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

Canterbury F Condominium
Association Inc.

12/31/2025

Financials

“Leading your community into the future”

Canterbury F Condominium Association Inc.

Balance Sheet as of 12/31/2025

	Operating	Reserve	Total
Assets			
Assets			
1001 - Valley National Bank Operating	\$1,756.58		\$1,756.58
1301 - Valley National Bank Reserves		\$67,854.98	\$67,854.98
1400 - Maintenance Receivable	\$237.01		\$237.01
Total Assets	\$1,993.59	\$67,854.98	\$69,848.57
Total Assets	\$1,993.59	\$67,854.98	\$69,848.57
Liabilities / Equity			
Liabilities			
2000 - Accounts Payable	\$585.00		\$585.00
2200 - Prepaid Maintenance	\$703.35		\$703.35
Total Liabilities	\$1,288.35		\$1,288.35
Reserves			
3000 - General Reserves		\$61,367.03	\$61,367.03
3540 - Laundry Equipment Reserve		\$2,091.61	\$2,091.61
3890 - Interest on Reserves		\$4,396.34	\$4,396.34
Total Reserves		\$67,854.98	\$67,854.98
Equity			
3900 - Fund Balance	\$6,285.97		\$6,285.97
3990 - Current Surplus / Deficit	(\$5,580.73)		(\$5,580.73)
Total Equity	\$705.24		\$705.24
Total Liabilities / Equity	\$1,993.59	\$67,854.98	\$69,848.57

Canterbury F Condominium Association Inc.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	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)	116,766.96	116,767.56	(.60)	116,767.56
4100 - Late Fees	-	-	-	50.00	-	50.00	-
4500 - Application / Screening Fees	(150.00)	-	(150.00)	(150.00)	-	(150.00)	-
4950 - Interest Income	.15	-	.15	22.64	-	22.64	-
Total Income	9,580.73	9,730.63	(149.90)	116,689.60	116,767.56	(77.96)	116,767.56
Total Income	9,580.73	9,730.63	(149.90)	116,689.60	116,767.56	(77.96)	116,767.56

Operating Expense

Administrative Expenses

5145 - Div FL Condominiums	-	8.00	8.00	104.00	96.00	(8.00)	96.00
5150 - FL State Annual Report	-	5.12	5.12	61.25	61.00	(.25)	61.00
5300 - Legal Fees	735.00	-	(735.00)	2,229.10	-	(2,229.10)	-
5500 - Miscellaneous	141.46	110.38	(31.08)	3,272.30	1,325.00	(1,947.30)	1,325.00
5700 - SSI - Management Contract	202.64	202.60	(.04)	2,431.68	2,431.64	(.04)	2,431.64
5770 - UCO General	1,219.92	406.63	(813.29)	4,879.68	4,880.00	.32	4,880.00
5771 - UCO Transportation	1,298.70	432.88	(865.82)	5,194.80	5,195.00	.20	5,195.00
5772 - UCO Security	1,200.42	400.13	(800.29)	4,801.68	4,802.00	.32	4,802.00
5773 - UCO Cable TV	3,183.96	1,061.37	(2,122.59)	12,735.84	12,736.00	.16	12,736.00
5774 - UCO Irrigation	262.08	87.37	(174.71)	1,048.32	1,048.00	(.32)	1,048.00
5775 - UCO Ambulance	113.10	37.63	(75.47)	452.40	452.00	(.40)	452.00
5777 - UCO Reserve Funding	744.90	248.37	(496.53)	2,979.60	2,980.00	.40	2,980.00
5900 - Insurance	3,381.42	3,485.62	104.20	41,253.32	41,827.00	573.68	41,827.00
Total Administrative Expenses	12,483.60	6,486.10	(5,997.50)	81,443.97	77,833.64	(3,610.33)	77,833.64

Utilities

6000 - Electricity	99.19	91.63	(7.56)	1,096.88	1,100.00	3.12	1,100.00
6200 - Water & Sewer	101.11	108.37	7.26	1,216.52	1,300.00	83.48	1,300.00
6600 - Dumpster Rental	25.84	33.37	7.53	310.08	400.00	89.92	400.00
Total Utilities	226.14	233.37	7.23	2,623.48	2,800.00	176.52	2,800.00

Grounds Maintenance

7951 - Pest Control - Termite	-	82.12	82.12	465.00	985.00	520.00	985.00
7952 - Pest Control-Animal	-	26.00	26.00	-	312.00	312.00	312.00
Total Grounds Maintenance	-	108.12	108.12	465.00	1,297.00	832.00	1,297.00

Facilities

8400 - Building Repairs & Maintenance	543.00	200.00	(343.00)	5,468.00	2,400.00	(3,068.00)	2,400.00
8459 - Fire Equipment Maintenance	-	33.37	33.37	113.00	400.00	287.00	400.00
8470 - Interior-Pest Control	140.00	130.00	(10.00)	1,680.00	1,560.00	(120.00)	1,560.00
8485 - SSI - Maintenance Contract	1,211.66	1,211.66	-	14,539.92	14,539.92	-	14,539.92
Total Facilities	1,894.66	1,575.03	(319.63)	21,800.92	18,899.92	(2,901.00)	18,899.92

Canterbury F Condominium Association Inc.

Statement of Revenues and Expenses 12/1/2025 - 12/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
Reserve Contributions							
9541 - Laundry Room Reserve	77.00	77.00	-	924.00	924.00	-	924.00
9820 - Capital Improvements	1,251.08	1,251.12	.04	15,012.96	15,013.00	.04	15,013.00
Total Reserve Contributions	1,328.08	1,328.12	.04	15,936.96	15,937.00	.04	15,937.00
Total Expense	15,932.48	9,730.74	(6,201.74)	122,270.33	116,767.56	(5,502.77)	116,767.56
Operating Net Total	(6,351.75)	(.11)	(6,351.64)	(5,580.73)	-	(5,580.73)	-
Net Total	(6,351.75)	(.11)	(6,351.64)	(5,580.73)	-	(5,580.73)	-