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

Canterbury F Condominium
Association Inc.

01/31/2026

Financials

“Leading your community into the future”

Canterbury F Condominium Association Inc.

Balance Sheet as of 1/31/2026

	Operating	Reserve	Total
Assets			
Assets			
1001 - Valley National Bank Operating	\$5,191.93		\$5,191.93
1301 - Valley National Bank Reserves		\$67,958.79	\$67,958.79
1400 - Maintenance Receivable	\$735.05		\$735.05
Total Assets	\$5,926.98	\$67,958.79	\$73,885.77
Total Assets	\$5,926.98	\$67,958.79	\$73,885.77
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$105.00		\$105.00
2200 - Prepaid Maintenance	\$10.05		\$10.05
Total Liabilities	\$115.05		\$115.05
Reserves			
3000 - General Reserves		\$61,367.03	\$61,367.03
3540 - Laundry Equipment Reserve		\$2,091.61	\$2,091.61
3890 - Interest on Reserves		\$4,500.15	\$4,500.15
Total Reserves		\$67,958.79	\$67,958.79
Equity			
3900 - Fund Balance	\$705.24		\$705.24
3990 - Current Surplus / Deficit	\$5,106.69		\$5,106.69
Total Equity	\$5,811.93		\$5,811.93
Total Liabilities / Equity	\$5,926.98	\$67,958.79	\$73,885.77

Canterbury F Condominium Association Inc.

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Maintenance Income	10,150.88	10,150.98	(.10)	10,150.88	10,150.98	(.10)	121,811.72
4950 - Interest Income	.07	-	.07	.07	-	.07	-
Total Income	10,150.95	10,150.98	(.03)	10,150.95	10,150.98	(.03)	121,811.72
Total Income	10,150.95	10,150.98	(.03)	10,150.95	10,150.98	(.03)	121,811.72

Operating Expense

Administrative Expenses

5145 - Div FL Condominiums	104.00	8.00	(96.00)	104.00	8.00	(96.00)	96.00
5150 - FL State Annual Report	61.25	5.08	(56.17)	61.25	5.08	(56.17)	61.00
5300 - Legal Fees	105.00	183.33	78.33	105.00	183.33	78.33	2,199.96
5500 - Miscellaneous	184.43	508.33	323.90	184.43	508.33	323.90	6,099.96
5700 - SSI - Management Contract	214.79	214.79	-	214.79	214.79	-	2,577.53
5770 - UCO General	-	425.08	425.08	-	425.08	425.08	5,101.00
5771 - UCO Transportation	-	442.25	442.25	-	442.25	442.25	5,307.00
5772 - UCO Security	-	400.17	400.17	-	400.17	400.17	4,802.00
5773 - UCO Cable TV	-	1,061.33	1,061.33	-	1,061.33	1,061.33	12,736.00
5774 - UCO Irrigation	-	88.17	88.17	-	88.17	88.17	1,058.00
5775 - UCO Ambulance	-	37.67	37.67	-	37.67	37.67	452.00
5777 - UCO Reserve Funding	-	137.00	137.00	-	137.00	137.00	1,644.00
5900 - Insurance	2,702.47	2,782.92	80.45	2,702.47	2,782.92	80.45	33,395.00
Total Administrative Expenses	3,371.94	6,294.12	2,922.18	3,371.94	6,294.12	2,922.18	75,529.45

Utilities

6000 - Electricity	112.05	100.00	(12.05)	112.05	100.00	(12.05)	1,200.00
6200 - Water & Sewer	110.07	116.67	6.60	110.07	116.67	6.60	1,400.00
6600 - Dumpster Rental	25.84	33.33	7.49	25.84	33.33	7.49	400.00
Total Utilities	247.96	250.00	2.04	247.96	250.00	2.04	3,000.00

Grounds Maintenance

7951 - Pest Control - Termite	-	82.08	82.08	-	82.08	82.08	985.00
7952 - Pest Control-Animal	-	26.00	26.00	-	26.00	26.00	312.00
Total Grounds Maintenance	-	108.08	108.08	-	108.08	108.08	1,297.00

Facilities

8400 - Building Repairs & Maintenance	-	500.00	500.00	-	500.00	500.00	6,000.00
8459 - Fire Equipment Maintenance	-	33.33	33.33	-	33.33	33.33	400.00
8470 - Interior-Pest Control	140.00	130.00	(10.00)	140.00	130.00	(10.00)	1,560.00
8485 - SSI - Maintenance Contract	1,284.36	1,284.36	-	1,284.36	1,284.36	-	15,412.31
Total Facilities	1,424.36	1,947.69	523.33	1,424.36	1,947.69	523.33	23,372.31

Reserve Contributions

9541 - Laundry Room Reserve	-	100.00	100.00	-	100.00	100.00	1,200.00
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Canterbury F Condominium Association Inc.

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
9820 - Capital Improvements	-	1,451.08	1,451.08	-	1,451.08	1,451.08	17,412.96
Total Reserve Contributions	-	1,551.08	1,551.08	-	1,551.08	1,551.08	18,612.96
Total Expense	5,044.26	10,150.97	5,106.71	5,044.26	10,150.97	5,106.71	121,811.72
Operating Net Total	5,106.69	.01	5,106.68	5,106.69	.01	5,106.68	-
Net Total	5,106.69	.01	5,106.68	5,106.69	.01	5,106.68	-