



**Income Statement - Operating**  
**Countryside Estates RO Association, Inc.**  
 09/30/2024

Date: 10/15/2024  
 Time: 10:30 am  
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>REVENUE</b>							
4010 Unit Maintenance Fees	\$9,360.82	\$10,560.00	(\$1,199.18)	\$93,320.04	\$95,040.00	(\$1,719.96)	\$126,720.00
4020 Late Fees/Interest	393.68	-	393.68	863.72	-	863.72	-
4030 Rental Income - owned units	2,100.00	2,070.00	30.00	12,300.00	18,630.00	(6,330.00)	24,840.00
4040 Rental Income-Lot	3,160.00	2,290.00	870.00	29,171.57	20,610.00	8,561.57	27,480.00
4400 Capital & Interest Income	0.74	2,077.49	(2,076.75)	5.59	18,697.41	(18,691.82)	24,929.88
4410 Interest Income Ameriprise	-	1,667.48	(1,667.48)	-	15,007.32	(15,007.32)	20,009.76
4500 Application Income	-	-	-	1,200.00	-	1,200.00	-
4800 Misc Income	12.00	28.00	(16.00)	38,259.03	252.00	38,007.03	336.00
4900 Mortgage Loan Income	981.57	-	981.57	9,133.89	-	9,133.89	-
<b>Total REVENUE</b>	<b>16,008.81</b>	<b>18,692.97</b>	<b>(2,684.16)</b>	<b>184,253.84</b>	<b>168,236.73</b>	<b>16,017.11</b>	<b>224,315.64</b>
<b>OPERATING EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5010 Office Expenses	310.00	229.00	(81.00)	5,328.53	2,061.00	(3,267.53)	2,748.00
5015 Postage	-	46.00	46.00	18.80	414.00	395.20	552.00
5020 Bank Service Charges	-	29.17	29.17	17.00	262.53	245.53	350.04
5200 Pest Control	1,519.40	934.00	(585.40)	7,030.19	8,406.00	1,375.81	11,208.00
5300 Insurance- Liability	1,728.11	476.70	(1,251.41)	1,728.11	4,290.30	2,562.19	5,720.40
5310 Insurance- Commercial Coverage	-	1,738.63	1,738.63	1,325.00	15,647.67	14,322.67	20,863.56
5400 Lawn care	1,400.00	1,250.00	(150.00)	11,200.00	11,250.00	50.00	15,000.00
5410 Tree Service	-	375.00	375.00	5,400.00	3,375.00	(2,025.00)	4,500.00
5600 Licenses & Permits	515.00	128.00	(387.00)	1,020.02	1,152.00	131.98	1,536.00
5800 Management Fee -End 01.01.26 30 day notice	1,648.00	-	(1,648.00)	13,184.00	-	(13,184.00)	-
5900 Legal	2,968.35	667.00	(2,301.35)	12,792.92	6,003.00	(6,789.92)	8,004.00
5910 Accounting	-	550.00	550.00	2,360.00	4,950.00	2,590.00	6,600.00
5950 Real Estate Taxes	-	596.50	596.50	(2,394.34)	5,368.50	7,762.84	7,158.00
6100 Repair/Maintenance	1,084.55	3,250.00	2,165.45	23,771.82	29,250.00	5,478.18	39,000.00
6110 Social Activities	-	166.67	166.67	-	1,500.03	1,500.03	2,000.04
6120 Rental Expenses - owned units	5,400.00	46.00	(5,354.00)	7,053.65	414.00	(6,639.65)	552.00
6130 Depreciation	-	742.00	742.00	-	6,678.00	6,678.00	8,904.00
6400 Wages and Salaries	234.46	1,525.33	1,290.87	4,788.08	13,727.97	8,939.89	18,304.00
6410 Payroll Taxes	-	143.00	143.00	-	1,287.00	1,287.00	1,716.00
6420 Maintenance Wages	-	565.00	565.00	-	5,085.00	5,085.00	6,780.00
7000 Electric	571.63	591.86	20.23	4,639.87	5,326.74	686.87	7,102.32
7001 Trash Removal	1,216.41	970.79	(245.62)	9,878.08	8,737.11	(1,140.97)	11,649.48
7002 Water	-	1,083.33	1,083.33	3,829.57	9,749.97	5,920.40	12,999.96
7003 Gas	101.24	320.83	219.59	829.58	2,887.47	2,057.89	3,849.96
7004 Telephone/Internet	290.52	158.33	(132.19)	2,143.00	1,424.97	(718.03)	1,899.96
7006 Sewer	-	1,283.33	1,283.33	7,609.06	11,549.97	3,940.91	15,399.96
<b>Total ADMINISTRATIVE</b>	<b>18,987.67</b>	<b>17,866.47</b>	<b>(1,121.20)</b>	<b>123,552.94</b>	<b>160,798.23</b>	<b>37,245.29</b>	<b>214,397.68</b>
<b>Total OPERATING EXPENSES</b>	<b>\$18,987.67</b>	<b>\$17,866.47</b>	<b>(\$1,121.20)</b>	<b>\$123,552.94</b>	<b>\$160,798.23</b>	<b>\$37,245.29</b>	<b>\$214,397.68</b>
<b>COMBINED NET INCOME</b>	<b>(\$2,978.86)</b>	<b>\$826.50</b>	<b>(\$3,805.36)</b>	<b>\$60,700.90</b>	<b>\$7,438.50</b>	<b>\$53,262.40</b>	<b>\$9,917.96</b>



**Income Statement Summary - Operating**  
**Countryside Estates RO Association, Inc.**  
 Fiscal Period: September 2024

Date: 10/15/2024  
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>REVENUE</b>													
4020 4010 Unit Maintenance Fees	19,780.00	10,224.32	7,663.40	10,185.00	8,591.85	10,259.60	10,400.76	6,854.29	9,360.82	-	-	-	\$93,320.04
4020 Late Fees/Interest	-	-	-	-	53.15	80.40	169.24	167.25	393.68	-	-	-	863.72
4030 Rental Income - owned units	-	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	3,000.00	2,100.00	-	-	-	12,300.00
4040 Rental Income-Lot	3,891.57	3,160.00	3,160.00	3,160.00	3,160.00	3,160.00	3,160.00	3,160.00	3,160.00	-	-	-	29,171.57
4400 Capital & Interest Income	0.79	0.43	0.47	0.41	0.50	0.70	0.78	0.77	0.74	-	-	-	5.59
4500 Application Income	-	200.00	-	100.00	-	600.00	200.00	100.00	-	-	-	-	1,200.00
4800 Misc Income	-	-	-	39.18	36,554.05	83.80	1,350.00	220.00	12.00	-	-	-	38,259.03
4900 Mortgage Loan Income	995.43	981.57	967.71	1,267.47	981.57	981.57	981.57	995.43	981.57	-	-	-	9,133.89
<b>Total REVENUE</b>	<b>24,667.79</b>	<b>15,766.32</b>	<b>12,991.58</b>	<b>15,952.06</b>	<b>50,541.12</b>	<b>16,366.07</b>	<b>17,462.35</b>	<b>14,497.74</b>	<b>16,008.81</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>184,253.84</b>
<b>OPERATING EXPENSES</b>													
<b>ADMINISTRATIVE</b>													
5010 Office Expenses	-	2,707.22	560.34	286.57	194.95	444.18	324.85	500.42	310.00	-	-	-	5,328.53
5015 Postage	-	-	8.05	-	-	10.75	-	-	-	-	-	-	18.80
5020 Bank Service Charges	-	17.00	-	-	-	-	-	-	-	-	-	-	17.00
5200 Pest Control	-	1,606.40	-	-	-	335.00	3,225.86	343.53	1,519.40	-	-	-	7,030.19
5300 Insurance- Liability	-	-	-	-	-	-	-	-	1,728.11	-	-	-	1,728.11
5310 Insurance- Commercial Coverage	-	-	-	-	-	-	-	1,325.00	-	-	-	-	1,325.00
5400 Lawncare	-	-	1,400.00	2,800.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	-	-	-	11,200.00
5410 Tree Service	-	-	-	-	3,000.00	-	2,400.00	-	-	-	-	-	5,400.00
5600 Licenses & Permits	-	93.02	-	-	-	-	-	412.00	515.00	-	-	-	1,020.02
5800 Management Fee -End 01.01.26 30 day notice	-	1,648.00	1,648.00	1,648.00	1,648.00	1,648.00	1,648.00	1,648.00	1,648.00	-	-	-	13,184.00
5900 Legal	-	645.62	482.25	1,373.70	2,756.00	1,178.00	2,467.00	922.00	2,968.35	-	-	-	12,792.92
5910 Accounting	-	2,360.00	-	-	-	-	-	-	-	-	-	-	2,360.00
5950 Real Estate Taxes	(3,525.03)	-	541.36	-	-	-	-	589.33	-	-	-	-	(2,394.34)
6100 Repair/Maintenance	-	748.94	11,461.76	3,726.26	376.95	539.94	504.74	5,328.68	1,084.55	-	-	-	23,771.82
6120 Rental Expenses - owned units	-	1,453.57	-	-	-	200.08	-	-	5,400.00	-	-	-	7,053.65
6400 Wages and Salaries	-	-	-	239.54	2,537.00	661.91	539.47	575.70	234.46	-	-	-	4,788.08
7000 Electric	-	747.19	741.49	922.10	104.44	473.69	599.24	480.09	571.63	-	-	-	4,639.87
7001 Trash Removal	-	1,638.10	1,104.82	1,241.54	1,102.25	1,233.72	1,161.76	1,179.48	1,216.41	-	-	-	9,878.08
7002 Water	-	-	-	1,649.31	1,285.46	-	894.80	-	-	-	-	-	3,829.57
7003 Gas	(135.43)	148.65	156.22	129.42	118.42	109.84	101.57	99.65	101.24	-	-	-	829.58
7004 Telephone/Internet	-	220.72	234.84	234.84	290.52	290.52	290.52	290.52	290.52	-	-	-	2,143.00
7006 Sewer	-	-	-	3,177.97	2,552.60	-	1,878.49	-	-	-	-	-	7,609.06
<b>Total ADMINISTRATIVE</b>	<b>(3,660.46)</b>	<b>14,034.43</b>	<b>18,339.13</b>	<b>17,429.25</b>	<b>17,366.59</b>	<b>8,525.63</b>	<b>17,436.30</b>	<b>15,094.40</b>	<b>18,987.67</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>123,552.94</b>
<b>Total OPERATING EXPENSES</b>	<b>(3,660.46)</b>	<b>14,034.43</b>	<b>18,339.13</b>	<b>17,429.25</b>	<b>17,366.59</b>	<b>8,525.63</b>	<b>17,436.30</b>	<b>15,094.40</b>	<b>18,987.67</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>123,552.94</b>
<b>Net Income:</b>	<b>28,328.25</b>	<b>1,731.89</b>	<b>(5,347.55)</b>	<b>(1,477.19)</b>	<b>33,174.53</b>	<b>7,840.44</b>	<b>26.05</b>	<b>(596.66)</b>	<b>(2,978.86)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>60,700.90</b>