

Income Statement - Operating
 Countryside Estates RO Association, Inc.
 08/31/2025

Date: 9/8/2025
 Time: 4:24 pm
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Description		Current Period			Year-to-date			Annual
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
REVENUE								
4010	Unit Maintenance Fees	\$8,153.67	\$10,450.00	(\$2,296.33)	\$88,088.28	\$83,600.00	\$4,488.28	\$125,400.00
4020	Late Fees/Interest	61.55	58.76	2.79	509.05	470.08	38.97	705.12
4030	Rental Income - owned units	1,766.00	3,190.00	(1,424.00)	16,568.05	25,520.00	(8,951.95)	38,280.00
4040	Rental Income-Lot	4,290.00	2,070.00	2,220.00	25,426.84	16,560.00	8,866.84	24,840.00
4050	Closing Proceeds - Lot 47	-	-	-	20,996.77	-	20,996.77	-
4400	Capital & Interest Income	0.02	198.92	(198.90)	2.15	1,591.36	(1,589.21)	2,387.04
4410	Interest Income Ameriprise	-	2,949.67	(2,949.67)	-	23,597.36	(23,597.36)	35,396.04
4500	Application Income	-	250.00	(250.00)	1,300.00	2,000.00	(700.00)	3,000.00
4800	Misc Income	43.97	28.00	15.97	6,735.05	224.00	6,511.05	336.00
4900	Mortgage Loan Income	788.57	581.51	207.06	19,022.02	4,652.08	14,369.94	6,978.12
Total REVENUE		15,103.78	19,776.86	(4,673.08)	178,648.21	158,214.88	20,433.33	237,322.32
OPERATING EXPENSES								
ADMINISTRATIVE								
5010	Office Expenses	314.93	690.05	375.12	3,193.20	5,520.40	2,327.20	8,280.60
5015	Postage	-	55.00	55.00	-	440.00	440.00	660.00
5020	Bank Service Charges	-	2.43	2.43	-	19.44	19.44	29.16
5200	Pest Control	-	740.54	740.54	6,082.90	5,924.32	(158.58)	8,886.48
5300	Insurance- Liability	-	211.42	211.42	-	1,691.36	1,691.36	2,537.04
5310	Insurance- Commercial Coverage	-	793.70	793.70	-	6,349.60	6,349.60	9,524.40
5400	Lawn care	1,400.00	1,540.00	140.00	12,625.80	12,320.00	(305.80)	18,480.00
5410	Tree Service	-	848.57	848.57	3,016.25	6,788.56	3,772.31	10,182.84
5600	Licenses & Permits	-	63.13	63.13	412.00	505.04	93.04	757.56
5800	Management Fee -End 01.01.26 30 day notice	1,648.00	1,648.00	-	13,184.00	13,184.00	-	19,776.00
5900	Legal	812.35	1,228.07	415.72	1,811.55	9,824.56	8,013.01	14,736.84
5910	Accounting	-	208.34	208.34	75.00	1,666.72	1,591.72	2,500.08
5950	Real Estate Taxes	-	448.24	448.24	3,964.64	3,585.92	(378.72)	5,378.90
6100	Repair/Maintenance	-	3,119.50	3,119.50	37,805.98	24,956.00	(12,849.98)	37,434.00
6110	Social Activities	-	166.67	166.67	-	1,333.36	1,333.36	2,000.04
6120	Rental Expenses - owned units	990.00	750.00	(240.00)	21,604.41	6,000.00	(15,604.41)	9,000.00
6130	Depreciation	-	830.10	830.10	-	6,640.80	6,640.80	9,961.20
6400	Wages and Salaries	1,360.50	571.10	(789.40)	10,319.87	4,568.80	(5,751.07)	6,853.20
6410	Payroll Taxes	-	-	-	224.32	-	(224.32)	-
6420	Maintenance Wages	-	400.00	400.00	-	3,200.00	3,200.00	4,800.00
7000	Electric	622.60	559.38	(63.22)	4,435.99	4,475.04	39.05	6,712.56
7001	Trash Removal	760.50	1,190.98	430.48	11,461.31	9,527.84	(1,933.47)	14,291.76
7002	Water	-	847.08	847.08	9,238.06	6,776.64	(2,461.42)	10,164.96
7003	Gas	119.95	91.04	(28.91)	941.27	728.32	(212.95)	1,092.48
7004	Telephone/Internet	331.98	254.72	(77.26)	2,501.52	2,037.76	(463.76)	3,056.64
7006	Sewer	-	1,087.01	1,087.01	8,923.24	8,696.08	(227.16)	13,044.12
8000	Operating Contingency	-	181.79	181.79	-	1,454.32	1,454.32	2,181.46
8080	2024 Storm Repairs	-	-	-	8,000.00	-	(8,000.00)	-
Total ADMINISTRATIVE		8,360.81	18,526.86	10,166.05	159,821.31	148,214.88	(11,606.43)	222,322.32
NON OPERATING EXPENSES								
9075	Reserves- Contribution	-	1,250.00	1,250.00	8,750.00	10,000.00	1,250.00	15,000.00
Total NON OPERATING EXPENSES		-	1,250.00	1,250.00	8,750.00	10,000.00	1,250.00	15,000.00
Total OPERATING EXPENSES		\$8,360.81	\$19,776.86	\$11,416.05	\$168,571.31	\$158,214.88	(\$10,356.43)	\$237,322.32



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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
COMBINED NET INCOME	\$6,742.97	\$-	\$6,742.97	\$10,076.90	\$-	\$10,076.90	\$-



Income Statement Summary - Operating

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Fiscal Period: August 2025

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
4010 Unit Maintenance Fees	26,125.96	7,877.52	9,932.67	10,191.78	6,132.34	11,149.67	8,524.67	8,153.67	-	-	-	-	\$88,088.28
4020 Late Fees/Interest	241.95	50.00	15.16	68.53	(3.65)	25.00	50.51	61.55	-	-	-	-	509.05
4030 Rental Income - owned units	1,650.00	3,250.00	1,200.00	2,857.38	2,100.00	1,637.00	2,107.67	1,766.00	-	-	-	-	16,568.05
4040 Rental Income-Lot	3,160.00	3,160.00	2,623.19	1,830.13	4,033.52	2,565.00	3,765.00	4,290.00	-	-	-	-	25,426.84
4050 Closing Proceeds - Lot 47	-	-	-	-	20,996.77	-	-	-	-	-	-	-	20,996.77
4400 Capital & Interest Income	0.46	0.40	0.43	0.34	0.34	0.11	0.05	0.02	-	-	-	-	2.15
4500 Application Income	200.00	200.00	100.00	300.00	200.00	300.00	-	-	-	-	-	-	1,300.00
4800 Misc Income	5,779.59	395.70	126.65	75.54	313.60	-	-	43.97	-	-	-	-	6,735.05
4900 Mortgage Loan Income	1,393.81	981.57	981.57	981.57	1,174.03	11,932.33	788.57	788.57	-	-	-	-	19,022.02
Total REVENUE	38,551.77	15,915.19	14,979.67	16,305.27	34,946.95	27,609.11	15,236.47	15,103.78	-	-	-	-	178,648.21
OPERATING EXPENSES													
ADMINISTRATIVE													
5010 Office Expenses	1,491.35	533.88	164.20	151.10	224.68	345.95	(32.89)	314.93	-	-	-	-	3,193.20
5200 Pest Control	1,133.75	93.53	1,618.54	-	1,519.40	99.14	1,618.54	-	-	-	-	-	6,082.90
5400 Lawn care	1,400.00	1,400.00	1,400.00	-	2,825.80	1,400.00	2,800.00	1,400.00	-	-	-	-	12,625.80
5410 Tree Service	-	-	-	3,016.25	-	-	-	-	-	-	-	-	3,016.25
5600 Licenses & Permits	412.00	-	-	-	-	-	-	-	-	-	-	-	412.00
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	-	789.20	60.00	-	150.00	-	-	812.35	-	-	-	-	1,811.55
5910 Accounting	75.00	-	-	-	-	-	-	-	-	-	-	-	75.00
5950 Real Estate Taxes	-	-	3,426.01	538.63	-	-	-	-	-	-	-	-	3,964.64
6100 Repair/Maintenance	1,687.32	6,656.31	2,615.23	4,911.31	24,937.87	(3,876.07)	874.01	-	-	-	-	-	37,805.98
6120 Rental Expenses - owned units	1,095.61	423.43	14,378.00	2,107.37	2,610.00	-	-	990.00	-	-	-	-	21,604.41
6400 Wages and Salaries	1,152.77	1,127.76	1,497.08	726.29	2,061.13	1,996.97	397.37	1,360.50	-	-	-	-	10,319.87
6410 Payroll Taxes	224.32	-	-	-	-	-	-	-	-	-	-	-	224.32
7000 Electric	414.45	428.64	508.11	588.62	1,097.30	356.45	419.82	622.60	-	-	-	-	4,435.99
7001 Trash Removal	1,023.91	3,587.40	535.82	147.67	3,571.48	760.50	1,074.03	760.50	-	-	-	-	11,461.31
7002 Water	2,240.61	-	122.71	4,482.45	-	1,492.86	899.43	-	-	-	-	-	9,238.06
7003 Gas	130.26	127.67	-	115.67	300.82	124.41	22.49	119.95	-	-	-	-	941.27
7004 Telephone/Internet	290.52	290.52	296.28	296.28	331.98	331.98	331.98	331.98	-	-	-	-	2,501.52
7006 Sewer	4,023.90	-	-	-	-	2,851.40	2,047.94	-	-	-	-	-	8,923.24
8080 2024 Storm Repairs	-	2,000.00	-	-	6,000.00	-	-	-	-	-	-	-	8,000.00
Total ADMINISTRATIVE	18,443.77	19,106.34	28,269.98	18,729.64	47,278.46	7,531.59	12,100.72	8,360.81	-	-	-	-	159,821.31
NON OPERATING EXPENSES													
9075 Reserves- Contribution	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	-	-	-	-	-	8,750.00
Total NON OPERATING EXPENSES	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	1,250.00	-	-	-	-	-	8,750.00
Total OPERATING EXPENSES	19,693.77	20,356.34	29,519.98	19,979.64	48,528.46	8,781.59	13,350.72	8,360.81	-	-	-	-	168,571.31
Net Income:	18,858.00	(4,441.15)	(14,540.31)	(3,674.37)	(13,581.51)	18,827.52	1,885.75	6,742.97	-	-	-	-	10,076.90