Canterbury Croft Condominium Association February 2025 \$ Actual

4/2/2025

				bud Mar -		Additional	Revised	Annual			
YTD Act	YTD Bud	Var \$	Var %	Dec	Tot Proj	Planned exp	Projection	Bud	Var \$	Var %	Notes
43845	43660	185	0.4%	218300	262145	0	262145	261960	185	0.1%	1
6887	6844	-43	-0.6%	34224	41111	0	41111	41068	-43	-0.1%	2
14504	17490	2986	17.1%	87452	101956	2986	104942	104942	0	0.0%	3
3309	3290	-19	-0.6%	18550	21859	1000	22859	21840	-1019	-4.7%	4
15685	15686	1	0.0%	78424	94110	0	94110	94110	0	0.00%	
40385	43310	2925	6.8%	218650	259036	3986	263022	261960	-1062	-0.4%	
3460	350	3110	888.6%	-350	3109	-3986	-877	0	-877		5
	43845 6887 14504 3309 15685 40385	43845 43660 6887 6844 14504 17490 3309 3290 15685 15686 40385 43310	43845 43660 185 6887 6844 -43 14504 17490 2986 3309 3290 -19 15685 15686 1 40385 43310 2925	43845 43660 185 0.4% 6887 6844 -43 -0.6% 14504 17490 2986 17.1% 3309 3290 -19 -0.6% 15685 15686 1 0.0% 40385 43310 2925 6.8%	YTD Act YTD Bud Var \$ Var % Dec 43845 43660 185 0.4% 218300 6887 6844 -43 -0.6% 34224 14504 17490 2986 17.1% 87452 3309 3290 -19 -0.6% 18550 15685 15686 1 0.0% 78424 40385 43310 2925 6.8% 218650	YTD Act YTD Bud Var \$ Var % Dec Tot Proj 43845 43660 185 0.4% 218300 262145 6887 6884 -43 -0.6% 34224 41111 14504 17490 2986 17.1% 87452 101956 3309 3290 -19 -0.6% 18550 21859 15685 15686 1 0.0% 78424 94110 40385 43310 2925 6.8% 218650 259036	YTD Act YTD Bud Var \$ Var % Dec Tot Proj Planned exp 43845 43660 185 0.4% 218300 262145 0 6887 6844 -43 -0.6% 34224 41111 0 14504 17490 2986 17.1% 87452 101956 2986 3309 3290 -19 -0.6% 18550 21859 1000 15685 15686 1 0.0% 78424 94110 0 40385 43310 2925 6.8% 218650 259036 3986	YTD Act YTD Bud Var \$ Var % Dec Tot Proj Planned exp Projection 43845 43660 185 0.4% 218300 262145 0 262145 6887 6844 -43 -0.6% 34224 41111 0 41111 14504 17490 2986 17.1% 87452 101956 2986 104942 3309 3290 -19 -0.6% 18550 21859 1000 22859 15685 15686 1 0.0% 78424 94110 0 94110 40385 43310 2925 6.8% 218650 259036 3986 263022	YTD Act YTD Bud Var \$ Var % Dec Tot Proj Planned exp Projection Bud 43845 43660 185 0.4% 218300 262145 0 262145 261960 6887 6844 -43 -0.6% 34224 41111 0 41111 41068 14504 17490 2986 17.1% 87452 101956 2986 104942 104942 3309 3290 -19 -0.6% 18550 21859 1000 22859 21840 15685 15686 1 0.0% 78424 94110 0 94110 94110 40385 43310 2925 6.8% 218650 259036 3986 263022 261960	YTD Act YTD Bud Var \$ Var % Dec Tot Proj Planned exp Projection Bud Var \$ 43845 43660 185 0.4% 218300 262145 0 262145 261960 185 6887 6844 -43 -0.6% 34224 41111 0 41111 41068 -43 14504 17490 2986 17.1% 87452 101956 2986 104942 104942 0 3309 3290 -19 -0.6% 18550 21859 1000 22859 21840 -1019 15685 15686 1 0.0% 78424 94110 0 94110 94110 0 40385 43310 2925 6.8% 218650 259036 3986 263022 261960 -1062	YTD Act YTD Bud Var \$ Var % Dec Tot Proj Planned exp Projection Bud Var \$ Var % 43845 43660 185 0.4% 218300 262145 0 262145 261960 185 0.1% 6887 6844 -43 -0.6% 34224 41111 0 41111 41068 -43 -0.1% 14504 17490 2986 17.1% 87452 101956 2986 104942 104942 0 0.0% 3309 3290 -19 -0.6% 18550 21859 1000 22859 21840 -1019 -4.7% 15685 15686 1 0.0% 78424 94110 0 94110 0 0.00% 40385 43310 2925 6.8% 218650 259036 3986 263022 261960 -1062 -0.4%

Notes to Report :

1. The income line includes \$5469 in delinquent charges for 11 units; billed but not yet collected. This is some improvement with \$2317 over 60 days. One unit in particular remains problematic.

2. General and Administrative variances at this point seem to be timing issue with postage payments.

3. Maintenance and Grounds appears to be a monthly flat charge. Expect this to be fully utilized.

4. Professional fees due to the FINCEN ID. Expect Unbudgeted legal fees associated with the uncollected fees to continue.

5. Expect to end the year at a deficit due to the legal fees for uncollected dues.

6. Projected Reserve Balance - This anticipates the projected expenditures in the capital plan and the forecasted operating loss. We still need to be prudent. It is early in the year.

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Reserve Tracking and Forecast			
Febuary Reserve Balance			
10 remaining months contributions (\$7843 mo.)		78,430	
Projected Operating loss	\$	(877)	
Projected YE base	\$	282,292	
Projected expenditures per capital Plan			
Two roofs	\$	(60,000)	
Contingency	\$	(10,000)	
Projected expenditures per capital Plan	\$	(70,000)	
Est ye with expenditures	\$	212,292	
Target for Reserves	\$	250,000	
Projected shortfall	\$	(37,708)	