

RIVERWATCH TOWER CONDO ASSOCIATION
INCOME STATEMENT WITH COMPARISON WITH CURRENT YEAR BUDGET
FOR PERIOD ENDING MAY 31, 2019
Prepared by
NAI Ohio Equities, LLC

	CURRENT ACTUAL	CURRENT BUDGET	CURR. VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
INCOME						
ASSOCIATION FEES	38,039.00	37,880	159.00	189,521.00	189,400	121.00
CELL TOWER INCOME	6,716.43	6,521	195.43	53,637.43	53,437	200.43
INTEREST	98.13	26	72.13	473.93	130	343.93
LAUNDRY INCOME	1,335.97	2,600	(1,264.03)	4,320.13	8,300	(3,979.87)
PACKAGING ROOM INCOME	12,308.00	3,600	8,708.00	12,300.00	15,200	(2,900.00)
MISCELLANEOUS	(11,000.00)	900	(11,800.00)	0.00	3,400	(3,400.00)
SPECIAL ASSESSMENT	0.00	0	0.00	549,802.56	0	549,802.56
STUDENT PARKING	2,200.00	10,000	(7,800.00)	6,772.00	17,975	(11,203.00)
EVENT PARKING	0.00	6,000	(6,000.00)	6,426.70	14,308	(7,881.30)
GAME DAY PROMOTIONS	0.00	90,000	(90,000.00)	30,300.00	120,000	(89,700.00)
APPLICATION FEE	850.00	1,000	(150.00)	10,875.00	6,050	4,825.00
LEASING COMMISSION	0.00	0	0.00	(100.00)	0	(100.00)
ORANGE BARREL MEDIA	96.73	0	96.73	0.00	0	0.00
LATE CHARGES	450.00	0	450.00	1,410.00	0	1,410.00
TOTAL INCOME	51,086.26	159,427	(107,340.74)	866,338.75	428,200	438,138.75
OPERATING EXPENSES						
UTILITIES						
ELECTRIC	2,899.96	4,168	1,268.04	25,654.89	26,305	450.11
WATER/SEWER	6,266.74	6,750	483.26	33,847.24	34,352	504.76
CABLE	268.47	100	(168.47)	608.11	500	(108.11)
TELEPHONE	767.16	300	(467.16)	2,028.57	1,500	(528.57)
INTERNET	546.69	341	(205.69)	1,476.68	1,705	228.32
TOTAL UTILITIES	10,739.02	11,649	909.98	63,815.49	64,362	546.51
MAINTENANCE/REPAIRS						
GENERAL MAINTENANCE LABOR	5,132.32	4,651	(481.32)	34,233.05	27,165	(7,068.05)
CONTRA MAINTENANCE	(968.44)	(462)	506.44	(3,468.42)	(3,571)	(102.68)
HVAC REPAIRS	0.00	250	250.00	136.00	1,250	1,114.00
ELEVATOR CONTRACT	1,200.00	1,900	700.00	6,984.48	9,500	2,515.52
MISC. ELEVATOR REPAIRS	0.00	260	260.00	256.36	1,300	1,043.64
ROOF REPAIR	0.00	1,400	1,400.00	6,515.00	3,500	(3,015.00)
ELECTRICAL REPAIRS/SUPPLY	0.00	195	195.00	322.12	975	652.88
PAINT SUPPLIES/PAINTING	3,100.00	300	(2,800.00)	3,436.61	1,500	(1,936.61)
PAINT SUPPLIES/PAINTING	(3,300.00)	0	3,300.00	0.00	0	0.00
GLASS/DOOR REPAIR	0.00	0	0.00	198.00	0	(198.00)
LOCKS & KEYS	0.00	205	205.00	0.00	1,025	1,025.00
MAINTENANCE SUPPLIES	120.72	300	179.28	853.47	1,500	646.53
FIRE EQUIP/INSPECTION	387.60	640	252.60	925.00	3,200	2,275.00
PLUMBING	0.00	300	300.00	200.05	1,500	1,299.95
CARPET CLEANING	250.00	0	(250.00)	250.00	0	(250.00)
TRASH REMOVAL	422.64	1,656	1,233.36	5,018.04	8,280	3,261.96
LIGHT BULBS	0.00	300	300.00	0.00	1,500	1,500.00
BUILDING EXTERIOR	0.00	100	100.00	2,042.50	800	(1,242.50)
MISC. MAINTENANCE	0.00	450	450.00	564.87	2,250	1,685.13
EMERGENCY GENERATOR	0.00	175	175.00	360.82	925	544.18
TOTAL MAINTENANCE	6,344.74	12,620	6,275.26	58,847.95	62,599	3,751.05
JANITORIAL						
CONTRACT JANITORIAL	2,800.00	3,500	700.00	4,900.00	10,500	5,600.00
JANITORIAL SUPPLIES	0.00	200	200.00	972.49	1,000	27.51
TOTAL JANITORIAL	2,800.00	3,700	900.00	5,872.49	11,500	5,627.51
GROUPS MAINTENANCE						
CONTRACT LANDSCAPE	322.50	0	(322.50)	1,378.69	0	(1,378.69)
PEST CONTROL	268.75	270	1.25	1,693.13	1,350	(343.13)
SNOW REMOVAL	0.00	0	0.00	9,304.44	1,980	(6,344.44)
MOWING & WEEDING	0.00	1,199	1,199.00	0.00	2,398	2,398.00
MISC. GROUNDS	0.00	50	50.00	0.00	250	250.00
TOTAL GROUNDS MAINT.	591.25	1,519	927.75	11,376.26	5,958	(5,418.26)
ADMINISTRATION						
BANK FEES/CHECKS	34.11	5	(89.11)	320.91	25	(295.91)
CREDIT REPORTS	1,076.60	1,000	(76.60)	2,107.08	5,800	3,692.94
OFFICE EXPENSE	569.10	500	(69.10)	3,306.64	2,500	(806.64)
OFFICE EXPENSE	(162.90)	0	162.90	0.00	0	0.00
STUDENT COPIER	2,786.42	464	(2,322.42)	2,706.42	2,320	(466.42)
POSTAGE/COURIER	0.00	250	250.00	0.00	1,400	1,400.00
PACKAGING ROOM EXPENSE	(1,371.52)	300	1,671.52	1,196.00	1,500	304.00
LICENSE/DUES	(60.00)	0	60.00	(60.00)	0	60.00
BUILDING PAYROLL	11,820.29	14,426	2,605.71	59,044.11	72,130	13,085.89
SECURITY	15,111.87	7,677	(7,434.87)	40,559.54	38,385	(2,174.54)
SECURE DOOR ENTRY SYSTEM	0.00	177	177.00	395.52	685	519.48

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	CURRENT ACTUAL	CURRENT BUDGET	CURR. VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
MANAGEMENT FEES	3,500.00	3,500	0.00	17,600.00	17,500	0.00
LEGAL	(6,576.00)	500	6,076.00	1,063.00	4,500	2,637.00
ACCOUNTING	6,776.62	0	(6,776.62)	6,776.62	12,000	5,223.38
ADVERTISING	1,726.00	1,667	(59.00)	11,767.30	0,335	(3,432.30)
PARKING- GAME DAY	(1,680.00)	0	1,680.00	(1,680.00)	0	1,680.00
VEHICLE TOWING	(1,645.00)	0	1,645.00	(1,645.00)	0	1,645.00
INSURANCE	107,489.90	93,000	(14,489.90)	107,489.90	93,000	(14,489.90)
MISC. ADMINISTRATION	63.56	200	116.45	2,935.11	1,000	(1,935.11)
ASSOCIATION TAXES	0.00	0	0.00	0.00	69,540	69,540.00
TOTAL ADMINISTRATION	140,540.04	123,668	(16,874.04)	254,633.13	330,820	76,186.87
FIXED EXPENSES						
REAL ESTATE TAXES	0.00	0	0.00	1,176.67	2,600	1,423.33
TOTAL FIXED EXPENSES	0.00	0	0.00	1,176.67	2,600	1,423.33
TOTAL OPERATING EXPENSES	161,015.05	153,154	(7,861.05)	395,721.99	477,839	82,117.01
NET OPERATING PROFIT/LOS	(109,928.79)	5,273	(115,201.79)	470,616.76	(49,639)	520,255.76
TOTAL EXPENSES	161,015.05	153,154	(7,861.05)	395,721.99	477,839	82,117.01
PROFIT / LOSS AFT NRCVRB	(109,928.79)	5,273	(115,201.79)	470,616.76	(49,639)	520,255.76
RESERVE FUNDS						
REPLACEMENT RESERVE	0.00	0	0.00	549,802.56	0	(549,802.56)
TOTAL RESERVE FUNDS EXP	0.00	0	0.00	549,802.56	0	(549,802.56)
NET PROFIT/LOSS AFT RSV	(109,928.79)	5,273	(115,201.79)	(79,185.80)	(49,639)	(29,546.80)