

**Comparative Income Statement**  
**CITY OF COLUMBUS-JACKSON**

Cash

Thru:	YTD -Actual		YTD-Budget		Explanation
	Sep 2014	Sep 2014	Variance		
<b>REVENUES</b>					
<b>RENTAL INCOME</b>					
Base Rent	65,910.00	59,313.00	(6,597.00)	-11.12%	Extra pmt.(\$1,650) - 4 months
Restaurant 2013 % Rent	13,750.80	14,500.00	749.20	5.17%	7th installment paid - September
Rent Adj Recon-RE Taxes	6,702.48	0.00	(6,702.48)	0.00%	Taxes not budgeted in 2014
<b>TOTAL RENTAL INCOME</b>	<b>86,363.28</b>	<b>73,813.00</b>	<b>(12,550.28)</b>	<b>-17.00%</b>	
<b>GARAGE INCOME</b>					
Pkg Inc.-Garage Monthly	171,439.00	174,270.00	2,831.00	1.62%	Variance will decrease by year-end
Int-Bank Interest	172.65	0.00	(172.65)	0.00%	
<b>TOTAL GARAGE INCOME</b>	<b>171,611.65</b>	<b>174,270.00</b>	<b>2,658.35</b>	<b>1.53%</b>	
<b>TOTAL REVENUE</b>	<b>257,974.93</b>	<b>248,083.00</b>	<b>(9,891.93)</b>	<b>-3.99%</b>	
<b>OPERATING EXPENSES</b>					
Telephone	3,042.69	3,015.00	27.69	0.92%	
Office Supplies	0.00	372.00	(372.00)	-100.00%	
Office Expense	1,000.00	900.00	100.00	11.11%	
Gen Maint Supplies	2,003.87	3,050.00	(1,046.13)	-34.30%	
Contract Maint	5,084.81	5,530.00	(445.19)	-8.05%	
Contract Maint-Contract	389.70	0.00	389.70	0.00%	
Elevator Maint	599.72	2,130.00	(1,530.28)	-71.84%	
Elevator Maint-Contract	959.44	0.00	959.44	0.00%	
Snow Removal	3,433.00	5,300.00	(1,867.00)	-35.23%	
Personnel Costs-Wages	24,461.22	23,408.00	1,053.22	4.50%	
Personnel Costs-OT	373.80	0.00	373.80	0.00%	
Personnel Costs-Taxes	2,429.93	2,414.00	15.93	0.66%	
Personnel Costs-Benefits	5,488.80	5,018.00	470.80	9.38%	
Insurance	(1,128.40)	840.00	(1,968.40)	-234.33%	
Electricity	0.00	0.00	0.00	0.00%	
Electricity - SL	15,488.57	17,357.00	(1,868.43)	-10.76%	
Water	1,658.50	1,661.00	(2.50)	-0.15%	
Direct Bill - Water/Sewer	(5,219.10)	(5,698.00)	478.90	-8.40%	
Sewer Use & Maint	5,121.68	5,497.00	(375.32)	-6.83%	
Janitorial Supplies	363.04	577.00	(213.96)	-37.08%	
Uniforms & Laundry	117.44	300.00	(182.56)	-60.85%	
Management Fee	16,666.67	15,750.00	916.67	5.82%	
Misc-Bank Fees	14.97	108.00	(93.03)	-86.14%	
<b>TOTAL OPERATING EXPENSES</b>	<b>82,350.35</b>	<b>87,529.00</b>	<b>(5,178.65)</b>	<b>-5.92%</b>	
<b>NET OPERATING INCOME</b>	<b>175,624.58</b>	<b>160,554.00</b>	<b>(15,070.58)</b>	<b>-9.39%</b>	

Outstanding Receivables Report

9/30/2014

City of Columbus-Jackson St.

Retail Tenant	Invoice			Plan of Action	
	Date (s)		Type of Charge		Amount
	FROM	TO	(Rent, utilities, etc.)		
Bistro	2/1/2014		2013 Percentage Rent Invoice	\$19,644.15	Tenant paying 10 installments
	3/11/2014		Partial Payment	-\$1,964.40	1st Installment
	4/8/2014		Partial Payment	-\$1,964.00	2nd Installment
	5/8/2014		Partial Payment	-\$1,964.00	3rd installment
	6/3/2014		Partial Payment	-\$1,964.00	4th installment
	7/10/2014		Partial Payment	-\$1,964.00	5th installment
	8/7/2014		Partial Payment	-\$1,964.00	6th installment
	9/10/2014		Partial Payment	-\$1,964.00	7th installment
	<b>Amount Due</b>			<b>\$5,895.75</b>	
	Bistro Extra Payments (towards new agreement)	6/3/2014		Extra Payment	\$1,600.00
7/10/2014			Extra Payment	\$1,700.00	
8/7/2014			Extra Payment	\$1,650.00	
9/10/2014			Extra Payment	\$1,650.00	
<b>Total</b>			<b>\$6,600.00</b>		
Parking Tenant					
None				<b>\$0.00</b>	
				<b>\$0.00</b>	
<b>Total</b>				<b>\$5,895.75</b>	

# EMPTY SPACE COUNT REPORT

Location **Jackson St.** Year: 2014

**Total spaces in count:** 94 108 75 119 94 108 75 119 94 108 75 119

		9:00 AM				11:00 AM				1:30 PM			
		Public	Reserved	USPS	Cummins	Public	Reserved	USPS	Cummins	Public	Reserved	USPS	Cummins
Jan	Average Empty Spaces	37	42	23	10	25	41	23	9	17	40	21	9
	Average Vacancy %	40%	39%	30%	9%	26%	38%	30%	8%	18%	37%	28%	8%
	Lowest Empty Spaces	3	34	19	0	0	32	19	0	0	28	17	0
	Lowest Vacancy %	3%	31%	25%	0%	0%	30%	25%	0%	0%	26%	23%	0%
Feb	Average Empty Spaces	29	43	22	4	16	41	22	4	15	38	21	3
	Average Vacancy %	31%	40%	30%	3%	17%	38%	29%	3%	16%	35%	28%	2%
	Lowest Empty Spaces	0	35	17	0	0	36	17	0	0	28	15	0
	Lowest Vacancy %	0%	32%	23%	0%	0%	33%	23%	0%	0%	26%	20%	0%
Mar	Average Empty Spaces	58	44	20	6	32	38	20	6	26	38	20	6
	Average Vacancy %	62%	41%	27%	5%	34%	35%	27%	5%	28%	35%	27%	5%
	Lowest Empty Spaces	30	30	16	0	9	24	17	0	3	25	15	0
	Lowest Vacancy %	32%	28%	21%	0%	10%	22%	23%	0%	3%	23%	20%	0%
Apr	Average Empty Spaces	46	40	21	6	25	38	20	6	22	36	20	6
	Average Vacancy %	49%	37%	28%	5%	26%	35%	27%	5%	23%	33%	27%	5%
	Lowest Empty Spaces	1	33	13	0	1	28	15	0	0	26	13	0
	Lowest Vacancy %	1%	31%	17%	0%	1%	26%	20%	0%	0%	24%	17%	0%
May	Average Empty Spaces	42	44	24	1	21	41	25	0	16	40	24	1
	Average Vacancy %	45%	41%	32%	1%	22%	38%	33%	0%	17%	37%	31%	1%
	Lowest Empty Spaces	18	32	16	0	0	32	16	0	3	31	17	0
	Lowest Vacancy %	19%	30%	21%	0%	0%	30%	21%	0%	3%	29%	23%	0%
Jun	Average Empty Spaces	38	43	24	1	20	41	24	1	18	40	25	1
	Average Vacancy %	41%	40%	32%	1%	22%	38%	32%	1%	20%	37%	33%	1%
	Lowest Empty Spaces	11	33	16	0	8	31	16	0	3	26	17	0
	Lowest Vacancy %	12%	31%	21%	0%	9%	29%	21%	0%	3%	24%	23%	0%
Jul	Average Empty Spaces	52	45	25	1	27	42	24	1	21	42	25	2
	Average Vacancy %	55%	42%	33%	1%	29%	39%	32%	1%	22%	39%	33%	1%
	Lowest Empty Spaces	35	36	20	0	6	32	19	0	0	35	20	0
	Lowest Vacancy %	37%	33%	27%	0%	6%	30%	25%	0%	0%	32%	27%	0%
Aug	Average Empty Spaces	46	43	26	1	22	39	25	1	18	40	25	1
	Average Vacancy %	49%	39%	34%	1%	23%	37%	33%	1%	19%	37%	33%	1%
	Lowest Empty Spaces	25	28	21	0	4	29	18	0	0	31	20	0
	Lowest Vacancy %	27%	26%	28%	0%	4%	27%	24%	0%	0%	29%	27%	0%
Sept	Average Empty Spaces	42	39	27	1	23	36	28	0	21	37	26	1
	Average Vacancy %	45%	36%	36%	0%	25%	34%	37%	0%	23%	34%	35%	1%
	Lowest Empty Spaces	19	29	23	0	0	26	22	0	0	27	21	0
	Lowest Vacancy %	20%	27%	31%	0%	0%	24%	29%	0%	0%	25%	28%	0%
Oct	Average Empty Spaces	45	37	17	0	22	35	18	0	16	35	18	0
	Average Vacancy %	48%	34%	23%	0%	24%	32%	23%	0%	16%	33%	24%	0%
	Lowest Empty Spaces	38	32	13	0	2	30	15	0	2	31	16	0
	Lowest Vacancy %	40%	30%	17%	0%	2%	28%	20%	0%	2%	29%	21%	0%
Nov	Average Empty Spaces	0	0	0	0	0	0	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Dec	Average Empty Spaces	0	0	0	0	0	0	0	0	0	0	0	0
	Average Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Lowest Empty Spaces	0	0	0	0	0	0	0	0	0	0	0	0
	Lowest Vacancy %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
YTD Totals		9:00 AM				11:00 AM				1:30 PM			
		Public	Reserved	USPS	Cummins	Public	Reserved	USPS	Cummins	Public	Reserved	USPS	Cummins
	Average Empty Spaces	44	42	23	3	23	39	23	3	19	38	22	3
	Average Vacancy %	46%	39%	31%	3%	25%	36%	30%	2%	20%	36%	30%	3%
	Lowest Empty Spaces	18	32	17	0	3	30	17	0	1	29	17	0
	Lowest Vacancy %	19%	30%	23%	0%	3%	28%	23%	0%	1%	27%	23%	0%