

Christianna Condominium Owners Association
Profit & Loss Budget vs. Actual
January through September 2011

	Jan - Sep 11	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Membership Dues	135,490.00	140,760.00	-5,270.00
Laundry Income	5,047.77	4,765.00	282.77
Interest Income	256.18	576.98	-320.80
Late Charges and Interest	370.00	180.00	190.00
Carport Rental	180.00	270.00	-90.00
Miscellaneous Income	230.00	1,010.00	-780.00
Total Income	141,573.95	147,561.98	-5,988.03
Expense			
Bad Debt	0.00		
Utilities			
Natural Gas (Xcel)	26,775.19	22,915.00	3,860.19
Electric (Xcel)	2,931.80	2,660.00	271.80
Electric (Xcel) Pump House #2	319.18	290.00	29.18
Water (Ute)	11,379.50	9,900.00	1,479.50
Sewer Fees (City of GJ)	8,930.52	9,000.00	-69.48
Trash Service (City of GJ)	2,603.34	2,700.00	-96.66
Total Utilities	52,939.53	47,465.00	5,474.53
Insurance Expense	8,298.27	7,209.00	1,089.27
Repairs and Maintenance			
Mileage reimbursement	0.00	60.00	-60.00
Supplies	1,593.99	1,800.00	-206.01
Maintenance Service	104.00	24,703.00	-24,599.00
Heating & Plumbing	1,525.76	1,300.00	225.76
Air Conditioner Maintenance	128.57	900.00	-771.43
Boiler Inspection	900.00	1,000.00	-100.00
Laundry Repairs & Maintenance	1,083.25	380.00	703.25
Building Maintenance	20,993.04	2,000.00	18,993.04
Total Repairs and Maintenance	26,328.61	32,143.00	-5,814.39
Landscaping and Groundskeeping			
Supplies	1,270.47	1,300.00	-29.53
Pest Control	1,700.00	1,800.00	-100.00
Lawn/Grounds Care	10,706.28	9,000.00	1,706.28
Grounds Maintenance	1,430.00	1,350.00	80.00
Total Landscaping and Groundskeeping	15,106.75	13,450.00	1,656.75
Depreciation Expense	4,701.06	4,707.00	-5.94
Office Supplies			
Supplies	255.73		
Office Supplies - Other	31.57	1,036.81	-1,005.24
Total Office Supplies	287.30	1,036.81	-749.51
Professional Fees			
Web Site	90.00		
Accounting/Bookkeeping	7,850.00	8,000.00	-150.00
Legal Fees	0.00	900.00	-900.00
Postage and Delivery	44.00	132.00	-88.00
Total Professional Fees	7,984.00	9,032.00	-1,048.00
Bank Service Charge	66.67	117.00	-50.33
Income Taxes Accrued	687.28	540.00	147.28
Telephone Expense	87.11		
Total Expense	116,486.58	115,699.81	786.77
Net Ordinary Income	25,087.37	31,862.17	-6,774.80

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Cash Basis

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	<u>Jan - Sep 11</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Other Income/Expense			
Other Expense			
Ask My Accountant	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Income	<u><u>25,087.37</u></u>	<u><u>31,862.17</u></u>	<u><u>-6,774.80</u></u>