

Comparative Income Statement

CITY OF COLUMBUS-2nd Street Garage

Cash

Thru:	YTD -Actual Dec 2014	YTD-Budget Dec 2014	Variance	Explanation
REVENUES				
RENTAL INCOME				
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	240,714.37	220,020.00	20,694.37	9.41% Cole paid 2013 amt. in 2014.
Int-Bank Interest	90.01	0.00	90.01	0.00%
TOTAL GARAGE INCOME	240,804.38	220,020.00	20,784.38	9.45%
TOTAL REVENUE	240,804.38	220,020.00	20,784.38	9.45%
OPERATING EXPENSES				
Telephone	7,843.55	7,080.00	(763.55)	-9.73%
Office Supplies	45.22	606.00	560.78	108.06%
Office Expense	1,950.00	1,800.00	(150.00)	-8.33%
Gen Maint Supplies	4,208.27	5,050.00	841.73	16.67%
Contract Maint	4,538.37	8,062.00	3,523.63	43.71%
Contract Maint-Pkg Equipment	0.00	500.00	500.00	0.00%
Elevator Maint	3,644.34	5,786.00	2,141.66	37.01%
Snow Removal	4,414.00	7,800.00	3,386.00	43.41%
Personnel Costs-Wages	48,173.97	47,079.00	(1,094.97)	-2.33%
Personnel Costs-OT	560.70	0.00	(560.70)	0.00%
Personnel Costs-Taxes	4,586.33	4,873.00	286.67	5.88%
Personnel Costs-Benefits	10,690.40	10,034.00	(656.40)	-6.54%
Insurance	(156.60)	822.00	978.60	119.05%
Electricity - SL	23,129.88	21,500.00	(1,629.88)	-7.58%
Water	42.55	186.00	143.45	77.12%
Sewer Use & Maint	35.36	195.00	159.64	81.87%
Janitorial Supplies	330.64	577.00	246.36	42.70%
Uniforms & Laundry	0.00	300.00	300.00	100.00%
Management Fee	23,333.32	24,000.00	666.68	2.78%
Misc-Bank Fees	159.05	144.00	(15.05)	-10.45%
TOTAL OPERATING EXPENSES	137,529.35	146,394.00	8,864.65	6.06%
NET OPERATING INCOME	103,275.03	73,626.00	29,649.03	40.27%

Outstanding Receivables Report
12/31/2014
City of Columbus - 2nd Street Garage

Tenant Name	Invoice			Amount	Plan of Action
	Date (s)		Type of Charge (Rent, utilities, etc.)		
	FROM	TO			
None					
Pkg Inc - Garage Monthly				\$20,699.35	Cole paid 2013 parking in 2014. Aug partial \$714.29, Sept \$5,000, Nov \$5,000 and Dec \$5,000...for a total of \$20,714.29 paid in Jan 2015
				\$20,699.35	
				\$0.00	
				\$0.00	
Total				\$20,699.35	

EMPTY SPACE COUNT REPORT

Location 2nd Street

Year: 2015

Total spaces in count: 700

		10:00 AM		2:00 PM		10:00 PM	
		Reserved	Unreserved	Reserved	Unreserved	Reserved	Unreserved
Jan	Average Empty Spaces	174	54	173	56	157	376
	Average Vacancy %	87%	11%	87%	11%	22%	54%
	Lowest Empty Spaces	171	0	172	0	152	368
	Lowest Vacancy %	86%	0%	86%	0%	0%	0%
Feb	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%
Mar	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%
Apr	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%
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		10:00 AM		2:00 PM			
		Reserved	Unreserved	Reserved	Unreserved	Reserved	Unreserved
Average Empty Spaces		174	54	173	56	157	376
Average Vacancy %		87%	11%	87%	11%	22%	54%
Lowest Empty Spaces		171	0	172	0	152	368
Lowest Vacancy %		86%	0%	86%	0%	0%	0%