

## Christianna Condominium Owners Association, Inc. Annual 2026 Budget

### Income

Assessment Income	\$ 347,760	92 units x \$315 x 12 months
Late Fee, Interest Income, Misc	\$ 4,485	Late fees, Storage fees, Interest and Reimbursable Income
Reserve Transfer (\$3,000 Monthly)	<u>\$ 36,000</u>	\$3,000 x 12months
<b>Total</b> Total Income	<b>\$ 316,245</b>	This is the amount the COA uses for all expenses.

### Expenses

			% of Income
Insurance	\$ 55,220	Bldg, Directors & Officers Policy's , and bond	15.68%
Utilities	\$ 91,414	Water, Sewer, Trash, Irrigation, Common Electric, Common Gas	25.95%
Association Accounting/Mgmt labor	\$ 18,000	\$1,500 x 12 Management labor (other)	5.11%
Office/Professional Fees	\$ 6,040	Office Supplies, Legal, Bank Charges, postage and Admin fees	1.71%
Landscaping/Grounds	\$ 51,700	Grounds labor, Maintenance, leaf pickup, mowing and grounds supplies	14.68%
Bldg Repairs/Maintenance	\$ 89,405	Plumbing/Heating, A/C Service, Labor, boilers, entry stairs/ramps, painting, roof repairs, etc	25.38%
Interest	\$ 4,466	Interest expense on loan	1.27%
Total Expense	<u>\$ 316,245</u>		89.78%

**Total Expense** Net Ordinary Income \$ -