

Comparative Income Statement

CITY OF COLUMBUS-2nd Street Garage

Cash

Thru:	YTD -Actual Aug 2016	YTD-Budget Aug 2016	Variance	Explanation
REVENUES				
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	146,666.72	146,680.00	(13.28)	-0.01%
Pkg Inc.-Garage Daily	0.00	0.00	0.00	0.00%
Int-Bank Interest	77.84	64.00	13.84	0.00%
TOTAL GARAGE INCOME	146,744.56	146,744.00	0.56	0.00%
TOTAL REVENUE	146,744.56	146,744.00	0.56	0.00%
OPERATING EXPENSES				
Telephone	5,526.39	6,480.00	953.61	17.26%
Office Supplies	0.00	390.00	390.00	100.00%
Office Expense	1,350.00	1,200.00	(150.00)	-12.50% *December - paid in Jan (\$150)
Gen Maint Supplies	2,200.23	3,850.00	1,649.77	42.85%
Contract Maint	4,941.72	4,192.00	(749.72)	-17.88%
Contract Maint-Pkg Equipment	245.00	1,500.00	1,255.00	0.00%
Elevator Maint	2,627.58	5,719.00	3,091.42	54.06%
Snow Removal	1,900.00	4,900.00	3,000.00	61.22%
Personnel Costs-Wages	36,457.24	34,820.00	(1,637.24)	-4.70% *December - paid in Jan (\$4,761)
Personnel Costs-Taxes	3,153.79	3,604.00	450.21	12.49% *December - paid in Jan (\$369.04)
Personnel Costs-Benefits	7,820.23	8,832.00	1,011.77	11.46% *December - paid in Jan (\$574.64)
Insurance	0.00	425.00	425.00	0.00%
Electricity - SL	13,120.09	15,480.00	2,359.91	15.24%
Water	45.60	162.00	116.40	71.85%
Sewer Use & Maint	48.70	175.00	126.30	72.17%
Janitorial Supplies	297.76	231.00	(66.76)	0.00%
Uniforms & Laundry	206.13	150.00	(56.13)	100.00%
Management Fee	18,000.00	16,000.00	(2,000.00)	-12.50% *December - paid in Jan (\$2,000)
Misc-Bank Fees	13.36	200.00	186.64	93.32%
Major Repairs	4,790.00	0.00	(4,790.00)	2015 project paid in 2016
TOTAL OPERATING EXPENSES	102,743.82	108,310.00	5,566.18	5.14%
NET OPERATING INCOME	44,000.74	38,434.00	5,566.74	14.48%

*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 (\$7,280.04) for the line items above were paid in January.

EMPTY SPACE COUNT REPORT

Location 2nd Street Year: 2016

		200		500		200		500		200		500	
		10:00 AM		2:00 PM		10:00 PM							
		Reserved	Unreserved	Reserved	Unreserved	Reserved	Unreserved	Reserved	Unreserved	Reserved	Unreserved	Reserved	Unreserved
Jan	Average Empty Spaces	124	32	124	28	122	446						
	Average Vacancy %	62%	6%	62%	6%	61%	89%						
	Lowest Empty Spaces	120	0	119	0	117	433						
	Lowest Vacancy %	60%	0%	60%	0%	59%	87%						
Feb	Average Empty Spaces	123	27	123	26	124	454						
	Average Vacancy %	62%	5%	61%	5%	62%	91%						
	Lowest Empty Spaces	120	0	120	0	119	444						
	Lowest Vacancy %	60%	0%	60%	0%	60%	89%						
Mar	Average Empty Spaces	123	33	122	32	129	451						
	Average Vacancy %	62%	7%	61%	6%	65%	90%						
	Lowest Empty Spaces	119	0	120	0	103	432						
	Lowest Vacancy %	60%	0%	60%	0%	21%	86%						
Apr	Average Empty Spaces	122	22	122	28	126	447						
	Average Vacancy %	61%	4%	61%	6%	63%	89%						
	Lowest Empty Spaces	120	0	120	0	115	436						
	Lowest Vacancy %	60%	0%	60%	0%	23%	87%						
May	Average Empty Spaces	117	32	116	31	120	432						
	Average Vacancy %	58%	6%	58%	6%	60%	86%						
	Lowest Empty Spaces	57%	0	56%	0	22%	78%						
	Lowest Vacancy %	57%	0%	56%	0%	22%	78%						
Jun	Average Empty Spaces	119	10	119	12	116	430						
	Average Vacancy %	59%	2%	60%	2%	58%	86%						
	Lowest Empty Spaces	114	0	115	0	89	346						
	Lowest Vacancy %	57%	0%	58%	0%	18%	69%						
Jul	Average Empty Spaces	117	18	117	23	114	440						
	Average Vacancy %	59%	4%	59%	5%	57%	88%						
	Lowest Empty Spaces	115	0	115	0	103	418						
	Lowest Vacancy %	58%	0%	58%	0%	21%	84%						
Aug	Average Empty Spaces	121	11	120	16	113	446						
	Average Vacancy %	60%	2%	60%	3%	56%	89%						
	Lowest Empty Spaces	116	0	115	0	101	427						
	Lowest Vacancy %	58%	0%	58%	0%	20%	85%						
Sept	Average Empty Spaces	122	25	120	33	110	441						
	Average Vacancy %	61%	5%	60%	7%	55%	88%						
	Lowest Empty Spaces	120	5	118	2	103	436						
	Lowest Vacancy %	60%	1%	59%	0%	21%	87%						
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		10:00 AM		2:00 PM		10:00 PM							
		Reserved	Unreserved	Reserved	Unreserved	Reserved	Unreserved						
Average Empty Spaces		121	23	120	25	119	443						
Average Vacancy %		60%	5%	60%	5%	60%	89%						
Lowest Empty Spaces		105	1	105	0	94	375						
Lowest Vacancy %		59%	0%	59%	0%	29%	84%						