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03/18/25

Accrual Basis

**Christianna Condominium Owners Association**  
**Balance Sheet**  
As of February 28, 2025

	Feb 28, 25
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Main Checking-GVNB-936116	10,233.34
<b>Total Checking/Savings</b>	10,233.34
Accounts Receivable	
Special Assessments Receivable	2,072.00
Fines/Violations Receivables	-50.00
Assessments Receivable	-16,369.15
<b>Total Accounts Receivable</b>	-14,347.15
<b>Total Current Assets</b>	-4,113.81
<b>Fixed Assets</b>	
Buildings and Improvements	
New Water HeaterA & 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
<b>Total NBU Mail Boxes- 11/2018</b>	4,945.98
Capital Improvement - Other	184,143.54
<b>Total Capital Improvement</b>	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
<b>Total Building-Roof</b>	287,374.28

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Building-Foundation	
New French Drain -B bldg	3,500.00
Building-Foundation - Other	23,339.52
<b>Total Building-Foundation</b>	<b>26,839.52</b>
Building-Storage	2,160.00
Building-Laundry	
Whirlpool Washer-#3- 2023	1,703.41
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>9,329.12</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/Foundation/Cap Imp	-87,388.73
<b>Total Accumulated Depreciation</b>	<b>-95,792.29</b>
<b>Total Buildings and Improvements</b>	<b>687,590.09</b>
<b>Total Fixed Assets</b>	<b>687,590.09</b>
<b>TOTAL ASSETS</b>	<b>683,476.28</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	8,697.74
<b>Total Accounts Payable</b>	<b>8,697.74</b>
Other Current Liabilities	
Storage Closet Deposit	385.00
Income Taxes Payable-Current	-25.00
<b>Total Other Current Liabilities</b>	<b>360.00</b>
<b>Total Current Liabilities</b>	<b>9,057.74</b>

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## Balance Sheet

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	Feb 28, 25
Long Term Liabilities	
Note Payable-J. Walker	82,754.00
Total Long Term Liabilities	82,754.00
Total Liabilities	91,811.74
Equity	
Reserve Equity	376,099.19
Opening Bal Equity	1,703.41
Unrestricted Net Assets	213,442.28
Net Income	419.66
Total Equity	591,664.54
TOTAL LIABILITIES & EQUITY	683,476.28