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

Canterbury F Condominium  
Association Inc.

10/31/2025

Financials

*“Leading your community into the future”*

# Canterbury F Condominium Association Inc.

Balance Sheet as of 10/31/2025

	Operating	Reserve	Total
<b>Assets</b>			
<b>Assets</b>			
1001 - Valley National Bank Operating	\$4,055.25		\$4,055.25
1301 - Valley National Bank Reserves		\$64,984.48	\$64,984.48
1400 - Maintenance Receivable	\$652.76		\$652.76
<b>Total Assets</b>	<b>\$4,708.01</b>	<b>\$64,984.48</b>	<b>\$69,692.49</b>
<b>Total Assets</b>	<b>\$4,708.01</b>	<b>\$64,984.48</b>	<b>\$69,692.49</b>
<b>Liabilities / Equity</b>			
<b>Liabilities</b>			
2000 - Accounts Payable	\$331.70		\$331.70
2200 - Prepaid Maintenance	\$696.66		\$696.66
<b>Total Liabilities</b>	<b>\$1,028.36</b>		<b>\$1,028.36</b>
<b>Reserves</b>			
3000 - General Reserves		\$58,864.87	\$58,864.87
3540 - Laundry Equipment Reserve		\$1,937.61	\$1,937.61
3890 - Interest on Reserves		\$4,182.00	\$4,182.00
<b>Total Reserves</b>		<b>\$64,984.48</b>	<b>\$64,984.48</b>
<b>Equity</b>			
3900 - Fund Balance	\$6,285.97		\$6,285.97
3990 - Current Surplus / Deficit	(\$2,606.32)		(\$2,606.32)
<b>Total Equity</b>	<b>\$3,679.65</b>		<b>\$3,679.65</b>
<b>Total Liabilities / Equity</b>	<b>\$4,708.01</b>	<b>\$64,984.48</b>	<b>\$69,692.49</b>

# Canterbury F Condominium Association Inc.

## Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	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)	97,305.80	97,306.30	(.50)	116,767.56
4950 - Interest Income	.72	-	.72	22.16	-	22.16	-
<b>Total Income</b>	<b>9,731.30</b>	<b>9,730.63</b>	<b>.67</b>	<b>97,327.96</b>	<b>97,306.30</b>	<b>21.66</b>	<b>116,767.56</b>
<b>Total Income</b>	<b>9,731.30</b>	<b>9,730.63</b>	<b>.67</b>	<b>97,327.96</b>	<b>97,306.30</b>	<b>21.66</b>	<b>116,767.56</b>
<b>Operating Expense</b>							
<b>Administrative Expenses</b>							
5145 - Div FL Condominiums	-	8.00	8.00	104.00	80.00	(24.00)	96.00
5150 - FL State Annual Report	-	5.08	5.08	61.25	50.80	(10.45)	61.00
5300 - Legal Fees	-	-	-	1,074.10	-	(1,074.10)	-
5500 - Miscellaneous	1,131.70	110.42	(1,021.28)	2,902.52	1,104.20	(1,798.32)	1,325.00
5700 - SSI - Management Contract	202.64	202.64	-	2,026.40	2,026.40	-	2,431.64
5770 - UCO General	-	406.67	406.67	3,659.76	4,066.70	406.94	4,880.00
5771 - UCO Transportation	-	432.92	432.92	3,896.10	4,329.20	433.10	5,195.00
5772 - UCO Security	-	400.17	400.17	3,601.26	4,001.70	400.44	4,802.00
5773 - UCO Cable TV	-	1,061.33	1,061.33	9,551.88	10,613.30	1,061.42	12,736.00
5774 - UCO Irrigation	-	87.33	87.33	786.24	873.30	87.06	1,048.00
5775 - UCO Ambulance	-	37.67	37.67	339.30	376.70	37.40	452.00
5777 - UCO Reserve Funding	-	248.33	248.33	2,234.70	2,483.30	248.60	2,980.00
5900 - Insurance	3,550.49	3,485.58	(64.91)	34,321.41	34,855.80	534.39	41,827.00
<b>Total Administrative Expenses</b>	<b>4,884.83</b>	<b>6,486.14</b>	<b>1,601.31</b>	<b>64,558.92</b>	<b>64,861.40</b>	<b>302.48</b>	<b>77,833.64</b>
<b>Utilities</b>							
6000 - Electricity	99.74	91.67	(8.07)	901.22	916.70	15.48	1,100.00
6200 - Water & Sewer	97.51	108.33	10.82	1,005.34	1,083.30	77.96	1,300.00
6600 - Dumpster Rental	25.84	33.33	7.49	258.40	333.30	74.90	400.00
<b>Total Utilities</b>	<b>223.09</b>	<b>233.33</b>	<b>10.24</b>	<b>2,164.96</b>	<b>2,333.30</b>	<b>168.34</b>	<b>2,800.00</b>
<b>Grounds Maintenance</b>							
7951 - Pest Control - Termite	-	82.08	82.08	465.00	820.80	355.80	985.00
7952 - Pest Control-Animal	-	26.00	26.00	-	260.00	260.00	312.00
<b>Total Grounds Maintenance</b>	<b>-</b>	<b>108.08</b>	<b>108.08</b>	<b>465.00</b>	<b>1,080.80</b>	<b>615.80</b>	<b>1,297.00</b>
<b>Facilities</b>							
8400 - Building Repairs & Maintenance	1,350.00	200.00	(1,150.00)	5,835.00	2,000.00	(3,835.00)	2,400.00
8459 - Fire Equipment Maintenance	-	33.33	33.33	113.00	333.30	220.30	400.00
8470 - Interior-Pest Control	280.00	130.00	(150.00)	1,400.00	1,300.00	(100.00)	1,560.00
8485 - SSI - Maintenance Contract	1,211.66	1,211.66	-	12,116.60	12,116.60	-	14,539.92
<b>Total Facilities</b>	<b>2,841.66</b>	<b>1,574.99</b>	<b>(1,266.67)</b>	<b>19,464.60</b>	<b>15,749.90</b>	<b>(3,714.70)</b>	<b>18,899.92</b>
<b>Reserve Contributions</b>							
9541 - Laundry Room Reserve	77.00	77.00	-	770.00	770.00	-	924.00

# Canterbury F Condominium Association Inc.

## Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	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	-	12,510.80	12,510.80	-	15,013.00
<b>Total Reserve Contributions</b>	<b>1,328.08</b>	<b>1,328.08</b>	-	<b>13,280.80</b>	<b>13,280.80</b>	-	<b>15,937.00</b>
<b>Total Expense</b>	<b>9,277.66</b>	<b>9,730.62</b>	<b>452.96</b>	<b>99,934.28</b>	<b>97,306.20</b>	<b>(2,628.08)</b>	<b>116,767.56</b>
<b>Operating Net Total</b>	<b>453.64</b>	<b>.01</b>	<b>453.63</b>	<b>(2,606.32)</b>	<b>.10</b>	<b>(2,606.42)</b>	<b>-</b>
<b>Net Total</b>	<b>453.64</b>	<b>.01</b>	<b>453.63</b>	<b>(2,606.32)</b>	<b>.10</b>	<b>(2,606.42)</b>	<b>-</b>