

Christianna Condominium Owners Association

02/17/25

Balance Sheet

Accrual Basis

As of January 31, 2025

	Jan 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Main Checking-GVNB-936116	15,636.04
Total Checking/Savings	15,636.04
Accounts Receivable	
Special Assessments Receivable	2,072.00
Fines/Violations Receivables	-50.00
Assessments Receivable	-21,899.15
Total Accounts Receivable	-19,877.15
Total Current Assets	-4,241.11
Fixed Assets	
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
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
Total Building-Laundry	9,329.12
Equipment	1,643.94

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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
Total Accumulated Depreciation	-95,792.29
Total Buildings and Improvements	687,590.09
Total Fixed Assets	687,590.09
TOTAL ASSETS	683,348.98
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	4,566.52
Total Accounts Payable	4,566.52
Other Current Liabilities	
Storage Closet Deposit	385.00
Income Taxes Payable-Current	-25.00
Total Other Current Liabilities	360.00
Total Current Liabilities	4,926.52
Long Term Liabilities	
Note Payable-J. Walker	87,216.00
Total Long Term Liabilities	87,216.00
Total Liabilities	92,142.52
Equity	
Reserve Equity	376,099.19
Opening Bal Equity	1,703.41
Unrestricted Net Assets	214,038.01
Net Income	-634.15
Total Equity	591,206.46
TOTAL LIABILITIES & EQUITY	683,348.98