Balanced Bookkeeping
& Community Association Management

Income Statement

Five Fountains Condominiums

From 10/01/2025 to 10/31/2025

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	$501,050.00	$500,558.20	$ 491.80	$ 600,669.89
30-3020 Late Charge	165.00	208.75	(43.75)	2,025.00	2,087.50	(62.50)	2,505.00
30-3025 Gas Income	1,855.05	3,583.33	(1,728.28)	35,973.63	35,833.30	140.33	43,000.00
30-3035 Laundry Income	-	750.00	(750.00)	6,660.58	7,500.00	(839.42)	9,000.00
30-3040 Fines	-	-	-	700.00	-	700.00	-
30-3050 Misc Income	45.00	416.67	(371.67)	509.00	4,166.70	(3,657.70)	5,000.00
30-3065 NSF Fee	60.00	-	60.00	160.00	-	160.00	-
30-3080 A/R Interest	88.71	-	88.71	649.17	-	649.17	-
30-3200 Interest Income	0.53	34.17	(33.64)	4.93	341.70	(336.77)	410.00
TOTAL Operating Income	$ 52,319.29	$ 55,048.74	($ 2,729.45)	$547,732.31	$550,487.40	($ 2,755.09)	$ 660,584.89
TOTAL INCOME	**$ 52,319.29**	**$ 55,048.74**	**($ 2,729.45)**	**$547,732.31**	**$550,487.40**	**($ 2,755.09)**	**$ 660,584.89**
EXPENSES AND RESERVE FUNDING							
Administration							
40-4010 Accounting / Office Management	1,084.05	-	(1,084.05)	10,249.20	-	(10,249.20)	-
40-4015 Property Management	1,744.70	2,445.50	700.80	15,702.30	24,455.00	8,752.70	29,346.00
40-4020 Tax Preparation/ Tax Expense	-	-	-	2,050.34	800.00	(1,250.34)	800.00
40-4120 Office Admin	444.14	416.67	(27.47)	3,965.33	4,166.70	201.37	5,000.00
40-4260 Insurance	-	-	-	213,816.50	250,000.00	36,183.50	250,000.00
40-4270 Legal	431.99	375.00	(56.99)	2,247.85	3,750.00	1,502.15	4,500.00
40-4280 Telephone	-	41.67	41.67	-	416.70	416.70	500.00
40-4295 Meter Reading	100.00	200.00	100.00	1,000.00	2,000.00	1,000.00	2,400.00
TOTAL Administration	$ 3,804.88	$ 3,478.84	($ 326.04)	$249,031.52	$285,588.40	$ 36,556.88	$ 292,546.00
Maintenance							
50-5350 Landscape Contract	2,604.00	1,666.67	(937.33)	18,228.00	16,666.70	(1,561.30)	20,000.00
50-5360 Irrigation Repair	1,378.15	500.00	(878.15)	7,585.53	5,000.00	(2,585.53)	6,000.00
50-5370 Common Area Maint	1,499.08	833.33	(665.75)	17,785.35	8,333.30	(9,452.05)	10,000.00
50-5380 Building Maintenance	2,626.05	4,166.67	1,540.62	45,732.79	41,666.70	(4,066.09)	50,000.00
50-5390 Fire Alarm Monitoring	-	250.00	250.00	928.08	2,500.00	1,571.92	3,000.00
50-5420 Plumbing Expense	2,970.00	1,966.25	(1,003.75)	7,861.00	19,662.50	11,801.50	23,595.00
50-5430 Janitorial Maintenance	675.00	742.50	67.50	6,796.21	7,425.00	628.79	8,910.00
50-5440 Major Building/Water Mitigation	-	-	-	45.00	-	(45.00)	-
50-5450 Carpet Cleaning	-	166.67	166.67	-	1,666.70	1,666.70	2,000.00
50-5475 Pool Maintenance	-	666.67	666.67	10,836.49	6,666.70	(4,169.79)	8,000.00
50-5490 Snow Removal	-	1,666.67	1,666.67	3,420.75	6,666.68	3,245.93	10,000.00
50-5540 Street Maintenance	-	1,666.67	1,666.67	45.00	16,666.70	16,621.70	20,000.00
50-5560 Concrete Maintenance	-	250.00	250.00	13,070.00	2,500.00	(10,570.00)	3,000.00
50-5570 Xeriscape Expense	2,400.00	416.67	(1,983.33)	2,400.00	4,166.70	1,766.70	5,000.00
50-5810 Tree\Bushes Insect Cont	-	416.67	416.67	5,325.00	4,166.70	(1,158.30)	5,000.00
TOTAL Maintenance	$ 14,152.28	$ 15,375.44	$ 1,223.16	$140,059.20	$143,754.38	$ 3,695.18	$ 174,505.00
Utilities							
60-6390 Electric	777.49	833.33	55.84	8,710.95	8,333.30	(377.65)	10,000.00
60-6400 Water	4,682.85	5,416.67	733.82	48,619.31	54,166.70	5,547.39	65,000.00
60-6460 Gas Expense	1,855.23	3,583.33	1,728.10	35,974.03	35,833.30	(140.73)	43,000.00
60-6470 StormWater	8.00	41.67	33.67	80.00	416.70	336.70	500.00
60-6480 Trash	1,483.66	1,460.77	(22.89)	15,066.60	14,607.70	(458.90)	17,529.20
TOTAL Utilities	$ 8,807.23	$ 11,335.77	$ 2,528.54	$108,450.89	$113,357.70	$ 4,906.81	$ 136,029.20
TOTAL DISBURSEMENTS	**$ 26,764.39**	**$ 30,190.05**	**$ 3,425.66**	**$497,541.61**	**$542,700.48**	**$ 45,158.87**	**$ 603,080.20**

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& Community Association Management

Income Statement

Five Fountains Condominiums

From 10/01/2025 to 10/31/2025

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
Other Income							
70-7010 Replacement Interest	$954.86	$-	$954.86	$7,017.91	$-	$7,017.91	$-
TOTAL Other Income	$954.86	$-	$954.86	$7,017.91	$-	$7,017.91	$-
TOTAL INCOME	**$954.86**	**$-**	**$954.86**	**$7,017.91**	**$-**	**$7,017.91**	**$0.00**
NET INCREASE (DECREASE)	$26,509.76	$24,858.69	$1,651.07	$57,208.61	$7,786.92	$49,421.69	$57,504.69

Balanced Bookkeeping
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Balance Sheet - Detailed

Five Fountains Condominiums

As of: 10/31/2025

Assets			
Operating Assets			
10-1000-00	SSB-Operating Checking-6372	$	60,381.28
10-1020-00	ENT Checking		4,771.67
10-1400-00	SSB-Operating Saving -6378		5,003.60
10-1410-00	ENT Savings		70.00
TOTAL Operating Assets		$	70,226.55
Reserve Assets			
11-1150-00	ENT CD 3.986% 11-19-25	$	77,056.00
11-1175-00	ENT CD 3.986% 2-20-26		93,862.45
11-1185-00	ENT CD 3.986% 2-19-26		109,824.54
11-1510-00	SSB-Reserve-6375		15,254.58
TOTAL Reserve Assets		$	295,997.57
Other Current Assets			
12-1200-00	Accounts Receivable	$	24,539.75
TOTAL Other Current Assets		$	24,539.75
14-1401-00	Estimated Taxes	$	1,320.00
Total Assets		**$**	**392,083.87**
Liabilities & Equity			
Current Liabilities			
20-2030-00	Prepaid Assessments	$	16,465.70
TOTAL Current Liabilities		$	16,465.70
Equity			
29-2960-00	Fund Balance	$	318,409.56
	Net Income Gain / (Loss)	$	57,208.61
TOTAL Equity		$	375,618.17
Total Liabilities & Equity		**$**	**392,083.87**