Balanced Bookkeeping
& Community Association Management

Income Statement

Five Fountains Condominiums

From 08/01/2025 to 08/31/2025

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
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	195.00	208.75	(13.75)	1,635.00	1,670.00	(35.00)	2,505.00
30-3025 Gas Income	1,881.52	3,583.33	(1,701.81)	32,243.14	28,666.64	3,576.50	43,000.00
30-3035 Laundry Income	751.55	750.00	1.55	5,231.40	6,000.00	(768.60)	9,000.00
30-3040 Fines	50.00	-	50.00	550.00	-	550.00	-
30-3050 Misc Income	12.00	416.67	(404.67)	402.00	3,333.36	(2,931.36)	5,000.00
30-3065 NSF Fee	20.00	-	20.00	80.00	-	80.00	-
30-3080 A/R Interest	86.70	-	86.70	461.98	-	461.98	-
30-3200 Interest Income	0.47	34.17	(33.70)	3.84	273.36	(269.52)	410.00
TOTAL Operating Income	$53,102.24	$55,048.74	($1,946.50)	$441,447.36	$440,389.92	$1,057.44	$660,584.89
TOTAL INCOME	**$53,102.24**	**$55,048.74**	**($1,946.50)**	**$441,447.36**	**$440,389.92**	**$1,057.44**	**$660,584.89**
EXPENSES AND RESERVE FUNDING							
Administration							
40-4010 Accounting / Office Management	1,084.05	-	(1,084.05)	8,081.10	-	(8,081.10)	-
40-4015 Property Management	1,744.70	2,445.50	700.80	12,212.90	19,564.00	7,351.10	29,346.00
40-4020 Taxes	(6.66)	-	6.66	2,050.34	800.00	(1,250.34)	800.00
40-4120 Office Admin	330.88	416.67	85.79	3,238.75	3,333.36	94.61	5,000.00
40-4260 Insurance	-	-	-	213,816.50	250,000.00	36,183.50	250,000.00
40-4270 Legal	-	375.00	375.00	1,959.36	3,000.00	1,040.64	4,500.00
40-4280 Telephone	-	41.67	41.67	-	333.36	333.36	500.00
40-4295 Meter Reading	100.00	200.00	100.00	800.00	1,600.00	800.00	2,400.00
TOTAL Administration	$3,252.97	$3,478.84	$225.87	$242,158.95	$278,630.72	$36,471.77	$292,546.00
Maintenance							
50-5350 Landscape Contract	2,604.00	1,666.67	(937.33)	13,020.00	13,333.36	313.36	20,000.00
50-5360 Irrigation Repair	392.40	500.00	107.60	6,117.38	4,000.00	(2,117.38)	6,000.00
50-5370 Common Area Maint	2,041.72	833.33	(1,208.39)	12,862.96	6,666.64	(6,196.32)	10,000.00
50-5380 Building Maintenance	2,734.53	4,166.67	1,432.14	37,934.66	33,333.36	(4,601.30)	50,000.00
50-5390 Fire Alarm Monitoring	-	250.00	250.00	928.08	2,000.00	1,071.92	3,000.00
50-5420 Plumbing Expense	-	1,966.25	1,966.25	4,891.00	15,730.00	10,839.00	23,595.00
50-5430 Janitorial Maintenance	675.00	742.50	67.50	5,446.21	5,940.00	493.79	8,910.00
50-5450 Carpet Cleaning	-	166.67	166.67	-	1,333.36	1,333.36	2,000.00
50-5475 Pool Maintenance	1,824.57	666.67	(1,157.90)	5,843.22	5,333.36	(509.86)	8,000.00
50-5490 Snow Removal	-	-	-	3,420.75	5,000.01	1,579.26	10,000.00
50-5540 Street Maintenance	-	1,666.67	1,666.67	45.00	13,333.36	13,288.36	20,000.00
50-5560 Concrete Maintenance	6,940.00	250.00	(6,690.00)	13,070.00	2,000.00	(11,070.00)	3,000.00
50-5570 Xeriscape Expense	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
50-5810 Tree\Bushes Insect Cont	-	416.67	416.67	1,775.00	3,333.36	1,558.36	5,000.00
TOTAL Maintenance	$17,212.22	$13,708.77	($3,503.45)	$105,354.26	$114,670.17	$9,315.91	$174,505.00
Utilities							
60-6390 Electric	941.73	833.33	(108.40)	6,978.01	6,666.64	(311.37)	10,000.00
60-6400 Water	5,588.72	5,416.67	(172.05)	38,772.98	43,333.36	4,560.38	65,000.00
60-6460 Gas Expense	1,881.61	3,583.33	1,701.72	32,243.34	28,666.64	(3,576.70)	43,000.00
60-6470 StormWater	8.00	41.67	33.67	64.00	333.36	269.36	500.00
60-6480 Trash	1,503.66	1,460.77	(42.89)	12,079.28	11,686.16	(393.12)	17,529.20
TOTAL Utilities	$9,923.72	$11,335.77	$1,412.05	$90,137.61	$90,686.16	$548.55	$136,029.20
TOTAL DISBURSEMENTS	**$30,388.91**	**$28,523.38**	**($1,865.53)**	**$437,650.82**	**$483,987.05**	**$46,336.23**	**$603,080.20**

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Income Statement

Five Fountains Condominiums

From 08/01/2025 to 08/31/2025

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
Other Income							
70-7010 Replacement Interest	$514.83	$-	$514.83	$5,374.99	$-	$5,374.99	$-
TOTAL Other Income	$514.83	$-	$514.83	$5,374.99	$-	$5,374.99	$-
TOTAL INCOME	**$514.83**	**$-**	**$514.83**	**$5,374.99**	**$-**	**$5,374.99**	**$0.00**
NET INCREASE (DECREASE)	$23,228.16	$26,525.36	($3,297.20)	$9,171.53	($43,597.13)	$52,768.66	$57,504.69

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Balance Sheet - Detailed

Five Fountains Condominiums
As of: 08/31/2025

Assets			
Operating Assets			
10-1000-00	SSB-Operating Checking-6372	$	42,784.08
10-1020-00	ENT Checking		29,304.67
10-1400-00	SSB-Operating Saving -6378		5,003.52
10-1410-00	ENT Savings		70.00
TOTAL Operating Assets		$	77,162.27
Reserve Assets			
11-1150-00	ENT CD 3.986% 11-19-25	$	76,545.25
11-1175-00	ENT CD 3.212% 9-20-25		93,277.56
11-1510-00	SSB-Reserve-6375		70,637.09
TOTAL Reserve Assets		$	240,459.90
Other Current Assets			
12-1200-00	Accounts Receivable	$	24,383.85
TOTAL Other Current Assets		$	24,383.85
14-1401-00	Estimated Taxes	$	1,320.00
Total Assets		**$**	**343,326.02**
Liabilities & Equity			
Current Liabilities			
20-2030-00	Prepaid Assessments	$	15,744.93
TOTAL Current Liabilities		$	15,744.93
Equity			
29-2960-00	Fund Balance	$	318,409.56
	Net Income Gain / (Loss)	$	9,171.53
TOTAL Equity		$	327,581.09
Total Liabilities & Equity		**$**	**343,326.02**