

Comparative Income Statement

CITY OF COLUMBUS-2nd Street Garage

Cash

Thru:	YTD -Actual Nov 2014	YTD-Budget Nov 2014	Variance	Explanation
REVENUES				
RENTAL INCOME				
Base Rent	0.00	0.00	0.00	0.00%
% Rent	0.00	0.00	0.00	0.00%
Rent Adj Recon-RE Taxes	0.00	0.00	0.00	0.00%
TOTAL RENTAL INCOME	0.00	0.00	0.00	0.00%
GARAGE INCOME				
Pkg Inc.-Garage Monthly	222,381.03	201,685.00	20,696.03	10.26% Cole paid 2013 amt. in 2014.
Int-Bank Interest	82.13	0.00	82.13	0.00%
TOTAL GARAGE INCOME	222,463.16	201,685.00	20,778.16	10.30%
TOTAL REVENUE	222,463.16	201,685.00	20,778.16	10.30%
OPERATING EXPENSES				
Telephone	7,143.49	6,490.00	(653.49)	-9.15%
Office Supplies	45.22	448.00	402.78	111.23%
Office Expense	1,800.00	1,650.00	(150.00)	-9.09%
Gen Maint Supplies	3,125.69	4,650.00	1,524.31	32.78%
Contract Maint	2,025.95	7,293.00	5,267.05	72.22%
Contract Maint-Pkg Equipment	0.00	500.00	500.00	0.00%
Elevator Maint	3,644.34	5,786.00	2,141.66	37.01%
Snow Removal	3,874.00	6,900.00	3,026.00	43.86%
Personnel Costs-Wages	44,859.02	41,761.00	(3,098.02)	-7.42%
Personnel Costs-OT	560.70	0.00	(560.70)	0.00%
Personnel Costs-Taxes	4,320.07	4,323.00	2.93	0.07%
Personnel Costs-Benefits	9,876.94	9,198.00	(678.94)	-7.38%
Insurance	(156.60)	822.00	978.60	119.05%
Electricity - SL	20,797.22	19,650.00	(1,147.22)	-5.84%
Water	37.28	180.00	142.72	79.29%
Sewer Use & Maint	30.94	190.00	159.06	83.72%
Janitorial Supplies	281.76	577.00	295.24	51.17%
Uniforms & Laundry	0.00	300.00	300.00	100.00%
Management Fee	21,249.99	22,000.00	750.01	3.41%
Misc-Bank Fees	14.46	132.00	117.54	89.05%
TOTAL OPERATING EXPENSES	123,530.47	132,850.00	9,319.53	7.02%
NET OPERATING INCOME	98,932.69	68,835.00	30,097.69	43.72%

Outstanding Receivables Report
 11/30/2014
 City of Columbus - 2nd Street Garage

Tenant Name	Invoice			Plan of Action	
	Date (s)		Type of Charge		Amount
	FROM	TO	(Rent, utilities, etc.)		
None					
Pkg Inc - Garage Monthly				\$20,699.35	Cole paid 2013 parking in 2014. Aug partial \$714.29, Sept \$5,000, Nov \$5,000 and Dec \$5,000...for a total of \$20,714.29 paid in Jan 2015
				\$20,699.35	
				\$0.00	
				\$0.00	
Total				\$20,699.35	

EMPTY SPACE COUNT REPORT

Location 2nd Street

Year: 2014

Total spaces in count: 700

		10:00 AM		2:00 PM		10:00 PM	
		Reserved	Unreserved	Reserved	Unreserved	Reserved	Unreserved
Jan	Average Empty Spaces	162	52	163	43	0	0
	Average Vacancy %	81%	10%	81%	9%	0%	0%
	Lowest Empty Spaces	152	0	156	0	0	0
	Lowest Vacancy %	76%	0%	78%	0%	0%	0%
Feb	Average Empty Spaces	157	30	157	21	0	0
	Average Vacancy %	79%	6%	79%	4%	0%	0%
	Lowest Empty Spaces	152	0	154	0	0	0
	Lowest Vacancy %	76%	0%	77%	0%	0%	0%
Mar	Average Empty Spaces	160	58	161	30	0	0
	Average Vacancy %	80%	12%	81%	6%	0%	0%
	Lowest Empty Spaces	147	0	154	0	0	0
	Lowest Vacancy %	74%	0%	77%	0%	0%	0%
Apr	Average Empty Spaces	165	35	166	34	0	0
	Average Vacancy %	83%	7%	83%	7%	0%	0%
	Lowest Empty Spaces	158	0	154	0	0	0
	Lowest Vacancy %	79%	0%	77%	0%	0%	0%
May	Average Empty Spaces	170	26	169	17	0	0
	Average Vacancy %	85%	5%	84%	3%	0%	0%
	Lowest Empty Spaces	82%	0	82%	0	0%	0%
	Lowest Vacancy %	82%	0%	82%	0%	0%	0%
Jun	Average Empty Spaces	168	14	169	14	0	0
	Average Vacancy %	84%	3%	84%	3%	0%	0%
	Lowest Empty Spaces	161	0	163	0	0	0
	Lowest Vacancy %	81%	0%	82%	0%	0%	0%
Jul	Average Empty Spaces	169	17	169	17	0	0
	Average Vacancy %	84%	3%	84%	3%	0%	0%
	Lowest Empty Spaces	163	0	164	0	0	0
	Lowest Vacancy %	82%	0%	82%	0%	0%	0%
Aug	Average Empty Spaces	169	15	170	13	0	0
	Average Vacancy %	84%	3%	85%	3%	0%	0%
	Lowest Empty Spaces	165	0	168	0	0	0
	Lowest Vacancy %	83%	0%	84%	0%	0%	0%
Sept	Average Empty Spaces	173	8	172	7	0	0
	Average Vacancy %	87%	2%	86%	1%	0%	0%
	Lowest Empty Spaces	170	0	169	0	0	0
	Lowest Vacancy %	85%	0%	85%	0%	0%	0%
Oct	Average Empty Spaces	174	20	175	11	0	0
	Average Vacancy %	87%	4%	87%	2%	0%	0%
	Lowest Empty Spaces	170	0	169	0	0	0
	Lowest Vacancy %	85%	0%	85%	0%	0%	0%
Nov	Average Empty Spaces	173	20	175	19	0	0
	Average Vacancy %	86%	4%	88%	4%	0%	0%
	Lowest Empty Spaces	170	0	173	0	0	0
	Lowest Vacancy %	85%	0%	87%	0%	0%	0%
Dec	Average Empty Spaces	172	11	174	4	153	392
	Average Vacancy %	86%	2%	87%	1%	22%	56%
	Lowest Empty Spaces	169	0	172	0	147	372
	Lowest Vacancy %	85%	0%	86%	0%	0%	0%
YTD Totals		10:00 AM		2:00 PM		10:00 PM	
		Reserved	Unreserved	Reserved	Unreserved	Reserved	Unreserved
Average Empty Spaces		168	26	168	19	153	392
Average Vacancy %		84%	5%	84%	4%	2%	5%
Lowest Empty Spaces		148	0	150	0	147	372
Lowest Vacancy %		81%	0%	82%	0%	0%	0%