

CANTERBURY VILLAGE COA

Board of Trustees Meeting

Tuesday, December 23, 2025 at 6:00 p.m.

2595 Greenside Drive, Beavercreek, OH

Minutes

There are no minutes to report, as no board meeting was held this period in order to allow board members to enjoy time with their families. During the holidays.

Canterbury Village Condominium Association

Balance Sheet Comparison: November 30, 2025 vs December 31, 2025

	Last Month	Current Month	Difference
CASH			
Operating - First Citizens #4635	\$6,757.85	\$1,284.64	(\$5,473.21)
Reserve - First Citizens #4643	\$46,194.68	\$46,200.57	\$5.89
Total CASH	\$52,952.53	\$47,485.21	(\$5,467.32)
Total Assets	\$52,952.53	\$47,485.21	(\$5,467.32)
	Last Month	Current Month	Difference
EQUITY			
Reserve - General	\$46,038.36	\$48,888.36	\$2,850.00
Retained Earnings	\$13,146.48	\$13,146.48	-
Net Income	(\$17,002.31)	(\$26,869.63)	(\$9,867.32)
Total EQUITY	\$42,182.53	\$35,165.21	(\$7,017.32)
LIABILITIES			
Homeowner Credits	\$10,770.00	\$12,320.00	\$1,550.00
Total LIABILITIES	\$10,770.00	\$12,320.00	\$1,550.00
Total Liabilities / Equity	\$52,952.53	\$47,485.21	(\$5,467.32)

Canterbury Village Condominium Association

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

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
INCOME							
21000 - Reserve - Transfer In	-	-	-	80,056.62	-	80,056.62	-
22000 - Reserve Account Interest	5.89	-	5.89	162.21	-	162.21	-
41000 - Assessment	22,481.94	21,900.00	581.94	270,238.19	262,800.00	7,438.19	262,800.00
41600 - Prepaid Assessment	-	-	-	(12,678.00)	-	(12,678.00)	-
42000 - Operating Account Interest	.80	-	.80	8.55	-	8.55	-
43000 - Enforcement Assessment	300.00	-	300.00	300.00	-	300.00	-
44000 - Late Fee	150.00	-	150.00	400.00	-	400.00	-
44100 - Late Fee Interest Charge	127.60	-	127.60	180.35	-	180.35	-
46000 - Shared Maintenance	-	-	-	108.00	-	108.00	-
47000 - Legal Reimbursement	743.46	-	743.46	743.46	-	743.46	-
48000 - NSF Fees Collected	-	-	-	10.00	-	10.00	-
Total INCOME	23,809.69	21,900.00	1,909.69	339,529.38	262,800.00	76,729.38	262,800.00
Total Income	23,809.69	21,900.00	1,909.69	339,529.38	262,800.00	76,729.38	262,800.00

Expense

RESERVE							
33001 - Reserve Expense - General	-	-	-	80,056.62	-	(80,056.62)	-
33015 - Reserve Expense - Deck	10,541.00	-	(10,541.00)	10,541.00	-	(10,541.00)	-
33047 - Reserve Expense - Painting	466.00	-	(466.00)	466.00	-	(466.00)	-
33066 - Reserve Expense - Siding	3,335.00	-	(3,335.00)	3,335.00	-	(3,335.00)	-
Total RESERVE	14,342.00	-	(14,342.00)	94,398.62	-	(94,398.62)	-

RESERVE CONTRIBUTION

51000 - Reserve Contribution	2,850.00	2,850.00	-	4,200.00	34,200.00	30,000.00	34,200.00
Total RESERVE CONTRIBUTION	2,850.00	2,850.00	-	4,200.00	34,200.00	30,000.00	34,200.00

UTILITY EXPENSE

61000 - Electric	225.19	166.66	(58.53)	2,515.96	2,000.00	(515.96)	2,000.00
63000 - Water / Sewer	1,062.53	683.33	(379.20)	8,874.85	8,200.00	(674.85)	8,200.00
64000 - Trash	2,199.27	1,458.33	(740.94)	30,008.25	17,500.00	(12,508.25)	17,500.00
Total UTILITY EXPENSE	3,486.99	2,308.32	(1,178.67)	41,399.06	27,700.00	(13,699.06)	27,700.00

MAINTENANCE

75000 - General Maintenance	250.00	5,000.00	4,750.00	66,436.13	60,000.00	(6,436.13)	60,000.00
75500 - Extermination	-	500.00	500.00	5,478.13	6,000.00	521.87	6,000.00
Total MAINTENANCE	250.00	5,500.00	5,250.00	71,914.26	66,000.00	(5,914.26)	66,000.00

GROUNDS

81100 - Landscape - Contract	-	4,010.00	4,010.00	44,110.00	48,120.00	4,010.00	48,120.00
81700 - Irrigation - Contract	-	-	-	3,632.00	3,632.00	-	3,632.00
82100 - Landscape - Non-contract	-	1,298.66	1,298.66	5,780.81	15,584.00	9,803.19	15,584.00
82700 - Irrigation - Non-contract	390.38	-	(390.38)	2,631.38	2,500.00	(131.38)	2,500.00

Canterbury Village Condominium Association

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

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Expense							
84000 - Snow Removal	10,039.14	1,000.00	(9,039.14)	14,039.14	5,000.00	(9,039.14)	5,000.00
Total GROUNDS	10,429.52	6,308.66	(4,120.86)	70,193.33	74,836.00	4,642.67	74,836.00
ADMIN							
91100 - Professional Management	1,550.00	1,550.00	-	18,600.00	18,600.00	-	18,600.00
91400 - Copies	-	25.00	25.00	88.60	300.00	211.40	300.00
91500 - Postage / Mailing	209.27	75.00	(134.27)	1,018.87	900.00	(118.87)	900.00
92100 - Insurance	-	-	-	55,788.41	38,000.00	(17,788.41)	38,000.00
93100 - Legal	309.23	166.66	(142.57)	2,209.23	2,000.00	(209.23)	2,000.00
94100 - Accounting	-	-	-	375.00	-	(375.00)	-
94302 - Income Tax	-	-	-	671.00	-	(671.00)	-
94400 - Reserve Study	-	-	-	3,800.00	-	(3,800.00)	-
94600 - Corporate Transparency	-	-	-	400.00	-	(400.00)	-
95000 - Social Activities	-	-	-	335.13	-	(335.13)	-
96000 - Website	-	-	-	300.00	264.00	(36.00)	264.00
98000 - Bank Charge	-	-	-	(10.00)	-	10.00	-
99999 - Miscellaneous Admin	250.00	-	(250.00)	717.50	-	(717.50)	-
Total ADMIN	2,318.50	1,816.66	(501.84)	84,293.74	60,064.00	(24,229.74)	60,064.00
Total Expense	33,677.01	18,783.64	(14,893.37)	366,399.01	262,800.00	(103,599.01)	262,800.00
Cash Flow	(9,867.32)	3,116.36	(12,983.68)	(26,869.63)	-	(26,869.63)	-