

Comparative Income Statement
CITY OF COLUMBUS-JACKSON

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 Date: March

Thru:	YTD -Actual Mar 2016	YTD-Budget Mar 2016	Variance	Explanation
REVENUES				
RENTAL INCOME				
Base Rent	9,180.00	13,770.00	(4,590.00)	-33.33% Pub paid Jan. pmt (4,560) in Dec. 2015
Restaurant % 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	9,180.00	13,770.00	(4,590.00)	-33.33%
GARAGE INCOME				
Pkg Inc.-Garage Monthly	39,080.00	38,475.00	605.00	1.57%
Pkg Inc.-Garage Daily	10,646.00	11,375.00	(729.00)	-6.41%
Int-Bank Interest	89.69	78.00	11.69	0.00%
TOTAL GARAGE INCOME	49,815.69	49,928.00	(112.31)	-0.22%
TOTAL REVENUE	58,995.69	63,698.00	(4,702.31)	-7.38%
OPERATING EXPENSES				
Telephone	584.64	405.00	(179.64)	-44.36%
Office Supplies	0.00	734.00	734.00	100.00%
Office Expense	400.00	300.00	(100.00)	-33.33%
Gen Maint Supplies	843.52	1,095.00	251.48	22.97%
Contract Maint	3,547.71	2,469.00	(1,078.71)	-43.69%
Contract Maint-Parking Equip.	105.00	1,050.00	945.00	90.00%
HVAC Maint (retail)	0.00	0.00	0.00	0.00%
Elevator Maint	479.72	590.00	110.28	18.69%
Snow Removal	1,325.00	4,700.00	3,375.00	71.81%
Personnel Costs-Wages	10,169.31	8,406.00	(1,763.31)	-20.98% *Dec. (\$3,322.97) paid in January
Personnel Costs-Taxes	888.95	870.00	(18.95)	-2.18%
Personnel Costs-Benefits	2,320.18	2,199.00	(121.18)	-5.51%
Insurance	0.00	0.00	0.00	0.00%
Electricity (garage and retail)	10,881.97	6,896.00	(3,985.97)	-57.80% *Dec. (\$3,570.22) paid in January
Gas (retail)	61.42	0.00	(61.42)	0.00%
Water	114.81	420.00	305.19	72.66%
Direct Bill - Water/Sewer	(629.99)	(1,065.00)	(435.01)	40.85%
Sewer Use & Maint	292.01	1,125.00	832.99	74.04%
Janitorial Supplies	95.18	0.00	(95.18)	0.00%
Direct Bill- Trash Removal	(90.00)	(90.00)	0.00	0.00%
Uniforms & Laundry	125.74	0.00	(125.74)	0.00%
Management Fee	7,000.00	5,250.00	(1,750.00)	-33.33% *Dec. (\$1,750) paid in January
Misc-Bank Fees	592.24	690.00	97.76	14.17%
TOTAL OPERATING EXPENSES	39,107.41	36,044.00	(3,063.41)	-8.50%
NET OPERATING INCOME	19,888.28	27,654.00	(7,765.72)	-28.08%

*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	189	14	171	14	220	25
	Average Vacancy %	52%	41%	47%	41%	61%	76%
	Lowest Empty Spaces	183	12	164	11	220	25
	Lowest Vacancy %	50%	36%	45%	33%	61%	76%
May	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%
Jun	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%
Jul	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%
Aug	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%
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	190	14	177	14	267	26
	Average Vacancy %	52%	43%	49%	43%	74%	78%
	Lowest Empty Spaces	181	12	168	11	212	6
Lowest Vacancy %	50%	36%	46%	33%	58%	19%	