



**Income Statement - Operating**  
**Countryside Estates RO Association, Inc.**  
 10/31/2024

Date: 11/7/2024  
 Time: 12:58 pm  
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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	\$8,006.40	\$10,560.00	(\$2,553.60)	\$101,326.44	\$105,600.00	(\$4,273.56)	\$126,720.00
4020 Late Fees/Interest	1,812.55	-	1,812.55	2,676.27	-	2,676.27	-
4030 Rental Income - owned units	2,057.00	2,070.00	(13.00)	14,357.00	20,700.00	(6,343.00)	24,840.00
4040 Rental Income-Lot	2,994.25	2,290.00	704.25	32,165.82	22,900.00	9,265.82	27,480.00
4400 Capital & Interest Income	0.63	2,077.49	(2,076.86)	6.22	20,774.90	(20,768.68)	24,929.88
4410 Interest Income Ameriprise	-	1,667.48	(1,667.48)	-	16,674.80	(16,674.80)	20,009.76
4500 Application Income	200.00	-	200.00	1,400.00	-	1,400.00	-
4800 Misc Income	3,195.88	28.00	3,167.88	41,454.91	280.00	41,174.91	336.00
4900 Mortgage Loan Income	708.58	-	708.58	9,842.47	-	9,842.47	-
<b>Total REVENUE</b>	<b>18,975.29</b>	<b>18,692.97</b>	<b>282.32</b>	<b>203,229.13</b>	<b>186,929.70</b>	<b>16,299.43</b>	<b>224,315.64</b>
<b>OPERATING EXPENSES</b>							
<b>ADMINISTRATIVE</b>							
5010 Office Expenses	1,166.35	229.00	(937.35)	6,494.88	2,290.00	(4,204.88)	2,748.00
5015 Postage	-	46.00	46.00	18.80	460.00	441.20	552.00
5020 Bank Service Charges	-	29.17	29.17	17.00	291.70	274.70	350.04
5200 Pest Control	1,612.93	934.00	(678.93)	8,643.12	9,340.00	696.88	11,208.00
5300 Insurance- Liability	-	476.70	476.70	1,728.11	4,767.00	3,038.89	5,720.40
5310 Insurance- Commercial Coverage	10,736.35	1,738.63	(8,997.72)	12,061.35	17,386.30	5,324.95	20,863.56
5400 Lawn care	1,400.00	1,250.00	(150.00)	12,600.00	12,500.00	(100.00)	15,000.00
5410 Tree Service	-	375.00	375.00	5,400.00	3,750.00	(1,650.00)	4,500.00
5600 Licenses & Permits	-	128.00	128.00	1,020.02	1,280.00	259.98	1,536.00
5800 Management Fee -End 01.01.26 30 day notice	1,648.00	-	(1,648.00)	14,832.00	-	(14,832.00)	-
5900 Legal	-	667.00	667.00	12,792.92	6,670.00	(6,122.92)	8,004.00
5910 Accounting	-	550.00	550.00	2,360.00	5,500.00	3,140.00	6,600.00
5950 Real Estate Taxes	-	596.50	596.50	(2,394.34)	5,965.00	8,359.34	7,158.00
6100 Repair/Maintenance	6,574.03	3,250.00	(3,324.03)	30,345.85	32,500.00	2,154.15	39,000.00
6110 Social Activities	-	166.67	166.67	-	1,666.70	1,666.70	2,000.04
6120 Rental Expenses - owned units	-	46.00	46.00	7,053.65	460.00	(6,593.65)	552.00
6130 Depreciation	-	742.00	742.00	-	7,420.00	7,420.00	8,904.00
6400 Wages and Salaries	1,008.66	1,525.33	516.67	5,796.74	15,253.30	9,456.56	18,304.00
6410 Payroll Taxes	-	143.00	143.00	-	1,430.00	1,430.00	1,716.00
6420 Maintenance Wages	-	565.00	565.00	-	5,650.00	5,650.00	6,780.00
7000 Electric	409.22	591.86	182.64	5,049.09	5,918.60	869.51	7,102.32
7001 Trash Removal	1,216.41	970.79	(245.62)	11,094.49	9,707.90	(1,386.59)	11,649.48
7002 Water	3,279.18	1,083.33	(2,195.85)	7,108.75	10,833.30	3,724.55	12,999.96
7003 Gas	94.72	320.83	226.11	924.30	3,208.30	2,284.00	3,849.96
7004 Telephone/Internet	290.52	158.33	(132.19)	2,433.52	1,583.30	(850.22)	1,899.96
7006 Sewer	-	1,283.33	1,283.33	7,609.06	12,833.30	5,224.24	15,399.96
<b>Total ADMINISTRATIVE</b>	<b>29,436.37</b>	<b>17,866.47</b>	<b>(11,569.90)</b>	<b>152,989.31</b>	<b>178,664.70</b>	<b>25,675.39</b>	<b>214,397.68</b>
<b>Total OPERATING EXPENSES</b>	<b>\$29,436.37</b>	<b>\$17,866.47</b>	<b>(\$11,569.90)</b>	<b>\$152,989.31</b>	<b>\$178,664.70</b>	<b>\$25,675.39</b>	<b>\$214,397.68</b>
<b>COMBINED NET INCOME</b>	<b>(\$10,461.08)</b>	<b>\$826.50</b>	<b>(\$11,287.58)</b>	<b>\$50,239.82</b>	<b>\$8,265.00</b>	<b>\$41,974.82</b>	<b>\$9,917.96</b>



**Income Statement Summary - Operating**

Countryside Estates RO Association, Inc.

Fiscal Period: October 2024

Date: 11/7/2024  
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Account	January	February	March	April	May	June	July	August	September	October	November	December	Total
<b>REVENUE</b>													
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	8,006.40	-	-	\$101,326.44
4020 Late Fees/Interest	-	-	-	-	53.15	80.40	169.24	167.25	393.68	1,812.55	-	-	2,676.27
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	2,057.00	-	-	14,357.00
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	2,994.25	-	-	32,165.82
4400 Capital & Interest Income	0.79	0.43	0.47	0.41	0.50	0.70	0.78	0.77	0.74	0.63	-	-	6.22
4500 Application Income	-	200.00	-	100.00	-	600.00	200.00	100.00	-	200.00	-	-	1,400.00
4800 Misc Income	-	-	-	39.18	36,554.05	83.80	1,350.00	220.00	12.00	3,195.88	-	-	41,454.91
4900 Mortgage Loan Income	995.43	981.57	967.71	1,267.47	981.57	981.57	981.57	995.43	981.57	708.58	-	-	9,842.47
<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>18,975.29</b>	-	-	<b>203,229.13</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	1,166.35	-	-	6,494.88
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	1,612.93	-	-	8,643.12
5300 Insurance- Liability	-	-	-	-	-	-	-	-	1,728.11	-	-	-	1,728.11
5310 Insurance- Commercial Coverage	-	-	-	-	-	-	-	1,325.00	-	10,736.35	-	-	12,061.35
5400 Lawncare	-	-	1,400.00	2,800.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	-	-	12,600.00
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	1,648.00	-	-	14,832.00
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	6,574.03	-	-	30,345.85
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	1,008.66	-	-	5,796.74
7000 Electric	-	747.19	741.49	922.10	104.44	473.69	599.24	480.09	571.63	409.22	-	-	5,049.09
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	1,216.41	-	-	11,094.49
7002 Water	-	-	-	1,649.31	1,285.46	-	894.80	-	-	3,279.18	-	-	7,108.75
7003 Gas	(135.43)	148.65	156.22	129.42	118.42	109.84	101.57	99.65	101.24	94.72	-	-	924.30
7004 Telephone/Internet	-	220.72	234.84	234.84	290.52	290.52	290.52	290.52	290.52	290.52	-	-	2,433.52
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>29,436.37</b>	-	-	<b>152,989.31</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>29,436.37</b>	-	-	<b>152,989.31</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>(10,461.08)</b>	-	-	<b>50,239.82</b>