

**Southview Property Management Inc.**

December 17, 2019 3:47 PM

**Income Statement**

Page 1

For the 3 Months Ending November 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   | 30,103.89 | 30,103.78 | .11    |
| Interest Income    | 117.16    | 30.00     | 87.16 | 329.92    | 90.00     | 239.92 |
| Gas Stove Income   | 22.00     | 22.08     | (.08) | 66.00     | 66.28     | (.28)  |

|              |           |           |       |           |           |        |
|--------------|-----------|-----------|-------|-----------|-----------|--------|
| TOTAL INCOME | 10,173.79 | 10,086.66 | 87.13 | 30,499.81 | 30,260.06 | 239.75 |
|--------------|-----------|-----------|-------|-----------|-----------|--------|

**EXPENSES****General**

|                 |          |          |          |          |          |          |
|-----------------|----------|----------|----------|----------|----------|----------|
| Electricity     | 427.72   | 875.00   | 447.28   | 1,348.46 | 2,625.00 | 1,276.54 |
| Gas             | 1,054.83 | 833.33   | (221.50) | 2,253.25 | 2,500.03 | 246.78   |
| Insurance       | 1,177.09 | 1,283.33 | 106.24   | 3,531.27 | 3,850.03 | 318.76   |
| Management Fees | 883.33   | 883.33   | 0.00     | 2,649.99 | 2,650.03 | .04      |
| Sundry          | 115.70   | 100.00   | (15.70)  | 220.63   | 300.00   | 79.37    |

**Building**

|                             |          |          |            |          |          |          |
|-----------------------------|----------|----------|------------|----------|----------|----------|
| Janitorial                  | 2,000.00 | 1,000.00 | (1,000.00) | 3,000.00 | 3,000.00 | 0.00     |
| Elevator                    | 1,837.65 | 616.66   | (1,220.99) | 1,961.55 | 1,850.06 | (111.49) |
| Repair & Maintenance        | (740.94) | 1,711.66 | 2,452.60   | 3,307.52 | 5,135.06 | 1,827.54 |
| Fire Protection             | 86.06    | 250.00   | 163.94     | 379.11   | 750.00   | 370.89   |
| Window Cleaning             | 719.25   | 175.00   | (544.25)   | 719.25   | 525.00   | (194.25) |
| Gabage Collection/Recycling | 431.67   | 566.66   | 134.99     | 1,295.01 | 1,700.06 | 405.05   |
| Water & Sewer               | 1,038.57 | 500.00   | (538.57)   | 1,838.57 | 1,500.00 | (338.57) |

**Grounds**

|             |        |        |        |        |          |        |
|-------------|--------|--------|--------|--------|----------|--------|
| Landscaping | 335.55 | 333.33 | (2.22) | 335.55 | 1,000.03 | 664.48 |
|-------------|--------|--------|--------|--------|----------|--------|

|  |          |          |          |           |           |          |
|--|----------|----------|----------|-----------|-----------|----------|
|  | 9,366.48 | 9,128.30 | (238.18) | 22,840.16 | 27,385.30 | 4,545.14 |
|--|----------|----------|----------|-----------|-----------|----------|

|                             |        |        |       |          |          |     |
|-----------------------------|--------|--------|-------|----------|----------|-----|
| Contingency Reserve Expense | 958.34 | 958.33 | (.01) | 2,874.94 | 2,875.03 | .09 |
|-----------------------------|--------|--------|-------|----------|----------|-----|

|                |           |           |          |           |           |          |
|----------------|-----------|-----------|----------|-----------|-----------|----------|
| TOTAL EXPENSES | 10,324.82 | 10,086.63 | (238.19) | 25,715.10 | 30,260.33 | 4,545.23 |
|----------------|-----------|-----------|----------|-----------|-----------|----------|

|                                  |          |     |          |          |       |          |
|----------------------------------|----------|-----|----------|----------|-------|----------|
| Surplus (Deficit) Current Period | (151.03) | .03 | (151.06) | 4,784.71 | (.27) | 4,784.98 |
|----------------------------------|----------|-----|----------|----------|-------|----------|

**Southview Property Management Inc.**  
**Balance Sheet**  
For the 3 Months Ending November 30, 2019  
0280 - Strata Plan LMS280

December 17, 2019 3:47 PM  
Page 1

|                                | YTD Actual   |
|--------------------------------|--------------|
| <hr/>                          |              |
| <b>ASSETS:</b>                 |              |
| Bank - Operating Funds         | 47,863.81    |
| Bank - Contingency Reserve     | 81,352.88    |
| Bank - Special Projects        | 21,302.25    |
| Prepaid Insurance              | 2,354.18     |
|                                | <hr/>        |
| TOTAL ASSETS                   | 152,873.12   |
|                                | <hr/>        |
| <b>LIABILITIES</b>             |              |
| Accounts Payable               | 2,500.00     |
| Key Deposit                    | 340.00       |
|                                | <hr/>        |
|                                | 2,840.00     |
| <b>EQUITY</b>                  |              |
| <b>Contingency Reserve</b>     |              |
| Balance at Beginning of Year   | 78,043.55    |
| Current Period Contribution    | 2,874.94     |
| Interest Income                | 434.39       |
|                                | <hr/>        |
|                                | 81,352.88    |
| <b>Capital Maintenance</b>     |              |
| Special Levy Assessed          | 185,000.01   |
| Funds from Contingency Reserve | 75,000.00    |
| Expenditures                   | (240,206.48) |
| Interest Earned                | 1,508.72     |
|                                | <hr/>        |
|                                | 21,302.25    |
| <b>Surplus (Deficit)</b>       |              |
| Balance at Beginning of Year   | 42,593.28    |
| Current Period                 | 4,784.71     |
|                                | <hr/>        |
|                                | 47,377.99    |
|                                | <hr/>        |
| TOTAL LIABILITIES & EQUITY     | 152,873.12   |
|                                | <hr/>        |