



River Centre Association  
Income Statement  
For the Twelve Months Ending December 31, 2008

	Year to Date
Revenues	
Common Assessments-Operating	247,292.32
Common Assessments-Reserve	33,257.04
Interest Income - Reserve	9,666.37
Interest Income - Operating	391.18
Finance Charge Income	1,532.11
	292,139.02
Reserve Allocation	
Reserve Allocation-Assessments	33,257.04
Reserve Allocation-Interest	9,666.37
	42,923.41
Gross Operating Profit	249,215.61
Expenses	
Management Fee	8,100.00
Accounting	4,397.00
Legal Expense	180.00
Tax Preparation	395.00
Insurance	13,487.75
Office Supplies & Expense	327.32
Miscellaneous Expense	228.81
Riverwalk Assessments	73,228.76
Pool & Exercise Room	22,277.04
Telephone-Elevator & Alarm	1,894.56
Alarm System Expenses	5,764.21
Interior Cleaning	17,600.24
Exterior Cleaning	3,040.00
Garage Cleaning	2,320.00
Window & Awning Cleaning	1,450.00
Furnishings & Decorations	417.60
Elevator Maint. & Repair	7,710.75
Mechanical Syst. Maintenance	10,864.62
Exterior Maint. & Repair	6,363.57
Interior Maint.& Repair	4,885.60
Garage Maint.& Repair	1,569.62
Pest Control	1,179.90
Maintenance Supplies	61.98
Electric	15,211.89
Natural Gas	22,918.84
Water & Sewer	27,860.93
Income Taxes	1,548.00
	255,283.99
Net Income	\$ (6,068.38)