

Southview Property Management Inc.

May 27, 2019 3:43 PM

Income Statement

Page 1

For the 8 Months Ending April 30, 2019

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	80,277.04	80,276.68	.36
Interest Income	28.95	26.66	2.29	472.39	213.36	259.03
Gas Stove Income	22.00	22.08	(.08)	176.00	176.68	(.68)

TOTAL INCOME	10,085.58	10,083.32	2.26	80,925.43	80,666.72	258.71
--------------	-----------	-----------	------	-----------	-----------	--------

EXPENSES**General**

Electricity	987.06	875.00	(112.06)	7,138.71	7,000.00	(138.71)
Gas	900.93	791.66	(109.27)	7,517.27	6,333.36	(1,183.91)
Insurance	1,177.09	1,166.66	(10.43)	8,805.79	9,333.36	527.57
Management Fees	883.33	883.33	0.00	7,066.64	7,066.68	.04
Sundry	88.87	166.66	77.79	632.16	1,333.36	701.20

Building

Janitorial	1,000.00	1,000.00	0.00	8,000.00	8,000.00	0.00
Elevator	0.00	708.33	708.33	3,835.44	5,666.68	1,831.24
Repair & Maintenance	1,873.71	1,750.00	(123.71)	32,602.73	14,000.00	(18,602.73)
Fire Protection	217.45	208.33	(9.12)	1,191.97	1,666.68	474.71
Window Cleaning	0.00	175.00	175.00	1,365.00	1,400.00	35.00
Gabage Collection/Recycling	431.67	541.66	109.99	3,611.64	4,333.36	721.72
Water & Sewer	400.00	416.66	16.66	3,890.76	3,333.36	(557.40)

Grounds

Landscaping	0.00	500.00	500.00	3,294.55	4,000.00	705.45
-------------	------	--------	--------	----------	----------	--------

	7,960.11	9,183.29	1,223.18	88,952.66	73,466.84	(15,485.82)
--	----------	----------	----------	-----------	-----------	-------------

Contingency Reserve Expense	900.00	900.00	0.00	7,200.00	7,200.00	0.00
-----------------------------	--------	--------	------	----------	----------	------

TOTAL EXPENSES	8,860.11	10,083.29	1,223.18	96,152.66	80,666.84	(15,485.82)
----------------	----------	-----------	----------	-----------	-----------	-------------

Surplus (Deficit) Current Period	1,225.47	.03	1,225.44	(15,227.23)	(.12)	(15,227.11)
----------------------------------	----------	-----	----------	-------------	-------	-------------

Southview Property Management Inc.
Balance Sheet
For the 8 Months Ending April 30, 2019
0280 - Strata Plan LMS280

May 27, 2019 3:44 PM

Page 1

	YTD Actual
ASSETS:	
Bank - Operating Funds	6,209.90
Bank - Contingency Reserve	148,810.77
Accounts Receivable	185,000.01
Prepaid Insurance	10,593.81
TOTAL ASSETS	350,614.49
LIABILITIES	
Accounts Payable	1,200.00
Key Deposit	250.00
Special Project - Building Envelope Restoration	185,000.01
	186,450.01
EQUITY	
Contingency Reserve	
Balance at Beginning of Year	139,560.02
Current Period Contribution	7,200.00
Interest Income	2,050.75
	148,810.77
Capital Maintenance	
Special Levy Assessed	185,000.01
Special Levies Unpaid	(185,000.01)
Surplus (Deficit)	
Balance at Beginning of Year	30,580.94
Current Period	(15,227.23)
	15,353.71
TOTAL LIABILITIES & EQUITY	350,614.49