**Southview Property Management Inc.**
**Income Statement**
For the 11 Months Ending July 31, 2019
0280 - Strata Plan LMS280

Budget Comparison to Original Budget

| | CURRENT MONTH | | | YEAR TO DATE | | |
|---|---|---|---|---|---|---|
| | Actual | Budget | Variance $ | Actual | Budget | Variance $ |
| **INCOME** | | | | | | |
| Maintenance Income | 10,034.63 | 10,034.58 | .05 | 110,380.93 | 110,380.42 | .51 |
| Miscellaneous Income | 200.00 | 0.00 | 200.00 | 200.00 | 0.00 | 200.00 |
| Interest Income | 109.05 | 26.66 | 82.39 | 738.97 | 293.34 | 445.63 |
| Gas Stove Income | 22.00 | 22.08 | (.08) | 242.00 | 242.92 | (.92) |
| TOTAL INCOME | 10,365.68 | 10,083.32 | 282.36 | 111,561.90 | 110,916.68 | 645.22 |
| **EXPENSES** | | | | | | |
| **General** | | | | | | |
| Electricity | 1,267.10 | 875.00 | (392.10) | 9,555.81 | 9,625.00 | 69.19 |
| Gas | 500.59 | 791.66 | 291.07 | 9,182.37 | 8,708.34 | (474.03) |
| Insurance | 1,177.09 | 1,166.66 | (10.43) | 12,337.06 | 12,833.34 | 496.28 |
| Management Fees | 883.33 | 883.33 | 0.00 | 9,716.63 | 9,716.67 | .04 |
| Sundry | 51.68 | 166.66 | 114.98 | 754.46 | 1,833.34 | 1,078.88 |
| **Building** | | | | | | |
| Janitorial | 1,000.00 | 1,000.00 | 0.00 | 11,000.00 | 11,000.00 | 0.00 |
| Elevator | 0.00 | 708.33 | 708.33 | 5,570.71 | 7,791.67 | 2,220.96 |
| Enterphone | 0.00 | 0.00 | 0.00 | 268.47 | 0.00 | (268.47) |
| Repair & Maintenance | (337.13) | 1,750.00 | 2,087.13 | 12,750.16 | 19,250.00 | 6,499.84 |
| Fire Protection | 1,405.26 | 208.33 | (1,196.93) | 2,745.47 | 2,291.67 | (453.80) |
| Window Cleaning | 0.00 | 175.00 | 175.00 | 1,365.00 | 1,925.00 | 560.00 |
| Gabage Collection/Recycling | 454.68 | 541.66 | 86.98 | 6,000.72 | 5,958.34 | (42.38) |
| Water & Sewer | 587.96 | 416.66 | (171.30) | 5,278.72 | 4,583.34 | (695.38) |
| **Grounds** | | | | | | |
| Landscaping | 0.00 | 500.00 | 500.00 | 3,609.10 | 5,500.00 | 1,890.90 |
| | 6,990.56 | 9,183.29 | 2,192.73 | 90,134.68 | 101,016.71 | 10,882.03 |
| Contingency Reserve Expense | 900.00 | 900.00 | 0.00 | 9,900.00 | 9,900.00 | 0.00 |
| TOTAL EXPENSES | 7,890.56 | 10,083.29 | 2,192.73 | 100,034.68 | 110,916.71 | 10,882.03 |
| Surplus (Deficit) Current Period | 2,475.12 | .03 | 2,475.09 | 11,527.22 | (.03) | 11,527.25 |

**Southview Property Management Inc.**
**Balance Sheet**
For the 11 Months Ending July 31, 2019
0280 - Strata Plan LMS280



| | YTD Actual |
|---|---|
| **ASSETS:** | |
| Bank - Operating Funds | 44,123.63 |
| Bank - Contingency Reserve | 76,994.34 |
| Bank - Special Projects | 137,816.41 |
| Accounts Receivable | 401.99 |
| Prepaid Insurance | 7,062.54 |
| TOTAL ASSETS | 266,398.91 |
| **LIABILITIES** | |
| Accounts Payable | 2,500.00 |
| Key Deposit | 280.00 |
| Special Project - Building Envelope Restoration | 6,700.00 |
| | 9,480.00 |
| **EQUITY** | |
| **Contingency Reserve** | |
| Balance at Beginning of Year | 139,560.02 |
| Current Period Contribution | 9,900.00 |
| Interest Income | 2,534.32 |
| Funds to Special Project | (75,000.00) |
| | 76,994.34 |
| **Capital Maintenance** | |
| Special Levy Assessed | 185,000.01 |
| Funds from Contingency Reserve | 75,000.00 |
| Special Levies Unpaid | (6,700.00) |
| Expenditures | (116,354.74) |
| Interest Earned | 871.14 |
| | 137,816.41 |
| **Surplus (Deficit)** | |
| Balance at Beginning of Year | 30,580.94 |
| Current Period | 11,527.22 |
| | 42,108.16 |
| TOTAL LIABILITIES & EQUITY | 266,398.91 |