

Comparative Income Statement

CITY OF COLUMBUS-2ND STREET GARAGE

Cash

Thru:	YTD -Actual Aug 2014	YTD-Budget Aug 2014	Variance	Explanation
<b>REVENUES</b>				
RENTAL INCOME				
Base 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>
GARAGE INCOME				
Pkg Inc.-Garage Monthly	167,388.96	146,680.00	(20,708.96)	-14.12% Cole pd. Sept-Dec 2013 parking in 2014
Int-Bank Interest	51.26	0.00	(51.26)	0.00%
<b>TOTAL GARAGE INCOME</b>	<b>167,440.22</b>	<b>146,680.00</b>	<b>(20,760.22)</b>	<b>-14.15%</b>
<b>TOTAL REVENUE</b>	<b>167,440.22</b>	<b>146,680.00</b>	<b>(20,760.22)</b>	<b>-14.15%</b>
<b>OPERATING EXPENSES</b>				
Telephone	5,050.17	4,720.00	330.17	7.00%
Office Supplies	17.79	334.00	(316.21)	-94.67%
Office Expense	1,200.00	1,200.00	0.00	0.00%
Gen Maint Supplies	1,250.67	3,450.00	(2,199.33)	-63.75%
Contract Maint	1,817.82	5,916.00	(4,098.18)	-69.27%
Contract Maint-Contract	0.00	500.00	(500.00)	0.00%
Elevator Maint	3,644.34	4,127.00	(482.66)	-11.70%
Snow Removal	3,874.00	6,900.00	(3,026.00)	-43.86%
Personnel Costs-Wages	29,559.74	30,829.00	(1,269.26)	-4.12% \$4,872 not shown in Aug -pd. Sept.
Personnel Costs-OT	512.10	0.00	512.10	0.00%
Personnel Costs-Taxes	3,022.44	3,192.00	(169.56)	-5.31%
Personnel Costs-Benefits	6,604.27	6,690.00	(85.73)	-1.28%
Insurance	(989.60)	411.00	(1,400.60)	-340.78%
Electricity - SL	15,405.24	14,550.00	855.24	5.88%
Water	21.47	162.00	(140.53)	-86.75%
Sewer Use & Maint	17.68	175.00	(157.32)	-89.90%
Janitorial Supplies	147.19	256.00	(108.81)	-42.50%
Uniforms & Laundry	0.00	150.00	(150.00)	-100.00%
Management Fee	15,000.00	16,000.00	(1,000.00)	-6.25%
Misc-Bank Fees	14.46	96.00	(81.54)	-84.94%
<b>TOTAL OPERATING EXPENSES</b>	<b>86,169.78</b>	<b>99,658.00</b>	<b>(13,488.22)</b>	<b>-13.53%</b>
<b>NET OPERATING INCOME</b>	<b>81,270.44</b>	<b>47,022.00</b>	<b>(34,248.44)</b>	<b>-72.83%</b>

Outstanding Receivables Report

8/31/2014

City of Columbus - 2nd Street Garage

Tenant Name	Invoice			Amount	Plan of Action
	Date (s)		Type of Charge (Rent, utilities, etc.)		
	FROM	TO			
None				\$0.00	
				\$0.00	
				\$0.00	
Total				\$0.00	

# 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	14	171	13	0	0
	Average Vacancy %	87%	3%	86%	3%	0%	0%
	Lowest Empty Spaces	170	0	169	0	0	0
	Lowest Vacancy %	85%	0%	85%	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>Reserved</b>	<b>Unreserved</b>
		<b>Reserved</b>	<b>Unreserved</b>	<b>Reserved</b>	<b>Unreserved</b>		
Average Empty Spaces		166	29	166	22	0	0
Average Vacancy %		83%	6%	83%	4%	0%	0%
Lowest Empty Spaces		141	0	143	0	0	0
Lowest Vacancy %		80%	0%	80%	0%	0%	0%