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

Canterbury F Condominium  
Association Inc.

08/31/2025

Financials

*“Leading your community into the future”*

# Canterbury F Condominium Association Inc.

Balance Sheet as of 8/31/2025

	Operating	Reserve	Total
<b>Assets</b>			
<b>Assets</b>			
1001 - Valley National Bank Operating	\$1,817.39		\$1,817.39
1301 - Valley National Bank Reserves		\$62,095.10	\$62,095.10
1400 - Maintenance Receivable	\$652.76		\$652.76
1937 - Suspense Account	(\$190.00)		(\$190.00)
<b>Total Assets</b>	<b>\$2,280.15</b>	<b>\$62,095.10</b>	<b>\$64,375.25</b>
<b>Total Assets</b>	<b>\$2,280.15</b>	<b>\$62,095.10</b>	<b>\$64,375.25</b>
<b>Liabilities / Equity</b>			
<b>Liabilities</b>			
2000 - Accounts Payable	\$1,407.48		\$1,407.48
2200 - Prepaid Maintenance	\$696.66		\$696.66
<b>Total Liabilities</b>	<b>\$2,104.14</b>		<b>\$2,104.14</b>
<b>Reserves</b>			
3000 - General Reserves		\$56,362.71	\$56,362.71
3540 - Laundry Equipment Reserve		\$1,783.61	\$1,783.61
3890 - Interest on Reserves		\$3,948.78	\$3,948.78
<b>Total Reserves</b>		<b>\$62,095.10</b>	<b>\$62,095.10</b>
<b>Equity</b>			
3900 - Fund Balance	\$6,285.97		\$6,285.97
3990 - Current Surplus / Deficit	(\$6,109.96)		(\$6,109.96)
<b>Total Equity</b>	<b>\$176.01</b>		<b>\$176.01</b>
<b>Total Liabilities / Equity</b>	<b>\$2,280.15</b>	<b>\$62,095.10</b>	<b>\$64,375.25</b>

# Canterbury F Condominium Association Inc.

## Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
4000 - Maintenance Income	9,730.58	9,730.63	(.05)	77,844.64	77,845.04	(.40)	116,767.56
4950 - Interest Income	.61	-	.61	20.91	-	20.91	-
<b>Total Income</b>	<b>9,731.19</b>	<b>9,730.63</b>	<b>.56</b>	<b>77,865.55</b>	<b>77,845.04</b>	<b>20.51</b>	<b>116,767.56</b>
<b>Total Income</b>	<b>9,731.19</b>	<b>9,730.63</b>	<b>.56</b>	<b>77,865.55</b>	<b>77,845.04</b>	<b>20.51</b>	<b>116,767.56</b>
<b>Operating Expense</b>							
<b>Administrative Expenses</b>							
5145 - Div FL Condominiums	-	8.00	8.00	104.00	64.00	(40.00)	96.00
5150 - FL State Annual Report	-	5.08	5.08	61.25	40.64	(20.61)	61.00
5300 - Legal Fees	-	-	-	1,074.10	-	(1,074.10)	-
5500 - Miscellaneous	1,407.48	110.42	(1,297.06)	1,743.86	883.36	(860.50)	1,325.00
5700 - SSI - Management Contract	202.64	202.64	-	1,621.12	1,621.12	-	2,431.64
5770 - UCO General	-	406.67	406.67	3,659.76	3,253.36	(406.40)	4,880.00
5771 - UCO Transportation	-	432.92	432.92	3,896.10	3,463.36	(432.74)	5,195.00
5772 - UCO Security	-	400.17	400.17	3,601.26	3,201.36	(399.90)	4,802.00
5773 - UCO Cable TV	-	1,061.33	1,061.33	9,551.88	8,490.64	(1,061.24)	12,736.00
5774 - UCO Irrigation	-	87.33	87.33	786.24	698.64	(87.60)	1,048.00
5775 - UCO Ambulance	-	37.67	37.67	339.30	301.36	(37.94)	452.00
5777 - UCO Reserve Funding	-	248.33	248.33	2,234.70	1,986.64	(248.06)	2,980.00
5900 - Insurance	3,381.42	3,485.58	104.16	27,220.43	27,884.64	664.21	41,827.00
<b>Total Administrative Expenses</b>	<b>4,991.54</b>	<b>6,486.14</b>	<b>1,494.60</b>	<b>55,894.00</b>	<b>51,889.12</b>	<b>(4,004.88)</b>	<b>77,833.64</b>
<b>Utilities</b>							
6000 - Electricity	85.50	91.67	6.17	707.87	733.36	25.49	1,100.00
6200 - Water & Sewer	101.83	108.33	6.50	806.00	866.64	60.64	1,300.00
6600 - Dumpster Rental	25.84	33.33	7.49	206.72	266.64	59.92	400.00
<b>Total Utilities</b>	<b>213.17</b>	<b>233.33</b>	<b>20.16</b>	<b>1,720.59</b>	<b>1,866.64</b>	<b>146.05</b>	<b>2,800.00</b>
<b>Grounds Maintenance</b>							
7951 - Pest Control - Termite	465.00	82.08	(382.92)	465.00	656.64	191.64	985.00
7952 - Pest Control-Animal	-	26.00	26.00	-	208.00	208.00	312.00
<b>Total Grounds Maintenance</b>	<b>465.00</b>	<b>108.08</b>	<b>(356.92)</b>	<b>465.00</b>	<b>864.64</b>	<b>399.64</b>	<b>1,297.00</b>
<b>Facilities</b>							
8400 - Building Repairs & Maintenance	1,575.00	200.00	(1,375.00)	4,485.00	1,600.00	(2,885.00)	2,400.00
8459 - Fire Equipment Maintenance	-	33.33	33.33	113.00	266.64	153.64	400.00
8470 - Interior-Pest Control	140.00	130.00	(10.00)	980.00	1,040.00	60.00	1,560.00
8485 - SSI - Maintenance Contract	1,211.66	1,211.66	-	9,693.28	9,693.28	-	14,539.92
<b>Total Facilities</b>	<b>2,926.66</b>	<b>1,574.99</b>	<b>(1,351.67)</b>	<b>15,271.28</b>	<b>12,599.92</b>	<b>(2,671.36)</b>	<b>18,899.92</b>
<b>Reserve Contributions</b>							
9541 - Laundry Room Reserve	77.00	77.00	-	606.00	616.00	10.00	924.00

# Canterbury F Condominium Association Inc.

## Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
9820 - Capital Improvements	1,251.08	1,251.08	-	10,018.64	10,008.64	(10.00)	15,013.00
<b>Total Reserve Contributions</b>	<b>1,328.08</b>	<b>1,328.08</b>	-	<b>10,624.64</b>	<b>10,624.64</b>	-	<b>15,937.00</b>
<b>Total Expense</b>	<b>9,924.45</b>	<b>9,730.62</b>	<b>(193.83)</b>	<b>83,975.51</b>	<b>77,844.96</b>	<b>(6,130.55)</b>	<b>116,767.56</b>
<b>Operating Net Total</b>	<b>(193.26)</b>	<b>.01</b>	<b>(193.27)</b>	<b>(6,109.96)</b>	<b>.08</b>	<b>(6,110.04)</b>	-
<b>Net Total</b>	<b>(193.26)</b>	<b>.01</b>	<b>(193.27)</b>	<b>(6,109.96)</b>	<b>.08</b>	<b>(6,110.04)</b>	-