

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

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Date: October

Cash

Thru:	YTD -Actual Oct 2014	YTD-Budget Oct 2014	Variance	Explanation
<b>REVENUES</b>				
RENTAL INCOME				
Base Rent	74,150.00	65,903.00	8,247.00	12.51% Extra pmt.(\$1,650) - 5 months
Restaurant 2013 % Rent	15,715.20	14,500.00	1,215.20	8.38% 8th installment paid - October
Rent Adj Recon-RE Taxes	6,702.48	0.00	6,702.48	0.00% Taxes not budgeted in 2014
<b>TOTAL RENTAL INCOME</b>	<b>96,567.68</b>	<b>80,403.00</b>	<b>16,164.68</b>	<b>20.10%</b>
GARAGE INCOME				
Pkg Inc.-Garage Monthly	189,389.00	191,880.00	(2,491.00)	-1.30%
Int-Bank Interest	197.40	0.00	197.40	0.00%
<b>TOTAL GARAGE INCOME</b>	<b>189,586.40</b>	<b>191,880.00</b>	<b>(2,293.60)</b>	<b>-1.20%</b>
<b>TOTAL REVENUE</b>	<b>286,154.08</b>	<b>272,283.00</b>	<b>13,871.08</b>	<b>5.09%</b>
<b>OPERATING EXPENSES</b>				
Telephone	4,275.44	3,350.00	(925.44)	-21.65%
Office Supplies	27.43	410.00	382.57	107.17%
Office Expense	1,100.00	1,000.00	(100.00)	-10.00%
Gen Maint Supplies	2,358.81	3,350.00	991.19	29.59%
Contract Maint	5,574.31	6,664.00	1,089.69	16.35%
Contract Maint-Contract	389.70	0.00	(389.70)	0.00%
Elevator Maint	599.72	2,660.00	2,060.28	77.45%
Elevator Maint-Contract	959.44	0.00	(959.44)	0.00%
Snow Removal	3,433.00	5,300.00	1,867.00	35.23%
Personnel Costs-Wages	26,775.59	25,885.00	(890.59)	-3.44%
Personnel Costs-OT	373.80	0.00	(373.80)	0.00%
Personnel Costs-Taxes	2,626.05	2,670.00	43.95	1.65%
Personnel Costs-Benefits	6,037.04	5,575.00	(462.04)	-8.29%
Insurance	(1,128.40)	840.00	1,968.40	234.33%
Electricity	0.00	0.00	0.00	0.00%
Electricity - SL	16,819.02	18,630.00	1,810.98	9.72%
Water	1,856.14	1,861.00	4.86	0.26%
Direct Bill - Water/Sewer	(5,758.56)	(6,399.00)	(640.44)	10.01%
Sewer Use & Maint	5,770.27	6,160.00	389.73	6.33%
Janitorial Supplies	471.55	577.00	105.45	18.28%
Uniforms & Laundry	117.44	300.00	182.56	60.85%
Management Fee	18,333.34	17,500.00	(833.34)	-4.76%
Misc-Bank Fees	14.97	120.00	105.03	87.53%
<b>TOTAL OPERATING EXPENSES</b>	<b>91,026.10</b>	<b>96,453.00</b>	<b>5,426.90</b>	<b>5.63%</b>
<b>NET OPERATING INCOME</b>	<b>195,127.98</b>	<b>175,830.00</b>	<b>19,297.98</b>	<b>10.98%</b>

Outstanding Receivables Report

10/31/2014

City of Columbus-Jackson St.

Retail Tenant	Invoice			Plan of Action		
	Date (s)		Type of Charge (Rent, utilities, etc.)		Amount	
	FROM	TO				
Bistro	2/1/2014		2013 Percentage Rent Invoice	\$19,644.15	Tenant paying 10 installments	
	3/11/2014		Partial Payment	-\$1,964.40		1st Installment
	4/8/2014		Partial Payment	-\$1,964.00		2nd Installment
	5/8/2014		Partial Payment	-\$1,964.00		3rd installment
	6/3/2014		Partial Payment	-\$1,964.00		4th installment
	7/10/2014		Partial Payment	-\$1,964.00		5th installment
	8/7/2014		Partial Payment	-\$1,964.00		6th installment
	9/10/2014		Partial Payment	-\$1,964.00		7th installment
	10/9/2014		Partial Payment	-\$1,964.00		8th installment
	<b>Amount Due</b>					<b>\$3,931.75</b>
Bistro Extra Payments (towards new agreement)	6/3/2014		Extra Payment	\$1,600.00		
	7/10/2014		Extra Payment	\$1,700.00		
	8/7/2014		Extra Payment	\$1,650.00		
	9/10/2014		Extra Payment	\$1,650.00		
	10/9/2014		Extra Payment	\$1,650.00		
<b>Total</b>				<b>\$8,250.00</b>		
Parking Tenant						
None						
				<b>\$0.00</b>		
				<b>\$0.00</b>		
<b>Total</b>				<b>\$3,931.75</b>		

# EMPTY SPACE COUNT REPORT

Location **Jackson St.** Year: 2014

**Total spaces in count:** 94 108 75 119 94 108 75 119 94 108 75 119

		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	37	42	23	10	25	41	23	9	17	40	21	9
	Average Vacancy %	40%	39%	30%	9%	26%	38%	30%	8%	18%	37%	28%	8%
	Lowest Empty Spaces	3	34	19	0	0	32	19	0	0	28	17	0
	Lowest Vacancy %	3%	31%	25%	0%	0%	30%	25%	0%	0%	26%	23%	0%
Feb	Average Empty Spaces	29	43	22	4	16	41	22	4	15	38	21	3
	Average Vacancy %	31%	40%	30%	3%	17%	38%	29%	3%	16%	35%	28%	2%
	Lowest Empty Spaces	0	35	17	0	0	36	17	0	0	28	15	0
	Lowest Vacancy %	0%	32%	23%	0%	0%	33%	23%	0%	0%	26%	20%	0%
Mar	Average Empty Spaces	58	44	20	6	32	38	20	6	26	38	20	6
	Average Vacancy %	62%	41%	27%	5%	34%	35%	27%	5%	28%	35%	27%	5%
	Lowest Empty Spaces	30	30	16	0	9	24	17	0	3	25	15	0
	Lowest Vacancy %	32%	28%	21%	0%	10%	22%	23%	0%	3%	23%	20%	0%
Apr	Average Empty Spaces	46	40	21	6	25	38	20	6	22	36	20	6
	Average Vacancy %	49%	37%	28%	5%	26%	35%	27%	5%	23%	33%	27%	5%
	Lowest Empty Spaces	1	33	13	0	1	28	15	0	0	26	13	0
	Lowest Vacancy %	1%	31%	17%	0%	1%	26%	20%	0%	0%	24%	17%	0%
May	Average Empty Spaces	42	44	24	1	21	41	25	0	16	40	24	1
	Average Vacancy %	45%	41%	32%	1%	22%	38%	33%	0%	17%	37%	31%	1%
	Lowest Empty Spaces	18	32	16	0	0	32	16	0	3	31	17	0
	Lowest Vacancy %	19%	30%	21%	0%	0%	30%	21%	0%	3%	29%	23%	0%
Jun	Average Empty Spaces	38	43	24	1	20	41	24	1	18	40	25	1
	Average Vacancy %	41%	40%	32%	1%	22%	38%	32%	1%	20%	37%	33%	1%
	Lowest Empty Spaces	11	33	16	0	8	31	16	0	3	26	17	0
	Lowest Vacancy %	12%	31%	21%	0%	9%	29%	21%	0%	3%	24%	23%	0%
Jul	Average Empty Spaces	52	45	25	1	27	42	24	1	21	42	25	2
	Average Vacancy %	55%	42%	33%	1%	29%	39%	32%	1%	22%	39%	33%	1%
	Lowest Empty Spaces	35	36	20	0	6	32	19	0	0	35	20	0
	Lowest Vacancy %	37%	33%	27%	0%	6%	30%	25%	0%	0%	32%	27%	0%
Aug	Average Empty Spaces	46	43	26	1	22	39	25	1	18	40	25	1
	Average Vacancy %	49%	39%	34%	1%	23%	37%	33%	1%	19%	37%	33%	1%
	Lowest Empty Spaces	25	28	21	0	4	29	18	0	0	31	20	0
	Lowest Vacancy %	27%	26%	28%	0%	4%	27%	24%	0%	0%	29%	27%	0%
Sept	Average Empty Spaces	42	39	27	1	23	36	28	0	21	37	26	1
	Average Vacancy %	45%	36%	36%	0%	25%	34%	37%	0%	23%	34%	35%	1%
	Lowest Empty Spaces	19	29	23	0	0	26	22	0	0	27	21	0
	Lowest Vacancy %	20%	27%	31%	0%	0%	24%	29%	0%	0%	25%	28%	0%
Oct	Average Empty Spaces	40	38	16	0	17	34	18	0	12	35	17	0
	Average Vacancy %	43%	35%	22%	0%	18%	31%	23%	0%	13%	33%	23%	0%
	Lowest Empty Spaces	14	27	7	0	0	15	10	0	0	29	8	0
	Lowest Vacancy %	15%	25%	9%	0%	0%	14%	13%	0%	0%	27%	11%	0%
Nov	Average Empty Spaces	36	38	11	0	12	33	11	0	8	35	11	0
	Average Vacancy %	38%	35%	15%	0%	12%	31%	14%	0%	9%	32%	15%	0%
	Lowest Empty Spaces	26	32	10	0	0	26	10	0	0	27	7	0
	Lowest Vacancy %	28%	30%	13%	0%	0%	24%	13%	0%	0%	25%	9%	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%
YTD Totals		9:00 AM				11:00 AM				1:30 PM			
		Public	Reserved	USPS	Cummins	Public	Reserved	USPS	Cummins	Public	Reserved	USPS	Cummins
	Average Empty Spaces	42	42	22	3	22	39	22	3	18	38	21	3
	Average Vacancy %	45%	39%	29%	2%	23%	36%	29%	2%	19%	35%	29%	2%
	Lowest Empty Spaces	17	32	16	0	3	28	16	0	1	28	15	0
	Lowest Vacancy %	18%	29%	22%	0%	3%	26%	22%	0%	1%	26%	21%	0%