

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

<b>Cash on hand (9/30/25)</b>				2025 Annual		
		Income (Cash)	Actual to Date	% of Income	Budget	
Operating	\$1,689	Assessments	\$244,260		\$325,680	\$295 x 92 owners x 9 months
Reserve	\$103,136	All other Income	\$3,645		\$1,300	Interest, Late charges, Transfer fees, Storage Closets, Misc.
		Less Reserve Contribution	\$41,000		\$60,000	\$5,000 x 7 months, 2 x \$3,000
		Reserve Addback	\$27,482			Transfer from Reserve back to Operating for A/P
		<b>Total Income</b>	<b>\$234,387</b>			
		<b>Expenses</b>				
<b>Fixed Assets</b>		Loan Interest	\$5,967	2.55%	\$7,656	Loan Interest
Buildings and Improvments	\$456,035	Grounds Maint. & Labor	\$35,907	15.32%	\$29,524	Grounds labor, maint and supplies
Building Foundations, Storage, Laundry	\$38,270	Administration & Office	\$16,698	7.12%	\$20,500	Management, Legal, Postage and Supplies
Roofs	\$287,374	Bad Debt	\$203	0.09%	\$0	Bad debt Write off
Less Accum. Depr	\$95,792	Insurance	\$31,920	13.62%	\$44,000	Liability, building, bond and D & O Insurance
Total Fixed Assets	\$685,887	Repairs and Maintenance	\$52,083	22.22%	\$76,740	Maintenance on Bldg's,decks, paint, roof, labor, etc
<b>Assessments Receivable</b>		Utilites	\$70,600	30.12%	\$88,560	Water, Sewer, Trash, Common Area gas/electric
UnPaid Assessments	\$5,548	<b>Total Expenses</b>	<b>\$213,378</b>	<b>91.04%</b>	<b>\$266,980</b>	
PrePaid Assessments	\$17,908					
		<b>Net Income (loss)</b>	<b>\$21,009</b>			