

CHRISTIANNA CONDOMINIUM OWNERS ASSN

Income Statement

For the Twelve Months Ending December 31,2008

	Current Month		Year to Date	
Revenues				
Membership Dues	\$ 15,640.00	93.20	\$ 187,680.00	93.68
Laundry Income	668.63	3.98	6,707.61	3.35
Late Charges & Interest	119.35	0.71	2,429.52	1.21
Interest Income-ING Direct	79.89	0.48	455.39	0.23
Interest Income - GVNB	18.85	0.11	338.67	0.17
Carp011 Rental	45.00	0.27	440.00	0.22
Miscellaneous Income	210.00	1.25	2,280.00	1.14
Total Revenues	<u>16,781.72</u>	100.00	<u>200,331.19</u>	100.00
Expenses				
Natural Gas (Xcel)	5,123.54	30.53	41,988.32	20.96
Electric (Xcel)	366.32	2.18	4,173.81	2.08
Electric (Xcel) - Pump Hse #2	9.94	0.06	381.22	0.19
Water (Ute)	1,133.50	6.75	12,433.50	6.21
Sewer Fees (City of OJ)	967.55	5.77	11,589.15	5.78
Trash Service	278.14	1.66	3,327.00	1.66
Insurance	660.12	3.93	7,923.39	3.96
Maintenance Services	1,470.00	8.76	28,610.80	14.28
Heating & Plumbing Systems	191.90	1.14	2,891.09	1.44
Air Conditioner Maintenance	0.00	0.00	10,119.03	5.05
Laundry Repairs & Maintenance	0.00	0.00	219.35	0.11
Sewer Maintenance	0.00	0.00	301.01	0.15
Building Maintenance	21,439.36	127.75	35,973.41	17.96
Pest Control	0.00	0.00	2,100.00	1.05
Lawn Care	787.50	4.69	7,746.00	3.87
Grounds Maintenance	657.35	3.92	4,187.22	2.09
Depreciation - Storage Bldg	4.50	0.03	54.00	0.03
Depreciation - Laundry	7.50	0.04	90.00	0.04
Office & Postage Expense	17.24	0.10	1,268.74	0.63
Legal & Accounting	1,200.00	7.15	12,545.00	6.26
Income Taxes	(22.62)	(0.13)	1,027.00	0.51
Total Expenses	<u>34,291.84</u>	204.34	<u>188,949.04</u>	94.32
Net Income	\$ <u>(17,510.12)</u>	(104.34)	\$ <u>11,382.15</u>	5.68