

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

Prepared by  
**NAI Ohio Equities, LLC**

	CURRENT ACTUAL	CURRENT BUDGET	CURR. VARIANCE	YTD ACTUAL	YTD BUDGET	YTD VARIANCE
<b>INCOME</b>						
ASSOCIATION FEES	37,870.00	37,741	129.00	340,706.00	339,669	1,037.00
CELL TOWER INCOME	6,520.80	6,630	(109.20)	65,216.97	67,686	(2,439.03)
PRINTING INCOME	0.00	100	(100.00)	0.00	350	(350.00)
INTEREST	37.42	28	9.42	283.00	252	31.00
LAUNDRY INCOME	949.74	1,115	(165.26)	12,965.37	9,896	2,869.37
PACKAGING ROOM INCOME	0.00	0	0.00	15,975.00	26,000	(10,025.00)
MISCELLANEOUS	6,638.00	110	6,528.00	9,012.00	1,170	7,842.00
STUDENT PARKING	10,800.00	37,500	(26,700.00)	89,441.25	74,250	15,191.25
EVENT PARKING	0.00	4,000	(4,000.00)	9,801.85	28,000	(18,198.15)
GAME DAY PROMOTIONS	90,000.00	93,000	(3,000.00)	210,000.00	93,000	117,000.00
APPLICATION FEE	150.00	0	150.00	6,867.00	6,100	787.00
LEASING COMMISSION	14,900.00	0	14,900.00	15,800.00	0	15,800.00
LATE CHARGES	150.00	0	150.00	1,170.00	0	1,170.00
<b>TOTAL INCOME</b>	<b>168,015.96</b>	<b>180,224</b>	<b>(12,208.04)</b>	<b>738,858.44</b>	<b>888,143</b>	<b>130,715.44</b>
<b>OPERATING EXPENSES</b>						
<b>UTILITIES</b>						
ELECTRIC	3,818.38	4,300	480.62	43,890.45	38,700	(5,290.45)
WATER/SEWER	6,776.24	6,200	(576.24)	60,360.70	55,800	(5,160.70)
CABLE	87.47	100	12.53	856.13	900	243.67
TELEPHONE	388.38	300	(88.38)	3,411.66	2,700	(711.66)
INTERNET	425.92	341	(84.92)	2,562.95	3,069	506.05
<b>TOTAL UTILITIES</b>	<b>11,497.39</b>	<b>11,241</b>	<b>(256.39)</b>	<b>111,581.89</b>	<b>101,169</b>	<b>(10,412.89)</b>
<b>MAINTENANCE/REPAIRS</b>						
GENERAL MAINTENANCE LABOR	8,837.19	12,386	3,548.81	72,629.51	77,556	4,926.49
CONTRA MAINTENANCE	(5,018.43)	(4,000)	1,018.43	(17,774.74)	(14,772)	3,002.74
HVAC P.M. CONTRACT	0.00	250	250.00	0.00	8,150	8,150.00
HVAC REPAIRS	0.00	0	0.00	727.06	0	(727.06)
ELEVATOR CONTRACT	1,380.50	2,704	1,313.50	12,514.50	16,782	4,267.50
MISC. ELEVATOR REPAIRS	0.00	0	0.00	2,789.81	0	(2,789.81)
ROOF REPAIR	7,748.00	1,500	(6,248.00)	9,704.00	6,000	(3,704.00)
ELECTRICAL REPAIRS/SUPPLY	0.00	250	250.00	0.00	1,650	1,650.00
PAINT SUPPLIES/PAINTING	(164.99)	100	264.99	4,086.83	8,900	4,803.17
LOCKS & KEYS	0.00	350	350.00	268.09	1,400	1,131.91
MAINTENANCE SUPPLIES	194.18	0	(194.18)	2,528.47	0	(2,528.47)
FIRE EQUIPMENT INSPECTION	75.00	2,017	1,942.00	2,781.25	5,381	2,599.75
PLUMBING	0.00	1,500	1,500.00	1,293.54	7,500	6,206.46
WINDOW WASHING	0.00	0	0.00	0.00	5,200	5,200.00
HARD FLOOR CARE	0.00	0	0.00	0.00	1,800	1,800.00
CARPET CLEANING	0.00	0	0.00	6,300.00	0	(6,300.00)
TRASH REMOVAL	2,299.45	1,640	(659.45)	14,515.47	14,780	144.53
LIGHT BULBS	0.00	300	300.00	0.00	2,700	2,700.00
BUILDING EXTERIOR	(474.36)	600	1,074.36	4,357.19	1,900	(2,457.19)
MISC. MAINTENANCE	2,100.00	450	(1,650.00)	6,573.41	4,050	(2,523.41)
EMERGENCY GENERATOR	0.00	175	175.00	1,833.66	2,610	976.34
<b>TOTAL MAINTENANCE</b>	<b>16,985.54</b>	<b>20,222</b>	<b>3,236.46</b>	<b>126,225.05</b>	<b>151,767</b>	<b>26,541.95</b>
<b>JANITORIAL</b>						
JANITORIAL SUPPLIES	481.86	300	(181.86)	1,808.75	2,100	290.25
<b>TOTAL JANITORIAL</b>	<b>481.86</b>	<b>300</b>	<b>(181.86)</b>	<b>1,808.75</b>	<b>2,100</b>	<b>290.25</b>
<b>GROUNDS MAINTENANCE</b>						
CONTRACT LANDSCAPE	0.00	408	408.00	1,091.13	3,263	2,171.87
PEST CONTROL	0.00	270	270.00	2,159.09	2,430	270.91
SNOW REMOVAL	0.00	0	0.00	2,561.83	6,000	3,448.17
PARKING LOT REPAIRS	0.00	0	0.00	0.00	5,200	5,200.00
MOWING & WEEDING	757.88	0	(757.88)	1,897.38	500	(1,397.38)
MISC. GROUNDS	0.00	0	0.00	1,281.05	0	(1,281.05)
<b>TOTAL GROUNDS MAINT.</b>	<b>757.88</b>	<b>678</b>	<b>(80.88)</b>	<b>6,980.48</b>	<b>17,393</b>	<b>8,412.52</b>
<b>ADMINISTRATION</b>						
BANK FEES/CHECKS	5.00	5	0.00	10.00	45	35.00
CREDIT REPORTS	136.42	0	(136.42)	2,864.34	0	(2,664.34)
OFFICE EXPENSE	1,096.42	0	(1,096.42)	8,123.46	0	(8,129.46)
STUDENT COPIER	1,476.84	0	(1,476.84)	3,799.24	0	(3,799.24)
POSTAGE/COURIER	0.00	0	0.00	1,049.32	0	(1,049.32)
PACKAGING ROOM EXPENSE	299.00	0	(299.00)	2,362.83	0	(2,362.83)
LICENSE/DUES	940.50	0	(940.50)	940.50	0	(940.50)
BUILDING PAYROLL	11,284.55	10,892	(392.55)	107,102.66	96,928	(9,174.66)
SECURITY	9,060.15	7,692	(1,368.15)	74,684.68	69,139	(5,546.68)
SECURITY GAME DAY	0.00	2,301	2,301.00	0.00	3,068	3,068.00
SECURE DOOR ENTRY SYSTEM	91.38	60	(31.38)	838.72	540	(298.72)

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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	31,500.00	31,500	0.00
LEGAL	47.50	1,000	952.50	4,132.50	9,600	5,467.50
ACCOUNTING	0.00	0	0.00	11,300.00	11,600	300.00
ADVERTISING	696.00	2,475	1,779.00	17,694.20	14,605	(3,289.20)
PARKING	0.00	500	500.00	0.00	2,200	2,200.00
VEHICLE TOWING	225.00	0	(225.00)	225.00	0	(225.00)
INSURANCE	(1,504.00)	0	1,504.00	91,064.91	86,544	(4,520.91)
RESIDENT RETENTION/FUNCTI	0.00	600	600.00	0.00	800	800.00
MISC. ADMINISTRATION	0.00	660	660.00	1,780.61	9,440	7,659.39
ASSOCIATION TAXES	15,300.00	30,000	14,700.00	34,638.68	39,540	4,901.32
<b>TOTAL ADMINISTRATION</b>	<b>42,656.76</b>	<b>59,775</b>	<b>17,118.24</b>	<b>394,116.65</b>	<b>377,548</b>	<b>(16,668.65)</b>
<b>FIXED EXPENSES</b>						
REAL ESTATE TAXES	0.00	0	0.00	2,358.60	2,600	243.20
<b>TOTAL FIXED EXPENSES</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>2,358.60</b>	<b>2,600</b>	<b>243.20</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>72,379.43</b>	<b>92,217</b>	<b>19,837.57</b>	<b>644,070.62</b>	<b>652,577</b>	<b>8,506.38</b>
<b>NET OPERATING PROFIT/LOS</b>	<b>95,636.53</b>	<b>88,007</b>	<b>7,629.53</b>	<b>154,787.82</b>	<b>15,566</b>	<b>139,221.82</b>
<b>TOTAL EXPENSES</b>	<b>72,379.43</b>	<b>92,217</b>	<b>19,837.57</b>	<b>644,070.62</b>	<b>652,577</b>	<b>8,506.38</b>
<b>PROFIT / LOSS AFT NRCVRB</b>	<b>95,636.53</b>	<b>88,007</b>	<b>7,629.53</b>	<b>154,787.82</b>	<b>15,566</b>	<b>139,221.82</b>
<b>RESERVE FUNDS</b>						
OPERATING RESERVE	0.00	7,092	7,092.00	14,184.00	63,828	49,644.00
<b>TOTAL RESERVE FUNDS EXP</b>	<b>0.00</b>	<b>7,092</b>	<b>7,092.00</b>	<b>14,184.00</b>	<b>63,828</b>	<b>49,644.00</b>
<b>NET PROFIT/LOSS AFT RSV</b>	<b>95,636.53</b>	<b>80,915</b>	<b>14,721.53</b>	<b>140,603.82</b>	<b>(48,262)</b>	<b>188,865.82</b>