



Countryside Square 2026 | Countryside Square Condo Assoc - Association level | FY2026

Prepared By: South Rim Realty
762 East 100 North
Payson, UT 84651
801-465-9239

As of 1/14/2026

Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2026
Income													
Association Fee Income	10,430.00	10,430.00	10,430.00	10,430.00	10,430.00	10,430.00	10,430.00	10,430.00	10,430.00	10,430.00	10,430.00	10,430.00	\$125,160.00
Total for Income	10,430.00	10,430.00	10,430.00	10,430.00	10,430.00	10,430.00	10,430.00	10,430.00	10,430.00	10,430.00	10,430.00	10,430.00	\$125,160.00
Expenses													
Bank Fees	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	\$150.00
Insurance	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	\$24,000.00
Landscaping													
Landscaping - Other	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	\$10,000.00
Snow Removal	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	\$2,500.00
Sprinkler Repair	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	166.67	\$2,000.00
Tree Trimming	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	\$3,000.00
Yard Maintenance	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	\$600.00
Subtotal for Landscaping	1,508.33	1,508.33	1,508.33	1,508.33	1,508.33	1,508.33	1,508.33	1,508.33	1,508.33	1,508.33	1,508.33	1,508.33	\$18,100.00
Legal and Professional Fees - Other	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	\$600.00
Licenses and Permits	10.42	10.42	10.42	10.42	10.42	10.42	10.42	10.42	10.42	10.42	10.42	10.42	\$125.00
Maintenance													
Maintenance - Other	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	333.33	\$4,000.00
Pest Control	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	45.83	\$550.00
Subtotal for Maintenance	379.17	379.17	379.17	379.17	379.17	379.17	379.17	379.17	379.17	379.17	379.17	379.17	\$4,550.00
Management Fees	640.00	640.00	640.00	640.00	640.00	640.00	640.00	640.00	640.00	640.00	640.00	640.00	\$7,680.00
Postage and Delivery	10.42	10.42	10.42	10.42	10.42	10.42	10.42	10.42	10.42	10.42	10.42	10.42	\$125.00
Repairs - Other	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	416.67	\$5,000.00
Reserve Account - Other	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00	\$24,000.00
Taxes	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	41.67	\$500.00
Utilities													
Comcast	1,958.33	1,958.33	1,958.33	1,958.33	1,958.33	1,958.33	1,958.33	1,958.33	1,958.33	1,958.33	1,958.33	1,958.33	\$23,500.00
Electricity	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	208.33	\$2,500.00
Security System	54.50	54.50	54.50	54.50	54.50	54.50	54.50	54.50	54.50	54.50	54.50	54.50	\$654.00
Trash Removal	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	\$6,300.00
Water & Sewer	316.67	316.67	316.67	316.67	316.67	316.67	316.67	316.67	316.67	316.67	316.67	316.67	\$3,800.00



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Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	FY 2026
Subtotal for Utilities	3,062.83	3,062.83	3,062.83	3,062.83	3,062.83	3,062.83	3,062.83	3,062.83	3,062.83	3,062.83	3,062.83	3,062.83	\$36,754.00
Total for Expenses	10,132.00	10,132.00	10,132.00	10,132.00	10,132.00	10,132.00	10,132.00	10,132.00	10,132.00	10,132.00	10,132.00	10,132.00	\$121,584.00
Net Operating Income	298.00	298.00	298.00	298.00	298.00	298.00	298.00	298.00	298.00	298.00	298.00	298.00	\$3,576.00
Non-operating Income													
Total for Non-operating Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Non-operating Expenses													
Total for Non-operating Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Net Non-operating Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Net Income	298.00	298.00	298.00	298.00	298.00	298.00	298.00	298.00	298.00	298.00	298.00	298.00	\$3,576.00