

Christianna Condominium Owners Association

01/22/26

Profit & Loss Budget vs. Actual

Accrual Basis

January through December 2025

	Jan - Dec 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Membership Dues			
Reserve Transfer	-16,018.00	-60,000.00	43,982.00
Membership Dues - Other	325,680.00	325,680.00	0.00
Total Membership Dues	309,662.00	265,680.00	43,982.00
Storage Closet Rental	2,835.00	0.00	2,835.00
Laundry Income	0.00	0.00	0.00
Interest Income	0.00	200.00	-200.00
Late Charges and Interest	1,025.00	300.00	725.00
Transfer Fees	400.00	800.00	-400.00
Total Income	313,922.00	266,980.00	46,942.00
Gross Profit	313,922.00	266,980.00	46,942.00
Expense			
Loan Interest-Walker	7,711.00		
Bad Debt	202.68		
Utilities			
Natural Gas (Xcel)	28,520.34	24,000.00	4,520.34
Electric (Xcel)	5,872.20	5,500.00	372.20
Electric (Xcel) Pump House #2	615.08	500.00	115.08
Water (Ute)	29,997.51	28,000.00	1,997.51
Sewer Fees (City of GJ)	21,325.45	20,000.00	1,325.45
Trash Service	8,573.44	10,560.00	-1,986.56
Total Utilities	94,904.02	88,560.00	6,344.02
Bldg-Repairs and Maintenance			
Crawl Space Inspection	0.00	500.00	-500.00
Deck Repairs-Materials	0.00	2,000.00	-2,000.00
Supplies	785.51	500.00	285.51
Heating & Plumbing	18,145.00	10,000.00	8,145.00
Boiler Inspection	630.00	200.00	430.00
Laundry Repairs & Maintenance	354.19	4,000.00	-3,645.81
Maintenance Service-Labor	0.00	1,000.00	-1,000.00
Building Maintenance	37,319.19	58,540.00	-21,220.81
Bldg-Repairs and Maintenance - Other	6,403.90		
Total Bldg-Repairs and Maintenance	63,637.79	76,740.00	-13,102.21
Landscaping and Groundskeeping			
Mowing	9,320.00	9,000.00	320.00
Grounds Maintenance-Labor	16,982.00	0.00	16,982.00
Property litter clean up	2,820.00	2,820.00	0.00
Pest Control	1,716.99	2,000.00	-283.01
Tree Service	3,375.00	6,600.00	-3,225.00
Irrigation	2,102.00	3,000.00	-898.00
Snow Removal	0.00	2,000.00	-2,000.00
Supplies	286.15	1,104.00	-817.85
Temp Landscape	7,061.50	3,000.00	4,061.50
Total Landscaping and Groundskeeping	43,663.64	29,524.00	14,139.64
Office Administrative			
Interest Expense	0.00	7,656.00	-7,656.00
Postage and Delivery	234.43	300.00	-65.57
Bank Service Charge	186.00	100.00	86.00
Supplies	112.77	100.00	12.77
Office Administrative - Other	77.75	0.00	77.75
Total Office Administrative	610.95	8,156.00	-7,545.05

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Profit & Loss Budget vs. Actual

January through December 2025

	Jan - Dec 25	Budget	\$ Over Budget
Management Administrative			
Accounting/Management Fee	18,700.00	18,000.00	700.00
Legal Fees	459.00	400.00	59.00
Insurance Expense	39,013.30	44,000.00	-4,986.70
Christmas Bonus	450.00		
Management Administrative - Other	1,630.00	1,600.00	30.00
Total Management Administrative	<u>60,252.30</u>	<u>64,000.00</u>	<u>-3,747.70</u>
Total Expense	<u>270,982.38</u>	<u>266,980.00</u>	<u>4,002.38</u>
Net Ordinary Income	42,939.62	0.00	42,939.62
Other Income/Expense			
Other Expense			
Ask My Accountant	0.00		
Total Other Expense	<u>0.00</u>		
Net Other Income	<u>0.00</u>		
Net Income	<u><u>42,939.62</u></u>	<u><u>0.00</u></u>	<u><u>42,939.62</u></u>