

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

Page: 1  
 Date: AUGUST

| Thru:                           | YTD -Actual<br>Aug 2016 | YTD-Budget<br>Aug 2016 | Variance          | Explanation                                    |
|---------------------------------|-------------------------|------------------------|-------------------|--|
| <b>REVENUES</b>                 |                         |                        |                   |  |
| <b>RENTAL INCOME</b>            |                         |                        |                   |  |
| Base Rent                       | 32,130.00               | 37,180.00              | (5,050.00)        | -13.58% 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%  |
| <b>TOTAL RENTAL INCOME</b>      | <b>35,586.27</b>        | <b>41,914.00</b>       | <b>(6,327.73)</b> | <b>-15.10%</b>                                 |
| <b>GARAGE INCOME</b>            |                         |                        |                   |  |
| Pkg Inc.-Garage Monthly         | 113,876.00              | 112,320.00             | 1,556.00          | 1.39%  |
| Pkg Inc.-Garage Daily           | 33,334.20               | 30,450.00              | 2,884.20          | 9.47%  |
| Int-Bank Interest               | 246.46                  | 208.00                 | 38.46             | 0.00%  |
| <b>TOTAL GARAGE INCOME</b>      | <b>147,456.66</b>       | <b>142,978.00</b>      | <b>4,478.66</b>   | <b>3.13%</b>                                   |
| <b>TOTAL REVENUE</b>            | <b>183,042.93</b>       | <b>184,892.00</b>      | <b>(1,849.07)</b> | <b>-1.00%</b>                                  |
| <b>OPERATING EXPENSES</b>       |                         |                        |                   |  |
| Telephone                       | 2,440.04                | 2,955.00               | 514.96            | 17.43%   |
| Office Supplies                 | 621.23                  | 954.00                 | 332.77            | 34.88%   |
| Office Expense                  | 900.00                  | 800.00                 | (100.00)          | -12.50%  |
| Gen Maint Supplies              | 2,871.99                | 4,170.00               | 1,298.01          | 31.13%   |
| Contract Maint                  | 8,548.34                | 9,966.00               | 1,417.66          | 14.22%   |
| Contract Maint-Parking Equip.   | 3,672.04                | 2,900.00               | (772.04)          | -26.62%  |
| HVAC Maint (retail)             | 0.00                    | 0.00                   | 0.00              | 0.00%  |
| Elevator Maint                  | 1,544.44                | 1,845.00               | 300.56            | 16.29%   |
| Snow Removal                    | 1,325.00                | 5,000.00               | 3,675.00          | 73.50%   |
| Personnel Costs-Wages           | 24,304.84               | 23,692.00              | (612.84)          | -2.59% *Dec. (\$3,322.97) paid in January      |
| Personnel Costs-Taxes           | 2,102.52                | 2,452.00               | 349.48            | 14.25%   |
| Personnel Costs-Benefits        | 5,213.50                | 5,866.00               | 652.50            | 11.12%   |
| Insurance                       | 0.00                    | 0.00                   | 0.00              | 0.00%  |
| Electricity (garage and retail) | 18,774.39               | 14,020.00              | (4,754.39)        | -33.91% *Dec. (\$3,570.22) paid in January     |
| Gas (retail)                    | 161.64                  | 0.00                   | (161.64)          | 0.00%  |
| Water                           | 989.87                  | 1,120.00               | 130.13            | 11.62%   |
| Direct Bill - Water/Sewer       | (1,286.98)              | (2,840.00)             | (1,553.02)        | 54.68%   |
| Sewer Use & Maint               | 2,646.25                | 3,000.00               | 353.75            | 11.79%   |
| Janitorial Supplies             | 488.02                  | 256.00                 | (232.02)          | 0.00%  |
| Direct Bill- Trash Removal      | (240.00)                | (240.00)               | 0.00              | 0.00%  |
| Uniforms & Laundry              | 206.13                  | 300.00                 | 93.87             | 0.00%  |
| Management Fee                  | 15,750.00               | 14,000.00              | (1,750.00)        | -12.50% *Dec. (\$1,750) paid in January        |
| Misc-Bank Fees                  | 2,164.61                | 1,840.00               | (324.61)          | -17.64%  |
| <b>TOTAL OPERATING EXPENSES</b> | <b>93,197.87</b>        | <b>92,056.00</b>       | <b>(1,141.87)</b> | <b>-1.24%</b>                                  |
| <b>NET OPERATING INCOME</b>     | <b>89,845.06</b>        | <b>92,836.00</b>       | <b>(2,990.94)</b> | <b>-3.22%</b>                                  |

\*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 | 195                 | 21              | 181                 | 20              | 298                 | 29              |
|                   | Average Vacancy %    | 54%                 | 56%             | 50%                 | 54%             | 83%                 | 78%             |
|                   | Lowest Empty Spaces  | 188                 | 18              | 172                 | 18              | 274                 | 26              |
|                   | Lowest Vacancy %     | 52%                 | 49%             | 48%                 | 49%             | 76%                 | 70%             |
| 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 | 170                 | 15              | 158                 | 15              | 232                 | 47              |
|                   | Average Vacancy %    | 47%                 | 43%             | 44%                 | 41%             | 64%                 | 129%            |
|                   | Lowest Empty Spaces  | 162                 | 13              | 149                 | 12              | 183                 | 15              |
| Lowest Vacancy %  | 45%                  | 36%                 | 41%             | 35%                 | 51%             | 40%                 |                 |