200.42	1,600.68	400.26	4,802.00
5773 - UCO Cable TV	-	1,061.33	1,061.33	3,183.96	4,245.32	1,061.36	12,736.00
5774 - UCO Irrigation	-	88.17	88.17	264.42	352.68	88.26	1,058.00
5775 - UCO Ambulance	-	37.67	37.67	113.10	150.68	37.58	452.00
5777 - UCO Reserve Funding	-	137.00	137.00	411.06	548.00	136.94	1,644.00
5900 - Insurance	2,702.47	2,782.92	80.45	10,809.88	11,131.68	321.80	33,395.00
<b>Total Administrative Expenses</b>	<b>4,737.26</b>	<b>6,294.12</b>	<b>1,556.86</b>	<b>22,413.42</b>	<b>25,176.48</b>	<b>2,763.06</b>	<b>75,529.45</b>

### Utilities

6000 - Electricity	96.74	100.00	3.26	411.52	400.00	(11.52)	1,200.00
6200 - Water & Sewer	110.07	116.67	6.60	440.28	466.68	26.40	1,400.00
6600 - Dumpster Rental	25.84	33.33	7.49	103.36	133.32	29.96	400.00
<b>Total Utilities</b>	<b>232.65</b>	<b>250.00</b>	<b>17.35</b>	<b>955.16</b>	<b>1,000.00</b>	<b>44.84</b>	<b>3,000.00</b>

### Grounds Maintenance

7951 - Pest Control - Termite	-	82.08	82.08	-	328.32	328.32	985.00
7952 - Pest Control-Animal	-	26.00	26.00	-	104.00	104.00	312.00
<b>Total Grounds Maintenance</b>	<b>-</b>	<b>108.08</b>	<b>108.08</b>	<b>-</b>	<b>432.32</b>	<b>432.32</b>	<b>1,297.00</b>

### Facilities

8400 - Building Repairs & Maintenance	-	500.00	500.00	1,000.00	2,000.00	1,000.00	6,000.00
8459 - Fire Equipment Maintenance	256.10	33.33	(222.77)	256.10	133.32	(122.78)	400.00
8470 - Interior-Pest Control	140.00	130.00	(10.00)	560.00	520.00	(40.00)	1,560.00
8485 - SSI - Maintenance Contract	1,284.36	1,284.36	-	5,137.44	5,137.44	-	15,412.31

# Canterbury F Condominium Association Inc.

## Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
<b>Total Facilities</b>	1,680.46	1,947.69	267.23	6,953.54	7,790.76	837.22	23,372.31
<b>Reserve Contributions</b>							
9541 - Laundry Room Reserve	-	100.00	100.00	300.00	400.00	100.00	1,200.00
9820 - Capital Improvements	-	1,451.08	1,451.08	4,353.24	5,804.32	1,451.08	17,412.96
<b>Total Reserve Contributions</b>	-	<b>1,551.08</b>	<b>1,551.08</b>	<b>4,653.24</b>	<b>6,204.32</b>	<b>1,551.08</b>	<b>18,612.96</b>
<b>Total Expense</b>	<b>6,650.37</b>	<b>10,150.97</b>	<b>3,500.60</b>	<b>34,975.36</b>	<b>40,603.88</b>	<b>5,628.52</b>	<b>121,811.72</b>
<b>Operating Net Total</b>	<b>3,651.64</b>	<b>.01</b>	<b>3,651.63</b>	<b>6,005.37</b>	<b>.04</b>	<b>6,005.33</b>	<b>-</b>
<b>Net Total</b>	<b>3,651.64</b>	<b>.01</b>	<b>3,651.63</b>	<b>6,005.37</b>	<b>.04</b>	<b>6,005.33</b>	<b>-</b>