

RIVERWATCH TOWER CONDO ASSOCIATION

DECEMBER 31, 2018

ASSETS

CASH		
OPERATING CASH	\$39,130.23	
OPERATING ACCT.-MMA	51,059.71	
REPLACEMENT RESERVE	274,825.05	
RESERVE INTEREST	8,596.63	
PETTY CASH	150.00	
TOTAL CASH		373,761.62
ACCOUNTS RECEIVABLE		
RENTS RECEIVABLE	(10,663.20)	
OTHER RECEIVABLES	5,582.38	
TOTAL RECEIVABLES		(5,080.82)
TOTAL CURRENT ASSETS		368,680.80
LONG TERM ASSETS		
ASSOCIATION UNIT	80,900.00	
TOTAL LONG-TERM ASSETS	80,900.00	
TOTAL ASSETS		449,580.80
	LIABILITIES	
LONG TERM DEBT		
EQUITY		
REMITTANCE FROM OWNER	103,180.67	
RESERVES - UNALLOCATED	(434,930.11)	
CURRENT EARNINGS	77,031.44	
RETAINED EARNINGS	704,298.80	
TOTAL EQUITY		449,580.80
TOT LIABILITY AND EQUITY		449,580.80

RIVERWATCH TOWER CONDO ASSOCIATION
INCOME STATEMENT WITH COMPARISON WITH CURRENT YEAR BUDGET
FOR PERIOD ENDING DECEMBER 31, 2018
Prepared by
NAI Ohio Equities, LLC

	CURRENT ACTUAL	CURRENT BUDGET	CURR. VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
INCOME						
ASSOCIATION FEES	37,897.00	37,741	156.00	454,343.00	452,892	1,451.00
CELL TOWER INCOME	6,822.95	6,630	(7.09)	114,995.87	116,878	(1,879.13)
PRINTING INCOME	0.00	100	(100.00)	0.00	650	(650.00)
INTEREST	61.77	28	33.77	437.87	336	101.87
LAUNDRY INCOME	1,581.45	871	710.45	17,540.55	12,653	4,887.55
PACKAGING ROOM INCOME	2,600.00	0	2,600.00	19,875.00	26,000	(6,325.00)
MISCELLANEOUS	0.00	110	(110.00)	9,012.00	1,600	7,612.00
STUDENT PARKING	675.00	0	675.00	95,741.25	74,250	21,491.25
EVENT PARKING	0.00	4,000	(4,000.00)	21,388.35	40,000	(18,611.65)
GAME DAY PROMOTIONS	0.00	0	0.00	210,000.00	217,000	(7,000.00)
APPLICATION FEE	1,500.00	300	1,200.00	12,087.00	9,000	3,087.00
LEASING COMMISSION	0.00	0	0.00	15,800.00	8,000	7,800.00
LATE CHARGES	0.00	0	0.00	1,350.00	0	1,350.00
TOTAL INCOME	50,938.17	49,780	1,158.17	972,370.69	969,056	13,314.69
OPERATING EXPENSES						
UTILITIES						
ELECTRIC	6,802.84	4,300	(1,602.84)	57,221.98	51,800	(6,621.98)
WATER/SEWER	9,094.63	8,200	(2,894.63)	84,493.35	74,400	(10,093.35)
CABLE	212.88	100	(112.88)	1,856.53	1,200	143.47
TELEPHONE	504.32	300	(204.32)	4,837.89	3,800	(1,237.69)
INTERNET	540.41	341	(199.41)	3,623.56	4,092	(468.44)
TOTAL UTILITIES	16,155.08	11,241	(4,914.08)	151,233.11	134,692	(16,341.11)
MAINTENANCE/REPAIRS						
GENERAL MAINTENANCE LABOR	6,605.71	6,733	127.29	94,405.13	97,765	3,349.87
CONTRA MAINTENANCE	(1,935.42)	(462)	1,473.42	(20,464.78)	(16,158)	(4,306.78)
HVAC P.M. CONTRACT	0.00	0	0.00	0.00	10,700	10,700.00
HVAC REPAIRS	1,811.91	0	(1,811.91)	2,538.97	0	(2,538.97)
ELEVATOR CONTRACT	2,781.00	1,593	(788.00)	18,686.00	22,161	5,475.00
MISC. ELEVATOR REPAIRS	798.43	0	(798.43)	4,967.55	0	(4,967.55)
ROOF REPAIR	0.00	1,500	1,500.00	(86.00)	8,000	8,086.00
ELECTRICAL REPAIRS/SUPPLY	0.00	260	260.00	0.00	2,200	2,200.00
PAINT SUPPLIES/PAINTING	0.00	100	100.00	4,096.83	9,200	5,103.17
LOCKS & KEYS	0.00	350	350.00	268.09	2,450	2,181.91
MAINTENANCE SUPPLIES	0.00	0	0.00	2,629.47	0	(2,629.47)
FIRE EQUIPMENT/INSPECTION	2,856.75	1,667	(1,209.75)	6,783.00	7,686	903.00
PLUMBING	0.00	1,500	1,500.00	1,293.54	10,500	9,206.46
WINDOW WASHING	0.00	0	0.00	0.00	5,200	5,200.00
HARD FLOOR CARE	0.00	0	0.00	0.00	3,800	3,800.00
CARPET CLEANING	0.00	0	0.00	8,300.00	0	(8,300.00)
TRASH REMOVAL	884.69	1,640	755.31	17,559.71	19,680	2,020.29
LIGHT BULBS	0.00	300	300.00	0.00	3,600	3,600.00
BUILDING EXTERIOR	(663.72)	0	663.72	4,357.19	2,000	(2,357.19)
MISC. MAINTENANCE	0.00	450	450.00	6,617.57	5,400	(1,217.57)
EMERGENCY GENERATOR	0.00	175	175.00	2,217.45	3,335	1,117.55
TOTAL MAINTENANCE	13,237.35	16,198	2,858.65	150,169.72	197,309	47,138.28
JANITORIAL						
JANITORIAL SUPPLIES	318.25	300	(18.25)	2,218.26	2,800	581.74
TOTAL JANITORIAL	318.25	300	(18.25)	2,218.26	2,800	581.74
GROUNDS MAINTENANCE						
CONTRACT LANDSCAPE	0.00	0	0.00	1,521.13	4,481	2,959.87
PEST CONTROL	268.75	270	1.25	3,234.09	3,240	5.91
SNOW REMOVAL	98.42	600	501.58	2,650.25	6,500	3,949.75
PARKING LOT REPAIRS	0.00	0	0.00	0.00	5,200	5,200.00
MOWING & WEEDING	0.00	0	0.00	2,860.63	1,000	(1,860.63)
MISC. GROUNDS	0.00	0	0.00	1,281.05	0	(1,281.05)
TOTAL GROUNDS MAINT.	367.17	870	502.83	11,347.15	20,521	9,173.85
ADMINISTRATION						
BANK FEES/CHECKS	0.00	5	5.00	10.00	60	50.00
CREDIT REPORTS	692.10	0	(692.10)	3,494.86	0	(3,494.86)
OFFICE EXPENSE	3,854.26	0	(3,854.26)	12,280.47	0	(12,280.47)
STUDENT COPIER	1,954.97	0	(1,954.97)	5,763.21	0	(5,763.21)
POSTAGE/COURIER	232.75	0	(232.75)	1,600.72	0	(1,600.72)
PACKAGING ROOM EXPENSE	289.00	0	(289.00)	2,661.83	0	(2,661.83)
LICENSE/DUES	0.00	0	0.00	940.50	0	(940.50)
BUILDING PAYROLL	10,751.50	10,992	240.50	142,876.24	131,304	(10,972.24)
SECURITY	21,274.61	7,682	(13,692.61)	109,234.67	92,184	(18,050.67)
SECURITY GAME DAY	0.00	0	0.00	0.00	5,369	5,369.00
SECURE DOOR ENTRY SYSTEM	91.38	60	(31.38)	5,581.93	720	(4,861.93)

RIVERWATCH TOWER CONDO ASSOCIATION

**INCOME STATEMENT WITH COMPARISON WITH CURRENT YEAR BUDGET
FOR PERIOD ENDING DECEMBER 31, 2018**

Prepared by
NAI Ohio Equities, LLC

	CURRENT ACTUAL	CURRENT BUDGET	CURR. VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
MANAGEMENT FEES	3,600.00	3,500	0.00	42,000.00	42,000	0.00
LEGAL	959.00	1,000	40.50	5,804.50	12,600	6,795.50
ACCOUNTING	0.00	0	0.00	11,300.00	11,600	300.00
ADVERTISING	4,369.19	1,450	(2,919.19)	24,933.28	10,655	(6,278.28)
PARKING	0.00	0	0.00	0.00	2,200	2,200.00
VEHICLE TOWING	0.00	0	0.00	270.00	0	(270.00)
INSURANCE	0.00	0	0.00	91,064.91	90,311	(753.91)
RESIDENT RETENTION/FUNCTI	0.00	100	100.00	0.00	1,000	1,000.00
MISC. ADMINISTRATION	0.00	660	660.00	1,780.61	11,420	9,639.39
ASSOCIATION TAXES	15,300.00	30,000	14,700.00	49,938.68	69,640	19,601.32
TOTAL ADMINISTRATION	63,279.26	65,449	(7,830.26)	502,636.41	489,663	(13,073.41)
FIXED EXPENSES						
REAL ESTATE TAXES	0.00	0	0.00	2,356.80	2,600	243.20
INSURANCE	1,194.00	0	(1,194.00)	1,194.00	0	(1,194.00)
TOTAL FIXED EXPENSES	1,194.00	0	(1,194.00)	3,650.80	2,600	(950.80)
TOTAL OPERATING EXPENSES	94,551.11	84,058	(10,495.11)	821,168.45	847,695	26,629.55
NET OPERATING PROFIT/LOS	(43,612.94)	(34,276)	(9,336.94)	151,215.44	111,371	39,844.44
TOTAL EXPENSES	94,551.11	84,058	(10,495.11)	821,168.45	847,695	26,529.55
PROFIT / LOSS AFT NRCVRB	(43,612.94)	(34,276)	(9,336.94)	151,215.44	111,371	39,844.44
RESERVE FUNDS						
OPERATING RESERVE	60,000.00	7,092	(52,908.00)	74,184.00	85,104	10,920.00
TOTAL RESERVE FUNDS EXP	60,000.00	7,092	(52,908.00)	74,184.00	85,104	10,920.00
NET PROFIT/LOSS AFT RSV	(103,612.94)	(41,368)	(62,244.94)	77,031.44	26,267	80,764.44

RIVERWATCH TOWER CONDO ASSOCIATION
INCOME STATEMENT WITH COMPARISON WITH CURRENT YEAR BUDGET
FOR PERIOD ENDING NOVEMBER 30, 2018

Prepared by
NAI Ohio Equities, LLC

	CURRENT ACTUAL	CURRENT BUDGET	CURR. VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
MANAGEMENT FEES	3,500.00	3,500	0.00	38,500.00	38,500	0.00
LEGAL	712.50	1,500	287.50	4,845.00	11,600	6,755.00
ACCOUNTING	0.00	0	0.00	11,300.00	11,600	300.00
ADVERTISING	1,392.00	1,300	(92.00)	20,564.00	17,205	(3,358.99)
PARKING	0.00	0	0.00	0.00	2,200	2,200.00
VEHICLE TOWING	0.00	0	0.00	270.00	0	(270.00)
INSURANCE	0.00	3,767	3,767.00	91,064.91	90,311	(753.91)
RESIDENT RETENTION/FUNCTI	0.00	100	100.00	0.00	900	900.00
MISC. ADMINISTRATION	0.00	660	660.00	1,780.61	10,760	8,979.39
ASSOCIATION TAXES	0.00	0	0.00	34,838.68	38,540	4,901.32
TOTAL ADMINISTRATION	22,128.91	29,933	7,706.09	459,357.15	434,114	(5,243.15)
FIXED EXPENSES						
REAL ESTATE TAXES	0.00	0	0.00	2,355.80	2,600	243.20
TOTAL FIXED EXPENSES	0.00	0	0.00	2,355.80	2,600	243.20
TOTAL OPERATING EXPENSES	45,115.80	54,170	9,054.20	726,604.34	763,629	37,024.66
NET OPERATING PROFIT/LOS	3,475.77	26,610	(23,134.23)	194,828.38	145,647	49,181.38
TOTAL EXPENSES	45,115.80	54,170	9,054.20	726,604.34	763,629	37,024.66
PROFIT / LOSS AFT NRCVRB	3,475.77	26,610	(23,134.23)	194,828.38	145,647	49,181.38
RESERVE FUNDS						
OPERATING RESERVE	0.00	7,032	7,032.00	14,184.00	78,012	63,828.00
TOTAL RESERVE FUNDS EXP	0.00	7,032	7,032.00	14,184.00	78,012	63,828.00
NET PROFIT/LOSS AFT RSV	3,475.77	19,578	(16,042.23)	180,644.38	67,635	113,009.38

1/17/2019
User: KIM

OHIO EQUITIES, LLC
Activity Reconciliation Report

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1/1/2018 to 12/31/2018

Property : RIVERWATCH TOWER CONDO ASSOC.
270 364 W LANE AVE
COLUMBUS OH 43201-1000

Unit Ref. Num	Suite	Name / Chrg Description	Beginning Balance	Charges and Adj	Payments and Adj	Payment Date	Ending Balance	Deposits / Lease Term
								0.00
Property Totals :								
		APP APPLICATION FEE	50.00	12,087.00	12,087.00	X	50.00	
		GDP GAME DAY PROMOTIONS	0.00	95,000.00	95,000.00	X	0.00	
		LAU LAUNDRY INCOME	0.00	17,540.55	17,540.55	X	0.00	
		MSC MISCELLANEOUS	7.00	27,470.00	26,925.00	-	552.00	
		NSF NSF Fee	288.00	36.00	72.00	-	252.00	
		OTH OTHER CHARGES	0.00	15,122.11	15,122.11	-	0.00	
		PRK PARKING FEE	825.00	117,129.60	110,679.60	X	7,275.00	✓
		RMB TENANT EXPENSE REIMBURSEMENTS	5,094.62	35,899.25	36,736.49		4,257.38	✓
		CTI CELL TOWER INCOME	5,883.65	114,995.87	114,647.65	✓	6,231.87	✓
		HOA HOMEOWNERS ASSOC FEE	-16,140.36	455,267.78	464,897.49	✓	-25,770.07	✓
		LAT LATE FEES	840.00	1,350.00	2,040.00		150.00	✓
		LCO LEASING COMMISSIONS	3,200.00	15,100.00	17,500.00		800.00	✓
		ASF ASSOCIATION FEES	-991.77	0.00	-987.77		-4.00	
			-943.86	906,998.16	912,260.12		-6,205.82	