Canterbury Croft Condominium Association
May 2026 $ Actual **$ 46,211** draft

Item	YTD Act	YTD Bud	Var $	Var %	bud June to Dec	Tot Poroj	Additional Planned exp	Revised Projection	Annual Bud	Var $	Var %	Notes
Total Operating Revenues	$ 113,070	$ 112,850	$ 220	0.2%	$ 157,990	$ 271,060	$ -	$ 271,060	$ 270,840	$ 220	0.1%	1
Total General and administrative	$ 18,066	$ 18,085	$ 19	0.1%	$ 25,315	$ 43,381	$ -	$ 43,381	$ 43,400	$ 19	0.0%	**2**
Total Maintenance and Grounds	$ 44,558	$ 42,920	$ (1,638)	-3.8%	$ 60,086	$ 104,644	$ 2,000	$ 106,644	$ 103,006	$ (3,638)	-3.5%	**3**
Total Professional Fees	$ 7,975	$ 10,800	$ 2,825	26.2%	$ 11,746	$ 19,721	$ 2,825	$ 22,546	$ 22,546	$ -	0.0%	4
Total Reserves	$ 42,453	$ 42,455	$ 2	0.0%	$ 59,433	$ 101,886	$ -	$ 101,886	$ 101,888	$ 2	0.00%	
Total Expenses	$ 113,052	$ 114,260	$ 1,208	1.1%	$ 156,580	$ 269,632	$ 4,825	$ 274,457	$ 270,840	$ (3,617)	-1.3%	
Net Operating Income	$ 18	$ (1,410)	$ 1,428	N/A	$ 1,410	$ 1,428	$ (4,825)	$ (3,397)	$ -	$ (3,397)		**5**

Notes to Report :

1. The income line includes $3504 in delinquent charges for ten (10) units; billed but not yet collected.
2. General and Administrative variances are small, virtually on plan.
3. Maintenance and Grounds running over plan due to unexpected maintenance costs for "minor repairs" to several units and Tra il Electric work. Expect some additional repairs and tree removal in remainder of year. Will finish year over plan.
4. Professional fees at plan.
5. Expect to end the year over plan due to unplanned repairs in common areas.
6. Two Roofs completed but not yet paid. Two roofs to be completed in July.

Reserve Tracking and Forecast

May Reserve Balance	**$**	**247,179**	
7 remaining months contributions ($8491 mo.)	$	59,437	
Projected Operating loss	$	(3,397)	
Projected YE base	**$**	**303,219**	
Projected expenditures per capital Plan			
Two roofs completed, not yet paid	$	(52,450)	**6**
Two Roofs to be done	$	(55,800)	**6**
Contingency	$	(10,000)	
Projected expenditures per capital Plan	$	(118,250)	
Est ye with expenditures	**$**	**184,969**	**7**
2029 Goal for Reserves	$	250,000	
Projected shortfall to 2029 goal	**$**	**(65,031)**	