

Canterbury Croft Condominium Associatio
March 2026

Prepared date: 4/22/26

Item	YTD Actual	YTD Budget Accrual	Act.vBud Var \$	Var %	Budget-Accr Apr-December Est. to Year End \$	Estimate YTD Rev. / Exp.	Additional Planned rev/exp	Revised Projection	Annual Bud	Var \$	Var %	Notes	
Total Operating Revenues	67790	67710	80.00	0.12%	203130	270920		80	270920	270840	80	0.0295%	1
Total General and administrative	10862	10851	11.00	0.10%	32549	43411		-11	43400	43400	0	0.0000%	2
Total Maintenance and Grounds	25791	25752	39.00	0.15%	77254	103045		-39	103006	103006	0	0.0000%	3
Total Professional Fees	4785	5031	-246.00	-4.89%	17515	22300		246	22546	22546	0	0.0000%	4
Total Capital Revenue (Part of Dues)	25472	25473	-1.00	-0.0039%	76415	101887		1	101888	101888	0	0.0000%	6
Total Expenses	66910	67107	-197.00	-4.64%	203733	270643		197	270840	270840	0	0.0000%	
Net Operating Income	880	603	n/a	n/a	-603	-277		277	80	0	80		5

Notes to Report :

- The income line includes (\$3,597.78) in delinquent charges for 8 units. Included here are: Late fees and rental unit registration fee.
- General and Administrative; Insurance, and postage.
- 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.
- Professional fees are: Legal, Audit and Danella Management fees.
- No projection for year end as we are only beginning budget year.
- Projected Capital Reserve Balance - WillThe budget will raised \$101,888. this year. Roof work is expected to continue this year. Quotes being solicited for Buildings 35 & 37. Should any units be sold during the year an extra \$900. is collected at settlement and placed in caoital reserve.

2026 Reserve Tracking and Forecast

March 2026 Reserve Balance	\$	229,227.19
Add:		
9 Month Reserve Anticipated to Year End:	\$	76,410.00
Projected Capital Y/E	\$	305,637.19
Less:		
Projected expenditures per capital Plan contingency: 2 Roofs: 35 & 37		(60,000.00)
Projected expenditures Capital to Year End		(60,000.00)
Est year end	\$	245,637.19

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Target for Reserves Goal by 2029	\$	250,000.00
Projected shortfall to 2029 Goal	\$	(4,362.81)

Respectfully submitted,
Linda W. Lewis, VP and Treasurer 4/22/26