

FEBRUARY 2018

CASH

TOTAL CASH

289,548.15

RENTS RECEIVABLE	(33,069.19)
OTHER RECEIVABLES	6,474.31

TOTAL RECEIVABLES

(26,594.88)

TOTAL CURRENT ASSETS

262,953.27

ASSOCIATION UNIT	80,900.00
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TOTAL LONG-TERM ASSETS

80,900.00

TOTAL ASSETS

343,653.27

LIABILITIES

LONG TERM DEBT

EQUITY

REMITTANCE FROM OWNER	103,180.67
RESERVES - UNALLOCATED	(486,211.11)
CURRENT EARNINGS	22,584.91
RETAINED EARNINGS	704,296.80

TOTAL EQUITY

343,853.27

TOT LIABILITY AND EQUITY

343,853.27

RIVERWATCH TOWER CONDO ASSOCIATION

**INCOME STATEMENT WITH COMPARISON WITH CURRENT YEAR BUDGET
FOR PERIOD ENDING FEBRUARY 28, 2018**

Prepared by
NAI Ohio Equities, LLC

	CURRENT ACTUAL	CURRENT BUDGET	CURR. VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
INCOME						
ASSOCIATION FEES	37,870.00	37,741	129.00	75,740.00	75,482	258.00
CELL TOWER INCOME	6,430.05	6,830	(199.95)	22,777.10	22,589	188.18
PRINTING INCOME	0.00	50	(50.00)	0.00	100	(100.00)
INTEREST	27.06	28	(0.94)	55.06	55	(0.94)
LAUNDRY INCOME	1,054.78	1,996	(941.22)	2,923.36	2,867	56.36
PACKAGING ROOM INCOME	3,300.00	0	3,300.00	4,400.00	0	4,400.00
MISCELLANEDUS	113.00	110	3.00	190.00	210	(20.00)
STUDENT PARKING	1,575.00	450	1,125.00	5,425.00	900	4,525.00
EVENT PARKING	0.00	2,000	(2,000.00)	0.00	6,000	(6,000.00)
GAME DAY PROMOTIONS	25,000.00	0	25,000.00	25,000.00	0	25,000.00
APPLICATION FEE	950.00	1,000	(50.00)	1,500.00	1,800	(300.00)
LEASING COMMISSION	300.00	0	300.00	400.00	0	400.00
LATE CHARGES	60.00	0	60.00	390.00	0	390.00
TOTAL INCOME	75,679.89	50,005	25,674.89	138,800.60	110,004	28,796.60
OPERATING EXPENSES						
UTILITIES						
ELECTRIC	463.03	4,300	3,836.97	7,621.59	8,500	978.41
WATER/SEWER	7,602.02	6,200	(1,402.02)	14,174.56	12,400	(1,774.56)
CABLE	87.41	100	12.59	87.41	200	112.59
TELEPHONE	474.79	300	(174.79)	1,073.21	600	(473.21)
INTERNET	399.05	341	(58.05)	399.05	682	282.95
TOTAL UTILITIES	9,026.30	11,241	2,214.70	23,355.82	22,482	(873.82)
MAINTENANCE/REPAIRS						
GENERAL MAINTENANCE LABOR	6,049.73	6,733	(116.73)	9,906.41	13,465	3,559.59
CONTRA MAINTENANCE	(999.43)	(462)	537.43	(2,722.77)	(524)	1,738.77
HVAC P.M. CONTRACT	0.00	0	0.00	0.00	2,550	2,550.00
HVAC REPAIRS	136.00	0	(136.00)	136.00	0	(136.00)
ELEVATOR CONTRACT	0.00	1,693	1,693.00	0.00	3,320	3,320.00
MISC. ELEVATOR REPAIRS	2,781.00	0	(2,781.00)	2,978.94	0	(2,978.94)
ELECTRICAL REPAIRS/SUPPLY	0.00	150	150.00	0.00	300	300.00
PAINT SUPPLIES/PAINTING	0.00	100	100.00	3,900.00	200	(3,400.00)
LOCKS & KEYS	0.00	100	100.00	0.00	200	200.00
MAINTENANCE SUPPLIES	1,178.71	0	(1,178.71)	2,011.17	0	(2,011.17)
FIRE EQUIP/INSPECTION	1,268.75	338	(930.75)	1,343.75	538	(805.75)
PLUMBING	464.26	0	(464.26)	464.26	1,500	1,035.74
TRASH REMOVAL	1,492.86	1,640	147.14	3,123.34	3,288	156.66
LIGHT BULBS	0.00	300	300.00	0.00	600	600.00
BUILDING EXTERIOR	198.14	200	1.86	198.14	200	1.86
MISC. MAINTENANCE	0.00	450	450.00	363.00	900	537.00
EMERGENCY GENERATOR	780.39	175	(605.39)	780.39	350	(430.39)
TOTAL MAINTENANCE	14,150.41	11,417	(2,733.41)	22,182.63	26,488	4,297.37
JANITORIAL						
JANITORIAL SUPPLIES	61.01	200	138.99	61.01	400	338.99
TOTAL JANITORIAL	61.01	200	138.99	61.01	400	338.99
GROUNDS MAINTENANCE						
PEST CONTROL	537.50	270	(267.50)	537.50	540	2.50
SNOW REMOVAL	2,296.51	2,000	(296.51)	2,551.83	4,000	1,448.17
MISC. GROUNDS	0.00	0	0.00	44.80	0	(44.80)
TOTAL GROUNDS MAINT.	2,834.01	2,270	(564.01)	3,134.13	4,540	1,405.87
ADMINISTRATION						
BANK FEES/CHECKS	0.00	5	5.00	0.00	10	10.00
CREDIT REPORTS	375.00	0	(375.00)	375.00	0	(375.00)
OFFICE EXPENSE	1,964.83	0	(1,964.83)	2,628.99	0	(2,628.99)
STUDENT COPIER	461.56	0	(461.56)	925.15	0	(925.15)
POSTAGE/COURIER	336.09	0	(336.09)	336.09	0	(336.09)
PACKAGING ROOM EXPENSE	568.83	0	(568.83)	568.83	0	(568.83)
BUILDING PAYROLL	11,625.74	10,992	(633.74)	18,448.07	21,994	3,534.93
SECURITY	8,888.76	7,682	793.24	16,303.85	15,364	(939.65)
SECURE DOOR ENTRY SYSTEM	59.13	60	0.87	236.52	120	(116.52)
MANAGEMENT FEES	3,500.00	3,500	0.00	7,000.00	7,000	0.00
LEGAL	237.50	1,000	762.50	332.50	2,000	1,667.50
ACCOUNTING	850.00	0	(850.00)	850.00	0	(850.00)
ADVERTISING	1,474.84	1,300	(174.84)	4,113.91	4,180	66.09
MISC. ADMINISTRATION	0.00	660	660.00	0.00	1,320	1,320.00
TOTAL ADMINISTRATION	28,342.08	25,199	(3,143.08)	52,119.70	51,978	(141.70)
FIXED EXPENSES						

RIVERWATCH TOWER CONDO ASSOCIATION
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FOR PERIOD ENDING FEBRUARY 28, 2018

Prepared by
NAI Ohio Equities, LLC

	CURRENT ACTUAL	CURRENT BUDGET	CURR. VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
REAL ESTATE TAXES	0.00	0	0.00	1,178.40	1,300	121.60
TOTAL FIXED EXPENSES	0.00	0	0.00	1,178.40	1,300	121.60
TOTAL OPERATING EXPENSES	54,413.81	50,327	(4,086.81)	102,031.69	107,180	5,148.31
NET OPERATING PROFIT/LOS	22,266.08	(322)	22,588.08	36,768.91	2,824	33,944.91
TOTAL EXPENSES	54,413.81	50,327	(4,086.81)	102,031.69	107,180	5,148.31
PROFIT / LOSS AFT NRCVRB	22,266.08	(322)	22,588.08	36,768.91	2,824	33,944.91
RESERVE FUNDS						
OPERATING RESERVE	7,092.00	7,092	0.00	14,184.00	14,184	0.00
TOTAL RESERVE FUNDS EXP	7,092.00	7,092	0.00	14,184.00	14,184	0.00
NET PROFIT/LOSS AFT RSV	15,174.08	(7,414)	22,588.08	22,584.91	(11,360)	33,944.91