Canterbury Croft Condominium Association January 2025 \$ Actual

2/23/2025

				bud Feb -		Additional	Revised	Annual			
YTD Act	YTD Bud	Var \$	Var %	Dec	Tot Proj	Planned exp	Projection	Bud	Var \$	Var %	Notes
21930	21830	100	0.5%	240130	262060	0	262060	261960	100	0.0%	1
3471	3422	-49	-1.4%	37646	41117	0	41117	41068	-49	-0.1%	2
7351	14805	7454	50.3%	90137	97488	7454	104942	104942	0	0.0%	3
1747	1645	-102	-6.2%	20195	21942	1000	22942	21840	-1102	-5.0%	4
7843	7843	0	0.0%	86276	94110	0	94110	94110	0	0.00%	
20412	27715	7303	26.4%	234254	254657	8454	263111	261960	-1151	-0.5%	
1518	-5885	7403	-125.8%	5876	7403	-8454	-1051	0	-1051		5
-	21930 3471 7351 1747 7843 20412	21930 21830 3471 3422 7351 14805 1747 1645 7843 7843 20412 27715	21930 21830 100 3471 3422 -49 7351 14805 7454 1747 1645 -102 7843 7843 0 20412 27715 7303	21930 21830 100 0.5% 3471 3422 -49 -1.4% 7351 14805 7454 50.3% 1747 1645 -102 -6.2% 7843 7843 0 0.0% 20412 27715 7303 26.4%	YTD Act YTD Bud Var \$ Var % Dec 21930 21830 100 0.5% 240130 3471 3422 -49 -1.4% 37646 7351 14805 7454 50.3% 90137 1747 1645 -102 -6.2% 20195 7843 7843 0 0.0% 86276 20412 27715 7303 26.4% 234254	YTD Act YTD Bud Var \$ Var % Dec Tot Proj 21930 21830 100 0.5% 240130 262060 3471 3422 -49 -1.4% 37646 41117 7351 14805 7454 50.3% 90137 97488 1747 1645 -102 -6.2% 20195 21942 7843 7843 0 0.0% 86276 94110 20412 27715 7303 26.4% 234254 254657	YTD Act YTD Bud Var \$ Var % Dec Tot Proj Planned exp 21930 21830 100 0.5% 240130 262060 0 3471 3422 -49 -1.4% 37646 41117 0 7351 14805 7454 50.3% 90137 97488 7454 1747 1645 -102 -6.2% 20195 21942 1000 7843 7843 0 0.0% 86276 94110 0 20412 27715 7303 26.4% 234254 254657 8454	YTD Act YTD Bud Var \$ Var % Dec Tot Proj Planned exp Projection 21930 21830 100 0.5% 240130 262060 0 262060 3471 3422 -49 -1.4% 37646 41117 0 41117 7351 14805 7454 50.3% 90137 97488 7454 104942 1747 1645 -102 -6.2% 20195 21942 1000 22942 7843 7843 0 0.0% 86276 94110 0 94110 20412 27715 7303 26.4% 234254 254657 8454 263111	YTD Act YTD Bud Var \$ Var % Dec Tot Proj Planed exp Projection Bud 21930 21830 100 0.5% 240130 262060 0 262060 261960 3471 3422 -49 -1.4% 37646 41117 0 41117 41068 7351 14805 7454 50.3% 90137 97488 7454 104942 104942 1747 1645 -102 -6.2% 20195 21942 1000 22942 21840 7843 7843 0 0.0% 86276 94110 0 94110 94110 20412 27715 7303 26.4% 234254 254657 8454 26311 261960	YTD Act YTD Bud Var \$ Var % Dec Tot Proj Planned exp Projection Bud Var \$ 21930 21830 100 0.5% 240130 262060 0 262060 261960 100 3471 3422 -49 -1.4% 37646 41117 0 41117 41068 -49 7351 14805 7454 50.3% 90137 97488 7454 104942 104942 0 1747 1645 -102 -6.2% 20195 21942 1000 22942 21840 -1102 7843 7843 0 0.0% 86276 94110 0 94110 94110 0 20412 27715 7303 26.4% 234254 254657 8454 263111 261960 -1151	YTD Act YTD Bud Var \$ Var % Dec Tot Proj Planed exp Projection Bud Var \$ Var % 21930 21830 100 0.5% 240130 262060 0 262060 261960 100 0.0% 3471 3422 -49 -1.4% 37646 41117 0 41117 41068 -49 -0.1% 7351 14805 7454 50.3% 90137 97488 7454 104942 104942 0 0.0% 1747 1645 -102 -6.2% 20195 21942 1000 22942 21840 -1102 -5.0% 7843 7843 0 0.0% 86276 94110 0 94110 0 0.00% 20412 27715 7303 26.4% 234254 254657 8454 263111 261960 -1151 -0.5%

Notes to Report :

1. The income line includes \$6124 in delinquent charges for 14 units; billed but not yet collected. This is increasing with \$3386 over 30 days. This is problematic.

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2. General and Administrative variances at this point seem to be timing issue with postage payments.

3. Maintenance and Grounds appears to be a monthly flat charge. However it seems as if the budget column does not reflect expected budget.

4. Professional fees due to the FINCEN ID. Expect Unbudgeted legal fees associated with the uncollected fees to continue.

5. Expect to end the year at a deficit due to the legal fees and uncollected dues.

6. Projected Reserve Balance - This anticipates the projected expenditures in the capital plan and the forecasted operating loss.

Reserve Tracking and Forecast			
January Reserve Balance		\$196,860	
11 months contributions (\$7843 mo.)	ć	86,273	
Projected Operating loss	\$	(1,051)	
Projected YE base	\$	282,082	
Projected expenditures per capital Plan			
Two roofs	\$	(60,000)	
Contingency	\$	(10,000)	
Projected expenditures per capital Plan	\$	(70,000)	
Est ye with expenditures	\$	212,082	
Target for Reserves	\$	250,000	
Projected shortfall	\$	(37,918)	