

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

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 Date: July

Thru:	YTD -Actual Jul 2015	YTD-Budget Jul 2015	Variance	Explanation
<b>REVENUES</b>				
<b>RENTAL INCOME</b>				
Base Rent	35,115.73	31,950.00	3,165.73	9.91% Pub paid Jan. pmt (4,560) in Dec. 2014 Pub paid Aug. rent in July (\$4,560)
Restaurant % Rent	1,964.55	0.00	1,964.55	0.00% Pmt. Part of Bistro final settlement
Rent Adj Recon-RE Taxes	3,811.99	0.00	3,811.99	0.00% \$2,106 -Part of Bistro final settlement
<b>TOTAL RENTAL INCOME</b>	<b>40,892.27</b>	<b>31,950.00</b>	<b>8,942.27</b>	<b>27.99%</b>
<b>GARAGE INCOME</b>				
Pkg Inc.-Garage Monthly	100,098.41	97,395.00	2,703.41	2.78% Variance due to annual parker pmts
Pkg Inc.-Garage Daily	21,642.85	8,584.00	13,058.85	152.13% Daily parking better than anticipated
Int-Bank Interest	181.16	0.00	181.16	0.00%
<b>TOTAL GARAGE INCOME</b>	<b>121,922.42</b>	<b>105,979.00</b>	<b>15,943.42</b>	<b>15.04%</b>
<b>TOTAL REVENUE</b>	<b>162,814.69</b>	<b>137,929.00</b>	<b>24,885.69</b>	<b>18.04%</b>
<b>OPERATING EXPENSES</b>				
Telephone	4,242.22	7,303.00	3,060.78	41.91%
Office Supplies	869.70	296.00	(573.70)	-193.82%
Office Expense	700.00	700.00	0.00	0.00%
Gen Maint Supplies	2,565.80	3,200.00	634.20	19.82%
Contract Maint	8,525.92	6,803.00	(1,722.92)	-25.33% \$600 in Bistro grease clean-up
Contract Maint-Parking Equip.	4,300.00	6,000.00	1,700.00	28.33%
HVAC Maint	226.00	0.00	(226.00)	0.00% Bistro HVAC service
Elevator Maint	1,559.16	1,945.00	385.84	19.84%
Snow Removal	974.50	4,700.00	3,725.50	79.27%
Personnel Costs-Wages	19,247.93	20,266.00	1,018.07	5.02% \$660 in Bistro clean-up
Personnel Costs-Taxes	1,926.36	2,095.00	168.64	8.05%
Personnel Costs-Benefits	5,134.17	5,061.00	(73.17)	-1.45%
Insurance	0.00	575.00	575.00	100.00%
Electricity (garage and retail)	14,273.77	13,276.00	(997.77)	-7.52% \$2,576 in vacant space
Gas (retail)	281.97	0.00	(281.97)	0.00% Vacant space
Water	851.25	1,100.00	248.75	22.61%
Direct Bill - Water/Sewer	(1,842.23)	(2,476.00)	(633.77)	25.60%
Sewer Use & Maint	1,554.28	2,400.00	845.72	35.24%
Janitorial Supplies	250.21	256.00	5.79	2.26%
Uniforms & Laundry	388.91	460.00	71.09	15.45%
Management Fee	12,250.00	12,250.00	0.00	0.00%
Misc-Bank Fees	1,060.29	1,801.00	740.71	41.13%
Marketing	3,000.00	0.00	(3,000.00)	0.00% Window cover for vacant space
<b>TOTAL OPERATING EXPENSES</b>	<b>82,340.21</b>	<b>88,011.00</b>	<b>5,670.79</b>	<b>6.44%</b>
<b>NET OPERATING INCOME</b>	<b>80,474.48</b>	<b>49,918.00</b>	<b>30,556.48</b>	<b>61.21%</b>

# EMPTY SPACE COUNT REPORT

Location Jackson St. Year: 2015

Total spaces in count:		363	33	363	33	363	33
		9:00 AM		1:30 PM		8:00 PM	
		Unres/Public	Reserved	Unres/Public	Reserved	Unres/Public	Reserved
Jan	Average Empty Spaces	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%
Feb	Average Empty Spaces	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%
Mar	Average Empty Spaces	208	13	186	12	284	28
	Average Vacancy %	57%	41%	51%	35%	78%	86%
	Lowest Empty Spaces	139	7	104	6	238	22
	Lowest Vacancy %	38%	21%	29%	18%	66%	67%
Apr	Average Empty Spaces	210	17	190	14	267	28
	Average Vacancy %	58%	51%	52%	42%	73%	85%
	Lowest Empty Spaces	191	10	183	12	253	26
	Lowest Vacancy %	53%	30%	50%	36%	70%	79%
May	Average Empty Spaces	222	17	187	15	266	27
	Average Vacancy %	61%	51%	52%	45%	73%	82%
	Lowest Empty Spaces	194	15	181	12	233	20
	Lowest Vacancy %	53%	45%	50%	36%	64%	61%
Jun	Average Empty Spaces	201	17	183	12	269	28
	Average Vacancy %	55%	50%	50%	37%	74%	85%
	Lowest Empty Spaces	184	13	165	9	210	25
	Lowest Vacancy %	51%	39%	45%	27%	58%	76%
Jul	Average Empty Spaces	192	17	182	15	277	28
	Average Vacancy %	53%	52%	50%	45%	76%	84%
	Lowest Empty Spaces	187	13	172	11	248	23
	Lowest Vacancy %	52%	39%	47%	33%	68%	70%
Aug	Average Empty Spaces	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%
Sept	Average Empty Spaces	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%
Oct	Average Empty Spaces	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%
Nov	Average Empty Spaces	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%
Dec	Average Empty Spaces	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%
<b>YTD Totals</b>		<b>9:00 AM</b>		<b>1:30 PM</b>		<b>8:00 PM</b>	
		<b>Unres/Public</b>	<b>Reserved</b>	<b>Unres/Public</b>	<b>Reserved</b>	<b>Unres/Public</b>	<b>Reserved</b>
Average Empty Spaces		207	16	185	13	273	28
Average Vacancy %		57%	49%	51%	41%	75%	85%
Lowest Empty Spaces		179	12	161	10	236	23
Lowest Vacancy %		49%	35%	44%	30%	65%	70%