Balanced Bookkeeping
& Community Association Management

Income Statement

Five Fountains Condominiums

From 09/01/2025 to 09/30/2025

	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	$450,945.00	$450,502.38	$442.62	$600,669.89
30-3020 Late Charge	225.00	208.75	16.25	1,860.00	1,878.75	(18.75)	2,505.00
30-3025 Gas Income	1,875.44	3,583.33	(1,707.89)	34,118.58	32,249.97	1,868.61	43,000.00
30-3035 Laundry Income	1,429.18	750.00	679.18	6,660.58	6,750.00	(89.42)	9,000.00
30-3040 Fines	150.00	-	150.00	700.00	-	700.00	-
30-3050 Misc Income	62.00	416.67	(354.67)	464.00	3,750.03	(3,286.03)	5,000.00
30-3065 NSF Fee	20.00	-	20.00	100.00	-	100.00	-
30-3080 A/R Interest	98.48	-	98.48	560.46	-	560.46	-
30-3200 Interest Income	0.56	34.17	(33.61)	4.40	307.53	(303.13)	410.00
TOTAL Operating Income	$53,965.66	$55,048.74	($1,083.08)	$495,413.02	$495,438.66	($25.64)	$660,584.89
TOTAL INCOME	**$53,965.66**	**$55,048.74**	**($1,083.08)**	**$495,413.02**	**$495,438.66**	**($25.64)**	**$660,584.89**
EXPENSES AND RESERVE FUNDING							
Administration							
40-4010 Accounting / Office Management	1,084.05	-	(1,084.05)	9,165.15	-	(9,165.15)	-
40-4015 Property Management	1,744.70	2,445.50	700.80	13,957.60	22,009.50	8,051.90	29,346.00
40-4020 Tax Preparation/ Tax Expense	-	-	-	2,050.34	800.00	(1,250.34)	800.00
40-4120 Office Admin	282.44	416.67	134.23	3,521.19	3,750.03	228.84	5,000.00
40-4260 Insurance	-	-	-	213,816.50	250,000.00	36,183.50	250,000.00
40-4270 Legal	(143.50)	375.00	518.50	1,815.86	3,375.00	1,559.14	4,500.00
40-4280 Telephone	-	41.67	41.67	-	375.03	375.03	500.00
40-4295 Meter Reading	100.00	200.00	100.00	900.00	1,800.00	900.00	2,400.00
TOTAL Administration	$3,067.69	$3,478.84	$411.15	$245,226.64	$282,109.56	$36,882.92	$292,546.00
Maintenance							
50-5350 Landscape Contract	2,604.00	1,666.67	(937.33)	15,624.00	15,000.03	(623.97)	20,000.00
50-5360 Irrigation Repair	90.00	500.00	410.00	6,207.38	4,500.00	(1,707.38)	6,000.00
50-5370 Common Area Maint	3,423.31	833.33	(2,589.98)	16,286.27	7,499.97	(8,786.30)	10,000.00
50-5380 Building Maintenance	5,172.08	4,166.67	(1,005.41)	43,106.74	37,500.03	(5,606.71)	50,000.00
50-5390 Fire Alarm Monitoring	-	250.00	250.00	928.08	2,250.00	1,321.92	3,000.00
50-5420 Plumbing Expense	-	1,966.25	1,966.25	4,891.00	17,696.25	12,805.25	23,595.00
50-5430 Janitorial Maintenance	675.00	742.50	67.50	6,121.21	6,682.50	561.29	8,910.00
50-5440 Major Building/Water Mitigation	45.00	-	(45.00)	45.00	-	(45.00)	-
50-5450 Carpet Cleaning	-	166.67	166.67	-	1,500.03	1,500.03	2,000.00
50-5475 Pool Maintenance	4,993.27	666.67	(4,326.60)	10,836.49	6,000.03	(4,836.46)	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	15,000.03	14,955.03	20,000.00
50-5560 Concrete Maintenance	-	250.00	250.00	13,070.00	2,250.00	(10,820.00)	3,000.00
50-5570 Xeriscape Expense	-	416.67	416.67	-	3,750.03	3,750.03	5,000.00
50-5810 Tree\Bushes Insect Cont	3,550.00	416.67	(3,133.33)	5,325.00	3,750.03	(1,574.97)	5,000.00
TOTAL Maintenance	$20,552.66	$13,708.77	($6,843.89)	$125,906.92	$128,378.94	$2,472.02	$174,505.00
Utilities							
60-6390 Electric	955.45	833.33	(122.12)	7,933.46	7,499.97	(433.49)	10,000.00
60-6400 Water	5,163.48	5,416.67	253.19	43,936.46	48,750.03	4,813.57	65,000.00
60-6460 Gas Expense	1,875.46	3,583.33	1,707.87	34,118.80	32,249.97	(1,868.83)	43,000.00
60-6470 StormWater	8.00	41.67	33.67	72.00	375.03	303.03	500.00
60-6480 Trash	1,503.66	1,460.77	(42.89)	13,582.94	13,146.93	(436.01)	17,529.20
TOTAL Utilities	$9,506.05	$11,335.77	$1,829.72	$99,643.66	$102,021.93	$2,378.27	$136,029.20
TOTAL DISBURSEMENTS	**$33,126.40**	**$28,523.38**	**($4,603.02)**	**$470,777.22**	**$512,510.43**	**$41,733.21**	**$603,080.20**

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Income Statement

Five Fountains Condominiums

From 09/01/2025 to 09/30/2025

	Current Period			Year-to-date			Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME							
Other Income							
70-7010 Replacement Interest	$688.06	$-	$688.06	$6,063.05	$-	$6,063.05	$-
TOTAL Other Income	$688.06	$-	$688.06	$6,063.05	$-	$6,063.05	$-
TOTAL INCOME	**$688.06**	**$-**	**$688.06**	**$6,063.05**	**$-**	**$6,063.05**	**$0.00**
NET INCREASE (DECREASE)	$21,527.32	$26,525.36	($4,998.04)	$30,698.85	($17,071.77)	$47,770.62	$57,504.69

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Balance Sheet - Detailed

Five Fountains Condominiums
As of: 09/30/2025

Assets			
Operating Assets			
10-1000-00	SSB-Operating Checking-6372	$	38,295.06
10-1020-00	ENT Checking		5,276.62
10-1400-00	SSB-Operating Saving -6378		5,003.56
10-1410-00	ENT Savings		70.00
TOTAL Operating Assets		$	48,645.24
Reserve Assets			
11-1150-00	ENT CD 3.986% 11-19-25	$	76,796.02
11-1175-00	ENT CD 3.986% 2-20-26		93,545.76
11-1185-00	ENT CD 3.986% 2-19-26		109,454.00
11-1510-00	SSB-Reserve-6375		10,454.93
TOTAL Reserve Assets		$	290,250.71
Other Current Assets			
12-1200-00	Accounts Receivable	$	23,005.42
TOTAL Other Current Assets		$	23,005.42
14-1401-00	Estimated Taxes	$	1,320.00
Total Assets		**$**	**363,221.37**
Liabilities & Equity			
Current Liabilities			
20-2030-00	Prepaid Assessments	$	14,112.96
TOTAL Current Liabilities		$	14,112.96
Equity			
29-2960-00	Fund Balance	$	318,409.56
	Net Income Gain / (Loss)	$	30,698.85
TOTAL Equity		$	349,108.41
Total Liabilities & Equity		**$**	**363,221.37**