

Southview Property Management Inc.
Income Statement

February 19, 2020 2:46 PM

Page 1

For the 5 Months Ending January 31, 2020
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	50,173.15	50,172.94	.21
Interest Income	106.34	30.00	76.34	547.45	150.00	397.45
Gas Stove Income	22.00	22.08	(.08)	110.00	110.44	(.44)
TOTAL INCOME	10,162.97	10,086.66	76.31	50,830.60	50,433.38	397.22

EXPENSES

General

Electricity	1,308.66	875.00	(433.66)	3,457.12	4,375.00	917.88
Gas	1,254.83	833.33	(421.50)	4,617.95	4,166.69	(451.26)
Insurance	1,177.09	1,283.33	106.24	6,777.95	6,416.69	(361.26)
Management Fees	883.33	883.33	0.00	4,416.65	4,416.69	.04
Sundry	195.30	100.00	(95.30)	485.65	500.00	14.35

Building

Janitorial	1,000.00	1,000.00	0.00	4,000.00	5,000.00	1,000.00
Elevator	0.00	616.66	616.66	1,961.55	3,083.38	1,121.83
Enterphone	0.00	0.00	0.00	268.47	0.00	(268.47)
Repair & Maintenance	316.34	1,711.66	1,395.32	4,133.66	8,558.38	4,424.72
Fire Protection	226.39	250.00	23.61	688.58	1,250.00	561.42
Window Cleaning	0.00	175.00	175.00	719.25	875.00	155.75
Gabage Collection/Recycling	431.67	566.66	134.99	2,158.35	2,833.38	675.03
Water & Sewer	500.00	500.00	0.00	2,838.57	2,500.00	(338.57)

Grounds

Landscaping	0.00	333.33	333.33	786.30	1,666.69	880.39
-------------	------	--------	--------	--------	----------	--------

	7,293.61	9,128.30	1,834.69	37,310.05	45,641.90	8,331.85
--	----------	----------	----------	-----------	-----------	----------

Contingency Reserve Expense	958.34	958.33	(.01)	4,791.62	4,791.69	.07
-----------------------------	--------	--------	-------	----------	----------	-----

TOTAL EXPENSES	8,251.95	10,086.63	1,834.68	42,101.67	50,433.59	8,331.92
-----------------------	-----------------	------------------	-----------------	------------------	------------------	-----------------

Surplus (Deficit) Current Period	1,911.02	.03	1,910.99	8,728.93	(.21)	8,729.14
----------------------------------	----------	-----	----------	----------	-------	----------

Southview Property Management Inc.
Balance Sheet
For the 5 Months Ending January 31, 2020
0280 - Strata Plan LMS280

February 19, 2020 2:46 PM
Page 1

	YTD Actual
ASSETS:	
Bank - Operating Funds	55,562.21
Bank - Contingency Reserve	83,579.24
Bank - Special Projects	2,819.52
TOTAL ASSETS	141,960.97
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	4,791.62
Interest Income	744.07
	83,579.24
Capital Maintenance	
Special Levy Assessed	185,000.01
Funds from Contingency Reserve	75,000.00
Expenditures	(258,704.87)
Interest Earned	1,524.38
	2,819.52
Surplus (Deficit)	
Balance at Beginning of Year	42,593.28
Current Period	8,728.93
	51,322.21
TOTAL LIABILITIES & EQUITY	141,960.97