Balanced Bookkeeping
& Community Association Management

Income Statement

Five Fountains Condominiums

From 08/01/2026 to 08/31/2026

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	$400,840.00	$400,446.56	$ 393.44	$ 600,669.89
30-3020 Late Charge	240.00	208.33	31.67	1,726.04	1,666.64	59.40	2,500.00
30-3025 Gas Income	1,751.26	4,416.67	(2,665.41)	30,235.41	35,333.36	(5,097.95)	53,000.00
30-3035 Laundry Income	693.31	833.33	(140.02)	6,285.17	6,666.64	(381.47)	10,000.00
30-3040 Fines	50.00	75.00	(25.00)	600.00	600.00	-	900.00
30-3050 Misc Income	12.50	58.33	(45.83)	311.00	466.64	(155.64)	700.00
30-3065 NSF Fee	20.00	8.33	11.67	60.00	66.64	(6.64)	100.00
30-3080 A/R Interest	124.27	58.33	65.94	711.56	466.64	244.92	700.00
30-3200 Interest Income	0.69	0.50	0.19	6.59	4.00	2.59	6.00
TOTAL Operating Income	$ 52,997.03	$ 55,714.64	($ 2,717.61)	$440,775.77	$445,717.12	($ 4,941.35)	$ 668,575.89
TOTAL INCOME	**$ 52,997.03**	**$ 55,714.64**	**($ 2,717.61)**	**$440,775.77**	**$445,717.12**	**($ 4,941.35)**	**$ 668,575.89**
EXPENSES AND RESERVE FUNDING							
Administration							
40-4010 Accounting / Office Management	1,084.05	1,084.05	-	8,672.40	8,672.40	-	13,008.65
40-4015 Property Management	1,744.70	1,774.40	29.70	13,957.60	14,195.20	237.60	21,292.80
40-4020 Tax Preparation/ Tax Expense	-	-	-	727.00	2,000.00	1,273.00	2,000.00
40-4120 Office Admin	66.47	416.67	350.20	2,421.17	3,333.36	912.19	5,000.00
40-4260 Insurance	-	-	-	176,184.77	235,000.00	58,815.23	235,000.00
40-4270 Legal	-	375.00	375.00	3,135.00	3,000.00	(135.00)	4,500.00
40-4295 Meter Reading	100.00	100.00	-	800.00	800.00	-	1,200.00
TOTAL Administration	$ 2,995.22	$ 3,750.12	$ 754.90	$205,897.94	$267,000.96	$ 61,103.02	$ 282,001.45
Maintenance							
50-5350 Landscape Contract	2,695.00	2,864.40	169.40	13,635.00	14,322.00	687.00	20,050.80
50-5360 Irrigation Repair	459.24	1,000.00	540.76	4,703.09	4,000.00	(703.09)	5,000.00
50-5370 Common Area Maint	1,241.22	1,666.67	425.45	7,245.52	13,333.36	6,087.84	20,000.00
50-5380 Building Maintenance	347.49	4,166.67	3,819.18	9,756.33	33,333.36	23,577.03	50,000.00
50-5390 Fire Alarm Monitoring	-	125.00	125.00	636.50	1,000.00	363.50	1,500.00
50-5420 Plumbing Expense	-	1,250.00	1,250.00	20,120.50	10,000.00	(10,120.50)	15,000.00
50-5430 Janitorial Maintenance	675.00	708.33	33.33	5,400.00	5,666.64	266.64	8,500.00
50-5450 Carpet Cleaning	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
50-5475 Pool Maintenance	168.75	1,500.00	1,331.25	1,236.76	6,500.00	5,263.24	8,000.00
50-5490 Snow Removal	-	-	-	2,505.57	6,000.00	3,494.43	10,000.00
50-5540 Street Maintenance	945.00	1,666.67	721.67	1,170.00	13,333.36	12,163.36	20,000.00
50-5560 Concrete Maintenance	-	625.00	625.00	-	5,000.00	5,000.00	7,500.00
50-5570 Xeriscape Expense	1,230.00	416.67	(813.33)	3,920.00	3,333.36	(586.64)	5,000.00
50-5810 Tree\Bushes Insect Cont	-	416.67	416.67	6,735.00	3,333.36	(3,401.64)	5,000.00
TOTAL Maintenance	$ 7,761.70	$ 16,531.08	$ 8,769.38	$ 77,064.27	$120,155.44	$ 43,091.17	$ 177,050.80
Utilities							
60-6390 Electric	1,151.82	875.00	(276.82)	7,262.84	7,000.00	(262.84)	10,500.00
60-6400 Water	8,367.09	5,000.00	(3,367.09)	53,491.81	40,000.00	(13,491.81)	60,000.00
60-6460 Gas Expense	1,751.57	4,416.67	2,665.10	30,249.62	35,333.36	5,083.74	53,000.00
60-6470 StormWater	679.00	8.33	(670.67)	735.00	66.64	(668.36)	100.00
60-6480 Trash	1,683.62	1,661.77	(21.85)	13,468.96	13,294.16	(174.80)	19,941.19
TOTAL Utilities	$ 13,633.10	$ 11,961.77	($ 1,671.33)	$105,208.23	$ 95,694.16	($ 9,514.07)	$ 143,541.19
TOTAL DISBURSEMENTS	**$ 24,390.02**	**$ 32,242.97**	**$ 7,852.95**	**$388,170.44**	**$482,850.56**	**$ 94,680.12**	**$ 602,593.44**
AVAILABLE FOR RESERVES NET INCREASE (DECREASE)	$ 28,607.01	$ 23,471.67	$ 5,135.34	$ 52,605.33	($37,133.44)	$ 89,738.77	$ 65,982.45

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Balanced Bookkeeping
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Income Statement

Five Fountains Condominiums

From 08/01/2026 to 08/31/2026

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	$539.12	$666.67	($127.55)	$5,563.65	$5,333.36	$230.29	$8,000.00
TOTAL Other Income	$539.12	$666.67	($127.55)	$5,563.65	$5,333.36	$230.29	$8,000.00
TOTAL INCOME	**$539.12**	**$666.67**	**($127.55)**	**$5,563.65**	**$5,333.36**	**$230.29**	**$8,000.00**
EXPENSES AND RESERVE FUNDING							
Other Expense							
75-7510 Reserve	68,000.00	-	(68,000.00)	68,000.00	-	(68,000.00)	-
TOTAL Other Expense	$68,000.00	$-	($68,000.00)	$68,000.00	$-	($68,000.00)	$-
TOTAL DISBURSEMENTS	**$68,000.00**	**$-**	**($68,000.00)**	**$68,000.00**	**$-**	**($68,000.00)**	**$0.00**
RESERVE INCOME/EXPENSE NET INCREASE (DECREASE)	($67,460.88)	$666.67	($68,127.55)	($62,436.35)	$5,333.36	($67,769.71)	$8,000.00
NET INCREASE (DECREASE)	($38,853.87)	$24,138.34	($62,992.21)	($9,831.02)	($31,800.08)	$21,969.06	$73,982.45

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Balance Sheet - Detailed

Five Fountains Condominiums
As of: 08/31/2026

Assets			
Operating Assets			
10-1000-00	SSB-Operating Checking-6372	$	44,825.41
10-1020-00	ENT Checking		108,284.20
10-1400-00	SSB-Operating Saving -6378		5,004.01
10-1410-00	ENT Savings		70.00
TOTAL Operating Assets		$	158,183.62
Reserve Assets			
11-1150-00	ENT CD 3.581% 11-19-26	$	79,451.91
11-1190-00	ENT CD 3.581% 9-28-26		81,916.50
11-1510-00	SSB-Reserve-6375		80,900.37
TOTAL Reserve Assets		$	242,268.78
Other Current Assets			
12-1200-00	Accounts Receivable	$	39,069.12
TOTAL Other Current Assets		$	39,069.12
14-1401-00	Estimated Taxes	$	988.00
Total Assets		**$**	**440,509.52**
Liabilities & Equity			
Current Liabilities			
20-2030-00	Prepaid Assessments	$	13,871.49
TOTAL Current Liabilities		$	13,871.49
Equity			
29-2960-00	Fund Balance	$	436,469.05
	Net Income Gain / (Loss)	$	(9,831.02)
TOTAL Equity		$	426,638.03
Total Liabilities & Equity		**$**	**440,509.52**

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