



Seacrest

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

Canterbury F Condominium
Association Inc.

05/31/2026

Financials

“Leading your community into the future”

Canterbury F Condominium Association Inc.

Balance Sheet as of 5/31/2026

	Operating	Reserve	Total
Assets			
Assets			
1001 - Valley National Bank Operating	\$2,666.53		\$2,666.53
1301 - Valley National Bank Reserves		\$71,871.28	\$71,871.28
1400 - Maintenance Receivable	\$1,076.91		\$1,076.91
Total Assets	\$3,743.44	\$71,871.28	\$75,614.72
Total Assets	\$3,743.44	\$71,871.28	\$75,614.72
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$830.00		\$830.00
2200 - Prepaid Maintenance	\$769.36		\$769.36
Total Liabilities	\$1,599.36		\$1,599.36
Reserves			
3000 - General Reserves		\$64,487.67	\$64,487.67
3540 - Laundry Equipment Reserve		\$2,491.61	\$2,491.61
3890 - Interest on Reserves		\$4,892.00	\$4,892.00
Total Reserves		\$71,871.28	\$71,871.28
Equity			
3900 - Fund Balance	\$705.24		\$705.24
3990 - Current Surplus / Deficit	\$1,438.84		\$1,438.84
Total Equity	\$2,144.08		\$2,144.08
Total Liabilities / Equity	\$3,743.44	\$71,871.28	\$75,614.72

Canterbury F Condominium Association Inc.

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	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	(1.10)	50,754.40	50,754.90	(50.50)	121,811.72
4100 - Late Fees	75.00	-	75.00	250.00	-	250.00	-
4150 - Interest on Assessments	1.25	-	1.25	3.25	-	3.25	-
4250 - Legal Admin Fees	-	-	-	50.00	-	50.00	-
4500 - Application / Screening Fees	-	-	-	150.00	-	150.00	-
4950 - Interest Income	.06	-	.06	.27	-	.27	-
Total Income	10,227.19	10,150.98	76.21	51,207.92	50,754.90	453.02	121,811.72
Total Income	10,227.19	10,150.98	76.21	51,207.92	50,754.90	453.02	121,811.72
Operating Expense							
Administrative Expenses							
5145 - Div FL Condominiums	-	8.00	8.00	104.00	40.00	(64.00)	96.00
5150 - FL State Annual Report	-	5.08	5.08	122.50	25.40	(97.10)	61.00
5300 - Legal Fees	315.00	183.33	(131.67)	2,625.00	916.65	(1,708.35)	2,199.96
5350 - Legal Collection Fees	-	-	-	50.00	-	(50.00)	-
5500 - Miscellaneous	104.70	508.33	403.63	537.31	2,541.65	2,004.34	6,099.96
5700 - SSI - Management Contract	214.79	214.79	-	1,073.95	1,073.95	-	2,577.53
5770 - UCO General	1,275.53	425.08	(850.45)	2,551.06	2,125.40	(425.66)	5,101.00
5771 - UCO Transportation	1,326.78	442.25	(884.53)	2,653.56	2,211.25	(442.31)	5,307.00
5772 - UCO Security	1,200.42	400.17	(800.25)	2,400.84	2,000.85	(399.99)	4,802.00
5773 - UCO Cable TV	3,183.96	1,061.33	(2,122.63)	6,367.92	5,306.65	(1,061.27)	12,736.00
5774 - UCO Irrigation	264.42	88.17	(176.25)	528.84	440.85	(87.99)	1,058.00
5775 - UCO Ambulance	113.10	37.67	(75.43)	226.20	188.35	(37.85)	452.00
5777 - UCO Reserve Funding	411.06	137.00	(274.06)	822.12	685.00	(137.12)	1,644.00
5900 - Insurance	2,702.47	2,782.92	80.45	13,512.35	13,914.60	402.25	33,395.00
Total Administrative Expenses	11,112.23	6,294.12	(4,818.11)	33,575.65	31,470.60	(2,105.05)	75,529.45
Utilities							
6000 - Electricity	80.98	100.00	19.02	492.50	500.00	7.50	1,200.00
6200 - Water & Sewer	110.07	116.67	6.60	550.35	583.35	33.00	1,400.00
6600 - Dumpster Rental	-	33.33	33.33	103.36	166.65	63.29	400.00
Total Utilities	191.05	250.00	58.95	1,146.21	1,250.00	103.79	3,000.00
Grounds Maintenance							
7951 - Pest Control - Termites	465.00	82.08	(382.92)	465.00	410.40	(54.60)	985.00
7952 - Pest Control-Animal	-	26.00	26.00	-	130.00	130.00	312.00
Total Grounds Maintenance	465.00	108.08	(356.92)	465.00	540.40	75.40	1,297.00
Facilities							
8400 - Building Repairs & Maintenance	-	500.00	500.00	1,000.00	2,500.00	1,500.00	6,000.00
8459 - Fire Equipment Maintenance	-	33.33	33.33	256.10	166.65	(89.45)	400.00
8470 - Interior-Pest Control	140.00	130.00	(10.00)	700.00	650.00	(50.00)	1,560.00

Canterbury F Condominium Association Inc.

Statement of Revenues and Expenses 5/1/2026 - 5/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
8485 - SSI - Maintenance Contract	1,284.36	1,284.36	-	6,421.80	6,421.80	-	15,412.31
Total Facilities	1,424.36	1,947.69	523.33	8,377.90	9,738.45	1,360.55	23,372.31
Reserve Contributions							
9541 - Laundry Room Reserve	100.00	100.00	-	400.00	500.00	100.00	1,200.00
9820 - Capital Improvements	1,451.08	1,451.08	-	5,804.32	7,255.40	1,451.08	17,412.96
Total Reserve Contributions	1,551.08	1,551.08	-	6,204.32	7,755.40	1,551.08	18,612.96
Total Expense	14,743.72	10,150.97	(4,592.75)	49,769.08	50,754.85	985.77	121,811.72
Operating Net Total	(4,516.53)	.01	(4,516.54)	1,438.84	.05	1,438.79	-
Net Total	(4,516.53)	.01	(4,516.54)	1,438.84	.05	1,438.79	-