

Canterbury Croft Condominium Association
August 2026 \$ Actual

10/5/2026

Item	YTD Act	YTD Bud	Var \$	Var %	Bud Sep to Dec	Tot Poroj	Additional Planned exp	Revised Projection	Annual Bud	Var \$	Var %	Notes
Total Operating Revenues	\$ 180,840	\$ 180,560	\$ 280	0.2%	\$ 90,280	\$ 271,120	\$ -	\$ 271,120	\$ 270,840	\$ 280	0.1%	1
Total General and administrative	\$ 28,935	\$ 28,936	\$ 1	0.0%	\$ 14,464	\$ 43,399	\$ -	\$ 43,399	\$ 43,400	\$ 1	0.0%	2
Total Maintenance and Grounds	\$ 69,950	\$ 68,672	\$ (1,278)	-1.9%	\$ 34,334	\$ 104,284	\$ 3,000	\$ 107,284	\$ 103,006	\$ (4,278)	-4.2%	3
Total Professional Fees	\$ 12,760	\$ 15,831	\$ 3,071	19.4%	\$ 6,715	\$ 19,475	\$ -	\$ 19,475	\$ 22,546	\$ 3,071	13.6%	4
Total Reserves	\$ 67,925	\$ 67,928	\$ 3	0.0%	\$ 33,960	\$ 101,885	\$ -	\$ 101,885	\$ 101,888	\$ 3	0.00%	
Total Expenses	\$ 179,570	\$ 181,367	\$ 1,797	1.0%	\$ 89,473	\$ 269,043	\$ 3,000	\$ 272,043	\$ 270,840	\$ (1,203)	-0.4%	
Net Operating Income	\$ 1,270	\$ (807)	\$ 2,077	N/A	\$ 807	\$ 2,077	\$ (3,000)	\$ (923)	\$ -	\$ (923)		5

Notes to Report :

1. The income line includes \$4579 in delinquent charges for 8 units; billed but not yet collected. But, 91% of delinquent amount is in two units.
2. General and Administrative variances are small, virtually on plan.
3. Maintenance and Grounds in July, but still running over plan due to earlier unexpected maintenance costs for "minor repairs" to several units and Trail Electric work. Expect some additional repairs and tree removal in remainder of year. Still have gutter cleaning to pay for. Will finish year over plan.
4. Professional fees well under plan and offsets some of the other overruns.
5. Favorable balance in Professional Fees is offsetting the cost overruns in Maintenance and Grounds. Expect to end the year with a favorable balance.
6. All roof repairs are now paid.

Reserve Tracking and Forecast	
July Reserve Balance	\$ 164,493
4 remaining months contributions (\$8491 mo.)	\$ 33,964
Projected Operating gain/loss	\$ (923)
Projected YE base	\$ 197,534
Projected expenditures per capital Plan	
Contingency	\$ (10,000)
Projected expenditures per capital Plan	\$ (10,000)
Est ye with expenditures	\$ 187,534
2029 Goal for Reserves	\$ 250,000
Projected shortfall to 2029 goal	\$ (62,466)

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