

Comparative Income Statement

CITY OF COLUMBUS-2nd Street Garage

Cash

Thru:	YTD -Actual Mar 2016	YTD-Budget Mar 2016	Variance	Explanation
<b>REVENUES</b>				
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%
<b>TOTAL RENTAL INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00%</b>
<b>GARAGE INCOME</b>				
Pkg Inc.-Garage Monthly	55,000.02	55,005.00	(4.98)	-0.01%
Pkg Inc.-Garage Daily	0.00	0.00	0.00	0.00%
Int-Bank Interest	28.33	24.00	4.33	0.00%
<b>TOTAL GARAGE INCOME</b>	<b>55,028.35</b>	<b>55,029.00</b>	<b>(0.65)</b>	<b>0.00%</b>
<b>TOTAL REVENUE</b>	<b>55,028.35</b>	<b>55,029.00</b>	<b>(0.65)</b>	<b>0.00%</b>
<b>OPERATING EXPENSES</b>				
Telephone	2,283.06	2,430.00	146.94	6.44%
Office Supplies	0.00	135.00	135.00	100.00%
Office Expense	600.00	450.00	(150.00)	-33.33% *December - paid in Jan (\$150)
Gen Maint Supplies	1,096.17	1,350.00	253.83	18.80%
Contract Maint	1,699.39	632.00	(1,067.39)	-168.89%
Contract Maint-Pkg Equipment	245.00	1,500.00	1,255.00	0.00%
Elevator Maint	1,193.79	2,951.00	1,757.21	59.55%
Snow Removal	1,900.00	4,500.00	2,600.00	57.78%
Personnel Costs-Wages	15,253.95	12,342.00	(2,911.95)	-23.59% *December - paid in Jan (\$4,761)
Personnel Costs-Taxes	1,333.43	1,277.00	(56.43)	-4.42% *December - paid in Jan (\$369.04)
Personnel Costs-Benefits	3,480.26	3,312.00	(168.26)	-5.08% *December - paid in Jan (\$574.64)
Insurance	0.00	425.00	425.00	0.00%
Electricity - SL	6,045.60	6,480.00	434.40	6.70%
Water	368.93	18.00	(350.93)	-1949.61%
Sewer Use & Maint	927.48	15.00	(912.48)	-6083.20%
Janitorial Supplies	136.74	0.00	(136.74)	0.00%
Uniforms & Laundry	125.74	0.00	(125.74)	100.00%
Management Fee	8,000.00	6,000.00	(2,000.00)	-33.33% *December - paid in Jan (\$2,000)
Misc-Bank Fees	13.36	75.00	61.64	82.19%
Major Repairs	4,790.00	0.00	(4,790.00)	2015 project paid in 2016
<b>TOTAL OPERATING EXPENSES</b>	<b>49,492.90</b>	<b>43,892.00</b>	<b>(5,600.90)</b>	<b>-12.76%</b>
<b>NET OPERATING INCOME</b>	<b>5,535.45</b>	<b>11,137.00</b>	<b>(5,601.55)</b>	<b>-50.30%</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 (\$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	
		10:00 AM		2:00 PM		10:00 PM			
		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	19	122	22	128	450		
	Average Vacancy %	61%	4%	61%	4%	64%	90%		
	Lowest Empty Spaces	120	0	120	0	128	450		
	Lowest Vacancy %	60%	0%	60%	0%	26%	90%		
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%		
<b>YTD Totals</b>		<b>10:00 AM</b>		<b>2:00 PM</b>		<b>10:00 PM</b>			
		<b>Reserved</b>	<b>Unreserved</b>	<b>Reserved</b>	<b>Unreserved</b>	<b>Reserved</b>	<b>Unreserved</b>		
Average Empty Spaces		123	28	123	27	126	450		
Average Vacancy %		61%	6%	61%	5%	63%	90%		
Lowest Empty Spaces		120	0	120	0	117	440		
Lowest Vacancy %		60%	0%	60%	0%	41%	88%		