Balanced Bookkeeping
& Community Association Management

Income Statement

Five Fountains Condominiums

From 11/01/2025 to 11/30/2025

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
Operating Income							
30-3010 Association Dues	$ 50,105.00	$ 50,055.82	$ 49.18	$551,155.00	$550,614.02	$ 540.98	$ 600,669.89
30-3020 Late Charge	195.00	208.75	(13.75)	2,220.00	2,296.25	(76.25)	2,505.00
30-3025 Gas Income	3,516.69	3,583.33	(66.64)	39,490.32	39,416.63	73.69	43,000.00
30-3035 Laundry Income	761.24	750.00	11.24	7,421.82	8,250.00	(828.18)	9,000.00
30-3040 Fines	-	-	-	700.00	-	700.00	-
30-3050 Misc Income	12.50	416.67	(404.17)	521.50	4,583.37	(4,061.87)	5,000.00
30-3065 NSF Fee	20.00	-	20.00	180.00	-	180.00	-
30-3080 A/R Interest	67.30	-	67.30	716.47	-	716.47	-
30-3200 Interest Income	0.55	34.17	(33.62)	5.48	375.87	(370.39)	410.00
TOTAL Operating Income	$ 54,678.28	$ 55,048.74	($ 370.46)	$602,410.59	$605,536.14	($ 3,125.55)	$ 660,584.89
TOTAL INCOME	**$ 54,678.28**	**$ 55,048.74**	**($ 370.46)**	**$602,410.59**	**$605,536.14**	**($ 3,125.55)**	**$ 660,584.89**
EXPENSES AND RESERVE FUNDING							
Administration							
40-4010 Accounting / Office Management	1,084.05	-	(1,084.05)	11,333.25	-	(11,333.25)	-
40-4015 Property Management	1,944.70	2,445.50	500.80	17,647.00	26,900.50	9,253.50	29,346.00
40-4020 Tax Preparation/ Tax Expense	-	-	-	2,050.34	800.00	(1,250.34)	800.00
40-4120 Office Admin	473.96	416.67	(57.29)	4,439.29	4,583.37	144.08	5,000.00
40-4260 Insurance	-	-	-	213,816.50	250,000.00	36,183.50	250,000.00
40-4270 Legal	63.67	375.00	311.33	2,311.52	4,125.00	1,813.48	4,500.00
40-4280 Telephone	-	41.67	41.67	-	458.37	458.37	500.00
40-4295 Meter Reading	100.00	200.00	100.00	1,100.00	2,200.00	1,100.00	2,400.00
TOTAL Administration	$ 3,666.38	$ 3,478.84	($ 187.54)	$252,697.90	$289,067.24	$ 36,369.34	$ 292,546.00
Maintenance							
50-5350 Landscape Contract	-	1,666.67	1,666.67	18,228.00	18,333.37	105.37	20,000.00
50-5360 Irrigation Repair	292.50	500.00	207.50	7,878.03	5,500.00	(2,378.03)	6,000.00
50-5370 Common Area Maint	821.12	833.33	12.21	18,606.47	9,166.63	(9,439.84)	10,000.00
50-5380 Building Maintenance	1,758.22	4,166.67	2,408.45	47,491.01	45,833.37	(1,657.64)	50,000.00
50-5390 Fire Alarm Monitoring	-	250.00	250.00	928.08	2,750.00	1,821.92	3,000.00
50-5420 Plumbing Expense	368.00	1,966.25	1,598.25	8,229.00	21,628.75	13,399.75	23,595.00
50-5430 Janitorial Maintenance	337.50	742.50	405.00	7,133.71	8,167.50	1,033.79	8,910.00
50-5440 Major Building/Water Mitigation	-	-	-	45.00	-	(45.00)	-
50-5450 Carpet Cleaning	-	166.67	166.67	-	1,833.37	1,833.37	2,000.00
50-5475 Pool Maintenance	-	666.67	666.67	10,836.49	7,333.37	(3,503.12)	8,000.00
50-5490 Snow Removal	104.38	1,666.67	1,562.29	3,525.13	8,333.35	4,808.22	10,000.00
50-5540 Street Maintenance	164.98	1,666.67	1,501.69	209.98	18,333.37	18,123.39	20,000.00
50-5560 Concrete Maintenance	-	250.00	250.00	13,070.00	2,750.00	(10,320.00)	3,000.00
50-5570 Xeriscape Expense	-	416.67	416.67	2,400.00	4,583.37	2,183.37	5,000.00
50-5810 Tree\Bushes Insect Cont	-	416.67	416.67	5,325.00	4,583.37	(741.63)	5,000.00
TOTAL Maintenance	$ 3,846.70	$ 15,375.44	$ 11,528.74	$143,905.90	$159,129.82	$ 15,223.92	$ 174,505.00
Utilities							
60-6390 Electric	823.12	833.33	10.21	9,534.07	9,166.63	(367.44)	10,000.00
60-6400 Water	4,604.15	5,416.67	812.52	53,223.46	59,583.37	6,359.91	65,000.00
60-6460 Gas Expense	3,516.82	3,583.33	66.51	39,490.85	39,416.63	(74.22)	43,000.00
60-6470 StormWater	8.00	41.67	33.67	88.00	458.37	370.37	500.00
60-6480 Trash	2,987.32	1,460.77	(1,526.55)	18,053.92	16,068.47	(1,985.45)	17,529.20
TOTAL Utilities	$ 11,939.41	$ 11,335.77	($ 603.64)	$120,390.30	$124,693.47	$ 4,303.17	$ 136,029.20
TOTAL DISBURSEMENTS	**$ 19,452.49**	**$ 30,190.05**	**$ 10,737.56**	**$516,994.10**	**$572,890.53**	**$ 55,896.43**	**$ 603,080.20**

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Balanced Bookkeeping
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Income Statement

Five Fountains Condominiums

From 11/01/2025 to 11/30/2025

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
Other Income							
70-7010 Replacement Interest	$932.29	$-	$932.29	$7,950.20	$-	$7,950.20	$-
TOTAL Other Income	$932.29	$-	$932.29	$7,950.20	$-	$7,950.20	$-
TOTAL INCOME	**$932.29**	**$-**	**$932.29**	**$7,950.20**	**$-**	**$7,950.20**	**$0.00**
NET INCREASE (DECREASE)	$36,158.08	$24,858.69	$11,299.39	$93,366.69	$32,645.61	$60,721.08	$57,504.69

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Balanced Bookkeeping
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Balance Sheet - Detailed

Five Fountains Condominiums
As of: 11/30/2025

Assets			
Operating Assets			
10-1000-00	SSB-Operating Checking-6372	$	59,404.53
10-1020-00	ENT Checking		3,157.76
10-1400-00	SSB-Operating Saving -6378		5,003.64
10-1410-00	ENT Savings		70.00
TOTAL Operating Assets		$	67,635.93
Reserve Assets			
11-1150-00	ENT CD 3.832% 2-19-26	$	77,304.74
11-1175-00	ENT CD 3.986% 2-20-26		94,169.96
11-1185-00	ENT CD 3.986% 2-19-26		110,184.34
11-1510-00	SSB-Reserve-6375		42,218.57
TOTAL Reserve Assets		$	323,877.61
Other Current Assets			
12-1200-00	Accounts Receivable	$	29,308.68
TOTAL Other Current Assets		$	29,308.68
14-1401-00	Estimated Taxes	$	1,320.00
Total Assets		**$**	**422,142.22**
Liabilities & Equity			
Current Liabilities			
20-2030-00	Prepaid Assessments	$	10,365.97
TOTAL Current Liabilities		$	10,365.97
Equity			
29-2960-00	Fund Balance	$	318,409.56
	Net Income Gain / (Loss)	$	93,366.69
TOTAL Equity		$	411,776.25
Total Liabilities & Equity		**$**	**422,142.22**

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