



Seacrest

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

Canterbury F Condominium
Association Inc.

06/30/2025

Financials

“Leading your community into the future”

Canterbury F Condominium Association Inc.

Balance Sheet as of 6/30/2025

	Operating	Reserve	Total
Assets			
Assets			
1001 - Valley National Bank Operating	\$5,804.28		\$5,804.28
1301 - Valley National Bank Reserves		\$59,192.42	\$59,192.42
1400 - Maintenance Receivable	\$1,424.80		\$1,424.80
1937 - Suspense Account	(\$190.00)		(\$190.00)
Total Assets	\$7,039.08	\$59,192.42	\$66,231.50
Total Assets	\$7,039.08	\$59,192.42	\$66,231.50
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$7.68		\$7.68
2200 - Prepaid Maintenance	\$365.49		\$365.49
Total Liabilities	\$373.17		\$373.17
Reserves			
3000 - General Reserves		\$53,860.55	\$53,860.55
3540 - Laundry Equipment Reserve		\$1,629.61	\$1,629.61
3890 - Interest on Reserves		\$3,702.26	\$3,702.26
Total Reserves		\$59,192.42	\$59,192.42
Equity			
3900 - Fund Balance	\$6,285.97		\$6,285.97
3990 - Current Surplus / Deficit	\$379.94		\$379.94
Total Equity	\$6,665.91		\$6,665.91
Total Liabilities / Equity	\$7,039.08	\$59,192.42	\$66,231.50

Canterbury F Condominium Association Inc.

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	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)	58,383.48	58,383.78	(.30)	116,767.56
4950 - Interest Income	2.01	-	2.01	19.36	-	19.36	-
Total Income	9,732.59	9,730.63	1.96	58,402.84	58,383.78	19.06	116,767.56
Total Income	9,732.59	9,730.63	1.96	58,402.84	58,383.78	19.06	116,767.56
Operating Expense							
Administrative Expenses							
5145 - Div FL Condominiums	-	8.00	8.00	104.00	48.00	(56.00)	96.00
5150 - FL State Annual Report	-	5.08	5.08	61.25	30.48	(30.77)	61.00
5300 - Legal Fees	-	-	-	1,074.10	-	(1,074.10)	-
5500 - Miscellaneous	7.68	110.42	102.74	232.48	662.52	430.04	1,325.00
5700 - SSI - Management Contract	202.64	202.64	-	1,215.84	1,215.84	-	2,431.64
5770 - UCO General	-	406.67	406.67	2,439.84	2,440.02	.18	4,880.00
5771 - UCO Transportation	-	432.92	432.92	2,597.40	2,597.52	.12	5,195.00
5772 - UCO Security	-	400.17	400.17	2,400.84	2,401.02	.18	4,802.00
5773 - UCO Cable TV	-	1,061.33	1,061.33	6,367.92	6,367.98	.06	12,736.00
5774 - UCO Irrigation	-	87.33	87.33	524.16	523.98	(.18)	1,048.00
5775 - UCO Ambulance	-	37.67	37.67	226.20	226.02	(.18)	452.00
5777 - UCO Reserve Funding	-	248.33	248.33	1,489.80	1,489.98	.18	2,980.00
5900 - Insurance	3,381.42	3,485.58	104.16	20,288.52	20,913.48	624.96	41,827.00
Total Administrative Expenses	3,591.74	6,486.14	2,894.40	39,022.35	38,916.84	(105.51)	77,833.64
Utilities							
6000 - Electricity	98.40	91.67	(6.73)	536.73	550.02	13.29	1,100.00
6200 - Water & Sewer	101.83	108.33	6.50	602.34	649.98	47.64	1,300.00
6600 - Dumpster Rental	25.84	33.33	7.49	155.04	199.98	44.94	400.00
Total Utilities	226.07	233.33	7.26	1,294.11	1,399.98	105.87	2,800.00
Grounds Maintenance							
7951 - Pest Control - Termite	465.00	82.08	(382.92)	465.00	492.48	27.48	985.00
7952 - Pest Control-Animal	-	26.00	26.00	-	156.00	156.00	312.00
Total Grounds Maintenance	465.00	108.08	(356.92)	465.00	648.48	183.48	1,297.00
Facilities							
8400 - Building Repairs & Maintenance	-	200.00	200.00	1,050.00	1,200.00	150.00	2,400.00
8459 - Fire Equipment Maintenance	-	33.33	33.33	113.00	199.98	86.98	400.00
8470 - Interior-Pest Control	140.00	130.00	(10.00)	840.00	780.00	(60.00)	1,560.00
8485 - SSI - Maintenance Contract	1,211.66	1,211.66	-	7,269.96	7,269.96	-	14,539.92
Total Facilities	1,351.66	1,574.99	223.33	9,272.96	9,449.94	176.98	18,899.92
Reserve Contributions							
9541 - Laundry Room Reserve	77.00	77.00	-	452.00	462.00	10.00	924.00

Canterbury F Condominium Association Inc.

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
9820 - Capital Improvements	1,251.08	1,251.08	-	7,516.48	7,506.48	(10.00)	15,013.00
Total Reserve Contributions	1,328.08	1,328.08	-	7,968.48	7,968.48	-	15,937.00
Total Expense	6,962.55	9,730.62	2,768.07	58,022.90	58,383.72	360.82	116,767.56
Operating Net Total	2,770.04	.01	2,770.03	379.94	.06	379.88	-
Net Total	2,770.04	.01	2,770.03	379.94	.06	379.88	-