

Canterbury Croft Condominium Associatio  
February 2026

Prepared date: 3/20//26

Item	YTD Actual	2026 Budget	Mar-December Est. to Year End \$	Var %	Estimate YTD Rev. / Exp.	Additional Planned exp	Revised Projection	Annual Bud	Var \$	Var %	Notes
<b>Total Operating Revenues</b>	45240	270840	225700	83.3%	225700	0	225700	270840	-45140	-16.7%	1
<b>Total General and administrative</b>	7265	43400	36135	83.3%	36166	0	36166	43400	7234	16.7%	2
<b>Total Maintenance and Grounds</b>	17145	103006	85861	83.4%	85838	0	85838	103006	17168	16.7%	3
<b>Total Professional Fees</b>	3190	22546	19356	85.9%	19192	0	19192	22546	3354	14.9%	4
<b>Total Capital Revenue (Part of Dues)</b>	16981	101888	84907	83.3%	84906	0	84906	101888	16982	16.67%	6
<b>Total Expenses</b>	44581	270840	226259	83.5%	226102	0	226102	270840	44738	19.8%	
<b>Net Operating Income</b>	659	0	659	0.0%		0	0	0	-402		5

0

**Notes to Report :**

1. The income line includes (\$3,435.78) in delinquent charges for 10 units. Included here are: Late fees and rental unit registration fee.
2. General and Administrative;
3. 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.
4. Professional fees are: Legal, Audit and Danella Management fees.
5. No projection for year end as we are only beginning budget year.
6. Projected Capital Reserve Balance - Will raised \$101,888. this year. More roof work is exoected to be completed, there are 8 more building to be completed.

**2026 Reserve Tracking and Forecast**

<b>February 2026 Reserve Balance</b>	\$	220,702.94
<b>Add:</b>		
10 Month Reserve Anticipated to Year End:	\$	84,900.00
<b>Projected Capital Y/E</b>	\$	305,602.94
<b>Less:</b>		
Projected expenditures per capital Plan contingency: 2 Roofs		(60,000.00)
Projected expenditures Capital to Year End		(60,000.00)
<b>Est year end</b>	\$	245,602.94
<b>Target for Reserves Goal by 2029</b>	\$	250,000.00
<b>Projected shortfall to 2029 Goal</b>	\$	(4,397.06)

6

Respectfully submitted,

Linda W. Lewis, VP and Treasurer 3/20/26