

Five Fountains Condominiums Association Inc.

Balance Sheet as of 1/31/2023

Assets	Operating	Reserve	Total
Assets			
Operating Bank Acct Checking	\$75,975.39		\$75,975.39
Reserves 0512		\$233,996.86	\$233,996.86
Accounts Receivable	\$24,865.94		\$24,865.94
Deposits	\$500.00		\$500.00
Total Assets	\$101,341.33	\$233,996.86	\$335,338.19
Total Assets	\$101,341.33	\$233,996.86	\$335,338.19
Liabilities / Equity			
Liability			
Pre-Paid Assessments	\$15,675.00		\$15,675.00
Total Liability	\$15,675.00		\$15,675.00
Equity			
Equity - Operating	\$87,215.06	\$48,202.17	\$135,417.23
Equity - Reserves		\$181,285.86	\$181,285.86
Net Income	(\$1,548.73)	\$4,508.83	\$2,960.10
Total Equity	\$85,666.33	\$233,996.86	\$319,663.19
Total Liabilities / Equity	\$101,341.33	\$233,996.86	\$335,338.19

Five Fountains Condominiums Association Inc.

Statement of Revenues and Expenses 1/1/2023 - 1/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
50000 - Assessment	41,368.45	41,368.45	-	41,368.45	41,368.45	-	496,421.40
50105 - Gas Assessment	12,414.74	7,083.33	5,331.41	12,414.74	7,083.33	5,331.41	85,000.00
50108 - Gas Meter Compliance Income	(200.00)	-	(200.00)	(200.00)	-	(200.00)	-
50115 - Collection Income	60.00	-	60.00	60.00	-	60.00	-
50500 - Late Charges	390.00	-	390.00	390.00	-	390.00	-
50515 - Delinquency Notice Processing Fee	325.00	-	325.00	325.00	-	325.00	-
50518 - Process Server Income	360.00	-	360.00	360.00	-	360.00	-
50520 - Postage Income	159.00	-	159.00	159.00	-	159.00	-
50640 - Laundry Fees	1,280.58	625.00	655.58	1,280.58	625.00	655.58	7,500.00
50650 - NSF Fees	80.00	-	80.00	80.00	-	80.00	-
50670 - Remotes/Keys	5.00	-	5.00	5.00	-	5.00	-
50990 - Transfer to Reserves	(4,472.20)	(4,472.20)	-	(4,472.20)	(4,472.20)	-	(53,666.40)
50997 - Misc. Income	250.00	-	250.00	250.00	-	250.00	-
Total Income	52,020.57	44,604.58	7,415.99	52,020.57	44,604.58	7,415.99	535,255.00
Total Income	52,020.57	44,604.58	7,415.99	52,020.57	44,604.58	7,415.99	535,255.00

Operating Expense

Administrative & General Expenses

60110 - Property Management Fees	2,200.00	2,200.00	-	2,200.00	2,200.00	-	26,400.00
60112 - Administrative Expenses	1,105.00	41.67	(1,063.33)	1,105.00	41.67	(1,063.33)	500.00
60117 - Tax Return/ Review	-	41.67	41.67	-	41.67	41.67	500.00
60118 - Legal Fees	270.00	375.00	105.00	270.00	375.00	105.00	4,500.00
60123 - Licenses and Permits	-	12.50	12.50	-	12.50	12.50	150.00
60128 - Postage	81.51	185.00	103.49	81.51	185.00	103.49	2,220.00
60129 - Printing and Copies	19.50	166.67	147.17	19.50	166.67	147.17	2,000.00
60132 - Dues, Memberships, Education	-	16.67	16.67	-	16.67	16.67	200.00
60138 - Fire Alarm Monitoring	-	208.33	208.33	-	208.33	208.33	2,500.00
60140 - Bank Fees	20.00	-	(20.00)	20.00	-	(20.00)	-
60143 - Meter Reading	1,100.00	458.33	(641.67)	1,100.00	458.33	(641.67)	5,500.00
60145 - Bad Debt Expense	-	375.00	375.00	-	375.00	375.00	4,500.00
60152 - Notice Process Fee	-	125.00	125.00	-	125.00	125.00	1,500.00
60153 - Compliance Verification Fee	-	125.00	125.00	-	125.00	125.00	1,500.00
60154 - Process Server Fee	390.00	137.50	(252.50)	390.00	137.50	(252.50)	1,650.00
Total Administrative & General Expenses	5,186.01	4,468.34	(717.67)	5,186.01	4,468.34	(717.67)	53,620.00

Insurance Expenses

62010 - Insurance Expense	7,663.77	11,366.67	3,702.90	7,663.77	11,366.67	3,702.90	136,400.00
Total Insurance Expenses	7,663.77	11,366.67	3,702.90	7,663.77	11,366.67	3,702.90	136,400.00

Landscape Expenses

63010 - Landscaping Contract	1,775.00	1,863.75	88.75	1,775.00	1,863.75	88.75	22,365.00
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Five Fountains Condominiums Association Inc.

Statement of Revenues and Expenses 1/1/2023 - 1/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
63017 - Landscaping - Xeriscape	-	1,666.67	1,666.67	-	1,666.67	1,666.67	20,000.00
63020 - Landscaping- Irrigation	-	666.67	666.67	-	666.67	666.67	8,000.00
63021 - Landscaping- Tree Care	7,250.00	833.33	(6,416.67)	7,250.00	833.33	(6,416.67)	10,000.00
63022 - Landscaping Snow Removal	500.00	1,000.00	500.00	500.00	1,000.00	500.00	12,000.00
Total Landscape Expenses	9,525.00	6,030.42	(3,494.58)	9,525.00	6,030.42	(3,494.58)	72,365.00
Maintenance Expenses							
63005 - Asphalt Sweeping/ Repair	-	416.67	416.67	-	416.67	416.67	5,000.00
63023 - Maintenance - Doors & Windows	57.28	125.00	67.72	57.28	125.00	67.72	1,500.00
63027 - Maintenance- Gutters	-	533.33	533.33	-	533.33	533.33	6,400.00
63029 - Maintenance- Pest	-	166.67	166.67	-	166.67	166.67	2,000.00
63030 - Maintenance- General	76.64	1,166.67	1,090.03	76.64	1,166.67	1,090.03	14,000.00
63032 - Maintenance- Concrete	875.00	250.00	(625.00)	875.00	250.00	(625.00)	3,000.00
63036 - Maintenance- Janitorial	-	666.67	666.67	-	666.67	666.67	8,000.00
63039 - Maintenance - Electrical	-	208.33	208.33	-	208.33	208.33	2,500.00
63040 - Maintenance- Lights	552.20	254.17	(298.03)	552.20	254.17	(298.03)	3,050.00
63043 - Maintenance - Fire Alarm Monitoring	-	58.33	58.33	-	58.33	58.33	700.00
63044 - Maintenance - Carpet cleaning	550.00	500.00	(50.00)	550.00	500.00	(50.00)	6,000.00
63047 - Maintenance- Pool	-	666.67	666.67	-	666.67	666.67	8,000.00
63048 - Maintenance- Plumbing Repair	11,193.57	833.33	(10,360.24)	11,193.57	833.33	(10,360.24)	10,000.00
63051 - Maintenance - Plumbing Preventative	-	1,250.00	1,250.00	-	1,250.00	1,250.00	15,000.00
Total Maintenance Expenses	13,304.69	7,095.84	(6,208.85)	13,304.69	7,095.84	(6,208.85)	85,150.00
Utilities Expenses							
62020 - Utilities- Electric	765.46	541.67	(223.79)	765.46	541.67	(223.79)	6,500.00
62025 - Utilities- Water	4,005.53	6,250.00	2,244.47	4,005.53	6,250.00	2,244.47	75,000.00
62027 - Utilities - Gas	12,044.48	7,500.00	(4,544.48)	12,044.48	7,500.00	(4,544.48)	90,000.00
62028 - Utilities - Telephone	119.36	141.67	22.31	119.36	141.67	22.31	1,700.00
62030 - Utilities Trash Removal	30.00	1,210.00	1,180.00	30.00	1,210.00	1,180.00	14,520.00
Total Utilities Expenses	16,964.83	15,643.34	(1,321.49)	16,964.83	15,643.34	(1,321.49)	187,720.00
Total Expense	52,644.30	44,604.61	(8,039.69)	52,644.30	44,604.61	(8,039.69)	535,255.00
Operating Net Total	(623.73)	(.03)	(623.70)	(623.73)	(.03)	(623.70)	-

Five Fountains Condominiums Association Inc.

Statement of Revenues and Expenses 1/1/2023 - 1/31/2023

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Reserve Income							
90000 - Reserve Transfer	4,472.20	-	4,472.20	4,472.20	-	4,472.20	-
90001 - Interest Income	36.63	-	36.63	36.63	-	36.63	-
Total Reserve Income	4,508.83	-	4,508.83	4,508.83	-	4,508.83	-
Total Income	4,508.83	-	4,508.83	4,508.83	-	4,508.83	-
Reserve Net Total	4,508.83	-	4,508.83	4,508.83	-	4,508.83	-
Net Total	3,885.10	(.03)	3,885.13	3,885.10	(.03)	3,885.13	-