

Five Fountains Condominiums Association Inc.

Balance Sheet as of 4/30/2023

Assets	Operating	Reserve	Total
Assets			
Operating Bank Acct Checking	\$115,747.85		\$115,747.85
Reserves 0512		\$197,512.89	\$197,512.89
Pacific Premier CD 3/1/24 4.16%		\$50,000.00	\$50,000.00
Accounts Receivable	\$12,375.37		\$12,375.37
Deposits	\$500.00		\$500.00
Total Assets	\$128,623.22	\$247,512.89	\$376,136.11
Total Assets	\$128,623.22	\$247,512.89	\$376,136.11
Liabilities / Equity			
Liability			
Pre-Paid Assessments	\$9,856.75		\$9,856.75
Total Liability	\$9,856.75		\$9,856.75
Equity			
Equity - Operating	\$87,215.06		\$87,215.06
Equity - Reserves		\$229,488.03	\$229,488.03
Net Income	\$31,551.41	\$18,024.86	\$49,576.27
Total Equity	\$118,766.47	\$247,512.89	\$366,279.36
Total Liabilities / Equity	\$128,623.22	\$247,512.89	\$376,136.11

Five Fountains Condominiums Association Inc.

Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
50000 - Assessment	41,368.45	41,368.45	-	165,473.80	165,473.80	-	496,421.40
50105 - Gas Assessment	6,905.94	7,083.33	(177.39)	42,042.76	28,333.32	13,709.44	85,000.00
50108 - Gas Meter Compliance Income	350.00	-	350.00	400.00	-	400.00	-
50115 - Collection Income	-	-	-	158.00	-	158.00	-
50500 - Late Charges	195.00	-	195.00	1,095.00	-	1,095.00	-
50505 - Late Interest	42.21	-	42.21	157.88	-	157.88	-
50515 - Delinquency Notice Processing Fee	125.00	-	125.00	675.00	-	675.00	-
50518 - Process Server Income	90.00	-	90.00	540.00	-	540.00	-
50520 - Postage Income	39.75	-	39.75	238.50	-	238.50	-
50640 - Laundry Fees	-	625.00	(625.00)	2,412.44	2,500.00	(87.56)	7,500.00
50650 - NSF Fees	40.00	-	40.00	180.00	-	180.00	-
50670 - Remotes/Keys	-	-	-	20.00	-	20.00	-
50990 - Transfer to Reserves	(4,472.20)	(4,472.20)	-	(17,888.80)	(17,888.80)	-	(53,666.40)
50997 - Misc. Income	-	-	-	250.00	-	250.00	-
Total Income	44,684.15	44,604.58	79.57	195,754.58	178,418.32	17,336.26	535,255.00
Total Income	44,684.15	44,604.58	79.57	195,754.58	178,418.32	17,336.26	535,255.00

Operating Expense

Administrative & General Expenses

60110 - Property Management Fees	2,200.00	2,200.00	-	8,800.00	8,800.00	-	26,400.00
60112 - Administrative Expenses	-	41.67	41.67	2,125.00	166.68	(1,958.32)	500.00
60117 - Tax Return/ Review	-	41.67	41.67	-	166.68	166.68	500.00
60118 - Legal Fees	426.00	375.00	(51.00)	696.00	1,500.00	804.00	4,500.00
60121 - Gas Billings	-	-	-	150.00	-	(150.00)	-
60123 - Licenses and Permits	-	12.50	12.50	191.00	50.00	(141.00)	150.00
60128 - Postage	-	185.00	185.00	192.34	740.00	547.66	2,220.00
60129 - Printing and Copies	-	166.67	166.67	295.62	666.68	371.06	2,000.00
60130 - Telephone/Entry Gate Phone	-	-	-	272.91	-	(272.91)	-
60131 - Parking Enforcement	-	-	-	15.00	-	(15.00)	-
60132 - Dues, Memberships, Education	-	16.67	16.67	-	66.68	66.68	200.00
60138 - Fire Alarm Monitoring	-	208.33	208.33	-	833.32	833.32	2,500.00
60140 - Bank Fees	10.00	-	(10.00)	80.00	-	(80.00)	-
60143 - Meter Reading	450.00	458.33	8.33	2,450.00	1,833.32	(616.68)	5,500.00
60145 - Bad Debt Expense	-	375.00	375.00	-	1,500.00	1,500.00	4,500.00
60152 - Notice Process Fee	-	125.00	125.00	-	500.00	500.00	1,500.00
60153 - Compliance Verification Fee	-	125.00	125.00	-	500.00	500.00	1,500.00
60154 - Process Server Fee	-	137.50	137.50	480.00	550.00	70.00	1,650.00
62015 - Taxes	1,748.00	-	(1,748.00)	1,748.00	-	(1,748.00)	-
Total Administrative & General Expenses	4,834.00	4,468.34	(365.66)	17,495.87	17,873.36	377.49	53,620.00

Insurance Expenses

Five Fountains Condominiums Association Inc.

Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
62010 - Insurance Expense	7,663.77	11,366.67	3,702.90	31,007.08	45,466.68	14,459.60	136,400.00
Total Insurance Expenses	7,663.77	11,366.67	3,702.90	31,007.08	45,466.68	14,459.60	136,400.00
Landscape Expenses							
63010 - Landscaping Contract	1,775.00	1,863.75	88.75	8,875.00	7,455.00	(1,420.00)	22,365.00
63017 - Landscaping - Xeriscape	-	1,666.67	1,666.67	-	6,666.68	6,666.68	20,000.00
63020 - Landscaping- Irrigation	-	666.67	666.67	250.48	2,666.68	2,416.20	8,000.00
63021 - Landscaping- Tree Care	-	833.33	833.33	7,250.00	3,333.32	(3,916.68)	10,000.00
63022 - Landscaping Snow Removal	-	1,000.00	1,000.00	1,097.00	4,000.00	2,903.00	12,000.00
Total Landscape Expenses	1,775.00	6,030.42	4,255.42	17,472.48	24,121.68	6,649.20	72,365.00
Maintenance Expenses							
63005 - Asphalt Sweeping/ Repair	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
63023 - Maintenance - Doors & Windows	-	125.00	125.00	148.01	500.00	351.99	1,500.00
63027 - Maintenance- Gutters	-	533.33	533.33	-	2,133.32	2,133.32	6,400.00
63029 - Maintenance- Pest	-	166.67	166.67	-	666.68	666.68	2,000.00
63030 - Maintenance- General	11,252.16	1,166.67	(10,085.49)	21,931.43	4,666.68	(17,264.75)	14,000.00
63032 - Maintenance- Concrete	-	250.00	250.00	875.00	1,000.00	125.00	3,000.00
63034 - Maintenance Clubhouse	-	-	-	28.39	-	(28.39)	-
63035 - Maintenance- Painting	-	-	-	37.25	-	(37.25)	-
63036 - Maintenance- Janitorial	-	666.67	666.67	675.00	2,666.68	1,991.68	8,000.00
63039 - Maintenance - Electrical	-	208.33	208.33	-	833.32	833.32	2,500.00
63040 - Maintenance- Lights	-	254.17	254.17	677.20	1,016.68	339.48	3,050.00
63042 - Maintenance - Locks & Keys	-	-	-	45.37	-	(45.37)	-
63043 - Maintenance - Fire Alarm Monitoring	-	58.33	58.33	55.00	233.32	178.32	700.00
63044 - Maintenance - Carpet cleaning	-	500.00	500.00	559.40	2,000.00	1,440.60	6,000.00
63047 - Maintenance- Pool	-	666.67	666.67	-	2,666.68	2,666.68	8,000.00
63048 - Maintenance- Plumbing Repair	160.00	833.33	673.33	17,709.90	3,333.32	(14,376.58)	10,000.00
63051 - Maintenance - Plumbing Preventative	-	1,250.00	1,250.00	148.69	5,000.00	4,851.31	15,000.00
63053 - Major Bldg & Water Mitigation	-	-	-	5,405.62	-	(5,405.62)	-
Total Maintenance Expenses	11,412.16	7,095.84	(4,316.32)	48,296.26	28,383.36	(19,912.90)	85,150.00
Utilities Expenses							
62020 - Utilities- Electric	-	541.67	541.67	2,225.87	2,166.68	(59.19)	6,500.00
62025 - Utilities- Water	-	6,250.00	6,250.00	12,005.27	25,000.00	12,994.73	75,000.00
62027 - Utilities - Gas	-	7,500.00	7,500.00	33,977.44	30,000.00	(3,977.44)	90,000.00
62028 - Utilities - Telephone	-	141.67	141.67	227.90	566.68	338.78	1,700.00
62030 - Utilities Trash Removal	-	1,210.00	1,210.00	120.00	4,840.00	4,720.00	14,520.00
Total Utilities Expenses	-	15,643.34	15,643.34	48,556.48	62,573.36	14,016.88	187,720.00
Total Expense	25,684.93	44,604.61	18,919.68	162,828.17	178,418.44	15,590.27	535,255.00
Operating Net Total	18,999.22	(.03)	18,999.25	32,926.41	(.12)	32,926.53	-

Five Fountains Condominiums Association Inc.

Statement of Revenues and Expenses 4/1/2023 - 4/30/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Income							
90000 - Reserve Transfer	4,472.20	-	4,472.20	17,888.80	-	17,888.80	-
90001 - Interest Income	32.07	-	32.07	136.06	-	136.06	-
Total Reserve Income	4,504.27	-	4,504.27	18,024.86	-	18,024.86	-
Total Income	4,504.27	-	4,504.27	18,024.86	-	18,024.86	-
Reserve Net Total	4,504.27	-	4,504.27	18,024.86	-	18,024.86	-
Net Total	23,503.49	(.03)	23,503.52	50,951.27	(.12)	50,951.39	-