



Seacrest

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

Canterbury F Condominium
Association Inc.

11/30/2025

Financials

“Leading your community into the future”

Canterbury F Condominium Association Inc.

Balance Sheet as of 11/30/2025

	Operating	Reserve	Total
Assets			
Assets			
1001 - Valley National Bank Operating	\$6,929.21		\$6,929.21
1301 - Valley National Bank Reserves		\$66,420.99	\$66,420.99
1400 - Maintenance Receivable	\$2,052.76		\$2,052.76
Total Assets	\$8,981.97	\$66,420.99	\$75,402.96
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Total Assets	\$8,981.97	\$66,420.99	\$75,402.96
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$1,228.32		\$1,228.32
2200 - Prepaid Maintenance	\$696.66		\$696.66
Total Liabilities	\$1,924.98		\$1,924.98
Reserves			
3000 - General Reserves		\$60,115.95	\$60,115.95
3540 - Laundry Equipment Reserve		\$2,014.61	\$2,014.61
3890 - Interest on Reserves		\$4,290.43	\$4,290.43
Total Reserves		\$66,420.99	\$66,420.99
Equity			
3900 - Fund Balance	\$6,285.97		\$6,285.97
3990 - Current Surplus / Deficit	\$771.02		\$771.02
Total Equity	\$7,056.99		\$7,056.99
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Total Liabilities / Equity	\$8,981.97	\$66,420.99	\$75,402.96

Canterbury F Condominium Association Inc.

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	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)	107,036.38	107,036.93	(.55)	116,767.56
4100 - Late Fees	50.00	-	50.00	50.00	-	50.00	-
4950 - Interest Income	.33	-	.33	22.49	-	22.49	-
Total Income	9,780.91	9,730.63	50.28	107,108.87	107,036.93	71.94	116,767.56
Total Income	9,780.91	9,730.63	50.28	107,108.87	107,036.93	71.94	116,767.56
Operating Expense							
Administrative Expenses							
5145 - Div FL Condominiums	-	8.00	8.00	104.00	88.00	(16.00)	96.00
5150 - FL State Annual Report	-	5.08	5.08	61.25	55.88	(5.37)	61.00
5300 - Legal Fees	420.00	-	(420.00)	1,494.10	-	(1,494.10)	-
5500 - Miscellaneous	228.32	110.42	(117.90)	3,130.84	1,214.62	(1,916.22)	1,325.00
5700 - SSI - Management Contract	202.64	202.64	-	2,229.04	2,229.04	-	2,431.64
5770 - UCO General	-	406.67	406.67	3,659.76	4,473.37	813.61	4,880.00
5771 - UCO Transportation	-	432.92	432.92	3,896.10	4,762.12	866.02	5,195.00
5772 - UCO Security	-	400.17	400.17	3,601.26	4,401.87	800.61	4,802.00
5773 - UCO Cable TV	-	1,061.33	1,061.33	9,551.88	11,674.63	2,122.75	12,736.00
5774 - UCO Irrigation	-	87.33	87.33	786.24	960.63	174.39	1,048.00
5775 - UCO Ambulance	-	37.67	37.67	339.30	414.37	75.07	452.00
5777 - UCO Reserve Funding	-	248.33	248.33	2,234.70	2,731.63	496.93	2,980.00
5900 - Insurance	3,550.49	3,485.58	(64.91)	37,871.90	38,341.38	469.48	41,827.00
Total Administrative Expenses	4,401.45	6,486.14	2,084.69	68,960.37	71,347.54	2,387.17	77,833.64
Utilities							
6000 - Electricity	96.47	91.67	(4.80)	997.69	1,008.37	10.68	1,100.00
6200 - Water & Sewer	110.07	108.33	(1.74)	1,115.41	1,191.63	76.22	1,300.00
6600 - Dumpster Rental	25.84	33.33	7.49	284.24	366.63	82.39	400.00
Total Utilities	232.38	233.33	.95	2,397.34	2,566.63	169.29	2,800.00
Grounds Maintenance							
7951 - Pest Control - Termite	-	82.08	82.08	465.00	902.88	437.88	985.00
7952 - Pest Control-Animal	-	26.00	26.00	-	286.00	286.00	312.00
Total Grounds Maintenance	-	108.08	108.08	465.00	1,188.88	723.88	1,297.00
Facilities							
8400 - Building Repairs & Maintenance	(910.00)	200.00	1,110.00	4,925.00	2,200.00	(2,725.00)	2,400.00
8459 - Fire Equipment Maintenance	-	33.33	33.33	113.00	366.63	253.63	400.00
8470 - Interior-Pest Control	140.00	130.00	(10.00)	1,540.00	1,430.00	(110.00)	1,560.00
8485 - SSI - Maintenance Contract	1,211.66	1,211.66	-	13,328.26	13,328.26	-	14,539.92
Total Facilities	441.66	1,574.99	1,133.33	19,906.26	17,324.89	(2,581.37)	18,899.92
Reserve Contributions							

Canterbury F Condominium Association Inc.

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
9541 - Laundry Room Reserve	77.00	77.00	-	847.00	847.00	-	924.00
9820 - Capital Improvements	1,251.08	1,251.08	-	13,761.88	13,761.88	-	15,013.00
Total Reserve Contributions	1,328.08	1,328.08	-	14,608.88	14,608.88	-	15,937.00
Total Expense	6,403.57	9,730.62	3,327.05	106,337.85	107,036.82	698.97	116,767.56
Operating Net Total	3,377.34	.01	3,377.33	771.02	.11	770.91	-
Net Total	3,377.34	.01	3,377.33	771.02	.11	770.91	-