

Southview Property Management Inc.

January 23, 2020 11:21 AM

Income Statement

Page 1

For the 4 Months Ending December 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	40,138.52	40,138.36	.16
Interest Income	111.19	30.00	81.19	441.11	120.00	321.11
Gas Stove Income	22.00	22.08	(.08)	88.00	88.36	(.36)

TOTAL INCOME	10,167.82	10,086.66	81.16	40,667.63	40,346.72	320.91
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EXPENSES

General

Electricity	800.00	875.00	75.00	2,148.46	3,500.00	1,351.54
Gas	1,109.87	833.33	(276.54)	3,363.12	3,333.36	(29.76)
Insurance	2,069.59	1,283.33	(786.26)	5,600.86	5,133.36	(467.50)
Management Fees	883.33	883.33	0.00	3,533.32	3,533.36	.04
Sundry	69.72	100.00	30.28	290.35	400.00	109.65

Building

Janitorial	0.00	1,000.00	1,000.00	3,000.00	4,000.00	1,000.00
Elevator	0.00	616.66	616.66	1,961.55	2,466.72	505.17
Enterphone	268.47	0.00	(268.47)	268.47	0.00	(268.47)
Repair & Maintenance	509.80	1,711.66	1,201.86	3,817.32	6,846.72	3,029.40
Fire Protection	83.08	250.00	166.92	462.19	1,000.00	537.81
Window Cleaning	0.00	175.00	175.00	719.25	700.00	(19.25)
Gabage Collection/Recycling	431.67	566.66	134.99	1,726.68	2,266.72	540.04
Water & Sewer	500.00	500.00	0.00	2,338.57	2,000.00	(338.57)

Grounds

Landscaping	450.75	333.33	(117.42)	786.30	1,333.36	547.06
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	7,176.28	9,128.30	1,952.02	30,016.44	36,513.60	6,497.16
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Contingency Reserve Expense	958.34	958.33	(.01)	3,833.28	3,833.36	.08
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TOTAL EXPENSES	8,134.62	10,086.63	1,952.01	33,849.72	40,346.96	6,497.24
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Surplus (Deficit) Current Period	2,033.20	.03	2,033.17	6,817.91	(.24)	6,818.15
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Southview Property Management Inc.
Balance Sheet
For the 4 Months Ending December 31, 2019
0280 - Strata Plan LMS280

January 23, 2020 11:21 AM
Page 1

	YTD Actual
ASSETS:	
Bank - Operating Funds	52,474.10
Bank - Contingency Reserve	82,465.02
Bank - Special Projects	2,814.26
Prepaid Insurance	1,177.09
TOTAL ASSETS	138,930.47
LIABILITIES	
Accounts Payable	3,900.00
Key Deposit	340.00
	4,240.00
EQUITY	
Contingency Reserve	
Balance at Beginning of Year	78,043.55
Current Period Contribution	3,833.28
Interest Income	588.19
	82,465.02
Capital Maintenance	
Special Levy Assessed	185,000.01
Funds from Contingency Reserve	75,000.00
Expenditures	(258,704.87)
Interest Earned	1,519.12
	2,814.26
Surplus (Deficit)	
Balance at Beginning of Year	42,593.28
Current Period	6,817.91
	49,411.19
TOTAL LIABILITIES & EQUITY	138,930.47