Balanced Bookkeeping
& Community Association Management

Income Statement

Five Fountains Condominiums

From 06/01/2026 to 06/30/2026

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	$300,630.00	$300,334.92	$ 295.08	$ 600,669.89
30-3020 Late Charge	210.00	208.33	1.67	1,335.00	1,249.98	85.02	2,500.00
30-3025 Gas Income	1,846.90	4,416.67	(2,569.77)	26,410.92	26,500.02	(89.10)	53,000.00
30-3035 Laundry Income	713.39	833.33	(119.94)	4,926.23	4,999.98	(73.75)	10,000.00
30-3040 Fines	-	75.00	(75.00)	250.00	450.00	(200.00)	900.00
30-3050 Misc Income	24.50	58.33	(33.83)	286.00	349.98	(63.98)	700.00
30-3065 NSF Fee	-	8.33	(8.33)	40.00	49.98	(9.98)	100.00
30-3080 A/R Interest	98.76	58.33	40.43	471.20	349.98	121.22	700.00
30-3200 Interest Income	0.43	0.50	(0.07)	5.32	3.00	2.32	6.00
TOTAL Operating Income	$ 52,998.98	$ 55,714.64	($ 2,715.66)	$334,354.67	$334,287.84	$ 66.83	$ 668,575.89
TOTAL INCOME	**$ 52,998.98**	**$ 55,714.64**	**($ 2,715.66)**	**$334,354.67**	**$334,287.84**	**$ 66.83**	**$ 668,575.89**
EXPENSES AND RESERVE FUNDING							
Administration							
40-4010 Accounting / Office Management	1,084.05	1,084.05	-	6,504.30	6,504.30	-	13,008.65
40-4015 Property Management	1,744.70	1,774.40	29.70	10,468.20	10,646.40	178.20	21,292.80
40-4020 Tax Preparation/ Tax Expense	-	-	-	727.00	2,000.00	1,273.00	2,000.00
40-4120 Office Admin	208.55	416.67	208.12	1,922.94	2,500.02	577.08	5,000.00
40-4260 Insurance	-	-	-	176,184.77	235,000.00	58,815.23	235,000.00
40-4270 Legal	300.00	375.00	75.00	3,016.00	2,250.00	(766.00)	4,500.00
40-4295 Meter Reading	100.00	100.00	-	600.00	600.00	-	1,200.00
TOTAL Administration	$ 3,437.30	$ 3,750.12	$ 312.82	$199,423.21	$259,500.72	$ 60,077.51	$ 282,001.45
Maintenance							
50-5350 Landscape Contract	5,470.00	2,864.40	(2,605.60)	8,205.00	8,593.20	388.20	20,050.80
50-5360 Irrigation Repair	1,110.00	1,000.00	(110.00)	4,243.85	2,500.00	(1,743.85)	5,000.00
50-5370 Common Area Maint	1,018.71	1,666.67	647.96	4,733.64	10,000.02	5,266.38	20,000.00
50-5380 Building Maintenance	339.05	4,166.67	3,827.62	9,343.73	25,000.02	15,656.29	50,000.00
50-5390 Fire Alarm Monitoring	-	125.00	125.00	636.50	750.00	113.50	1,500.00
50-5420 Plumbing Expense	2,970.00	1,250.00	(1,720.00)	12,320.50	7,500.00	(4,820.50)	15,000.00
50-5430 Janitorial Maintenance	675.00	708.33	33.33	4,050.00	4,249.98	199.98	8,500.00
50-5450 Carpet Cleaning	-	125.00	125.00	-	750.00	750.00	1,500.00
50-5475 Pool Maintenance	427.50	1,500.00	1,072.50	720.00	3,500.00	2,780.00	8,000.00
50-5490 Snow Removal	-	-	-	2,505.57	6,000.00	3,494.43	10,000.00
50-5540 Street Maintenance	112.50	1,666.67	1,554.17	112.50	10,000.02	9,887.52	20,000.00
50-5560 Concrete Maintenance	-	625.00	625.00	-	3,750.00	3,750.00	7,500.00
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	3,535.00	2,500.02	(1,034.98)	5,000.00
TOTAL Maintenance	$ 12,122.76	$ 16,531.08	$ 4,408.32	$ 50,406.29	$ 87,593.28	$ 37,186.99	$ 177,050.80
Utilities							
60-6390 Electric	882.73	875.00	(7.73)	5,003.71	5,250.00	246.29	10,500.00
60-6400 Water	6,524.81	5,000.00	(1,524.81)	36,357.30	30,000.00	(6,357.30)	60,000.00
60-6460 Gas Expense	2,100.21	4,416.67	2,316.46	26,663.75	26,500.02	(163.73)	53,000.00
60-6470 StormWater	8.00	8.33	0.33	48.00	49.98	1.98	100.00
60-6480 Trash	1,683.62	1,661.77	(21.85)	10,091.72	9,970.62	(121.10)	19,941.19
TOTAL Utilities	$ 11,199.37	$ 11,961.77	$ 762.40	$ 78,164.48	$ 71,770.62	($ 6,393.86)	$ 143,541.19
TOTAL DISBURSEMENTS	**$ 26,759.43**	**$ 32,242.97**	**$ 5,483.54**	**$327,993.98**	**$418,864.62**	**$ 90,870.64**	**$ 602,593.44**
AVAILABLE FOR RESERVES NET INCREASE (DECREASE)	$ 26,239.55	$ 23,471.67	$ 2,767.88	$ 6,360.69	($84,576.78)	$ 90,937.47	$ 65,982.45

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Income Statement

Five Fountains Condominiums

From 06/01/2026 to 06/30/2026

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
RESERVE INCOME/EXPENSE							
INCOME							
Other Income							
70-7010 Replacement Interest	$811.98	$666.67	$145.31	$4,296.69	$4,000.02	$296.67	$8,000.00
TOTAL Other Income	$811.98	$666.67	$145.31	$4,296.69	$4,000.02	$296.67	$8,000.00
TOTAL INCOME	**$811.98**	**$666.67**	**$145.31**	**$4,296.69**	**$4,000.02**	**$296.67**	**$8,000.00**
RESERVE INCOME/EXPENSE NET INCREASE (DECREASE)	$811.98	$666.67	$145.31	$4,296.69	$4,000.02	$296.67	$8,000.00
NET INCREASE (DECREASE)	$27,051.53	$24,138.34	$2,913.19	$10,657.38	($80,576.76)	$91,234.14	$73,982.45

Balanced Bookkeeping
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Balance Sheet - Detailed

Five Fountains Condominiums
As of: 06/30/2026

Assets			
Operating Assets			
10-1000-00	SSB-Operating Checking-6372	$	43,675.47
10-1020-00	ENT Checking		12,771.51
10-1400-00	SSB-Operating Saving -6378		5,003.93
10-1410-00	ENT Savings		70.00
TOTAL Operating Assets		$	61,520.91
Reserve Assets			
11-1150-00	ENT CD 3.581% 8-19-26	$	78,970.64
11-1175-00	ENT CD 3.581% 7-20-26		96,232.53
11-1190-00	ENT CD 3.581% 9-28-26		81,420.48
11-1510-00	SSB-Reserve-6375		106,459.69
TOTAL Reserve Assets		$	363,083.34
Other Current Assets			
12-1200-00	Accounts Receivable	$	35,627.47
TOTAL Other Current Assets		$	35,627.47
14-1401-00	Estimated Taxes	$	988.00
Total Assets		**$**	**461,219.72**
Liabilities & Equity			
Current Liabilities			
20-2030-00	Prepaid Assessments	$	14,093.29
TOTAL Current Liabilities		$	14,093.29
Equity			
29-2960-00	Fund Balance	$	436,469.05
	Net Income Gain / (Loss)	$	10,657.38
TOTAL Equity		$	447,126.43
Total Liabilities & Equity		**$**	**461,219.72**