

## Christianna Condominium Owners Association

## Balance Sheet

As of December 31, 2025

01/22/26

Accrual Basis

	Dec 31, 25
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Main Checking-GVNB-936116	3,994.23
Capital Reserves-GVNB-8043652	-5,000.00
Total Checking/Savings	-1,005.77
Accounts Receivable	
Special Assessments Receivable	2,072.00
Fines/Violations Receivables	-50.00
Accounts Receivable	6,250.83
Assessments Receivable	-8,272.83
Total Accounts Receivable	0.00
Other Current Assets	
Assessments Receivable Total	
Unpaid Assessments	5,643.00
PrePaid Assessments	-11,893.83
Total Assessments Receivable Total	-6,250.83
Undeposited Funds	630.00
Total Other Current Assets	-5,620.83
<b>Total Current Assets</b>	<b>-6,626.60</b>
<b>Fixed Assets</b>	
Buildings and Improvements	
New Water Heater A & B Bldg-2022	8,500.00
Pump for Irrigation	4,000.00
SWAMP COOLERS-2020	135,424.00
Capital Improvement	
2023-New Carpet in common areas	55,324.60
2022- A bldg -New Sidewalk	7,800.00
New Roof- WW & GB-2019	33,750.00
Asphalt paving A & B Bldg-8/18	5,635.40
Glenbrook Retaining Wall 4/17	11,512.00
Asphalt Paving-GB&WW-Lots-8/17	5,000.00
NBU Mail Boxes- 11/2018	
Out Mail Boxes-2020	1,414.36
NBU Mail Boxes- 11/2018 - Other	3,531.62
Total NBU Mail Boxes- 11/2018	4,945.98
Capital Improvement - Other	184,143.54
Total Capital Improvement	308,111.52
Building-Roof	
New Roof A Bldg- 2020	29,723.00
New Roof WW Bldg- 2020	49,050.00
New Roof GB Bldg- 2020	71,629.00
New Roof B Bldg-2020	23,041.00
Willowwood roof repair 4/17	20,434.00
Building-Roof - Other	93,497.28
Total Building-Roof	287,374.28
Building-Foundation	
New French Drain -B bldg	3,500.00
Building-Foundation - Other	23,339.52
Total Building-Foundation	26,839.52
Building-Storage	2,160.00

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Building-Laundry	
Speed Queen Washer-10/23/18	1,120.74
Speed Queen Washer-10/02/18	1,164.40
2 Maytag Washers	1,660.57
Building-Laundry - Other	3,680.00
<b>Total Building-Laundry</b>	<b>7,625.71</b>
Equipment	1,643.94
Accumulated Depreciation	
A/D-Building Storage	-2,439.00
A/D-Laundry Room	-4,320.62
A/D-Equipment	-1,643.94
A/D-Building/Roof/Found/Cap Imp	-87,388.73
<b>Total Accumulated Depreciation</b>	<b>-95,792.29</b>
<b>Total Buildings and Improvements</b>	<b>685,886.68</b>
<b>Total Fixed Assets</b>	<b>685,886.68</b>
<b>TOTAL ASSETS</b>	<b>679,260.08</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	7,130.99
<b>Total Accounts Payable</b>	<b>7,130.99</b>
Other Current Liabilities	
Storage Closet Deposit	475.00
Income Taxes Payable-Current	-25.00
<b>Total Other Current Liabilities</b>	<b>450.00</b>
<b>Total Current Liabilities</b>	<b>7,580.99</b>
Long Term Liabilities	
Note Payable-J. Walker	39,199.00
<b>Total Long Term Liabilities</b>	<b>39,199.00</b>
<b>Total Liabilities</b>	<b>46,779.99</b>
Equity	
Reserve Equity	376,099.19
Unrestricted Net Assets	213,441.28
Net Income	42,939.62
<b>Total Equity</b>	<b>632,480.09</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>679,260.08</b>