

Monthly Owner Report



Innovation Park

Leon County Research & Development Authority
1736 West Paul Dirac Drive Tallahassee, FL 32310

February
2014



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Property = collins centenn morgan sliger inn-tic johnson phipps knight

Balance Sheet (With Period Change)

Period = Feb 2014

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
1000-0000 ASSETS			
1100-0000 CASH			
1110-4000 Cash - Hancock Bank	220,372.93	267,148.23	-46,775.30
1121-6600 Petty Cash Fund	200.00	200.00	0.00
1150-4000 Reserve Fund - Hancock	26,633.53	26,631.49	2.04
1155-4000 Sinking Fund -Cash-Hancock	411,191.01	408,808.29	2,382.72
1190-0000 TOTAL CASH	658,397.47	702,788.01	-44,390.54
1200-0000 RECEIVABLES			
1203-0000 A/R-Tenant	52,732.95	42,186.36	10,546.59
1204-0000 AR-Tenant Expenses to be Reimbursed	202.50	0.00	202.50
1206-0000 Other Receivables	173.53	173.86	-0.33
1210-0000 Accounts Receivable	45,593.20	55,822.61	-10,229.41
1217-0000 Other Assets	1,989.00	1,989.00	0.00
1299-0000 TOTAL RECEIVABLES	100,691.18	100,171.83	519.35
1300-1000 PROPERTY			
1305-0000 Land	635,920.58	635,920.58	0.00
1330-2100 Building and Improvements	65,050.56	65,050.56	0.00
1510-0000 Building Improvements	30,356.40	30,356.40	0.00
1590-0000 Accumulated Depreciation	-10,784,749.80	-10,733,553.01	-51,196.79
1620-0000 F/F/E- Improvements	65,330.57	65,330.57	0.00
1625-0000 HVAC	229,666.23	207,384.44	22,281.79
1661-0000 Admin Centre Assets	166,663.91	166,663.91	0.00
1662-0000 Research Building Assets	4,444,902.47	4,444,902.47	0.00
1663-0000 Phipps Building Assets	1,312,197.90	1,312,197.90	0.00
1664-0000 Collins Building Assets	1,501,576.26	1,501,576.26	0.00
1665-0000 Centennial Building Assets	4,986,364.39	4,986,364.39	0.00
1666-0000 Johnson Building Assets	3,560,696.77	3,560,696.77	0.00
1667-0000 Shaw Building Assets	3,882,842.42	3,882,842.42	0.00
1668-0000 Park Planning/Development	754,960.65	754,960.65	0.00
1669-0000 NE Basin Project - A	213,885.94	213,885.94	0.00
1670-0000 NE Basin Project - B	63,416.00	63,416.00	0.00
1672-0000 CIP - Project North	66,115.50	66,115.50	0.00
1733-0000 Bond Issue Costs	69,344.00	69,344.00	0.00
1753-0000 Accumulated Amortization	-27,235.00	-26,960.00	-275.00
1790-0000 TOTAL PROPERTY	11,237,305.75	11,266,495.75	-29,190.00
1840-0000 OTHER ASSETS			
1905-0000 Trust Escrow	90,000.00	90,000.00	0.00

Property = collins centenn morgan sliger inn-tic johnson phipps knight

Balance Sheet (With Period Change)

Period = Feb 2014

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1913-0000	Prepaid Insurance	25,847.60	25,363.75	483.85
1925-0000	Investments	2,123,233.62	2,122,789.01	444.61
1945-0000	Investments Limited as to Use	1,400,000.00	1,400,000.00	0.00
1980-0000	TOTAL OTHER ASSETS	3,639,081.22	3,638,152.76	928.46
1990-0000	TOTAL ASSETS	15,635,475.62	15,707,608.35	-72,132.73
2000-0000	LIABILITIES and CAPITAL			
2236-0000	Accounts Payable	45,092.11	55,890.62	-10,798.51
2246-0000	Prepaid Rents	10,279.50	13,368.33	-3,088.83
2249-0000	Accrued Other	6,728.89	6,728.89	0.00
2250-0000	Tenant Security Dep	3,093.10	3,409.43	-316.33
2251-1000	Accrued Interest	3,707.00	3,707.00	0.00
2305-0000	Sales Tax Payable	368.87	582.02	-213.15
2308-0000	Unearned Revenue - Current	246,327.00	246,327.00	0.00
2310-0000	Bonds Payable - Current	160,850.32	160,242.75	607.57
2408-0000	Unearned Revenue - Noncurrent	205,274.24	225,801.60	-20,527.36
2410-0000	Bond Payable - Noncurrent	2,577,513.94	2,591,196.98	-13,683.04
2490-0000	TOTAL LIABILITIES	3,259,234.97	3,307,254.62	-48,019.65
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	8,456,832.49	8,472,672.02	-15,839.53
2740-0000	Restricted for Capital Assets	437,824.54	435,439.78	2,384.76
2750-0000	Unrestricted	2,081,583.62	2,092,241.93	-10,658.31
2760-0000	Designated Net Assets	1,400,000.00	1,400,000.00	0.00
2890-0000	TOTAL CAPITAL	12,376,240.65	12,400,353.73	-24,113.08
2990-0000	TOTAL LIABILITIES and CAPITAL	15,635,475.62	15,707,608.35	-72,132.73

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Income Statement

Period = Feb 2014

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	0.00	0.00	194.38	0.03
3110-0000	Rent	61,811.33	54.33	302,908.84	52.16
3110-5000	Amortized Income	20,527.36	18.04	102,636.80	17.67
3114-5000	Operating Expense Reimbursement	20,138.12	17.70	115,384.13	19.87
3115-0000	CAM	8,268.50	7.27	41,342.50	7.12
3119-0000	Management Fee Income	1,140.18	1.00	5,687.55	0.98
3120-0000	Other Rents	1,352.67	1.19	9,657.22	1.66
3220-0000	Interest Income	497.87	0.44	2,732.25	0.47
3315-0000	Sales Tax Discount	16.44	0.01	97.68	0.02
3540-0000	Electricity Pass Thru	21.67	0.02	108.35	0.02
3990-0000	TOTAL REVENUE	113,774.14	100.00	580,749.70	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	9,875.00	8.68	49,375.00	8.50
4403-0000	Clerical Salary-Authority	3,856.68	3.39	19,278.72	3.32
4404-0000	Payroll Taxes - Authority	1,042.31	0.92	5,211.56	0.90
4405-0000	Worker's Compensation-Authority	264.00	0.23	207.00	0.04
4406-0000	Employee Benefits-Authority	853.36	0.75	4,229.72	0.73
4460-0000	Employee Benefits	946.95	0.83	4,734.70	0.82
4490-0000	TOTAL PAYROLL EXPENSE	16,838.30	14.80	83,036.70	14.30
4600-0000	UTILITIES				
4605-0000	Electric	7,058.78	6.20	27,485.34	4.73
4607-0000	Electric - NonCam	435.37	0.38	1,909.69	0.33
4622-0000	Demand Credit	-65.50	-0.06	-226.37	-0.04
4635-0000	Refuse Collection	485.38	0.43	2,955.26	0.51
4637-0000	Refuse - NONCAM	8.87	0.01	44.35	0.01
4640-0000	Water/Sewer	528.24	0.46	2,725.03	0.47
4642-0000	Non CAM Water/Sewer	6.33	0.01	32.55	0.01
4648-0000	Irrigation - Utility	146.48	0.13	732.06	0.13
4649-0000	Irrigation-NonCAM	0.91	0.00	4.55	0.00
4650-0000	Stormwater	263.15	0.23	1,315.75	0.23
4660-0000	Fire Service - Utility	141.16	0.12	705.80	0.12
4799-0000	TOTAL UTILITIES	9,009.17	7.92	37,684.01	6.49
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	300.00	0.26	1,012.34	0.17
5125-0000	Electric Supplies	3,907.58	3.43	5,774.18	0.99
5127-0000	NONCAM Electric Supplies	16.49	0.01	33.30	0.01
5130-0000	Electric Bulbs	-68.93	-0.06	722.73	0.12

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		Period to Date	%	Year to Date	%
5132-0000	NONCAM Electric Bulbs	-2.23	0.00	7.79	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	475.29	0.08
5138-0000	Parking Lot Poles	37.68	0.03	37.68	0.01
5145-0000	Elevator Phone Maintenance	170.00	0.15	2,245.56	0.39
5160-0000	Exterior Building Maintenance	1,214.38	1.07	3,239.52	0.56
5161-0000	Exterior Building Supplies	10.59	0.01	223.07	0.04
5162-0000	Non CAM Exterior Bldg Maint.	19.61	0.02	40.76	0.01
5165-0000	Emergency Light Repair	0.00	0.00	81.18	0.01
5170-0000	Fire Extinguisher Maintenance	736.95	0.65	736.95	0.13
5175-0000	Fire Alarm/Sprinkler Repair	0.00	0.00	2,540.40	0.44
5180-0000	HVAC Repair	2,165.99	1.90	20,874.30	3.59
5185-0000	HVAC Supplies	0.00	0.00	47.07	0.01
5195-0000	Tree Trimming	0.00	0.00	600.00	0.10
5197-0000	Holding Pond Maintenance	0.00	0.00	4,200.00	0.72
5210-0000	Locks & Keys Repairs	0.00	0.00	471.00	0.08
5215-0000	Locks & Keys Supplies	314.20	0.28	314.20	0.05
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	7.80	0.00
5221-0000	Parking Lot Repairs-NonCAM	0.71	0.00	0.71	0.00
5230-0000	Plumbing Repairs	2,432.25	2.14	3,810.27	0.66
5232-0000	Non CAM Plumbing Repairs	148.05	0.13	159.20	0.03
5235-0000	Plumbing Supplies	57.67	0.05	97.00	0.02
5237-0000	Non CAM Plumbing Supplies	1.09	0.00	1.09	0.00
5240-0000	Backflow Maintenance	0.00	0.00	136.50	0.02
5250-0000	Roof Repairs	0.00	0.00	135.00	0.02
5270-0000	Small Tools	0.00	0.00	113.49	0.02
5285-0000	General Building R&M & Supplies	0.00	0.00	39.37	0.01
5299-0000	TOTAL REPAIR/MAINTENANCE	11,462.08	10.07	48,177.75	8.30
5300-0000	CLEANING AND IMPROVEMENTS				
5320-0000	Cleaning Supplies	0.00	0.00	6.97	0.00
5345-0000	Painting Supplies	643.59	0.57	643.59	0.11
5365-0000	Interior Supplies	0.00	0.00	33.01	0.01
5370-0000	Interior Repairs	805.00	0.71	817.39	0.14
5380-0000	Other Cleaning and Improvements	0.00	0.00	723.71	0.12
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	1,448.59	1.27	2,224.67	0.38
5400-0000	SERVICES				
5410-0000	Elevator Service	162.57	0.14	812.85	0.14
5412-0000	Elevator Service-NonCAM	2.43	0.00	12.15	0.00
5420-0000	Fire Protection System	0.00	0.00	2,723.52	0.47
5430-0000	Exterminating	352.30	0.31	2,128.36	0.37
5433-0000	Non CAM Exterminating	2.70	0.00	13.78	0.00
5445-0000	Backflow Prevention Service	358.51	0.32	358.51	0.06
5445-5000	Backflow Prevention Svc-NonCAM	1.49	0.00	1.49	0.00

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		Period to Date	%	Year to Date	%
5447-0000	HVAC Monthly Service	1,110.14	0.98	8,708.17	1.50
5448-0000	Non CAM HVAC Monthly Maint	24.76	0.02	61.90	0.01
5450-0000	Janitorial Service	5,888.53	5.18	34,082.47	5.87
5455-0000	Non CAM Janitorial	138.07	0.12	690.35	0.12
5460-0000	Landscaping Service	1,961.10	1.72	15,435.45	2.66
5462-0000	Non CAM Landscaping	837.02	0.74	5,065.08	0.87
5482-0000	Non CAM Security	0.00	0.00	247.20	0.04
5499-0000	TOTAL SERVICES	10,839.62	9.53	70,341.28	12.11
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	18,000.00	3.10
5520-0000	Phone Service	160.05	0.14	805.24	0.14
5522-0000	Internet Charge	71.24	0.06	356.50	0.06
5523-0000	Internet Charge-NonCAM	0.00	0.00	978.00	0.17
5530-0000	Copies	50.62	0.04	141.93	0.02
5560-0000	Fees/Licenses/Permits	41.00	0.04	65.00	0.01
5566-0000	Office Equipment Maintenance	0.00	0.00	204.24	0.04
5567-0000	Office Equip Mtnce-NonCAM	99.26	0.09	443.05	0.08
5568-0000	Dues/Seminars	0.00	0.00	350.00	0.06
5570-0000	Postage/Delivery	4.90	0.00	14.18	0.00
5575-0000	Professional Fees	2,350.00	2.07	21,670.00	3.73
5585-0000	Subscriptions	30.00	0.03	335.00	0.06
5586-0000	Marketing/PR	500.00	0.44	1,700.00	0.29
5587-0000	General Authority Expense	659.60	0.58	887.71	0.15
5588-0000	Economic Development	0.00	0.00	12,500.00	2.15
5592-0000	Non CAM Professional Fees	2,350.00	2.07	11,750.00	2.02
5594-0000	Travel	3,306.15	2.91	4,055.57	0.70
5596-0000	Other Administration Costs	92.65	0.08	570.15	0.10
5599-0000	TOTAL PROPERTY ADMINISTRATION	9,715.47	8.54	74,826.57	12.88
6110-0000	Management Fees TALCOR	5,437.62	4.78	27,188.10	4.68
6111-0000	Management Fees-NonCAM	3,312.38	2.91	16,561.90	2.85
6159-0000	TOTAL OTHER EXPENSES	8,750.00	7.69	43,750.00	7.53
7110-0000	Property Insurance	5,575.20	4.90	27,876.00	4.80
7111-0000	Property Insurance-NonCAM	2,344.46	2.06	11,690.30	2.01
7199-0000	TOTAL INSURANCE/TAXES	7,919.66	6.96	39,566.30	6.81
7800-0000	TOTAL OPERATING EXPENSES	75,982.89	66.78	399,607.28	68.81
7999-0000	NET INCOME - OPERATING	37,791.25	33.22	181,142.42	31.19
8100-0000	DEBT SERVICE				
8122-0000	Bond Interest Expense	10,432.54	9.17	52,661.21	9.07
8199-0000	TOTAL DEBT SERVICE	10,432.54	9.17	52,661.21	9.07

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Income Statement

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		Period to Date	%	Year to Date	%
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	51,196.79	45.00	255,983.95	44.08
8220-0000	Amortization Expense	275.00	0.24	1,375.00	0.24
8299-0000	TOTAL OTHER EXPENSES	51,471.79	45.24	257,358.95	44.32
9900-0000	NET INCOME	-24,113.08	-21.19	-128,877.74	-22.19

Budget Comparison

Period = Feb 2014

Book = Accrual

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3100-1000	Miscellaneous Income	0.00	0.00	0.00	N/A	194.38	0.00	194.38	N/A	0.00
3110-0000	Rent	61,811.33	59,526.25	2,285.08	3.84	302,908.84	297,631.25	5,277.59	1.77	714,082.00
3110-5000	Amortized Income	20,527.36	20,527.33	0.03	0.00	102,636.80	102,636.65	0.15	0.00	246,328.00
3114-5000	Operating Expense Reimbursement	20,138.12	18,948.08	1,190.04	6.28	115,384.13	146,408.40	-31,024.27	-21.19	320,412.00
3115-0000	CAM	8,268.50	8,268.50	0.00	0.00	41,342.50	41,342.50	0.00	0.00	99,222.00
3119-0000	Management Fee Income	1,140.18	1,279.00	-138.82	-10.85	5,687.55	6,049.00	-361.45	-5.98	15,002.00
3120-0000	Other Rents	1,352.67	1,730.67	-378.00	-21.84	9,657.22	8,653.35	1,003.87	11.60	20,768.00
3220-0000	Interest Income	497.87	3,500.00	-3,002.13	-85.78	2,732.25	18,250.00	-15,517.75	-85.03	42,600.00
3315-0000	Sales Tax Discount	16.44	0.00	16.44	N/A	97.68	0.00	97.68	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	108.35	0.00	108.35	N/A	0.00
3990-0000	TOTAL REVENUE	113,774.14	113,779.83	-5.69	0.00	580,749.70	620,971.15	-40,221.45	-6.48	1,458,414.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	9,875.00	9,875.00	0.00	0.00	49,375.00	49,375.00	0.00	0.00	118,500.00
4403-0000	Clerical Salary-Authority	3,856.68	3,900.00	43.32	1.11	19,278.72	19,500.00	221.28	1.13	46,800.00
4404-0000	Payroll Taxes - Authority	1,042.31	1,051.00	8.69	0.83	5,211.56	5,267.00	55.44	1.05	12,645.00
4405-0000	Worker's Compensation-Authority	264.00	261.25	-2.75	-1.05	207.00	1,306.25	1,099.25	84.15	3,135.00
4406-0000	Employee Benefits-Authority	853.36	1,977.42	1,124.06	56.84	4,229.72	9,887.10	5,657.38	57.22	23,729.00
4460-0000	Employee Benefits	946.95	0.00	-946.95	N/A	4,734.70	0.00	-4,734.70	N/A	0.00
4490-0000	TOTAL PAYROLL EXPENSE	16,838.30	17,064.67	226.37	1.33	83,036.70	85,335.35	2,298.65	2.69	204,809.00
4600-0000	UTILITIES									
4605-0000	Electric	7,058.78	4,257.00	-2,801.78	-65.82	27,485.34	21,172.00	-6,313.34	-29.82	54,781.00
4607-0000	Electric - NonCam	435.37	380.00	-55.37	-14.57	1,909.69	1,741.00	-168.69	-9.69	4,230.00
4622-0000	Demand Credit	-65.50	0.00	65.50	N/A	-226.37	0.00	226.37	N/A	0.00
4635-0000	Refuse Collection	485.38	478.00	-7.38	-1.54	2,955.26	2,460.00	-495.26	-20.13	5,876.00
4637-0000	Refuse - NONCAM	8.87	9.00	0.13	1.44	44.35	45.00	0.65	1.44	108.00
4640-0000	Water/Sewer	528.24	650.00	121.76	18.73	2,725.03	3,026.00	300.97	9.95	7,256.00
4642-0000	Non CAM Water/Sewer	6.33	9.00	2.67	29.67	32.55	39.00	6.45	16.54	97.00
4648-0000	Irrigation - Utility	146.48	182.00	35.52	19.52	732.06	955.00	222.94	23.34	2,556.00
4649-0000	Irrigation-NonCAM	0.91	2.00	1.09	54.50	4.55	6.00	1.45	24.17	26.00
4650-0000	Stormwater	263.15	47.00	-216.15	-459.89	1,315.75	235.00	-1,080.75	-459.89	564.00
4660-0000	Fire Service - Utility	141.16	281.16	140.00	-404.14	705.80	140.00	-565.80	-404.14	336.00
4799-0000	TOTAL UTILITIES	9,009.17	6,042.00	-2,967.17	-49.11	37,684.01	29,819.00	-7,865.01	-26.38	75,830.00
5116-5000	REPAIR/MAINTENANCE									

Budget Comparison

Period = Feb 2014

Book = Accrual

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5120-0000	Electric Repairs	300.00	550.00	250.00	45.45	1,012.34	5,600.00	4,587.66	81.92	11,000.00
5122-0000	NONCAM Electrical Repairs	0.00	12.00	12.00	100.00	0.00	45.00	45.00	100.00	81.00
5125-0000	Electric Supplies	3,907.58	75.00	-3,832.58	-5,110.11	5,774.18	1,023.00	-4,751.18	-464.44	2,567.00
5127-0000	NONCAM Electric Supplies	16.49	0.00	-16.49	N/A	33.30	62.00	28.70	46.29	97.00
5130-0000	Electric Bulbs	-68.93	0.00	68.93	N/A	722.73	640.00	-82.73	-12.93	1,280.00
5132-0000	NONCAM Electric Bulbs	-2.23	0.00	2.23	N/A	7.79	0.00	-7.79	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	475.29	0.00	-475.29	N/A	0.00
5138-0000	Parking Lot Poles	37.68	0.00	-37.68	N/A	37.68	0.00	-37.68	N/A	0.00
5140-0000	Elevator Maintenance	0.00	260.00	260.00	100.00	0.00	795.00	795.00	100.00	1,445.00
5141-0000	Elevator Maintenance-NonCAM	0.00	6.00	6.00	100.00	0.00	12.00	12.00	100.00	15.00
5145-0000	Elevator Phone Maintenance	170.00	0.00	-170.00	N/A	2,245.56	450.00	-1,795.56	-399.01	900.00
5145-2310	Security Monitro Cont-NonCAM	0.00	0.00	0.00	N/A	0.00	240.00	240.00	100.00	480.00
5145-4400	Security Maint & Repair	0.00	75.00	75.00	100.00	0.00	150.00	150.00	100.00	300.00
5160-0000	Exterior Building Maintenance	1,214.38	350.00	-864.38	-246.97	3,239.52	5,090.00	1,850.48	36.36	12,235.00
5161-0000	Exterior Building Supplies	10.59	225.00	214.41	95.29	223.07	1,130.00	906.93	80.26	2,280.00
5161-5000	Ext Building Supplies-NonCAM	0.00	6.00	6.00	100.00	0.00	16.00	16.00	100.00	22.00
5162-0000	Non CAM Exterior Bldg Maint.	19.61	3.00	-16.61	-553.67	40.76	299.00	258.24	86.37	347.00
5165-0000	Emergency Light Repair	0.00	0.00	0.00	N/A	81.18	0.00	-81.18	N/A	0.00
5170-0000	Fire Extinguisher Maintenance	736.95	345.00	-391.95	-113.61	736.95	1,265.00	528.05	41.74	1,775.00
5175-0000	Fire Alarm/Sprinkler Repair	0.00	780.00	780.00	100.00	2,540.40	780.00	-1,760.40	-225.69	780.00
5180-0000	HVAC Repair	2,165.99	2,000.00	-165.99	-8.30	20,874.30	9,750.00	-11,124.30	-114.10	30,750.00
5182-0000	Non CAM HVAC Repair	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	1,500.00
5185-0000	HVAC Supplies	0.00	100.00	100.00	100.00	47.07	200.00	152.93	76.46	400.00
5190-0000	Landscaping Supplies	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	250.00
5192-0000	Landscaping Expense	0.00	750.00	750.00	100.00	0.00	4,200.00	4,200.00	100.00	5,900.00
5193-0000	Landscaping Expense-NonCAM	0.00	0.00	0.00	N/A	0.00	30.00	30.00	100.00	30.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	600.00	300.00	-300.00	-100.00	8,036.00
5196-0000	Tree Trimming-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	66.00
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	4,200.00	3,700.00	-500.00	-13.51	3,700.00
5210-0000	Locks & Keys Repairs	0.00	100.00	100.00	100.00	471.00	1,205.00	734.00	60.91	1,830.00
5212-0000	Non CAM Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	50.00	50.00	100.00	75.00
5215-0000	Locks & Keys Supplies	314.20	0.00	-314.20	N/A	314.20	0.00	-314.20	N/A	0.00
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	0.00	N/A	7.80	0.00	-7.80	N/A	0.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	0.00	12,290.00	12,290.00	100.00	16,790.00
5221-0000	Parking Lot Repairs-NonCAM	0.71	0.00	-0.71	N/A	0.71	210.00	209.29	99.66	210.00
5230-0000	Plumbing Repairs	2,432.25	1,050.00	-1,382.25	-131.64	3,810.27	6,175.00	2,364.73	38.30	10,925.00
5232-0000	Non CAM Plumbing Repairs	148.05	0.00	-148.05	N/A	159.20	43.00	-116.20	-270.23	101.00
5235-0000	Plumbing Supplies	57.67	0.00	-57.67	N/A	97.00	575.00	478.00	83.13	1,275.00
5237-0000	Non CAM Plumbing Supplies	1.09	0.00	-1.09	N/A	1.09	20.00	18.91	94.55	30.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	136.50	0.00	-136.50	N/A	713.00

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	5.00
5245-0000	Irrigation Repairs	0.00	250.00	250.00	100.00	0.00	800.00	800.00	100.00	2,050.00
5245-5000	Irrigation Repairs-NonCAM	0.00	225.00	225.00	100.00	0.00	425.00	425.00	100.00	675.00
5250-0000	Roof Repairs	0.00	500.00	500.00	100.00	135.00	6,500.00	6,365.00	97.92	13,000.00
5252-0000	Non CAM Roof Repairs	0.00	0.00	0.00	N/A	0.00	60.00	60.00	100.00	180.00
5260-0000	Signage	0.00	0.00	0.00	N/A	0.00	5,350.00	5,350.00	100.00	5,350.00
5261-0000	Non-CAM Signage	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	150.00
5270-0000	Small Tools	0.00	0.00	0.00	N/A	113.49	0.00	-113.49	N/A	0.00
5285-0000	General Building R&M & Supplies	0.00	0.00	0.00	N/A	39.37	0.00	-39.37	N/A	0.00
5290-0000	Other Maintenance	0.00	125.00	125.00	100.00	0.00	1,750.00	1,750.00	100.00	2,000.00
5299-0000	TOTAL REPAIR/MAINTENANCE	11,462.08	7,787.00	-3,675.08	-47.20	48,177.75	71,630.00	23,452.25	32.74	141,595.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	14,297.00	14,297.00	100.00	21,796.00
5312-0000	Non CAM Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	268.00	268.00	100.00	268.00
5313-0000	Carpet Repairs	0.00	0.00	0.00	N/A	0.00	2,400.00	2,400.00	100.00	4,400.00
5314-0000	Carpet Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	30.00	30.00	100.00	30.00
5315-5000	Mini Blinds-NonCAM	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	600.00
5320-0000	Cleaning Supplies	0.00	0.00	0.00	N/A	6.97	0.00	-6.97	N/A	0.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	11,003.00	11,003.00	100.00	14,628.00
5342-0000	Non CAM Painting	0.00	0.00	0.00	N/A	0.00	572.00	572.00	100.00	572.00
5345-0000	Painting Supplies	643.59	0.00	-643.59	N/A	643.59	0.00	-643.59	N/A	400.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	33.01	2,900.00	2,866.99	98.86	2,900.00
5367-0000	Non CAM Interior Supplies	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	100.00
5370-0000	Interior Repairs	805.00	1,425.00	620.00	43.51	817.39	7,000.00	6,182.61	88.32	10,725.00
5375-0000	Non CAM Interior Repairs	0.00	250.00	250.00	100.00	0.00	500.00	500.00	100.00	750.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	723.71	3,875.00	3,151.29	81.32	4,125.00
5385-0000	Non CAM Other Cleaning and Impro.	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	1,448.59	1,675.00	226.41	13.52	2,224.67	43,745.00	41,520.33	94.91	61,794.00
5400-0000	SERVICES									
5410-0000	Elevator Service	162.57	163.00	0.43	0.26	812.85	815.00	2.15	0.26	1,956.00
5412-0000	Elevator Service-NonCAM	2.43	3.00	0.57	19.00	12.15	15.00	2.85	19.00	36.00
5420-0000	Fire Protection System	0.00	330.00	330.00	100.00	2,723.52	3,345.00	621.48	18.58	7,391.00
5425-0000	Fire Protection Phone	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	4,189.00
5430-0000	Exterminating	352.30	353.00	0.70	0.20	2,128.36	2,065.00	-63.36	-3.07	4,836.00
5433-0000	Non CAM Exterminating	2.70	3.00	0.30	10.00	13.78	15.00	1.22	8.13	36.00
5445-0000	Backflow Prevention Service	358.51	358.51	0.00	N/A	358.51	195.00	-163.51	-83.85	255.00
5445-5000	Backflow Prevention Svc-NonCAM	1.49	0.00	-1.49	N/A	1.49	0.00	-1.49	N/A	70.00
5447-0000	HVAC Monthly Service	1,110.14	0.00	-1,110.14	N/A	8,708.17	12,840.00	4,131.83	32.18	25,804.00

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5448-0000	Non CAM HVAC Monthly Maint	24.76	0.00	-24.76	N/A	61.90	44.00	-17.90	-40.68	90.00
5450-0000	Janitorial Service	5,888.53	7,356.00	1,467.47	19.95	34,082.47	36,780.00	2,697.53	7.33	88,272.00
5455-0000	Non CAM Janitorial	138.07	133.00	-5.07	-3.81	690.35	665.00	-25.35	-3.81	1,596.00
5460-0000	Landscaping Service	1,961.10	1,960.00	-1.10	-0.06	15,435.45	11,762.00	-3,673.45	-31.23	39,633.00
5462-0000	Non CAM Landscaping	837.02	836.00	-1.02	-0.12	5,065.08	5,018.00	-47.08	-0.94	16,736.00
5465-0000	Grounds Cleaning	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	1,000.00
5480-0000	Security	0.00	170.00	170.00	100.00	0.00	2,160.00	2,160.00	100.00	4,660.00
5482-0000	Non CAM Security	0.00	0.00	0.00	N/A	247.20	240.00	-7.20	-3.00	480.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	10,440.00
5488-0000	Window Washing Svc-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	115.00
5499-0000	TOTAL SERVICES	10,839.62	11,307.00	467.38	4.13	70,341.28	76,459.00	6,117.72	8.00	207,595.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	0.00	0.00	0.00	N/A	18,000.00	18,000.00	0.00	0.00	18,000.00
5520-0000	Phone Service	160.05	138.00	-22.05	-15.98	805.24	690.00	-115.24	-16.70	1,656.00
5521-0000	Phone Service-NonCAM	0.00	2.00	2.00	100.00	0.00	10.00	10.00	100.00	24.00
5522-0000	Internet Charge	71.24	71.00	-0.24	-0.34	356.50	914.00	557.50	61.00	1,970.00
5523-0000	Internet Charge-NonCAM	0.00	326.00	326.00	100.00	978.00	1,630.00	652.00	40.00	3,912.00
5530-0000	Copies	50.62	138.00	87.38	63.32	141.93	506.00	364.07	71.95	1,000.00
5560-0000	Fees/Licenses/Permits	41.00	6.00	-35.00	-583.33	65.00	28.00	-37.00	-132.14	710.00
5565-0000	Office Supplies	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5566-0000	Office Equipment Maintenance	0.00	0.00	0.00	N/A	204.24	300.00	95.76	31.92	500.00
5567-0000	Office Equip Mtnc-NonCAM	99.26	45.00	-54.26	-120.58	443.05	155.00	-288.05	-185.84	353.00
5568-0000	Dues/Seminars	0.00	0.00	0.00	N/A	350.00	0.00	-350.00	N/A	0.00
5570-0000	Postage/Delivery	4.90	10.00	5.10	51.00	14.18	50.00	35.82	71.64	120.00
5575-0000	Professional Fees	2,350.00	2,350.00	0.00	0.00	21,670.00	11,750.00	-9,920.00	-84.43	28,200.00
5580-0100	Printing	0.00	42.00	42.00	100.00	0.00	206.00	206.00	100.00	500.00
5585-0000	Subscriptions	30.00	175.00	145.00	82.86	335.00	3,145.00	2,810.00	89.35	3,225.00
5586-0000	Marketing/PR	500.00	48.00	-452.00	-941.67	1,700.00	174.00	-1,526.00	-877.01	509.00
5587-0000	General Authority Expense	659.60	67.00	-592.60	-884.48	887.71	335.00	-552.71	-164.99	800.00
5588-0000	Economic Development	0.00	0.00	0.00	N/A	12,500.00	12,800.00	300.00	2.34	25,500.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	30,000.00
5592-0000	Non CAM Professional Fees	2,350.00	4,433.33	2,083.33	46.99	11,750.00	22,166.65	10,416.65	46.99	53,200.00
5594-0000	Travel	3,306.15	0.00	-3,306.15	N/A	4,055.57	3,100.00	-955.57	-30.82	10,100.00
5596-0000	Other Administration Costs	92.65	250.00	157.35	62.94	570.15	1,266.00	695.85	54.96	3,044.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	9,715.47	8,201.33	-1,514.14	-18.46	74,826.57	77,725.65	2,899.08	3.73	184,523.00
6110-0000	Management Fees TALCOR	5,437.62	5,438.00	0.38	0.01	27,188.10	27,190.00	1.90	0.01	65,256.00
6111-0000	Management Fees-NonCAM	3,312.38	3,312.38	0.00	0.00	16,561.90	16,560.00	-1.90	-0.01	39,744.00
6159-0000	TOTAL OTHER EXPENSES	8,750.00	8,750.00	0.00	0.00	43,750.00	43,750.00	0.00	0.00	105,000.00
7110-0000	Property Insurance	5,575.20	5,575.24	0.04	0.00	27,876.00	27,876.20	0.20	0.00	66,903.00

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7111-0000	Property Insurance-NonCAM	2,344.46	2,344.42	-0.04	0.00	11,690.30	11,722.10	31.80	0.27	28,133.00
7199-0000	TOTAL INSURANCE/TAXES	7,919.66	7,919.66	0.00	0.00	39,566.30	39,598.30	32.00	0.08	95,036.00
7800-0000	TOTAL OPERATING EXPENSES	75,982.89	68,746.66	-7,236.23	-10.53	399,607.28	468,062.30	68,455.02	14.63	1,076,182.00
7999-0000	NET INCOME - OPERATING	37,791.25	45,033.17	-7,241.92	-16.08	181,142.42	152,908.85	28,233.57	18.46	382,232.00
8100-0000	DEBT SERVICE									
8122-0000	Bond Interest Expense	10,432.54	10,432.00	-0.54	-0.01	52,661.21	52,654.00	-7.21	-0.01	124,282.00
8199-0000	TOTAL DEBT SERVICE	10,432.54	10,432.00	-0.54	-0.01	52,661.21	52,654.00	-7.21	-0.01	124,282.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	51,196.79	51,601.00	404.21	0.78	255,983.95	258,005.00	2,021.05	0.78	619,212.00
8220-0000	Amortization Expense	275.00	275.00	0.00	0.00	1,375.00	1,375.00	0.00	0.00	3,300.00
8299-0000	TOTAL OTHER EXPENSES	51,471.79	51,876.00	404.21	0.78	257,358.95	259,380.00	2,021.05	0.78	622,512.00
9900-0000	NET INCOME	-24,113.08	-17,274.83	-6,838.25	-39.58	-128,877.74	-159,125.15	30,247.41	19.01	-364,562.00

INNOVATION PARK-CENTENNIAL BLDG (centenn)

Budget Comparison

Period = Feb 2014

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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000 INCOME									
3050-0000 INCOME - OPERATING									
3110-0000 Rent	25,858.82	25,859.00	-0.18	0.00	129,294.10	129,295.00	-0.90	0.00	310,308.00
3114-5000 Operating Expense Reimbursement	3,395.36	4,170.00	-774.64	-18.58	31,778.97	36,053.00	-4,274.03	-11.85	86,692.00
3990-0000 TOTAL REVENUE	29,254.18	30,029.00	-774.82	-2.58	161,073.07	165,348.00	-4,274.93	-2.59	397,000.00
4000-0000 OPERATING EXPENSES									
5116-5000 REPAIR/MAINTENANCE									
5120-0000 Electric Repairs	0.00	0.00	0.00	N/A	566.04	1,100.00	533.96	48.54	2,200.00
5125-0000 Electric Supplies	30.56	0.00	-30.56	N/A	563.45	250.00	-313.45	-125.38	500.00
5130-0000 Electric Bulbs	0.00	0.00	0.00	N/A	55.08	0.00	-55.08	N/A	0.00
5135-0000 Parking Lot Bulbs	0.00	0.00	0.00	N/A	95.00	0.00	-95.00	N/A	0.00
5140-0000 Elevator Maintenance	0.00	160.00	160.00	100.00	0.00	320.00	320.00	100.00	640.00
5160-0000 Exterior Building Maintenance	90.00	0.00	-90.00	N/A	450.00	700.00	250.00	35.71	1,400.00
5161-0000 Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	500.00
5170-0000 Fire Extinguisher Maintenance	223.45	0.00	-223.45	N/A	223.45	0.00	-223.45	N/A	225.00
5180-0000 HVAC Repair	0.00	0.00	0.00	N/A	1,630.67	3,000.00	1,369.33	45.64	6,000.00
5185-0000 HVAC Supplies	0.00	100.00	100.00	100.00	47.07	200.00	152.93	76.46	400.00
5192-0000 Landscaping Expense	0.00	750.00	750.00	100.00	0.00	1,750.00	1,750.00	100.00	1,750.00
5195-0000 Tree Trimming	0.00	0.00	0.00	N/A	300.00	0.00	-300.00	N/A	1,000.00
5210-0000 Locks & Keys Repairs	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	75.00
5220-0000 Parking Lot Repairs	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	2,000.00
5230-0000 Plumbing Repairs	0.00	0.00	0.00	N/A	5.09	1,000.00	994.91	99.49	2,000.00
5240-0000 Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	125.00
5245-5000 Irrigation Repairs-NonCAM	0.00	200.00	200.00	100.00	0.00	400.00	400.00	100.00	600.00
5250-0000 Roof Repairs	0.00	0.00	0.00	N/A	135.00	500.00	365.00	73.00	1,000.00
5285-0000 General Building R&M & Supplies	0.00	0.00	0.00	N/A	12.98	0.00	-12.98	N/A	0.00
5299-0000 TOTAL REPAIR/MAINTENANCE	344.01	1,235.00	890.99	72.14	4,083.83	10,520.00	6,436.17	61.18	20,415.00
5300-0000 CLEANING AND IMPROVEMENTS									
5310-0000 Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	2,500.00	2,500.00	100.00	5,000.00
5313-0000 Carpet Repairs	0.00	0.00	0.00	N/A	0.00	400.00	400.00	100.00	900.00
5320-0000 Cleaning Supplies	0.00	0.00	0.00	N/A	6.97	0.00	-6.97	N/A	0.00
5340-0000 Painting	0.00	0.00	0.00	N/A	0.00	650.00	650.00	100.00	1,450.00
5365-0000 Interior Supplies	0.00	0.00	0.00	N/A	33.01	1,000.00	966.99	96.70	1,000.00
5370-0000 Interior Repairs	0.00	0.00	0.00	N/A	0.00	400.00	400.00	100.00	1,200.00

INNOVATION PARK-CENTENNIAL BLDG (centenn)

Budget Comparison

Period = Feb 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	0.00	N/A	39.98	6,450.00	6,410.02	99.38	11,050.00
5400-0000	SERVICES									
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	0.00	415.00	415.00	100.00	4,313.00
5425-0000	Fire Protection Phone	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	4,189.00
5430-0000	Exterminating	55.00	55.00	0.00	0.00	275.00	575.00	300.00	52.17	1,260.00
5445-0000	Backflow Prevention Service	80.00	0.00	-80.00	N/A	80.00	0.00	-80.00	N/A	0.00
5445-5000	Backflow Prevention Svc-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	70.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	2,063.60	3,426.00	1,362.40	39.77	6,954.00
5450-0000	Janitorial Service	985.77	949.00	-36.77	-3.87	4,928.85	4,745.00	-183.85	-3.87	11,388.00
5460-0000	Landscaping Service	267.31	267.00	-0.31	-0.12	2,071.36	1,602.00	-469.36	-29.30	5,340.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,750.00
5499-0000	TOTAL SERVICES	1,388.08	1,271.00	-117.08	-9.21	9,418.81	10,763.00	1,344.19	12.49	35,264.00
5500-0000	PROPERTY ADMINISTRATION									
5575-0000	Professional Fees	0.00	0.00	0.00	N/A	9,920.00	0.00	-9,920.00	N/A	0.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	0.00	0.00	0.00	N/A	9,920.00	0.00	-9,920.00	N/A	0.00
6110-0000	Management Fees TALCOR	1,386.71	1,387.00	0.29	0.02	6,933.55	6,935.00	1.45	0.02	16,644.00
6159-0000	TOTAL OTHER EXPENSES	1,386.71	1,387.00	0.29	0.02	6,933.55	6,935.00	1.45	0.02	16,644.00
7110-0000	Property Insurance	276.56	276.58	0.02	0.01	1,382.80	1,382.90	0.10	0.01	3,319.00
7199-0000	TOTAL INSURANCE/TAXES	276.56	276.58	0.02	0.01	1,382.80	1,382.90	0.10	0.01	3,319.00
7800-0000	TOTAL OPERATING EXPENSES	3,395.36	4,169.58	774.22	18.57	31,778.97	36,050.90	4,271.93	11.85	86,692.00
7999-0000	NET INCOME - OPERATING	25,858.82	25,859.42	-0.60	0.00	129,294.10	129,297.10	-3.00	0.00	310,308.00
8100-0000	DEBT SERVICE									
8122-0000	Bond Interest Expense	10,432.54	10,432.00	-0.54	-0.01	52,661.21	52,654.00	-7.21	-0.01	124,282.00
8199-0000	TOTAL DEBT SERVICE	10,432.54	10,432.00	-0.54	-0.01	52,661.21	52,654.00	-7.21	-0.01	124,282.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	11,524.15	12,012.00	487.85	4.06	57,620.75	60,060.00	2,439.25	4.06	144,144.00
8220-0000	Amortization Expense	275.00	275.00	0.00	0.00	1,375.00	1,375.00	0.00	0.00	3,300.00
8299-0000	TOTAL OTHER EXPENSES	11,799.15	12,287.00	487.85	3.97	58,995.75	61,435.00	2,439.25	3.97	147,444.00
9900-0000	NET INCOME	3,627.13	3,140.42	486.71	15.50	17,637.14	15,208.10	2,429.04	15.97	38,582.00

CENTENNIAL - BUDGET COMPARISON

As of February 28, 2014	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	161,073.07	165,348.00	-4,274.93	-2.59
Total Operating Expenses	31,778.97	36,050.90	4,271.93	11.85
Net Operating Income	129,294.10	129,297.10	-3.00	0.00

Major Variances from Budget:

Total Revenue/Operating Expense Reimbursements

There are no major variances to report for the month of February. However, it should be noted that the variance between the two is significantly smaller due to the \$9,920 expense for the survey that was conducted in advance of the Parks transfer of properties.

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Feb 2014

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000 INCOME									
3050-0000 INCOME - OPERATING									
3110-0000 Rent	7,561.72	7,451.00	110.72	1.49	37,808.60	37,255.00	553.60	1.49	89,412.00
3114-5000 Operating Expense Reimbursement	1,612.12	1,440.00	172.12	11.95	8,049.89	7,200.00	849.89	11.80	17,280.00
3315-0000 Sales Tax Discount	10.85	0.00	10.85	N/A	32.63	0.00	32.63	N/A	0.00
3990-0000 TOTAL REVENUE	9,184.69	8,891.00	293.69	3.30	45,891.12	44,455.00	1,436.12	3.23	106,692.00
4000-0000 OPERATING EXPENSES									
4600-0000 UTILITIES									
4605-0000 Electric	2,961.59	1,400.00	-1,561.59	-111.54	11,456.71	7,000.00	-4,456.71	-63.67	18,500.00
4635-0000 Refuse Collection	17.23	0.00	-17.23	N/A	614.51	0.00	-614.51	N/A	0.00
4640-0000 Water/Sewer	162.20	150.00	-12.20	-8.13	800.29	750.00	-50.29	-6.71	1,800.00
4648-0000 Irrigation - Utility	24.57	0.00	-24.57	N/A	122.85	0.00	-122.85	N/A	0.00
4650-0000 Stormwater	217.83	0.00	-217.83	N/A	1,089.15	0.00	-1,089.15	N/A	0.00
4660-0000 Fire Service - Utility	113.87	0.00	-113.87	N/A	569.35	0.00	-569.35	N/A	0.00
4799-0000 TOTAL UTILITIES	3,497.29	1,550.00	-1,947.29	-125.63	14,652.86	7,750.00	-6,902.86	-89.07	20,300.00
5116-5000 REPAIR/MAINTENANCE									
5120-0000 Electric Repairs	0.00	250.00	250.00	100.00	146.30	500.00	353.70	70.74	750.00
5125-0000 Electric Supplies	160.08	0.00	-160.08	N/A	236.02	250.00	13.98	5.59	750.00
5130-0000 Electric Bulbs	0.00	0.00	0.00	N/A	0.00	320.00	320.00	100.00	640.00
5145-0000 Elevator Phone Maintenance	170.00	0.00	-170.00	N/A	909.00	0.00	-909.00	N/A	0.00
5160-0000 Exterior Building Maintenance	90.00	90.00	0.00	0.00	497.44	650.00	152.56	23.47	2,180.00
5161-0000 Exterior Building Supplies	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	500.00
5170-0000 Fire Extinguisher Maintenance	190.95	335.00	144.05	43.00	190.95	335.00	144.05	43.00	335.00
5180-0000 HVAC Repair	0.00	500.00	500.00	100.00	2,588.36	1,000.00	-1,588.36	-158.84	2,000.00
5190-0000 Landscaping Supplies	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	250.00
5192-0000 Landscaping Expense	0.00	0.00	0.00	N/A	0.00	750.00	750.00	100.00	2,250.00
5195-0000 Tree Trimming	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	600.00
5210-0000 Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	40.00	40.00	100.00	80.00
5220-0000 Parking Lot Repairs	0.00	0.00	0.00	N/A	0.00	4,500.00	4,500.00	100.00	4,500.00
5230-0000 Plumbing Repairs	0.00	750.00	750.00	100.00	0.00	1,500.00	1,500.00	100.00	2,250.00
5235-0000 Plumbing Supplies	0.00	0.00	0.00	N/A	39.33	200.00	160.67	80.33	600.00
5240-0000 Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	125.00
5245-0000 Irrigation Repairs	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	200.00
5250-0000 Roof Repairs	0.00	0.00	0.00	N/A	0.00	350.00	350.00	100.00	1,050.00

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Feb 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5285-0000	General Building R&M & Supplies	0.00	0.00	0.00	N/A	26.39	0.00	-26.39	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	611.03	2,050.00	1,438.97	70.19	4,633.79	11,045.00	6,411.21	58.05	19,060.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	2,845.00	2,845.00	100.00	2,845.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	0.00	2,000.00	2,000.00	100.00	2,000.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	650.00	1,000.00	350.00	35.00	1,000.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	0.00	N/A	650.00	5,845.00	5,195.00	88.88	5,845.00
5400-0000	SERVICES									
5420-0000	Fire Protection System	0.00	330.00	330.00	100.00	0.00	330.00	330.00	100.00	330.00
5430-0000	Exterminating	55.00	55.00	0.00	0.00	350.00	275.00	-75.00	-27.27	660.00
5445-0000	Backflow Prevention Service	80.00	0.00	-80.00	N/A	80.00	0.00	-80.00	N/A	0.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	2,063.60	2,570.00	506.40	19.70	5,140.00
5450-0000	Janitorial Service	659.68	635.00	-24.68	-3.89	3,298.40	3,175.00	-123.40	-3.89	7,620.00
5460-0000	Landscaping Service	350.70	350.00	-0.70	-0.20	2,571.72	2,101.00	-470.72	-22.40	7,425.00
5480-0000	Security	0.00	170.00	170.00	100.00	0.00	850.00	850.00	100.00	2,040.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,450.00
5499-0000	TOTAL SERVICES	1,145.38	1,540.00	394.62	25.62	8,363.72	9,301.00	937.28	10.08	24,665.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	48.44	0.00	-48.44	N/A	246.00	0.00	-246.00	N/A	0.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	48.44	0.00	-48.44	N/A	246.00	0.00	-246.00	N/A	0.00
6110-0000	Management Fees TALCOR	1,055.96	1,056.00	0.04	0.00	5,279.80	5,280.00	0.20	0.00	12,672.00
6159-0000	TOTAL OTHER EXPENSES	1,055.96	1,056.00	0.04	0.00	5,279.80	5,280.00	0.20	0.00	12,672.00
7110-0000	Property Insurance	917.30	917.33	0.03	0.00	4,586.50	4,586.65	0.15	0.00	11,008.00
7199-0000	TOTAL INSURANCE/TAXES	917.30	917.33	0.03	0.00	4,586.50	4,586.65	0.15	0.00	11,008.00
7800-0000	TOTAL OPERATING EXPENSES	7,275.40	7,113.33	-162.07	-2.28	38,412.67	43,807.65	5,394.98	12.32	93,550.00
7999-0000	NET INCOME - OPERATING	1,909.29	1,777.67	131.62	7.40	7,478.45	647.35	6,831.10	1,055.24	13,142.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,048.25	4,031.00	-17.25	-0.43	20,241.25	20,155.00	-86.25	-0.43	48,372.00
8299-0000	TOTAL OTHER EXPENSES	4,048.25	4,031.00	-17.25	-0.43	20,241.25	20,155.00	-86.25	-0.43	48,372.00
9900-0000	NET INCOME	-2,138.96	-2,253.33	114.37	5.08	-12,762.80	-19,507.65	6,744.85	34.58	-35,230.00

COLLINS - BUDGET COMPARISON

As of February 28, 2014	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	45,891.12	44,455.00	1,436.12	3.23
Total Operating Expenses	38,412.67	43,807.65	5,394.98	12.32
Net Operating Income	7,478.45	647.35	6,831.10	1,055.24

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

Without sacrificing acceptable building standards we remain conservative in both cleaning and improvements and Repairs and Maintenance. Net Operating Income continues to increase gradually.

INNOVATION PARK -TENANTS IN COMMON (inn-tic)

Budget Comparison

Period = Feb 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3100-1000	Miscellaneous Income	0.00	0.00	0.00	N/A	194.38	0.00	194.38	N/A	0.00
3110-0000	Rent	583.33	583.00	0.33	0.06	2,916.65	2,915.00	1.65	0.06	6,996.00
3110-5000	Amortized Income	20,527.36	20,527.33	0.03	0.00	102,636.80	102,636.65	0.15	0.00	246,328.00
3114-5000	Operating Expense Reimbursement	2,278.09	2,278.08	0.01	0.00	11,312.78	11,390.40	-77.62	-0.68	27,337.00
3115-0000	CAM	8,268.50	8,268.50	0.00	0.00	41,342.50	41,342.50	0.00	0.00	99,222.00
3120-0000	Other Rents	1,250.37	1,666.67	-416.30	-24.98	9,273.46	8,333.35	940.11	11.28	20,000.00
3220-0000	Interest Income	497.87	3,500.00	-3,002.13	-85.78	2,732.25	18,250.00	-15,517.75	-85.03	42,600.00
3315-0000	Sales Tax Discount	0.00	0.00	0.00	N/A	34.42	0.00	34.42	N/A	0.00
3990-0000	TOTAL REVENUE	33,405.52	36,823.58	-3,418.06	-9.28	170,443.24	184,867.90	-14,424.66	-7.80	442,483.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	21.22	22.00	0.78	3.55	106.81	110.00	3.19	2.90	264.00
4635-0000	Refuse Collection	0.00	0.00	0.00	N/A	0.00	70.00	70.00	100.00	140.00
4648-0000	Irrigation - Utility	73.71	115.00	41.29	35.90	368.21	635.00	266.79	42.01	1,700.00
4799-0000	TOTAL UTILITIES	94.93	137.00	42.07	30.71	475.02	815.00	339.98	41.72	2,104.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,500.00
5160-0000	Exterior Building Maintenance	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	1,000.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	158.61	0.00	-158.61	N/A	0.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,500.00
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	4,200.00	3,700.00	-500.00	-13.51	3,700.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	136.50	0.00	-136.50	N/A	0.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	500.00
5260-0000	Signage	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5270-0000	Small Tools	0.00	0.00	0.00	N/A	113.49	0.00	-113.49	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	0.00	0.00	N/A	4,608.60	5,950.00	1,341.40	22.54	8,700.00
5400-0000	SERVICES									
5445-0000	Backflow Prevention Service	120.00	0.00	-120.00	N/A	120.00	195.00	75.00	38.46	195.00
5460-0000	Landscaping Service	269.44	270.00	0.56	0.21	1,616.64	1,619.00	2.36	0.15	5,392.00
5462-0000	Non CAM Landscaping	822.75	822.00	-0.75	-0.09	4,936.51	4,933.00	-3.51	-0.07	16,448.00

INNOVATION PARK -TENANTS IN COMMON (inn-tic)

Budget Comparison

Period = Feb 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5465-0000	Grounds Cleaning	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	1,000.00
5499-0000	TOTAL SERVICES	1,212.19	1,092.00	-120.19	-11.01	6,673.15	7,247.00	573.85	7.92	23,035.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	0.00	0.00	0.00	N/A	18,000.00	18,000.00	0.00	0.00	18,000.00
5520-0000	Phone Service	111.61	113.00	1.39	1.23	559.24	565.00	5.76	1.02	1,356.00
5560-0000	Fees/Licenses/Permits	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	640.00
5575-0000	Professional Fees	2,350.00	2,350.00	0.00	0.00	11,750.00	11,750.00	0.00	0.00	28,200.00
5585-0000	Subscriptions	0.00	175.00	175.00	100.00	0.00	3,145.00	3,145.00	100.00	3,225.00
5586-0000	Marketing/PR	0.00	48.00	48.00	100.00	0.00	174.00	174.00	100.00	509.00
5588-0000	Economic Development	0.00	0.00	0.00	N/A	12,500.00	12,800.00	300.00	2.34	25,500.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	30,000.00
5592-0000	Non CAM Professional Fees	2,350.00	4,433.33	2,083.33	46.99	11,750.00	22,166.65	10,416.65	46.99	53,200.00
5596-0000	Other Administration Costs	92.65	250.00	157.35	62.94	570.15	1,266.00	695.85	54.96	3,044.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	4,904.26	7,369.33	2,465.07	33.45	55,129.39	69,866.65	14,737.26	21.09	163,674.00
6110-0000	Management Fees TALCOR	875.00	875.00	0.00	0.00	4,375.00	4,375.00	0.00	0.00	10,500.00
6159-0000	TOTAL OTHER EXPENSES	875.00	875.00	0.00	0.00	4,375.00	4,375.00	0.00	0.00	10,500.00
7110-0000	Property Insurance	691.97	692.00	0.03	0.00	3,459.85	3,460.00	0.15	0.00	8,304.00
7111-0000	Property Insurance-NonCAM	2,282.80	2,282.75	-0.05	0.00	11,382.00	11,413.75	31.75	0.28	27,393.00
7199-0000	TOTAL INSURANCE/TAXES	2,974.77	2,974.75	-0.02	0.00	14,841.85	14,873.75	31.90	0.21	35,697.00
7800-0000	TOTAL OPERATING EXPENSES	10,061.15	12,448.08	2,386.93	19.18	86,103.01	103,127.40	17,024.39	16.51	243,710.00
7999-0000	NET INCOME - OPERATING	23,344.37	24,375.50	-1,031.13	-4.23	84,340.23	81,740.50	2,599.73	3.18	198,773.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	14,823.49	14,823.00	-0.49	0.00	74,117.45	74,115.00	-2.45	0.00	177,876.00
8299-0000	TOTAL OTHER EXPENSES	14,823.49	14,823.00	-0.49	0.00	74,117.45	74,115.00	-2.45	0.00	177,876.00
9900-0000	NET INCOME	8,520.88	9,552.50	-1,031.62	-10.80	10,222.78	7,625.50	2,597.28	34.06	20,897.00

INN-TIC - BUDGET COMPARISON

As of February 28, 2014	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	170,443.24	184,867.90	-14,424.66	-7.80
Total Operating Expenses	86,103.01	103,127.40	17,024.39	16.51
Net Operating Income	84,340.23	81,740.50	2,599.73	3.18

Major Variances from Budget:

Total Revenue

Interest Income is well below projected amounts. (\$15,517)

Total Operating Expenses

Non CAM Professional Fees represents 62% (\$10,417) of the shortage which is designated for continued use during the transfer phase of buildings and lands.

INNOVATION PARK - JOHNSON BLDG (johnson)

Budget Comparison

Period = Feb 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3114-5000	Operating Expense Reimbursement	3,681.38	4,831.00	-1,149.62	-23.80	29,221.30	44,188.00	-14,966.70	-33.87	91,860.00
3119-0000	Management Fee Income	587.72	661.00	-73.28	-11.09	2,931.72	3,119.00	-187.28	-6.00	7,746.00
3990-0000	TOTAL REVENUE	4,269.10	5,492.00	-1,222.90	-22.27	32,153.02	47,307.00	-15,153.98	-32.03	99,606.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4635-0000	Refuse Collection	171.16	168.00	-3.16	-1.88	855.80	840.00	-15.80	-1.88	2,016.00
4640-0000	Water/Sewer	122.14	155.00	32.86	21.20	627.95	721.00	93.05	12.91	1,719.00
4648-0000	Irrigation - Utility	17.62	20.00	2.38	11.90	88.10	127.00	38.90	30.63	303.00
4799-0000	TOTAL UTILITIES	310.92	343.00	32.08	9.35	1,571.85	1,688.00	116.15	6.88	4,038.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	0.00	950.00	950.00	100.00	1,900.00
5125-0000	Electric Supplies	908.76	25.00	-883.76	-3,535.04	1,369.37	100.00	-1,269.37	-1,269.37	200.00
5130-0000	Electric Bulbs	5.78	0.00	-5.78	N/A	299.92	320.00	20.08	6.28	640.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	139.03	0.00	-139.03	N/A	0.00
5138-0000	Parking Lot Poles	13.78	0.00	-13.78	N/A	13.78	0.00	-13.78	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	210.00	210.00	100.00	420.00
5160-0000	Exterior Building Maintenance	378.17	45.00	-333.17	-740.38	796.32	1,185.00	388.68	32.80	3,410.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	75.00	75.00	100.00	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	335.00	335.00	100.00	335.00
5175-0000	Fire Alarm/Sprinkler Repair	0.00	780.00	780.00	100.00	2,540.40	780.00	-1,760.40	-225.69	780.00
5180-0000	HVAC Repair	200.00	0.00	-200.00	N/A	3,138.99	1,500.00	-1,638.99	-109.27	4,500.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,256.00
5210-0000	Locks & Keys Repairs	0.00	75.00	75.00	100.00	0.00	150.00	150.00	100.00	225.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	0.00	3,500.00	3,500.00	100.00	3,500.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	237.48	1,050.00	812.52	77.38	2,050.00
5235-0000	Plumbing Supplies	21.08	0.00	-21.08	N/A	21.08	0.00	-21.08	N/A	0.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	90.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	0.00	200.00	200.00	100.00	400.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	2,000.00
5299-0000	TOTAL REPAIR/MAINTENANCE	1,527.57	925.00	-602.57	-65.14	8,556.37	11,855.00	3,298.63	27.82	22,431.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	3,000.00

INNOVATION PARK - JOHNSON BLDG (johnson)

Budget Comparison

Period = Feb 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5313-0000	Carpet Repairs	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	1,000.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	3,000.00	3,000.00	100.00	3,000.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,500.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	0.00	N/A	0.00	7,000.00	7,000.00	100.00	9,500.00
5400-0000	SERVICES									
5410-0000	Elevator Service	82.50	83.00	0.50	0.60	412.50	415.00	2.50	0.60	996.00
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	2,723.52	2,600.00	-123.52	-4.75	2,600.00
5430-0000	Exterminating	95.00	95.00	0.00	0.00	480.44	475.00	-5.44	-1.15	1,140.00
5445-0000	Backflow Prevention Service	28.70	0.00	-28.70	N/A	28.70	0.00	-28.70	N/A	25.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	1,547.70	2,954.00	1,406.30	47.61	5,908.00
5450-0000	Janitorial Service	171.91	1,920.00	1,748.09	91.05	5,472.50	9,600.00	4,127.50	42.99	23,040.00
5460-0000	Landscaping Service	275.26	275.00	-0.26	-0.09	2,480.12	1,651.00	-829.12	-50.22	5,508.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,400.00
5499-0000	TOTAL SERVICES	653.37	2,373.00	1,719.63	72.47	13,145.48	17,695.00	4,549.52	25.71	41,617.00
6111-0000	Management Fees-NonCAM	1,668.16	1,668.00	-0.16	-0.01	8,340.80	8,340.00	-0.80	-0.01	20,016.00
6159-0000	TOTAL OTHER EXPENSES	1,668.16	1,668.00	-0.16	-0.01	8,340.80	8,340.00	-0.80	-0.01	20,016.00
7110-0000	Property Insurance	1,189.52	1,189.50	-0.02	0.00	5,947.60	5,947.50	-0.10	0.00	14,274.00
7199-0000	TOTAL INSURANCE/TAXES	1,189.52	1,189.50	-0.02	0.00	5,947.60	5,947.50	-0.10	0.00	14,274.00
7800-0000	TOTAL OPERATING EXPENSES	5,349.54	6,498.50	1,148.96	17.68	37,562.10	52,525.50	14,963.40	28.49	111,876.00
7999-0000	NET INCOME - OPERATING	-1,080.44	-1,006.50	-73.94	-7.35	-5,409.08	-5,218.50	-190.58	-3.65	-12,270.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	7,737.96	7,681.00	-56.96	-0.74	38,689.80	38,405.00	-284.80	-0.74	92,172.00
8299-0000	TOTAL OTHER EXPENSES	7,737.96	7,681.00	-56.96	-0.74	38,689.80	38,405.00	-284.80	-0.74	92,172.00
9900-0000	NET INCOME	-8,818.40	-8,687.50	-130.90	-1.51	-44,098.88	-43,623.50	-475.38	-1.09	-104,442.00

JOHNSON - BUDGET COMPARISON

As of February 28, 2014	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	32,153.02	47,307.00	-15,153.98	-32.03
Total Operating Expenses	37,562.10	52,525.50	14,963.40	28.49
Net Operating Income	-5,409.08	-5,218.50	-190.58	-3.65

Major Variances from Budget:

Operating Expense Reimbursements is responsible for the Revenue shortfall as well as the underage in The Operating Expenses. Net Operating Income variance held very close for the month

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Feb 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	1,052.18	888.00	164.18	18.49	4,927.23	4,440.00	487.23	10.97	10,656.00
3120-0000	Other Rents	102.30	42.00	60.30	143.57	383.76	210.00	173.76	82.74	504.00
3315-0000	Sales Tax Discount	1.08	0.00	1.08	N/A	6.49	0.00	6.49	N/A	0.00
3990-0000	TOTAL REVENUE	1,155.56	930.00	225.56	24.25	5,317.48	4,650.00	667.48	14.35	11,160.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	9,875.00	9,875.00	0.00	0.00	49,375.00	49,375.00	0.00	0.00	118,500.00
4403-0000	Clerical Salary-Authority	3,856.68	3,900.00	43.32	1.11	19,278.72	19,500.00	221.28	1.13	46,800.00
4404-0000	Payroll Taxes - Authority	1,042.31	1,051.00	8.69	0.83	5,211.56	5,267.00	55.44	1.05	12,645.00
4405-0000	Worker's Compensation-Authority	264.00	261.25	-2.75	-1.05	207.00	1,306.25	1,099.25	84.15	3,135.00
4406-0000	Employee Benefits-Authority	853.36	1,977.42	1,124.06	56.84	4,229.72	9,887.10	5,657.38	57.22	23,729.00
4460-0000	Employee Benefits	946.95	0.00	-946.95	N/A	4,734.70	0.00	-4,734.70	N/A	0.00
4490-0000	TOTAL PAYROLL EXPENSE	16,838.30	17,064.67	226.37	1.33	83,036.70	85,335.35	2,298.65	2.69	204,809.00
4600-0000	UTILITIES									
4605-0000	Electric	324.61	185.00	-139.61	-75.46	1,074.70	812.00	-262.70	-32.35	1,942.00
4635-0000	Refuse Collection	0.00	17.00	17.00	100.00	0.00	85.00	85.00	100.00	204.00
4640-0000	Water/Sewer	31.97	45.00	13.03	28.96	207.15	193.00	-14.15	-7.33	452.00
4650-0000	Stormwater	45.32	47.00	1.68	3.57	226.60	235.00	8.40	3.57	564.00
4660-0000	Fire Service - Utility	27.29	28.00	0.71	2.54	136.45	140.00	3.55	2.54	336.00
4799-0000	TOTAL UTILITIES	429.19	322.00	-107.19	-33.29	1,644.90	1,465.00	-179.90	-12.28	3,498.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	400.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	24.66	123.00	98.34	79.95	492.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	208.85	0.00	-208.85	N/A	0.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	0.00	N/A	886.56	0.00	-886.56	N/A	0.00
5160-0000	Exterior Building Maintenance	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	375.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	53.87	75.00	21.13	28.17	225.00
5170-0000	Fire Extinguisher Maintenance	26.20	10.00	-16.20	-162.00	26.20	10.00	-16.20	-162.00	10.00
5180-0000	HVAC Repair	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	750.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	300.00	0.00	-300.00	N/A	1,500.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	50.00	50.00	100.00	100.00
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	0.00	N/A	7.80	0.00	-7.80	N/A	0.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	233.37	150.00	-83.37	-55.58	300.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	90.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	450.00
5290-0000	Other Maintenance	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	26.20	360.00	333.80	92.72	1,741.31	1,508.00	-233.31	-15.47	5,192.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Feb 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5370-0000	Interior Repairs	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	375.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	125.00	125.00	100.00	375.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	125.00	125.00	100.00	0.00	875.00	875.00	100.00	1,250.00
5400-0000	SERVICES									
5430-0000	Exterminating	25.00	25.00	0.00	0.00	402.00	125.00	-277.00	-221.60	300.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	206.37	336.00	129.63	38.58	672.00
5450-0000	Janitorial Service	177.66	176.00	-1.66	-0.94	888.30	880.00	-8.30	-0.94	2,112.00
5460-0000	Landscaping Service	320.76	320.00	-0.76	-0.24	2,392.08	1,922.00	-470.08	-24.46	6,416.00
5480-0000	Security	0.00	0.00	0.00	N/A	0.00	860.00	860.00	100.00	1,720.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	290.00
5499-0000	TOTAL SERVICES	523.42	521.00	-2.42	-0.46	3,888.75	4,123.00	234.25	5.68	11,510.00
5500-0000	PROPERTY ADMINISTRATION									
5522-0000	Internet Charge	71.24	71.00	-0.24	-0.34	356.50	914.00	557.50	61.00	1,970.00
5530-0000	Copies	50.62	138.00	87.38	63.32	141.93	506.00	364.07	71.95	1,000.00
5560-0000	Fees/Licenses/Permits	41.00	6.00	-35.00	-583.33	65.00	28.00	-37.00	-132.14	70.00
5565-0000	Office Supplies	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5566-0000	Office Equipment Maintenance	0.00	0.00	0.00	N/A	204.24	300.00	95.76	31.92	500.00
5568-0000	Dues/Seminars	0.00	0.00	0.00	N/A	350.00	0.00	-350.00	N/A	0.00
5570-0000	Postage/Delivery	4.90	10.00	5.10	51.00	14.18	50.00	35.82	71.64	120.00
5580-0100	Printing	0.00	42.00	42.00	100.00	0.00	206.00	206.00	100.00	500.00
5585-0000	Subscriptions	30.00	0.00	-30.00	N/A	335.00	0.00	-335.00	N/A	0.00
5586-0000	Marketing/PR	500.00	0.00	-500.00	N/A	1,700.00	0.00	-1,700.00	N/A	0.00
5587-0000	General Authority Expense	659.60	67.00	-592.60	-884.48	887.71	335.00	-552.71	-164.99	800.00
5594-0000	Travel	3,306.15	0.00	-3,306.15	N/A	4,055.57	3,100.00	-955.57	-30.82	10,100.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	4,663.51	434.00	-4,229.51	-974.54	8,110.13	5,939.00	-2,171.13	-36.56	16,260.00
6110-0000	Management Fees TALCOR	118.75	119.00	0.25	0.21	593.75	595.00	1.25	0.21	1,428.00
6159-0000	TOTAL OTHER EXPENSES	118.75	119.00	0.25	0.21	593.75	595.00	1.25	0.21	1,428.00
7110-0000	Property Insurance	307.26	307.25	-0.01	0.00	1,536.30	1,536.25	-0.05	0.00	3,687.00
7199-0000	TOTAL INSURANCE/TAXES	307.26	307.25	-0.01	0.00	1,536.30	1,536.25	-0.05	0.00	3,687.00
7800-0000	TOTAL OPERATING EXPENSES	22,906.63	19,252.92	-3,653.71	-18.98	100,551.84	101,376.60	824.76	0.81	247,634.00
7999-0000	NET INCOME - OPERATING	-21,751.07	-18,322.92	-3,428.15	-18.71	-95,234.36	-96,726.60	1,492.24	1.54	-236,474.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	888.48	896.00	7.52	0.84	4,442.40	4,480.00	37.60	0.84	10,752.00
8299-0000	TOTAL OTHER EXPENSES	888.48	896.00	7.52	0.84	4,442.40	4,480.00	37.60	0.84	10,752.00
9900-0000	NET INCOME	-22,639.55	-19,218.92	-3,420.63	-17.80	-99,676.76	-101,206.60	1,529.84	1.51	-247,226.00

KNIGHT - BUDGET COMPARISON

As of February 28, 2014	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	5,317.48	4,650.00	667.48	14.35
Total Operating Expenses	100,551.84	101,376.60	824.76	0.81
Net Operating Income	-95,234.36	-96,726.60	1,492.24	1.54

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

No major Variances to report for the month of February

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Feb 2014

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	15,935.71	13,100.25	2,835.46	21.64	70,864.41	65,501.25	5,363.16	8.19	157,203.00
3120-0000	Other Rents	0.00	22.00	-22.00	-100.00	0.00	110.00	-110.00	-100.00	264.00
3315-0000	Sales Tax Discount	3.53	0.00	3.53	N/A	16.95	0.00	16.95	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	108.35	0.00	108.35	N/A	0.00
3990-0000	TOTAL REVENUE	15,960.91	13,122.25	2,838.66	21.63	70,989.71	65,611.25	5,378.46	8.20	157,467.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	3,751.36	2,650.00	-1,101.36	-41.56	14,847.12	13,250.00	-1,597.12	-12.05	34,075.00
4622-0000	Demand Credit	-65.50	0.00	65.50	N/A	-226.37	0.00	226.37	N/A	0.00
4635-0000	Refuse Collection	139.00	138.00	-1.00	-0.72	695.00	690.00	-5.00	-0.72	1,656.00
4640-0000	Water/Sewer	99.19	135.00	35.81	26.53	509.99	637.00	127.01	19.94	1,506.00
4648-0000	Irrigation - Utility	14.31	27.00	12.69	47.00	71.55	100.00	28.45	28.45	276.00
4799-0000	TOTAL UTILITIES	3,938.36	2,950.00	-988.36	-33.50	15,897.29	14,677.00	-1,220.29	-8.31	37,513.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	2,500.00
5125-0000	Electric Supplies	1,105.24	50.00	-1,055.24	-2,110.48	1,578.56	100.00	-1,478.56	-1,478.56	275.00
5130-0000	Electric Bulbs	-34.97	0.00	34.97	N/A	148.65	0.00	-148.65	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	112.92	0.00	-112.92	N/A	0.00
5138-0000	Parking Lot Poles	11.19	0.00	-11.19	N/A	11.19	0.00	-11.19	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	65.00	65.00	100.00	130.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	0.00	N/A	450.00	450.00	0.00	0.00	900.00
5145-4400	Security Maint & Repair	0.00	75.00	75.00	100.00	0.00	150.00	150.00	100.00	300.00
5160-0000	Exterior Building Maintenance	307.13	45.00	-262.13	-582.51	684.03	630.00	-54.03	-8.58	1,345.00
5161-0000	Exterior Building Supplies	10.59	0.00	-10.59	N/A	10.59	250.00	239.41	95.76	500.00
5165-0000	Emergency Light Repair	0.00	0.00	0.00	N/A	81.18	0.00	-81.18	N/A	0.00
5170-0000	Fire Extinguisher Maintenance	132.80	0.00	-132.80	N/A	132.80	0.00	-132.80	N/A	285.00
5180-0000	HVAC Repair	1,965.99	0.00	-1,965.99	N/A	6,104.78	1,000.00	-5,104.78	-510.48	5,000.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,020.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	471.00	365.00	-106.00	-29.04	550.00
5215-0000	Locks & Keys Supplies	314.20	0.00	-314.20	N/A	314.20	0.00	-314.20	N/A	0.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,500.00
5230-0000	Plumbing Repairs	0.00	200.00	200.00	100.00	555.26	1,175.00	619.74	52.74	1,475.00

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Feb 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5235-0000	Plumbing Supplies	17.13	0.00	-17.13	N/A	17.13	0.00	-17.13	N/A	0.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	75.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	200.00
5250-0000	Roof Repairs	0.00	500.00	500.00	100.00	0.00	2,000.00	2,000.00	100.00	2,500.00
5260-0000	Signage	0.00	0.00	0.00	N/A	0.00	2,500.00	2,500.00	100.00	2,500.00
5290-0000	Other Maintenance	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	3,829.30	870.00	-2,959.30	-340.15	10,672.29	11,685.00	1,012.71	8.67	25,055.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	1,250.00	1,250.00	100.00	2,500.00
5313-0000	Carpet Repairs	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	2,000.00
5315-5000	Mini Blinds-NonCAM	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	600.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	2,675.00	2,675.00	100.00	4,750.00
5345-0000	Painting Supplies	643.59	0.00	-643.59	N/A	643.59	0.00	-643.59	N/A	400.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	0.00	400.00	400.00	100.00	400.00
5370-0000	Interior Repairs	805.00	400.00	-405.00	-101.25	817.39	800.00	-17.39	-2.17	2,200.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	1,448.59	400.00	-1,048.59	-262.15	1,460.98	6,425.00	4,964.02	77.26	12,850.00
5400-0000	SERVICES									
5410-0000	Elevator Service	38.00	38.00	0.00	0.00	190.00	190.00	0.00	0.00	456.00
5430-0000	Exterminating	45.00	45.00	0.00	0.00	229.41	225.00	-4.41	-1.96	540.00
5445-0000	Backflow Prevention Service	23.31	0.00	-23.31	N/A	23.31	0.00	-23.31	N/A	0.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	619.00	744.00	125.00	16.80	1,510.00
5450-0000	Janitorial Service	1,730.45	1,594.00	-136.45	-8.56	8,679.12	7,970.00	-709.12	-8.90	19,128.00
5460-0000	Landscaping Service	223.55	224.00	0.45	0.20	2,014.22	1,343.00	-671.22	-49.98	4,472.00
5480-0000	Security	0.00	0.00	0.00	N/A	0.00	450.00	450.00	100.00	900.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,400.00
5499-0000	TOTAL SERVICES	2,060.31	1,901.00	-159.31	-8.38	11,755.06	10,922.00	-833.06	-7.63	28,406.00
6110-0000	Management Fees TALCOR	1,379.47	1,379.00	-0.47	-0.03	6,897.35	6,895.00	-2.35	-0.03	16,548.00
6159-0000	TOTAL OTHER EXPENSES	1,379.47	1,379.00	-0.47	-0.03	6,897.35	6,895.00	-2.35	-0.03	16,548.00
7110-0000	Property Insurance	966.07	966.08	0.01	0.00	4,830.35	4,830.40	0.05	0.00	11,593.00
7199-0000	TOTAL INSURANCE/TAXES	966.07	966.08	0.01	0.00	4,830.35	4,830.40	0.05	0.00	11,593.00
7800-0000	TOTAL OPERATING EXPENSES	13,622.10	8,466.08	-5,156.02	-60.90	51,513.32	55,434.40	3,921.08	7.07	131,965.00
7999-0000	NET INCOME - OPERATING	2,338.81	4,656.17	-2,317.36	-49.77	19,476.39	10,176.85	9,299.54	91.38	25,502.00
8200-0000	OTHER EXPENSES									

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Feb 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8210-0000	Depreciation Expense	4,195.17	4,195.00	-0.17	0.00	20,975.85	20,975.00	-0.85	0.00	50,340.00
8299-0000	TOTAL OTHER EXPENSES	4,195.17	4,195.00	-0.17	0.00	20,975.85	20,975.00	-0.85	0.00	50,340.00
9900-0000	NET INCOME	-1,856.36	461.17	-2,317.53	-502.53	-1,499.46	-10,798.15	9,298.69	86.11	-24,838.00

MORGAN - BUDGET COMPARISON

As of February 28, 2014	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	70,989.71	65,611.25	5,378.46	8.20
Total Operating Expenses	51,513.32	55,434.40	3,921.08	7.07
Net Operating Income	19,476.39	10,176.85	9,299.54	91.38

Major Variances from Budget:

1) Total Operating Expenses

An increase in Total Revenue due to increased tenancy in conjunction with expenses remaining slightly under budget has generated a significant increase in Net Operating Income thus far into the year. We anticipate now that the Authority has completed the transition of ownership of property that we may begin to make gradual improvements to the building in order to make it more desirable for future tenancy potentially closing the gap of the current variance.

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Feb 2014

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000 INCOME									
3050-0000 INCOME - OPERATING									
3110-0000 Rent	10,719.57	10,720.00	-0.43	0.00	53,597.85	53,600.00	-2.15	0.00	128,640.00
3990-0000 TOTAL REVENUE	10,719.57	10,720.00	-0.43	0.00	53,597.85	53,600.00	-2.15	0.00	128,640.00
4000-0000 OPERATING EXPENSES									
5116-5000 REPAIR/MAINTENANCE									
5120-0000 Electric Repairs	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	400.00
5160-0000 Exterior Building Maintenance	0.00	0.00	0.00	N/A	90.00	490.00	400.00	81.63	1,070.00
5170-0000 Fire Extinguisher Maintenance	163.55	0.00	-163.55	N/A	163.55	250.00	86.45	34.58	250.00
5180-0000 HVAC Repair	0.00	250.00	250.00	100.00	0.00	500.00	500.00	100.00	1,000.00
5192-0000 Landscaping Expense	0.00	0.00	0.00	N/A	0.00	200.00	200.00	100.00	400.00
5210-0000 Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	500.00
5230-0000 Plumbing Repairs	112.80	100.00	-12.80	-12.80	112.80	200.00	87.20	43.60	400.00
5235-0000 Plumbing Supplies	0.00	0.00	0.00	N/A	0.00	75.00	75.00	100.00	225.00
5240-0000 Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	125.00
5250-0000 Roof Repairs	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	3,000.00
5299-0000 TOTAL REPAIR/MAINTENANCE	276.35	350.00	73.65	21.04	366.35	3,565.00	3,198.65	89.72	7,370.00
5300-0000 CLEANING AND IMPROVEMENTS									
5310-0000 Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	3,000.00
5340-0000 Painting	0.00	0.00	0.00	N/A	0.00	750.00	750.00	100.00	1,500.00
5370-0000 Interior Repairs	0.00	500.00	500.00	100.00	0.00	1,000.00	1,000.00	100.00	1,500.00
5399-0000 TOTAL CLEANING AND IMPROVEMENTS	0.00	500.00	500.00	100.00	0.00	3,250.00	3,250.00	100.00	6,000.00
5400-0000 SERVICES									
5420-0000 Fire Protection System	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	148.00
5430-0000 Exterminating	35.00	35.00	0.00	0.00	175.00	175.00	0.00	0.00	420.00
5445-0000 Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	35.00
5447-0000 HVAC Monthly Service	515.90	0.00	-515.90	N/A	1,031.80	970.00	-61.80	-6.37	1,940.00
5487-0000 Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,300.00
5499-0000 TOTAL SERVICES	550.90	35.00	-515.90	-1,474.00	1,206.80	1,145.00	-61.80	-5.40	3,843.00
6110-0000 Management Fees TALCOR	621.73	622.00	0.27	0.04	3,108.65	3,110.00	1.35	0.04	7,464.00
6159-0000 TOTAL OTHER EXPENSES	621.73	622.00	0.27	0.04	3,108.65	3,110.00	1.35	0.04	7,464.00
7110-0000 Property Insurance	128.50	128.50	0.00	0.00	642.50	642.50	0.00	0.00	1,542.00
7199-0000 TOTAL INSURANCE/TAXES	128.50	128.50	0.00	0.00	642.50	642.50	0.00	0.00	1,542.00

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Feb 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7800-0000	TOTAL OPERATING EXPENSES	1,577.48	1,635.50	58.02	3.55	5,324.30	11,712.50	6,388.20	54.54	26,219.00
7999-0000	NET INCOME - OPERATING	9,142.09	9,084.50	57.59	0.63	48,273.55	41,887.50	6,386.05	15.25	102,421.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,074.15	3,058.00	-16.15	-0.53	15,370.75	15,290.00	-80.75	-0.53	36,696.00
8299-0000	TOTAL OTHER EXPENSES	3,074.15	3,058.00	-16.15	-0.53	15,370.75	15,290.00	-80.75	-0.53	36,696.00
9900-0000	NET INCOME	6,067.94	6,026.50	41.44	0.69	32,902.80	26,597.50	6,305.30	23.71	65,725.00

PHIPPS - BUDGET COMPARISON

As of February 28, 2014	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	53,597.85	53,600.00	-2.15	0.00
Total Operating Expenses	5,324.30	11,712.50	6,388.20	54.54
Net Operating Income	48,273.55	41,887.50	6,386.05	15.25

Major Variances from Budget:

Total Operating Expenses

Repairs and Maintenance, Cleaning & Improvements are a combined \$6,498 under budget. It is projected that these 2 accounts will, in time over the course of the year, balance out once the projects are completed.

INNOVATION PARK - SLIGER BLDG (sliger)

Budget Comparison

Period = Feb 2014

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	100.00	925.00	-825.00	-89.19	3,500.00	4,625.00	-1,125.00	-24.32	10,867.00
3114-5000	Operating Expense Reimbursement	9,171.17	6,229.00	2,942.17	47.23	35,021.19	47,577.00	-12,555.81	-26.39	97,243.00
3119-0000	Management Fee Income	552.46	618.00	-65.54	-10.61	2,755.83	2,930.00	-174.17	-5.94	7,256.00
3315-0000	Sales Tax Discount	0.98	0.00	0.98	N/A	7.19	0.00	7.19	N/A	0.00
3990-0000	TOTAL REVENUE	9,824.61	7,772.00	2,052.61	26.41	41,284.21	55,132.00	-13,847.79	-25.12	115,366.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4607-0000	Electric - NonCam	435.37	380.00	-55.37	-14.57	1,909.69	1,741.00	-168.69	-9.69	4,230.00
4635-0000	Refuse Collection	157.99	155.00	-2.99	-1.93	789.95	775.00	-14.95	-1.93	1,860.00
4637-0000	Refuse - NONCAM	8.87	9.00	0.13	1.44	44.35	45.00	0.65	1.44	108.00
4640-0000	Water/Sewer	112.74	165.00	52.26	31.67	579.65	725.00	145.35	20.05	1,779.00
4642-0000	Non CAM Water/Sewer	6.33	9.00	2.67	29.67	32.55	39.00	6.45	16.54	97.00
4648-0000	Irrigation - Utility	16.27	20.00	3.73	18.65	81.35	93.00	11.65	12.53	277.00
4649-0000	Irrigation-NonCAM	0.91	2.00	1.09	54.50	4.55	6.00	1.45	24.17	26.00
4799-0000	TOTAL UTILITIES	738.48	740.00	1.52	0.21	3,442.09	3,424.00	-18.09	-0.53	8,377.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	300.00	200.00	-100.00	-50.00	300.00	750.00	450.00	60.00	1,350.00
5122-0000	NONCAM Electrical Repairs	0.00	12.00	12.00	100.00	0.00	45.00	45.00	100.00	81.00
5125-0000	Electric Supplies	1,702.94	0.00	-1,702.94	N/A	2,002.12	200.00	-1,802.12	-901.06	350.00
5127-0000	NONCAM Electric Supplies	16.49	0.00	-16.49	N/A	33.30	62.00	28.70	46.29	97.00
5130-0000	Electric Bulbs	-39.74	0.00	39.74	N/A	10.23	0.00	-10.23	N/A	0.00
5132-0000	NONCAM Electric Bulbs	-2.23	0.00	2.23	N/A	7.79	0.00	-7.79	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	128.34	0.00	-128.34	N/A	0.00
5138-0000	Parking Lot Poles	12.71	0.00	-12.71	N/A	12.71	0.00	-12.71	N/A	0.00
5140-0000	Elevator Maintenance	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	255.00
5141-0000	Elevator Maintenance-NonCAM	0.00	6.00	6.00	100.00	0.00	12.00	12.00	100.00	15.00
5145-2310	Security Monitro Cont-NonCAM	0.00	0.00	0.00	N/A	0.00	240.00	240.00	100.00	480.00
5160-0000	Exterior Building Maintenance	349.08	45.00	-304.08	-675.73	721.73	685.00	-36.73	-5.36	1,455.00
5161-0000	Exterior Building Supplies	0.00	100.00	100.00	100.00	0.00	230.00	230.00	100.00	330.00
5161-5000	Ext Building Supplies-NonCAM	0.00	6.00	6.00	100.00	0.00	16.00	16.00	100.00	22.00
5162-0000	Non CAM Exterior Bldg Maint.	19.61	3.00	-16.61	-553.67	40.76	299.00	258.24	86.37	347.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	335.00	335.00	100.00	335.00
5180-0000	HVAC Repair	0.00	1,250.00	1,250.00	100.00	7,411.50	2,500.00	-4,911.50	-196.46	11,500.00

INNOVATION PARK - SLIGER BLDG (sliger)

Budget Comparison

Period = Feb 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5182-0000	Non CAM HVAC Repair	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	1,500.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5193-0000	Landscaping Expense-NonCAM	0.00	0.00	0.00	N/A	0.00	30.00	30.00	100.00	30.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,160.00
5196-0000	Tree Trimming-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	66.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	300.00
5212-0000	Non CAM Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	50.00	50.00	100.00	75.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	0.00	3,290.00	3,290.00	100.00	3,290.00
5221-0000	Parking Lot Repairs-NonCAM	0.71	0.00	-0.71	N/A	0.71	210.00	209.29	99.66	210.00
5230-0000	Plumbing Repairs	2,319.45	0.00	-2,319.45	N/A	2,666.27	1,100.00	-1,566.27	-142.39	2,450.00
5232-0000	Non CAM Plumbing Repairs	148.05	0.00	-148.05	N/A	159.20	43.00	-116.20	-270.23	101.00
5235-0000	Plumbing Supplies	19.46	0.00	-19.46	N/A	19.46	300.00	280.54	93.51	450.00
5237-0000	Non CAM Plumbing Supplies	1.09	0.00	-1.09	N/A	1.09	20.00	18.91	94.55	30.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	83.00
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	5.00
5245-0000	Irrigation Repairs	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	750.00
5245-5000	Irrigation Repairs-NonCAM	0.00	25.00	25.00	100.00	0.00	25.00	25.00	100.00	75.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	3,000.00
5252-0000	Non CAM Roof Repairs	0.00	0.00	0.00	N/A	0.00	60.00	60.00	100.00	180.00
5260-0000	Signage	0.00	0.00	0.00	N/A	0.00	2,350.00	2,350.00	100.00	2,350.00
5261-0000	Non-CAM Signage	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	150.00
5299-0000	TOTAL REPAIR/MAINTENANCE	4,847.62	1,997.00	-2,850.62	-142.75	13,515.21	15,502.00	1,986.79	12.82	33,372.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	4,202.00	4,202.00	100.00	4,951.00
5312-0000	Non CAM Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	268.00	268.00	100.00	268.00
5313-0000	Carpet Repairs	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5314-0000	Carpet Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	30.00	30.00	100.00	30.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	3,928.00	3,928.00	100.00	3,928.00
5342-0000	Non CAM Painting	0.00	0.00	0.00	N/A	0.00	572.00	572.00	100.00	572.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
5367-0000	Non CAM Interior Supplies	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	100.00
5370-0000	Interior Repairs	0.00	400.00	400.00	100.00	0.00	1,550.00	1,550.00	100.00	1,950.00
5375-0000	Non CAM Interior Repairs	0.00	250.00	250.00	100.00	0.00	500.00	500.00	100.00	750.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	73.71	250.00	176.29	70.52	250.00
5385-0000	Non CAM Other Cleaning and Impro.	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	650.00	650.00	100.00	73.71	13,900.00	13,826.29	99.47	15,299.00

INNOVATION PARK - SLIGER BLDG (sliger)

Budget Comparison

Period = Feb 2014

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
5400-0000	SERVICES									
5410-0000	Elevator Service	42.07	42.00	-0.07	-0.17	210.35	210.00	-0.35	-0.17	504.00
5412-0000	Elevator Service-NonCAM	2.43	3.00	0.57	19.00	12.15	15.00	2.85	19.00	36.00
5430-0000	Exterminating	42.30	43.00	0.70	1.63	216.51	215.00	-1.51	-0.70	516.00
5433-0000	Non CAM Exterminating	2.70	3.00	0.30	10.00	13.78	15.00	1.22	8.13	36.00
5445-0000	Backflow Prevention Service	26.50	0.00	-26.50	N/A	26.50	0.00	-26.50	N/A	0.00
5445-5000	Backflow Prevention Svc-NonCAM	1.49	0.00	-1.49	N/A	1.49	0.00	-1.49	N/A	0.00
5447-0000	HVAC Monthly Service	594.24	0.00	-594.24	N/A	1,176.10	1,840.00	663.90	36.08	3,680.00
5448-0000	Non CAM HVAC Monthly Maint	24.76	0.00	-24.76	N/A	61.90	44.00	-17.90	-40.68	90.00
5450-0000	Janitorial Service	2,163.06	2,082.00	-81.06	-3.89	10,815.30	10,410.00	-405.30	-3.89	24,984.00
5455-0000	Non CAM Janitorial	138.07	133.00	-5.07	-3.81	690.35	665.00	-25.35	-3.81	1,596.00
5460-0000	Landscaping Service	254.08	254.00	-0.08	-0.03	2,289.31	1,524.00	-765.31	-50.22	5,080.00
5462-0000	Non CAM Landscaping	14.27	14.00	-0.27	-1.93	128.57	85.00	-43.57	-51.26	288.00
5482-0000	Non CAM Security	0.00	0.00	0.00	N/A	247.20	240.00	-7.20	-3.00	480.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,850.00
5488-0000	Window Washing Svc-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	115.00
5499-0000	TOTAL SERVICES	3,305.97	2,574.00	-731.97	-28.44	15,889.51	15,263.00	-626.51	-4.10	39,255.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
5521-0000	Phone Service-NonCAM	0.00	2.00	2.00	100.00	0.00	10.00	10.00	100.00	24.00
5523-0000	Internet Charge-NonCAM	0.00	326.00	326.00	100.00	978.00	1,630.00	652.00	40.00	3,912.00
5567-0000	Office Equip Mtnce-NonCAM	99.26	45.00	-54.26	-120.58	443.05	155.00	-288.05	-185.84	353.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	99.26	398.00	298.74	75.06	1,421.05	1,920.00	498.95	25.99	4,589.00
6111-0000	Management Fees-NonCAM	1,644.22	1,644.00	-0.22	-0.01	8,221.10	8,220.00	-1.10	-0.01	19,728.00
6159-0000	TOTAL OTHER EXPENSES	1,644.22	1,644.00	-0.22	-0.01	8,221.10	8,220.00	-1.10	-0.01	19,728.00
7110-0000	Property Insurance	1,098.02	1,098.00	-0.02	0.00	5,490.10	5,490.00	-0.10	0.00	13,176.00
7111-0000	Property Insurance-NonCAM	61.66	61.67	0.01	0.02	308.30	308.35	0.05	0.02	740.00
7199-0000	TOTAL INSURANCE/TAXES	1,159.68	1,159.67	-0.01	0.00	5,798.40	5,798.35	-0.05	0.00	13,916.00
7800-0000	TOTAL OPERATING EXPENSES	11,795.23	9,162.67	-2,632.56	-28.73	48,361.07	64,027.35	15,666.28	24.47	134,536.00
7999-0000	NET INCOME - OPERATING	-1,970.62	-1,390.67	-579.95	-41.70	-7,076.86	-8,895.35	1,818.49	20.44	-19,170.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,905.14	4,905.00	-0.14	0.00	24,525.70	24,525.00	-0.70	0.00	58,860.00
8299-0000	TOTAL OTHER EXPENSES	4,905.14	4,905.00	-0.14	0.00	24,525.70	24,525.00	-0.70	0.00	58,860.00

INNOVATION PARK - SLIGER BLDG (sliger)

Budget Comparison

Period = Feb 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9900-0000	NET INCOME	-6,875.76	-6,295.67	-580.09	-9.21	-31,602.56	-33,420.35	1,817.79	5.44	-78,030.00

SLIGER - BUDGET COMPARISON

As of February 28, 2014	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	41,284.21	55,132.00	-13,847.79	-25.12
Total Operating Expenses	48,361.07	64,027.35	15,666.28	24.47
Net Operating Income	-7,076.86	-8,895.35	1,818.49	20.44

Major Variances from Budget:

Total Revenue/Total Operating Expenses

Cleaning & Improvements created the shortfall (\$13,826) in both Total Revenue and Total Operating Expenses. All projects to this building must be approved by Florida State University Research Foundation. With the transfer of ownership in the works the last several months it was decided to defer any of the major projects that were originally in the 2013-2014 budget for this property.

Property = collins centenn morgan sliger inn-tic johnson phipps knight

Cash Flow Statement

Period = Feb 2014

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	0.00	0.00	194.38	0.03
3110-0000	Rent	61,811.33	54.33	302,908.84	52.16
3110-5000	Amortized Income	20,527.36	18.04	102,636.80	17.67
3114-5000	Operating Expense Reimbursement	20,138.12	17.70	115,384.13	19.87
3115-0000	CAM	8,268.50	7.27	41,342.50	7.12
3119-0000	Management Fee Income	1,140.18	1.00	5,687.55	0.98
3120-0000	Other Rents	1,352.67	1.19	9,657.22	1.66
3220-0000	Interest Income	497.87	0.44	2,732.25	0.47
3315-0000	Sales Tax Discount	16.44	0.01	97.68	0.02
3540-0000	Electricity Pass Thru	21.67	0.02	108.35	0.02
3990-0000	TOTAL REVENUE	113,774.14	100.00	580,749.70	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	9,875.00	8.68	49,375.00	8.50
4403-0000	Clerical Salary-Authority	3,856.68	3.39	19,278.72	3.32
4404-0000	Payroll Taxes - Authority	1,042.31	0.92	5,211.56	0.90
4405-0000	Worker's Compensation-Authority	264.00	0.23	207.00	0.04
4406-0000	Employee Benefits-Authority	853.36	0.75	4,229.72	0.73
4460-0000	Employee Benefits	946.95	0.83	4,734.70	0.82
4490-0000	TOTAL PAYROLL EXPENSE	16,838.30	14.80	83,036.70	14.30
4600-0000	UTILITIES				
4605-0000	Electric	7,058.78	6.20	27,485.34	4.73
4607-0000	Electric - NonCam	435.37	0.38	1,909.69	0.33
4622-0000	Demand Credit	-65.50	-0.06	-226.37	-0.04
4635-0000	Refuse Collection	485.38	0.43	2,955.26	0.51
4637-0000	Refuse - NONCAM	8.87	0.01	44.35	0.01
4640-0000	Water/Sewer	528.24	0.46	2,725.03	0.47
4642-0000	Non CAM Water/Sewer	6.33	0.01	32.55	0.01
4648-0000	Irrigation - Utility	146.48	0.13	732.06	0.13
4649-0000	Irrigation-NonCAM	0.91	0.00	4.55	0.00
4650-0000	Stormwater	263.15	0.23	1,315.75	0.23
4660-0000	Fire Service - Utility	141.16	0.12	705.80	0.12
4799-0000	TOTAL UTILITIES	9,009.17	7.92	37,684.01	6.49
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	300.00	0.26	1,012.34	0.17
5125-0000	Electric Supplies	3,907.58	3.43	5,774.18	0.99
5127-0000	NONCAM Electric Supplies	16.49	0.01	33.30	0.01
5130-0000	Electric Bulbs	-68.93	-0.06	722.73	0.12
5132-0000	NONCAM Electric Bulbs	-2.23	0.00	7.79	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	475.29	0.08
5138-0000	Parking Lot Poles	37.68	0.03	37.68	0.01
5145-0000	Elevator Phone Maintenance	170.00	0.15	2,245.56	0.39
5160-0000	Exterior Building Maintenance	1,214.38	1.07	3,239.52	0.56

Property = collins centenn morgan sliger inn-tic johnson phipps knight

Cash Flow Statement

Period = Feb 2014

Book = Accrual

		Period to Date	%	Year to Date	%
5161-0000	Exterior Building Supplies	10.59	0.01	223.07	0.04
5162-0000	Non CAM Exterior Bldg Maint.	19.61	0.02	40.76	0.01
5165-0000	Emergency Light Repair	0.00	0.00	81.18	0.01
5170-0000	Fire Extinguisher Maintenance	736.95	0.65	736.95	0.13
5175-0000	Fire Alarm/Sprinkler Repair	0.00	0.00	2,540.40	0.44
5180-0000	HVAC Repair	2,165.99	1.90	20,874.30	3.59
5185-0000	HVAC Supplies	0.00	0.00	47.07	0.01
5195-0000	Tree Trimming	0.00	0.00	600.00	0.10
5197-0000	Holding Pond Maintenance	0.00	0.00	4,200.00	0.72
5210-0000	Locks & Keys Repairs	0.00	0.00	471.00	0.08
5215-0000	Locks & Keys Supplies	314.20	0.28	314.20	0.05
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	7.80	0.00
5221-0000	Parking Lot Repairs-NonCAM	0.71	0.00	0.71	0.00
5230-0000	Plumbing Repairs	2,432.25	2.14	3,810.27	0.66
5232-0000	Non CAM Plumbing Repairs	148.05	0.13	159.20	0.03
5235-0000	Plumbing Supplies	57.67	0.05	97.00	0.02
5237-0000	Non CAM Plumbing Supplies	1.09	0.00	1.09	0.00
5240-0000	Backflow Maintenance	0.00	0.00	136.50	0.02
5250-0000	Roof Repairs	0.00	0.00	135.00	0.02
5270-0000	Small Tools	0.00	0.00	113.49	0.02
5285-0000	General Building R&M & Supplies	0.00	0.00	39.37	0.01
5299-0000	TOTAL REPAIR/MAINTENANCE	11,462.08	10.07	48,177.75	8.30
5300-0000	CLEANING AND IMPROVEMENTS				
5320-0000	Cleaning Supplies	0.00	0.00	6.97	0.00
5345-0000	Painting Supplies	643.59	0.57	643.59	0.11
5365-0000	Interior Supplies	0.00	0.00	33.01	0.01
5370-0000	Interior Repairs	805.00	0.71	817.39	0.14
5380-0000	Other Cleaning and Improvements	0.00	0.00	723.71	0.12
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	1,448.59	1.27	2,224.67	0.38
5400-0000	SERVICES				
5410-0000	Elevator Service	162.57	0.14	812.85	0.14
5412-0000	Elevator Service-NonCAM	2.43	0.00	12.15	0.00
5420-0000	Fire Protection System	0.00	0.00	2,723.52	0.47
5430-0000	Exterminating	352.30	0.31	2,128.36	0.37
5433-0000	Non CAM Exterminating	2.70	0.00	13.78	0.00
5445-0000	Backflow Prevention Service	358.51	0.32	358.51	0.06
5445-5000	Backflow Prevention Svc-NonCAM	1.49	0.00	1.49	0.00
5447-0000	HVAC Monthly Service	1,110.14	0.98	8,708.17	1.50
5448-0000	Non CAM HVAC Monthly Maint	24.76	0.02	61.90	0.01
5450-0000	Janitorial Service	5,888.53	5.18	34,082.47	5.87
5455-0000	Non CAM Janitorial	138.07	0.12	690.35	0.12
5460-0000	Landscaping Service	1,961.10	1.72	15,435.45	2.66
5462-0000	Non CAM Landscaping	837.02	0.74	5,065.08	0.87
5482-0000	Non CAM Security	0.00	0.00	247.20	0.04
5499-0000	TOTAL SERVICES	10,839.62	9.53	70,341.28	12.11
5500-0000	PROPERTY ADMINISTRATION				

Property = collins centenn morgan sliger inn-tic johnson phipps knight

Cash Flow Statement

Period = Feb 2014

Book = Accrual

		Period to Date	%	Year to Date	%
5510-0000	Accounting	0.00	0.00	18,000.00	3.10
5520-0000	Phone Service	160.05	0.14	805.24	0.14
5522-0000	Internet Charge	71.24	0.06	356.50	0.06
5523-0000	Internet Charge-NonCAM	0.00	0.00	978.00	0.17
5530-0000	Copies	50.62	0.04	141.93	0.02
5560-0000	Fees/Licenses/Permits	41.00	0.04	65.00	0.01
5566-0000	Office Equipment Maintenance	0.00	0.00	204.24	0.04
5567-0000	Office Equip Mtnce-NonCAM	99.26	0.09	443.05	0.08
5568-0000	Dues/Seminars	0.00	0.00	350.00	0.06
5570-0000	Postage/Delivery	4.90	0.00	14.18	0.00
5575-0000	Professional Fees	2,350.00	2.07	21,670.00	3.73
5585-0000	Subscriptions	30.00	0.03	335.00	0.06
5586-0000	Marketing/PR	500.00	0.44	1,700.00	0.29
5587-0000	General Authority Expense	659.60	0.58	887.71	0.15
5588-0000	Economic Development	0.00	0.00	12,500.00	2.15
5592-0000	Non CAM Professional Fees	2,350.00	2.07	11,750.00	2.02
5594-0000	Travel	3,306.15	2.91	4,055.57	0.70
5596-0000	Other Administration Costs	92.65	0.08	570.15	0.10
5599-0000	TOTAL PROPERTY ADMINISTRATION	9,715.47	8.54	74,826.57	12.88
6110-0000	Management Fees TALCOR	5,437.62	4.78	27,188.10	4.68
6111-0000	Management Fees-NonCAM	3,312.38	2.91	16,561.90	2.85
6159-0000	TOTAL OTHER EXPENSES	8,750.00	7.69	43,750.00	7.53
7110-0000	Property Insurance	5,575.20	4.90	27,876.00	4.80
7111-0000	Property Insurance-NonCAM	2,344.46	2.06	11,690.30	2.01
7199-0000	TOTAL INSURANCE/TAXES	7,919.66	6.96	39,566.30	6.81
7800-0000	TOTAL OPERATING EXPENSES	75,982.89	66.78	399,607.28	68.81
7999-0000	NET INCOME - OPERATING	37,791.25	33.22	181,142.42	31.19
8100-0000	DEBT SERVICE				
8122-0000	Bond Interest Expense	10,432.54	9.17	52,661.21	9.07
8199-0000	TOTAL DEBT SERVICE	10,432.54	9.17	52,661.21	9.07
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	51,196.79	45.00	255,983.95	44.08
8220-0000	Amortization Expense	275.00	0.24	1,375.00	0.24
8299-0000	TOTAL OTHER EXPENSES	51,471.79	45.24	257,358.95	44.32
9900-0000	NET INCOME	-24,113.08	-21.19	-128,877.74	-22.19
	Adjustments				
1203-0000	A/R-Tenant	-10,546.59	-9.27	-52,732.95	-9.08
1204-0000	AR-Tenant Expenses to be Reimbursed	-202.50	-0.18	-182.50	-0.03
1206-0000	Other Receivables	0.33	0.00	0.42	0.00
1210-0000	Accounts Receivable	10,229.41	8.99	149,803.77	25.79
1590-0000	Accumulated Depreciation	51,196.79	45.00	255,983.95	44.08
1625-0000	HVAC	-22,281.79	-19.58	-36,106.79	-6.22
1753-0000	Accumulated Amortization	275.00	0.24	1,375.00	0.24

Property = collins centenn morgan sliger inn-tic johnson phippis knight

Cash Flow Statement

Period = Feb 2014

Book = Accrual

	Period to Date	%	Year to Date	%
1913-0000 Prepaid Insurance	-483.85	-0.43	-13,617.76	-2.34
1925-0000 Investments	-444.61	-0.39	-2,458.07	-0.42
2236-0000 Accounts Payable	-10,798.51	-9.49	24,272.55	4.18
2246-0000 Prepaid Rents	-3,088.83	-2.71	8,328.92	1.43
2249-0000 Accrued Other	0.00	0.00	1,355.69	0.23
2250-0000 Tenant Security Dep	-316.33	-0.28	-118.16	-0.02
2305-0000 Sales Tax Payable	-213.15	-0.19	-2,135.59	-0.37
2310-0000 Bonds Payable - Current	607.57	0.53	3,021.47	0.52
2408-0000 Unearned Revenue - Noncurrent	-20,527.36	-18.04	-102,636.80	-17.67
2410-0000 Bond Payable - Noncurrent	-13,683.04	-12.03	-67,900.31	-11.69
Total Adjustments	-20,277.46	-17.82	166,252.84	28.63

Cash Flow	-44,390.54	-39.02	37,375.10	6.44
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	Period to Date	Beginning Balance	Ending Balance	Difference
1110-4000 Cash - Hancock Bank	267,148.23	220,372.93	-46,775.30	
1121-6600 Petty Cash Fund	200.00	200.00	0.00	
1150-4000 Reserve Fund - Hancock	26,631.49	26,633.53	2.04	
1155-4000 Sinking Fund -Cash-Hancock	408,808.29	411,191.01	2,382.72	
Total Cash	702,788.01	658,397.47	-44,390.54	

	Year to Date	Beginning Balance	Ending Balance	Difference
1110-4000 Cash - Hancock Bank	220,789.55	220,372.93	-416.62	
1121-6600 Petty Cash Fund	200.00	200.00	0.00	
1150-4000 Reserve Fund - Hancock	26,622.52	26,633.53	11.01	
1155-4000 Sinking Fund -Cash-Hancock	373,410.30	411,191.01	37,780.71	
Total Cash	621,022.37	658,397.47	37,375.10	

LCRDA - OPERATING ACCOUNT

3/26/2014

Bank Reconciliation Report

02/28/2014

Balance Per Bank Statement as of 02/28/2014

248,887.25

Outstanding Deposits

Deposit Date	Deposit Number	Amount
02/28/2014	161	389.92
Plus:	Outstanding Deposits	389.92

Outstanding Checks

Check Date	Check Number	Payee	Amount
02/19/2014	1144	design - DESIGN ARTS SEMINARS, INC.	-500.00
02/28/2014	1158	elecsupp - City Electric Supply Co.	-124.63
02/28/2014	1159	ipgraing - Grainger	-761.86
02/28/2014	1160	iphone - Home Depot Credit Services	-33.62
02/28/2014	1161	lightman - LIGHTMAN LIGHTING & ELECTRICAL INC	-778.99
02/28/2014	1162	mgttl - Talcor Commercial Real Estate Svc Inc	-8,750.00
02/28/2014	1163	orkin - Capital Solutions of Big Bend	-50.00
02/28/2014	1164	rboppen - RB Oppenheim Associates	-500.00
02/28/2014	1165	trane - Trane, CORP.	-1,992.50
02/28/2014	3012014	cnainsur - CNA INSURANCE	-6,403.51
02/28/2014	3042014	uttal - City of Tallahassee	-340.40
02/28/2014	3042014	uttal - City of Tallahassee	-9.26
02/28/2014	3042014	uttal - City of Tallahassee	-85.67
02/28/2014	3042014	uttal - City of Tallahassee	-435.37
02/28/2014	3042014	uttal - City of Tallahassee	-3,497.29
02/28/2014	3042014	uttal - City of Tallahassee	-605.07
02/28/2014	3042014	uttal - City of Tallahassee	-526.13
02/28/2014	3042014	uttal - City of Tallahassee	-1,512.47
02/28/2014	3042014	uttal - City of Tallahassee	-429.19
02/28/2014	3042014	uttal - City of Tallahassee	-1,276.37
02/28/2014	3052014	uttal - City of Tallahassee	-291.95

Less:	Outstanding Checks	-28,904.28
	Reconciled Bank Balance	220,372.89

Balance per GL as of 02/28/2014

220,372.93

Bank Reconciling Items

Date	Notes	Amount
07/31/2013	1cent difference	-0.01
08/31/2013	rounding diff	-0.03
blank	Book Reconciling Items	-0.04
	Reconciled Balance Per G/L	220,372.89
Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	0.00

Cleared Items:

LCRDA - OPERATING ACCOUNT

3/26/2014

Bank Reconciliation Report

02/28/2014

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
01/13/2014	1116	nwrdc - Florida State University	326.00	02/28/2014
01/31/2014	20314	uttal - City of Tallahassee	210.53	02/28/2014
01/31/2014	2012014	cnainsur - CNA INSURANCE	6,403.51	02/28/2014
01/31/2014	2032014	uttal - City of Tallahassee	334.51	02/28/2014
01/31/2014	2032014	uttal - City of Tallahassee	9.26	02/28/2014
01/31/2014	2032014	uttal - City of Tallahassee	85.76	02/28/2014
01/31/2014	2032014	uttal - City of Tallahassee	387.93	02/28/2014
01/31/2014	2032014	uttal - City of Tallahassee	2,945.39	02/28/2014
01/31/2014	2032014	uttal - City of Tallahassee	384.23	02/28/2014
01/31/2014	2032014	uttal - City of Tallahassee	526.13	02/28/2014
01/31/2014	2032014	uttal - City of Tallahassee	1,473.17	02/28/2014
01/31/2014	2032014	uttal - City of Tallahassee	313.65	02/28/2014
01/31/2014	2032014	uttal - City of Tallahassee	795.79	02/28/2014
02/04/2014	1123	absystem - STA of Tallahassee, Inc.	168.28	02/28/2014
02/04/2014	1124	aireserv - TONY KELLY	16,095.97	02/28/2014
02/04/2014	1125	centuryl - CENTURY LINK	48.44	02/28/2014
02/04/2014	1126	comcast - COMCAST	182.85	02/28/2014
02/04/2014	1127	fsu-rl - The Florida State University Research Foundation	1,200.00	02/28/2014
02/04/2014	1128	heinzbro - Heinz Brothers Nurseries, INC.	2,798.12	02/28/2014
02/04/2014	1129	lcboc - LEON COUNTY BD OF COMMISSIONER	533.36	02/28/2014
02/04/2014	1130	lcboc - LEON COUNTY BD OF COMMISSIONER	533.36	02/28/2014
02/04/2014	1131	metal - Metal Building Services, Inc.	135.00	02/28/2014
02/04/2014	1132	mgttl - Talcor Commercial Real Estate Svc Inc	8,750.00	02/28/2014
02/04/2014	1133	ncg - NOBLES CONSULTING GROUP, INC.	9,920.00	02/28/2014
02/04/2014	1134	orkin - Capital Solutions of Big Bend	50.00	02/28/2014
02/04/2014	1135	rocksolli - ROCK SOLID TERMITE AND PEST CONTROL	305.00	02/28/2014
02/04/2014	1136	sonitrol - Sonitrol of Tallahassee, Inc.	229.00	02/28/2014
02/04/2014	1137	whites - White's Plumbing, Inc.	380.54	02/28/2014
02/04/2014	1138	zenith - Zenith Insurance Comapny	28.00	02/28/2014
02/19/2014	1139	absystem - STA of Tallahassee, Inc.	134.04	02/28/2014
02/19/2014	1140	aireserv - TONY KELLY	727.69	02/28/2014
02/19/2014	1141	bc - Broad and Cassel, P.A.	4,700.00	02/28/2014
02/19/2014	1142	brownbro - BROWN & BROWN OF FLORIDA, INC.	2,000.00	02/28/2014
02/19/2014	1143	classoci - C&L Associates Commercial Cleaning	6,026.60	02/28/2014
02/19/2014	1145	elecsupp - City Electric Supply Co.	68.95	02/28/2014
02/19/2014	1146	elsasser - Elsasser's Lock & Key, Inc.	314.20	02/28/2014
02/19/2014	1147	glenn - Glenn Scott Painting, LLC	180.00	02/28/2014
02/19/2014	1148	lowes - Lowes's Business Account	10.59	02/28/2014
02/19/2014	1149	marpan - Marpan Supply Company, Inc.	774.54	02/28/2014
02/19/2014	1150	metal - Metal Building Services, Inc.	180.00	02/28/2014
02/19/2014	1151	miscitho - Thomas Howell Ferguson, PA	8,000.00	02/28/2014
02/19/2014	1152	mowrey - Mowrey Elevator Company of Florida, Inc.	165.00	02/28/2014
02/19/2014	1153	porter - PPG ARCHITECTURAL FINISHES, INC	59.00	02/28/2014
02/19/2014	1154	rocksolli - ROCK SOLID TERMITE AND PEST CONTROL	305.00	02/28/2014
02/19/2014	1155	ronmill - Miller Jr.	378.85	02/28/2014
02/19/2014	1156	talladem - Tallahassee Democrat	185.30	02/28/2014
02/19/2014	1157	zenith - Zenith Insurance Comapny	264.00	02/28/2014
02/28/2014	2182014	stax - Florida Department of Revenue	641.25	02/28/2014
Total Cleared Checks			80,668.79	

LCRDA - OPERATING ACCOUNT

3/26/2014

Bank Reconciliation Report

02/28/2014

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
01/31/2014	156	:CHECKscan Deposit	5,243.81	02/28/2014
01/31/2014	157	:CHECKscan Deposit	4,671.08	02/28/2014
02/12/2014	158	:CHECKscan Deposit	40,803.07	02/28/2014
02/26/2014	159	:CHECKscan Deposit	10,227.90	02/28/2014
02/26/2014	160	:CHECKscan Deposit	12,674.96	02/28/2014

Total Cleared Deposits

73,620.82

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
02/28/2014	JE 13919	Interest income on bank accts	19.64	02/28/2014
02/28/2014	JE 13922	Payroll taxes posted Feb for Feb	-2,083.30	02/28/2014
02/28/2014	JE 13923	Payroll for Feb 2014	-9,991.27	02/28/2014
02/28/2014	JE 13924	Payroll taxes posted Feb for Feb	-2,083.32	02/28/2014
02/28/2014	JE 13927	Benefits posted Feb for Jan	-1,355.69	02/28/2014

Total Cleared Other Items

-15,493.94



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

6796 000000 002

LEON COUNTY RESEARCH & DEV AUTHORITY
OPERATING ACCOUNT
C/O KRISTY BENNETT TALCO MGMT
1018 THOMASVILLE RD SUITE 200A
TALLAHASSEE FL 32303



Page: 1 of 2

Statements Dates
02/01/2014 - 02/28/2014

Account Number:

Images:
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REC'D MAR 07 2014

WE'RE READY TO LEND WITH GREAT RATES ON PERSONAL LOANS.
TO APPLY CALL 1-800-965-LOAN. NORMAL CREDIT CRITERIA APPLY.

Checking Account Summary

Table with 3 columns: Description, Amount, and AVERAGE BALANCE. Rows include PREVIOUS BALANCE, CREDITS, DEBITS, SERVICE CHARGES, INTEREST PAID, and ENDING BALANCE.

***** CHECKING ACCOUNT TRANSACTIONS *****

Deposits and Other Credits

Table with 6 columns: Date, Amount, Description, Date, Amount, Description. Shows transactions for 02/03 and 02/14.



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Checks

Table with 6 columns: Date, Serial, Amount, Date, Serial, Amount. Lists check transactions from 02/03 to 02/24.



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



6796

Page: 2 of 2

Statements Dates

02/01/2014 - 02/28/2014

Account Number:

LEON COUNTY RESEARCH & DEV AUTHORITY
OPERATING ACCOUNT
C/O KRISTY BENNETT TALCO MGMT
1018 THOMASVILLE RD SUITE 200A
TALLAHASSEE FL 32303

REC'D MAR 07 2014

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● **Other Debits**

Date	Amount	Description	Date	Amount	Description
02/03	6,403.51	PREM-PYMT CNA ACH 014034008227116CCD	02/04	795.79	PAYMENT CITYOFTALBKDRAFT 014035008556648PPD
02/04	9.26	PAYMENT CITYOFTALBKDRAFT 014035008556636PPD	02/04	1,355.69	CRC FLA DEPT REVENUE 014035008546576CCD
02/04	85.76	PAYMENT CITYOFTALBKDRAFT 014035008556637PPD	02/04	1,473.17	PAYMENT CITYOFTALBKDRAFT 014035008556645PPD
02/04	210.53	PAYMENT CITYOFTALBKDRAFT 014035008556639PPD	02/04	2,945.39	PAYMENT CITYOFTALBKDRAFT 014035008556641PPD
02/04	313.65	PAYMENT CITYOFTALBKDRAFT 014035008556646PPD	02/13	4,995.64	QUICKBOOKS INTUIT PAYROLL S 014044000213292CCD
02/04	334.51	PAYMENT CITYOFTALBKDRAFT 014035008556635PPD	02/14	2,083.30	USATAXPYMT IRS 014045000397213CCD
02/04	384.23	PAYMENT CITYOFTALBKDRAFT 014035008556642PPD	02/18	641.25	C01 FLA DEPT REVENUE 014049000770942CCD
02/04	387.93	PAYMENT CITYOFTALBKDRAFT 014035008556640PPD	02/27	4,995.63	QUICKBOOKS INTUIT PAYROLL S 014058002514667CCD
02/04	526.13	PAYMENT CITYOFTALBKDRAFT 014035008556644PPD	02/28	2,083.32	USATAXPYMT IRS 014058002644490CCD

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
01/31	271,429.16	02/12	236,070.12	02/25	233,288.24
02/03	274,614.54	02/13	229,739.48	02/26	233,043.70
02/04	265,792.50	02/14	268,078.71	02/27	228,048.07
02/07	257,042.50	02/18	267,437.46	02/28	248,887.25
02/10	256,442.78	02/19	257,517.46		
02/11	240,117.81	02/24	247,915.83		



LCRDA - SINKING FUND RESERVE

3/26/2014

Bank Reconciliation Report

02/28/2014

Balance Per Bank Statement as of 02/28/2014	411,191.01
Reconciled Bank Balance	<u>411,191.01</u>
 Balance per GL as of 02/28/2014	 411,191.01
Reconciled Balance Per G/L	<u>411,191.01</u>
Difference (Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>

Cleared Items:

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
02/12/2014	29	:CHECKscan Deposit	25,858.82	02/28/2014
Total Cleared Deposits			<u>25,858.82</u>	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
02/28/2014	JE 13915	payment of bond-02.14	-23,508.01	02/28/2014
02/28/2014	JE 13919	Interest income on bank accts	31.91	02/28/2014
Total Cleared Other Items			<u>-23,476.10</u>	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



Page: 1 of 1

Statements Dates
02/01/2014 - 02/28/2014

Account Number:

2079 000000 001

LEON COUNTY RESEARCH & DEV AUTHORITY
SINKING FUND ACCOUNT
C/O KIRSITY BENNETT TALCO MGMT
1018 THOMASVILLE RD SUITE 200A
TALLAHASSEE FL 32303

Images:

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***ZERO CHECKS* E0**

REC'D MAR 07 2014

**WE'RE READY TO LEND WITH GREAT RATES ON PERSONAL LOANS.
TO APPLY CALL 1-800-965-LOAN. NORMAL CREDIT CRITERIA APPLY.**

Checking Account Summary

PREVIOUS BALANCE	408,808.29	AVERAGE BALANCE	
+ 1 CREDITS	25,858.82		415,945.79
- 2 DEBITS	23,508.01	YTD INTEREST PAID	
- SERVICE CHARGES	.00		66.07
+ INTEREST PAID	31.91		
ENDING BALANCE	411,191.01		

*****CHECKING ACCOUNT TRANSACTIONS*****

● **Deposits and Other Credits**

Date	Amount	Description	Date	Amount	Description
02/14	25,858.82	Settlement TALCOR Commercia 014045000369822CCD	02/28	31.91	IOD INTEREST PAID



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● **Other Debits**

Date	Amount	Description	Date	Amount	Description
02/21	10,432.54	DEBITS WFB COMM. LOAN 014052001491502PPD	02/21	13,075.47	DEBITS WFB COMM. LOAN 014052001491501PPD

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
01/31	408,808.29	02/21	411,159.10		
02/14	434,667.11	02/28	411,191.01		

LCRDA - RESERVE ACCOUNT

3/26/2014

Bank Reconciliation Report

02/28/2014

Balance Per Bank Statement as of 02/28/2014	26,633.53
Reconciled Bank Balance	<u>26,633.53</u>

Balance per GL as of 02/28/2014	26,633.53
Reconciled Balance Per G/L	<u>26,633.53</u>
Difference (Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>

Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
02/28/2014	JE 13919	Interest income on bank accts	<u>2.04</u>	02/28/2014
Total Cleared Other Items			<u>2.04</u>	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

2077 000000 001

LEON COUNTY RESEARCH & DEV AUTHORITY
RESERVE ACCOUNT
C/O KRISTY BENNETT TALCOR MGMT
1018 THOMASVILLE RD SUITE 200A
TALLAHASSEE FL 32303



Page: 1 of 1

Statements Dates
02/01/2014 - 02/28/2014

Account Number:

Images:
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***ZERO CHECKS* E0**

REC'D MAR 07 2014

**WE'RE READY TO LEND WITH GREAT RATES ON PERSONAL LOANS.
TO APPLY CALL 1-800-965-LOAN. NORMAL CREDIT CRITERIA APPLY.**

Checking Account Summary

PREVIOUS BALANCE	26,631.49	AVERAGE BALANCE	
+ 0 CREDITS	.00		26,631.56
- 0 DEBITS	.00	YTD INTEREST PAID	
- SERVICE CHARGES	.00		4.30
+ INTEREST PAID	2.04		
ENDING BALANCE	26,633.53		

***** CHECKING ACCOUNT TRANSACTIONS *****

● **Deposits and Other Credits**

Date	Amount	Description	Date	Amount	Description
02/28	2.04	IOD INTEREST PAID			

● **Balance By Date**

Date	Balance	Date	Balance
01/31	26,631.49	02/28	26,633.53



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Payment Register

innvtion

Period: From 02/2014 to 02/2014

Check #	Check	Bank Code	Payee Code	Payee Name	Check Date	Post Month	Payment Method	Payable	Invoice #	Property	Amount
Control								Control#			
1123	K-48146	inn1104	absystem	STA of Tallahassee, Inc.	2/4/2014	02-2014	Check	P-79952	198415	sliger	168.28
Total 1123											168.28
1124	K-48147	inn1104	aireserv	TONY KELLY	2/4/2014	02-2014	Check	P-79963	19372CS	johnson	1,525.27
								P-79964	19956CI	morgan	13,825.00
								P-79965	19892CS	morgan	434.45
								P-79966	20041CS	morgan	198.75
								P-79967	19937CS	sliger	112.50
Total 1124											16,095.97
1125	K-48148	inn1104	centuryl	CENTURY LINK	2/4/2014	02-2014	Check	P-79957	433132824 (1.14)	collins	48.44
Total 1125											48.44
1126	K-48149	inn1104	comcast	COMCAST	2/4/2014	02-2014	Check	P-79949	09587317042017 (1.14)	inn-tic	111.61
								P-79949	09587317042017 (1.14)	knight	71.24
Total 1126											182.85
1127	K-48150	inn1104	fsu-rf	The Florida State University Research Foundation	2/4/2014	02-2014	Check	P-79950	2860	knight	1,200.00
Total 1127											1,200.00
1128	K-48151	inn1104	heinzbro	Heinz Brothers Nurseries, INC.	2/4/2014	02-2014	Check	P-79946	16125	centenn	267.31
								P-79946	16125	collins	350.70
								P-79946	16125	inn-tic	1,092.19
								P-79946	16125	johnson	275.26
								P-79946	16125	knight	320.76
								P-79946	16125	morgan	223.55
								P-79946	16125	sliger	268.35
Total 1128											2,798.12
1129	K-48152	inn1104	lcboc	LEON COUNTY BD OF COMMISSIONER	2/4/2014	02-2014	Check	P-79959	P.MATSON-2.14	knight	533.36

Payment Register

innvtion

Period: From 02/2014 to 02/2014

Check #	Check	Bank Code	Payee Code	Payee Name	Check Date	Post Month	Payment Method	Payable	Invoice #	Property	Amount
Control								Control#			
Total 1129											533.36
1130	K-48153	inn1104	lcboc	LEON COUNTY BD OF COMMISSIONER	2/4/2014	02-2014	Check	P-79958	R.MILLER (2.14)	knight	533.36
Total 1130											533.36
1131	K-48154	inn1104	metal	Metal Building Services, Inc.	2/4/2014	02-2014	Check	P-79961	009856	centenn	135.00
Total 1131											135.00
1132	K-48155	inn1104	mgttal	Talcor Commercial Real Estate Svc Inc	2/4/2014	02-2014	Check	P-79953	MGMT FEE (01.14)-AR	centenn	316.96
								P-79953	MGMT FEE (01.14)-AR	collins	241.36
								P-79953	MGMT FEE (01.14)-AR	inn-tic	200.00
								P-79953	MGMT FEE (01.14)-AR	johnson	381.30
								P-79953	MGMT FEE (01.14)-AR	knight	27.14
								P-79953	MGMT FEE (01.14)-AR	morgan	315.31
								P-79953	MGMT FEE (01.14)-AR	phipps	142.11
								P-79953	MGMT FEE (01.14)-AR	sliger	375.82
								P-79954	Mgmt Fee (1.14)-PM	centenn	1,069.75
								P-79954	Mgmt Fee (1.14)-PM	collins	814.60
								P-79954	Mgmt Fee (1.14)-PM	inn-tic	675.00
								P-79954	Mgmt Fee (1.14)-PM	johnson	1,286.86
								P-79954	Mgmt Fee (1.14)-PM	knight	91.61
								P-79954	Mgmt Fee (1.14)-PM	morgan	1,064.16
								P-79954	Mgmt Fee (1.14)-PM	phipps	479.62
								P-79954	Mgmt Fee (1.14)-PM	sliger	1,268.40
Total 1132											8,750.00
1133	K-48156	inn1104	ncg	NOBLES CONSULTING GROUP, INC.	2/4/2014	02-2014	Check	P-79947	64031	centenn	9,920.00
Total 1133											9,920.00
1134	K-48157	inn1104	orkin	Capital Solutions of Big Bend	2/4/2014	02-2014	Check	P-79955	22153	johnson	50.00
Total 1134											50.00

Payment Register

innvition

Period: From 02/2014 to 02/2014

Check #	Check	Bank Code	Payee Code	Payee Name	Check Date	Post Month	Payment Method	Payable	Invoice #	Property	Amount
Control								Control#			
1135	K-48158	inn1104	rockso	ROCK SOLID TERMITE AND PEST CONTROL	2/4/2014	02-2014	Check				
								P-79956	19415	centenn	55.00
								P-79956	19415	collins	55.00
								P-79956	19415	johnson	45.00
								P-79956	19415	knight	25.00
								P-79956	19415	morgan	45.00
								P-79956	19415	phipps	35.00
								P-79956	19415	sliger	45.00
Total 1135											305.00
1136	K-48159	inn1104	sonitrol	Sonitrol of Tallahassee, Inc.	2/4/2014	02-2014	Check				
								P-79968	225838	collins	59.00
								P-79989	226980	collins	170.00
Total 1136											229.00
1137	K-48160	inn1104	whites	White's Plumbing, Inc.	2/4/2014	02-2014	Check				
								P-79962	161999	morgan	380.54
Total 1137											380.54
1138	K-48161	inn1104	zenith	Zenith Insurance Comapny	2/4/2014	02-2014	Check				
								P-79990	DP073003901001	knight	28.00
Total 1138											28.00
1139	K-48550	inn1104	absystem	STA of Tallahassee, Inc.	2/19/2014	02-2014	Check				
								P-80495	200316	knight	34.78
								P-80500	199684	sliger	99.26
Total 1139											134.04
1140	K-48551	inn1104	aireserv	TONY KELLY	2/19/2014	02-2014	Check				
								P-80496	19704MC	knight	206.37
								P-80523	20094CS	johnson	446.32
								P-80524	20143CS	johnson	75.00
Total 1140											727.69
1141	K-48552	inn1104	bc	Broad and Cassel, P.A.	2/19/2014	02-2014	Check				
								P-80497	928207	inn-tic	4,700.00
Total 1141											4,700.00

Payment Register

innvtion

Period: From 02/2014 to 02/2014

Check #	Check	Bank Code	Payee Code	Payee Name	Check Date	Post Month	Payment Method	Payable	Invoice #	Property	Amount
Control								Control#			
1142	K-48553	inn1104	brownbro	BROWN & BROWN OF FLORIDA, INC.	2/19/2014	02-2014	Check	P-80502	8881	inn-tic	2,000.00
Total 1142											2,000.00
1143	K-48554	inn1104	classoci	C&L Associates Commercial Cleaning	2/19/2014	02-2014	Check	P-80501	0030	centenn	985.77
								P-80501	0030	collins	659.68
								P-80501	0030	johnson	171.91
								P-80501	0030	knight	177.66
								P-80501	0030	morgan	1,730.45
								P-80501	0030	sliger	2,301.13
Total 1143											6,026.60
1144	K-48555	inn1104	design	DESIGN ARTS SEMINARS, INC.	2/19/2014	02-2014	Check	P-80499	SECDEP REFUND (02.14)	sliger	500.00
Total 1144											500.00
1145	K-48556	inn1104	elecsupp	City Electric Supply Co.	2/19/2014	02-2014	Check	P-80510	TAL/082521	centenn	30.56
								P-80529	TAL/082578	johnson	13.78
								P-80529	TAL/082578	morgan	11.19
								P-80529	TAL/082578	sliger	13.42
Total 1145											68.95
1146	K-48557	inn1104	elsasser	Elsasser's Lock & Key, Inc.	2/19/2014	02-2014	Check	P-80511	64431	morgan	314.20
Total 1146											314.20
1147	K-48558	inn1104	glenn	Glenn Scott Painting, LLC	2/19/2014	02-2014	Check	P-80525	021114	morgan	180.00
Total 1147											180.00
1148	K-48559	inn1104	lowes	Lowes's Business Account	2/19/2014	02-2014	Check	P-80513	39838	morgan	10.59
Total 1148											10.59

Payment Register

innvtion

Period: From 02/2014 to 02/2014

Check #	Check	Bank Code	Payee Code	Payee Name	Check Date	Post Month	Payment Method	Payable	Invoice #	Property	Amount
Control								Control#			
1149	K-48560	inn1104	marpan	Marpan Supply Company, Inc.	2/19/2014	02-2014	Check				
								P-80514	1291384	collins	160.08
								P-80515	1291380	johnson	48.84
								P-80516	1291381	sliger	1,086.93
								P-80517	C1291463	sliger	-801.45
								P-80518	1291382	morgan	639.69
								P-80519	C1291462	morgan	-431.55
								P-80520	1291383	johnson	441.90
								P-80521	C1291459	johnson	-369.90
Total 1149											774.54
1150	K-48561	inn1104	metal	Metal Building Services, Inc.	2/19/2014	02-2014	Check				
								P-80503	009889	centenn	90.00
								P-80503	009889	collins	90.00
Total 1150											180.00
1151	K-48562	inn1104	miscTho	Thomas Howell Ferguson, PA	2/19/2014	02-2014	Check				
								P-80508	85413	inn-tic	8,000.00
Total 1151											8,000.00
1152	K-48563	inn1104	mowrey	Mowrey Elevator Company of Florida, Inc.	2/19/2014	02-2014	Check				
								P-80504	312333	johnson	82.50
								P-80505	312332	morgan	38.00
								P-80505	312332	sliger	44.50
Total 1152											165.00
1153	K-48564	inn1104	porter	PPG ARCHITECTURAL FINISHES, INC	2/19/2014	02-2014	Check				
								P-80512	9173030275	morgan	59.00
Total 1153											59.00
1154	K-48565	inn1104	rocksol	ROCK SOLID TERMITE AND PEST CONTROL	2/19/2014	02-2014	Check				
								P-80506	19500	centenn	55.00
								P-80506	19500	collins	55.00
								P-80506	19500	johnson	45.00
								P-80506	19500	knight	25.00
								P-80506	19500	morgan	45.00
								P-80506	19500	phipps	35.00

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innvtion

Period: From 02/2014 to 02/2014

Check #	Check	Bank Code	Payee Code	Payee Name	Check Date	Post Month	Payment Method	Payable	Invoice #	Property	Amount
Control								Control#			
								P-80506	19500	sliger	45.00
Total 1154											305.00
1155	K-48566	inn1104	ronmill	Miller Jr.	2/19/2014	02-2014	Check				
								P-80509	EXPREIMB-2.16.14	knight	378.85
Total 1155											378.85
1156	K-48567	inn1104	talladem	Tallahassee Democrat	2/19/2014	02-2014	Check				
								P-80498	717927	inn-tic	185.30
Total 1156											185.30
1157	K-48568	inn1104	zenith	Zenith Insurance Comapny	2/19/2014	02-2014	Check				
								P-80507	ST073003901002	knight	264.00
Total 1157											264.00
3012014	K-48622	inn1104	cnainsur	CNA INSURANCE	2/28/2014	02-2014	Check				
								P-80560	0011477624	centenn	218.64
								P-80560	0011477624	collins	813.69
								P-80560	0011477624	inn-tic	2,170.68
								P-80560	0011477624	johnson	1,051.10
								P-80560	0011477624	knight	168.86
								P-80560	0011477624	morgan	853.65
								P-80560	0011477624	phippis	102.15
								P-80560	0011477624	sliger	1,024.74
Total 3012014											6,403.51
2182014	K-48623	inn1104	stax	Florida Department of Revenue	2/28/2014	02-2014	Check				
								P-80561	01/2014 Stax- Innovation	collins	422.75
								P-80561	01/2014 Stax- Innovation	knight	42.31
								P-80561	01/2014 Stax- Innovation	morgan	137.79
								P-80561	01/2014 Stax- Innovation	sliger	38.40
Total 2182014											641.25
3042014	K-48624	inn1104	utltal	City of Tallahassee	2/28/2014	02-2014	Check				
								P-80562	0721285610 02/2014	johnson	122.14
								P-80562	0721285610 02/2014	morgan	99.19
								P-80562	0721285610 02/2014	sliger	119.07

Payment Register

innvtion

Period: From 02/2014 to 02/2014

Check #	Check	Bank Code	Payee Code	Payee Name	Check Date	Post Month	Payment Method	Payable	Invoice #	Property	Amount
Control								Control#			
Total 3042014											340.40
3042014	K-48625	inn1104	utltal	City of Tallahassee	2/28/2014	02-2014	Check				
								P-80563	1721285610 02/2014	inn-tic	9.26
Total 3042014											9.26
3042014	K-48626	inn1104	utltal	City of Tallahassee	2/28/2014	02-2014	Check				
								P-80564	3588865610 02/2014	inn-tic	85.67
Total 3042014											85.67
3052014	K-48627	inn1104	utltal	City of Tallahassee	2/28/2014	02-2014	Check				
								P-80565	4621285610 02/2014	morgan	291.95
Total 3052014											291.95
3042014	K-48628	inn1104	utltal	City of Tallahassee	2/28/2014	02-2014	Check				
								P-80566	5621285610 02/2014	sliger	435.37
Total 3042014											435.37
3042014	K-48629	inn1104	utltal	City of Tallahassee	2/28/2014	02-2014	Check				
								P-80567	6370545953 02/2014	collins	3,497.29
Total 3042014											3,497.29
3042014	K-48630	inn1104	utltal	City of Tallahassee	2/28/2014	02-2014	Check				
								P-80568	6621285610 02/2014	morgan	605.07
Total 3042014											605.07
3042014	K-48631	inn1104	utltal	City of Tallahassee	2/28/2014	02-2014	Check				
								P-80569	7621285610 02/2014	johnson	188.78
								P-80569	7621285610 02/2014	morgan	153.31
								P-80569	7621285610 02/2014	sliger	184.04
Total 3042014											526.13
3042014	K-48632	inn1104	utltal	City of Tallahassee	2/28/2014	02-2014	Check				
								P-80570	8559156780 02/2014	morgan	1,512.47
Total 3042014											1,512.47
3042014	K-48633	inn1104	utltal	City of Tallahassee	2/28/2014	02-2014	Check				

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innvtion

Period: From 02/2014 to 02/2014

Check #	Check	Bank Code	Payee Code	Payee Name	Check Date	Post Month	Payment Method	Payable	Invoice #	Property	Amount
Control								Control#			
								P-80571	8621285610 02/2014	knight	429.19
Total 3042014											429.19
3042014	K-48634	inn1104	utltal	City of Tallahassee	2/28/2014	02-2014	Check				
								P-80572	9621285610 02/2014	morgan	1,276.37
Total 3042014											1,276.37
1158	K-48723	inn1104	elecsupp	City Electric Supply Co.	2/28/2014	02-2014	Check				
								P-80602	TAL/082632	johnson	44.71
								P-80602	TAL/082632	morgan	36.32
								P-80602	TAL/082632	sliger	43.60
Total 1158											124.63
1159	K-48724	inn1104	ipgraing	Grainger	2/28/2014	02-2014	Check				
								P-80601	9363926693	johnson	273.35
								P-80601	9363926693	morgan	222.01
								P-80601	9363926693	sliger	266.50
Total 1159											761.86
1160	K-48725	inn1104	iphome	Home Depot Credit Services	2/28/2014	02-2014	Check				
								P-80599	6134043	morgan	33.62
Total 1160											33.62
1161	K-48726	inn1104	lightman	LIGHTMAN LIGHTING & ELECTRICAL INC	2/28/2014	02-2014	Check				
								P-80603	000144	johnson	171.86
								P-80603	000144	morgan	139.58
								P-80603	000144	sliger	167.55
								P-80604	000147	sliger	300.00
Total 1161											778.99
1162	K-48727	inn1104	mgttal	Talcor Commercial Real Estate Svc Inc	2/28/2014	02-2014	Check				
								P-80595	Mgmt Fee-Acg (02/2014)	centenn	316.96
								P-80595	Mgmt Fee-Acg (02/2014)	collins	241.36
								P-80595	Mgmt Fee-Acg (02/2014)	inn-tic	200.00
								P-80595	Mgmt Fee-Acg (02/2014)	johnson	381.30
								P-80595	Mgmt Fee-Acg (02/2014)	knight	27.14
								P-80595	Mgmt Fee-Acg (02/2014)	morgan	315.31

Payment Register

innvition

Period: From 02/2014 to 02/2014

Check #	Check	Bank Code	Payee Code	Payee Name	Check Date	Post Month	Payment Method	Payable	Invoice #	Property	Amount
Control								Control#			
								P-80595	Mgmt Fee-Acg (02/2014)	phipps	142.11
								P-80595	Mgmt Fee-Acg (02/2014)	sliger	375.82
								P-80596	Mgmt Fee-PM (02/2014)	centenn	1,069.75
								P-80596	Mgmt Fee-PM (02/2014)	collins	814.60
								P-80596	Mgmt Fee-PM (02/2014)	inn-tic	675.00
								P-80596	Mgmt Fee-PM (02/2014)	johnson	1,286.86
								P-80596	Mgmt Fee-PM (02/2014)	knight	91.61
								P-80596	Mgmt Fee-PM (02/2014)	morgan	1,064.16
								P-80596	Mgmt Fee-PM (02/2014)	phipps	479.62
								P-80596	Mgmt Fee-PM (02/2014)	sliger	1,268.40
Total 1162											8,750.00
1163	K-48728	inn1104	orkin	Capital Solutions of Big Bend	2/28/2014	02-2014	Check				
								P-80597	23294	johnson	50.00
Total 1163											50.00
1164	K-48729	inn1104	rboppen	RB Oppenheim Associates	2/28/2014	02-2014	Check				
								P-80598	10142013	knight	500.00
Total 1164											500.00
1165	K-48730	inn1104	trane	Trane, CORP.	2/28/2014	02-2014	Check				
								P-80526	33032430	morgan	512.50
								P-80527	33074383	morgan	1,480.00
Total 1165											1,992.50
Grand Total											95,377.21

INNOVATION PARK (innvton)

Deposit Register

Name	Property	Unit	Tenant	Period	Date	Amount	Check #
(inn1104) - 158 02/12/2014							
THE FLORIDA STATE UNIVERSITY RESEARCH FOUNDATION, INC.	johnson	100	fsujohn	02-2014	2/12/2014	7,976.27	085818
Richard Benham	sliger	100-D	benham	02-2014	2/12/2014	322.50	0077464836
Florida State University	morgan	102	fcrc2013	02-2014	2/12/2014	1,495.92	00597257
NANOSTRATA, INC.	knight	110	ip-nano	02-2014	2/12/2014	481.77	002002
Reamonn Soto	knight	113	bluefuel	02-2014	2/12/2014	198.17	0101
BUC TECHNOLOGIES, LLC	knight	114	ip-buc	02-2014	2/12/2014	248.60	001089
Danfoss Turbocor Compressors, Inc.	morgan	115	dan-mgn	02-2014	2/12/2014	2,025.62	00031436
INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	morgan	131	ispa	02-2014	2/12/2014	178.35	00597257
THE FLORIDA A & M UNIVERSITY BOARD OF TRUSTEES	centenn	2077EPD	ip-famu	02-2014	2/12/2014	6,382.56	0000138161
CENTER FOR INFORMATION MANAGEMENT & EDUCATIONAL SERVICES	morgan	214.215	cimes	02-2014	2/12/2014	1,462.69	00597562
CENTER FOR BIOMEDICAL & TOXICOLOGICAL RESEARCH	morgan	226-235	cbtr	02-2014	2/12/2014	3,625.00	00597562
NORTHWEST REGIONAL DATA CENTER	inn-tic	3A	data	02-2014	2/12/2014	4,709.37	00596766
ELBIT SYSTEMS OF AMERICA	inn-tic	3F-4F	elbit	02-2014	2/12/2014	691.31	00242688
THE FLORIDA STATE UNIVERSITY RESEARCH FOUNDATION, INC.	sliger	FSU-RF	fsurf	02-2014	2/12/2014	11,004.94	085818
Total (inn1104) - 158 02/12/2014						40,803.07	
(inn1104) - 159 02/26/2014							
BUC TECHNOLOGIES, LLC	knight	114	ip-buc	02-2014	2/26/2014	248.60	001091
Bing Energy International, LLC	collins	152	bingcol	02-2014	2/26/2014	3,107.44	002453
FLORIDA RESEARCH FOUNDATION	inn-tic	1C	fsurf-ab	02-2014	2/26/2014	1,250.37	085903
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SER	collins	25	ip-dacs	02-2014	2/26/2014	4,671.08	4407776930
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SER	collins	25	ip-dacs	02-2014	2/26/2014	950.41	4407831570
Total (inn1104) - 159 02/26/2014						10,227.90	
(inn1104) - 160 02/26/2014							
CENTER FOR ADVANCEMENT OF LEARNING ASSESSMENT-1	morgan	222	cala1	02-2014	2/26/2014	1,387.17	00599007
CENTER FOR ADVANCEMENT OF LEARNING ASSESSMENT (CALA)	morgan	222A	cala2	02-2014	2/26/2014	568.22	00599007
DEPARTMENT OF TRANSPORTATION	phippis	PHIPPS	ip-dot	02-2014	2/26/2014	10,719.57	4408000210
Total (inn1104) - 160 02/26/2014						12,674.96	
(inn1104) - 161 02/28/2014							
H2 Organics Corporation	knight	112	h2org	02-2014	2/28/2014	30.00	0315
H2 Organics Corporation	knight	112	h2org	02-2014	2/28/2014	359.92	0316
Total (inn1104) - 161 02/28/2014						389.92	
(inn1154) - 29 02/12/2014							
THE FLORIDA A & M UNIVERSITY BOARD OF TRUSTEES	centenn	2077EPD	ip-famu	02-2014	2/12/2014	25,858.82	0000138240
Total (inn1154) - 29 02/12/2014						25,858.82	
Grand Total						89,954.67	

Aged Receivables Report

Detail by Resident
 For Selected Properties
 Trans through: 2/2014
 Age As of: 2/28/2014

Unit	Resident	Charge Code	Total Unpaid Charges	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Prepayments	Balance
centenn - INNOVATION PARK-CENTENNIAL BLDG									
2077EPD	ip-famu	THE FLORIDA A & M UNIVERSITY BOARD	16,511.71	16,511.71	0.00	0.00	0.00	0.00	16,511.71
Total centenn			16,511.71	16,511.71	0.00	0.00	0.00	0.00	16,511.71
collins - INNOVATION PARK-COLLINS BLDG									
152	bingcol	Bing Energy International, LLC	1,312.34	1,312.34	0.00	0.00	0.00	0.00	1,312.34
25	ip-dacs	STATE OF FLORIDA DEPARTMENT OF	1,909.22	1,909.22	0.00	0.00	0.00	0.00	1,909.22
Total collins			3,221.56	3,221.56	0.00	0.00	0.00	0.00	3,221.56
inn-tic - INNOVATION PARK -TENANTS IN COMMON									
1F	sunny	SunnyLand Solar RE, LLC	0.00	0.00	0.00	0.00	0.00	-2,916.69	-2,916.69
Total inn-tic			0.00	0.00	0.00	0.00	0.00	-2,916.69	-2,916.69
johnson - INNOVATION PARK - JOHNSON BLDG									
100	fsujohn	THE FLORIDA STATE UNIVERSITY	8,372.14	8,372.14	0.00	0.00	0.00	0.00	8,372.14
Total johnson			8,372.14	8,372.14	0.00	0.00	0.00	0.00	8,372.14
knight - INNOVATION PARK - KNIGHT ADMIN BLDG									
103	ip-team	TEAM SIMULATIONS	0.00	0.00	0.00	0.00	0.00	-53.75	-53.75
112	exquisit	Team Exquisite Corporation	568.36	0.00	0.00	127.88	440.48	0.00	568.36
113	bluefuel	Reamonn Soto	658.54	243.03	415.51	0.00	0.00	0.00	658.54
114	ip-buc	BUC TECHNOLOGIES, LLC	296.16	248.60	18.43	0.00	29.13	0.00	296.16
Total knight			1,523.06	491.63	433.94	127.88	469.61	-53.75	1,469.31
morgan - INNOVATION PARK -MORGAN BLDG									
110	nwrdcmgm	Florida State University Board of	2,796.08	2,796.08	0.00	0.00	0.00	0.00	2,796.08
130	mgn-famu	FLORIDA A&M UNIVERSITY BOARD	0.00	0.00	0.00	0.00	0.00	-7,201.48	-7,201.48
131	ispa	INSTITUTE OF SCIENCE & PUBLIC	0.40	0.40	0.00	0.00	0.00	0.00	0.40
Total morgan			2,796.48	2,796.48	0.00	0.00	0.00	-7,201.48	-4,405.00
sliger - INNOVATION PARK - SLIGER BLDG									
100-D	benham	Richard Benham	0.00	0.00	0.00	0.00	0.00	-107.50	-107.50
FSU-RF	fsurf	THE FLORIDA STATE UNIVERSITY	13,168.25	13,168.25	0.00	0.00	0.00	0.00	13,168.25
Total sliger			13,168.25	13,168.25	0.00	0.00	0.00	-107.50	13,060.75
Total			45,593.20	44,561.77	433.94	127.88	469.61	-10,279.42	35,313.78

Payables Aging Report

Invoiced
 Period: 02/2014
 As of : 02/28/2014

Payee	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	0-30	31-60	61-90	Over	Notes
Code	Notes								Owed	Owed	Owed	Owed	90	
														Owed
absystem	STA of Tallahassee, Inc.	#LC20; 69276; 2/7/14-3/6/14 svcs	P-81031	21167	knight	2/28/2014	5530-0000 Copies	202784	50.62	50.62	0.00	0.00	0.00	#LC20; 69276; 2/7/14-3/6/14 svcs
Total absystem									50.62	50.62	0.00	0.00	0.00	
aireserv	TONY KELLY													
	inspect unit - no freon. small fsu server room - fsu left small unit in room		P-81387	21240	morgan	2/27/2014	5180-0000 HVAC Repair	20120CS	150.00	150.00	0.00	0.00	0.00	inspect unit - no freon. small fsu server room - fsu left small unit in room
	LEAK SERACH & RECHARGE UNIT		P-80522	21029	morgan	1/31/2014	5180-0000 HVAC Repair	19965cs	1,593.00	1,593.00	0.00	0.00	0.00	LEAK SERACH & RECHARGE UNIT
	Monthly Srvc 02/2014		P-81385	21240	phippis	2/27/2014	5447-0000 HVAC Monthly Service	20315MC	515.90	515.90	0.00	0.00	0.00	Monthly Srvc 02/2014
	NO HEAT		P-80528	21029	morgan	1/16/2014	5180-0000 HVAC Repair	19885CS	127.50	0.00	127.50	0.00	0.00	NO HEAT
	qtlly maintenance		P-81418	21243	sliger	2/27/2014	5447-0000 HVAC Monthly Service	20316MC	594.24	594.24	0.00	0.00	0.00	qtlly maintenance
	qtlly maintenance		P-81418	21243	sliger	2/27/2014	5448-0000 Non CAM HVAC Monthly Maint	20316MC	24.76	24.76	0.00	0.00	0.00	qtlly maintenance
	relocation of two thermostats in space for NWRDC. Tenant to reimburse.		P-81390	21240	morgan	2/14/2014	1204-0000 AR-Tenant Expenses to be Reimbursed	20245CS	202.50	202.50	0.00	0.00	0.00	relocation of two thermostats in space for NWRDC. Tenant to reimburse.
	remove and replace bad 24v solenoid coil		P-80600	21047	morgan	2/14/2014	5180-0000 HVAC Repair	20156CS	335.99	335.99	0.00	0.00	0.00	remove and replace bad 24v solenoid coil
	replace 20 ton unit		P-81389	21240	morgan	2/28/2014	1625-0000 HVAC	20212CI	22,281.79	22,281.79	0.00	0.00	0.00	replace 20 ton unit
Total aireserv									25,825.68	25,698.18	127.50	0.00	0.00	
bc	Broad and Cassel, P.A.													
	44809.0001.; 2.14 services		P-81032	21167	inn-tic	2/28/2014	5575-0000 Professional Fees	931316	2,350.00	2,350.00	0.00	0.00	0.00	44809.0001.; 2.14 services
	44809.0001.; 2.14 services		P-81032	21167	inn-tic	2/28/2014	5592-0000 Non CAM Professional Fees	931316	2,350.00	2,350.00	0.00	0.00	0.00	44809.0001.; 2.14 services
Total bc									4,700.00	4,700.00	0.00	0.00	0.00	
bruce	Bruce Fire Safety & Equipment, Inc.													
	2013-2014 fire extinguisher inspection		P-81416	21242	centenn	2/27/2014	5170-0000 Fire Extinguisher Maintenance	81780	223.45	223.45	0.00	0.00	0.00	2013-2014 fire extinguisher inspection
	2013-2014 fire extinguisher inspection		P-81416	21242	collins	2/27/2014	5170-0000 Fire Extinguisher Maintenance	81780	190.95	190.95	0.00	0.00	0.00	2013-2014 fire extinguisher inspection
	2013-2014 fire extinguisher inspection		P-81416	21242	knight	2/27/2014	5170-0000 Fire Extinguisher Maintenance	81780	26.20	26.20	0.00	0.00	0.00	2013-2014 fire extinguisher inspection
	2013-2014 fire extinguisher inspection		P-81416	21242	morgan	2/27/2014	5170-0000 Fire Extinguisher Maintenance	81780	132.80	132.80	0.00	0.00	0.00	2013-2014 fire extinguisher inspection
	2013-2014 fire extinguisher inspection		P-81416	21242	phippis	2/27/2014	5170-0000 Fire Extinguisher Maintenance	81780	163.55	163.55	0.00	0.00	0.00	2013-2014 fire extinguisher inspection
Total bruce									736.95	736.95	0.00	0.00	0.00	
centuryl	CENTURY LINK													
	433132824; 2/18/14-3/17/14 svcs		P-81034	21167	collins	2/18/2014	5520-0000 Phone Service	433132824 (02/14)	48.44	48.44	0.00	0.00	0.00	433132824; 2/18/14-3/17/14 svcs
Total centuryl									48.44	48.44	0.00	0.00	0.00	
cjdecor	C & J Decorating, Inc.													
	carpet for benham office		P-81033	21167	morgan	2/28/2014	5370-0000 Interior Repairs	89905	625.00	625.00	0.00	0.00	0.00	carpet for benham office
Total cjdecor									625.00	625.00	0.00	0.00	0.00	
comcast	COMCAST													
	09587317042017; 3/4/14-4/3/14 svcs		P-81035	21167	inn-tic	2/21/2014	5520-0000 Phone Service	09587317042017 (02/14)	111.61	111.61	0.00	0.00	0.00	09587317042017; 3/4/14-4/3/14 svcs
	09587317042017; 3/4/14-4/3/14 svcs		P-81035	21167	knight	2/21/2014	5522-0000 Internet Charge	09587317042017 (02/14)	71.24	71.24	0.00	0.00	0.00	09587317042017; 3/4/14-4/3/14 svcs
Total comcast									182.85	182.85	0.00	0.00	0.00	
electsupp	City Electric Supply Co.													
	01760342001; bulbs for common area lights at MJS		P-81036	21167	johnson	2/25/2014	5130-0000 Electric Bulbs	TAL/011391	-43.06	-43.06	0.00	0.00	0.00	01760342001; bulbs for common area lights at MJS
	01760342001; bulbs for common area lights at MJS		P-81036	21167	morgan	2/25/2014	5130-0000 Electric Bulbs	TAL/011391	-34.97	-34.97	0.00	0.00	0.00	01760342001; bulbs for common area lights at MJS
	01760342001; bulbs for common area lights at MJS		P-81036	21167	sliger	2/25/2014	5130-0000 Electric Bulbs	TAL/011391	-39.74	-39.74	0.00	0.00	0.00	01760342001; bulbs for common area lights at MJS
	01760342001; bulbs for common area lights at MJS		P-81036	21167	sliger	2/25/2014	5132-0000 NONCAM Electric Bulbs	TAL/011391	-2.23	-2.23	0.00	0.00	0.00	01760342001; bulbs for common area lights at MJS
Total electsupp									-120.00	-120.00	0.00	0.00	0.00	
hancdt	Hancock Bank													
	#4802390000421666; 1.14 stmt		P-79986	20955	knight	1/27/2014	5568-0000 Dues/Seminars	4802390000421666 (1.14)	-195.00	0.00	-195.00	0.00	0.00	Innovation Summit
	#4802390000421666; 1.14 stmt		P-79986	20955	knight	1/27/2014	5570-0000 Postage/Delivery	4802390000421666 (1.14)	9.28	0.00	9.28	0.00	0.00	USPS
	#4802390000421666; 1.14 stmt		P-79986	20955	knight	1/27/2014	5585-0000 Subscriptions	4802390000421666 (1.14)	30.00	0.00	30.00	0.00	0.00	Constant Contact
	#4802390000421666; 1.14 stmt		P-79986	20955	knight	1/27/2014	5585-0000 Subscriptions	4802390000421666 (1.14)	10.00	0.00	10.00	0.00	0.00	Florida Trend
	#4802390000421666; 1.14 stmt		P-79986	20955	knight	1/27/2014	5587-0000 General Authority Expense	4802390000421666 (1.14)	19.90	0.00	19.90	0.00	0.00	Awards4U
	#4802390000421666; 1.14 stmt		P-79986	20955	knight	1/27/2014	5587-0000 General Authority Expense	4802390000421666 (1.14)	14.48	0.00	14.48	0.00	0.00	Publix
	4802390000421666; 2.14 stmt		P-81041	21167	knight	2/28/2014	5570-0000 Postage/Delivery	4802390000421666 (02/14)	4.90	4.90	0.00	0.00	0.00	4802390000421666; 2.14 stmt-USPS
	4802390000421666; 2.14 stmt		P-81041	21167	knight	2/28/2014	5585-0000 Subscriptions	4802390000421666 (02/14)	30.00	30.00	0.00	0.00	0.00	4802390000421666; 2.14 stmt-Constant Contact
	4802390000421666; 2.14 stmt		P-81041	21167	knight	2/28/2014	5587-0000 General Authority Expense	4802390000421666 (02/14)	500.00	500.00	0.00	0.00	0.00	4802390000421666; 2.14 stmt-GoodWood
	4802390000421666; 2.14 stmt		P-81041	21167	knight	2/28/2014	5587-0000 General Authority Expense	4802390000421666 (02/14)	123.12	123.12	0.00	0.00	0.00	4802390000421666; 2.14 stmt-Office Depot
	4802390000421666; 2.14 stmt		P-81041	21167	knight	2/28/2014	5587-0000 General Authority Expense	4802390000421666 (02/14)	36.48	36.48	0.00	0.00	0.00	4802390000421666; 2.14 stmt-Publix
	4802390000485687; 2.14 stmt		P-81042	21167	inn-tic	2/28/2014	5585-0000 Subscriptions	4802390000485687 (02/14)	1,592.00	1,592.00	0.00	0.00	0.00	4802390000485687; 2.14 stmt-NBA
	4802390000485687; 2.14 stmt		P-81042	21167	knight	2/28/2014	5560-0000 Fees/Licenses/Permits	4802390000485687 (02/14)	35.00	35.00	0.00	0.00	0.00	4802390000485687; 2.14 stmt-Annual Fee
	4802390000485687; 2.14 stmt		P-81042	21167	knight	2/28/2014	5568-0000 Dues/Seminars	4802390000485687 (02/14)	625.00	625.00	0.00	0.00	0.00	4802390000485687; 2.14 stmt-Greater TLH
	4802390000485687; 2.14 stmt		P-81042	21167	knight	2/28/2014	5594-0000 Travel	4802390000485687 (02/14)	418.00	418.00	0.00	0.00	0.00	4802390000485687; 2.14 stmt-Expedia
	4802390000485687; 2.14 stmt		P-81042	21167	knight	2/28/2014	5594-0000 Travel	4802390000485687 (02/14)	82.51	82.51	0.00	0.00	0.00	4802390000485687; 2.14 stmt-Fairfield Inn
	4802390000485687; 2.14 stmt		P-81042	21167	knight	2/28/2014	5594-0000 Travel	4802390000485687 (02/14)	209.79	209.79	0.00	0.00	0.00	4802390000485687; 2.14 stmt-Omni Amelia
Total hancdt									3,545.46	3,656.80	-111.34	0.00	0.00	
heinzbro	Heinz Brothers Nurseries, INC.													
	2.14 grounds maintenance		P-81043	21167	centenn	2/15/2014	5460-0000 Landscaping Service	16395	267.31	267.31	0.00	0.00	0.00	2.14 grounds maintenance

Payables Aging Report

invision
 Period: 02/2014
 As of : 02/28/2014

Payee	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	0-30	31-60	61-90	Over	Notes
Code	Notes								Owed	Owed	Owed	Owed	90	
Owed														
	2.14 grounds maintenance		P-81043	21167	collins	2/15/2014	5460-0000 Landscaping Service	16395	350.70	350.70	0.00	0.00	0.00	2.14 grounds maintenance
	2.14 grounds maintenance		P-81043	21167	inn-tic	2/15/2014	5460-0000 Landscaping Service	16395	269.44	269.44	0.00	0.00	0.00	2.14 grounds maintenance
	2.14 grounds maintenance		P-81043	21167	inn-tic	2/15/2014	5462-0000 Non CAM Landscaping	16395	822.75	822.75	0.00	0.00	0.00	2.14 grounds maintenance
	2.14 grounds maintenance		P-81043	21167	johnson	2/15/2014	5460-0000 Landscaping Service	16395	275.26	275.26	0.00	0.00	0.00	2.14 grounds maintenance
	2.14 grounds maintenance		P-81043	21167	knight	2/15/2014	5460-0000 Landscaping Service	16395	320.76	320.76	0.00	0.00	0.00	2.14 grounds maintenance
	2.14 grounds maintenance		P-81043	21167	morgan	2/15/2014	5460-0000 Landscaping Service	16395	223.55	223.55	0.00	0.00	0.00	2.14 grounds maintenance
	2.14 grounds maintenance		P-81043	21167	sliger	2/15/2014	5460-0000 Landscaping Service	16395	254.08	254.08	0.00	0.00	0.00	2.14 grounds maintenance
	2.14 grounds maintenance		P-81043	21167	sliger	2/15/2014	5462-0000 Non CAM Landscaping	16395	14.27	14.27	0.00	0.00	0.00	2.14 grounds maintenance
Total heinzbro									2,798.12	2,798.12	0.00	0.00	0.00	
ipgraing	Grainger													
	884934167; Back up ballasts		P-81037	21167	morgan	2/18/2014	5125-0000 Electric Supplies	936087335	605.15	605.15	0.00	0.00	0.00	884934167; Back up ballasts
	884934167; Back up ballasts		P-81038	21167	johnson	2/18/2014	5125-0000 Electric Supplies	936087327	518.70	518.70	0.00	0.00	0.00	884934167; Back up ballasts
	884934167; Back up ballasts 2nd floor		P-81039	21167	sliger	2/18/2014	5125-0000 Electric Supplies	9367571479	1,123.85	1,123.85	0.00	0.00	0.00	884934167; Back up ballasts 2nd floor
Total ipgraing									2,247.70	2,247.70	0.00	0.00	0.00	
iphdsup	HD Supply Facilities Maintenance													
	MJS - Water Cooler - Common Area Atruim		P-81392	21240	johnson	2/25/2014	5160-0000 Exterior Building Maintenance	9128057541	206.31	206.31	0.00	0.00	0.00	MJS - Water Cooler - Common Area Atruim
	MJS - Water Cooler - Common Area Atruim		P-81392	21240	morgan	2/25/2014	5160-0000 Exterior Building Maintenance	9128057541	167.55	167.55	0.00	0.00	0.00	MJS - Water Cooler - Common Area Atruim
	MJS - Water Cooler - Common Area Atruim		P-81392	21240	sliger	2/25/2014	5160-0000 Exterior Building Maintenance	9128057541	190.44	190.44	0.00	0.00	0.00	MJS - Water Cooler - Common Area Atruim
	MJS - Water Cooler - Common Area Atruim		P-81392	21240	sliger	2/25/2014	5162-0000 Non CAM Exterior Bldg Maint.	9128057541	10.70	10.70	0.00	0.00	0.00	MJS - Water Cooler - Common Area Atruim
Total iphdsup									575.00	575.00	0.00	0.00	0.00	
iphome	Home Depot Credit Services													
	MJS-plumbing parts to hook up new fountain		P-81040	21167	johnson	2/26/2014	5235-0000 Plumbing Supplies	2564662	21.08	21.08	0.00	0.00	0.00	MJS-plumbing parts to hook up new fountain
	MJS-plumbing parts to hook up new fountain		P-81040	21167	morgan	2/26/2014	5235-0000 Plumbing Supplies	2564662	17.13	17.13	0.00	0.00	0.00	MJS-plumbing parts to hook up new fountain
	MJS-plumbing parts to hook up new fountain		P-81040	21167	sliger	2/26/2014	5235-0000 Plumbing Supplies	2564662	19.46	19.46	0.00	0.00	0.00	MJS-plumbing parts to hook up new fountain
	MJS-plumbing parts to hook up new fountain		P-81040	21167	sliger	2/26/2014	5237-0000 Non CAM Plumbing Supplies	2564662	1.09	1.09	0.00	0.00	0.00	MJS-plumbing parts to hook up new fountain
Total iphome									58.76	58.76	0.00	0.00	0.00	
porter	PPG ARCHITECTURAL FINISHES, INC													
	301888990000; materials/supplies for painting office-Benham		P-81062	21170	morgan	2/21/2014	5345-0000 Painting Supplies	917302029505	119.15	119.15	0.00	0.00	0.00	301888990000; materials/supplies for painting office-Benham
	301888990000; paint for office relocation of Sliger 100 Lease		P-81063	21170	morgan	2/26/2014	5345-0000 Painting Supplies	917303030786	465.44	465.44	0.00	0.00	0.00	301888990000; paint for office relocation of Sliger 100 Lease
Total porter									584.59	584.59	0.00	0.00	0.00	
talladem	Tallahassee Democrat													
	C69347; 2.14 service		P-81046	21167	inn-tic	2/28/2014	5596-0000 Other Administration Costs	0000730414	92.65	92.65	0.00	0.00	0.00	C69347; 2.14 service
Total talladem									92.65	92.65	0.00	0.00	0.00	
trane	Trane, CORP.													
	3137617; adjust setpoints on system - johnson		P-81047	21167	johnson	2/7/2014	5180-0000 HVAC Repair	33089726	200.00	200.00	0.00	0.00	0.00	3137617; adjust setpoints on system - johnson
Total trane									200.00	200.00	0.00	0.00	0.00	
whites	White's Plumbing, Inc.													
	locate and repair main water line that services sliger building.		P-81391	21240	sliger	2/14/2014	5230-0000 Plumbing Repairs	199477	2,319.45	2,319.45	0.00	0.00	0.00	locate and repair main water line that services sliger building.
	locate and repair main water line that services sliger building.		P-81391	21240	sliger	2/14/2014	5232-0000 Non CAM Plumbing Repairs	199477	148.05	148.05	0.00	0.00	0.00	locate and repair main water line that services sliger building.
	rodded sewer line to release blockage		P-81048	21167	phippis	2/21/2014	5230-0000 Plumbing Repairs	199352	112.80	112.80	0.00	0.00	0.00	rodded sewer line to release blockage
	Tested backflow		P-81393	21240	centenn	2/20/2014	5445-0000 Backflow Prevention Service	162388	80.00	80.00	0.00	0.00	0.00	Tested backflow
	Tested backflow		P-81393	21240	collins	2/20/2014	5445-0000 Backflow Prevention Service	162388	80.00	80.00	0.00	0.00	0.00	Tested backflow
	Tested backflow		P-81393	21240	inn-tic	2/20/2014	5445-0000 Backflow Prevention Service	162388	120.00	120.00	0.00	0.00	0.00	Tested backflow
	Tested backflow		P-81393	21240	johnson	2/20/2014	5445-0000 Backflow Prevention Service	162388	28.70	28.70	0.00	0.00	0.00	Tested backflow
	Tested backflow		P-81393	21240	morgan	2/20/2014	5445-0000 Backflow Prevention Service	162388	23.31	23.31	0.00	0.00	0.00	Tested backflow
	Tested backflow		P-81393	21240	sliger	2/20/2014	5445-0000 Backflow Prevention Service	162388	26.50	26.50	0.00	0.00	0.00	Tested backflow
	Tested backflow		P-81393	21240	sliger	2/20/2014	5445-5000 Backflow Prevention Svc-NonCAM	162388	1.49	1.49	0.00	0.00	0.00	Tested backflow
Total whites									2,940.30	2,940.30	0.00	0.00	0.00	
Grand Total									45,092.12	45,075.96	16.16	0.00	0.00	

INNOVATION PARK
COLLINS BLDG.

Innovation Park
(A Research & Development Centre)
Collins Bldg.-2051 E Paul Dirac Dr.
Tallahassee, FL 32310

% OF BLDG	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
75	VACANT			\$ -	14,983	0.00	\$ -				\$ -		\$ -			\$ -		
lab-4ofc	Bing Energy International, LLC	7/18/13	6/30/15		3,791	9.15	\$ 2,890.64	\$ 2,890.64	\$ 216.80		\$ 3,107.44	\$ -	\$ 3,107.44	\$ 3,107.44	2/27	\$ (0.00)	10/1/13 expanded to rm 152 Rent to increase to \$2890.64	\$ 216.80
										\$ 656.67	\$ 656.67	\$ 655.67	\$ 1,312.34			\$ 1,312.34	Utilities	EXEMPT
25	DEPT OF AGRICULTURE & CONSUMER SERVICES-SEAFOOD & AQUACULTURE	7/1/07	6/30/22	\$ -	6,126	9.15	\$ 4,671.08	\$ 4,671.08	EXEMPT		\$ 4,671.08	\$ -	\$ 4,671.08	\$ 4,671.08	2/27	\$ -	RENT SAME TILL END OF LEASE	EXEMPT
										\$ 955.45	\$ 955.45	\$ 1,904.18	\$ 2,859.63	\$ 950.41	2/27	\$ 1,909.22	Utilities	EXEMPT
=====																		
TOTALS				\$ -	24,900	9.15	\$ 7,561.72	\$ 7,561.72	\$ 216.80	\$ 1,612.12	\$ 9,390.64	\$ 2,559.85	\$ 11,950.49	\$ 8,728.93		\$ 3,221.56		\$ 216.80

A/R \$ 3,221.56
Prepaid \$ -

INNOVATION PARK
MORGAN BLDG.

Innovation Park
(A Research & Development Centre)
Morgan Building-2035 W Paul Dirac Dr.
Tallahassee, FL 32310

UNIT	LEASE #	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	ELECTRIC	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE	
100/101		CONFERENCE RM				571.00															
102,104-108	2013:113	FSU-FLORIDA CONFLICT RESOLUTION CENTER-CONSENSUS CENTER	10/15/13	10/31/14		1238.00	14.50	\$ 1,495.92	\$ 1,495.92	EXEMPT			\$ 1,495.92	\$ -	\$ 1,495.92	\$ 1,495.92	2/12	\$ -	Rent Commences 10/15/13 \$1495.92	EXEMPT	
103		VACANT				160.00															
109		VACANT				516.00															
110, 113, 113A	2014:101	Northwest Regional Data Center	1/20/14	1/31/15		1799.00	14.50	\$ 2,796.08	\$ 2,796.08	EXEMPT			\$ 2,796.08	\$ -	\$ 2,796.08			\$ 2,796.08	2/14 Rent Commences \$2796.08	EXEMPT	
114, 121, 122, 123		NWRDC (part of above)				515.00															
115, 118, 119,120		Danfoss Turbocor Compressors, Inc	8/1/11	7/31/14	\$ 1,829.42	1514.00	14.94	\$ 1,884.30	\$ 1,884.30	\$ 141.32			\$ 2,025.62		\$ 2,025.62	\$ 2,025.62	2/12	\$ 0.00		\$ 141.32	
116		VACANT				195.00															
117		VACANT				175.00															
127/128		VACANT			\$ -	506.00	0.00	\$ -	\$ -	\$ -			\$ -	\$ -	\$ -			\$ -		\$ -	
130,130A-C, 132, 133, 135-139	C-1644	FLORIDA A & M UNIVERISTY <i>CONSTRUCTION MANAGEMENT & BOND GUARANTEE PROGRAM INSTITUTE ON URBAN POLICY & COMMERCE SMALL BUSINESS DEVELOPMENT CENTER</i>	10/1/06	MTM	\$ -	3118.00	9.85	\$ 2,559.25	\$ 2,559.25	EXEMPT			\$ 2,559.25	\$ (9,760.73)	\$ (7,201.48)			\$ (7,201.48)	NEED INFO ON INCUBATOR PROGRAM. 1000 SF IS SUBJECT TO ANNUAL REVIEW BY AUTHORITY MTM with 60 day notice to terminate	EXEMPT	
131	2008:103	FSU-INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	5/1/08	4/30/14	\$ -	130.00	16.50	\$ 178.75	\$ 157.08	EXEMPT	\$ 21.67		\$ 178.75	\$ -	\$ 178.75	\$ 178.35	2/12	\$ 0.40		EXEMPT	
140		VACANT				534.00															
203-208		VACANT			\$ -	1588.50	0.00	\$ -	\$ -	EXEMPT			\$ -	\$ -	\$ -			\$ -		EXEMPT	
200, 210-212		VACANT				981.00	0.00	\$ -	\$ -	EXEMPT			\$ -							EXEMPT	
201		VACANT				275.00															
213		VACANT				203.50															
214-215	2010:111	FSU-CENTER FOR INFORMATION MANAGEMENT & EDUCATIONAL SERVICES (CIMES)	2/1/02	9/30/14	\$ -	463.00	14.48	\$ 558.85	\$ 558.85	EXEMPT			\$ 558.85	\$ -	\$ 1,462.69	\$ 1,462.69	2/12	\$ -		EXEMPT	
219	2010:111	PART OF CIMES ABOVE	2/1/02	9/30/14	\$ -	336.00	14.50	\$ 406.00	\$ 406.00	EXEMPT			\$ 406.00								
220	2010:111	PART OF CIMES ABOVE	10/1/10	9/30/14		212.00	14.50	\$ 256.17	\$ 256.17	EXEMPT			\$ 256.17								
221	2010:111	PART OF CIMES ABOVE	10/1/10	9/30/14		200.00	14.50	\$ 241.67	\$ 241.67	EXEMPT			\$ 241.67								
222, 237	2010:106	FSU-CENTER FOR ADVANCEMENT OF LEARNING ASSESSMENT-1	7/1/10	6/30/14	\$ -	1148.00	14.50	\$ 1,387.17	\$ 1,387.17	EXEMPT			\$ 1,387.17	\$ -	\$ 1,387.17	\$ 1,387.17	2/27	\$ -	OTHER:	EXEMPT	
222A	2010:105	FSU-CENTER FOR ADVANCEMENT OF LEARNING ASSESSMENT-2	7/1/10	7/31/14	\$ -	470.00	14.51	\$ 568.22	\$ 568.22	EXEMPT			\$ 568.22	\$ -	\$ 568.22	\$ 568.22	2/27	\$ -	OTHER:	EXEMPT	
225		VACANT				227.00															
225A		VACANT				178.00															
225B		VACANT				175.00															
225C		VACANT				175.00															
225D		VACANT				178.00															
226-235	2002:113	FSU-CENTER FOR BIOMEDICAL & TOXICOLOGICAL RESEARCH	7/1/02	6/30/16	\$ -	3000.00	14.50	\$ 3,625.00	\$ 3,625.00	EXEMPT			\$ 3,625.00	\$ -	\$ 3,625.00	\$ 3,625.00	2/12	\$ -		EXEMPT	
236		VACANT			\$ -	1806.00	14.50	\$ 2,182.25	\$ -	EXEMPT			\$ -	\$ -	\$ -			\$ -		EXEMPT	
=====																					
TOTALS																					
					\$ 1,829.42	22587.00	15.52	\$ 18,139.63	\$ 15,935.71	\$ 141.32	\$ -	\$ 16,098.70	(9,760.73)	\$ 6,337.97	\$ 10,742.97	\$ (4,405.00)	\$ 141.32				

INNOVATION PARK
PHIPPS BLDG.

Innovation Park
(A Research & Development Centre)
Phipps Bldg.-2007 E Paul Dirac Dr.
Tallahassee, FL 32310

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
PHIPPS	FLORIDA DEPARTMENT OF TRANSPORTATION	6/1/07	9/30/22	\$ -	14,661	8.77	\$ 10,719.57	\$ 10,719.57	EXEMPT		\$ 10,719.57	\$ -	\$ 10,719.57	\$ 10,719.57	2/27	\$ -		EXEMPT
	STRUCTURAL RESEARCH LABORATORY																RENT SAME TILL END OF LEASE	
	(bldg & land is 5.28 acres)																LESSEE PAYS UTILITIES, JANITORIAL & GROUNDS MAINTENANCE. LANDLORD PAYS FOR HVAC, STRUCTURAL & SOME INTERIOR MAINTENANCE ITEMS.	
=====																		
TOTALS				\$ -	14,661	8.77	\$ 10,719.57	\$ 10,719.57	\$ -	\$ -	\$ 10,719.57	\$ -	\$ 10,719.57	\$ 10,719.57		\$ -		\$ -

A/R \$ -
Prepaid \$ -

INNOVATION PARK
SLIGER BLDG.

Innovation Park
(A Research & Development Centre)
Sliger Building-2035 E Paul Dirac Dr.
Tallahassee, FL 32310

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	MGMT FEE INCOME	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
100-A	VACANT				176	0.00	\$ -		\$ -			\$ -		\$ -			\$ -		\$ -
100-A1	VACANT				158														
100-B	VACANT				162														
100-C	VACANT				171	0.00	\$ -		\$ -			\$ -	\$ -	\$ -			\$ -	Lease terminated as of 1/31/14 due to restrcture	\$ -
100-D	Richard Benham	1/1/12	12/31/14	\$ 200.00	192		\$ 100.00	\$ 100.00	\$ 7.50			\$ 107.50	\$ 107.50	\$ 215.00	\$ 322.50	2/12	\$ (107.50)		\$ 22.50
100-D1	VACANT				176														
100-E	VACANT/BREAKROOM				442														
100-F	VACANT				134														
100-G	VACANT				134														
100-H	VACANT				134														
100-I	VACANT				134														
100-J	VACANT				133														
100-K	VACANT				134														
ENTIRE BLDG LESS #100	FLORIDA STATE RESEARCH FOUNDATION	10/2/85	11/1/14	\$ -	36,493	0.00			EXEMPT	\$ 552.46		\$ 552.46	\$ -	\$ 552.46	\$ 552.46	2/12	\$ -	PAYMENT IS LESSOR'S MGMT FEE AFTER INITIAL LEASE TERM, FEE WILL BE \$470 + CPI INCREASE FOR EACH YEAR SINCE EFFECTIVE DATE Other: LESSEE PAYS 94% OF CAM ON BUILDING & PARK COMMON AREAS Other: Rebill	EXEMPT
	ACADEMIC COMPUTING & NETWORK SERVICES										\$ 9,171.17	\$ 9,171.17	\$ 14,449.56	\$ 23,620.73	\$ 10,452.48	2/12	\$ 13,168.25	LESSEE PAYS 94% OF CAM ON BUILDING & PARK COMMON AREAS Other: Rebill	
	CENTER FOR ADVANCEMENT LEARNING & ASSESSMENT CENTER FOR INFORMATION MANAGEMENT & EDUCATIONAL SERVICES																	Auto Renewals additional year every November- must notify 12 months in advance of vacating- Rent increase every November based on CPI- 11/12-10/13 2.2% increase	
	3D Data	2/11/13	12/31/13	\$ 300.00														Terminated as of 12/31/13 due to restrcture SecDep to be refunded	
	DESIGN ARTS SEMINARS	1/1/10	1/31/14															Lease terminated as of 1/31/14 due to restrcture SecDep to be refunded-2/18/14	
=====																			
TOTALS				\$ 500.00	38,773	0.00	\$ 100.00	\$ 100.00	\$ 7.50		\$ 9,171.17	\$ 9,831.13	\$ 14,557.06	\$ 24,388.19	\$ 11,327.44		\$ 13,060.75		\$ 22.50

A/R \$ 13,168.25
Prepaid \$ (107.50)

INNOVATION PARK
TENANTS IN COMMON BLDG.

Innovation Park
(A Research & Development Centre)
Tenants In Common - Paul Dirac Dr.
Tallahassee, FL 32310

BLDG UNIT	TENANT	START	END	SECURITY DEPOSIT	ACRES	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER RENT	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
GROUND																			
1A	VACANT				2.80														
GROUND																			
2A	VACANT				3.00														
GROUND																			
3A	NORTHWEST REGIONAL DATA CENTER	11/1/81	10/31/21	\$ -	4.68							\$ -	\$ 4,709.37	\$ 4,709.37	\$ 4,709.37	2/12	\$ -	CAM CAPPED AT 8% INCREASE PER YEAR	EXEMPT
GROUND																			
4A-8A 9A-10A	NATIONAL HIGH MAGNETIC FIELD LABORATORY	OWN OWN		\$ - \$ -	23.52							\$ -	\$ -	\$ -			\$ -	OWNED BY LEON COUNTY RESEARCH & DEVELOPMENT AUTHORITY	EXEMPT
GROUND																			
11A	VACANT				3.70														
GROUND																			
12A	KNIGHT ADMINISTRATIVE CENTRE				3.00													SEE KNIGHT PROPERTY CONFIGURATION	
GROUND																			
1B	PHIPPS BUILDING				2.50													SEE PHIPPS PROPERTY CONFIGURATION	
GROUND																			
2B-3B																			
2B	FSU RESEARCH FOUNDATION-A CENTER FOR ADVANCED POWER SYSTEMS LEARNING SYSTEMS INSTITUTE ENTERPRISE RESOURCE PLANNING	10/25/01	1/28/74	\$ -	6.54						\$ 843.39	\$ 843.39	\$ -	\$ 843.39	\$ 843.39	2/27	\$ -		EXEMPT
GROUND																			
3B	FSU RESEARCH FOUNDATION-B LEARNING SYSTEMS INSTITUTE ENTERPRISE RESOURCE PLANNING FSU FOUNDATION, INC. FSU OFFICE OF INTELLECTUAL PROPERTY & COMMERCIALIZATION FSU OFFICE OF RESEARCH-HUMAN SUBJECTS COMMITTEE FLORIDA CENTER FOR READING RESEARCH CYBER SECURITY CENTER ON BETTER HEALTH & LIFE FOR UNDERSERVED POPULATIONS CENTER FOR INTERACTIVE MEDIA	10/25/01	1/28/74	\$ -	6.54						\$ 406.98	\$ 406.98	\$ -	\$ 406.98	\$ 406.98	2/27	\$ -		EXEMPT
GROUND																			
4B	VACANT				7.40							\$ -	\$ -	\$ -			\$ -		EXEMPT
GROUND																			
1C	FSU MATERIALS RESEARCH CENTER				4.50							\$ -	\$ -	\$ -			\$ -	OWNED BY FSURF	EXEMPT
GROUND																			
2C	FSU-AEROPULSION & MECHATRONICS ENERGY				4.50							\$ -	\$ -	\$ -			\$ -	OWNED BY FSURF	EXEMPT
GROUND																			
3C	VACANT				3.60														
GROUND																			
4C	VACANT				3.90														
GROUND																			
5C	VACANT				3.70														
GROUND																			
6C	VACANT				3.03														
GROUND																			
1D-2D 3D	DANFOSS TURBOCOR, INC.	3/15/07	3/31/27	\$ -	6.83 2.87							\$ -	\$ -	\$ -			\$ -		\$ -
GROUND																			
1E 2E-3E	AVALANCHE PARTNERS COLLEGE CENTER FOR LIBRARY EXPANSION COLLEGE CENTER FOR LIBRARY AUTOMATION	1/7/08 1/7/02	1/28/74 1/28/74	\$ -	2.42 4.01							\$ -	\$ -	\$ -			\$ -		\$ -

