Balanced Bookkeeping
& Community Association Management

Income Statement

Five Fountains Condominiums

From 05/01/2026 to 05/31/2026

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
AVAILABLE FOR RESERVES							
INCOME							
Operating Income							
30-3010 Association Dues	$ 50,105.00	$ 50,055.82	$ 49.18	$250,525.00	$250,279.10	$ 245.90	$ 600,669.89
30-3020 Late Charge	195.00	208.33	(13.33)	1,125.00	1,041.65	83.35	2,500.00
30-3025 Gas Income	2,640.78	4,416.67	(1,775.89)	24,564.02	22,083.35	2,480.67	53,000.00
30-3035 Laundry Income	1,393.29	833.33	559.96	4,212.84	4,166.65	46.19	10,000.00
30-3040 Fines	100.00	75.00	25.00	250.00	375.00	(125.00)	900.00
30-3050 Misc Income	150.00	58.33	91.67	261.50	291.65	(30.15)	700.00
30-3065 NSF Fee	-	8.33	(8.33)	40.00	41.65	(1.65)	100.00
30-3080 A/R Interest	82.05	58.33	23.72	372.44	291.65	80.79	700.00
30-3200 Interest Income	0.51	0.50	0.01	4.89	2.50	2.39	6.00
TOTAL Operating Income	$ 54,666.63	$ 55,714.64	($ 1,048.01)	$281,355.69	$278,573.20	$ 2,782.49	$ 668,575.89
TOTAL INCOME	**$ 54,666.63**	**$ 55,714.64**	**($ 1,048.01)**	**$281,355.69**	**$278,573.20**	**$ 2,782.49**	**$ 668,575.89**
EXPENSES AND RESERVE FUNDING							
Administration							
40-4010 Accounting / Office Management	1,084.05	1,084.05	-	5,420.25	5,420.25	-	13,008.65
40-4015 Property Management	1,744.70	1,774.40	29.70	8,723.50	8,872.00	148.50	21,292.80
40-4020 Tax Preparation/ Tax Expense	-	-	-	727.00	2,000.00	1,273.00	2,000.00
40-4120 Office Admin	326.72	416.67	89.95	1,714.39	2,083.35	368.96	5,000.00
40-4260 Insurance	174,920.77	235,000.00	60,079.23	176,184.77	235,000.00	58,815.23	235,000.00
40-4270 Legal	-	375.00	375.00	2,716.00	1,875.00	(841.00)	4,500.00
40-4295 Meter Reading	100.00	100.00	-	500.00	500.00	-	1,200.00
TOTAL Administration	$178,176.24	$ 238,750.12	$ 60,573.88	$195,985.91	$255,750.60	$ 59,764.69	$ 282,001.45
Maintenance							
50-5350 Landscape Contract	-	2,864.40	2,864.40	2,735.00	5,728.80	2,993.80	20,050.80
50-5360 Irrigation Repair	2,397.50	500.00	(1,897.50)	3,133.85	1,500.00	(1,633.85)	5,000.00
50-5370 Common Area Maint	1,348.56	1,666.67	318.11	3,714.93	8,333.35	4,618.42	20,000.00
50-5380 Building Maintenance	22.80	4,166.67	4,143.87	9,004.68	20,833.35	11,828.67	50,000.00
50-5390 Fire Alarm Monitoring	-	125.00	125.00	636.50	625.00	(11.50)	1,500.00
50-5420 Plumbing Expense	6,550.00	1,250.00	(5,300.00)	9,350.50	6,250.00	(3,100.50)	15,000.00
50-5430 Janitorial Maintenance	675.00	708.33	33.33	3,375.00	3,541.65	166.65	8,500.00
50-5450 Carpet Cleaning	-	125.00	125.00	-	625.00	625.00	1,500.00
50-5475 Pool Maintenance	292.50	2,000.00	1,707.50	292.50	2,000.00	1,707.50	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	-	8,333.35	8,333.35	20,000.00
50-5560 Concrete Maintenance	-	625.00	625.00	-	3,125.00	3,125.00	7,500.00
50-5570 Xeriscape Expense	-	416.67	416.67	-	2,083.35	2,083.35	5,000.00
50-5810 Tree\Bushes Insect Cont	460.00	416.67	(43.33)	3,535.00	2,083.35	(1,451.65)	5,000.00
TOTAL Maintenance	$ 11,746.36	$ 16,531.08	$ 4,784.72	$ 38,283.53	$ 71,062.20	$ 32,778.67	$ 177,050.80
Utilities							
60-6390 Electric	676.14	875.00	198.86	4,120.98	4,375.00	254.02	10,500.00
60-6400 Water	9,194.63	5,000.00	(4,194.63)	29,832.49	25,000.00	(4,832.49)	60,000.00
60-6460 Gas Expense	2,640.58	4,416.67	1,776.09	24,563.54	22,083.35	(2,480.19)	53,000.00
60-6470 StormWater	8.00	8.33	0.33	40.00	41.65	1.65	100.00
60-6480 Trash	1,663.62	1,661.77	(1.85)	8,408.10	8,308.85	(99.25)	19,941.19
TOTAL Utilities	$ 14,182.97	$ 11,961.77	($ 2,221.20)	$ 66,965.11	$ 59,808.85	($ 7,156.26)	$ 143,541.19
TOTAL DISBURSEMENTS	**$204,105.57**	**$ 267,242.97**	**$ 63,137.40**	**$301,234.55**	**$386,621.65**	**$ 85,387.10**	**$ 602,593.44**
AVAILABLE FOR RESERVES NET INCREASE (DECREASE)	($149,438.94)	($211,528.33)	$ 62,089.39	($ 19,878.86)	($108,048.45)	$ 88,169.59	$ 65,982.45

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Income Statement

Five Fountains Condominiums

From 05/01/2026 to 05/31/2026

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
RESERVE INCOME/EXPENSE							
INCOME							
Other Income							
70-7010 Replacement Interest	$611.92	$666.67	($54.75)	$3,484.71	$3,333.35	$151.36	$8,000.00
TOTAL Other Income	$611.92	$666.67	($54.75)	$3,484.71	$3,333.35	$151.36	$8,000.00
TOTAL INCOME	**$611.92**	**$666.67**	**($54.75)**	**$3,484.71**	**$3,333.35**	**$151.36**	**$8,000.00**
RESERVE INCOME/EXPENSE NET INCREASE (DECREASE)	$611.92	$666.67	($54.75)	$3,484.71	$3,333.35	$151.36	$8,000.00
NET INCREASE (DECREASE)	($148,827.02)	($210,861.66)	$62,034.64	($16,394.15)	($104,715.10)	$88,320.95	$73,982.45

Balanced Bookkeeping
& Community Association Management

Balance Sheet - Detailed

Five Fountains Condominiums
As of: 05/31/2026

Assets			
Operating Assets			
10-1000-00	SSB-Operating Checking-6372	$	23,771.65
10-1020-00	ENT Checking		12,921.00
10-1400-00	SSB-Operating Saving -6378		5,003.89
10-1410-00	ENT Savings		70.00
TOTAL Operating Assets		$	41,766.54
Reserve Assets			
11-1150-00	ENT CD 3.581% 5-19-26	$	78,738.89
11-1175-00	ENT CD 3.581% 7-20-26		95,950.12
11-1190-00	ENT CD 3.581% 9-28-26		81,181.54
11-1510-00	SSB-Reserve-6375		100,235.61
TOTAL Reserve Assets		$	356,106.16
Other Current Assets			
12-1200-00	Accounts Receivable	$	33,463.02
TOTAL Other Current Assets		$	33,463.02
14-1401-00	Estimated Taxes	$	988.00
Total Assets		**$**	**432,323.72**
Liabilities & Equity			
Current Liabilities			
20-2030-00	Prepaid Assessments	$	12,248.82
TOTAL Current Liabilities		$	12,248.82
Equity			
29-2960-00	Fund Balance	$	436,469.05
	Net Income Gain / (Loss)	$	(16,394.15)
TOTAL Equity		$	420,074.90
Total Liabilities & Equity		**$**	**432,323.72**