

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

Cash

Thru:	YTD -Actual Jan 2015	YTD-Budget Jan 2015	Variance	Explanation
<b>REVENUES</b>				
<b>RENTAL INCOME</b>				
Base Rent	0.00	4,590.00	(4,590.00)	-100.00% Pub paid Jan. payment in Dec. 2014.
Restaurant % Rent	0.00	0.00	0.00	0.00%
Rent Adj Recon-RE Taxes	0.00	0.00	0.00	0.00%
<b>TOTAL RENTAL INCOME</b>	<b>0.00</b>	<b>4,590.00</b>	<b>(4,590.00)</b>	<b>-100.00%</b>
<b>GARAGE INCOME</b>				
Pkg Inc.-Garage Monthly	12,310.00	12,525.00	(215.00)	-1.72%
Int-Bank Interest	25.65	0.00	25.65	0.00%
<b>TOTAL GARAGE INCOME</b>	<b>12,335.65</b>	<b>12,525.00</b>	<b>(189.35)</b>	<b>-1.51%</b>
<b>TOTAL REVENUE</b>	<b>12,335.65</b>	<b>17,115.00</b>	<b>(4,779.35)</b>	<b>-27.92%</b>
<b>OPERATING EXPENSES</b>				
Telephone	819.32	829.00	9.68	1.18%
Office Supplies	0.00	38.00	38.00	100.00%
Office Expense	0.00	100.00	100.00	100.00%
Gen Maint Supplies	20.91	400.00	379.09	94.77%
Contract Maint	1,664.93	1,659.00	(5.93)	-0.36%
Contract Maint-Parking Equip.	0.00	1,000.00	1,000.00	0.00%
Elevator Maint	479.72	540.00	60.28	11.16%
Snow Removal	124.50	900.00	775.50	86.17%
Personnel Costs-Wages	0.00	2,719.00	2,719.00	100.00% Cost will be in Feb.
Personnel Costs-OT	0.00	0.00	0.00	0.00%
Personnel Costs-Taxes	0.00	281.00	281.00	100.00% Cost will be in Feb.
Personnel Costs-Benefits	0.00	723.00	723.00	100.00% Cost will be in Feb.
Insurance	0.00	0.00	0.00	0.00%
Electricity	0.00	0.00	0.00	0.00%
Electricity - SL	2,264.60	2,265.00	0.40	0.02%
Water	133.26	150.00	16.74	11.16%
Direct Bill - Water/Sewer	(305.95)	(357.00)	(51.05)	14.30%
Sewer Use & Maint	371.93	400.00	28.07	7.02%
Janitorial Supplies	0.00	0.00	0.00	0.00%
Uniforms & Laundry	303.08	310.00	6.92	2.23%
Management Fee	0.00	1,750.00	1,750.00	100.00%
Misc-Bank Fees	13.06	12.00	(1.06)	-8.83%
<b>TOTAL OPERATING EXPENSES</b>	<b>5,889.36</b>	<b>13,719.00</b>	<b>7,829.64</b>	<b>57.07%</b>
<b>NET OPERATING INCOME</b>	<b>6,446.29</b>	<b>3,396.00</b>	<b>3,050.29</b>	<b>89.82%</b>

**Outstanding Receivables Report**

1/31/2015

City of Columbus-Jackson St.

Retail Tenant	Invoice				Plan of Action
	Date (s)		Type of Charge (Rent, utilities, etc.)	Amount	
	FROM	TO			
Bistro	12/1/2014		December Rent	\$2,000.00	
			Water Invoices	\$374.14	
	Fall		Property Tax	\$2,106.45	
Bistro	2/1/2014		2013 Percentage Rent Invoice	\$19,644.15	Tenant paying installments
	3/11/2014			-\$1,964.40	1st Installment
	4/8/2014			-\$1,964.00	2nd Installment
	5/8/2014			-\$1,964.00	3rd installment
	6/3/2014			-\$1,964.00	4th installment
	7/10/2014			-\$1,964.00	5th installment
	8/7/2014			-\$1,964.40	6th installment
	9/10/2014			-\$1,964.40	7th installment
	10/9/2014			-\$1,964.40	8th installment
	11/10/2014			-\$1,964.40	9th installment
	12/1/2014			\$0.00	10th installment
<b>Amount Due</b>			<b>\$1,966.15</b>		
Bistro	1/1/2014	7/1/2014	2014 Percentage Rent	\$11,550.00	Tenant paying prepayments
	6/3/2014			-\$1,600.00	1st Prepayment
	7/10/2014			-\$1,700.00	2nd Prepayment
	8/7/2014			-\$1,650.00	3rd Prepayment
	9/10/2014			-\$1,650.00	4th Prepayment
	10/9/2014			-\$1,650.00	5th Prepayment
	11/10/2014			-\$1,650.00	6th Prepayment
	12/1/2014			\$0.00	7th Prepayment
<b>Amount Due</b>			<b>\$1,650.00</b>		
<b>Bistro Amount Due YTD</b>				<b>\$8,096.74</b>	
PARKING TENANTS					
None				\$0.00	

# EMPTY SPACE COUNT REPORT

Location Jackson St.

Year: 2015

Total spaces in count: 213 108 75 213 108 75 213 108 75

		9:00 AM			11:00 AM			1:30 PM		
		Public	Reserved	USPS	Public	Reserved	USPS	Public	Reserved	USPS
Jan	Average Empty Spaces	147	38	15	132	37	15	124	37	15
	Average Vacancy %	69%	35%	19%	62%	34%	19%	58%	35%	19%
	Lowest Empty Spaces	114	23	10	103	24	10	93	23	10
	Lowest Vacancy %	54%	21%	13%	48%	22%	13%	44%	21%	13%
Feb	Average Empty Spaces	117	45	13	91	42	13	75	40	13
	Average Vacancy %	55%	42%	18%	43%	39%	18%	35%	37%	17%
	Lowest Empty Spaces	103	35	6	52	36	11	51	31	11
	Lowest Vacancy %	48%	32%	8%	24%	33%	15%	24%	29%	15%
Mar	Average Empty Spaces	0	0	0	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%
Apr	Average Empty Spaces	0	0	0	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%
May	Average Empty Spaces	0	0	0	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%
Jun	Average Empty Spaces	0	0	0	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%
Jul	Average Empty Spaces	0	0	0	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%
Aug	Average Empty Spaces	0	0	0	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%
Sept	Average Empty Spaces	0	0	0	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%
Oct	Average Empty Spaces	0	0	0	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%
Nov	Average Empty Spaces	0	0	0	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%
Dec	Average Empty Spaces	0	0	0	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%
<b>YTD Totals</b>		<b>9:00 AM</b>			<b>11:00 AM</b>			<b>1:30 PM</b>		
		<b>Public</b>	<b>Reserved</b>	<b>USPS</b>	<b>Public</b>	<b>Reserved</b>	<b>USPS</b>	<b>Public</b>	<b>Reserved</b>	<b>USPS</b>
Average Empty Spaces		132	41	14	111	39	14	100	38	14
Average Vacancy %		62%	38%	19%	52%	36%	19%	47%	36%	18%
Lowest Empty Spaces		109	29	8	78	30	11	72	27	11
Lowest Vacancy %		51%	27%	11%	36%	28%	14%	34%	25%	14%