

**Southview Property Management Inc.**  
**Income Statement**

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For the 2 Months Ending October 31, 2018

0280 - Strata Plan LMS280

Budget Comparison to Original Budget

C U R R E N T M O N T H

Y E A R T O D A T E

Actual

Budget

Variance \$

Actual

Budget

Variance \$

**INCOME**

|                    |           |           |       |           |           |       |
|--------------------|-----------|-----------|-------|-----------|-----------|-------|
| Maintenance Income | 10,034.63 | 10,034.58 | .05   | 20,069.26 | 20,069.20 | .06   |
| Interest Income    | 70.22     | 26.66     | 43.56 | 130.34    | 53.40     | 76.94 |
| Gas Stove Income   | 22.00     | 22.08     | (.08) | 44.00     | 44.20     | (.20) |

|              |           |           |       |           |           |       |
|--------------|-----------|-----------|-------|-----------|-----------|-------|
| TOTAL INCOME | 10,126.85 | 10,083.32 | 43.53 | 20,243.60 | 20,166.80 | 76.80 |
|--------------|-----------|-----------|-------|-----------|-----------|-------|

**EXPENSES**

**General**

|                 |          |          |        |          |          |        |
|-----------------|----------|----------|--------|----------|----------|--------|
| Electricity     | 808.18   | 875.00   | 66.82  | 1,508.18 | 1,750.00 | 241.82 |
| Gas             | 729.66   | 791.66   | 62.00  | 1,259.50 | 1,583.40 | 323.90 |
| Insurance       | 1,054.92 | 1,166.66 | 111.74 | 2,109.84 | 2,333.40 | 223.56 |
| Management Fees | 883.33   | 883.33   | 0.00   | 1,766.66 | 1,766.70 | .04    |
| Sundry          | 143.75   | 166.66   | 22.91  | 193.48   | 333.40   | 139.92 |

**Building**

|                             |          |          |            |          |          |            |
|-----------------------------|----------|----------|------------|----------|----------|------------|
| Janitorial                  | 1,000.00 | 1,000.00 | 0.00       | 2,000.00 | 2,000.00 | 0.00       |
| Elevator                    | 0.00     | 708.33   | 708.33     | 0.00     | 1,416.70 | 1,416.70   |
| Repair & Maintenance        | 8,209.92 | 1,750.00 | (6,459.92) | 9,598.56 | 3,500.00 | (6,098.56) |
| Fire Protection             | 212.08   | 208.33   | (3.75)     | 279.48   | 416.70   | 137.22     |
| Window Cleaning             | 682.50   | 175.00   | (507.50)   | 682.50   | 350.00   | (332.50)   |
| Gabage Collection/Recycling | 428.18   | 541.66   | 113.48     | 854.07   | 1,083.40 | 229.33     |
| Water & Sewer               | 1,008.91 | 416.66   | (592.25)   | 1,408.91 | 833.40   | (575.51)   |

**Grounds**

|             |      |        |        |      |          |          |
|-------------|------|--------|--------|------|----------|----------|
| Landscaping | 0.00 | 500.00 | 500.00 | 0.00 | 1,000.00 | 1,000.00 |
|-------------|------|--------|--------|------|----------|----------|

|  |           |          |            |           |           |            |
|--|-----------|----------|------------|-----------|-----------|------------|
|  | 15,161.43 | 9,183.29 | (5,978.14) | 21,661.18 | 18,367.10 | (3,294.08) |
|--|-----------|----------|------------|-----------|-----------|------------|

|                             |          |        |          |          |          |      |
|-----------------------------|----------|--------|----------|----------|----------|------|
| Contingency Reserve Expense | 1,800.00 | 900.00 | (900.00) | 1,800.00 | 1,800.00 | 0.00 |
|-----------------------------|----------|--------|----------|----------|----------|------|

|                |           |           |            |           |           |            |
|----------------|-----------|-----------|------------|-----------|-----------|------------|
| TOTAL EXPENSES | 16,961.43 | 10,083.29 | (6,878.14) | 23,461.18 | 20,167.10 | (3,294.08) |
|----------------|-----------|-----------|------------|-----------|-----------|------------|

|                                  |            |     |            |            |       |            |
|----------------------------------|------------|-----|------------|------------|-------|------------|
| Surplus (Deficit) Current Period | (6,834.58) | .03 | (6,834.61) | (3,217.58) | (.30) | (3,217.28) |
|----------------------------------|------------|-----|------------|------------|-------|------------|

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**Southview Property Management Inc.**  
**Balance Sheet**  
For the 2 Months Ending October 31, 2018  
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|                                 | YTD Actual  |
|---------------------------------|-------------|
| <hr/>                           |             |
| <b>ASSETS:</b>                  |             |
| Bank - Operating Funds          | 24,848.60   |
| Bank - Contingency Reserve      | 141,822.12  |
| Prepaid Insurance               | 3,164.76    |
|                                 | <hr/>       |
| TOTAL ASSETS                    | 169,835.48  |
|                                 | <hr/> <hr/> |
| <b>LIABILITIES</b>              |             |
| Accounts Payable                | 400.00      |
| Key Deposit                     | 250.00      |
|                                 | <hr/>       |
|                                 | 650.00      |
| <b>EQUITY</b>                   |             |
| <b>Contingency Reserve Fund</b> |             |
| Balance at Beginning of Year    | 139,560.02  |
| Current Period Contribution     | 1,800.00    |
| Interest Income                 | 462.10      |
|                                 | <hr/>       |
|                                 | 141,822.12  |
| <b>Surplus(Deficit)</b>         |             |
| Balance at Beginning of Year    | 30,580.94   |
| Current Period                  | (3,217.58)  |
|                                 | <hr/>       |
|                                 | 27,363.36   |
|                                 | <hr/>       |
| TOTAL LIABILITIES & EQUITY      | 169,835.48  |
|                                 | <hr/> <hr/> |