

Christianna Condominium Owners Association
Profit & Loss Budget Overview
January through December 2025

	Jan - Dec 25	
Ordinary Income/Expense		
Income		
Membership Dues		
Reserve Transfer	-60,000.00	\$5k per month
Membership Dues - Other	325,680.00	\$295 x 12 months x 92 owners
Total Membership Dues	265,680.00	
Storage Closet Rental	0.00	
Laundry Income	0.00	In Reserve Account 2025
Interest Income	200.00	
Late Charges and Interest	300.00	
Transfer Fees	800.00	
Total Income	266,980.00	
Gross Profit	266,980.00	
Expense		
Utilities		
Natural Gas (Xcel)	24,000.00	
Electric (Xcel)	5,500.00	
Electric (Xcel) Pump House #2	500.00	
Water (Ute)	28,000.00	
Sewer Fees (City of GJ)	20,000.00	
Trash Service	10,560.00	
Total Utilities	88,560.00	
Repairs and Maintenance		
Crawl Space Inspection	500.00	
Deck Repairs-Materials	2,000.00	
Supplies	500.00	
Heating & Plumbing	10,000.00	
Boiler Inspection	200.00	
Laundry Repairs & Maintenance	4,000.00	
Maintenance Service-Labor	1,000.00	
Building Maintenance	58,540.00	
Total Repairs and Maintenance	76,740.00	

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Landscaping and Groundskeeping	
Property litter clean up	2,820.00
Tree Service	6,600.00
Irrigation	3,000.00
Mowing	9,000.00
Snow Removal	2,000.00
Temp Landscape	3,000.00
Supplies	1,104.00
Grounds Maintenance-Labor	0.00
Pest Control	2,000.00
Total Landscaping and Groundskeeping	29,524.00
Office Supplies	100.00
Professional Fees	
Insurance Expense	44,000.00
Accounting/Management Fee	18,000.00
Legal Fees	400.00
Postage and Delivery	300.00
Professional Fees - Other	1,600.00
Total Professional Fees	64,300.00
Bank Service Charge	100.00
Interest Expense	7,656.00
Total Expense	266,980.00
Net Ordinary Income	0.00
Net Income	0.00