Balanced Bookkeeping
& Community Association Management

Income Statement

Five Fountains Condominiums

From 07/01/2025 to 07/31/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
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	285.00	208.75	76.25	1,440.00	1,461.25	(21.25)	2,505.00
30-3025 Gas Income	1,975.59	3,583.33	(1,607.74)	30,361.62	25,083.31	5,278.31	43,000.00
30-3035 Laundry Income	746.53	750.00	(3.47)	4,479.85	5,250.00	(770.15)	9,000.00
30-3040 Fines	-	-	-	500.00	-	500.00	-
30-3050 Misc Income	-	416.67	(416.67)	390.00	2,916.69	(2,526.69)	5,000.00
30-3065 NSF Fee	-	-	-	60.00	-	60.00	-
30-3080 A/R Interest	68.62	-	68.62	375.28	-	375.28	-
30-3200 Interest Income	0.46	34.17	(33.71)	3.37	239.19	(235.82)	410.00
TOTAL Operating Income	$53,181.20	$55,048.74	($1,867.54)	$388,345.12	$385,341.18	$3,003.94	$660,584.89
TOTAL INCOME	**$53,181.20**	**$55,048.74**	**($1,867.54)**	**$388,345.12**	**$385,341.18**	**$3,003.94**	**$660,584.89**
EXPENSES AND RESERVE FUNDING							
Administration							
40-4010 Accounting / Office Management	1,084.05	-	(1,084.05)	6,997.05	-	(6,997.05)	-
40-4015 Property Management	1,744.70	2,445.50	700.80	10,468.20	17,118.50	6,650.30	29,346.00
40-4020 Taxes	-	-	-	2,057.00	800.00	(1,257.00)	800.00
40-4120 Office Admin	554.22	416.67	(137.55)	2,907.87	2,916.69	8.82	5,000.00
40-4260 Insurance	-	-	-	213,816.50	250,000.00	36,183.50	250,000.00
40-4270 Legal	379.50	375.00	(4.50)	1,959.36	2,625.00	665.64	4,500.00
40-4280 Telephone	-	41.67	41.67	-	291.69	291.69	500.00
40-4295 Meter Reading	100.00	200.00	100.00	700.00	1,400.00	700.00	2,400.00
TOTAL Administration	$3,862.47	$3,478.84	($383.63)	$238,905.98	$275,151.88	$36,245.90	$292,546.00
Maintenance							
50-5350 Landscape Contract	2,604.00	1,666.67	(937.33)	10,416.00	11,666.69	1,250.69	20,000.00
50-5360 Irrigation Repair	1,507.24	500.00	(1,007.24)	5,724.98	3,500.00	(2,224.98)	6,000.00
50-5370 Common Area Maint	299.88	833.33	533.45	10,821.24	5,833.31	(4,987.93)	10,000.00
50-5380 Building Maintenance	2,795.85	4,166.67	1,370.82	35,200.13	29,166.69	(6,033.44)	50,000.00
50-5390 Fire Alarm Monitoring	-	250.00	250.00	928.08	1,750.00	821.92	3,000.00
50-5420 Plumbing Expense	-	1,966.25	1,966.25	4,891.00	13,763.75	8,872.75	23,595.00
50-5430 Janitorial Maintenance	675.00	742.50	67.50	4,771.21	5,197.50	426.29	8,910.00
50-5450 Carpet Cleaning	-	166.67	166.67	-	1,166.69	1,166.69	2,000.00
50-5475 Pool Maintenance	-	666.67	666.67	4,018.65	4,666.69	648.04	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	11,666.69	11,621.69	20,000.00
50-5560 Concrete Maintenance	-	250.00	250.00	6,130.00	1,750.00	(4,380.00)	3,000.00
50-5570 Xeriscape Expense	-	416.67	416.67	-	2,916.69	2,916.69	5,000.00
50-5810 Tree\Bushes Insect Cont	-	416.67	416.67	1,775.00	2,916.69	1,141.69	5,000.00
TOTAL Maintenance	$7,881.97	$13,708.77	$5,826.80	$88,142.04	$100,961.40	$12,819.36	$174,505.00
Utilities							
60-6390 Electric	852.02	833.33	(18.69)	6,036.28	5,833.31	(202.97)	10,000.00
60-6400 Water	5,861.98	5,416.67	(445.31)	33,184.26	37,916.69	4,732.43	65,000.00
60-6460 Gas Expense	1,975.48	3,583.33	1,607.85	30,361.73	25,083.31	(5,278.42)	43,000.00
60-6470 StormWater	8.00	41.67	33.67	56.00	291.69	235.69	500.00
60-6480 Trash	1,483.66	1,460.77	(22.89)	10,575.62	10,225.39	(350.23)	17,529.20
TOTAL Utilities	$10,181.14	$11,335.77	$1,154.63	$80,213.89	$79,350.39	($863.50)	$136,029.20
TOTAL DISBURSEMENTS	**$21,925.58**	**$28,523.38**	**$6,597.80**	**$407,261.91**	**$455,463.67**	**$48,201.76**	**$603,080.20**

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Balanced Bookkeeping
& Community Association Management

Income Statement

Five Fountains Condominiums

From 07/01/2025 to 07/31/2025

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
Other Income							
70-7010 Replacement Interest	$478.89	$-	$478.89	$4,860.16	$-	$4,860.16	$-
TOTAL Other Income	$478.89	$-	$478.89	$4,860.16	$-	$4,860.16	$-
TOTAL INCOME	**$478.89**	**$-**	**$478.89**	**$4,860.16**	**$-**	**$4,860.16**	**$0.00**
NET INCREASE (DECREASE)	$31,734.51	$26,525.36	$5,209.15	($14,056.63)	($70,122.49)	$56,065.86	$57,504.69

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Balanced Bookkeeping
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Balance Sheet - Detailed

Five Fountains Condominiums
As of: 07/31/2025

Assets			
Operating Assets			
10-1000-00	SSB-Operating Checking-6372	$	47,477.10
10-1020-00	ENT Checking		31,028.31
10-1400-00	SSB-Operating Saving -6378		5,003.48
10-1410-00	ENT Savings		70.00
TOTAL Operating Assets		$	83,578.89
Reserve Assets			
11-1150-00	ENT CD 3.212% 8-19-25	$	76,315.85
11-1175-00	ENT CD 3.212% 9-20-25		93,023.79
11-1510-00	SSB-Reserve-6375		43,657.68
TOTAL Reserve Assets		$	212,997.32
Other Current Assets			
12-1200-00	Accounts Receivable	$	23,307.70
TOTAL Other Current Assets		$	23,307.70
14-1401-00	Estimated Taxes	$	1,320.00
Total Assets		**$**	**321,203.91**
Liabilities & Equity			
Current Liabilities			
20-2030-00	Prepaid Assessments	$	16,850.98
TOTAL Current Liabilities		$	16,850.98
Equity			
29-2960-00	Fund Balance	$	318,409.56
	Net Income Gain / (Loss)	$	(14,056.63)
TOTAL Equity		$	304,352.93
Total Liabilities & Equity		**$**	**321,203.91**

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