Balanced Bookkeeping
& Community Association Management

Income Statement

Five Fountains Condominiums

From 07/01/2026 to 07/31/2026

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
AVAILABLE FOR RESERVES							
INCOME							
Operating Income							
30-3010 Association Dues	$ 50,105.00	$ 50,055.82	$ 49.18	$350,735.00	$350,390.74	$ 344.26	$ 600,669.89
30-3020 Late Charge	151.04	208.33	(57.29)	1,486.04	1,458.31	27.73	2,500.00
30-3025 Gas Income	2,073.23	4,416.67	(2,343.44)	28,484.15	30,916.69	(2,432.54)	53,000.00
30-3035 Laundry Income	665.63	833.33	(167.70)	5,591.86	5,833.31	(241.45)	10,000.00
30-3040 Fines	300.00	75.00	225.00	550.00	525.00	25.00	900.00
30-3050 Misc Income	12.50	58.33	(45.83)	298.50	408.31	(109.81)	700.00
30-3065 NSF Fee	-	8.33	(8.33)	40.00	58.31	(18.31)	100.00
30-3080 A/R Interest	116.09	58.33	57.76	587.29	408.31	178.98	700.00
30-3200 Interest Income	0.58	0.50	0.08	5.90	3.50	2.40	6.00
TOTAL Operating Income	$ 53,424.07	$ 55,714.64	($ 2,290.57)	$387,778.74	$390,002.48	($ 2,223.74)	$ 668,575.89
TOTAL INCOME	**$ 53,424.07**	**$ 55,714.64**	**($ 2,290.57)**	**$387,778.74**	**$390,002.48**	**($ 2,223.74)**	**$ 668,575.89**
EXPENSES AND RESERVE FUNDING							
Administration							
40-4010 Accounting / Office Management	1,084.05	1,084.05	-	7,588.35	7,588.35	-	13,008.65
40-4015 Property Management	1,744.70	1,774.40	29.70	12,212.90	12,420.80	207.90	21,292.80
40-4020 Tax Preparation/ Tax Expense	-	-	-	727.00	2,000.00	1,273.00	2,000.00
40-4120 Office Admin	431.76	416.67	(15.09)	2,354.70	2,916.69	561.99	5,000.00
40-4260 Insurance	-	-	-	176,184.77	235,000.00	58,815.23	235,000.00
40-4270 Legal	119.00	375.00	256.00	3,135.00	2,625.00	(510.00)	4,500.00
40-4295 Meter Reading	100.00	100.00	-	700.00	700.00	-	1,200.00
TOTAL Administration	$ 3,479.51	$ 3,750.12	$ 270.61	$202,902.72	$263,250.84	$ 60,348.12	$ 282,001.45
Maintenance							
50-5350 Landscape Contract	2,735.00	2,864.40	129.40	10,940.00	11,457.60	517.60	20,050.80
50-5360 Irrigation Repair	-	500.00	500.00	4,243.85	3,000.00	(1,243.85)	5,000.00
50-5370 Common Area Maint	1,270.66	1,666.67	396.01	6,004.30	11,666.69	5,662.39	20,000.00
50-5380 Building Maintenance	65.11	4,166.67	4,101.56	9,408.84	29,166.69	19,757.85	50,000.00
50-5390 Fire Alarm Monitoring	-	125.00	125.00	636.50	875.00	238.50	1,500.00
50-5420 Plumbing Expense	7,800.00	1,250.00	(6,550.00)	20,120.50	8,750.00	(11,370.50)	15,000.00
50-5430 Janitorial Maintenance	675.00	708.33	33.33	4,725.00	4,958.31	233.31	8,500.00
50-5450 Carpet Cleaning	-	125.00	125.00	-	875.00	875.00	1,500.00
50-5475 Pool Maintenance	348.01	1,500.00	1,151.99	1,068.01	5,000.00	3,931.99	8,000.00
50-5490 Snow Removal	-	-	-	2,505.57	6,000.00	3,494.43	10,000.00
50-5540 Street Maintenance	112.50	1,666.67	1,554.17	225.00	11,666.69	11,441.69	20,000.00
50-5560 Concrete Maintenance	-	625.00	625.00	-	4,375.00	4,375.00	7,500.00
50-5570 Xeriscape Expense	2,690.00	416.67	(2,273.33)	2,690.00	2,916.69	226.69	5,000.00
50-5810 Tree\Bushes Insect Cont	3,200.00	416.67	(2,783.33)	6,735.00	2,916.69	(3,818.31)	5,000.00
TOTAL Maintenance	$ 18,896.28	$ 16,031.08	($ 2,865.20)	$ 69,302.57	$103,624.36	$ 34,321.79	$ 177,050.80
Utilities							
60-6390 Electric	1,107.31	875.00	(232.31)	6,111.02	6,125.00	13.98	10,500.00
60-6400 Water	8,767.42	5,000.00	(3,767.42)	45,124.72	35,000.00	(10,124.72)	60,000.00
60-6460 Gas Expense	1,834.30	4,416.67	2,582.37	28,498.05	30,916.69	2,418.64	53,000.00
60-6470 StormWater	8.00	8.33	0.33	56.00	58.31	2.31	100.00
60-6480 Trash	1,693.62	1,661.77	(31.85)	11,785.34	11,632.39	(152.95)	19,941.19
TOTAL Utilities	$ 13,410.65	$ 11,961.77	($ 1,448.88)	$ 91,575.13	$ 83,732.39	($ 7,842.74)	$ 143,541.19
TOTAL DISBURSEMENTS	**$ 35,786.44**	**$ 31,742.97**	**($ 4,043.47)**	**$363,780.42**	**$450,607.59**	**$ 86,827.17**	**$ 602,593.44**
AVAILABLE FOR RESERVES NET INCREASE (DECREASE)	$ 17,637.63	$ 23,971.67	($ 6,334.04)	$ 23,998.32	($60,605.11)	$ 84,603.43	$ 65,982.45

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Balanced Bookkeeping
& Community Association Management

Income Statement

Five Fountains Condominiums

From 07/01/2026 to 07/31/2026

Description	Current Period Actual	Current Period Budget	Variance	Year-to-date Actual	Year-to-date Budget	Variance	Annual Budget
RESERVE INCOME/EXPENSE							
INCOME							
Other Income							
70-7010 Replacement Interest	$727.84	$666.67	$61.17	$5,024.53	$4,666.69	$357.84	$8,000.00
TOTAL Other Income	$727.84	$666.67	$61.17	$5,024.53	$4,666.69	$357.84	$8,000.00
TOTAL INCOME	**$727.84**	**$666.67**	**$61.17**	**$5,024.53**	**$4,666.69**	**$357.84**	**$8,000.00**
RESERVE INCOME/EXPENSE NET INCREASE (DECREASE)	$727.84	$666.67	$61.17	$5,024.53	$4,666.69	$357.84	$8,000.00
NET INCREASE (DECREASE)	$18,365.47	$24,638.34	($6,272.87)	$29,022.85	($55,938.42)	$84,961.27	$73,982.45

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Balanced Bookkeeping
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Balance Sheet - Detailed

Five Fountains Condominiums
As of: 07/31/2026

Assets			
Operating Assets			
10-1000-00	SSB-Operating Checking-6372	$	57,473.09
10-1020-00	ENT Checking		108,757.91
10-1400-00	SSB-Operating Saving -6378		5,003.97
10-1410-00	ENT Savings		70.00
TOTAL Operating Assets		$	171,304.97
Reserve Assets			
11-1150-00	ENT CD 3.581% 8-19-26	$	79,210.82
11-1190-00	ENT CD 3.581% 9-28-26		81,668.11
11-1510-00	SSB-Reserve-6375		112,685.53
TOTAL Reserve Assets		$	273,564.46
Other Current Assets			
12-1200-00	Accounts Receivable	$	34,982.84
TOTAL Other Current Assets		$	34,982.84
14-1401-00	Estimated Taxes	$	988.00
Total Assets		**$**	**480,840.27**
Liabilities & Equity			
Current Liabilities			
20-2030-00	Prepaid Assessments	$	15,348.37
TOTAL Current Liabilities		$	15,348.37
Equity			
29-2960-00	Fund Balance	$	436,469.05
	Net Income Gain / (Loss)	$	29,022.85
TOTAL Equity		$	465,491.90
Total Liabilities & Equity		**$**	**480,840.27**

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