Canterbury Croft Condominium Association
September 2026 $ Actual

11/10/2026

Item	YTD Act	YTD Bud	Var $	Var %	Bud Oct to Dec	Tot Poroj	Additional Planned exp	Revised Projection	Annual Bud	Var $	Var %	Notes
Total Operating Revenues	$ 203,515	$ 203,130	$ 385	0.2%	$ 67,710	$ 271,225	$ -	$ 271,225	$ 270,840	$ 385	0.1%	1
Total General and administrative	$ 32,542	$ 32,553	$ 11	0.0%	$ 10,847	$ 43,389	$ -	$ 43,389	$ 43,400	$ 11	0.0%	2
Total Maintenance and Grounds	$ 77,494	$ 77,256	$ (238)	-0.3%	$ 25,750	$ 103,244	$ 3,000	$ 106,244	$ 103,006	$ (3,238)	-3.1%	3
Total Professional Fees	$ 14,355	$ 17,508	$ 3,153	18.0%	$ 5,038	$ 19,393	$ -	$ 19,393	$ 22,546	$ 3,153	14.0%	4
Total Reserves	$ 76,416	$ 76,419	$ 3	0.0%	$ 25,469	$ 101,885	$ -	$ 101,885	$ 101,888	$ 3	0.00%	
Total Expenses	$ 200,807	$ 203,736	$ 2,929	1.4%	$ 67,104	$ 267,911	$ 3,000	$ 270,911	$ 270,840	$ (71)	0.0%	
Net Operating Income	$ 2,708	$ (606)	$ 3,314	N/A	$ 606	$ 3,314	$ (3,000)	$ 314	$ -	$ 314		5

Notes to Report :

1. The income line includes $5347 in delinquent charges for 9 units; billed but not yet collected. But, 61% of delinquent amount is over 60 days. Maybe time to step up collections.
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.
7. Projected Reserve Balance, about even with last month but still too low.

Reserve Tracking and Forecast

Sept Reserve Balance	**$**	**173,008**	
3 remaining months contributions ($8491 mo.)	$	25,473	
Projected Operating gain/loss	$	314	
Projected YE base	**$**	**198,795**	
Projected expenditures per capital Plan			
			6
Contingency	$	(10,000)	
Projected expenditures per capital Plan	$	(10,000)	
Est YE expected balance with expenditures	**$**	**188,795**	7
2029 Goal for Reserves	$	250,000	
Projected shortfall to 2029 goal	**$**	**(61,205)**	