

Canterbury Croft Condominium Association
July 2026 \$ Actual

9/10/2026

Item	YTD Act	YTD Bud	Var \$	Var %	Bud Aug to Dec	Tot Poroj	Additional Planned exp	Revised Projection	Annual Bud	Var \$	Var %	Notes
Total Operating Revenues	\$ 158,230	\$ 157,990	\$ 240	0.2%	\$ 112,850	\$ 271,080	\$ -	\$ 271,080	\$ 270,840	\$ 240	0.1%	1
Total General and administrative	\$ 25,267	\$ 25,319	\$ 52	0.2%	\$ 18,081	\$ 43,348	\$ -	\$ 43,348	\$ 43,400	\$ 52	0.1%	2
Total Maintenance and Grounds	\$ 62,057	\$ 60,088	\$ (1,969)	-3.3%	\$ 42,918	\$ 104,975	\$ 2,000	\$ 106,975	\$ 103,006	\$ (3,969)	-3.9%	3
Total Professional Fees	\$ 11,165	\$ 14,154	\$ 2,989	21.1%	\$ 8,392	\$ 19,557	\$ -	\$ 19,557	\$ 22,546	\$ 2,989	13.3%	4
Total Reserves	\$ 59,435	\$ 59,437	\$ 2	0.0%	\$ 42,451	\$ 101,886	\$ -	\$ 101,886	\$ 101,888	\$ 2	0.00%	
Total Expenses	\$ 157,924	\$ 158,998	\$ 1,074	0.7%	\$ 111,842	\$ 269,766	\$ 2,000	\$ 271,766	\$ 270,840	\$ (926)	-0.3%	
Net Operating Income	\$ 306	\$ (1,008)	\$ 1,314	N/A	\$ 1,008	\$ 1,314	\$ (2,000)	\$ (686)	\$ -	\$ (686)		5

Notes to Report :

1. The income line includes \$4519 in delinquent charges for 6 units; billed but not yet collected. \$3.1K or 68% are still over 60 days due.
2. General and Administrative variances are small, virtually on plan.
3. Maintenance and Grounds seem to be missing expenses in July, but still running over plan due to unexpected maintenance costs for "minor repairs" to several units and Trail Electric work. Expect some additional repairs and tree removal in remainder of year. Will finish year over plan.
4. Professional fees well under plan and offsets some of the other overruns.
5. Expect to end the year over plan due to unplanned repairs in common areas.
6. All roof repairs are now paid.

Reserve Tracking and Forecast	
July Reserve Balance	\$ 155,980
5 remaining months contributions (\$8491 mo.)	\$ 42,455
Projected Operating loss	\$ (686)
Projected YE base	\$ 197,749
Projected expenditures per capital Plan	
Contingency	\$ (10,000)
Projected expenditures per capital Plan	\$ (10,000)
Est ye with expenditures	\$ 187,749
2029 Goal for Reserves	\$ 250,000
Projected shortfall to 2029 goal	\$ (62,251)

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