

Southview Property Management Inc.

September 25, 2019 4:30 PM

Income Statement

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For the 12 Months Ending August 31, 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	120,415.56	120,415.00	.56
Miscellaneous Income	0.00	0.00	0.00	200.00	0.00	200.00
Interest Income	89.05	26.66	62.39	828.02	320.00	508.02
Gas Stove Income	22.00	22.08	(.08)	264.00	265.00	(1.00)

TOTAL INCOME	10,145.68	10,083.32	62.36	121,707.58	121,000.00	707.58
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EXPENSES**General**

Electricity	875.00	875.00	0.00	10,430.81	10,500.00	69.19
Gas	365.33	791.66	426.33	9,547.70	9,500.00	(47.70)
Insurance	1,177.09	1,166.66	(10.43)	13,514.15	14,000.00	485.85
Management Fees	883.33	883.33	0.00	10,599.96	10,600.00	.04
Sundry	314.97	166.66	(148.31)	1,069.43	2,000.00	930.57

Building

Janitorial	1,000.00	1,000.00	0.00	12,000.00	12,000.00	0.00
Elevator	1,837.65	708.33	(1,129.32)	7,408.36	8,500.00	1,091.64
Enterphone	0.00	0.00	0.00	268.47	0.00	(268.47)
Repair & Maintenance	1,601.40	1,750.00	148.60	14,351.56	21,000.00	6,648.44
Fire Protection	74.12	208.33	134.21	2,819.59	2,500.00	(319.59)
Window Cleaning	0.00	175.00	175.00	1,365.00	2,100.00	735.00
Gabage Collection/Recycling	231.67	541.66	309.99	6,232.39	6,500.00	267.61
Water & Sewer	400.00	416.66	16.66	5,678.72	5,000.00	(678.72)

Grounds

Landscaping	0.00	500.00	500.00	3,609.10	6,000.00	2,390.90
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	8,760.56	9,183.29	422.73	98,895.24	110,200.00	11,304.76
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Contingency Reserve Expense	900.00	900.00	0.00	10,800.00	10,800.00	0.00
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TOTAL EXPENSES	9,660.56	10,083.29	422.73	109,695.24	121,000.00	11,304.76
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Surplus (Deficit) Current Period	485.12	.03	485.09	12,012.34	0.00	12,012.34
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Southview Property Management Inc.
Balance Sheet
For the 12 Months Ending August 31, 2019
0280 - Strata Plan LMS280

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	YTD Actual
ASSETS:	
Bank - Operating Funds	39,908.85
Bank - Contingency Reserve	78,043.55
Bank - Special Projects	140,669.07
Accounts Receivable	803.98
Prepaid Insurance	5,885.45
TOTAL ASSETS	265,310.90
LIABILITIES	
Accounts Payable	3,725.00
Key Deposit	280.00
	4,005.00
EQUITY	
Contingency Reserve	
Balance at Beginning of Year	139,560.02
Current Period Contribution	10,800.00
Interest Income	2,683.53
Funds to Special Project	(75,000.00)
	78,043.55
Capital Maintenance	
Special Levy Assessed	185,000.01
Funds from Contingency Reserve	75,000.00
Expenditures	(120,465.50)
Interest Earned	1,134.56
	140,669.07
Surplus (Deficit)	
Balance at Beginning of Year	30,580.94
Current Period	12,012.34
	42,593.28
TOTAL LIABILITIES & EQUITY	265,310.90