



Financial Report Package

Unaudited for Management's Use Only

September 2025

Prepared for

Countryside Estates RO Association, Inc.

By

Ameri- Tech Realty, Inc.

Management Financial Report

It is the intent of Ameri-Tech Property Management services to produce a comprehensive self-contained Financial Report, where as the validity and accuracy of the information being reported can be easily understood and substantiated. The following financial information is for Management purposes only in order to assist the association in financial planning. The attached financials have not been Audited, Reviewed, or Compiled at this time by an independent CPA.

Income Statement - Operating

Countryside Estates RO Association, Inc.

09/30/2025

Date: 10/8/2025
 Time: 10:11 am
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Description		Current Period			Year-to-date			Annual Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE								
4010	Unit Maintenance Fees	\$8,474.72	\$10,450.00	(\$1,975.28)	\$96,563.00	\$94,050.00	\$2,513.00	\$125,400.00
4020	Late Fees/Interest	113.13	58.76	54.37	622.18	528.84	93.34	705.12
4030	Rental Income - owned units	2,100.00	3,190.00	(1,090.00)	18,668.05	28,710.00	(10,041.95)	38,280.00
4040	Rental Income-Lot	2,006.82	2,070.00	(63.18)	27,433.66	18,630.00	8,803.66	24,840.00
4050	Closing Proceeds - Lot 47	-	-	-	20,996.77	-	20,996.77	-
4400	Capital & Interest Income	0.01	198.92	(198.91)	2.16	1,790.28	(1,788.12)	2,387.04
4410	Interest Income Ameriprise	-	2,949.67	(2,949.67)	-	26,547.03	(26,547.03)	35,396.04
4500	Application Income	-	250.00	(250.00)	1,300.00	2,250.00	(950.00)	3,000.00
4800	Misc Income	-	28.00	(28.00)	6,735.05	252.00	6,483.05	336.00
4900	Mortgage Loan Income	788.57	581.51	207.06	19,810.59	5,233.59	14,577.00	6,978.12
Total REVENUE		13,483.25	19,776.86	(6,293.61)	192,131.46	177,991.74	14,139.72	237,322.32
OPERATING EXPENSES								
ADMINISTRATIVE								
5010	Office Expenses	1,885.50	690.05	(1,195.45)	5,078.70	6,210.45	1,131.75	8,280.60
5015	Postage	-	55.00	55.00	-	495.00	495.00	660.00
5020	Bank Service Charges	-	2.43	2.43	-	21.87	21.87	29.16
5200	Pest Control	2,094.40	740.54	(1,353.86)	8,177.30	6,664.86	(1,512.44)	8,886.48
5300	Insurance- Liability	2,509.85	211.42	(2,298.43)	2,509.85	1,902.78	(607.07)	2,537.04
5310	Insurance- Commercial Coverage	1,403.90	793.70	(610.20)	1,403.90	7,143.30	5,739.40	9,524.40
5400	Lawn care	1,400.00	1,540.00	140.00	14,025.80	13,860.00	(165.80)	18,480.00
5410	Tree Service	2,500.00	848.57	(1,651.43)	5,516.25	7,637.13	2,120.88	10,182.84
5600	Licenses & Permits	412.35	63.13	(349.22)	824.35	568.17	(256.18)	757.56
5800	Management Fee -End 01.01.26 30 day notice	1,648.00	1,648.00	-	14,832.00	14,832.00	-	19,776.00
5900	Legal	172.50	1,228.07	1,055.57	1,984.05	11,052.63	9,068.58	14,736.84
5910	Accounting	-	208.34	208.34	75.00	1,875.06	1,800.06	2,500.08
5950	Real Estate Taxes	-	448.24	448.24	3,964.64	4,034.16	69.52	5,378.90
6100	Repair/Maintenance	2,666.71	3,119.50	452.79	40,472.69	28,075.50	(12,397.19)	37,434.00
6110	Social Activities	-	166.67	166.67	-	1,500.03	1,500.03	2,000.04
6120	Rental Expenses - owned units	(5,500.00)	750.00	6,250.00	16,104.41	6,750.00	(9,354.41)	9,000.00
6130	Depreciation	-	830.10	830.10	-	7,470.90	7,470.90	9,961.20
6400	Wages and Salaries	1,979.28	571.10	(1,408.18)	12,523.47	5,139.90	(7,383.57)	6,853.20
6420	Maintenance Wages	-	400.00	400.00	-	3,600.00	3,600.00	4,800.00
7000	Electric	720.62	559.38	(161.24)	5,156.61	5,034.42	(122.19)	6,712.56
7001	Trash Removal	2,158.62	1,190.98	(967.64)	13,619.93	10,718.82	(2,901.11)	14,291.76
7002	Water	1,009.47	847.08	(162.39)	10,247.53	7,623.72	(2,623.81)	10,164.96
7003	Gas	110.13	91.04	(19.09)	1,051.40	819.36	(232.04)	1,092.48
7004	Telephone/Internet	331.98	254.72	(77.26)	2,833.50	2,292.48	(541.02)	3,056.64
7006	Sewer	2,357.05	1,087.01	(1,270.04)	11,280.29	9,783.09	(1,497.20)	13,044.12
8000	Operating Contingency	-	181.79	181.79	-	1,636.11	1,636.11	2,181.46
8080	2024 Storm Repairs	-	-	-	8,000.00	-	(8,000.00)	-
Total ADMINISTRATIVE		19,860.36	18,526.86	(1,333.50)	179,681.67	166,741.74	(12,939.93)	222,322.32
NON OPERATING EXPENSES								
9075	Reserves- Contribution	1,250.00	1,250.00	-	11,250.00	11,250.00	-	15,000.00
Total NON OPERATING EXPENSES		1,250.00	1,250.00	-	11,250.00	11,250.00	0.00	15,000.00
Total OPERATING EXPENSES		\$21,110.36	\$19,776.86	(\$1,333.50)	\$190,931.67	\$177,991.74	(\$12,939.93)	\$237,322.32
COMBINED NET INCOME		(\$7,627.11)	\$-	(\$7,627.11)	\$1,199.79	\$-	\$1,199.79	\$-