

**Comparative Income Statement**  
**CITY OF COLUMBUS-JACKSON**

Cash

Thru:	YTD -Actual Dec 2014	YTD-Budget Dec 2014	Variance	Explanation
<b>REVENUES</b>				
RENTAL INCOME				
Base Rent	91,570.00	79,083.00	12,487.00	15.79% Extra pmt.(\$1,650) - 6 months
Restaurant 2013 % Rent	17,679.60	14,500.00	3,179.60	21.93% 9th installment paid - November
Rent Adj Recon-RE Taxes	11,298.51	0.00	11,298.51	0.00% Taxes not budgeted in 2014
<b>TOTAL RENTAL INCOME</b>	<b>120,548.11</b>	<b>93,583.00</b>	<b>26,965.11</b>	<b>28.81%</b>
GARAGE INCOME				
Pkg Inc.-Garage Monthly	225,289.00	227,100.00	(1,811.00)	-0.80%
Int-Bank Interest	246.31	0.00	246.31	0.00%
<b>TOTAL GARAGE INCOME</b>	<b>225,535.31</b>	<b>227,100.00</b>	<b>(1,564.69)</b>	<b>-0.69%</b>
<b>TOTAL REVENUE</b>	<b>346,083.42</b>	<b>320,683.00</b>	<b>25,400.42</b>	<b>7.92%</b>
<b>OPERATING EXPENSES</b>				
Telephone	5,588.23	4,020.00	(1,568.23)	-28.06%
Office Supplies	27.43	606.00	578.57	104.74%
Office Expense	1,300.00	1,200.00	(100.00)	-8.33%
Gen Maint Supplies	3,235.83	3,950.00	714.17	18.08%
Contract Maint	6,797.30	6,872.00	74.70	1.09%
Contract Maint-Contract	389.70	0.00	(389.70)	0.00%
Elevator Maint	1,079.44	2,760.00	1,680.56	60.89%
Elevator Maint-Contract	959.44	0.00	(959.44)	0.00%
Snow Removal	4,864.00	6,100.00	1,236.00	20.26%
Personnel Costs-Wages	32,115.97	31,955.00	(160.97)	-0.50%
Personnel Costs-OT	373.80	0.00	(373.80)	0.00%
Personnel Costs-Taxes	3,057.56	3,307.00	249.44	7.54%
Personnel Costs-Benefits	7,126.90	6,689.00	(437.90)	-6.55%
Insurance	(63.40)	840.00	903.40	107.55%
Electricity	0.00	0.00	0.00	0.00%
Electricity - SL	20,528.44	22,130.00	1,601.56	7.24%
Water	2,184.82	2,231.00	46.18	2.07%
Direct Bill - Water/Sewer	(6,785.05)	(7,665.00)	(879.95)	11.48%
Sewer Use & Maint	6,781.25	7,379.00	597.75	8.10%
Janitorial Supplies	509.99	577.00	67.01	11.61%
Uniforms & Laundry	117.44	300.00	182.56	60.85%
Management Fee	21,666.68	21,000.00	(666.68)	-3.17%
Misc-Bank Fees	156.09	144.00	(12.09)	-8.40%
<b>TOTAL OPERATING EXPENSES</b>	<b>112,011.86</b>	<b>114,395.00</b>	<b>2,383.14</b>	<b>2.08%</b>
<b>NET OPERATING INCOME</b>	<b>234,071.56</b>	<b>206,288.00</b>	<b>27,783.56</b>	<b>13.47%</b>

**Outstanding Receivables Report**  
**12/31/2014**  
**City of Columbus-Jackson St.**

Retail Tenant	Invoice			Plan of Action	
	Date (s)		Type of Charge (Rent, utilities, etc.)		Amount
	FROM	TO			
Bistro	12/1/2014		December Rent	\$2,000.00	
			Water Invoices	\$374.14	
			Property Tax	\$2,106.45	
Bistro	2/1/2014		2013 Percentage Rent Invoice	\$19,644.15	Tenant paying installments
	3/11/2014			-\$1,964.40	1st Installment
	4/8/2014			-\$1,964.00	2nd Installment
	5/8/2014			-\$1,964.00	3rd installment
	6/3/2014			-\$1,964.00	4th installment
	7/10/2014			-\$1,964.00	5th installment
	8/7/2014			-\$1,964.40	6th installment
	9/10/2014			-\$1,964.40	7th installment
	10/9/2014			-\$1,964.40	8th installment
	11/10/2014			-\$1,964.40	9th installment
	12/1/2014			\$0.00	10th installment
<b>Amount Due</b>				<b>\$1,966.15</b>	
Bistro	1/1/2014	12/31/2014	2014 Percentage Rent	\$19,800.00	Tenant paying prepayments
	6/3/2014			-\$1,600.00	1st Prepayment
	7/10/2014			-\$1,700.00	2nd Prepayment
	8/7/2014			-\$1,650.00	3rd Prepayment
	9/10/2014			-\$1,650.00	4th Prepayment
	10/9/2014			-\$1,650.00	5th Prepayment
	11/10/2014			-\$1,650.00	6th Prepayment
	12/1/2014			\$0.00	7th Prepayment
<b>Amount Due</b>				<b>\$9,900.00</b>	
<b>Amount Due YTD</b>				<b>\$16,346.74</b>	
<b>Amount Due Future Rents</b>				<b>\$175,200.00</b>	
<b>BISTRO TOTAL DUE</b>				<b>\$191,546.74</b>	
PARKING TENANTS					
None				\$0.00	

# EMPTY SPACE COUNT REPORT

Location Jackson St. Year: 2015

Total spaces in count: 213 108 75 0 213 108 75 0 213 108 75 0

		9:00 AM				11:00 AM				1:30 PM			
		Public	Reserved	USPS	Cummins	Public	Reserved	USPS	Cummins	Public	Reserved	USPS	Cummins
Jan	Average Empty Spaces	165	39	12	0	152	39	13	0	145	40	13	0
	Average Vacancy %	78%	36%	17%	0%	71%	36%	17%	0%	68%	37%	17%	0%
	Lowest Empty Spaces	131	36	10	0	131	36	10	0	128	37	12	0
	Lowest Vacancy %	62%	33%	13%	0%	62%	33%	13%	0%	60%	34%	16%	0%
Feb	Average Empty Spaces	0	0	0	0	0	0	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Mar	Average Empty Spaces	0	0	0	0	0	0	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Apr	Average Empty Spaces	0	0	0	0	0	0	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
May	Average Empty Spaces	0	0	0	0	0	0	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Jun	Average Empty Spaces	0	0	0	0	0	0	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Jul	Average Empty Spaces	0	0	0	0	0	0	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Aug	Average Empty Spaces	0	0	0	0	0	0	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Sept	Average Empty Spaces	0	0	0	0	0	0	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Oct	Average Empty Spaces	0	0	0	0	0	0	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Nov	Average Empty Spaces	0	0	0	0	0	0	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Dec	Average Empty Spaces	0	0	0	0	0	0	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
<b>YTD Totals</b>		<b>9:00 AM</b>				<b>11:00 AM</b>				<b>1:30 PM</b>			
		<b>Public</b>	<b>Reserved</b>	<b>USPS</b>	<b>Cummins</b>	<b>Public</b>	<b>Reserved</b>	<b>USPS</b>	<b>Cummins</b>	<b>Public</b>	<b>Reserved</b>	<b>USPS</b>	<b>Cummins</b>
Average Empty Spaces		165	39	12	0	152	39	13	0	145	40	13	0
Average Vacancy %		78%	36%	17%	0%	71%	36%	17%	0%	68%	37%	17%	0%
Lowest Empty Spaces		131	36	10	0	131	36	10	0	128	37	12	0
Lowest Vacancy %		62%	33%	13%	0%	62%	33%	13%	0%	60%	34%	16%	0%