Balanced Bookkeeping
& Community Association Management

Income Statement

Five Fountains Condominiums

From 04/01/2026 to 04/30/2026

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	$200,420.00	$200,223.28	$ 196.72	$ 600,669.89
30-3020 Late Charge	255.00	208.33	46.67	930.00	833.32	96.68	2,500.00
30-3025 Gas Income	2,933.49	4,416.67	(1,483.18)	21,923.24	17,666.68	4,256.56	53,000.00
30-3035 Laundry Income	-	833.33	(833.33)	2,819.55	3,333.32	(513.77)	10,000.00
30-3040 Fines	150.00	75.00	75.00	150.00	300.00	(150.00)	900.00
30-3050 Misc Income	25.00	58.33	(33.33)	111.50	233.32	(121.82)	700.00
30-3065 NSF Fee	-	8.33	(8.33)	40.00	33.32	6.68	100.00
30-3080 A/R Interest	73.10	58.33	14.77	290.39	233.32	57.07	700.00
30-3200 Interest Income	1.40	0.50	0.90	4.38	2.00	2.38	6.00
TOTAL Operating Income	$ 53,542.99	$ 55,714.64	($ 2,171.65)	$226,689.06	$222,858.56	$ 3,830.50	$ 668,575.89
TOTAL INCOME	**$ 53,542.99**	**$ 55,714.64**	**($ 2,171.65)**	**$226,689.06**	**$222,858.56**	**$ 3,830.50**	**$ 668,575.89**
EXPENSES AND RESERVE FUNDING							
Administration							
40-4010 Accounting / Office Management	1,084.05	1,084.05	-	4,336.20	4,336.20	-	13,008.65
40-4015 Property Management	1,744.70	1,774.40	29.70	6,978.80	7,097.60	118.80	21,292.80
40-4020 Tax Preparation/ Tax Expense	-	-	-	727.00	2,000.00	1,273.00	2,000.00
40-4120 Office Admin	217.39	416.67	199.28	1,387.67	1,666.68	279.01	5,000.00
40-4260 Insurance	1,264.00	-	(1,264.00)	1,264.00	-	(1,264.00)	235,000.00
40-4270 Legal	-	375.00	375.00	2,716.00	1,500.00	(1,216.00)	4,500.00
40-4295 Meter Reading	100.00	100.00	-	400.00	400.00	-	1,200.00
TOTAL Administration	$ 4,410.14	$ 3,750.12	($ 660.02)	$ 17,809.67	$ 17,000.48	($ 809.19)	$ 282,001.45
Maintenance							
50-5350 Landscape Contract	2,735.00	2,864.40	129.40	2,735.00	2,864.40	129.40	20,050.80
50-5360 Irrigation Repair	736.35	1,000.00	263.65	736.35	1,000.00	263.65	5,000.00
50-5370 Common Area Maint	207.45	1,666.67	1,459.22	2,366.37	6,666.68	4,300.31	20,000.00
50-5380 Building Maintenance	1,324.98	4,166.67	2,841.69	8,981.88	16,666.68	7,684.80	50,000.00
50-5390 Fire Alarm Monitoring	-	125.00	125.00	636.50	500.00	(136.50)	1,500.00
50-5420 Plumbing Expense	1,369.00	1,250.00	(119.00)	2,800.50	5,000.00	2,199.50	15,000.00
50-5430 Janitorial Maintenance	675.00	708.33	33.33	2,700.00	2,833.32	133.32	8,500.00
50-5450 Carpet Cleaning	-	125.00	125.00	-	500.00	500.00	1,500.00
50-5475 Pool Maintenance	-	-	-	-	-	-	8,000.00
50-5490 Snow Removal	-	-	-	2,505.57	6,000.00	3,494.43	10,000.00
50-5540 Street Maintenance	-	1,666.67	1,666.67	-	6,666.68	6,666.68	20,000.00
50-5560 Concrete Maintenance	-	625.00	625.00	-	2,500.00	2,500.00	7,500.00
50-5570 Xeriscape Expense	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
50-5810 Tree\Bushes Insect Cont	-	416.67	416.67	3,075.00	1,666.68	(1,408.32)	5,000.00
TOTAL Maintenance	$ 7,047.78	$ 15,031.08	$ 7,983.30	$ 26,537.17	$ 54,531.12	$ 27,993.95	$ 177,050.80
Utilities							
60-6390 Electric	773.15	875.00	101.85	3,444.84	3,500.00	55.16	10,500.00
60-6400 Water	5,905.29	5,000.00	(905.29)	20,637.86	20,000.00	(637.86)	60,000.00
60-6460 Gas Expense	2,933.40	4,416.67	1,483.27	21,922.96	17,666.68	(4,256.28)	53,000.00
60-6470 StormWater	8.00	8.33	0.33	32.00	33.32	1.32	100.00
60-6480 Trash	1,683.62	1,661.77	(21.85)	6,744.48	6,647.08	(97.40)	19,941.19
TOTAL Utilities	$ 11,303.46	$ 11,961.77	$ 658.31	$ 52,782.14	$ 47,847.08	($ 4,935.06)	$ 143,541.19
TOTAL DISBURSEMENTS	**$ 22,761.38**	**$ 30,742.97**	**$ 7,981.59**	**$ 97,128.98**	**$119,378.68**	**$ 22,249.70**	**$ 602,593.44**
AVAILABLE FOR RESERVES NET INCREASE (DECREASE)	$ 30,781.61	$ 24,971.67	$ 5,809.94	$129,560.08	$103,479.88	$ 26,080.20	$ 65,982.45

Balanced Bookkeeping
& Community Association Management

Income Statement

Five Fountains Condominiums

From 04/01/2026 to 04/30/2026

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
RESERVE INCOME/EXPENSE							
INCOME							
Other Income							
70-7010 Replacement Interest	$559.77	$666.67	($106.90)	$2,872.79	$2,666.68	$206.11	$8,000.00
TOTAL Other Income	$559.77	$666.67	($106.90)	$2,872.79	$2,666.68	$206.11	$8,000.00
TOTAL INCOME	**$559.77**	**$666.67**	**($106.90)**	**$2,872.79**	**$2,666.68**	**$206.11**	**$8,000.00**
RESERVE INCOME/EXPENSE NET INCREASE (DECREASE)	$559.77	$666.67	($106.90)	$2,872.79	$2,666.68	$206.11	$8,000.00
NET INCREASE (DECREASE)	$31,341.38	$25,638.34	$5,703.04	$132,432.87	$106,146.56	$26,286.31	$73,982.45

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Balance Sheet - Detailed

Five Fountains Condominiums
As of: 04/30/2026

Assets		
Operating Assets		
10-1000-00	SSB-Operating Checking-6372	$ 182,917.23
10-1020-00	ENT Checking	94,397.40
10-1400-00	SSB-Operating Saving -6378	5,003.85
10-1410-00	ENT Savings	70.00
TOTAL Operating Assets		$ 282,388.48
Reserve Assets		
11-1150-00	ENT CD 3.581% 5-19-26	$ 78,499.96
11-1175-00	ENT CD 3.581% 7-20-26	95,659.18
11-1510-00	SSB-Reserve-6375	94,020.21
TOTAL Reserve Assets		$ 268,179.35
Other Current Assets		
12-1200-00	Accounts Receivable	$ 31,647.82
TOTAL Other Current Assets		$ 31,647.82
14-1401-00	Estimated Taxes	$ 988.00
Total Assets		**$ 583,203.65**
Liabilities & Equity		
Current Liabilities		
20-2030-00	Prepaid Assessments	$ 14,301.73
TOTAL Current Liabilities		$ 14,301.73
Equity		
29-2960-00	Fund Balance	$ 436,469.05
	Net Income Gain / (Loss)	$ 132,432.87
TOTAL Equity		$ 568,901.92
Total Liabilities & Equity		**$ 583,203.65**