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

Canterbury F Condominium
Association Inc.

07/31/2025

Financials

“Leading your community into the future”

Canterbury F Condominium Association Inc.

Balance Sheet as of 7/31/2025

	Operating	Reserve	Total
Assets			
Assets			
1001 - Valley National Bank Operating	\$185.39		\$185.39
1301 - Valley National Bank Reserves		\$60,642.24	\$60,642.24
1400 - Maintenance Receivable	\$1,060.54		\$1,060.54
1937 - Suspense Account	(\$190.00)		(\$190.00)
Total Assets	\$1,055.93	\$60,642.24	\$61,698.17
Total Assets	\$1,055.93	\$60,642.24	\$61,698.17
Liabilities / Equity			
Liabilities			
2200 - Prepaid Maintenance	\$686.66		\$686.66
Total Liabilities	\$686.66		\$686.66
Reserves			
3000 - General Reserves		\$55,111.63	\$55,111.63
3540 - Laundry Equipment Reserve		\$1,706.61	\$1,706.61
3890 - Interest on Reserves		\$3,824.00	\$3,824.00
Total Reserves		\$60,642.24	\$60,642.24
Equity			
3900 - Fund Balance	\$6,285.97		\$6,285.97
3990 - Current Surplus / Deficit	(\$5,916.70)		(\$5,916.70)
Total Equity	\$369.27		\$369.27
Total Liabilities / Equity	\$1,055.93	\$60,642.24	\$61,698.17

Canterbury F Condominium Association Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	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)	68,114.06	68,114.41	(.35)	116,767.56
4950 - Interest Income	.94	-	.94	20.30	-	20.30	-
Total Income	9,731.52	9,730.63	.89	68,134.36	68,114.41	19.95	116,767.56
Total Income	9,731.52	9,730.63	.89	68,134.36	68,114.41	19.95	116,767.56
Operating Expense							
Administrative Expenses							
5145 - Div FL Condominiums	-	8.00	8.00	104.00	56.00	(48.00)	96.00
5150 - FL State Annual Report	-	5.08	5.08	61.25	35.56	(25.69)	61.00
5300 - Legal Fees	-	-	-	1,074.10	-	(1,074.10)	-
5500 - Miscellaneous	-	110.42	110.42	336.38	772.94	436.56	1,325.00
5700 - SSI - Management Contract	202.64	202.64	-	1,418.48	1,418.48	-	2,431.64
5770 - UCO General	1,219.92	406.67	(813.25)	3,659.76	2,846.69	(813.07)	4,880.00
5771 - UCO Transportation	1,298.70	432.92	(865.78)	3,896.10	3,030.44	(865.66)	5,195.00
5772 - UCO Security	1,200.42	400.17	(800.25)	3,601.26	2,801.19	(800.07)	4,802.00
5773 - UCO Cable TV	3,183.96	1,061.33	(2,122.63)	9,551.88	7,429.31	(2,122.57)	12,736.00
5774 - UCO Irrigation	262.08	87.33	(174.75)	786.24	611.31	(174.93)	1,048.00
5775 - UCO Ambulance	113.10	37.67	(75.43)	339.30	263.69	(75.61)	452.00
5777 - UCO Reserve Funding	744.90	248.33	(496.57)	2,234.70	1,738.31	(496.39)	2,980.00
5900 - Insurance	3,550.49	3,485.58	(64.91)	23,839.01	24,399.06	560.05	41,827.00
Total Administrative Expenses	11,776.21	6,486.14	(5,290.07)	50,902.46	45,402.98	(5,499.48)	77,833.64
Utilities							
6000 - Electricity	85.64	91.67	6.03	622.37	641.69	19.32	1,100.00
6200 - Water & Sewer	101.83	108.33	6.50	704.17	758.31	54.14	1,300.00
6600 - Dumpster Rental	25.84	33.33	7.49	180.88	233.31	52.43	400.00
Total Utilities	213.31	233.33	20.02	1,507.42	1,633.31	125.89	2,800.00
Grounds Maintenance							
7951 - Pest Control - Termites	-	82.08	82.08	-	574.56	574.56	985.00
7952 - Pest Control-Animal	-	26.00	26.00	-	182.00	182.00	312.00
Total Grounds Maintenance	-	108.08	108.08	-	756.56	756.56	1,297.00
Facilities							
8400 - Building Repairs & Maintenance	1,860.00	200.00	(1,660.00)	2,910.00	1,400.00	(1,510.00)	2,400.00
8459 - Fire Equipment Maintenance	-	33.33	33.33	113.00	233.31	120.31	400.00
8470 - Interior-Pest Control	-	130.00	130.00	840.00	910.00	70.00	1,560.00
8485 - SSI - Maintenance Contract	1,211.66	1,211.66	-	8,481.62	8,481.62	-	14,539.92
Total Facilities	3,071.66	1,574.99	(1,496.67)	12,344.62	11,024.93	(1,319.69)	18,899.92
Reserve Contributions							
9541 - Laundry Room Reserve	77.00	77.00	-	529.00	539.00	10.00	924.00

Canterbury F Condominium Association Inc.

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
9820 - Capital Improvements	1,251.08	1,251.08	-	8,767.56	8,757.56	(10.00)	15,013.00
Total Reserve Contributions	1,328.08	1,328.08	-	9,296.56	9,296.56	-	15,937.00
Total Expense	16,389.26	9,730.62	(6,658.64)	74,051.06	68,114.34	(5,936.72)	116,767.56
Operating Net Total	(6,657.74)	.01	(6,657.75)	(5,916.70)	.07	(5,916.77)	-
Net Total	(6,657.74)	.01	(6,657.75)	(5,916.70)	.07	(5,916.77)	-