

Canterbury Croft Condominium Association
April 2026

Prepared date: 6/9/26

Item	YTD		YTD		Act. Bud Var \$	Var %	Budget-Acct		Estimate	Additional	Revised	Annual	Var \$	Var %	Notes
	Actual	Budget	Accrua	May-December			Est. to Year End \$	YTD Rev / Exp-							
Total Operating Revenues	\$ 90,380	\$ 90,280	\$ 100	180,560	\$ 100	0.11%	\$ 270,940	\$ 270,940	\$ 270,840	\$ 80	\$ 270,920	\$ 270,840	\$ 80	0.03%	1
Total General and administrative	\$ 14,466	\$ 14,468	\$ (2)	28,932	\$ (2)	-0.01%	43,398	\$ -	\$ 43,398	\$ 43,400	\$ 2	\$ 43,400	\$ 2	0.00%	2
Total Maintenance and Grounds	\$ 33,683	\$ 34,336	\$ (653)	68,670	\$ (653)	-1.90%	102,353	\$ 650	\$ 103,003	\$ 103,006	\$ 3	\$ 103,006	\$ 3	0.00%	3
Total Professional Fees	\$ 6,380	\$ 9,123	\$ (2,743)	13,423	\$ (2,743)	-30.07%	19,803	\$ -	\$ 19,803	\$ 22,546	\$ 2,743	\$ 22,546	\$ 2,743	12.17%	4
Total Capital Revenue (Part of Dues)	\$ 33,963	\$ 33,964	\$ (1)	67,924	\$ (1)	0.00%	101,887	\$ -	\$ 101,887	\$ 101,888	\$ 1	\$ 101,888	\$ 1	0.00%	6
Total Expenses	\$ 88,492	\$ 91,891	\$ (3,399)	178,949	\$ (3,399)	-31.99%	267,441	\$ 650	\$ 268,091	\$ 270,840	\$ 2,749	\$ 270,840	\$ 2,749	1.03%	
Net Operating Income	\$ 1,888	\$ (1,611)	n/a	1,611	\$ (3,499)	n/a	730	\$ 2,829	\$ -	\$ 2,829	\$ -	\$ 2,829	\$ 2,829		5

Notes to Report :

- The income line includes (\$3,597.78) in delinquent charges for 8 units. Included here are: late fees and rental unit registration fee.
- General and Administrative; Insurance, and postage.
- Maintenance and Grounds: Village Shire Contracts are in this line for Snow and Landscaping Group paid out monthly over the budget year. Common Area maintenance over and above the contracts are budgeted here.
- Professional fees are: Legal, Audit and Danella Management fees.
- No new projection for year end as we are still early in the budget year.
- Projected Capital Reserve Balance - Two roofs unbilled as yet. Capital Plan forecasts concrete work in this year, as contingency. Hold additional contingency for additional unplanned work.

2026 Reserve Tracking and Forecast	
March 2026 Reserve Balance	\$ 229,227
Add:	
8 Month Reserve Anticipated to Year End:	\$ 67,920
Projected Capital Y/E	\$ 297,147
Less:	
Projected expenditures per capital Plan	
Unbilled: 2 Roofs: 35 & 37	\$ (60,000)
Capital Plan Projects concrete work	\$ (10,000)
Contingency	\$ (10,000)
Projected expenditures Capital to Year End	\$ (70,000)
Est Year end	\$ 227,147
Target for Reserves Goal by 2029	\$ 250,000
Projected shortfall to 2029 Goal	\$ (22,853)