

Monthly Owner Report



Innovation Park

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

February
2015



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

Balance Sheet (With Period Change)

Period = Feb 2015

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4000	Cash - Hancock Bank	175,845.17	170,053.62	5,791.55
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1190-0000	TOTAL CASH	176,045.17	170,253.62	5,791.55
1200-0000	RECEIVABLES			
1203-0000	A/R-Tenant	34,705.90	27,610.92	7,094.98
1204-0000	AR-Tenant Expenses to be Reimbursed	8.50	158.07	-149.57
1206-0000	Other Receivables	3,292.50	3,663.33	-370.83
1210-0000	Accounts Receivable	55,368.25	57,194.50	-1,826.25
1217-0000	Other Assets	1,989.00	1,989.00	0.00
1299-0000	TOTAL RECEIVABLES	95,364.15	90,615.82	4,748.33
1300-1000	PROPERTY			
1305-0000	Land	635,920.58	635,920.58	0.00
1330-2100	Building and Improvements	62,336.28	62,336.28	0.00
1590-0000	Accumulated Depreciation	-5,708,538.36	-5,683,019.59	-25,518.77
1620-0000	F/F/E- Improvements	68,309.26	68,309.26	0.00
1661-0000	Admin Centre Assets	166,663.91	166,663.91	0.00
1662-0000	Research Building Assets	2,110,532.13	2,110,532.13	0.00
1663-0000	Phipps Building Assets	1,317,988.90	1,317,988.90	0.00
1664-0000	Collins Building Assets	1,597,052.46	1,597,052.46	0.00
1666-0000	Johnson Building Assets	3,609,105.77	3,609,105.77	0.00
1668-0000	Park Planning/Development	754,960.65	754,960.65	0.00
1672-0000	CIP - Project North	66,115.50	66,115.50	0.00
1790-0000	TOTAL PROPERTY	4,680,447.08	4,705,965.85	-25,518.77
1840-0000	OTHER ASSETS			
1905-0000	Trust Escrow	55,000.00	90,000.00	-35,000.00
1913-0000	Prepaid Insurance	16,945.87	18,466.94	-1,521.07
1915-0000	Prepaid Expenses	1,132.39	0.00	1,132.39
1925-0000	Investments	2,465,007.44	2,461,150.71	3,856.73
1945-0000	Investments Limited as to Use	1,400,000.00	1,400,000.00	0.00
1980-0000	TOTAL OTHER ASSETS	3,938,085.70	3,969,617.65	-31,531.95
1990-0000	TOTAL ASSETS	8,889,942.10	8,936,452.94	-46,510.84
2000-0000	LIABILITIES and CAPITAL			
2236-0000	Accounts Payable	8,853.70	16,640.59	-7,786.89
2246-0000	Prepaid Rents	3,503.23	400.04	3,103.19
2249-0000	Accrued Other	8,217.40	11,945.78	-3,728.38
2250-0000	Tenant Security Dep	2,251.03	2,451.03	-200.00
2305-0000	Sales Tax Payable	257.78	476.25	-218.47
2490-0000	TOTAL LIABILITIES	23,083.14	31,913.69	-8,830.55
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	4,680,447.08	4,705,965.85	-25,518.77
2750-0000	Unrestricted	2,786,411.88	2,798,573.40	-12,161.52
2760-0000	Designated Net Assets	1,400,000.00	1,400,000.00	0.00
2890-0000	TOTAL CAPITAL	8,866,858.96	8,904,539.25	-37,680.29
2990-0000	TOTAL LIABILITIES and CAPITAL	8,889,942.10	8,936,452.94	-46,510.84

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

Income Statement

Period = Feb 2015

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	25.00	0.04	50.00	0.02
3110-0000	Rent	48,367.19	78.92	250,261.77	79.25
3114-5000	Operating Expense Reimbursement	2,450.25	4.00	12,494.99	3.96
3115-0000	CAM	5,473.00	8.93	27,365.00	8.67
3120-0000	Other Rents	42.30	0.07	211.50	0.07
3220-0000	Interest Income	3,500.59	5.71	18,278.63	5.79
3310-0000	Other Income	1,388.92	2.27	6,944.60	2.20
3315-0000	Sales Tax Discount	15.11	0.02	76.59	0.02
3540-0000	Electricity Pass Thru	21.67	0.04	108.35	0.03
3990-0000	TOTAL REVENUE	61,284.03	100.00	315,791.43	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	10,416.66	17.00	52,083.30	16.49
4403-0000	Clerical Salary-Authority	3,900.00	6.36	19,500.00	6.18
4404-0000	Payroll Taxes - Authority	1,185.75	1.93	4,787.64	1.52
4405-0000	Worker's Compensation-Authority	249.00	0.41	1,343.00	0.43
4406-0000	Employee Benefits-Authority	4,071.62	6.64	20,139.16	6.38
4490-0000	TOTAL PAYROLL EXPENSE	19,823.03	32.35	97,853.10	30.99
4600-0000	UTILITIES				
4605-0000	Electric	8,261.61	13.48	36,473.52	11.55
4622-0000	Demand Credit	-43.71	-0.07	-145.95	-0.05
4635-0000	Refuse Collection	437.99	0.71	2,532.24	0.80
4640-0000	Water/Sewer	315.49	0.51	1,744.81	0.55
4642-0000	Non CAM Water/Sewer	229.74	0.37	1,448.25	0.46
4648-0000	Irrigation - Utility	123.36	0.20	670.63	0.21
4649-0000	Irrigation-NonCAM	34.10	0.06	283.39	0.09
4650-0000	Stormwater	263.15	0.43	1,315.75	0.42
4660-0000	Fire Service - Utility	141.16	0.23	705.80	0.22
4799-0000	TOTAL UTILITIES	9,762.89	15.93	45,028.44	14.26
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	508.50	0.16
5122-0000	NONCAM Electrical Repairs	0.00	0.00	117.00	0.04
5125-0000	Electric Supplies	0.00	0.00	41.67	0.01
5127-0000	NONCAM Electric Supplies	0.00	0.00	77.38	0.02
5130-0000	Electric Bulbs	0.00	0.00	265.73	0.08
5135-0000	Parking Lot Bulbs	0.00	0.00	157.36	0.05
5145-4400	Security Maint & Repair	0.00	0.00	332.46	0.11
5160-0000	Exterior Building Maintenance	0.00	0.00	1,096.71	0.35
5161-0000	Exterior Building Supplies	0.00	0.00	42.42	0.01
5161-5000	Ext Building Supplies-NonCAM	0.00	0.00	78.78	0.02
5162-0000	Non CAM Exterior Bldg Maint.	0.00	0.00	218.28	0.07
5172-0000	Non CAM Fire Extinguisher Maintenance	113.75	0.19	113.75	0.04
5175-0000	Fire Alarm/Sprinkler Repair	236.25	0.39	236.25	0.07
5180-0000	HVAC Repair	1,438.68	2.35	4,701.64	1.49
5185-0000	HVAC Supplies	47.33	0.08	183.09	0.06
5195-0000	Tree Trimming	0.00	0.00	2,125.00	0.67
5215-0000	Locks & Keys Supplies	0.00	0.00	90.90	0.03
5230-0000	Plumbing Repairs	268.70	0.44	1,332.85	0.42
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	1,193.07	0.38
5235-0000	Plumbing Supplies	125.33	0.20	531.26	0.17
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	21.83	0.01
5240-0000	Backflow Maintenance	0.00	0.00	3.29	0.00
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	6.11	0.00
5245-0000	Irrigation Repairs	0.00	0.00	2.33	0.00
5245-5000	Irrigation Repairs-NonCAM	0.00	0.00	4.32	0.00
5250-0000	Roof Repairs	180.00	0.29	700.00	0.22
5252-0000	Non CAM Roof Repairs	505.00	0.82	505.00	0.16
5270-0000	Small Tools	0.00	0.00	62.12	0.02
5285-0000	General Building R&M & Supplies	0.00	0.00	680.86	0.22
5290-0000	Other Maintenance	59.00	0.10	59.00	0.02
5299-0000	TOTAL REPAIR/MAINTENANCE	2,974.04	4.85	15,488.96	4.90

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Income Statement

Period = Feb 2015

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		Period to Date	%	Year to Date	%
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	650.00	1.06	650.00	0.21
5365-0000	Interior Supplies	0.00	0.00	162.83	0.05
5370-0000	Interior Repairs	0.00	0.00	151.02	0.05
5399-0000	TOTAL CLEANING AND IMPROVEMEN	650.00	1.06	963.85	0.31
5400-0000	SERVICES				
5410-0000	Elevator Service	114.72	0.19	563.58	0.18
5412-0000	Elevator Service-NonCAM	55.24	0.09	271.34	0.09
5420-0000	Fire Protection System	1,578.00	2.57	4,334.18	1.37
5425-0000	Fire Protection Phone	227.03	0.37	1,147.66	0.36
5430-0000	Exterminating	205.00	0.33	1,305.30	0.41
5433-0000	Non CAM Exterminating	0.00	0.00	6.11	0.00
5447-0000	HVAC Monthly Service	0.00	0.00	4,434.90	1.40
5450-0000	Janitorial Service	3,662.29	5.98	18,311.45	5.80
5460-0000	Landscaping Service	1,264.65	2.06	7,587.92	2.40
5462-0000	Non CAM Landscaping	177.71	0.29	1,066.27	0.34
5480-0000	Security	170.00	0.28	1,337.00	0.42
5499-0000	TOTAL SERVICES	7,454.64	12.16	40,365.71	12.78
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	20,500.00	6.49
5520-0000	Phone Service	166.02	0.27	828.58	0.26
5522-0000	Internet Charge	584.34	0.95	973.07	0.31
5530-0000	Copies	69.79	0.11	205.26	0.06
5550-0000	Legal Fees	0.00	0.00	-75.00	-0.02
5560-0000	Fees/Licenses/Permits	6.40	0.01	84.70	0.03
5563-0000	Miscellaneous Admin Expense	77.10	0.13	113.65	0.04
5565-0000	Office Supplies	209.15	0.34	543.30	0.17
5567-0000	Office Equip Mtnce-NonCAM	0.00	0.00	23.88	0.01
5568-0000	Dues/Seminars	0.00	0.00	395.00	0.13
5575-0000	Professional Fees	2,572.00	4.20	21,556.00	6.83
5585-0000	Subscriptions	1,690.00	2.76	1,935.00	0.61
5586-0000	Marketing/PR	35.00	0.06	355.00	0.11
5587-0000	General Authority Expense	39.00	0.06	99.55	0.03
5588-0000	Economic Development	0.00	0.00	12,500.00	3.96
5592-0000	Non CAM Professional Fees	11,700.00	19.09	11,700.00	3.70
5594-0000	Travel	3,765.79	6.14	4,003.79	1.27
5596-0000	Other Administration Costs	219.50	0.36	541.48	0.17
5599-0000	TOTAL PROPERTY ADMINISTRATION	21,134.09	34.49	76,283.26	24.16
6110-0000	Management Fees TALCOR	6,700.00	10.93	33,500.00	10.61
6159-0000	TOTAL OTHER EXPENSES	6,700.00	10.93	33,500.00	10.61
7110-0000	Property Insurance	4,941.01	8.06	24,705.05	7.82
7111-0000	Property Insurance-NonCAM	5.85	0.01	29.25	0.01
7199-0000	TOTAL INSURANCE/TAXES	4,946.86	8.07	24,734.30	7.83
7800-0000	TOTAL OPERATING EXPENSES	73,445.55	119.84	334,217.62	105.83
7999-0000	NET INCOME - OPERATING	-12,161.52	-19.84	-18,426.19	-5.83
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	25,518.77	41.64	127,593.85	40.40
8225-0000	Other Expense - Lease Termination	0.00	0.00	100,000.00	31.67
8299-0000	TOTAL OTHER EXPENSES	25,518.77	41.64	227,593.85	72.07
9900-0000	NET INCOME	-37,680.29	-61.48	-246,020.04	-77.91

Budget Comparison

Period = Feb 2015

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	25.00	0.00	25.00	N/A	50.00	0.00	50.00	N/A	0.00
3110-0000	Rent	48,367.19	48,651.75	-284.56	-0.58	250,261.77	251,022.75	-760.98	-0.30	591,585.00
3114-5000	Operating Expense Reimbursement	2,450.25	3,947.58	-1,497.33	-37.93	12,494.99	11,484.90	1,010.09	8.79	24,185.00
3115-0000	CAM	5,473.00	5,473.00	0.00	0.00	27,365.00	27,365.00	0.00	0.00	65,676.00
3120-0000	Other Rents	42.30	94.00	-51.70	-55.00	211.50	470.00	-258.50	-55.00	1,128.00
3220-0000	Interest Income	3,500.59	3,100.00	400.59	12.92	18,278.63	15,500.00	2,778.63	17.93	37,200.00
3310-0000	Other Income	1,388.92	1,388.92	0.00	0.00	6,944.60	6,944.60	0.00	0.00	16,667.00
3315-0000	Sales Tax Discount	15.11	0.00	15.11	N/A	76.59	0.00	76.59	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	61,284.03	62,655.25	-1,371.22	-2.19	315,791.43	312,787.25	3,004.18	0.96	736,441.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	10,416.66	10,417.00	0.34	0.00	52,083.30	52,085.00	1.70	0.00	125,004.00
4403-0000	Clerical Salary-Authority	3,900.00	3,900.00	0.00	0.00	19,500.00	19,500.00	0.00	0.00	47,151.00
4404-0000	Payroll Taxes - Authority	1,185.75	1,186.00	0.25	0.02	4,787.64	5,930.00	1,142.36	19.26	12,877.00
4405-0000	Worker's Compensation-Authority	249.00	263.00	14.00	5.32	1,343.00	1,315.00	-28.00	-2.13	3,162.00
4406-0000	Employee Benefits-Authority	4,071.62	4,051.00	-20.62	-0.51	20,139.16	20,099.00	-40.16	-0.20	48,478.00
4490-0000	TOTAL PAYROLL EXPENSE	19,823.03	19,817.00	-6.03	-0.03	97,853.10	98,929.00	1,075.90	1.09	236,672.00
4600-0000	UTILITIES									
4605-0000	Electric	8,261.61	8,672.00	410.39	4.73	36,473.52	36,360.00	-113.52	-0.31	86,164.00
4622-0000	Demand Credit	-43.71	0.00	43.71	N/A	-145.95	0.00	145.95	N/A	0.00
4635-0000	Refuse Collection	437.99	573.00	135.01	23.56	2,532.24	3,283.00	750.76	22.87	7,294.00
4640-0000	Water/Sewer	315.49	455.00	139.51	30.66	1,744.81	2,275.00	530.19	23.31	5,460.00
4642-0000	Non CAM Water/Sewer	229.74	0.00	-229.74	N/A	1,448.25	0.00	-1,448.25	N/A	0.00
4648-0000	Irrigation - Utility	123.36	134.00	10.64	7.94	670.63	670.00	-0.63	-0.09	1,608.00
4649-0000	Irrigation-NonCAM	34.10	0.00	-34.10	N/A	283.39	0.00	-283.39	N/A	0.00
4650-0000	Stormwater	263.15	263.00	-0.15	-0.06	1,315.75	1,315.00	-0.75	-0.06	3,156.00
4660-0000	Fire Service - Utility	141.16	141.00	-0.16	-0.11	705.80	705.00	-0.80	-0.11	1,692.00
4799-0000	TOTAL UTILITIES	9,762.89	10,238.00	475.11	4.64	45,028.44	44,608.00	-420.44	-0.94	105,374.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	5,575.00	5,575.00	100.00	508.50	6,675.00	6,166.50	92.38	8,600.00
5122-0000	NONCAM Electrical Repairs	0.00	0.00	0.00	N/A	117.00	0.00	-117.00	N/A	0.00
5125-0000	Electric Supplies	0.00	260.00	260.00	100.00	41.67	1,300.00	1,258.33	96.79	3,120.00
5127-0000	NONCAM Electric Supplies	0.00	0.00	0.00	N/A	77.38	0.00	-77.38	N/A	0.00
5130-0000	Electric Bulbs	0.00	20.00	20.00	100.00	265.73	100.00	-165.73	-165.73	240.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	157.36	0.00	-157.36	N/A	0.00
5140-0000	Elevator Maintenance	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	510.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	137.00
5145-4400	Security Maint & Repair	0.00	10.00	10.00	100.00	332.46	50.00	-282.46	-564.92	120.00
5160-0000	Exterior Building Maintenance	0.00	415.00	415.00	100.00	1,096.71	3,780.00	2,683.29	70.99	7,195.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	42.42	75.00	32.58	43.44	225.00
5161-5000	Ext Building Supplies-NonCAM	0.00	0.00	0.00	N/A	78.78	0.00	-78.78	N/A	0.00
5162-0000	Non CAM Exterior Bldg Maint.	0.00	0.00	0.00	N/A	218.28	0.00	-218.28	N/A	0.00
5170-0000	Fire Extinguisher Maintenance	0.00	385.00	385.00	100.00	0.00	385.00	385.00	100.00	743.00
5172-0000	Non CAM Fire Extinguisher Maintenance	113.75	0.00	-113.75	N/A	113.75	0.00	-113.75	N/A	0.00
5175-0000	Fire Alarm/Sprinkler Repair	236.25	0.00	-236.25	N/A	236.25	0.00	-236.25	N/A	0.00
5180-0000	HVAC Repair	1,438.68	1,300.00	-138.68	-10.67	4,701.64	6,500.00	1,798.36	27.67	15,600.00
5185-0000	HVAC Supplies	47.33	0.00	-47.33	N/A	183.09	0.00	-183.09	N/A	0.00
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	2,125.00	500.00	-1,625.00	-325.00	1,000.00
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5210-0000	Locks & Keys Repairs	0.00	75.00	75.00	100.00	0.00	425.00	425.00	100.00	1,000.00
5215-0000	Locks & Keys Supplies	0.00	0.00	0.00	N/A	90.90	0.00	-90.90	N/A	0.00

Budget Comparison

Period = Feb 2015

Book = Accrual

11:34 AM

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
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	268.70	290.00	21.30	7.34	1,332.85	1,600.00	267.15	16.70	3,780.00
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	0.00	N/A	1,193.07	0.00	-1,193.07	N/A	0.00
5235-0000	Plumbing Supplies	125.33	110.00	-15.33	-13.94	531.26	550.00	18.74	3.41	1,320.00
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	0.00	N/A	21.83	0.00	-21.83	N/A	0.00
5240-0000	Backflow Maintenance	0.00	140.00	140.00	100.00	3.29	140.00	136.71	97.65	140.00
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	0.00	N/A	6.11	0.00	-6.11	N/A	0.00
5245-0000	Irrigation Repairs	0.00	50.00	50.00	100.00	2.33	500.00	497.67	99.53	1,100.00
5245-5000	Irrigation Repairs-NonCAM	0.00	0.00	0.00	N/A	4.32	0.00	-4.32	N/A	0.00
5250-0000	Roof Repairs	180.00	100.00	-80.00	-80.00	700.00	650.00	-50.00	-7.69	1,650.00
5252-0000	Non CAM Roof Repairs	505.00	0.00	-505.00	N/A	505.00	0.00	-505.00	N/A	0.00
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	62.12	0.00	-62.12	N/A	0.00
5285-0000	General Building R&M & Supplies	0.00	0.00	0.00	N/A	680.86	0.00	-680.86	N/A	0.00
5290-0000	Other Maintenance	59.00	500.00	441.00	88.20	59.00	2,500.00	2,441.00	97.64	6,000.00
5299-0000	TOTAL REPAIR/MAINTENANCE	2,974.04	9,255.00	6,280.96	67.87	15,488.96	32,355.00	16,866.04	52.13	58,980.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	650.00	100.00	-550.00	-550.00	650.00	4,500.00	3,850.00	85.56	6,700.00
5313-0000	Carpet Repairs	0.00	400.00	400.00	100.00	0.00	2,000.00	2,000.00	100.00	4,800.00
5340-0000	Painting	0.00	400.00	400.00	100.00	0.00	2,000.00	2,000.00	100.00	6,300.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	162.83	0.00	-162.83	N/A	0.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	151.02	0.00	-151.02	N/A	0.00
5380-0000	Other Cleaning and Improvements	0.00	440.00	440.00	100.00	0.00	2,200.00	2,200.00	100.00	5,280.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	650.00	1,340.00	690.00	51.49	963.85	10,700.00	9,736.15	90.99	23,080.00
5400-0000	SERVICES									
5410-0000	Elevator Service	114.72	166.00	51.28	30.89	563.58	830.00	266.42	32.10	1,992.00
5412-0000	Elevator Service-NonCAM	55.24	0.00	-55.24	N/A	271.34	0.00	-271.34	N/A	0.00
5420-0000	Fire Protection System	1,578.00	0.00	-1,578.00	N/A	4,334.18	2,723.00	-1,611.18	-59.17	2,723.00
5425-0000	Fire Protection Phone	227.03	219.00	-8.03	-3.67	1,147.66	1,095.00	-52.66	-4.81	2,628.00
5430-0000	Exterminating	205.00	205.00	0.00	0.00	1,305.30	1,025.00	-280.30	-27.35	2,460.00
5433-0000	Non CAM Exterminating	0.00	0.00	0.00	N/A	6.11	0.00	-6.11	N/A	0.00
5435-0000	CAM-Interior Landscaping	0.00	150.00	150.00	100.00	0.00	750.00	750.00	100.00	1,800.00
5445-0000	Backflow Prevention Service	0.00	330.00	330.00	100.00	0.00	330.00	330.00	100.00	365.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	4,434.90	8,070.00	3,635.10	45.04	16,140.00
5450-0000	Janitorial Service	3,662.29	3,565.00	-97.29	-2.73	18,311.45	18,217.00	-94.45	-0.52	43,172.00
5460-0000	Landscaping Service	1,264.65	1,264.00	-0.65	-0.05	7,587.92	7,584.00	-3.92	-0.05	26,799.00
5462-0000	Non CAM Landscaping	177.71	178.00	0.29	0.16	1,066.27	1,067.00	0.73	0.07	3,198.00
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	170.00	205.00	35.00	17.07	1,337.00	1,475.00	138.00	9.36	3,360.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,500.00
5499-0000	TOTAL SERVICES	7,454.64	6,282.00	-1,172.64	-18.67	40,365.71	43,666.00	3,300.29	7.56	109,137.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	0.00	0.00	0.00	N/A	20,500.00	21,000.00	500.00	2.38	21,000.00
5520-0000	Phone Service	166.02	162.00	-4.02	-2.48	828.58	810.00	-18.58	-2.29	1,944.00
5522-0000	Internet Charge	584.34	189.00	-395.34	-209.17	973.07	1,473.00	499.93	33.94	1,970.00
5530-0000	Copies	69.79	70.00	0.21	0.30	205.26	350.00	144.74	41.35	840.00
5550-0000	Legal Fees	0.00	0.00	0.00	N/A	-75.00	0.00	75.00	N/A	0.00
5560-0000	Fees/Licenses/Permits	6.40	59.00	52.60	89.15	84.70	295.00	210.30	71.29	708.00
5563-0000	Miscellaneous Admin Expense	77.10	0.00	-77.10	N/A	113.65	0.00	-113.65	N/A	0.00
5565-0000	Office Supplies	209.15	160.00	-49.15	-30.72	543.30	1,100.00	556.70	50.61	2,220.00
5566-0000	Office Equipment Maintenance	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5567-0000	Office Equip Mtnc-NonCAM	0.00	0.00	0.00	N/A	23.88	0.00	-23.88	N/A	0.00
5568-0000	Dues/Seminars	0.00	0.00	0.00	N/A	395.00	0.00	-395.00	N/A	0.00
5570-0000	Postage/Delivery	0.00	5.00	5.00	100.00	0.00	25.00	25.00	100.00	60.00
5575-0000	Professional Fees	2,572.00	3,000.00	428.00	14.27	21,556.00	15,000.00	-6,556.00	-43.71	36,000.00
5580-0100	Printing	0.00	40.00	40.00	100.00	0.00	200.00	200.00	100.00	480.00

Budget Comparison

Period = Feb 2015

Book = Accrual

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5585-0000	Subscriptions	1,690.00	0.00	-1,690.00	N/A	1,935.00	3,040.00	1,105.00	36.35	3,735.00
5586-0000	Marketing/PR	35.00	30.00	-5.00	-16.67	355.00	150.00	-205.00	-136.67	430.00
5587-0000	General Authority Expense	39.00	67.00	28.00	41.79	99.55	335.00	235.45	70.28	804.00
5588-0000	Economic Development	0.00	0.00	0.00	N/A	12,500.00	12,500.00	0.00	0.00	25,000.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	25,000.00
5592-0000	Non CAM Professional Fees	11,700.00	0.00	-11,700.00	N/A	11,700.00	0.00	-11,700.00	N/A	0.00
5594-0000	Travel	3,765.79	400.00	-3,365.79	-841.45	4,003.79	4,000.00	-3.79	-0.09	7,500.00
5596-0000	Other Administration Costs	219.50	187.00	-32.50	-17.38	541.48	1,235.00	693.52	56.16	2,844.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	21,134.09	4,419.00	-16,715.09	-378.26	76,283.26	61,763.00	-14,520.26	-23.51	131,135.00
6110-0000	Management Fees TALCOR	6,700.00	6,700.00	0.00	0.00	33,500.00	33,500.00	0.00	0.00	80,400.00
6159-0000	TOTAL OTHER EXPENSES	6,700.00	6,700.00	0.00	0.00	33,500.00	33,500.00	0.00	0.00	80,400.00
7110-0000	Property Insurance	4,941.01	4,941.00	-0.01	0.00	24,705.05	24,705.00	-0.05	0.00	59,292.00
7111-0000	Property Insurance-NonCAM	5.85	5.83	-0.02	-0.34	29.25	29.15	-0.10	-0.34	70.00
7199-0000	TOTAL INSURANCE/TAXES	4,946.86	4,946.83	-0.03	0.00	24,734.30	24,734.15	-0.15	0.00	59,362.00
7800-0000	TOTAL OPERATING EXPENSES	73,445.55	62,997.83	-10,447.72	-16.58	334,217.62	350,255.15	16,037.53	4.58	804,140.00
7999-0000	NET INCOME - OPERATING	-12,161.52	-342.58	-11,818.94	-3,449.98	-18,426.19	-37,467.90	19,041.71	50.82	-67,699.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	25,518.77	25,188.33	-330.44	-1.31	127,593.85	125,941.65	-1,652.20	-1.31	302,260.00
8225-0000	Other Expense - Lease Termination	0.00	0.00	0.00	N/A	100,000.00	0.00	-100,000.00	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	25,518.77	25,188.33	-330.44	-1.31	227,593.85	125,941.65	-101,652.20	-80.71	302,260.00
9900-0000	NET INCOME	-37,680.29	-25,530.91	-12,149.38	-47.59	-246,020.04	-163,409.55	-82,610.49	-50.55	-369,959.00

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Feb 2015

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	8,867.88	8,868.00	-0.12	0.00	44,701.90	44,340.00	361.90	0.82	106,416.00
3114-5000	Operating Expense Reimbursement	2,021.39	1,653.00	368.39	22.29	9,397.37	6,965.00	2,432.37	34.92	16,481.00
3315-0000	Sales Tax Discount	7.87	0.00	7.87	N/A	35.29	0.00	35.29	N/A	0.00
3990-0000	TOTAL REVENUE	10,897.14	10,521.00	376.14	3.58	54,134.56	51,305.00	2,829.56	5.52	122,897.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	3,833.05	3,000.00	-833.05	-27.77	15,196.45	11,800.00	-3,396.45	-28.78	28,400.00
4635-0000	Refuse Collection	121.33	17.00	-104.33	-613.71	235.31	503.00	267.69	53.22	622.00
4640-0000	Water/Sewer	159.30	165.00	5.70	3.45	802.01	825.00	22.99	2.79	1,980.00
4648-0000	Irrigation - Utility	26.25	25.00	-1.25	-5.00	129.93	125.00	-4.93	-3.94	300.00
4650-0000	Stormwater	217.83	218.00	0.17	0.08	1,089.15	1,090.00	0.85	0.08	2,616.00
4660-0000	Fire Service - Utility	113.87	114.00	0.13	0.11	569.35	570.00	0.65	0.11	1,368.00
4799-0000	TOTAL UTILITIES	4,471.63	3,539.00	-932.63	-26.35	18,022.20	14,913.00	-3,109.20	-20.85	35,286.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5125-0000	Electric Supplies	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5140-0000	Elevator Maintenance	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
5145-4400	Security Maint & Repair	0.00	0.00	0.00	N/A	332.46	0.00	-332.46	N/A	0.00
5160-0000	Exterior Building Maintenance	0.00	90.00	90.00	100.00	644.17	650.00	5.83	0.90	2,180.00
5170-0000	Fire Extinguisher Maintenance	0.00	191.00	191.00	100.00	0.00	191.00	191.00	100.00	191.00
5180-0000	HVAC Repair	112.50	400.00	287.50	71.88	852.20	2,000.00	1,147.80	57.39	4,800.00
5185-0000	HVAC Supplies	47.33	0.00	-47.33	N/A	183.09	0.00	-183.09	N/A	0.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	1,125.00	0.00	-1,125.00	N/A	0.00
5215-0000	Locks & Keys Supplies	0.00	0.00	0.00	N/A	13.40	0.00	-13.40	N/A	0.00
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	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5235-0000	Plumbing Supplies	0.00	10.00	10.00	100.00	173.22	50.00	-123.22	-246.44	120.00
5245-0000	Irrigation Repairs	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
5250-0000	Roof Repairs	180.00	20.00	-160.00	-80.00	180.00	100.00	-80.00	-80.00	240.00
5290-0000	Other Maintenance	59.00	100.00	41.00	41.00	59.00	500.00	441.00	88.20	1,200.00
5299-0000	TOTAL REPAIR/MAINTENANCE	398.83	996.00	597.17	59.96	3,562.54	8,916.00	5,353.46	60.04	15,451.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	515.00	0.00	-515.00	N/A	515.00	1,500.00	985.00	65.67	1,500.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	162.83	0.00	-162.83	N/A	0.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	129.26	0.00	-129.26	N/A	0.00
5380-0000	Other Cleaning and Improvements	0.00	150.00	150.00	100.00	0.00	750.00	750.00	100.00	1,800.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	515.00	150.00	-365.00	-243.33	807.09	2,250.00	1,442.91	64.13	3,300.00
5400-0000	SERVICES									
5430-0000	Exterminating	55.00	55.00	0.00	0.00	275.00	275.00	0.00	0.00	660.00
5445-0000	Backflow Prevention Service	0.00	80.00	80.00	100.00	0.00	80.00	80.00	100.00	80.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	0.00	2,292.00	2,292.00	100.00	4,584.00
5450-0000	Janitorial Service	659.67	660.00	0.33	0.05	3,298.35	3,300.00	1.65	0.05	7,920.00
5460-0000	Landscaping Service	350.71	350.00	-0.71	-0.20	2,104.25	2,101.00	-3.25	-0.15	7,470.00
5480-0000	Security	170.00	170.00	0.00	0.00	909.00	850.00	-59.00	-6.94	2,040.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,400.00
5499-0000	TOTAL SERVICES	1,235.38	1,315.00	79.62	6.05	6,586.60	8,898.00	2,311.40	25.98	24,154.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	49.56	49.00	-0.56	-1.14	247.66	245.00	-2.66	-1.09	588.00

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Feb 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5599-0000	TOTAL PROPERTY ADMINISTRATION	49.56	49.00	-0.56	-1.14	247.66	245.00	-2.66	-1.09	588.00
6110-0000	Management Fees TALCOR	1,315.00	1,315.00	0.00	0.00	6,575.00	6,575.00	0.00	0.00	15,780.00
6159-0000	TOTAL OTHER EXPENSES	1,315.00	1,315.00	0.00	0.00	6,575.00	6,575.00	0.00	0.00	15,780.00
7110-0000	Property Insurance	1,083.62	1,083.58	-0.04	0.00	5,418.10	5,417.90	-0.20	0.00	13,003.00
7199-0000	TOTAL INSURANCE/TAXES	1,083.62	1,083.58	-0.04	0.00	5,418.10	5,417.90	-0.20	0.00	13,003.00
7800-0000	TOTAL OPERATING EXPENSES	9,069.02	8,447.58	-621.44	-7.36	41,219.19	47,214.90	5,995.71	12.70	107,562.00
7999-0000	NET INCOME - OPERATING	1,828.12	2,073.42	-245.30	-11.83	12,915.37	4,090.10	8,825.27	215.77	15,335.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,173.13	4,173.17	0.04	0.00	20,865.65	20,865.85	0.20	0.00	50,078.00
8299-0000	TOTAL OTHER EXPENSES	4,173.13	4,173.17	0.04	0.00	20,865.65	20,865.85	0.20	0.00	50,078.00
9900-0000	NET INCOME	-2,345.01	-2,099.75	-245.26	-11.68	-7,950.28	-16,775.75	8,825.47	52.61	-34,743.00

COLLINS - BUDGET COMPARISON

As of February 28, 2015

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	54,134.56	51,305.00	2,829.56	5.52
Total Operating Expenses	41,219.19	47,214.90	5,995.71	12.70
Net Operating Income	12,915.37	4,090.10	8,825.27	215.77

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

FUQUA COMPLEX (fuqua)
Budget Comparison
 Period = Feb 2015
 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	233.06	2,103.00	-1,869.94	-88.92	2,067.53	3,562.00	-1,494.47	-41.96	5,405.00
3990-0000	TOTAL REVENUE	233.06	2,103.00	-1,869.94	-88.92	2,067.53	3,562.00	-1,494.47	-41.96	5,405.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	0.00	150.00	150.00	100.00	0.00	750.00	750.00	100.00	1,800.00
4640-0000	Water/Sewer	123.71	250.00	126.29	50.52	779.84	1,250.00	470.16	37.61	3,000.00
4642-0000	Non CAM Water/Sewer	229.74	0.00	-229.74	N/A	1,448.25	0.00	-1,448.25	N/A	0.00
4648-0000	Irrigation - Utility	18.36	35.00	16.64	47.54	152.59	175.00	22.41	12.81	420.00
4649-0000	Irrigation-NonCAM	34.10	0.00	-34.10	N/A	283.39	0.00	-283.39	N/A	0.00
4799-0000	TOTAL UTILITIES	405.91	435.00	29.09	6.69	2,664.07	2,175.00	-489.07	-22.49	5,220.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	5,300.00	5,300.00	100.00	63.00	5,300.00	5,237.00	98.81	5,300.00
5122-0000	NONCAM Electrical Repairs	0.00	0.00	0.00	N/A	117.00	0.00	-117.00	N/A	0.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	41.67	0.00	-41.67	N/A	0.00
5127-0000	NONCAM Electric Supplies	0.00	0.00	0.00	N/A	77.38	0.00	-77.38	N/A	0.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	137.00
5160-0000	Exterior Building Maintenance	0.00	0.00	0.00	N/A	117.54	1,700.00	1,582.46	93.09	1,700.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	42.42	0.00	-42.42	N/A	0.00
5161-5000	Ext Building Supplies-NonCAM	0.00	0.00	0.00	N/A	78.78	0.00	-78.78	N/A	0.00
5162-0000	Non CAM Exterior Bldg Maint.	0.00	0.00	0.00	N/A	218.28	0.00	-218.28	N/A	0.00
5172-0000	Non CAM Fire Extinguisher Maintenance	113.75	0.00	-113.75	N/A	113.75	0.00	-113.75	N/A	0.00
5175-0000	Fire Alarm/Sprinkler Repair	61.25	0.00	-61.25	N/A	61.25	0.00	-61.25	N/A	0.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	642.43	0.00	-642.43	N/A	0.00
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	0.00	N/A	1,193.07	0.00	-1,193.07	N/A	0.00
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	11.75	0.00	-11.75	N/A	0.00
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	0.00	N/A	21.83	0.00	-21.83	N/A	0.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	3.29	0.00	-3.29	N/A	0.00
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	0.00	N/A	6.11	0.00	-6.11	N/A	0.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	2.33	0.00	-2.33	N/A	0.00
5245-5000	Irrigation Repairs-NonCAM	0.00	0.00	0.00	N/A	4.32	0.00	-4.32	N/A	0.00
5290-0000	Other Maintenance	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5299-0000	TOTAL REPAIR/MAINTENANCE	175.00	5,400.00	5,225.00	96.76	2,816.20	7,500.00	4,683.80	62.45	8,337.00
5400-0000	SERVICES									
5410-0000	Elevator Service	29.74	83.00	53.26	64.17	146.12	415.00	268.88	64.79	996.00
5412-0000	Elevator Service-NonCAM	55.24	0.00	-55.24	N/A	271.34	0.00	-271.34	N/A	0.00
5430-0000	Exterminating	0.00	0.00	0.00	N/A	3.30	0.00	-3.30	N/A	0.00
5433-0000	Non CAM Exterminating	0.00	0.00	0.00	N/A	6.11	0.00	-6.11	N/A	0.00
5445-0000	Backflow Prevention Service	0.00	90.00	90.00	100.00	0.00	90.00	90.00	100.00	90.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	800.00
5499-0000	TOTAL SERVICES	84.98	173.00	88.02	50.88	426.87	505.00	78.13	15.47	1,886.00
7800-0000	TOTAL OPERATING EXPENSES	665.89	6,008.00	5,342.11	88.92	5,907.14	10,180.00	4,272.86	41.97	15,443.00
7999-0000	NET INCOME - OPERATING	-432.83	-3,905.00	3,472.17	88.92	-3,839.61	-6,618.00	2,778.39	41.98	-10,038.00
9900-0000	NET INCOME	-432.83	-3,905.00	3,472.17	88.92	-3,839.61	-6,618.00	2,778.39	41.98	-10,038.00

FUQUA - BUDGET COMPARISON

As of February 28, 2015

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	2,067.53	3,562.00	-1,494.47	-41.96
Total Operating Expenses	5,907.14	10,180.00	4,272.86	41.97
Net Operating Income	-3,839.61	-6,618.00	2,778.39	41.98

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

INNOVATION PARK -TENANTS IN COMMON (inn-tic)

Budget Comparison

Period = Feb 2015

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	25.00	0.00	25.00	N/A	50.00	0.00	50.00	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
3115-0000	CAM	5,473.00	5,473.00	0.00	0.00	27,365.00	27,365.00	0.00	0.00	65,676.00
3220-0000	Interest Income	3,500.59	3,100.00	400.59	12.92	18,278.63	15,500.00	2,778.63	17.93	37,200.00
3310-0000	Other Income	1,388.92	1,388.92	0.00	0.00	6,944.60	6,944.60	0.00	0.00	16,667.00
3315-0000	Sales Tax Discount	0.00	0.00	0.00	N/A	13.65	0.00	13.65	N/A	0.00
3990-0000	TOTAL REVENUE	10,970.84	10,544.92	425.92	4.04	55,568.53	52,724.60	2,843.93	5.39	126,539.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	22.47	22.00	-0.47	-2.14	112.47	110.00	-2.47	-2.25	264.00
4648-0000	Irrigation - Utility	78.75	74.00	-4.75	-6.42	388.11	370.00	-18.11	-4.89	888.00
4799-0000	TOTAL UTILITIES	101.22	96.00	-5.22	-5.44	500.58	480.00	-20.58	-4.29	1,152.00
5116-5000	REPAIR/MAINTENANCE									
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5240-0000	Backflow Maintenance	0.00	140.00	140.00	100.00	0.00	140.00	140.00	100.00	140.00
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	62.12	0.00	-62.12	N/A	0.00
5285-0000	General Building R&M & Supplies	0.00	0.00	0.00	N/A	66.28	0.00	-66.28	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	140.00	140.00	100.00	128.40	1,890.00	1,761.60	93.21	2,140.00
5400-0000	SERVICES									
5445-0000	Backflow Prevention Service	0.00	120.00	120.00	100.00	0.00	120.00	120.00	100.00	120.00
5460-0000	Landscaping Service	269.44	270.00	0.56	0.21	1,616.64	1,618.00	1.36	0.08	4,848.00
5462-0000	Non CAM Landscaping	177.71	178.00	0.29	0.16	1,066.27	1,067.00	0.73	0.07	3,198.00
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	447.15	568.00	120.85	21.28	2,682.91	3,305.00	622.09	18.82	9,166.00
5500-0000	PROPERTY ADMINISTRATION									
5550-0000	Legal Fees	0.00	0.00	0.00	N/A	-75.00	0.00	75.00	N/A	0.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	0.00	0.00	0.00	N/A	-75.00	0.00	75.00	N/A	0.00
7110-0000	Property Insurance	99.64	99.67	0.03	0.03	498.20	498.35	0.15	0.03	1,196.00
7111-0000	Property Insurance-NonCAM	5.85	5.83	-0.02	-0.34	29.25	29.15	-0.10	-0.34	70.00
7199-0000	TOTAL INSURANCE/TAXES	105.49	105.50	0.01	0.01	527.45	527.50	0.05	0.01	1,266.00
7800-0000	TOTAL OPERATING EXPENSES	653.86	909.50	255.64	28.11	3,764.34	6,202.50	2,438.16	39.31	13,724.00
7999-0000	NET INCOME - OPERATING	10,316.98	9,635.42	681.56	7.07	51,804.19	46,522.10	5,282.09	11.35	112,815.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	5,026.74	5,026.75	0.01	0.00	25,133.70	25,133.75	0.05	0.00	60,321.00
8225-0000	Other Expense - Lease Termination	0.00	0.00	0.00	N/A	100,000.00	0.00	-100,000.00	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	5,026.74	5,026.75	0.01	0.00	125,133.70	25,133.75	-99,999.95	-397.87	60,321.00
9900-0000	NET INCOME	5,290.24	4,608.67	681.57	14.79	-73,329.51	21,388.35	-94,717.86	-442.85	52,494.00

INN-TIC - BUDGET COMPARISON

As of February 28, 2015	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	55,568.53	52,724.60	2,843.93	5.39
Total Operating Expenses	3,764.34	6,202.50	2,438.16	39.31
Net Operating Income	51,804.19	46,522.10	5,282.09	11.35

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

INNOVATION PARK - JOHNSON BLDG (Johnson)

Budget Comparison

Period = Feb 2015

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	13,195.28	13,194.58	0.70	0.01	65,976.40	65,972.90	3.50	0.01	158,335.00
3114-5000	Operating Expense Reimbursement	195.80	191.58	4.22	2.20	1,030.09	957.90	72.19	7.54	2,299.00
3990-0000	TOTAL REVENUE	13,391.08	13,386.16	4.92	0.04	67,006.49	66,930.80	75.69	0.11	160,634.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	1,855.78	1,500.00	-355.78	-23.72	8,685.52	7,500.00	-1,185.52	-15.81	18,000.00
4635-0000	Refuse Collection	40.70	321.00	280.30	87.32	1,129.85	1,605.00	475.15	29.60	3,852.00
4799-0000	TOTAL UTILITIES	1,896.48	1,821.00	-75.48	-4.14	9,815.37	9,105.00	-710.37	-7.80	21,852.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	100.00	100.00	100.00	229.50	500.00	270.50	54.10	1,200.00
5125-0000	Electric Supplies	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5130-0000	Electric Bulbs	0.00	20.00	20.00	100.00	38.16	100.00	61.84	61.84	240.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	157.36	0.00	-157.36	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	210.00
5160-0000	Exterior Building Maintenance	0.00	100.00	100.00	100.00	45.00	500.00	455.00	91.00	1,200.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	225.00
5175-0000	Fire Alarm/Sprinkler Repair	175.00	0.00	-175.00	N/A	175.00	0.00	-175.00	N/A	0.00
5180-0000	HVAC Repair	0.00	200.00	200.00	100.00	1,986.10	1,000.00	-986.10	-98.61	2,400.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5215-0000	Locks & Keys Supplies	0.00	0.00	0.00	N/A	77.50	0.00	-77.50	N/A	0.00
5230-0000	Plumbing Repairs	0.00	100.00	100.00	100.00	120.12	500.00	379.88	75.98	1,200.00
5235-0000	Plumbing Supplies	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5245-0000	Irrigation Repairs	0.00	20.00	20.00	100.00	0.00	100.00	100.00	100.00	240.00
5250-0000	Roof Repairs	0.00	20.00	20.00	100.00	261.25	100.00	-161.25	-161.25	240.00
5252-0000	Non CAM Roof Repairs	505.00	0.00	-505.00	N/A	505.00	0.00	-505.00	N/A	0.00
5290-0000	Other Maintenance	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5299-0000	TOTAL REPAIR/MAINTENANCE	680.00	810.00	130.00	16.05	3,594.99	4,550.00	955.01	20.99	10,655.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	2,000.00	2,000.00	100.00	2,000.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,500.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	21.76	0.00	-21.76	N/A	0.00
5380-0000	Other Cleaning and Improvements	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	100.00	100.00	100.00	21.76	2,500.00	2,478.24	99.13	4,700.00
5400-0000	SERVICES									
5410-0000	Elevator Service	84.98	83.00	-1.98	-2.39	417.46	415.00	-2.46	-0.59	996.00
5420-0000	Fire Protection System	1,578.00	0.00	-1,578.00	N/A	4,334.18	2,723.00	-1,611.18	-59.17	2,723.00
5425-0000	Fire Protection Phone	227.03	219.00	-8.03	-3.67	1,147.66	1,095.00	-52.66	-4.81	2,628.00
5430-0000	Exterminating	45.00	45.00	0.00	0.00	225.00	225.00	0.00	0.00	540.00
5435-0000	CAM-Interior Landscaping	0.00	150.00	150.00	100.00	0.00	750.00	750.00	100.00	1,800.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	3,094.00	3,096.00	2.00	0.06	6,192.00
5450-0000	Janitorial Service	1,094.51	1,095.00	0.49	0.04	5,472.55	5,475.00	2.45	0.04	13,140.00
5460-0000	Landscaping Service	178.05	178.00	-0.05	-0.03	1,068.32	1,068.00	-0.32	-0.03	4,436.00
5499-0000	TOTAL SERVICES	3,207.57	1,770.00	-1,437.57	-81.22	15,759.17	14,847.00	-912.17	-6.14	32,455.00
6110-0000	Management Fees TALCOR	2,077.00	2,077.00	0.00	0.00	10,385.00	10,385.00	0.00	0.00	24,924.00
6159-0000	TOTAL OTHER EXPENSES	2,077.00	2,077.00	0.00	0.00	10,385.00	10,385.00	0.00	0.00	24,924.00
7110-0000	Property Insurance	1,441.60	1,441.58	-0.02	0.00	7,208.00	7,207.90	-0.10	0.00	17,299.00
7199-0000	TOTAL INSURANCE/TAXES	1,441.60	1,441.58	-0.02	0.00	7,208.00	7,207.90	-0.10	0.00	17,299.00
7800-0000	TOTAL OPERATING EXPENSES	9,302.65	8,019.58	-1,283.07	-16.00	46,784.29	48,594.90	1,810.61	3.73	111,885.00

INNOVATION PARK - JOHNSON BLDG (Johnson)

Budget Comparison

Period = Feb 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7999-0000	NET INCOME - OPERATING	4,088.43	5,366.58	-1,278.15	-23.82	20,222.20	18,335.90	1,886.30	10.29	48,749.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	7,766.87	7,766.83	-0.04	0.00	38,834.35	38,834.15	-0.20	0.00	93,202.00
8299-0000	TOTAL OTHER EXPENSES	7,766.87	7,766.83	-0.04	0.00	38,834.35	38,834.15	-0.20	0.00	93,202.00
9900-0000	NET INCOME	-3,678.44	-2,400.25	-1,278.19	-53.25	-18,612.15	-20,498.25	1,886.10	9.20	-44,453.00

JOHNSON - BUDGET COMPARISON

As of February 28, 2015

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	67,006.49	66,930.80	75.69	0.11
Total Operating Expenses	46,784.29	48,594.90	1,810.61	3.73
Net Operating Income	20,222.20	18,335.90	1,886.30	10.29

Major Variances from Budget:

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Feb 2015

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	709.26	894.17	-184.91	-20.68	3,546.30	4,470.85	-924.55	-20.68	10,730.00
3120-0000	Other Rents	42.30	72.00	-29.70	-41.25	211.50	360.00	-148.50	-41.25	864.00
3315-0000	Sales Tax Discount	3.15	0.00	3.15	N/A	8.29	0.00	8.29	N/A	0.00
3990-0000	TOTAL REVENUE	754.71	966.17	-211.46	-21.89	3,766.09	4,830.85	-1,064.76	-22.04	11,594.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	10,416.66	10,417.00	0.34	0.00	52,083.30	52,085.00	1.70	0.00	125,004.00
4403-0000	Clerical Salary-Authority	3,900.00	3,900.00	0.00	0.00	19,500.00	19,500.00	0.00	0.00	47,151.00
4404-0000	Payroll Taxes - Authority	1,185.75	1,186.00	0.25	0.02	4,787.64	5,930.00	1,142.36	19.26	12,877.00
4405-0000	Worker's Compensation-Authority	249.00	263.00	14.00	5.32	1,343.00	1,315.00	-28.00	-2.13	3,162.00
4406-0000	Employee Benefits-Authority	4,071.62	4,051.00	-20.62	-0.51	20,139.16	20,099.00	-40.16	-0.20	48,478.00
4490-0000	TOTAL PAYROLL EXPENSE	19,823.03	19,817.00	-6.03	-0.03	97,853.10	98,929.00	1,075.90	1.09	236,672.00
4600-0000	UTILITIES									
4605-0000	Electric	247.20	200.00	-47.20	-23.60	953.28	1,000.00	46.72	4.67	2,400.00
4640-0000	Water/Sewer	32.48	40.00	7.52	18.80	162.96	200.00	37.04	18.52	480.00
4650-0000	Stormwater	45.32	45.00	-0.32	-0.71	226.60	225.00	-1.60	-0.71	540.00
4660-0000	Fire Service - Utility	27.29	27.00	-0.29	-1.07	136.45	135.00	-1.45	-1.07	324.00
4799-0000	TOTAL UTILITIES	352.29	312.00	-40.29	-12.91	1,479.29	1,560.00	80.71	5.17	3,744.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
5125-0000	Electric Supplies	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
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	0.00	75.00	75.00	100.00	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	30.00	30.00	100.00	0.00	30.00	30.00	100.00	30.00
5180-0000	HVAC Repair	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	1,000.00	500.00	-500.00	-100.00	1,000.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	50.00	50.00	100.00	100.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	300.00
5235-0000	Plumbing Supplies	-9.41	0.00	9.41	N/A	-9.41	0.00	9.41	N/A	0.00
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	60.00	60.00	100.00	0.00	300.00	300.00	100.00	720.00
5299-0000	TOTAL REPAIR/MAINTENANCE	-9.41	350.00	359.41	102.69	990.59	2,180.00	1,189.41	54.56	4,820.00
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
5380-0000	Other Cleaning and Improvements	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	50.00	50.00	100.00	0.00	750.00	750.00	100.00	1,100.00
5400-0000	SERVICES									
5430-0000	Exterminating	25.00	25.00	0.00	0.00	402.00	125.00	-277.00	-221.60	300.00
5445-0000	Backflow Prevention Service	0.00	40.00	40.00	100.00	0.00	40.00	40.00	100.00	40.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	206.00	412.00	206.00	50.00	824.00
5450-0000	Janitorial Service	177.66	178.00	0.34	0.19	888.30	890.00	1.70	0.19	2,136.00
5460-0000	Landscaping Service	320.77	320.00	-0.77	-0.24	1,924.61	1,922.00	-2.61	-0.14	6,416.00
5480-0000	Security	0.00	35.00	35.00	100.00	0.00	175.00	175.00	100.00	420.00
5499-0000	TOTAL SERVICES	523.43	598.00	74.57	12.47	3,420.91	3,564.00	143.09	4.01	10,136.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	0.00	0.00	0.00	N/A	20,500.00	21,000.00	500.00	2.38	21,000.00
5520-0000	Phone Service	116.46	113.00	-3.46	-3.06	580.92	565.00	-15.92	-2.82	1,356.00

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Feb 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5522-0000	Internet Charge	584.34	189.00	-395.34	-209.17	973.07	1,473.00	499.93	33.94	1,970.00
5530-0000	Copies	69.79	70.00	0.21	0.30	205.26	350.00	144.74	41.35	840.00
5560-0000	Fees/Licenses/Permits	6.40	59.00	52.60	89.15	84.70	295.00	210.30	71.29	708.00
5563-0000	Miscellaneous Admin Expense	77.10	0.00	-77.10	N/A	113.65	0.00	-113.65	N/A	0.00
5565-0000	Office Supplies	209.15	160.00	-49.15	-30.72	543.30	1,100.00	556.70	50.61	2,220.00
5566-0000	Office Equipment Maintenance	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5567-0000	Office Equip Mtnce-NonCAM	0.00	0.00	0.00	N/A	23.88	0.00	-23.88	N/A	0.00
5568-0000	Dues/Seminars	0.00	0.00	0.00	N/A	395.00	0.00	-395.00	N/A	0.00
5570-0000	Postage/Delivery	0.00	5.00	5.00	100.00	0.00	25.00	25.00	100.00	60.00
5575-0000	Professional Fees	2,572.00	3,000.00	428.00	14.27	21,556.00	15,000.00	-6,556.00	-43.71	36,000.00
5580-0100	Printing	0.00	40.00	40.00	100.00	0.00	200.00	200.00	100.00	480.00
5585-0000	Subscriptions	1,690.00	0.00	-1,690.00	N/A	1,935.00	3,040.00	1,105.00	36.35	3,735.00
5586-0000	Marketing/PR	35.00	30.00	-5.00	-16.67	355.00	150.00	-205.00	-136.67	430.00
5587-0000	General Authority Expense	39.00	67.00	28.00	41.79	99.55	335.00	235.45	70.28	804.00
5588-0000	Economic Development	0.00	0.00	0.00	N/A	12,500.00	12,500.00	0.00	0.00	25,000.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	25,000.00
5592-0000	Non CAM Professional Fees	11,700.00	0.00	-11,700.00	N/A	11,700.00	0.00	-11,700.00	N/A	0.00
5594-0000	Travel	3,765.79	400.00	-3,365.79	-841.45	4,003.79	4,000.00	-3.79	-0.09	7,500.00
5596-0000	Other Administration Costs	219.50	187.00	-32.50	-17.38	541.48	1,235.00	693.52	56.16	2,844.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	21,084.53	4,370.00	-16,714.53	-382.48	76,110.60	61,518.00	-14,592.60	-23.72	130,547.00
6110-0000	Management Fees TALCOR	817.00	817.00	0.00	0.00	4,085.00	4,085.00	0.00	0.00	9,804.00
6159-0000	TOTAL OTHER EXPENSES	817.00	817.00	0.00	0.00	4,085.00	4,085.00	0.00	0.00	9,804.00
7110-0000	Property Insurance	957.95	957.92	-0.03	0.00	4,789.75	4,789.60	-0.15	0.00	11,495.00
7199-0000	TOTAL INSURANCE/TAXES	957.95	957.92	-0.03	0.00	4,789.75	4,789.60	-0.15	0.00	11,495.00
7800-0000	TOTAL OPERATING EXPENSES	43,548.82	27,271.92	-16,276.90	-59.68	188,729.24	177,375.60	-11,353.64	-6.40	408,318.00
7999-0000	NET INCOME - OPERATING	-42,794.11	-26,305.75	-16,488.36	-62.68	-184,963.15	-172,544.75	-12,418.40	-7.20	-396,724.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	610.47	580.92	-29.55	-5.09	3,052.35	2,904.60	-147.75	-5.09	6,971.00
8299-0000	TOTAL OTHER EXPENSES	610.47	580.92	-29.55	-5.09	3,052.35	2,904.60	-147.75	-5.09	6,971.00
9900-0000	NET INCOME	-43,404.58	-26,886.67	-16,517.91	-61.44	-188,015.50	-175,449.35	-12,566.15	-7.16	-403,695.00

KNIGHT - BUDGET COMPARISON

As of February 28, 2015

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	3,766.09	4,830.85	-1,064.76	-22.04
Total Operating Expenses	188,729.24	177,375.60	-11,353.64	-6.40
Net Operating Income	-142,169.04	-146,239.00	4,069.96	2.78

Major Variances from Budget:

non cam professional fees

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Feb 2015

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	14,291.87	14,392.00	-100.13	-0.70	79,522.67	79,724.00	-201.33	-0.25	180,468.00
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	4.09	0.00	4.09	N/A	19.36	0.00	19.36	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	14,317.63	14,414.00	-96.37	-0.67	79,650.38	79,834.00	-183.62	-0.23	180,732.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	2,303.11	3,800.00	1,496.89	39.39	11,525.80	15,200.00	3,674.20	24.17	35,300.00
4622-0000	Demand Credit	-43.71	0.00	43.71	N/A	-145.95	0.00	145.95	N/A	0.00
4635-0000	Refuse Collection	275.96	235.00	-40.96	-17.43	1,167.08	1,175.00	7.92	0.67	2,820.00
4799-0000	TOTAL UTILITIES	2,535.36	4,035.00	1,499.64	37.17	12,546.93	16,375.00	3,828.07	23.38	38,120.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	100.00	100.00	100.00	216.00	500.00	284.00	56.80	1,200.00
5125-0000	Electric Supplies	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	227.57	0.00	-227.57	N/A	0.00
5145-4400	Security Maint & Repair	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
5160-0000	Exterior Building Maintenance	0.00	100.00	100.00	100.00	45.00	500.00	455.00	91.00	1,200.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	133.00
5180-0000	HVAC Repair	1,326.18	500.00	-826.18	-165.24	1,863.34	2,500.00	636.66	25.47	6,000.00
5210-0000	Locks & Keys Repairs	0.00	75.00	75.00	100.00	0.00	375.00	375.00	100.00	900.00
5230-0000	Plumbing Repairs	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5235-0000	Plumbing Supplies	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5245-0000	Irrigation Repairs	0.00	20.00	20.00	100.00	0.00	100.00	100.00	100.00	240.00
5250-0000	Roof Repairs	0.00	20.00	20.00	100.00	258.75	100.00	-158.75	-158.75	240.00
5290-0000	Other Maintenance	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5299-0000	TOTAL REPAIR/MAINTENANCE	1,326.18	1,175.00	-151.18	-12.87	2,610.66	5,875.00	3,264.34	55.56	14,233.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	135.00	100.00	-35.00	-35.00	135.00	500.00	365.00	73.00	1,200.00
5313-0000	Carpet Repairs	0.00	400.00	400.00	100.00	0.00	2,000.00	2,000.00	100.00	4,800.00
5340-0000	Painting	0.00	400.00	400.00	100.00	0.00	2,000.00	2,000.00	100.00	4,800.00
5380-0000	Other Cleaning and Improvements	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	135.00	1,000.00	865.00	86.50	135.00	5,000.00	4,865.00	97.30	12,000.00
5400-0000	SERVICES									
5430-0000	Exterminating	45.00	45.00	0.00	0.00	225.00	225.00	0.00	0.00	540.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	619.00	1,238.00	619.00	50.00	2,476.00
5450-0000	Janitorial Service	1,730.45	1,632.00	-98.45	-6.03	8,652.25	8,552.00	-100.25	-1.17	19,976.00
5460-0000	Landscaping Service	145.68	146.00	0.32	0.22	874.10	875.00	0.90	0.10	3,629.00
5480-0000	Security	0.00	0.00	0.00	N/A	428.00	450.00	22.00	4.89	900.00
5499-0000	TOTAL SERVICES	1,921.13	1,823.00	-98.13	-5.38	10,798.35	11,340.00	541.65	4.78	27,521.00
6110-0000	Management Fees TALCOR	1,717.00	1,717.00	0.00	0.00	8,585.00	8,585.00	0.00	0.00	20,604.00
6159-0000	TOTAL OTHER EXPENSES	1,717.00	1,717.00	0.00	0.00	8,585.00	8,585.00	0.00	0.00	20,604.00
7110-0000	Property Insurance	1,192.07	1,192.08	0.01	0.00	5,960.35	5,960.40	0.05	0.00	14,305.00
7199-0000	TOTAL INSURANCE/TAXES	1,192.07	1,192.08	0.01	0.00	5,960.35	5,960.40	0.05	0.00	14,305.00
7800-0000	TOTAL OPERATING EXPENSES	8,826.74	10,942.08	2,115.34	19.33	40,636.29	53,135.40	12,499.11	23.52	126,783.00
7999-0000	NET INCOME - OPERATING	5,490.89	3,471.92	2,018.97	58.15	39,014.09	26,698.60	12,315.49	46.13	53,949.00
8200-0000	OTHER EXPENSES									

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Feb 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8210-0000	Depreciation Expense	4,835.24	4,534.33	-300.91	-6.64	24,176.20	22,671.65	-1,504.55	-6.64	54,412.00
8299-0000	TOTAL OTHER EXPENSES	4,835.24	4,534.33	-300.91	-6.64	24,176.20	22,671.65	-1,504.55	-6.64	54,412.00
9900-0000	NET INCOME	655.65	-1,062.41	1,718.06	161.71	14,837.89	4,026.95	10,810.94	268.46	-463.00

MORGAN - BUDGET COMPARISON

As of February 28, 2015	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	79,650.38	79,834.00	-183.62	-0.23
Total Operating Expenses	40,636.29	53,135.40	12,499.11	23.52
Net Operating Income	39,014.09	26,698.60	12,315.49	46.13

Major Variances from Budget:

Total Operating Income/Net Operating Income

Budget expenses for Cleaning and Improvement (\$4,000.00) included in the budget have not been utilized to date. There is an additional shortage in Repairs and Maintenance of \$3,417 which combined with C & I make up 71 % of the variance.

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Feb 2015

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									
	REPAIR/MAINTENANCE									
5116-5000										
5160-0000	Exterior Building Maintenance	0.00	0.00	0.00	N/A	245.00	180.00	-65.00	-36.11	540.00
5170-0000	Fire Extinguisher Maintenance	0.00	164.00	164.00	100.00	0.00	164.00	164.00	100.00	164.00
5180-0000	HVAC Repair	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5230-0000	Plumbing Repairs	268.70	40.00	-228.70	-571.75	570.30	200.00	-370.30	-185.15	480.00
5235-0000	Plumbing Supplies	134.74	0.00	-134.74	N/A	355.70	0.00	-355.70	N/A	0.00
5250-0000	Roof Repairs	0.00	40.00	40.00	100.00	0.00	200.00	200.00	100.00	480.00
5285-0000	General Building R&M & Supplies	0.00	0.00	0.00	N/A	614.58	0.00	-614.58	N/A	0.00
5290-0000	Other Maintenance	0.00	40.00	40.00	100.00	0.00	200.00	200.00	100.00	480.00
5299-0000	TOTAL REPAIR/MAINTENANCE	403.44	384.00	-19.44	-5.06	1,785.58	1,444.00	-341.58	-23.66	3,344.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,500.00
5380-0000	Other Cleaning and Improvements	0.00	40.00	40.00	100.00	0.00	200.00	200.00	100.00	480.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	40.00	40.00	100.00	0.00	200.00	200.00	100.00	1,980.00
5400-0000	SERVICES									
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	0.00	0.00	0.00	N/A	515.90	1,032.00	516.10	50.01	2,064.00
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	35.00	35.00	0.00	0.00	690.90	1,207.00	516.10	42.76	3,819.00
6110-0000	Management Fees TALCOR	774.00	774.00	0.00	0.00	3,870.00	3,870.00	0.00	0.00	9,288.00
6159-0000	TOTAL OTHER EXPENSES	774.00	774.00	0.00	0.00	3,870.00	3,870.00	0.00	0.00	9,288.00
7110-0000	Property Insurance	166.13	166.17	0.04	0.02	830.65	830.85	0.20	0.02	1,994.00
7199-0000	TOTAL INSURANCE/TAXES	166.13	166.17	0.04	0.02	830.65	830.85	0.20	0.02	1,994.00
7800-0000	TOTAL OPERATING EXPENSES	1,378.57	1,399.17	20.60	1.47	7,177.13	7,551.85	374.72	4.96	20,425.00
7999-0000	NET INCOME - OPERATING	9,341.00	9,320.83	20.17	0.22	46,420.72	46,048.15	372.57	0.81	108,215.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,106.32	3,106.33	0.01	0.00	15,531.60	15,531.65	0.05	0.00	37,276.00
8299-0000	TOTAL OTHER EXPENSES	3,106.32	3,106.33	0.01	0.00	15,531.60	15,531.65	0.05	0.00	37,276.00
9900-0000	NET INCOME	6,234.68	6,214.50	20.18	0.32	30,889.12	30,516.50	372.62	1.22	70,939.00

PHIPPS - BUDGET COMPARISON

As of February 28, 2015	<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	7,177.13	7,551.85	374.72	4.96
Net Operating Income	46,420.72	46,048.15	372.57	0.81

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

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

Cash Flow Statement

Period = Feb 2015

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	25.00	0.04	50.00	0.02
3110-0000	Rent	48,367.19	78.92	250,261.77	79.25
3114-5000	Operating Expense Reimbursement	2,450.25	4.00	12,494.99	3.96
3115-0000	CAM	5,473.00	8.93	27,365.00	8.67
3120-0000	Other Rents	42.30	0.07	211.50	0.07
3220-0000	Interest Income	3,500.59	5.71	18,278.63	5.79
3310-0000	Other Income	1,388.92	2.27	6,944.60	2.20
3315-0000	Sales Tax Discount	15.11	0.02	76.59	0.02
3540-0000	Electricity Pass Thru	21.67	0.04	108.35	0.03
3990-0000	TOTAL REVENUE	61,284.03	100.00	315,791.43	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	10,416.66	17.00	52,083.30	16.49
4403-0000	Clerical Salary-Authority	3,900.00	6.36	19,500.00	6.18
4404-0000	Payroll Taxes - Authority	1,185.75	1.93	4,787.64	1.52
4405-0000	Worker's Compensation-Authority	249.00	0.41	1,343.00	0.43
4406-0000	Employee Benefits-Authority	4,071.62	6.64	20,139.16	6.38
4490-0000	TOTAL PAYROLL EXPENSE	19,823.03	32.35	97,853.10	30.99
4600-0000	UTILITIES				
4605-0000	Electric	8,261.61	13.48	36,473.52	11.55
4622-0000	Demand Credit	-43.71	-0.07	-145.95	-0.05
4635-0000	Refuse Collection	437.99	0.71	2,532.24	0.80
4640-0000	Water/Sewer	315.49	0.51	1,744.81	0.55
4642-0000	Non CAM Water/Sewer	229.74	0.37	1,448.25	0.46
4648-0000	Irrigation - Utility	123.36	0.20	670.63	0.21
4649-0000	Irrigation-NonCAM	34.10	0.06	283.39	0.09
4650-0000	Stormwater	263.15	0.43	1,315.75	0.42
4660-0000	Fire Service - Utility	141.16	0.23	705.80	0.22
4799-0000	TOTAL UTILITIES	9,762.89	15.93	45,028.44	14.26
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	508.50	0.16
5122-0000	NONCAM Electrical Repairs	0.00	0.00	117.00	0.04
5125-0000	Electric Supplies	0.00	0.00	41.67	0.01
5127-0000	NONCAM Electric Supplies	0.00	0.00	77.38	0.02
5130-0000	Electric Bulbs	0.00	0.00	265.73	0.08
5135-0000	Parking Lot Bulbs	0.00	0.00	157.36	0.05
5145-4400	Security Maint & Repair	0.00	0.00	332.46	0.11
5160-0000	Exterior Building Maintenance	0.00	0.00	1,096.71	0.35
5161-0000	Exterior Building Supplies	0.00	0.00	42.42	0.01
5161-5000	Ext Building Supplies-NonCAM	0.00	0.00	78.78	0.02
5162-0000	Non CAM Exterior Bldg Maint.	0.00	0.00	218.28	0.07
5172-0000	Non CAM Fire Extinguisher Maintenance	113.75	0.19	113.75	0.04
5175-0000	Fire Alarm/Sprinkler Repair	236.25	0.39	236.25	0.07
5180-0000	HVAC Repair	1,438.68	2.35	4,701.64	1.49
5185-0000	HVAC Supplies	47.33	0.08	183.09	0.06
5195-0000	Tree Trimming	0.00	0.00	2,125.00	0.67
5215-0000	Locks & Keys Supplies	0.00	0.00	90.90	0.03
5230-0000	Plumbing Repairs	268.70	0.44	1,332.85	0.42
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	1,193.07	0.38
5235-0000	Plumbing Supplies	125.33	0.20	531.26	0.17
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	21.83	0.01
5240-0000	Backflow Maintenance	0.00	0.00	3.29	0.00
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	6.11	0.00
5245-0000	Irrigation Repairs	0.00	0.00	2.33	0.00
5245-5000	Irrigation Repairs-NonCAM	0.00	0.00	4.32	0.00
5250-0000	Roof Repairs	180.00	0.29	700.00	0.22
5252-0000	Non CAM Roof Repairs	505.00	0.82	505.00	0.16
5270-0000	Small Tools	0.00	0.00	62.12	0.02
5285-0000	General Building R&M & Supplies	0.00	0.00	680.86	0.22
5290-0000	Other Maintenance	59.00	0.10	59.00	0.02
5299-0000	TOTAL REPAIR/MAINTENANCE	2,974.04	4.85	15,488.96	4.90

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

Cash Flow Statement

Period = Feb 2015

Book = Accrual

		Period to Date	%	Year to Date	%
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	650.00	1.06	650.00	0.21
5365-0000	Interior Supplies	0.00	0.00	162.83	0.05
5370-0000	Interior Repairs	0.00	0.00	151.02	0.05
5399-0000	TOTAL CLEANING AND IMPROVEMEN	650.00	1.06	963.85	0.31
5400-0000	SERVICES				
5410-0000	Elevator Service	114.72	0.19	563.58	0.18
5412-0000	Elevator Service-NonCAM	55.24	0.09	271.34	0.09
5420-0000	Fire Protection System	1,578.00	2.57	4,334.18	1.37
5425-0000	Fire Protection Phone	227.03	0.37	1,147.66	0.36
5430-0000	Exterminating	205.00	0.33	1,305.30	0.41
5433-0000	Non CAM Exterminating	0.00	0.00	6.11	0.00
5447-0000	HVAC Monthly Service	0.00	0.00	4,434.90	1.40
5450-0000	Janitorial Service	3,662.29	5.98	18,311.45	5.80
5460-0000	Landscaping Service	1,264.65	2.06	7,587.92	2.40
5462-0000	Non CAM Landscaping	177.71	0.29	1,066.27	0.34
5480-0000	Security	170.00	0.28	1,337.00	0.42
5499-0000	TOTAL SERVICES	7,454.64	12.16	40,365.71	12.78
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	20,500.00	6.49
5520-0000	Phone Service	166.02	0.27	828.58	0.26
5522-0000	Internet Charge	584.34	0.95	973.07	0.31
5530-0000	Copies	69.79	0.11	205.26	0.06
5550-0000	Legal Fees	0.00	0.00	-75.00	-0.02
5560-0000	Fees/Licenses/Permits	6.40	0.01	84.70	0.03
5563-0000	Miscellaneous Admin Expense	77.10	0.13	113.65	0.04
5565-0000	Office Supplies	209.15	0.34	543.30	0.17
5567-0000	Office Equip Mtnce-NonCAM	0.00	0.00	23.88	0.01
5568-0000	Dues/Seminars	0.00	0.00	395.00	0.13
5575-0000	Professional Fees	2,572.00	4.20	21,556.00	6.83
5585-0000	Subscriptions	1,690.00	2.76	1,935.00	0.61
5586-0000	Marketing/PR	35.00	0.06	355.00	0.11
5587-0000	General Authority Expense	39.00	0.06	99.55	0.03
5588-0000	Economic Development	0.00	0.00	12,500.00	3.96
5592-0000	Non CAM Professional Fees	11,700.00	19.09	11,700.00	3.70
5594-0000	Travel	3,765.79	6.14	4,003.79	1.27
5596-0000	Other Administration Costs	219.50	0.36	541.48	0.17
5599-0000	TOTAL PROPERTY ADMINISTRATION	21,134.09	34.49	76,283.26	24.16
6110-0000	Management Fees TALCOR	6,700.00	10.93	33,500.00	10.61
6159-0000	TOTAL OTHER EXPENSES	6,700.00	10.93	33,500.00	10.61
7110-0000	Property Insurance	4,941.01	8.06	24,705.05	7.82
7111-0000	Property Insurance-NonCAM	5.85	0.01	29.25	0.01
7199-0000	TOTAL INSURANCE/TAXES	4,946.86	8.07	24,734.30	7.83
7800-0000	TOTAL OPERATING EXPENSES	73,445.55	119.84	334,217.62	105.83
7999-0000	NET INCOME - OPERATING	-12,161.52	-19.84	-18,426.19	-5.83
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	25,518.77	41.64	127,593.85	40.40
8225-0000	Other Expense - Lease Termination	0.00	0.00	100,000.00	31.67
8299-0000	TOTAL OTHER EXPENSES	25,518.77	41.64	227,593.85	72.07
9900-0000	NET INCOME	-37,680.29	-61.48	-246,020.04	-77.91
	Adjustments				
1203-0000	A/R-Tenant	-7,094.98	-11.58	-34,705.90	-10.99
1204-0000	AR-Tenant Expenses to be Reimbursed	149.57	0.24	0.00	0.00
1206-0000	Other Receivables	370.83	0.61	-559.52	-0.18
1210-0000	Accounts Receivable	1,826.25	2.98	76,713.34	24.29
1590-0000	Accumulated Depreciation	25,518.77	41.64	127,593.85	40.40
1620-0000	F/F/E- Improvements	0.00	0.00	-1,207.20	-0.38
1905-0000	Trust Escrow	35,000.00	57.11	35,000.00	11.08
1913-0000	Prepaid Insurance	1,521.07	2.48	-16,945.87	-5.37
1915-0000	Prepaid Expenses	-1,132.39	-1.85	-1,132.39	-0.36
1925-0000	Investments	-3,856.73	-6.29	82,353.99	26.08

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

Cash Flow Statement

Period = Feb 2015

Book = Accrual

		Period to Date	%	Year to Date	%
2236-0000	Accounts Payable	-7,786.89	-12.71	-11,579.36	-3.67
2246-0000	Prepaid Rents	3,103.19	5.06	3,466.03	1.10
2249-0000	Accrued Other	-3,728.38	-6.08	-4,038.19	-1.28
2250-0000	Tenant Security Dep	-200.00	-0.33	-200.00	-0.06
2305-0000	Sales Tax Payable	-218.47	-0.36	-918.67	-0.29
	Total Adjustments	43,471.84	70.94	253,840.11	80.38
	Cash Flow	5,791.55	9.46	7,820.07	2.47
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	170,053.62	175,845.17	5,791.55	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	170,253.62	176,045.17	5,791.55	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	168,025.10	175,845.17	7,820.07	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	168,225.10	176,045.17	7,820.07	

LCRDA - OPERATING ACCOUNT

3/24/2015

Bank Reconciliation Report

2/28/2015

Balance Per Bank Statement as of 2/28/2015 **197,638.33**

Outstanding Deposits

Deposit Date	Deposit Number	Amount
2/27/2015	254	25.00
Plus:	Outstanding Deposits	25.00

Outstanding Checks

Check Date	Check Number	Payee	Amount
2/17/2015	30415	utltal - City of Tallahassee	-9,688.89
2/26/2015	1538	aireserv - Tony Kelly Heating & Air Inc	-450.00
2/26/2015	1539	ben-sllg - Richard Benham	-200.00
2/26/2015	1540	comcast - COMCAST	-200.80
2/26/2015	1541	home - Home Depot Credit Services	-32.61
2/26/2015	1542	marpan - Marpan Supply Company, Inc.	-74.00
2/26/2015	1543	metal - Metal Building Services, Inc.	-180.00
2/26/2015	1544	mgttal - Talcor Commercial Real Estate Svc Inc	-6,777.10
2/26/2015	1545	phoenix - Phoenix Fire Protection, LLC	-350.00
2/26/2015	1546	zenlth - Zenith Insurance Comapny	-439.00
2/26/2015	30115	cnalnsur - CNA INSURANCE	-3,425.79
Less:	Outstanding Checks		-21,818.19
	Reconciled Bank Balance		175,845.14

Balance per GL as of 2/28/2015 **175,845.17**

Bank Reconciling Items

Date	Notes	Amount
8/31/2013	rounding diff	-0.03
blank	Book Reconciling Items	-0.03
	Reconciled Balance Per G/L	175,845.14
Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	0.00

Cleared Items:

LCRDA - OPERATING ACCOUNT

3/24/2015

Bank Reconciliation Report

2/28/2015

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
1/19/2015	20315	uttal - City of Tallahassee	7,597.07	2/28/2015
1/30/2015	1507	adminsvc - DIVISION OF ADMINISTRATIVE SVCS	38.36	2/28/2015
1/30/2015	1508	aireserv - Tony Kelly Heating & Air Inc	1,659.50	2/28/2015
1/30/2015	1509	centuryl - CENTURY LINK	49.56	2/28/2015
1/30/2015	1510	centuryl - CENTURY LINK	227.15	2/28/2015
1/30/2015	1511	comcast - COMCAST	200.80	2/28/2015
1/30/2015	1512	iphone - Home Depot Credit Services	39.05	2/28/2015
1/30/2015	1513	marpan - Marpan Supply Company, Inc.	228.02	2/28/2015
1/30/2015	1514	metal - Metal Building Services, Inc.	565.00	2/28/2015
1/30/2015	1515	mgttal - Talcor Commercial Real Estate Svc Inc	6,736.55	2/28/2015
1/30/2015	1516	sonitrol - Sonitrol of Tallahassee, Inc.	59.00	2/28/2015
1/31/2015	20115	cnainsur - CNA INSURANCE	3,425.79	2/28/2015
2/17/2015	22015	stax - Florida Department of Revenue	589.34	2/28/2015
2/18/2015	1517	absystem - STA of Tallahassee, Inc.	69.79	2/28/2015
2/18/2015	1518	aireserv - Tony Kelly Heating & Air Inc	618.50	2/28/2015
2/18/2015	1519	carcreation - Carpet Creations of North Florida Inc	120.00	2/28/2015
2/18/2015	1520	chamber - CHAMBER OF COMMERCE	1,285.00	2/28/2015
2/18/2015	1521	classoci - C&L Associates Commercial Cleaning	3,662.29	2/28/2015
2/18/2015	1522	cphilbs - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE	2,460.00	2/28/2015
2/18/2015	1523	handct - Hancock Bank	5,047.44	2/28/2015
2/18/2015	1524	heinzbro - Heinz Brothers Nurseries, INC.	1,442.36	2/28/2015
2/18/2015	1525	home - Home Depot Credit Services	9.26	2/28/2015
2/18/2015	1526	johnston - Johnstone Supply	236.01	2/28/2015
2/18/2015	1527	lcboc - LEON COUNTY BD OF COMMISSIONER	2,036.82	2/28/2015
2/18/2015	1528	longperform - Mark Stewart Long	11,700.00	2/28/2015
2/18/2015	1529	lowes - Lowes's Business Account	164.39	2/28/2015
2/18/2015	1530	metal - Metal Building Services, Inc.	505.00	2/28/2015
2/18/2015	1531	misctho - Thomas Howell Ferguson, PA	8,700.00	2/28/2015
2/18/2015	1532	mowrey - Mowrey Elevator Company of Florida, Inc.	169.96	2/28/2015
2/18/2015	1533	rocksolli - ROCK SOLID TERMITE AND PEST CONTROL	205.00	2/28/2015
2/18/2015	1534	ronmill - Miller Jr.	646.20	2/28/2015
2/18/2015	1535	sonitrol - Sonitrol of Tallahassee, Inc.	502.46	2/28/2015
2/18/2015	1536	weston - Weston Trawick, Inc.	229.50	2/28/2015
2/23/2015	1537	opps - DIGITAL OPPS	500.00	2/28/2015
2/26/2015	220151	zenith - Zenith Insurance Comapny	249.00	2/28/2015

Total Cleared Checks

61,974.17

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
2/10/2015	245	:CHECKscan Deposit	5,977.33	2/28/2015
2/10/2015	246	:CHECKscan Deposit	3,471.02	2/28/2015
2/16/2015	247	:CHECKscan Deposit	6,676.68	2/28/2015
2/19/2015	248	:CHECKscan Deposit	149.57	2/28/2015
2/19/2015	249	:CHECKscan Deposit	35,000.00	2/28/2015
2/23/2015	250	:CHECKscan Deposit	4,230.48	2/28/2015
2/23/2015	251	:CHECKscan Deposit	5,969.61	2/28/2015
2/23/2015	252	:CHECKscan Deposit	7,753.52	2/28/2015
2/23/2015	256		13,470.72	2/28/2015
2/25/2015	253	:CHECKscan Deposit	7,291.43	2/28/2015

Total Cleared Deposits

89,990.36

LCRDA - OPERATING ACCOUNT

3/24/2015

Bank Reconciliation Report

2/28/2015

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
2/28/2015	JE 16273	Interest income on bank account	14.69	2/28/2015
2/28/2015	JE 16276	Benefits posted Feb for Jan	-1,484.64	2/28/2015
2/28/2015	JE 16277	Benefits - 2.15	-1,183.34	2/28/2015
2/28/2015	JE 16280	Payroll taxes - Feb for Feb	-2,243.76	2/28/2015
2/28/2015	JE 16281	Payroll taxes - Feb for Jan	-2,243.74	2/28/2015
2/28/2015	JE 16282	Benefits - Feb for Feb	-1,484.64	2/28/2015
2/28/2015	JE 16286	Payroll taxes - Feb for Feb	-2,352.74	2/28/2015
2/28/2015	JE 16287	Payroll for Feb 2015	-10,279.13	2/28/2015
Total Cleared Other Items			-21,257.30	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

5881 000000 002

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



Hancock Bank, a trade name of Whitney Bank



Statements Dates
02/01/2015 - 02/28/2015

Account Number:

Images:

0

* IMAGE * E0

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, 9 CREDITS, 54 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. Lists transactions from 02/02 to 02/20.



000000002

Checks

Table with 6 columns: Date, Serial, Amount, Date, Serial, Amount. Lists check transactions from 02/09 to 02/23.



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



Hancock Bank, a trade name of Whitney Bank



5881

Page: 2 of 2

Statements Dates
02/01/2015 - 02/28/2015

Account Number:

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

Images:

0

* **IMAGE** * **E0**

● **Checks**

Date	Serial	Amount	Date	Serial	Amount
02/23	1531	8,700.00	02/20	1535	502.46
02/24	1532	169.96	02/23	1536	229.50
02/20	1533	205.00	02/27	1537	500.00
02/20	1534	646.20			

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
02/02	1,484.64	CRC FLA DEPT REVENUE 015033008597101CCD	02/04	1,315.15	PAYMENT CITYOFTALBKDRAFT 015035009172066PPD
02/02	2,243.74	USATAXPYMT IRS 015033008633805CCD	02/04	3,515.35	PAYMENT CITYOFTALBKDRAFT 015035009172061PPD
02/03	3,425.79	PREM-PYMT CNA ACH 015034008880662CCD	02/13	591.67	ACH 1006 NRS 015035009172062PPD
02/04	10.25	PAYMENT CITYOFTALBKDRAFT 015035009172057PPD	02/13	5,194.06	QUICKBOOKS INTUIT PAYROLL S 015044000857189CCD
02/04	69.76	PAYMENT CITYOFTALBKDRAFT 015035009172063PPD	02/17	2,243.76	USATAXPYMT IRS 015048001184949CCD
02/04	90.97	PAYMENT CITYOFTALBKDRAFT 015035009172060PPD	02/20	589.34	C01 FLA DEPT REVENUE 015051001908144CCD
02/04	295.12	PAYMENT CITYOFTALBKDRAFT 015035009172065PPD	02/23	249.00	PREM PYMNT ZENITH 015051002021377CCD
02/04	305.39	PAYMENT CITYOFTALBKDRAFT 015035009172055PPD	02/26	5,085.07	QUICKBOOKS INTUIT PAYROLL S 015057002947961CCD
02/04	320.52	PAYMENT CITYOFTALBKDRAFT 015035009172067PPD	02/27	591.67	ACH 1006 NRS 015058003237787PPD
02/04	328.97	PAYMENT CITYOFTALBKDRAFT 015035009172058PPD	02/27	1,484.64	CRC FLA DEPT REVENUE 015058003216792CCD
02/04	659.44	PAYMENT CITYOFTALBKDRAFT 015035009172069PPD	02/27	2,352.74	USATAXPYMT IRS 015058003195318CCD
02/04	686.15	PAYMENT CITYOFTALBKDRAFT			

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
01/31	190,879.44	02/09	180,324.66	02/20	220,791.18
02/02	200,384.71	02/10	179,558.86	02/23	187,841.12
02/03	196,958.92	02/11	189,007.21	02/24	194,638.89
02/04	182,625.30	02/13	183,221.48	02/25	200,355.59
02/05	180,906.80	02/17	180,977.72	02/26	202,552.69
02/06	180,402.07	02/18	187,654.40	02/27	197,638.33



Payment Detail

Bank=inn1104 AND mm/yy=02/2015-02/2015 AND Check Date=02/01/2015-02/28/2015 AND All Checks=Yes AND Include Voids=All Checks

Check# Bank - Vendor - Date	Payable #	Property	Amount Account
1517 (inn1104) - STA of Tallahassee, Inc. (absystem) - 02/18/15 (02/15)			
Monthly Svcs	P-92466	knight	69.79 55300000 - Copies
Total 1517 (inn1104) - STA of Tallahassee, Inc. (absystem) - 02/18/15 (02/15)			69.79
1518 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 02/18/15 (02/15)			
1st Quarter A/C Maintenance	P-92426	knight	206.00 54470000 - HVAC Monthly Service
diagnose bad exhaust fan and quote replacement	P-92428	collins	112.50 51800000 - HVAC Repair
diagnose and replace damper	P-92429	johnson	300.00 51800000 - HVAC Repair
Total 1518 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 02/18/15 (02/15)			618.50
1519 (inn1104) - Carpet Creations of North Florida Inc (carcreation) - 02/18/15 (02/15)			
install carpet to vct transitions	P-92453	collins	120.00 53700000 - Interior Repairs
Total 1519 (inn1104) - Carpet Creations of North Florida Inc (carcreation) - 02/18/15 (02/15)			120.00
1520 (inn1104) - CHAMBER OF COMMERCE (chamber) - 02/18/15 (02/15)			
Conference in Boulder, CO	P-92459	knight	1,285.00 55940000 - Travel
Total 1520 (inn1104) - CHAMBER OF COMMERCE (chamber) - 02/18/15 (02/15)			1,285.00
1521 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 02/18/15 (02/15)			
February 2015 Janitorial Svcs	P-92437	johnson	1,094.51 54500000 - Janitorial Service
February 2015 Janitorial Svcs	P-92437	morgan	1,730.45 54500000 - Janitorial Service
February 2015 Janitorial Svcs	P-92437	collins	659.67 54500000 - Janitorial Service
February 2015 Janitorial Svcs	P-92437	knight	177.66 54500000 - Janitorial Service
Total 1521 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 02/18/15 (02/15)			3,662.29
1522 (inn1104) - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE (cphlbs) - 02/18/15 (02/15)			
January 2015 Svcs on Matter #143121	P-92435	knight	2,460.00 55750000 - Professional Fees
Total 1522 (inn1104) - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE (cphlbs) - 02/18/15 (02/15)			2,460.00
1523 (inn1104) - Hancock Bank (hancdt) - 02/18/15 (02/15)			
01/2015 Constant Contact	P-92462	knight	35.00 55860000 - Marketing/PR
Conference HD Camera Reimbursement from Ron Miller	P-92462	knight	149.57 12040000 - AR-Tenant Expenses to be Reimbursed
Skype Web Cam for TV	P-92462	knight	222.25 16200000 - F/F/E- Improvements
60 Inch LCD TV	P-92462	knight	984.95 16200000 - F/F/E- Improvements
Office Supplies	P-92463	knight	44.61 55650000 - Office Supplies
Monthly Desk Pad Calendar	P-92463	knight	17.14 55650000 - Office Supplies
Weekly Appointment Book	P-92463	knight	23.64 55650000 - Office Supplies
Class Registration at TCC	P-92463	knight	119.00 55940000 - Travel
Leon County Recording Fees	P-92463	knight	10.00 55600000 - Fees/Licenses/Permits
Business Cards	P-92463	knight	18.97 55650000 - Office Supplies
Goodwood Museum (Elevator Night)	P-92463	knight	500.00 55860000 - Marketing/PR
Hilton Sandestin Hotel Deposit	P-92464	knight	221.89 55940000 - Travel
HDMI Cable	P-92464	knight	53.72 55650000 - Office Supplies
Parking	P-92464	knight	4.00 55870000 - General Authority Expense
AURP 2015 Spring Training Meeting	P-92464	knight	995.00 55940000 - Travel
AURP 2015 Membersip Dues	P-92464	knight	995.00 55850000 - Subscriptions
Airfare to Phoenix, AZ	P-92464	knight	617.70 55940000 - Travel
02/2015 Constant Contact	P-92464	knight	35.00 55860000 - Marketing/PR
Total 1523 (inn1104) - Hancock Bank (hancdt) - 02/18/15 (02/15)			5,047.44
1524 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 02/18/15 (02/15)			
January 2015 Grounds Maintenance	P-92436	morgan	145.68 54600000 - Landscaping Service
January 2015 Grounds Maintenance	P-92436	johnson	178.05 54600000 - Landscaping Service
January 2015 Grounds Maintenance	P-92436	collins	350.71 54600000 - Landscaping Service
January 2015 Grounds Maintenance	P-92436	knight	320.77 54600000 - Landscaping Service
January 2015 Grounds Maintenance	P-92436	inn-tic	269.44 54600000 - Landscaping Service
January 2015 Grounds Maintenance	P-92436	inn-tic	177.71 54620000 - Non CAM Landscaping
Total 1524 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 02/18/15 (02/15)			1,442.36
1525 (inn1104) - Home Depot Credit Services (home) - 02/18/15 (02/15)			
Patch and Paint for Interior	P-92430	collins	9.26 53700000 - Interior Repairs
Total 1525 (inn1104) - Home Depot Credit Services (home) - 02/18/15 (02/15)			9.26
1526 (inn1104) - Johnstone Supply (johnston) - 02/18/15 (02/15)			
Thermostat for Collins-fan recycling	P-92433	collins	47.33 51850000 - HVAC Supplies
condenser fan motor	P-92461	morgan	188.68 51800000 - HVAC Repair
Total 1526 (inn1104) - Johnstone Supply (johnston) - 02/18/15 (02/15)			236.01
1527 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lboc) - 02/18/15 (02/15)			

Payment Detail

Bank=inn1104 AND mm/yy=02/2015-02/2015 AND Check Date=02/01/2015-02/28/2015 AND All Checks=Yes AND Include Voids=All Checks

02/2015 PTY	P-92454	knight	559.64 44060000 - Employee Benefits-Authority
02/2015 PTY	P-92454	knight	1,477.18 44060000 - Employee Benefits-Authority
Total 1527 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lboc) - 02/18/15 (02/15)			2,036.82
1528 (inn1104) - Mark Stewart Long (longperform) - 02/18/15 (02/15)			
Consulting Fees-Feasibility Study	P-92457	knight	11,700.00 55920000 - Non CAM Professional Fees
Total 1528 (inn1104) - Mark Stewart Long (longperform) - 02/18/15 (02/15)			11,700.00
1529 (inn1104) - Lowes's Business Account (lowes) - 02/18/15 (02/15)			
Hot Water Heater to Replace in-line unit	P-92434	phipps	164.39 52350000 - Plumbing Supplies
Total 1529 (inn1104) - Lowes's Business Account (lowes) - 02/18/15 (02/15)			164.39
1530 (inn1104) - Metal Building Services, Inc. (metal) - 02/18/15 (02/15)			
replace rusted out panel	P-92432	johnson	505.00 52520000 - Non CAM Roof Repairs
Total 1530 (inn1104) - Metal Building Services, Inc. (metal) - 02/18/15 (02/15)			505.00
1531 (inn1104) - Thomas Howell Ferguson, PA (misctho) - 02/18/15 (02/15)			
Final Audit Bill	P-92458	knight	8,700.00 55100000 - Accounting
Total 1531 (inn1104) - Thomas Howell Ferguson, PA (misctho) - 02/18/15 (02/15)			8,700.00
1532 (inn1104) - Mowrey Elevator Company of Florida, Inc. (mowrey) - 02/18/15 (02/15)			
February 2015 elevator codes	P-92450	fuqua	29.74 54100000 - Elevator Service
February 2015 elevator codes	P-92450	fuqua	55.24 54120000 - Elevator Service-NonCAM
February 2015 elevator svcs	P-92451	johnson	84.98 54100000 - Elevator Service
Total 1532 (inn1104) - Mowrey Elevator Company of Florida, Inc. (mowrey) - 02/18/15 (02/15)			169.96
1533 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksoil) - 02/18/15 (02/15)			
February 2015 Pest Control	P-92452	collins	55.00 54300000 - Exterminating
February 2015 Pest Control	P-92452	knight	25.00 54300000 - Exterminating
February 2015 Pest Control	P-92452	johnson	45.00 54300000 - Exterminating
February 2015 Pest Control	P-92452	morgan	45.00 54300000 - Exterminating
February 2015 Pest Control	P-92452	phipps	35.00 54300000 - Exterminating
Total 1533 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksoil) - 02/18/15 (02/15)			205.00
1534 (inn1104) - Miller Jr. (ronmill) - 02/18/15 (02/15)			
Airfare	P-92460	knight	646.20 55940000 - Travel
Total 1534 (inn1104) - Miller Jr. (ronmill) - 02/18/15 (02/15)			646.20
1535 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 02/18/15 (02/15)			
replace motion sensor - bad	P-92431	collins	332.46 51454400 - Security Maint & Repair
February 2015 Security Svcs	P-92449	collins	170.00 54800000 - Security
Total 1535 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 02/18/15 (02/15)			502.46
1536 (inn1104) - Weston Trawick, Inc. (weston) - 02/18/15 (02/15)			
check power and locate electrical feed	P-92427	johnson	229.50 51200000 - Electric Repairs
Total 1536 (inn1104) - Weston Trawick, Inc. (weston) - 02/18/15 (02/15)			229.50
1537 (inn1104) - DIGITAL OPPS (opps) - 02/23/15 (02/15)			
12/1/14-11/30/15 Annual Renewal for Website Hosting	P-92492	knight	500.00 55220000 - Internet Charge
Total 1537 (inn1104) - DIGITAL OPPS (opps) - 02/23/15 (02/15)			500.00
1538 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 02/26/15 (02/15)			
replaced condenser fan motor	P-92694	morgan	300.00 51800000 - HVAC Repair
install temp 75 va transformer	P-92697	morgan	150.00 51800000 - HVAC Repair
Total 1538 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 02/26/15 (02/15)			450.00
1539 (inn1104) - Richard Benham (ben-slig) - 02/26/15 (02/15)			
Security Deposit Refund	P-92699	morgan	200.00 22560000 - Deposits to be refunded
Total 1539 (inn1104) - Richard Benham (ben-slig) - 02/26/15 (02/15)			200.00
1540 (inn1104) - COMCAST (comcast) - 02/26/15 (02/15)			
3/4-4/3/15 Svcs	P-92693	knight	116.46 55200000 - Phone Service
3/4-4/3/15 Svcs	P-92693	knight	84.34 55220000 - Internet Charge
Total 1540 (inn1104) - COMCAST (comcast) - 02/26/15 (02/15)			200.80
1541 (inn1104) - Home Depot Credit Services (home) - 02/26/15 (02/15)			
Plumbing Supplies	P-92695	phipps	32.61 52350000 - Plumbing Supplies
Total 1541 (inn1104) - Home Depot Credit Services (home) - 02/26/15 (02/15)			32.61
1542 (inn1104) - Marpan Supply Company, Inc. (marpan) - 02/26/15 (02/15)			
Monthly Container Rental	P-92700	morgan	33.30 46350000 - Refuse Collection
Monthly Container Rental	P-92700	johnson	40.70 46350000 - Refuse Collection

Payment Detail

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Total 1542 (inn1104) - Marpan Supply Company, Inc. (marpan) - 02/26/15 (02/15)			74.00
1543 (inn1104) - Metal Building Services, Inc. (metal) - 02/26/15 (02/15)			
reseal two panels	P-92701	collins	90.00 52500000 - Roof Repairs
gutter cleaning service	P-92701	collins	90.00 52500000 - Roof Repairs
Total 1543 (inn1104) - Metal Building Services, Inc. (metal) - 02/26/15 (02/15)			180.00
1544 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttl) - 02/26/15 (02/15)			
02/2015 Ofc Exp-Innovation	P-92691	knight	77.10 55630000 - Miscellaneous Admin Expense
02/2015 Management Fee-IP	P-92702	knight	817.00 61100000 - Management Fees TALCOR
02/2015 Management Fee-IP	P-92702	collins	1,315.00 61100000 - Management Fees TALCOR
02/2015 Management Fee-IP	P-92702	morgan	1,717.00 61100000 - Management Fees TALCOR
02/2015 Management Fee-IP	P-92702	johnson	2,077.00 61100000 - Management Fees TALCOR
02/2015 Management Fee-IP	P-92702	phipps	774.00 61100000 - Management Fees TALCOR
Total 1544 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttl) - 02/26/15 (02/15)			6,777.10
1545 (inn1104) - Phoenix Fire Protection, LLC (phoenix) - 02/26/15 (02/15)			
repair leaking fire backflow preventer	P-92692	fuqua	175.00 51750000 - Fire Alarm/Sprinkler Repair
repair leaking fire backflow preventer	P-92692	johnson	175.00 51750000 - Fire Alarm/Sprinkler Repair
Total 1545 (inn1104) - Phoenix Fire Protection, LLC (phoenix) - 02/26/15 (02/15)			350.00
1546 (inn1104) - Zenith Insurance Comapny (zenith) - 02/26/15 (02/15)			
01/2015 Worker's Compensation	P-92479	knight	439.00 44050000 - Worker's Compensation-Authority
Total 1546 (inn1104) - Zenith Insurance Comapny (zenith) - 02/26/15 (02/15)			439.00
22015 (inn1104) - Florida Department of Revenue (stax) - 02/17/15 (02/15)			
01/2015 Sales Tax-Innovation	P-92465	collins	314.76 23050000 - Sales Tax Payable
01/2015 Sales Tax-Innovation	P-92465	collins	-7.87 33150000 - Sales Tax Discount
01/2015 Sales Tax-Innovation	P-92465	knight	126.09 23050000 - Sales Tax Payable
01/2015 Sales Tax-Innovation	P-92465	knight	-3.15 33150000 - Sales Tax Discount
01/2015 Sales Tax-Innovation	P-92465	morgan	163.60 23050000 - Sales Tax Payable
01/2015 Sales Tax-Innovation	P-92465	morgan	-4.09 33150000 - Sales Tax Discount
Total 22015 (inn1104) - Florida Department of Revenue (stax) - 02/17/15 (02/15)			589.34
30115 (inn1104) - CNA INSURANCE (cnainsur) - 02/26/15 (02/15)			
02/2015 Insurance PMT	P-92698	inn-tic	3,425.79 19130000 - Prepaid Insurance
Total 30115 (inn1104) - CNA INSURANCE (cnainsur) - 02/26/15 (02/15)			3,425.79
30415 (inn1104) - City of Tallahassee (utlta) - 02/17/15 (02/15)			
Monthly Water/Sewer Usage	P-92438	fuqua	123.71 46400000 - Water/Sewer
Monthly Water/Sewer Usage	P-92438	fuqua	229.74 46420000 - Non CAM Water/Sewer
Monthly Electric Usage	P-92439	inn-tic	10.25 46050000 - Electric
Monthly Electric Usage	P-92440	inn-tic	12.22 46050000 - Electric
Monthly Irrigation Usage	P-92440	inn-tic	78.75 46480000 - Irrigation - Utility
Monthly Electric Usage	P-92441	morgan	104.61 46050000 - Electric
Monthly Irrigation Usage	P-92442	fuqua	18.36 46480000 - Irrigation - Utility
Monthly Irrigation Usage	P-92442	fuqua	34.10 46490000 - Irrigation-NonCAM
Monthly Refuse	P-92442	morgan	109.20 46350000 - Refuse Collection
Monthly Refuse	P-92442	morgan	133.46 46350000 - Refuse Collection
Monthly Electric Usage	P-92443	knight	247.20 46050000 - Electric
Monthly Water/Sewer Usage	P-92443	knight	32.48 46400000 - Water/Sewer
Monthly Stormwater Usage	P-92443	knight	45.32 46500000 - Stormwater
Monthly Fire Service	P-92443	knight	27.29 46600000 - Fire Service - Utility
Monthly Electric Usage	P-92444	morgan	895.50 46050000 - Electric
Demand Credit	P-92444	morgan	-43.71 46220000 - Demand Credit
Monthly Electric Usage	P-92445	morgan	899.58 46050000 - Electric
Monthly Electric Usage	P-92446	morgan	403.42 46050000 - Electric
Monthly Electric Usage	P-92447	collins	3,833.05 46050000 - Electric
Monthly Water/Sewer	P-92447	collins	159.30 46400000 - Water/Sewer
Monthly Refuse	P-92447	collins	121.33 46350000 - Refuse Collection
Monthly Stormwater	P-92447	collins	217.83 46500000 - Stormwater
Monthly Fire Service	P-92447	collins	113.87 46600000 - Fire Service - Utility
Monthly Irrigation Usage	P-92447	collins	26.25 46480000 - Irrigation - Utility
Monthly Electric Usage	P-92448	johnson	1,855.78 46050000 - Electric
Total 30415 (inn1104) - City of Tallahassee (utlta) - 02/17/15 (02/15)			9,688.89
220151 (inn1104) - Zenith Insurance Comapny (zenith) - 02/26/15 (02/15)			
02/2015 Worker's Comp	P-92696	knight	249.00 44050000 - Worker's Compensation-Authority
Total 220151 (inn1104) - Zenith Insurance Comapny (zenith) - 02/26/15 (02/15)			249.00
2012015 (inn1104) - CNA INSURANCE (cnainsur) - 02/01/15 (02/15) (Voided)			
01/2015 Insurance	P-91783	inn-tic	3,425.79 19130000 - Prepaid Insurance

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Total 2012015 (inn1104) - CNA INSURANCE (cnainsur) - 02/01/15 (02/15) (Voided)				3,425.79
2012015 (inn1104) - CNA INSURANCE (cnainsur) - 02/01/15 (02/15) (Voider)				
01/2015 Insurance	P-91783	inn-tic	-3,425.79	19130000 - Prepaid Insurance
Total 2012015 (inn1104) - CNA INSURANCE (cnainsur) - 02/01/15 (02/15) (Voider)				-3,425.79
				62,966.51

Deposit Register

Date = 02/01/2015 - 02/28/2015

Name	Property	Unit	Tenant	Period	Date	Amount	Check #
(inn1104) - 245 02/10/2015							
FLORIDA A&M UNIVERSITY BOARD OF TF	morgan	130	mgn-famu	02-2015	2/3/2015	2,559.25	0000155060
CENTER FOR INFORMATION MANAGEME	morgan	214.215	cimes	02-2015	2/3/2015	1,462.69	00633229
CENTER FOR ADVANCEMENT OF LEARNIN	morgan	222	cala1	02-2015	2/3/2015	1,387.17	00633229
CENTER FOR ADVANCEMENT OF LEARNIN	morgan	222A	cala2	02-2015	2/3/2015	568.22	00633229
Total (inn1104) - 245 02/10/2015						5,977.33	
(inn1104) - 246 02/10/2015							
Florida A&M University	famu	FAMU	famu	02-2015	2/6/2015	3,471.02	0000155382
Total (inn1104) - 246 02/10/2015						3,471.02	
(inn1104) - 247 02/16/2015							
Bing Energy International, LLC	collins	152	bingcol	02-2015	2/10/2015	775.08	002865
STATE OF FLORIDA DEPARTMENT OF AGI	collins	25	ip-dacs	02-2015	2/10/2015	1,230.52	5407198460
STATE OF FLORIDA DEPARTMENT OF AGI	collins	25	ip-dacs	02-2015	2/10/2015	4,671.08	5407198470
Total (inn1104) - 247 02/16/2015						6,676.68	
(inn1104) - 248 02/19/2015							
Ronald J Miller	knight			02-2015	2/13/2015	149.57	1068
Total (inn1104) - 248 02/19/2015						149.57	
(inn1104) - 249 02/19/2015							
Gardner, Bist, Wiener...	inn-tic			02-2015	2/19/2015	35,000.00	012134
Total (inn1104) - 249 02/19/2015						35,000.00	
(inn1104) - 250 02/23/2015							
FSU Research Foundation	fuqua		fsurf-ca	02-2015	2/19/2015	1,671.23	088995
FLORIDA A&M UNIVERSITY BOARD OF TF	morgan	130	mgn-famu	02-2015	2/19/2015	2,559.25	0000155988
Total (inn1104) - 250 02/23/2015						4,230.48	
(inn1104) - 251 02/23/2015							
Synchrony Bank(Lowes)	knight			02-2015	2/20/2015	9.41	0040087209
SunnyLand Solar RE, LLC	inn-tic	1F	sunny	02-2015	2/20/2015	5,960.20	001358
Total (inn1104) - 251 02/23/2015						5,969.61	
(inn1104) - 252 02/23/2015							
Florida State University	morgan	102	fcrc2013	02-2015	2/23/2015	1,495.92	380748
NANOSTRATA, INC.	knight	110	ip-nano	02-2015	2/23/2015	991.16	002075
INSTITUTE OF SCIENCE & PUBLIC AFFAI	morgan	131	ispa	02-2015	2/23/2015	178.75	00635586
CENTER FOR INFORMATION MANAGEME	morgan	214.215	cimes	02-2015	2/23/2015	1,462.69	00635586
CENTER FOR BIOMEDICAL & TOXICOLOG	morgan	226-235	cbtr	02-2015	2/23/2015	3,625.00	00635586
Total (inn1104) - 252 02/23/2015						7,753.52	
(inn1104) - 253 02/25/2015							
Bing Energy International, LLC	collins	152	bingcol	02-2015	2/24/2015	5,336.04	002897
CENTER FOR ADVANCEMENT OF LEARNIN	morgan	222	cala1	02-2015	2/24/2015	1,387.17	00635862
CENTER FOR ADVANCEMENT OF LEARNIN	morgan	222A	cala2	02-2015	2/24/2015	568.22	00635862
Total (inn1104) - 253 02/25/2015						7,291.43	
(inn1104) - 254 02/27/2015							
Shanna Lewis-Restitution	inn-tic			02-2015	2/27/2015	25.00	46178
Total (inn1104) - 254 02/27/2015						25.00	
(inn1104) - 256 02/23/2015							
United States of America	johnson	NPS-LG	nps-lg	02-2015	2/2/2015	10,206.95	NPS0215
United States of America	johnson	NPS-SM	nps-sm	02-2015	2/23/2015	237.07	NPS0215
United States of America	johnson	NPS-SM	nps-sm	02-2015	2/2/2015	3,026.70	NPS0215
Total (inn1104) - 256 02/23/2015						13,470.72	
Grand Total						90,015.36	

Aged Receivables Report

Detail by Resident
 For Selected Properties
 Trans through: 2/2015
 Age As of: 2/28/2015

Unit	Resident	Charge Code	Total Unpaid Charges	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Prepayments	Balance
collins - INNOVATION PARK-COLLINS BLDG									
124	bingcol	Bing Energy International, LLC	824.48	824.48	0.00	0.00	0.00	0.00	824.48
142	gencap	General Capacitor International Inc	389.68	0.00	0.00	0.00	389.68	0.00	389.68
25	ip-dacs	STATE OF FLORIDA DEPARTMENT OF	8,006.19	7,064.90	0.00	0.00	941.29	0.00	8,006.19
Total collins			9,220.35	7,889.38	0.00	0.00	1,330.97	0.00	9,220.35
famu - FAMU BUILDING									
FAMU	famu	Florida A&M University	6,086.92	0.00	0.00	0.00	6,086.92	0.00	6,086.92
Total famu			6,086.92	0.00	0.00	0.00	6,086.92	0.00	6,086.92
fuqua - FUQUA COMPLEX									
FUQUA	fsurf-ca	FSU Research Foundation	420.00	0.00	0.00	0.00	420.00	0.00	420.00
Total fuqua			420.00	0.00	0.00	0.00	420.00	0.00	420.00
inn-tic - INNOVATION PARK -TENANTS IN COMMON									
11A	fsucam	FSU	6,748.36	0.00	0.00	0.00	6,748.36	0.00	6,748.36
1D-2D	danfoss	DANFOSS TURBOCOR, INC.	0.00	0.00	0.00	0.00	0.00	-0.01	-0.01
1F	sunny	SunnyLand Solar RE, LLC	0.00	0.00	0.00	0.00	0.00	-2,916.69	-2,916.69
4G	cent	CENTENNIAL BUILDING	3.00	0.00	0.00	0.00	3.00	0.00	3.00
Total inn-tic			6,751.36	0.00	0.00	0.00	6,751.35	-2,916.70	3,834.66
johnson - INNOVATION PARK - JOHNSON BLDG									
100	fsujohn	THE FLORIDA STATE UNIVERSITY	0.00	0.00	0.00	0.00	0.00	-37.12	-37.12
NPS-LG	nps-lg	United States of America	10,091.84	10,091.84	0.00	0.00	0.00	0.00	10,091.84
NPS-SM	nps-sm	United States of America	3,172.99	3,172.99	0.00	0.00	0.00	0.00	3,172.99
Total johnson			13,264.83	13,264.83	0.00	0.00	0.00	-37.12	13,227.71
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
110	ip-nano	NANOSTRATA, INC.	0.00	0.00	0.00	0.00	0.00	-495.58	-495.58
Total knight			0.00	0.00	0.00	0.00	0.00	-549.33	-549.33
morgan - INNOVATION PARK -MORGAN BLDG									
110	nwrldcmgn	Florida State University Board of	8,388.24	2,796.08	2,796.08	2,796.08	0.00	0.00	8,388.24
210	forensic	Forensic Data Corp	516.98	258.49	258.49	0.00	0.00	0.00	516.98
Total morgan			8,905.22	3,054.57	3,054.57	2,796.08	0.00	0.00	8,905.22
phipps - INNOVATION PARK -PHIPPS BLDG									
PHIPPS	ip-dot	DEPARTMENT OF TRANSPORTATION	10,719.57	10,719.57	0.00	0.00	0.00	0.00	10,719.57
Total phipps			10,719.57	10,719.57	0.00	0.00	0.00	0.00	10,719.57
Total			55,368.25	34,928.35	3,054.57	2,796.08	14,589.24	-3,503.15	51,865.10

Payables Aging Report

innvntion
 Period: 02/2015
 As of : 02/28/2015

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				
airesevr	Tony Kelly Heating & Air Inc																	
		nostat from storage to	P-93411	23667	morgan	2/19/2015	5180-0000 HVAC Repair	0000025934	687.50	687.50	0.00	0.00	0.00	0.00 Labor to diagnose and install 500 amp breaker				
		Centrifugal Fan to han	P-93412	23667	collins	2/23/2015	5180-0000 HVAC Repair	0000025949	112.50	112.50	0.00	0.00	0.00	0.00 relocate thermostat from storage to corner office				
Total airesevr														800.00	800.00	0.00	0.00	0.00
capchem	Capital Chem-Dry of Florida																	
		carpet cleaning	P-93397	23666	morgan	2/19/2015	5310-0000 Carpet Cleaning	121782	135.00	135.00	0.00	0.00	0.00	0.00 carpet cleaning				
		10 sqft of carpet for Co	P-93396	23666	collins	2/24/2015	5310-0000 Carpet Cleaning	121787	515.00	515.00	0.00	0.00	0.00	0.00 clean approx 3200 sqft of carpet for Consumer Servic				
Total capchem														650.00	650.00	0.00	0.00	0.00
centuryl	CENTURY LINK																	
		02/2015 Svcs	P-93388	23666	collins	2/18/2015	5520-0000 Phone Service	33132824 02/201	49.56	49.56	0.00	0.00	0.00	0.00 02/2015 Svcs				
		02/2015 Svcs	P-93389	23666	johnson	2/18/2015	5425-0000 Fire Protection Phone37850207 02/201		227.03	227.03	0.00	0.00	0.00	0.00 02/2015 Svcs				
Total centuryl														276.59	276.59	0.00	0.00	0.00
cphlbs	CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE																	
		uary Svcs Matter #14:	P-93402	23667	knight	2/28/2015	5575-0000 Professional Fees	98234640	2,572.00	2,572.00	0.00	0.00	0.00	0.00 February Svcs Matter #143121				
Total cphlbs														2,572.00	2,572.00	0.00	0.00	0.00
hancdt	Hancock Bank																	
		4802-3900-0048-5687	P-93380	23666	knight	2/27/2015	5587-0000 General Authority Exp900-0048-5687 0		35.00	35.00	0.00	0.00	0.00	0.00 Annual Credit Card Fee				
		4802-3900-0051-6291	P-93379	23666	knight	2/27/2015	5565-0000 Office Supplies	1900-0051-6291 0	34.78	34.78	0.00	0.00	0.00	0.00 Office Depot-Air Freshener				
		4802-3900-0051-6291	P-93379	23666	knight	2/27/2015	5565-0000 Office Supplies	1900-0051-6291 0	48.38	48.38	0.00	0.00	0.00	0.00 Office Depot-Laptop Cover				
		4802-3900-0051-6291	P-93379	23666	knight	2/27/2015	5565-0000 Office Supplies	1900-0051-6291 0	72.27	72.27	0.00	0.00	0.00	0.00 Office Depot-Paper, Business cards				
Total hancdt														190.43	190.43	0.00	0.00	0.00
heinzbro	Heinz Brothers Nurseries, INC.																	
		015 Grounds Maintenz	P-93400	23667	collins	2/15/2015	5460-0000 Landscaping Service	19916	350.71	350.71	0.00	0.00	0.00	0.00 02/2015 Grounds Maintenance				
		015 Grounds Maintenz	P-93400	23667	inn-tic	2/15/2015	5460-0000 Landscaping Service	19916	269.44	269.44	0.00	0.00	0.00	0.00 02/2015 Grounds Maintenance				
		015 Grounds Maintenz	P-93400	23667	inn-tic	2/15/2015	5462-0000 Non CAM Landscaping	19916	177.71	177.71	0.00	0.00	0.00	0.00 02/2015 Grounds Maintenance				
		015 Grounds Maintenz	P-93400	23667	johnson	2/15/2015	5460-0000 Landscaping Service	19916	178.05	178.05	0.00	0.00	0.00	0.00 02/2015 Grounds Maintenance				
		015 Grounds Maintenz	P-93400	23667	knight	2/15/2015	5460-0000 Landscaping Service	19916	320.77	320.77	0.00	0.00	0.00	0.00 02/2015 Grounds Maintenance				
		015 Grounds Maintenz	P-93400	23667	morgan	2/15/2015	5460-0000 Landscaping Service	19916	145.68	145.68	0.00	0.00	0.00	0.00 02/2015 Grounds Maintenance				
Total heinzbro														1,442.36	1,442.36	0.00	0.00	0.00
iphome	Home Depot Credit Services																	
		Kitchen Fauchet	P-93381	23666	phippis	2/24/2015	5235-0000 Plumbing Supplies	9030885	102.13	102.13	0.00	0.00	0.00	0.00 faucet for kitchen area				
Total iphome														102.13	102.13	0.00	0.00	0.00
nbia	NATIONAL BUSINESS INCUBATION ASSOCIATION																	
		enewal Notice #07751	P-93399	23667	knight	2/28/2015	5585-0000 Subscriptions	ewal Notice #077	695.00	695.00	0.00	0.00	0.00	0.00 Renewal Notice #077510				
Total nbia														695.00	695.00	0.00	0.00	0.00
simplex	Simplex Grinnell																	
		y repairs per scope of	P-93390	23666	johnson	2/18/2015	5420-0000 Fire Protection Syster	81034934	1,578.00	1,578.00	0.00	0.00	0.00	0.00 deficiency repairs per scope of proposal				
Total simplex														1,578.00	1,578.00	0.00	0.00	0.00
sonitrol	Sonitrol of Tallahassee, Inc.																	
		unlock time from 5 to	P-93414	23667	collins	2/24/2015	5290-0000 Other Maintenance	248489	59.00	59.00	0.00	0.00	0.00	0.00 adjust door unlock time from 5 to 2 seconds				
Total sonitrol														59.00	59.00	0.00	0.00	0.00
talldemo	Tallahassee Democrat, Inc.																	
		AD # 9427790	P-93409	23667	knight	2/24/2015	5596-0000 Other Administration	AD # 9427790	124.00	124.00	0.00	0.00	0.00	0.00 Ad for newspaper on 2/24/15				
		Ad #9428027	P-93410	23667	knight	2/26/2015	5596-0000 Other Administration	Ad #9428027	95.50	95.50	0.00	0.00	0.00	0.00 Ad in newspaper on 03/02/15				
Total talldemo														219.50	219.50	0.00	0.00	0.00

Payables Aging Report

invtion
 Period: 02/2015
 As of : 02/28/2015

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	
whites	White's Plumbing, Inc.													
		water heater pressure	P-93398	23667	phipps	2/25/2015	5230-0000 Plumbing Repairs	205732	268.70	268.70	0.00	0.00	0.00	install hot water heater pressure relief valve
Total whites									268.70	268.70	0.00	0.00	0.00	
Grand Total									8,853.71	8,853.71	0.00	0.00	0.00	

INNOVATION PARK
Centennial-FAMU BLDG.

Innovation Park
(A Reseach & Development Centre)
Centennial Bldg.-2077 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
2077EPD	FAMU-CENTER FOR PLASMA SCIENCE & TECHNOLOGY	12/21/05	12/21/26		32,700	0.00	\$ -											EXEMPT
	LABORATORY FOR MODERN FLUID PHYSICS																	
	LASER REMOTE SENSING LAB																	
	ULTRA FAST SPECTROSCOPY LAB																	
	CARBON BASED MATERIALS LAB																	
	X-PINCH PLASMA LAB																	
	FAMU	3/19/14	8/31/14								\$ -	\$ 9,557.94	\$ 9,557.94	\$ 3,471.02	2/6	\$ 6,086.92	mgmt agmt till 8.30.14 OTHER: REBILL	EXEMPT
=====																		
TOTALS				\$ -	32,700	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,557.94	\$ 9,557.94	\$ 3,471.02		\$ 6,086.92		\$ -

A/R \$ 6,086.92
Prepaid \$ -

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			\$ -	13,120	0.00	\$ -				\$ -		\$ -			\$ -		
142	General Capacitor International Inc	4/21/14	4/30/15	\$ 181.25	150	0.00	\$ -		\$ -			\$ 389.68	\$ 389.68			\$ 389.68	Apply Security Deposit Per RM	\$ -
lab-4ofc, 124,125,127,152	Bing Energy International, LLC	7/18/13	6/30/15		5,504	9.15	\$ 4,196.80	\$ 4,196.80	\$ 314.76		\$ 4,511.56	\$ -	\$ 4,511.56	\$ 4,511.56	2/24	\$ -	Expansion as of 6/14-Rent Increase \$4196.80	\$ 314.76
										\$ 824.48	\$ 824.48	\$ 1,599.56	\$ 2,424.04	\$ 1,599.56	2/6, 2/24	\$ 824.48	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	\$ 9,342.16	4,671.08	2/10	\$ 4,671.08	RENT SAME TILL END OF LEASE	EXEMPT
										\$ 1,196.91	\$ 1,196.91	\$ 3,368.72	\$ 4,565.63	\$ 1,230.52	2/10	\$ 3,335.11	Utilities	EXEMPT
=====																		
TOTALS				\$ 181.25	24,900	9.15	\$ 8,867.88	\$ 8,867.88	\$ 314.76	\$ 2,021.39	\$ 11,204.03	\$ 10,029.04	\$ 21,233.07	\$ 12,012.72		\$ 9,220.35		\$ 314.76

A/R \$ 9,220.35
Prepaid \$ -

INNOVATION PARK
FUQUA BLDG.

Innovation Park
(A Reseach & Development Centre)
Atrium-common Area.-2035 E. Paul Dirac Dr
Tallahassee, FL 32310

TENANT	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
FSU RESEARCH FOUNDATION, INC.		\$ 2,091.23	\$ 2,091.23	\$ 1,671.23	2/20	\$ 420.00	Billed qtly for common area costs	EXEMPT
=====								
TOTALS	\$ -	\$ 2,091.23	\$ 2,091.23	\$ 1,671.23		\$ 420.00		\$ -

A/R \$ 420.00
Prepaid \$ -

INNOVATION PARK
JOHNSON BLDG.

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	RENT	STAX (7.5%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
100	FSU RESEARCH FOUNDATION, INC. National Park Service-SE Archeological Center Center for Ocean-Atmospheric Prediction Studies	12/7/94	11/1/14	\$ -	39,337	0.00			EXEMPT	\$ -	\$ -	\$ -	\$ -			\$ -	restructure closed on 3.18.14-moved out	EXEMPT
											\$ -	\$ (37.12)	\$ (37.12)			\$ (37.12)	OTHER: REBILL	
											\$ -							
Small	National Park Service-SE Archeological Center (44044)	2/18/04	MTM					\$ 3,026.70	EXEMPT	\$ 195.80	\$ 3,222.50	\$ 3,214.26	\$ 6,436.76	\$ 3,263.77	2/2, 2/23	\$ 3,172.99	JN working on renewal	EXEMPT
Large	National Park Service-SE Archeological Center (33064)	10/1/94	10/23/15					\$ 10,168.58	EXEMPT		\$ 10,168.58	\$ 10,130.21	\$ 20,298.79	\$ 10,206.95	2/2	\$ 10,091.84	LCRDA took over this lease as of 3.19.14	EXEMPT
=====																		
TOTALS				\$ -	39,337	0.00	\$ -	\$ 13,195.28	\$ -	\$ 195.80	\$ 13,391.08	\$ 13,307.35	\$ 26,698.43	\$ 13,470.72		\$ 13,227.71		\$ -

A/R \$ 13,264.83
Prepaid \$ (37.12)

INNOVATION PARK
KNIGHT BLDG.

Innovation Park
(A Research & Development Centre)
Knight Administration Centre-1736 W Paul Dirac
Dr.
Tallahassee, FL 32310

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	DSL CHARGE	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
102,104,105	LEON COUNTY RESEARCH & DEVELOPMENT AUTHORITY		MTM		1,782	0.00	\$ -	\$ -	\$ -			\$ -		\$ -			\$ -	OWNER-FREE RENT	\$ -
103	VACANT			\$ -	188	0.00	\$ -		\$ -			\$ -	\$ -	\$ -			\$ -		\$ -
110, 111	NANOSTRATA, INC.	7/1/10	8/31/14	\$ -	344	15.40	\$ 441.33	\$ 441.33	\$ 33.10			\$ 474.43	\$ -	\$ 474.43	\$ 948.86	2/23	\$ (474.43)	9.14 rent increase to 441.33.	\$ 66.20
										\$ 21.15		\$ 21.15	\$ -	\$ 21.15	\$ 42.30	2/23	\$ (21.15)	MTHLY DSL CHARGE \$21.15	EXEMPT
112	VACANT				152	0.00	\$ -		\$ -			\$ -	\$ -	\$ -			\$ -		\$ -
113	VACANT				164	0.00	\$ -					\$ -	\$ -	\$ -			\$ -	MTHLY DSL CHARGE \$30.00	EXEMPT
114	BUC TECHNOLOGIES, LLC	7/1/10	6/30/15	\$ -	170	15.38	\$ 217.93	\$ 217.93	\$ 16.34			\$ 234.27	\$ (234.27)	\$ 0.00			\$ 0.00	7/14 Rent Increase \$217.93	\$ -
										\$ 21.15		\$ 21.15	\$ (21.15)	\$ -			\$ -	Mthly DSL charge \$21.15 Other:	EXEMPT
	TEAM SIMULATIONS, LLC	9/14/07	9/30/14				\$ 50.00	\$ 50.00	\$ 3.75			\$ 53.75	\$ (107.50)	\$ (53.75)			\$ (53.75)	10/13 begin svc agmt	\$ -
	Blue Fuels (Reamonn Soto)	12/10/13	11/30/14	\$ -					\$ -		\$ (982.39)	\$ (982.39)	\$ 982.39	\$ -			\$ -	Agreement with tenant	\$ -
									\$ -	\$ (150.00)	\$ (150.00)	\$ 150.00	\$ -	\$ -			\$ -	Agreement with tenant	Exempt
														\$ 149.57	2/13		\$ -	Conference HD Camera Reimbursement from Ron Miller	
														\$ 9.41	2/20		\$ -	Reimbursement from Lowe's	
=====																			\$ 66.20
TOTALS				\$ -	2,800	7.69	\$ 709.26	\$ 709.26	\$ 53.19		\$ (1,132.39)	\$ (327.64)	\$ 769.47	\$ 441.83	\$ 1,150.14		\$ (549.33)		

Misc Deposit
G/L 4405-0000

A/R

\$

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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	2/23	\$ -		EXEMPT
103		VACANT				160.00														
109		VACANT				516.00														
110, 113, 113A 114, 121, 122, 123	2014:101	Northwest Regional Data Center <i>NWRDC (part of above)</i>	1/20/14	1/31/15		1799.00	14.50	\$ 2,796.08	\$ 2,796.08	EXEMPT			\$ 2,796.08	\$ 5,592.16	\$ 8,388.24			\$ 8,388.24		EXEMPT
115, 118, 119,120		VACANT				1514.00	0.00	\$ -	\$ -				\$ -	\$ -	\$ -			\$ -		\$ -
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	\$ 2,559.25	\$ 5,118.50	\$ 5,118.50	2/4, 2/20	\$ -	MTM with 60 day notice to terminate	EXEMPT
131	2008:103	FSU-INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	5/1/08	4/30/15	\$ -	130.00	16.50	\$ 178.75	\$ 157.08	EXEMPT	\$ 21.67		\$ 178.75	\$ -	\$ 178.75	\$ 178.75	2/23	\$ -		EXEMPT
140		VACANT				534.00														
203-208		VACANT			\$ -	1588.50	0.00	\$ -		EXEMPT			\$ -	\$ -	\$ -			\$ -		EXEMPT
200, 211-212		VACANT				786.50	0.00	\$ -		EXEMPT			\$ -							EXEMPT
201		VACANT				275.00	0.00													
210		Forensic Data Corp	6/6/14	6/30/15	\$ 240.46	199.00	6.09	\$ 240.46	\$ 240.46	\$ 18.03			\$ 258.49	\$ 258.49	\$ 516.98			\$ 516.98	Secdep required \$240.46-pd 7.10	\$ -
213		VACANT				199.00	0.00	\$ -	\$ -				\$ -	\$ -	\$ -			\$ -	Moved out 12/31/14	\$ -
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	\$ 2,925.38	\$ 2,925.38	2/4, 2/23	\$ -		EXEMPT
219	2010:111	<i>PART OF CIMES ABOVE</i>	2/1/02	9/30/14	\$ -	336.00	14.50	\$ 406.00	\$ 406.00	EXEMPT			\$ 406.00							
220	2010:111	<i>PART OF CIMES ABOVE</i>	10/1/10	9/30/14		212.00	14.50	\$ 256.17	\$ 256.17	EXEMPT			\$ 256.17							
221	2010:111	<i>PART OF CIMES ABOVE</i>	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	6/30/15	\$ -	1148.00	14.50	\$ 1,387.17	\$ 1,387.17	EXEMPT			\$ 1,387.17	\$ 1,387.17	\$ 2,774.34	\$ 2,774.34	2/4	\$ -	OTHER:	EXEMPT
222A	2010:105	FSU-CENTER FOR ADVANCEMENT OF LEARNING ASSESSMENT-2	7/1/10	7/31/15	\$ -	470.00	14.51	\$ 568.22	\$ 568.22	EXEMPT			\$ 568.22	\$ 568.22	\$ 1,136.44	\$ 1,136.44	2/4	\$ -	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	6/30/15	\$ -	3000.00	14.50	\$ 3,625.00	\$ 3,625.00	EXEMPT			\$ 3,625.00	\$ -	\$ 3,625.00	\$ 3,625.00	2/23	\$ -		EXEMPT
236		VACANT			\$ -	1806.00	14.50	\$ 2,182.25		EXEMPT			\$ -	\$ -	\$ -			\$ -		EXEMPT
FMR		Danfoss Turbocor Compressors, Inc			\$ 1,829.42								\$ -						Still have Security Deposit	
FMR		Richard Benham			\$ 200.00								\$ -						Still have Security Deposit	
=====																				
					\$ 2,269.88	22587.00	14.79	\$ 16,495.79	\$ 14,291.87	\$ 18.03	\$ -	\$ 14,331.57	\$ 11,827.98	\$ 26,159.55	\$ 17,254.33	\$ 8,905.22	\$ -	TOTALS		\$ -

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		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 \$ 10,719.57
Prepaid \$ -

INNOVATION PARK
TENANTS IN COMMON BLDG.

	CENTER ON BETTER HEALTH & LIFE FOR UNDERSERVED POPULATIONS CENTER FOR INTERACTIVE MEDIA																			
GROUND	VACANT				7.40															
GROUND	FSU MATERIALS RESEARCH CENTER				4.50					\$ -	\$ -	\$ -			\$ -		OWNED BY FSURF		EXEMPT	
GROUND	FSU-AEROPULSION & MECHATRONICS ENERGY				4.50					\$ -	\$ -	\$ -			\$ -		OWNED BY FSURF		EXEMPT	
GROUND	VACANT				3.60															
GROUND	VACANT				3.90															
GROUND	VACANT				3.70															
GROUND	VACANT				3.03															
GROUND	ELBIT SYSTEMS OF AMERICA	8/4/89	8/3/39	\$ -	9.16					\$ -	\$ -	\$ -			\$ -		CAM CAPPED AT 8% INCREASE PER YEAR		\$ -	
GROUND	VACANT				2.80															
GROUND	VACANT				3.00															
GROUND	VACANT				8.65															
GROUND	VACANT				2.10															
GROUND	VACANT				2.30															
GROUND	VACANT				5.30															
GROUND	CENTENNIAL BUILDING				3.94					\$ -	\$ 3.00	\$ 3.00			\$ 3.00				EXEMPT	
GROUND	VACANT				9.24															
EBP	VACANT																			
	MISCELLANEOUS PAYMENTS														\$ -		Ron Miller Reimbursement for Amazon Purchase code to 1204-0000			
															\$ 35,000.00	2/19	Credit from Lowes Account			
															\$ 25.00	2/27	Code to 1905-0000 Shanna Lewis Restitution			
															\$ -					
=====																				
TOTALS				\$ -	174.60	0.00	\$ 7,000.00	\$ 583.33	\$ -	\$ -	\$ 583.33	\$ 9,211.53	\$ 9,794.86	\$ 40,985.20	\$ 3,834.66					\$ -

FSU Lots
FAMU
LCRDA

A/R \$ 6,751.36
Prepaid \$ (2,916.70)

