



Income Statement - Operating
Countryside Estates RO Association, Inc.
 02/29/2024

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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$10,224.32	\$10,560.00	(\$335.68)	\$30,004.32	\$21,120.00	\$8,884.32	\$126,720.00
4030 Rental Income - owned units	1,200.00	2,070.00	(870.00)	1,200.00	4,140.00	(2,940.00)	24,840.00
4040 Rental Income-Lot	3,160.00	2,290.00	870.00	7,051.57	4,580.00	2,471.57	27,480.00
4400 Capital & Interest Income	0.43	2,077.49	(2,077.06)	1.22	4,154.98	(4,153.76)	24,929.88
4410 Interest Income Ameriprise	-	1,667.48	(1,667.48)	-	3,334.96	(3,334.96)	20,009.76
4500 Application Income	200.00	-	200.00	200.00	-	200.00	-
4800 Misc Income	-	28.00	(28.00)	-	56.00	(56.00)	336.00
4900 Mortgage Loan Income	981.57	-	981.57	1,977.00	-	1,977.00	-
Total REVENUE	15,766.32	18,692.97	(2,926.65)	40,434.11	37,385.94	3,048.17	224,315.64
OPERATING EXPENSES							
ADMINISTRATIVE							
5010 Office Expenses	2,707.22	229.00	(2,478.22)	2,707.22	458.00	(2,249.22)	2,748.00
5015 Postage	-	46.00	46.00	-	92.00	92.00	552.00
5020 Bank Service Charges	17.00	29.17	12.17	17.00	58.34	41.34	350.04
5200 Pest Control	1,606.40	934.00	(672.40)	1,606.40	1,868.00	261.60	11,208.00
5300 Insurance- Liability	-	476.70	476.70	-	953.40	953.40	5,720.40
5310 Insurance- Commercial Coverage	-	1,738.63	1,738.63	-	3,477.26	3,477.26	20,863.56
5400 Lawn care	-	1,250.00	1,250.00	-	2,500.00	2,500.00	15,000.00
5410 Tree Service	-	375.00	375.00	-	750.00	750.00	4,500.00
5600 Licenses & Permits	93.02	128.00	34.98	93.02	256.00	162.98	1,536.00
5800 Management Fee	1,648.00	-	(1,648.00)	1,648.00	-	(1,648.00)	-
5900 Legal	645.62	667.00	21.38	645.62	1,334.00	688.38	8,004.00
5910 Accounting	2,360.00	550.00	(1,810.00)	2,360.00	1,100.00	(1,260.00)	6,600.00
5950 Real Estate Taxes	-	596.50	596.50	(3,525.03)	1,193.00	4,718.03	7,158.00
6100 Repair/Maintenance	748.94	3,250.00	2,501.06	748.94	6,500.00	5,751.06	39,000.00
6110 Social Activities	-	166.67	166.67	-	333.34	333.34	2,000.04
6120 Rental Expenses - owned units	1,453.57	46.00	(1,407.57)	1,453.57	92.00	(1,361.57)	552.00
6130 Depreciation	-	742.00	742.00	-	1,484.00	1,484.00	8,904.00
6400 Wages and Salaries	-	1,525.33	1,525.33	-	3,050.66	3,050.66	18,304.00
6410 Payroll Taxes	-	143.00	143.00	-	286.00	286.00	1,716.00
6420 Maintenance Wages	-	565.00	565.00	-	1,130.00	1,130.00	6,780.00
7000 Electric	747.19	591.66	(155.33)	747.19	1,183.72	436.53	7,102.32
7001 Trash Removal	1,638.10	970.79	(667.31)	1,638.10	1,941.58	303.48	11,649.48
7002 Water	-	1,083.33	1,083.33	-	2,166.66	2,166.66	12,999.96
7003 Gas	148.65	320.83	172.18	13.22	641.66	628.44	3,849.96
7004 Telephone/Internet	220.72	158.33	(62.39)	220.72	316.66	95.94	1,899.96
7006 Sewer	-	1,283.33	1,283.33	-	2,566.66	2,566.66	15,399.96
Total ADMINISTRATIVE	14,034.43	17,866.47	3,832.04	10,373.97	35,732.94	25,358.97	214,397.68
Total OPERATING EXPENSES	\$14,034.43	\$17,866.47	\$3,832.04	\$10,373.97	\$35,732.94	\$25,358.97	\$214,397.68
COMBINED NET INCOME	\$1,731.89	\$826.50	\$905.39	\$30,060.14	\$1,653.00	\$28,407.14	\$9,917.96



Income Statement Summary - Operating
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 Fiscal Period: February 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	-	-	-	-	-	-	-	-	-	-	\$30,004.32
4030 Rental Income - owned units	-	1,200.00	-	-	-	-	-	-	-	-	-	-	1,200.00
4040 Rental Income-Lot	3,891.57	3,160.00	-	-	-	-	-	-	-	-	-	-	7,051.57
4400 Capital & Interest Income	0.79	0.43	-	-	-	-	-	-	-	-	-	-	1.22
4500 Application Income	-	200.00	-	-	-	-	-	-	-	-	-	-	200.00
4900 Mortgage Loan Income	995.43	981.57	-	-	-	-	-	-	-	-	-	-	1,977.00
Total REVENUE	24,667.79	15,766.32	-	-	-	-	-	-	-	-	-	-	40,434.11
OPERATING EXPENSES													
ADMINISTRATIVE													
5010 Office Expenses	-	2,707.22	-	-	-	-	-	-	-	-	-	-	2,707.22
5020 Bank Service Charges	-	17.00	-	-	-	-	-	-	-	-	-	-	17.00
5200 Pest Control	-	1,606.40	-	-	-	-	-	-	-	-	-	-	1,606.40
5600 Licenses & Permits	-	93.02	-	-	-	-	-	-	-	-	-	-	93.02
5800 Management Fee	-	1,648.00	-	-	-	-	-	-	-	-	-	-	1,648.00
5900 Legal	-	645.62	-	-	-	-	-	-	-	-	-	-	645.62
5910 Accounting	-	2,360.00	-	-	-	-	-	-	-	-	-	-	2,360.00
5950 Real Estate Taxes	(3,525.03)	-	-	-	-	-	-	-	-	-	-	-	(3,525.03)
6100 Repair/Maintenance	-	748.94	-	-	-	-	-	-	-	-	-	-	748.94
6120 Rental Expenses - owned units	-	1,453.57	-	-	-	-	-	-	-	-	-	-	1,453.57
7000 Electric	-	747.19	-	-	-	-	-	-	-	-	-	-	747.19
7001 Trash Removal	-	1,638.10	-	-	-	-	-	-	-	-	-	-	1,638.10
7003 Gas	(135.43)	148.65	-	-	-	-	-	-	-	-	-	-	13.22
7004 Telephone/Internet	-	220.72	-	-	-	-	-	-	-	-	-	-	220.72
Total ADMINISTRATIVE	(3,660.46)	14,034.43	-	-	-	-	-	-	-	-	-	-	10,373.97
Total OPERATING EXPENSES	(3,660.46)	14,034.43	-	-	-	-	-	-	-	-	-	-	10,373.97
Net Income:	28,328.25	1,731.89	-	-	-	-	-	-	-	-	-	-	30,060.14