Balanced Bookkeeping
& Community Association Management

Income Statement

Five Fountains Condominiums

From 06/01/2025 to 06/30/2025

	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	$300,630.00	$300,334.92	$295.08	$600,669.89
30-3020 Late Charge	225.00	208.75	16.25	1,155.00	1,252.50	(97.50)	2,505.00
30-3025 Gas Income	2,652.34	3,583.33	(930.99)	28,386.03	21,499.98	6,886.05	43,000.00
30-3035 Laundry Income	746.15	750.00	(3.85)	3,733.32	4,500.00	(766.68)	9,000.00
30-3040 Fines	-	-	-	500.00	-	500.00	-
30-3050 Misc Income	100.00	416.67	(316.67)	390.00	2,500.02	(2,110.02)	5,000.00
30-3065 NSF Fee	20.00	-	20.00	60.00	-	60.00	-
30-3080 A/R Interest	51.33	-	51.33	306.66	-	306.66	-
30-3200 Interest Income	0.45	34.17	(33.72)	2.91	205.02	(202.11)	410.00
TOTAL Operating Income	$53,900.27	$55,048.74	($1,148.47)	$335,163.92	$330,292.44	$4,871.48	$660,584.89
TOTAL INCOME	**$53,900.27**	**$55,048.74**	**($1,148.47)**	**$335,163.92**	**$330,292.44**	**$4,871.48**	**$660,584.89**
EXPENSES AND RESERVE FUNDING							
Administration							
40-4010 Accounting / Office Management	985.50	-	(985.50)	5,913.00	-	(5,913.00)	-
40-4015 Property Management	1,744.70	2,445.50	700.80	8,723.50	14,673.00	5,949.50	29,346.00
40-4020 Taxes	-	-	-	2,057.00	800.00	(1,257.00)	800.00
40-4120 Office Admin	297.05	416.67	119.62	2,353.65	2,500.02	146.37	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	1,579.86	2,250.00	670.14	4,500.00
40-4280 Telephone	-	41.67	41.67	-	250.02	250.02	500.00
40-4295 Meter Reading	100.00	200.00	100.00	600.00	1,200.00	600.00	2,400.00
TOTAL Administration	$3,127.25	$3,478.84	$351.59	$235,043.51	$271,673.04	$36,629.53	$292,546.00
Maintenance							
50-5350 Landscape Contract	2,604.00	1,666.67	(937.33)	7,812.00	10,000.02	2,188.02	20,000.00
50-5360 Irrigation Repair	2,515.00	500.00	(2,015.00)	4,217.74	3,000.00	(1,217.74)	6,000.00
50-5370 Common Area Maint	1,590.00	833.33	(756.67)	10,521.36	4,999.98	(5,521.38)	10,000.00
50-5380 Building Maintenance	7,557.83	4,166.67	(3,391.16)	32,404.28	25,000.02	(7,404.26)	50,000.00
50-5390 Fire Alarm Monitoring	-	250.00	250.00	928.08	1,500.00	571.92	3,000.00
50-5420 Plumbing Expense	425.00	1,966.25	1,541.25	4,891.00	11,797.50	6,906.50	23,595.00
50-5430 Janitorial Maintenance	675.00	742.50	67.50	4,096.21	4,455.00	358.79	8,910.00
50-5450 Carpet Cleaning	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
50-5475 Pool Maintenance	77.40	666.67	589.27	4,018.65	4,000.02	(18.63)	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	10,000.02	9,955.02	20,000.00
50-5560 Concrete Maintenance	6,130.00	250.00	(5,880.00)	6,130.00	1,500.00	(4,630.00)	3,000.00
50-5570 Xeriscape Expense	-	416.67	416.67	-	2,500.02	2,500.02	5,000.00
50-5810 Tree\Bushes Insect Cont	-	416.67	416.67	1,775.00	2,500.02	725.02	5,000.00
TOTAL Maintenance	$21,574.23	$13,708.77	($7,865.46)	$80,260.07	$87,252.63	$6,992.56	$174,505.00
Utilities							
60-6390 Electric	972.53	833.33	(139.20)	5,184.26	4,999.98	(184.28)	10,000.00
60-6400 Water	5,418.61	5,416.67	(1.94)	27,322.28	32,500.02	5,177.74	65,000.00
60-6460 Gas Expense	2,652.35	3,583.33	930.98	28,386.25	21,499.98	(6,886.27)	43,000.00
60-6470 StormWater	8.00	41.67	33.67	48.00	250.02	202.02	500.00
60-6480 Trash	1,583.66	1,460.77	(122.89)	9,091.96	8,764.62	(327.34)	17,529.20
TOTAL Utilities	$10,635.15	$11,335.77	$700.62	$70,032.75	$68,014.62	($2,018.13)	$136,029.20
TOTAL DISBURSEMENTS	**$35,336.63**	**$28,523.38**	**($6,813.25)**	**$385,336.33**	**$426,940.29**	**$41,603.96**	**$603,080.20**

Income Statement

Five Fountains Condominiums

From 06/01/2025 to 06/30/2025

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
Other Income							
70-7010 Replacement Interest	$462.99	$-	$462.99	$4,381.27	$-	$4,381.27	$-
TOTAL Other Income	$462.99	$-	$462.99	$4,381.27	$-	$4,381.27	$-
TOTAL INCOME	**$462.99**	**$-**	**$462.99**	**$4,381.27**	**$-**	**$4,381.27**	**$0.00**
NET INCREASE (DECREASE)	$19,026.63	$26,525.36	($7,498.73)	($45,791.14)	($96,647.85)	$50,856.71	$57,504.69

Balanced Bookkeeping
& Community Association Management

Balance Sheet - Detailed

Five Fountains Condominiums

As of: 06/30/2025

Assets			
Operating Assets			
10-1000-00	SSB-Operating Checking-6372	$	38,004.22
10-1020-00	ENT Checking		32,793.55
10-1400-00	SSB-Operating Saving -6378		5,003.44
10-1410-00	ENT Savings		70.00
TOTAL Operating Assets		$	75,871.21
Reserve Assets			
11-1150-00	ENT CD 3.212% 8-19-25	$	76,108.23
11-1175-00	ENT CD 3.212% 9-20-25		92,770.71
11-1510-00	SSB-Reserve-6375		16,691.74
TOTAL Reserve Assets		$	185,570.68
Other Current Assets			
12-1200-00	Accounts Receivable	$	23,225.92
TOTAL Other Current Assets		$	23,225.92
14-1401-00	Estimated Taxes	$	1,320.00
Total Assets		**$**	**285,987.81**
Liabilities & Equity			
Current Liabilities			
20-2030-00	Prepaid Assessments	$	13,369.39
TOTAL Current Liabilities		$	13,369.39
Equity			
29-2960-00	Fund Balance	$	318,409.56
	Net Income Gain / (Loss)	$	(45,791.14)
TOTAL Equity		$	272,618.42
Total Liabilities & Equity		**$**	**285,987.81**