

**JACKSON STREET GARAGE
INCOME AND EXPENSE VARIANCE - \$5,000 AND 10%
YEAR-TO-DATE ACTUAL COMPARED TO YEAR-TO-DATE BUDGET
THIRD QUARTER - JULY 2014**

LINE ITEM	YTD \$ VARIANCE (\$5,000 or Greater)	YTD % VARIANCE (10% or Greater)	REASON FOR VARIANCE
<u>Retail Income</u>			
Base Rent	\$ 3,297.00	7%	Extra payment (\$1,600) made by Bistro each month (2).
Restaurant % Rent (Bistro)	\$ (4,678.00)	-32%	Variance is 2013 % rent installments from Bistro. \$14,500 % rent payment budgeted in June.
Real Estate Tax Payment	\$ 6,702.48	100%	Bistro & Pub May installment is variance amount. Tax payments were not budgeted for 2014.
<u>Retail Expenses</u>			
None			
<u>Garage Income</u>			
None			
<u>Garage Expenses</u>			
Electricity	\$ 4,053.00	100%	Line-item balances with Electricity SL.
Electricity SL	\$ (5,904.00)	-40%	Line-item balances with Electricity.

Notes:

- 1.) Explanation required for line items that are \$5,000 and 10% over (under) the year-to-date budget
- 2.) If a significant project has been pushed back (i.e. moved from March to December), please note what months you expect the project to be completed and billed