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

Canterbury F Condominium
Association Inc.

09/30/2025

Financials

“Leading your community into the future”

Canterbury F Condominium Association Inc.

Balance Sheet as of 9/30/2025

	Operating	Reserve	Total
Assets			
Assets			
1001 - Valley National Bank Operating	\$3,269.91		\$3,269.91
1301 - Valley National Bank Reserves		\$63,536.62	\$63,536.62
1400 - Maintenance Receivable	\$652.76		\$652.76
Total Assets	\$3,922.67	\$63,536.62	\$67,459.29
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Total Assets	\$3,922.67	\$63,536.62	\$67,459.29
Liabilities / Equity			
Liabilities			
2200 - Prepaid Maintenance	\$696.66		\$696.66
Total Liabilities	\$696.66		\$696.66
Reserves			
3000 - General Reserves		\$57,613.79	\$57,613.79
3540 - Laundry Equipment Reserve		\$1,860.61	\$1,860.61
3890 - Interest on Reserves		\$4,062.22	\$4,062.22
Total Reserves		\$63,536.62	\$63,536.62
Equity			
3900 - Fund Balance	\$6,285.97		\$6,285.97
3990 - Current Surplus / Deficit	(\$3,059.96)		(\$3,059.96)
Total Equity	\$3,226.01		\$3,226.01
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Total Liabilities / Equity	\$3,922.67	\$63,536.62	\$67,459.29

Canterbury F Condominium Association Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Maintenance Income	9,730.58	9,730.63	(.05)	87,575.22	87,575.67	(.45)	116,767.56
4950 - Interest Income	.53	-	.53	21.44	-	21.44	-
Total Income	9,731.11	9,730.63	.48	87,596.66	87,575.67	20.99	116,767.56
Total Income	9,731.11	9,730.63	.48	87,596.66	87,575.67	20.99	116,767.56
Operating Expense							
Administrative Expenses							
5145 - Div FL Condominiums	-	8.00	8.00	104.00	72.00	(32.00)	96.00
5150 - FL State Annual Report	-	5.08	5.08	61.25	45.72	(15.53)	61.00
5300 - Legal Fees	-	-	-	1,074.10	-	(1,074.10)	-
5500 - Miscellaneous	26.96	110.42	83.46	1,770.82	993.78	(777.04)	1,325.00
5700 - SSI - Management Contract	202.64	202.64	-	1,823.76	1,823.76	-	2,431.64
5770 - UCO General	-	406.67	406.67	3,659.76	3,660.03	.27	4,880.00
5771 - UCO Transportation	-	432.92	432.92	3,896.10	3,896.28	.18	5,195.00
5772 - UCO Security	-	400.17	400.17	3,601.26	3,601.53	.27	4,802.00
5773 - UCO Cable TV	-	1,061.33	1,061.33	9,551.88	9,551.97	.09	12,736.00
5774 - UCO Irrigation	-	87.33	87.33	786.24	785.97	(.27)	1,048.00
5775 - UCO Ambulance	-	37.67	37.67	339.30	339.03	(.27)	452.00
5777 - UCO Reserve Funding	-	248.33	248.33	2,234.70	2,234.97	.27	2,980.00
5900 - Insurance	3,550.49	3,485.58	(64.91)	30,770.92	31,370.22	599.30	41,827.00
Total Administrative Expenses	3,780.09	6,486.14	2,706.05	59,674.09	58,375.26	(1,298.83)	77,833.64
Utilities							
6000 - Electricity	93.61	91.67	(1.94)	801.48	825.03	23.55	1,100.00
6200 - Water & Sewer	101.83	108.33	6.50	907.83	974.97	67.14	1,300.00
6600 - Dumpster Rental	25.84	33.33	7.49	232.56	299.97	67.41	400.00
Total Utilities	221.28	233.33	12.05	1,941.87	2,099.97	158.10	2,800.00
Grounds Maintenance							
7951 - Pest Control - Termite	-	82.08	82.08	465.00	738.72	273.72	985.00
7952 - Pest Control-Animal	-	26.00	26.00	-	234.00	234.00	312.00
Total Grounds Maintenance	-	108.08	108.08	465.00	972.72	507.72	1,297.00
Facilities							
8400 - Building Repairs & Maintenance	-	200.00	200.00	4,485.00	1,800.00	(2,685.00)	2,400.00
8459 - Fire Equipment Maintenance	-	33.33	33.33	113.00	299.97	186.97	400.00
8470 - Interior-Pest Control	140.00	130.00	(10.00)	1,120.00	1,170.00	50.00	1,560.00
8485 - SSI - Maintenance Contract	1,211.66	1,211.66	-	10,904.94	10,904.94	-	14,539.92
Total Facilities	1,351.66	1,574.99	223.33	16,622.94	14,174.91	(2,448.03)	18,899.92
Reserve Contributions							
9541 - Laundry Room Reserve	87.00	77.00	(10.00)	693.00	693.00	-	924.00

Canterbury F Condominium Association Inc.

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
9820 - Capital Improvements	1,241.08	1,251.08	10.00	11,259.72	11,259.72	-	15,013.00
Total Reserve Contributions	1,328.08	1,328.08	-	11,952.72	11,952.72	-	15,937.00
Total Expense	6,681.11	9,730.62	3,049.51	90,656.62	87,575.58	(3,081.04)	116,767.56
Operating Net Total	3,050.00	.01	3,049.99	(3,059.96)	.09	(3,060.05)	-
Net Total	3,050.00	.01	3,049.99	(3,059.96)	.09	(3,060.05)	-