

Comparative Income Statement
CITY OF COLUMBUS-JACKSON

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Date: OCTOBER

Thru:	YTD -Actual Oct 2016	YTD-Budget Oct 2016	Variance	Explanation
REVENUES				
RENTAL INCOME				
Base Rent	42,457.50	46,820.00	(4,362.50)	-9.32% Pub paid Jan. prmt (4,560) in Dec. 2015
Restaurant % Rent	0.00	0.00	0.00	0.00%
Rent Adj Recon-RE Taxes	3,456.27	4,734.00	(1,277.73)	0.00%
TOTAL RENTAL INCOME	45,913.77	51,554.00	(5,640.23)	-10.94%
GARAGE INCOME				
Pkg Inc.-Garage Monthly	140,106.00	137,970.00	2,136.00	1.55%
Pkg Inc.-Garage Daily	41,504.91	37,975.00	3,529.91	9.30%
Int-Bank Interest	312.90	260.00	52.90	0.00%
TOTAL GARAGE INCOME	181,923.81	176,205.00	5,718.81	3.25%
TOTAL REVENUE	227,837.58	227,759.00	78.58	0.03%
OPERATING EXPENSES				
Telephone	3,412.81	3,975.00	562.19	14.14%
Office Supplies	1,242.72	1,650.00	407.28	24.68%
Office Expense	1,100.00	1,000.00	(100.00)	-10.00%
Gen Maint Supplies	3,934.08	5,100.00	1,165.92	22.86%
Contract Maint	11,018.00	12,311.00	1,293.00	10.50%
Contract Maint-Parking Equip.	4,727.51	3,400.00	(1,327.51)	-39.04%
HVAC Maint (retail)	740.00	0.00	(740.00)	0.00%
Elevator Maint	1,544.44	2,435.00	890.56	36.57%
Snow Removal	1,325.00	5,000.00	3,675.00	73.50%
Personnel Costs-Wages	30,883.99	29,298.00	(1,585.99)	-5.41% *Dec. (\$3,322.97) paid in January
Personnel Costs-Taxes	2,620.60	3,032.00	411.40	13.57%
Personnel Costs-Benefits	6,830.38	7,334.00	503.62	6.87%
Insurance	0.00	0.00	0.00	0.00%
Electricity (garage and retail)	21,802.38	17,015.00	(4,787.38)	-28.14% *Dec. (\$3,570.22) paid in January
Gas (retail)	205.34	0.00	(205.34)	0.00%
Water	1,280.81	1,400.00	119.19	8.51%
Direct Bill - Water/Sewer	(1,629.18)	(3,550.00)	(1,920.82)	54.11%
Sewer Use & Maint	3,495.05	3,750.00	254.95	6.80%
Janitorial Supplies	532.12	577.00	44.88	0.00%
Direct Bill- Trash Removal	(300.00)	(300.00)	0.00	0.00%
Uniforms & Laundry	206.13	600.00	393.87	0.00%
Management Fee	17,500.00	17,500.00	0.00	0.00% *Dec. (\$1,750) paid in January
Misc-Bank Fees	2,665.46	2,300.00	(365.46)	-15.89%
TOTAL OPERATING EXPENSES	115,137.64	113,827.00	(1,310.64)	-1.15%
NET OPERATING INCOME	112,699.94	113,932.00	(1,232.06)	-1.08%

*REI didn't receive the CRC December reimbursement check until December 31st. REI was unable to cut checks to vendors until January. Since the accounting system for Columbus is CASH verses ACCRUAL, payments are placed in the actual month checks are cut. December expenditures (\$8,644.19) for the line items above were paid in January.