Balanced Bookkeeping
& Community Association Management

Income Statement

Five Fountains Condominiums

From 04/01/2025 to 04/30/2025

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
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	120.00	208.75	(88.75)	750.00	835.00	(85.00)	2,505.00
30-3025 Gas Income	3,856.37	3,583.33	273.04	22,536.29	14,333.32	8,202.97	43,000.00
30-3035 Laundry Income	30.00	750.00	(720.00)	1,652.50	3,000.00	(1,347.50)	9,000.00
30-3040 Fines	-	-	-	300.00	-	300.00	-
30-3050 Misc Income	135.00	416.67	(281.67)	290.00	1,666.68	(1,376.68)	5,000.00
30-3065 NSF Fee	-	-	-	40.00	-	40.00	-
30-3080 A/R Interest	42.63	-	42.63	208.36	-	208.36	-
30-3200 Interest Income	0.77	34.17	(33.40)	1.95	136.68	(134.73)	410.00
TOTAL Operating Income	$54,289.77	$55,048.74	($758.97)	$226,199.10	$220,194.96	$6,004.14	$660,584.89
TOTAL INCOME	**$54,289.77**	**$55,048.74**	**($758.97)**	**$226,199.10**	**$220,194.96**	**$6,004.14**	**$660,584.89**
EXPENSES AND RESERVE FUNDING							
Administration							
40-4010 Accounting / Office Management	985.50	-	(985.50)	3,942.00	-	(3,942.00)	-
40-4015 Property Management	1,744.70	2,445.50	700.80	5,234.10	9,782.00	4,547.90	29,346.00
40-4020 Taxes	-	-	-	2,057.00	800.00	(1,257.00)	800.00
40-4120 Office Admin	538.32	416.67	(121.65)	1,833.74	1,666.68	(167.06)	5,000.00
40-4260 Insurance	-	20,833.33	20,833.33	352.00	83,333.32	82,981.32	250,000.00
40-4270 Legal	-	375.00	375.00	1,358.00	1,500.00	142.00	4,500.00
40-4280 Telephone	-	41.67	41.67	-	166.68	166.68	500.00
40-4295 Meter Reading	100.00	200.00	100.00	400.00	800.00	400.00	2,400.00
TOTAL Administration	$3,368.52	$24,312.17	$20,943.65	$15,176.84	$98,048.68	$82,871.84	$292,546.00
Maintenance							
50-5350 Landscape Contract	2,604.00	1,666.67	(937.33)	2,604.00	6,666.68	4,062.68	20,000.00
50-5360 Irrigation Repair	-	500.00	500.00	-	2,000.00	2,000.00	6,000.00
50-5370 Common Area Maint	1,112.28	833.33	(278.95)	7,612.96	3,333.32	(4,279.64)	10,000.00
50-5380 Building Maintenance	4,038.14	4,166.67	128.53	21,616.96	16,666.68	(4,950.28)	50,000.00
50-5390 Fire Alarm Monitoring	-	250.00	250.00	928.08	1,000.00	71.92	3,000.00
50-5420 Plumbing Expense	3,742.00	1,966.25	(1,775.75)	3,891.00	7,865.00	3,974.00	23,595.00
50-5430 Janitorial Maintenance	675.00	742.50	67.50	2,746.21	2,970.00	223.79	8,910.00
50-5450 Carpet Cleaning	-	166.67	166.67	-	666.68	666.68	2,000.00
50-5475 Pool Maintenance	1,687.50	666.67	(1,020.83)	1,821.47	2,666.68	845.21	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	6,666.68	6,621.68	20,000.00
50-5560 Concrete Maintenance	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
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	-	1,666.68	1,666.68	5,000.00
TOTAL Maintenance	$13,858.92	$13,708.77	($150.15)	$44,686.43	$59,835.09	$15,148.66	$174,505.00
Utilities							
60-6390 Electric	788.64	833.33	44.69	3,493.22	3,333.32	(159.90)	10,000.00
60-6400 Water	3,497.85	5,416.67	1,918.82	17,743.89	21,666.68	3,922.79	65,000.00
60-6460 Gas Expense	3,856.41	3,583.33	(273.08)	22,536.28	14,333.32	(8,202.96)	43,000.00
60-6470 StormWater	8.00	41.67	33.67	32.00	166.68	134.68	500.00
60-6480 Trash	1,493.66	1,460.77	(32.89)	6,014.64	5,843.08	(171.56)	17,529.20
TOTAL Utilities	$9,644.56	$11,335.77	$1,691.21	$49,820.03	$45,343.08	($4,476.95)	$136,029.20
TOTAL DISBURSEMENTS	**$26,872.00**	**$49,356.71**	**$22,484.71**	**$109,683.30**	**$203,226.85**	**$93,543.55**	**$603,080.20**

Income Statement

Five Fountains Condominiums

From 04/01/2025 to 04/30/2025

	Current Period			Year-to-date			Annual
Description	**Actual**	**Budget**	**Variance**	**Actual**	**Budget**	**Variance**	**Budget**
INCOME							
Other Income							
70-7010 Replacement Interest	$768.28	$-	$768.28	$3,411.08	$-	$3,411.08	$-
TOTAL Other Income	$768.28	$-	$768.28	$3,411.08	$-	$3,411.08	$-
TOTAL INCOME	**$768.28**	**$-**	**$768.28**	**$3,411.08**	**$-**	**$3,411.08**	**$0.00**
NET INCREASE (DECREASE)	$28,186.05	$5,692.03	$22,494.02	$119,926.88	$16,968.11	$102,958.77	$57,504.69

Balanced Bookkeeping
& Community Association Management

Balance Sheet - Detailed

Five Fountains Condominiums
As of: 04/30/2025

Assets			
Operating Assets			
10-1000-00	SSB-Operating Checking-6372	$	89,244.22
10-1020-00	ENT Checking		89,820.88
10-1400-00	SSB-Operating Saving -6378		5,003.36
10-1410-00	ENT Savings		70.00
TOTAL Operating Assets		$	184,138.46
Reserve Assets			
11-1150-00	ENT CD 3.735% 5-19-25	$	75,681.69
11-1175-00	ENT CD 3.41% 6-20-25		92,248.84
11-1510-00	SSB-Reserve-6375		82,085.96
TOTAL Reserve Assets		$	250,016.49
Other Current Assets			
12-1200-00	Accounts Receivable	$	19,130.36
TOTAL Other Current Assets		$	19,130.36
14-1401-00	Estimated Taxes	$	1,320.00
Total Assets		**$**	**454,605.31**
Liabilities & Equity			
Current Liabilities			
20-2030-00	Prepaid Assessments	$	16,268.87
TOTAL Current Liabilities		$	16,268.87
Equity			
29-2960-00	Fund Balance	$	318,409.56
	Net Income Gain / (Loss)	$	119,926.88
TOTAL Equity		$	438,336.44
Total Liabilities & Equity		**$**	**454,605.31**