



# Seacrest

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

Canterbury F Condominium  
Association Inc.

02/28/2026

Financials

*“Leading your community into the future”*

# Canterbury F Condominium Association Inc.

Balance Sheet as of 2/28/2026

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	Operating	Reserve	Total
<b>Assets</b>			
<b>Assets</b>			
1001 - Valley National Bank Operating	\$3,909.19		\$3,909.19
1301 - Valley National Bank Reserves		\$68,049.71	\$68,049.71
1400 - Maintenance Receivable	\$271.81		\$271.81
<b>Total Assets</b>	<b>\$4,181.00</b>	<b>\$68,049.71</b>	<b>\$72,230.71</b>
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<b>Total Assets</b>	<b>\$4,181.00</b>	<b>\$68,049.71</b>	<b>\$72,230.71</b>
<b>Liabilities / Equity</b>			
<b>Liabilities</b>			
2000 - Accounts Payable	\$25.84	\$2,683.68	\$2,709.52
2200 - Prepaid Maintenance	\$320.96		\$320.96
<b>Total Liabilities</b>	<b>\$346.80</b>	<b>\$2,683.68</b>	<b>\$3,030.48</b>
<b>Reserves</b>			
3000 - General Reserves		\$58,683.35	\$58,683.35
3540 - Laundry Equipment Reserve		\$2,091.61	\$2,091.61
3890 - Interest on Reserves		\$4,591.07	\$4,591.07
<b>Total Reserves</b>		<b>\$65,366.03</b>	<b>\$65,366.03</b>
<b>Equity</b>			
3900 - Fund Balance	\$705.24		\$705.24
3990 - Current Surplus / Deficit	\$3,128.96		\$3,128.96
<b>Total Equity</b>	<b>\$3,834.20</b>		<b>\$3,834.20</b>
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<b>Total Liabilities / Equity</b>	<b>\$4,181.00</b>	<b>\$68,049.71</b>	<b>\$72,230.71</b>

# Canterbury F Condominium Association Inc.

## Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Income</b>							
<b>Income</b>							
4000 - Maintenance Income	10,150.88	10,150.98	(.10)	20,301.76	20,301.96	(.20)	121,811.72
4500 - Application / Screening Fees	150.00	-	150.00	150.00	-	150.00	-
4950 - Interest Income	.03	-	.03	.10	-	.10	-
<b>Total Income</b>	<b>10,300.91</b>	<b>10,150.98</b>	<b>149.93</b>	<b>20,451.86</b>	<b>20,301.96</b>	<b>149.90</b>	<b>121,811.72</b>
<b>Total Income</b>	<b>10,300.91</b>	<b>10,150.98</b>	<b>149.93</b>	<b>20,451.86</b>	<b>20,301.96</b>	<b>149.90</b>	<b>121,811.72</b>
<b>Operating Expense</b>							
<b>Administrative Expenses</b>							
5145 - Div FL Condominiums	-	8.00	8.00	104.00	16.00	(88.00)	96.00
5150 - FL State Annual Report	-	5.08	5.08	61.25	10.16	(51.09)	61.00
5300 - Legal Fees	-	183.33	183.33	105.00	366.66	261.66	2,199.96
5500 - Miscellaneous	-	508.33	508.33	184.43	1,016.66	832.23	6,099.96
5700 - SSI - Management Contract	214.79	214.79	-	429.58	429.58	-	2,577.53
5770 - UCO General	1,275.53	425.08	(850.45)	1,275.53	850.16	(425.37)	5,101.00
5771 - UCO Transportation	1,326.78	442.25	(884.53)	1,326.78	884.50	(442.28)	5,307.00
5772 - UCO Security	1,200.42	400.17	(800.25)	1,200.42	800.34	(400.08)	4,802.00
5773 - UCO Cable TV	3,183.96	1,061.33	(2,122.63)	3,183.96	2,122.66	(1,061.30)	12,736.00
5774 - UCO Irrigation	264.42	88.17	(176.25)	264.42	176.34	(88.08)	1,058.00
5775 - UCO Ambulance	113.10	37.67	(75.43)	113.10	75.34	(37.76)	452.00
5777 - UCO Reserve Funding	411.06	137.00	(274.06)	411.06	274.00	(137.06)	1,644.00
5900 - Insurance	2,702.47	2,782.92	80.45	5,404.94	5,565.84	160.90	33,395.00
<b>Total Administrative Expenses</b>	<b>10,692.53</b>	<b>6,294.12</b>	<b>(4,398.41)</b>	<b>14,064.47</b>	<b>12,588.24</b>	<b>(1,476.23)</b>	<b>75,529.45</b>
<b>Utilities</b>							
6000 - Electricity	-	100.00	100.00	112.05	200.00	87.95	1,200.00
6200 - Water & Sewer	110.07	116.67	6.60	220.14	233.34	13.20	1,400.00
6600 - Dumpster Rental	25.84	33.33	7.49	77.52	66.66	(10.86)	400.00
<b>Total Utilities</b>	<b>135.91</b>	<b>250.00</b>	<b>114.09</b>	<b>409.71</b>	<b>500.00</b>	<b>90.29</b>	<b>3,000.00</b>
<b>Grounds Maintenance</b>							
7951 - Pest Control - Termite	-	82.08	82.08	-	164.16	164.16	985.00
7952 - Pest Control-Animal	-	26.00	26.00	-	52.00	52.00	312.00
<b>Total Grounds Maintenance</b>	<b>-</b>	<b>108.08</b>	<b>108.08</b>	<b>-</b>	<b>216.16</b>	<b>216.16</b>	<b>1,297.00</b>
<b>Facilities</b>							
8400 - Building Repairs & Maintenance	-	500.00	500.00	-	1,000.00	1,000.00	6,000.00
8459 - Fire Equipment Maintenance	-	33.33	33.33	-	66.66	66.66	400.00
8470 - Interior-Pest Control	140.00	130.00	(10.00)	280.00	260.00	(20.00)	1,560.00
8485 - SSI - Maintenance Contract	1,284.36	1,284.36	-	2,568.72	2,568.72	-	15,412.31
<b>Total Facilities</b>	<b>1,424.36</b>	<b>1,947.69</b>	<b>523.33</b>	<b>2,848.72</b>	<b>3,895.38</b>	<b>1,046.66</b>	<b>23,372.31</b>
<b>Reserve Contributions</b>							
9541 - Laundry Room Reserve	-	100.00	100.00	-	200.00	200.00	1,200.00

# Canterbury F Condominium Association Inc.

## Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>Operating Expense</b>							
9820 - Capital Improvements	-	1,451.08	1,451.08	-	2,902.16	2,902.16	17,412.96
<b>Total Reserve Contributions</b>	-	<b>1,551.08</b>	<b>1,551.08</b>	-	<b>3,102.16</b>	<b>3,102.16</b>	<b>18,612.96</b>
<b>Total Expense</b>	<b>12,252.80</b>	<b>10,150.97</b>	<b>(2,101.83)</b>	<b>17,322.90</b>	<b>20,301.94</b>	<b>2,979.04</b>	<b>121,811.72</b>
<b>Operating Net Total</b>	<b>(1,951.89)</b>	<b>.01</b>	<b>(1,951.90)</b>	<b>3,128.96</b>	<b>.02</b>	<b>3,128.94</b>	<b>-</b>
<b>Net Total</b>	<b>(1,951.89)</b>	<b>.01</b>	<b>(1,951.90)</b>	<b>3,128.96</b>	<b>.02</b>	<b>3,128.94</b>	<b>-</b>