

Comparative Income Statement
CITY OF COLUMBUS-2nd Street Garage

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 Date: October

Cash

Thru:	YTD -Actual Oct 2014	YTD-Budget Oct 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	204,047.69	183,350.00	20,697.69	11.29% Cole paid 2013 amt. in 2014.
Int-Bank Interest	74.77	0.00	74.77	0.00%
TOTAL GARAGE INCOME	204,122.46	183,350.00	20,772.46	11.33%
TOTAL REVENUE	204,122.46	183,350.00	20,772.46	11.33%
OPERATING EXPENSES				
Telephone	6,461.18	5,900.00	(561.18)	-8.69%
Office Supplies	45.22	410.00	364.78	112.40%
Office Expense	1,650.00	1,500.00	(150.00)	-10.00%
Gen Maint Supplies	3,030.02	4,250.00	1,219.98	28.71%
Contract Maint	1,855.82	7,174.00	5,318.18	74.13%
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	3,874.00	6,900.00	3,026.00	43.86%
Personnel Costs-Wages	40,163.41	38,117.00	(2,046.41)	-5.37%
Personnel Costs-OT	560.70	0.00	(560.70)	0.00%
Personnel Costs-Taxes	3,939.06	3,946.00	6.94	0.18%
Personnel Costs-Benefits	9,055.60	8,362.00	(693.60)	-8.29%
Insurance	(989.60)	822.00	1,811.60	220.39%
Electricity - SL	18,921.23	17,900.00	(1,021.23)	-5.71%
Water	32.01	174.00	141.99	81.60%
Sewer Use & Maint	26.52	185.00	158.48	85.66%
Janitorial Supplies	240.90	577.00	336.10	58.25%
Uniforms & Laundry	0.00	300.00	300.00	100.00%
Management Fee	19,166.66	20,000.00	833.34	4.17%
Misc-Bank Fees	14.46	120.00	105.54	87.95%
TOTAL OPERATING EXPENSES	111,691.53	122,923.00	11,231.47	9.14%
NET OPERATING INCOME	92,430.93	60,427.00	32,003.93	52.96%

Outstanding Receivables Report

10/31/2014

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: 2014

Total spaces in count: 700

		10:00 AM		2:00 PM		Reserved	Unreserved
		Reserved	Unreserved	Reserved	Unreserved		
Jan	Average Empty Spaces	162	52	163	43	0	0
	Average Vacancy %	81%	10%	81%	9%	0%	0%
	Lowest Empty Spaces	152	0	156	0	0	0
	Lowest Vacancy %	76%	0%	78%	0%	0%	0%
Feb	Average Empty Spaces	157	30	157	21	0	0
	Average Vacancy %	79%	6%	79%	4%	0%	0%
	Lowest Empty Spaces	152	0	154	0	0	0
	Lowest Vacancy %	76%	0%	77%	0%	0%	0%
Mar	Average Empty Spaces	160	58	161	30	0	0
	Average Vacancy %	80%	12%	81%	6%	0%	0%
	Lowest Empty Spaces	147	0	154	0	0	0
	Lowest Vacancy %	74%	0%	77%	0%	0%	0%
Apr	Average Empty Spaces	165	35	166	34	0	0
	Average Vacancy %	83%	7%	83%	7%	0%	0%
	Lowest Empty Spaces	158	0	154	0	0	0
	Lowest Vacancy %	79%	0%	77%	0%	0%	0%
May	Average Empty Spaces	170	26	169	17	0	0
	Average Vacancy %	85%	5%	84%	3%	0%	0%
	Lowest Empty Spaces	82%	0	82%	0	0%	0%
	Lowest Vacancy %	82%	0%	82%	0%	0%	0%
Jun	Average Empty Spaces	168	14	169	14	0	0
	Average Vacancy %	84%	3%	84%	3%	0%	0%
	Lowest Empty Spaces	161	0	163	0	0	0
	Lowest Vacancy %	81%	0%	82%	0%	0%	0%
Jul	Average Empty Spaces	169	17	169	17	0	0
	Average Vacancy %	84%	3%	84%	3%	0%	0%
	Lowest Empty Spaces	163	0	164	0	0	0
	Lowest Vacancy %	82%	0%	82%	0%	0%	0%
Aug	Average Empty Spaces	169	15	170	13	0	0
	Average Vacancy %	84%	3%	85%	3%	0%	0%
	Lowest Empty Spaces	165	0	168	0	0	0
	Lowest Vacancy %	83%	0%	84%	0%	0%	0%
Sept	Average Empty Spaces	173	8	172	7	0	0
	Average Vacancy %	87%	2%	86%	1%	0%	0%
	Lowest Empty Spaces	170	0	169	0	0	0
	Lowest Vacancy %	85%	0%	85%	0%	0%	0%
Oct	Average Empty Spaces	174	20	175	11	0	0
	Average Vacancy %	87%	4%	87%	2%	0%	0%
	Lowest Empty Spaces	170	0	169	0	0	0
	Lowest Vacancy %	85%	0%	85%	0%	0%	0%
Nov	Average Empty Spaces	173	0	175	1	0	0
	Average Vacancy %	87%	0%	88%	0%	0%	0%
	Lowest Empty Spaces	171	0	173	0	0	0
	Lowest Vacancy %	86%	0%	87%	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		167	25	168	19	0	0
Average Vacancy %		84%	5%	84%	4%	0%	0%
Lowest Empty Spaces		146	0	148	0	0	0
Lowest Vacancy %		81%	0%	81%	0%	0%	0%