

Comparative Income Statement
CITY OF COLUMBUS-2ND STREET GARAGE

Cash

	YTD -Actual Sep 2014	YTD-Budget Sep 2014	Variance		Explanation
Thru:					
REVENUES	0.00	0.00	0.00	0.00%	
RENTAL INCOME	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	185,714.35	165,015.00	(20,699.35)	-12.54%	Cole paid 2013 amt in 2014
Int-Bank Interest	67.01	0.00	(67.01)	0.00%	
TOTAL GARAGE INCOME	185,781.36	165,015.00	(20,766.36)	-12.54%	
TOTAL REVENUE	185,781.36	165,015.00	(20,766.36)	-12.54%	
OPERATING EXPENSES					
Telephone	5,776.09	5,310.00	(466.09)	-8.78%	
Office Supplies	17.79	372.00	354.21	95.22%	
Office Expense	1,500.00	1,350.00	(150.00)	-11.11%	
Gen Maint Supplies	1,374.11	3,850.00	2,475.89	64.31%	
Contract Maint	1,836.82	6,415.00	4,578.18	71.37%	
Contract Maint-Pking Equi	0.00	500.00	500.00	100.00%	
Elevator Maint	3,644.34	4,672.00	1,027.66	22.00%	
Snow Removal	3,874.00	6,900.00	3,026.00	43.86%	
Personnel Costs-Wages	36,691.85	34,473.00	(2,218.85)	-6.44%	
Personnel Costs-OT	560.70	0.00	(560.70)	0.00%	
Personnel Costs-Taxes	3,644.88	3,569.00	(75.88)	-2.13%	
Personnel Costs-Benefits	8,233.23	7,526.00	(707.23)	-9.40%	
Insurance	(989.60)	822.00	1,811.60	220.39%	
Electricity - SL	17,156.95	16,200.00	(956.95)	-5.91%	
Water	26.74	168.00	141.26	84.08%	
Sewer Use & Maint	22.10	180.00	157.90	87.72%	
Janitorial Supplies	240.90	577.00	336.10	58.25%	
Uniforms & Laundry	0.00	300.00	300.00	100.00%	
Management Fee	17,083.33	18,000.00	916.67	5.09%	
Misc- Bank Fees	14.46	108.00	93.54	86.61%	
TOTAL OTHER EXPENSES	100,708.69	111,292.00	10,583.31	9.51%	
NET INCOME/(LOSS)	85,072.67	53,723.00	(31,349.67)	-22.05%	

Outstanding Receivables Report

9/30/2014

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	24	174	16	0	0
	Average Vacancy %	87%	5%	87%	3%	0%	0%
	Lowest Empty Spaces	170	0	169	0	0	0
	Lowest Vacancy %	85%	0%	85%	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	167	28	167	21	0	0
	Average Vacancy %	83%	6%	83%	4%	0%	0%
	Lowest Empty Spaces	144	0	145	0	0	0
	Lowest Vacancy %	80%	0%	81%	0%	0%	0%