



Income Statement - Operating
Countryside Estates RO Association, Inc.
 08/31/2024

Date: 9/9/2024
 Time: 3:01 pm
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$6,854.29	\$10,560.00	(\$3,705.71)	\$83,959.22	\$84,480.00	(\$520.78)	\$126,720.00
4020 Late Fees/Interest	167.25	-	167.25	470.04	-	470.04	-
4030 Rental Income - owned units	3,000.00	2,070.00	930.00	10,200.00	16,560.00	(6,360.00)	24,840.00
4040 Rental Income-Lot	3,160.00	2,290.00	870.00	26,011.57	18,320.00	7,691.57	27,480.00
4400 Capital & Interest Income	0.77	2,077.49	(2,076.72)	4.85	16,619.92	(16,615.07)	24,929.88
4410 Interest Income Ameriprise	-	1,667.48	(1,667.48)	-	13,339.84	(13,339.84)	20,009.76
4500 Application Income	100.00	-	100.00	1,200.00	-	1,200.00	-
4800 Misc Income	220.00	28.00	192.00	38,247.03	224.00	38,023.03	336.00
4900 Mortgage Loan Income	995.43	-	995.43	8,152.32	-	8,152.32	-
Total REVENUE	14,497.74	18,692.97	(4,195.23)	168,245.03	149,543.76	18,701.27	224,315.64
OPERATING EXPENSES							
ADMINISTRATIVE							
5010 Office Expenses	500.42	229.00	(271.42)	5,018.53	1,832.00	(3,186.53)	2,748.00
5015 Postage	-	46.00	46.00	18.80	368.00	349.20	552.00
5020 Bank Service Charges	-	29.17	29.17	17.00	233.36	216.36	350.04
5200 Pest Control	218.53	934.00	715.47	5,385.79	7,472.00	2,086.21	11,208.00
5300 Insurance- Liability	-	476.70	476.70	-	3,813.60	3,813.60	5,720.40
5310 Insurance- Commercial Coverage	1,325.00	1,738.63	413.63	1,325.00	13,909.04	12,584.04	20,863.56
5400 Lawn care	1,400.00	1,250.00	(150.00)	9,800.00	10,000.00	200.00	15,000.00
5410 Tree Service	-	375.00	375.00	5,400.00	3,000.00	(2,400.00)	4,500.00
5600 Licenses & Permits	412.00	128.00	(284.00)	505.02	1,024.00	518.98	1,536.00
5800 Management Fee -End 01.01.26 30 day notice	1,648.00	-	(1,648.00)	11,536.00	-	(11,536.00)	-
5900 Legal	922.00	667.00	(255.00)	9,824.57	5,336.00	(4,488.57)	8,004.00
5910 Accounting	-	550.00	550.00	2,360.00	4,400.00	2,040.00	6,600.00
5950 Real Estate Taxes	589.33	596.50	7.17	(2,394.34)	4,772.00	7,166.34	7,158.00
6100 Repair/Maintenance	5,328.68	3,250.00	(2,078.68)	22,687.27	26,000.00	3,312.73	39,000.00
6110 Social Activities	-	166.67	166.67	-	1,333.36	1,333.36	2,000.04
6120 Rental Expenses - owned units	125.00	46.00	(79.00)	1,778.65	368.00	(1,410.65)	552.00
6130 Depreciation	-	742.00	742.00	-	5,936.00	5,936.00	8,904.00
6400 Wages and Salaries	575.70	1,525.33	949.63	4,553.62	12,202.64	7,649.02	18,304.00
6410 Payroll Taxes	-	143.00	143.00	-	1,144.00	1,144.00	1,716.00
6420 Maintenance Wages	-	565.00	565.00	-	4,520.00	4,520.00	6,780.00
7000 Electric	480.09	591.86	111.77	4,068.24	4,734.88	666.64	7,102.32
7001 Trash Removal	1,179.48	970.79	(208.69)	8,661.67	7,766.32	(895.35)	11,649.48
7002 Water	-	1,083.33	1,083.33	3,829.57	8,666.64	4,837.07	12,999.96
7003 Gas	99.65	320.83	221.18	728.34	2,566.64	1,838.30	3,849.96
7004 Telephone/Internet	290.52	158.33	(132.19)	1,852.48	1,266.64	(585.84)	1,899.96
7006 Sewer	-	1,283.33	1,283.33	7,609.06	10,266.64	2,657.58	15,399.96
Total ADMINISTRATIVE	15,094.40	17,866.47	2,772.07	104,565.27	142,931.76	38,366.49	214,397.68
Total OPERATING EXPENSES	\$15,094.40	\$17,866.47	\$2,772.07	\$104,565.27	\$142,931.76	\$38,366.49	\$214,397.68
COMBINED NET INCOME	(\$596.66)	\$826.50	(\$1,423.16)	\$63,679.76	\$6,612.00	\$57,067.76	\$9,917.96



Income Statement Summary - Operating

Countryside Estates RO Association, Inc.

Fiscal Period: August 2024

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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
REVENUE													
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	-	-	-	-	\$83,959.22
4020 Late Fees/Interest	-	-	-	-	53.15	80.40	169.24	167.25	-	-	-	-	470.04
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	-	-	-	-	10,200.00
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	-	-	-	-	26,011.57
4400 Capital & Interest Income	0.79	0.43	0.47	0.41	0.50	0.70	0.78	0.77	-	-	-	-	4.85
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	-	-	-	-	38,247.03
4900 Mortgage Loan Income	995.43	981.57	967.71	1,267.47	981.57	981.57	981.57	995.43	-	-	-	-	8,152.32
Total REVENUE	24,667.79	15,766.32	12,991.58	15,952.06	50,541.12	16,366.07	17,462.35	14,497.74	-	-	-	-	168,245.03
OPERATING EXPENSES													
ADMINISTRATIVE													
5010 Office Expenses	-	2,707.22	560.34	286.57	194.95	444.18	324.85	500.42	-	-	-	-	5,018.53
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	218.53	-	-	-	-	5,385.79
5310 Insurance- Commercial Coverage	-	-	-	-	-	-	-	1,325.00	-	-	-	-	1,325.00
5400 Lawn care	-	-	1,400.00	2,800.00	1,400.00	1,400.00	1,400.00	1,400.00	-	-	-	-	9,800.00
5410 Tree Service	-	-	-	-	3,000.00	-	2,400.00	-	-	-	-	-	5,400.00
5600 Licenses & Permits	-	93.02	-	-	-	-	-	412.00	-	-	-	-	505.02
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	-	-	-	-	11,536.00
5900 Legal	-	645.62	482.25	1,373.70	2,756.00	1,178.00	2,467.00	922.00	-	-	-	-	9,824.57
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	-	-	-	-	22,687.27
6120 Rental Expenses - owned units	-	1,453.57	-	-	-	200.08	-	125.00	-	-	-	-	1,778.65
6400 Wages and Salaries	-	-	-	239.54	2,537.00	661.91	539.47	575.70	-	-	-	-	4,553.62
7000 Electric	-	747.19	741.49	922.10	104.44	473.69	599.24	480.09	-	-	-	-	4,068.24
7001 Trash Removal	-	1,638.10	1,104.82	1,241.54	1,102.25	1,233.72	1,161.76	1,179.48	-	-	-	-	8,661.67
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	-	-	-	-	728.34
7004 Telephone/Internet	-	220.72	234.84	234.84	290.52	290.52	290.52	290.52	-	-	-	-	1,852.48
7006 Sewer	-	-	-	3,177.97	2,552.60	-	1,878.49	-	-	-	-	-	7,609.06
Total ADMINISTRATIVE	(3,660.46)	14,034.43	18,339.13	17,429.25	17,366.59	8,525.63	17,436.30	15,094.40	-	-	-	-	104,565.27
Total OPERATING EXPENSES	(3,660.46)	14,034.43	18,339.13	17,429.25	17,366.59	8,525.63	17,436.30	15,094.40	-	-	-	-	104,565.27
Net Income:	28,328.25	1,731.89	(5,347.55)	(1,477.19)	33,174.53	7,840.44	26.05	(596.66)	-	-	-	-	63,679.76