

Comparative Income Statement
CITY OF COLUMBUS-JACKSON

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 Date: July

Thru:	YTD -Actual Jul 2016	YTD-Budget Jul 2016	Variance	Explanation
REVENUES				
RENTAL INCOME				
Base Rent	27,540.00	32,360.00	(4,820.00)	-14.89% Pub paid Jan. pmt (4,560) in Dec. 2015
Restaurant % Rent	0.00	0.00	0.00	0.00%
Rent Adj Recon-RE Taxes	3,456.27	4,734.00	(1,277.73)	0.00%
TOTAL RENTAL INCOME	30,996.27	37,094.00	(6,097.73)	-16.44%
GARAGE INCOME				
Pkg Inc.-Garage Monthly	100,896.00	99,495.00	1,401.00	1.41%
Pkg Inc.-Garage Daily	28,576.05	26,425.00	2,151.05	8.14%
Int-Bank Interest	213.59	182.00	31.59	0.00%
TOTAL GARAGE INCOME	129,685.64	126,102.00	3,583.64	2.84%
TOTAL REVENUE	160,681.91	163,196.00	(2,514.09)	-1.54%
OPERATING EXPENSES				
Telephone	1,992.46	2,445.00	452.54	18.51%
Office Supplies	621.23	916.00	294.77	32.18%
Office Expense	800.00	700.00	(100.00)	-14.29%
Gen Maint Supplies	2,116.14	3,355.00	1,238.86	36.93%
Contract Maint	8,039.84	9,172.00	1,132.16	12.34%
Contract Maint-Parking Equip.	2,827.04	2,350.00	(477.04)	-20.30%
HVAC Maint (retail)	0.00	0.00	0.00	0.00%
Elevator Maint	1,079.44	1,845.00	765.56	41.49%
Snow Removal	1,325.00	5,000.00	3,675.00	73.50%
Personnel Costs-Wages	21,655.14	20,889.00	(766.14)	-3.67% *Dec. (\$3,322.97) paid in January
Personnel Costs-Taxes	1,879.80	2,162.00	282.20	13.05%
Personnel Costs-Benefits	4,629.92	5,132.00	502.08	9.78%
Insurance	0.00	0.00	0.00	0.00%
Electricity (garage and retail)	17,280.58	12,670.00	(4,610.58)	-36.39% *Dec. (\$3,570.22) paid in January
Gas (retail)	140.11	0.00	(140.11)	0.00%
Water	989.87	980.00	(9.87)	-1.01%
Direct Bill - Water/Sewer	(1,148.44)	(2,485.00)	(1,336.56)	53.79%
Sewer Use & Maint	2,646.25	2,625.00	(21.25)	-0.81%
Janitorial Supplies	343.47	256.00	(87.47)	0.00%
Direct Bill- Trash Removal	(210.00)	(210.00)	0.00	0.00%
Uniforms & Laundry	182.02	300.00	117.98	0.00%
Management Fee	14,000.00	12,250.00	(1,750.00)	-14.29% *Dec. (\$1,750) paid in January
Misc-Bank Fees	1,906.26	1,610.00	(296.26)	-18.40%
TOTAL OPERATING EXPENSES	83,096.13	81,962.00	(1,134.13)	-1.38%
NET OPERATING INCOME	77,585.78	81,234.00	(3,648.22)	-4.49%

*REI didn't receive the CRC December reimbursement check until December 31st. REI was unable to cut checks to vendors until January. Since the accounting system for Columbus is CASH verses ACCRUAL, payments are placed in the actual month checks are cut. December expenditures (\$8,644.19) for the line items above were paid in January.

EMPTY SPACE COUNT REPORT

Location Jackson St. Year: 2016

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	194	15	184	15	282	25
	Average Vacancy %	53%	46%	51%	45%	78%	77%
	Lowest Empty Spaces	181	13	178	12	224	0
	Lowest Vacancy %	50%	39%	49%	36%	62%	0%
Feb	Average Empty Spaces	192	14	180	14	279	26
	Average Vacancy %	53%	42%	50%	42%	77%	78%
	Lowest Empty Spaces	181	10	166	10	190	0
	Lowest Vacancy %	50%	30%	46%	30%	52%	0%
Mar	Average Empty Spaces	186	15	174	14	286	27
	Average Vacancy %	51%	44%	48%	42%	79%	81%
	Lowest Empty Spaces	180	12	163	11	212	0
	Lowest Vacancy %	50%	36%	45%	33%	58%	0%
Apr	Average Empty Spaces	187	15	172	14	278	28
	Average Vacancy %	52%	41%	48%	38%	77%	75%
	Lowest Empty Spaces	175	12	164	11	195	25
	Lowest Vacancy %	49%	32%	46%	30%	54%	68%
May	Average Empty Spaces	189	17	175	16	286	29
	Average Vacancy %	53%	47%	49%	44%	80%	78%
	Lowest Empty Spaces	181	15	159	15	269	26
	Lowest Vacancy %	50%	41%	44%	41%	75%	70%
Jun	Average Empty Spaces	194	19	178	18	287	32
	Average Vacancy %	54%	51%	50%	49%	80%	87%
	Lowest Empty Spaces	186	17	171	17	256	27
	Lowest Vacancy %	52%	46%	48%	46%	71%	73%
Jul	Average Empty Spaces	192	22	179	20	96	226
	Average Vacancy %	53%	59%	50%	54%	27%	609%
	Lowest Empty Spaces	186	20	172	18	27	28
	Lowest Vacancy %	51%	54%	48%	49%	7%	76%
Aug	Average Empty Spaces	196	21	182	20	285	29
	Average Vacancy %	55%	58%	51%	53%	79%	79%
	Lowest Empty Spaces	189	20	172	18	278	28
	Lowest Vacancy %	53%	54%	48%	49%	77%	76%
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%
YTD Totals		9:00 AM		1:30 PM		8:00 PM	
		Unres/Public	Reserved	Unres/Public	Reserved	Unres/Public	Reserved
	Average Empty Spaces	191	17	178	16	260	53
	Average Vacancy %	47%	43%	44%	41%	64%	129%
	Lowest Empty Spaces	182	15	168	14	206	17
	Lowest Vacancy %	51%	42%	47%	39%	57%	45%