

Southview Property Management Inc.
Income Statement

September 22, 2015 11:33 AM

Page 1

For the 9 Months Ending August 31, 2015
 3942c - Strata Plan LMS3942 - Commercial

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	2,426.31	2,426.28	.03	21,836.79	21,836.57	.22
Miscellaneous Income	0.00	6.18	(6.18)	0.00	55.71	(55.71)
Parking Income	223.05	200.58	22.47	1,890.97	1,805.26	85.71
Interest Income	31.04	33.66	(2.62)	307.58	302.94	4.64
Rental Income	103.42	70.86	32.56	526.18	637.83	(111.65)
Prior Year Surplus (Deficit)	0.00	66.66	(66.66)	800.00	600.02	199.98
TOTAL INCOME	2,783.82	2,804.22	(20.40)	25,361.52	25,238.33	123.19

EXPENSES

General

Electricity	207.47	218.62	11.15	2,018.11	1,967.64	(50.47)
Gas	83.60	151.05	67.45	1,146.35	1,359.54	213.19
Insurance	296.09	296.25	.16	2,580.39	2,666.34	85.95
Management Fees	123.30	123.29	(.01)	1,109.70	1,109.68	(.02)
Resident Manager	96.55	99.19	2.64	875.98	892.73	16.75
Resident/Guest Suites	31.18	41.91	10.73	314.61	377.19	62.58
Mortgage Payments	47.78	62.28	14.50	483.20	560.61	77.41
Sundry	10.57	23.01	12.44	152.40	207.18	54.78
Recreation Centre	0.00	4.02	4.02	28.16	36.25	8.09

Building

Cleaning	185.22	201.79	16.57	1,666.98	1,816.17	149.19
Repair & Maintenance	212.44	254.91	42.47	1,890.54	2,294.27	403.73
Cablevision	2.03	3.03	1.00	17.91	27.34	9.43
Fire Protection	8.12	58.65	50.53	533.28	527.94	(5.34)
Security	255.16	257.07	1.91	2,361.32	2,313.63	(47.69)
Window Cleaning	0.00	33.82	33.82	304.78	304.44	(.34)
Garbage Collection	181.58	117.81	(63.77)	992.02	1,060.29	68.27
Junk Removal	0.00	8.41	8.41	68.20	75.75	7.55
Water & Sewer	150.00	134.64	(15.36)	1,445.47	1,211.76	(233.71)
Special Project	0.00	132.00	132.00	0.00	1,188.00	1,188.00
Pipe Treatment	40.39	33.00	(7.39)	236.78	297.00	60.22
Depreciation Report	0.00	16.50	16.50	0.00	148.50	148.50

Grounds

Repair & Maintenance	25.90	37.04	11.14	298.84	333.41	34.57
----------------------	-------	-------	-------	--------	--------	-------

	1,957.38	2,308.29	350.91	18,525.02	20,775.66	2,250.64
--	----------	----------	--------	-----------	-----------	----------

Contingency Reserve	38.45	38.45	0.00	346.05	346.07	.02
Capital Expenditures	457.42	457.42	0.00	4,116.78	4,116.78	0.00

TOTAL EXPENSES	2,453.25	2,804.16	350.91	22,987.85	25,238.51	2,250.66
-----------------------	-----------------	-----------------	---------------	------------------	------------------	-----------------

Southview Property Management Inc.

September 22, 2015 11:33 AM

Income Statement

Page 2

For the 9 Months Ending August 31, 2015

3942c - Strata Plan LMS3942 - Commercial

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 \$
Surplus (Deficit) Current Period	330.57	.06	330.51	2,373.67	(.18)	2,373.85

Southview Property Management Inc.
Balance Sheet

September 22, 2015 11:33 AM

Page 1

For the 9 Months Ending August 31, 2015
3942c - Strata Plan LMS3942 - Commercial

YTD Actual

ASSETS:

Bank - Contingency Reserve	10,545.37
Bank - Operating Funds	29,895.44
Accounts Receivable	800.00
Prepaid Insurance	2,664.81
Resident/Guest Suites	10,058.37

TOTAL ASSETS 53,963.99

LIABILITIES

Accounts Payable	450.00
Mortgage	4,510.40

4,960.40

EQUITY

Investment

Investments in Strata Lots	5,547.97
----------------------------	----------

5,547.97

Contingency Reserve

Balance at Beginning of Year	10,116.73
Current Period	346.05
Interest Income	82.59

10,545.37

Capital Replacement Funding

Balance at Beginning of Year	27,008.97
Current Year Contribution	4,116.78
Current Year Expenditures	(1,115.45)

30,010.30

Special Projects

Legal Fees/Engineering	9,284.95
Expenditures	(9,005.27)

279.68

Surplus(Deficit)

Balance at Beginning of Year	1,046.60
Transfer to Current Year	(800.00)
Current Period	2,373.67

2,620.27

TOTAL LIABILITIES & EQUITY 53,963.99

Southview Property Management Inc.
Income Statement

September 22, 2015 11:34 AM

Page 1

For the 9 Months Ending August 31, 2015
3942r - Strata Plan LMS3942 - Residential

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	150,538.94	150,538.22	.72	1,354,850.46	1,354,844.08	6.38
Move-in Income	3,240.00	1,416.66	1,823.34	15,085.00	12,750.02	2,334.98
Miscellaneous Income	(1,450.00)	306.31	(1,756.31)	4,749.01	2,756.82	1,992.19
Parking Income	2,788.17	2,507.75	280.42	23,637.17	22,569.75	1,067.42
Interest Income	1,536.47	1,666.34	(129.87)	15,234.37	14,997.06	237.31
Disk Income	840.00	316.66	523.34	3,095.00	2,850.02	244.98
Rental Income	5,119.58	3,508.29	1,611.29	26,047.82	31,574.72	(5,526.90)
Prior Year Surplus (Deficit)	0.00	11,861.25	(11,861.25)	142,335.00	106,751.25	35,583.75
TOTAL INCOME	162,613.16	172,121.48	(9,508.32)	1,585,033.83	1,549,093.72	35,940.11

EXPENSES

General

Electricity	10,270.88	10,823.04	552.16	99,907.06	97,407.38	(2,499.68)
Gas	4,138.84	7,478.10	3,339.26	56,676.38	67,303.01	10,626.63
Insurance	14,657.83	14,666.24	8.41	127,741.85	131,996.19	4,254.34
Management Fees	6,103.77	6,103.78	.01	54,934.11	54,934.11	0.00
Resident Manager	4,780.20	4,910.47	130.27	43,369.50	44,194.29	824.79
Concierge	18,115.96	20,416.66	2,300.70	162,192.26	183,750.02	21,557.76
Resident/Guest Suites	1,777.52	2,074.75	297.23	18,272.79	18,672.83	400.04
Mortgage Payments	2,365.13	3,083.54	718.41	23,919.55	27,751.93	3,832.38
Sundry	523.01	1,139.48	616.47	7,543.85	10,255.35	2,711.50
Recreation Centre	355.61	199.30	(156.31)	3,172.33	1,793.79	(1,378.54)

Building

Cleaning	9,169.23	9,989.87	820.64	82,523.07	89,908.85	7,385.78
Elevator	5,372.63	5,416.66	44.03	54,201.47	48,750.02	(5,451.45)
Enterphone	255.84	333.33	77.49	2,872.87	3,000.01	127.14
Repair & Maintenance	11,267.00	19,750.00	8,483.00	143,352.08	177,750.00	34,397.92
Cablevision	100.73	150.29	49.56	888.45	1,352.70	464.25
Fire Protection	2,668.73	2,903.84	235.11	28,666.34	26,134.59	(2,531.75)
Security	12,631.57	12,726.26	94.69	116,897.77	114,536.38	(2,361.39)
Window Cleaning	0.00	1,674.50	1,674.50	15,466.22	15,070.60	(395.62)
Garbage Collection	8,989.21	5,832.19	(3,157.02)	49,111.42	52,489.71	3,378.29
Junk Removal	0.00	416.58	416.58	3,375.80	3,749.28	373.48
Water & Sewer	7,000.00	6,665.36	(334.64)	71,132.12	59,988.24	(11,143.88)
Special Project	0.00	6,534.66	6,534.66	0.00	58,812.02	58,812.02
Pipe Treatment	1,999.69	1,633.66	(366.03)	11,722.58	14,703.02	2,980.44
Depreciation Report	0.00	816.83	816.83	0.00	7,351.51	7,351.51

Grounds

Repair & Maintenance	1,282.40	1,833.87	551.47	14,794.68	16,504.86	1,710.18
	123,825.78	147,573.26	23,747.48	1,192,734.55	1,328,160.69	135,426.14
Contingency Reserve	1,903.55	1,903.55	0.00	17,131.95	17,131.97	.02

Southview Property Management Inc.
Income Statement

September 22, 2015 11:34 AM

Page 2

For the 9 Months Ending August 31, 2015
 3942r - Strata Plan LMS3942 - Residential

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 \$
Captial Expenditures	22,644.59	22,644.58	(.01)	203,801.31	203,801.33	.02
TOTAL EXPENSES	148,373.92	172,121.39	23,747.47	1,413,667.81	1,549,093.99	135,426.18
Surplus (Deficit) Current Period	14,239.24	.09	14,239.15	171,366.02	(.27)	171,366.29

Southview Property Management Inc.

September 22, 2015 11:34 AM

Balance Sheet

Page 1

For the 9 Months Ending August 31, 2015
3942r - Strata Plan LMS3942 - Residential

	YTD Actual
ASSETS:	
Bank - Contingency Reserve	491,598.59
Vancity Shares	218.83
Bank - Operating Funds	1,647,129.94
Accounts Receivable	97,618.34
Prepaid Insurance	131,920.47
Resident/Guest Suites	497,939.93
	<hr/>
TOTAL ASSETS	2,866,426.10
	<hr/> <hr/>
LIABILITIES	
Accounts Payable	25,800.00
Mortgage	223,287.74
Security Deposit	650.00
	<hr/>
	249,737.74
EQUITY	
Investment	
Investments in Strata Lots	274,652.19
	<hr/>
	274,652.19
Contingency Reserve	
Balance at Beginning of Year	470,378.32
Current Period	17,131.95
Interest Income	4,088.32
	<hr/>
	491,598.59
Capital Replacement Funding	
Balance at Beginning of Year	1,478,949.05
Current Year Contribution	203,801.31
Current Year Expenditures	(55,220.20)
	<hr/>
	1,627,530.16
Special Projects	
Legal Fees/Engineering	459,715.14
Expenditures	(445,845.40)
	<hr/>
	13,869.74
Surplus(Deficit)	
Balance at Beginning of Year	180,006.66
Transfer to Current Year	(142,335.00)
Current Period	171,366.02
	<hr/>
	209,037.68
	<hr/>

Southview Property Management Inc.

September 22, 2015 11:34 AM

Balance Sheet

Page 2

For the 9 Months Ending August 31, 2015
3942r - Strata Plan LMS3942 - Residential

YTD Actual

TOTAL LIABILITIES & EQUITY

2,866,426.10

Southview Property Management Inc.
Income Statement

September 22, 2015 11:34 AM

Page 1

For the 9 Months Ending August 31, 2015
LMS3942

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	152,965.25	152,964.50	.75	1,376,687.25	1,376,680.65	6.60
Move-in Income	3,240.00	1,416.66	1,823.34	15,085.00	12,750.02	2,334.98
Miscellaneous Income	(1,450.00)	312.49	(1,762.49)	4,749.01	2,812.53	1,936.48
Parking Income	3,011.22	2,708.33	302.89	25,528.14	24,375.01	1,153.13
Interest Income	1,567.51	1,700.00	(132.49)	15,541.95	15,300.00	241.95
Disk Income	840.00	316.66	523.34	3,095.00	2,850.02	244.98
Rental Income	5,223.00	3,579.15	1,643.85	26,574.00	32,212.55	(5,638.55)
Prior Year Surplus (Deficit)	0.00	11,927.91	(11,927.91)	143,135.00	107,351.27	35,783.73
TOTAL INCOME	165,396.98	174,925.70	(9,528.72)	1,610,395.35	1,574,332.05	36,063.30

EXPENSES

General

Electricity	10,478.35	11,041.66	563.31	101,925.17	99,375.02	(2,550.15)
Gas	4,222.44	7,629.15	3,406.71	57,822.73	68,662.55	10,839.82
Insurance	14,953.92	14,962.49	8.57	130,322.24	134,662.53	4,340.29
Management Fees	6,227.07	6,227.07	0.00	56,043.81	56,043.79	(.02)
Resident Manager	4,876.75	5,009.66	132.91	44,245.48	45,087.02	841.54
Concierge	18,115.96	20,416.66	2,300.70	162,192.26	183,750.02	21,557.76
Resident/Guest Suites	1,808.70	2,116.66	307.96	18,587.40	19,050.02	462.62
Mortgage Payments	2,412.91	3,145.82	732.91	24,402.75	28,312.54	3,909.79
Sundry	533.58	1,162.49	628.91	7,696.25	10,462.53	2,766.28
Recreation Centre	355.61	203.32	(152.29)	3,200.49	1,830.04	(1,370.45)

Building

Cleaning	9,354.45	10,191.66	837.21	84,190.05	91,725.02	7,534.97
Elevator	5,372.63	5,416.66	44.03	54,201.47	48,750.02	(5,451.45)
Enterphone	255.84	333.33	77.49	2,872.87	3,000.01	127.14
Repair & Maintenance	11,479.44	20,004.91	8,525.47	145,242.62	180,044.27	34,801.65
Cablevision	102.76	153.32	50.56	906.36	1,380.04	473.68
Fire Protection	2,676.85	2,962.49	285.64	29,199.62	26,662.53	(2,537.09)
Security	12,886.73	12,983.33	96.60	119,259.09	116,850.01	(2,409.08)
Window Cleaning	0.00	1,708.32	1,708.32	15,771.00	15,375.04	(395.96)
Garbage Collection	9,170.79	5,950.00	(3,220.79)	50,103.44	53,550.00	3,446.56
Junk Removal	0.00	424.99	424.99	3,444.00	3,825.03	381.03
Water & Sewer	7,150.00	6,800.00	(350.00)	72,577.59	61,200.00	(11,377.59)
Special Project	0.00	6,666.66	6,666.66	0.00	60,000.02	60,000.02
Pipe Treatment	2,040.08	1,666.66	(373.42)	11,959.36	15,000.02	3,040.66
Depreciation Report	0.00	833.33	833.33	0.00	7,500.01	7,500.01

Grounds

Repair & Maintenance	1,308.30	1,870.91	562.61	15,093.52	16,838.27	1,744.75
	125,783.16	149,881.55	24,098.39	1,211,259.57	1,348,936.35	137,676.78
Contingency Reserve	1,942.00	1,942.00	0.00	17,478.00	17,478.04	.04

Southview Property Management Inc.

September 22, 2015 11:34 AM

Income Statement

Page 2

For the 9 Months Ending August 31, 2015

LMS3942

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 \$
Capital Expenditures	23,102.01	23,102.00	(.01)	207,918.09	207,918.11	.02
TOTAL EXPENSES	150,827.17	174,925.55	24,098.38	1,436,655.66	1,574,332.50	137,676.84
Surplus (Deficit) Current Period	14,569.81	.15	14,569.66	173,739.69	(.45)	173,740.14

Southview Property Management Inc.

September 22, 2015 11:34 AM

Balance Sheet

Page 1

For the 9 Months Ending August 31, 2015

LMS3942

	YTD Actual
ASSETS:	
Bank - Operating Funds	1,677,025.38
Bank - Contingency Reserve	502,143.96
Vancity Shares	218.83
Bank - Operating Funds	1,677,025.38
Bank - Commercial	(29,895.44)
Bank - Residential	(1,647,129.94)
Accounts Receivable	98,418.34
Prepaid Insurance	134,585.28
Resident/Guest Suites	507,998.30
	<hr/>
TOTAL ASSETS	2,920,390.09
	<hr/> <hr/>
LIABILITIES	
Accounts Payable	26,250.00
Mortgage	227,798.14
Security Deposit	650.00
	<hr/>
	254,698.14
EQUITY	
Investment	
Investments in Strata Lots	280,200.16
	<hr/>
	280,200.16
Contingency Reserve	
Balance at Beginning of Year	480,495.05
Current Period	17,478.00
Interest Income	4,170.91
	<hr/>
	502,143.96
Capital Replacement Funding	
Balance at Beginning of Year	1,505,958.02
Current Year Contribution	207,918.09
Current Year Expenditures	(56,335.65)
	<hr/>
	1,657,540.46
Special Projects	
Legal Fees/Engineering	469,000.09
Expenditures	(454,850.67)
	<hr/>
	14,149.42
Surplus(Deficit)	
Balance at Beginning of Year	181,053.26
Transfer to Current Year	(143,135.00)
Current Period	173,739.69
	<hr/>

Southview Property Management Inc.
Balance Sheet
For the 9 Months Ending August 31, 2015
LMS3942

September 22, 2015 11:34 AM
Page 2

	YTD Actual
	211,657.95
TOTAL LIABILITIES & EQUITY	<u>2,920,390.09</u>