

Christianna Condominium Owners Association
Financial Analysis for Jan 1 to April 30 2025

Cash on hand (4/30/25)

	<u>Cash on Hand (5/16/25)</u>
Operating	\$2,447
Reserve	\$106,182

Fixed Assets

Buildings and Improvments	\$456,035
Building Foundations, Storage, Laundry	\$38,270
Roofs	\$287,374
Less Accum. Depr	\$95,792
Total Fixed Assets	\$685,887

Income (Cash)		% of Income	
Assessments	\$108,560		
All other Income	\$2,655		Interest, Late charges, Transfer fees, Misc.
Less Reserve Contribution	\$20,000		\$5,000 x 4 months
Total Income	\$91,215		
<u>Expenses</u>			
Loan Interest	\$2,320	2.54%	Loan Interest
Grounds Maint. & Labor	\$8,918	9.78%	Grounds labor, maint and supplies
Administration & Office	\$7,506	8.23%	Management, Legal, Postage and Supplies
Bad Debt	\$0	0.00%	Bad debt Write off
Insurance	\$14,187	15.55%	Liability, building, bond and D & O Insurance
Repairs and Maintenance	\$27,622	30.28%	Maintenance on Bldg's, decks, paint, roof, labor, etc
Utilites	\$30,845	33.82%	Water, Sewer, Trash, Common Area gas/electric
		0.00%	
Net Income (loss)	-\$183		