

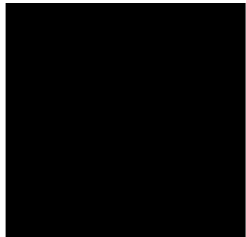


Innovation Park

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



Monthly Owner Report April 2013



Commercial Real Estate Services, Worldwide.

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Tallahassee FL 32303

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

Balance Sheet (With Period Change)

Period = Apr 2013

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4000	Cash - Hancock Bank	211,085.70	216,798.12	-5,712.42
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1150-4000	Reserve Fund - Hancock	26,611.36	26,609.17	2.19
1155-4000	Sinking Fund -Cash-Hancock	387,348.33	384,964.83	2,383.50
1190-0000	TOTAL CASH	625,245.39	628,572.12	-3,326.73
1200-0000	RECEIVABLES			
1203-0000	A/R-Tenant	75,082.84	64,356.72	10,726.12
1206-0000	Other Receivables	3,485.09	2,478.40	1,006.69
1210-0000	Accounts Receivable	42,008.58	43,537.03	-1,528.45
1217-0000	Other Assets	1,989.00	1,989.00	0.00
1299-0000	TOTAL RECEIVABLES	122,565.51	112,361.15	10,204.36
1300-1000	PROPERTY			
1305-0000	Land	635,920.58	635,920.58	0.00
1330-2100	Building and Improvements	65,050.56	65,050.56	0.00
1510-0000	Building Improvements	30,356.40	30,356.40	0.00
1590-0000	Accumulated Depreciation	-10,275,744.72	-10,224,124.69	-51,620.03
1620-0000	F/F/E- Improvements	65,330.57	65,330.57	0.00
1625-0000	HVAC	193,559.44	193,559.44	0.00
1661-0000	Admin Centre Assets	166,663.91	166,663.91	0.00
1662-0000	Research Building Assets	4,444,902.47	4,444,902.47	0.00
1663-0000	Phipps Building Assets	1,312,197.90	1,312,197.90	0.00
1664-0000	Collins Building Assets	1,501,576.26	1,501,576.26	0.00
1665-0000	Centennial Building Assets	4,986,364.39	4,986,364.39	0.00
1666-0000	Johnson Building Assets	3,560,696.77	3,560,696.77	0.00
1667-0000	Shaw Building Assets	3,882,842.42	3,882,842.42	0.00
1668-0000	Park Planning/Development	754,960.65	754,960.65	0.00
1669-0000	NE Basin Project - A	213,885.94	213,885.94	0.00
1670-0000	NE Basin Project - B	63,416.00	63,416.00	0.00
1672-0000	CIP - Project North	66,115.50	66,115.50	0.00
1733-0000	Bond Issue Costs	69,344.00	69,344.00	0.00
1753-0000	Accumulated Amortization	-24,485.00	-24,210.00	-275.00
1790-0000	TOTAL PROPERTY	11,712,954.04	11,764,849.07	-51,895.03
1840-0000	OTHER ASSETS			
1905-0000	Trust Escrow	90,000.00	90,000.00	0.00
1913-0000	Prepaid Insurance	19,857.43	21,237.24	-1,379.81
1915-0000	Prepaid Expenses	40.90	347.65	-306.75
1925-0000	Investments	2,216,140.25	2,211,938.60	4,201.65
1945-0000	Investments Limited as to Use	1,400,000.00	1,400,000.00	0.00
1980-0000	TOTAL OTHER ASSETS	3,726,038.58	3,723,523.49	2,515.09
1990-0000	TOTAL ASSETS	16,186,803.52	16,229,305.83	-42,502.31
2000-0000	LIABILITIES and CAPITAL			
2236-0000	Accounts Payable	41,895.04	35,140.51	6,754.53
2246-0000	Prepaid Rents	2,483.19	2,801.71	-318.52
2249-0000	Accrued Other	2,131.50	2,131.50	0.00
2250-0000	Tenant Security Dep	2,829.42	2,829.42	0.00
2251-1000	Accrued Interest	3,707.00	3,707.00	0.00

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

Balance Sheet (With Period Change)

Period = Apr 2013

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
2305-0000	Sales Tax Payable	171.88	861.25	-689.37
2308-0000	Unearned Revenue - Current	246,327.00	246,327.00	0.00
2310-0000	Bonds Payable - Current	154,867.31	154,282.34	584.97
2408-0000	Unearned Revenue - Noncurrent	410,547.84	431,075.20	-20,527.36
2410-0000	Bond Payable - Noncurrent	2,712,041.79	2,725,216.67	-13,174.88
2490-0000	TOTAL LIABILITIES	3,577,001.97	3,604,372.60	-27,370.63
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	8,801,185.94	8,840,216.06	-39,030.12
2740-0000	Restricted for Capital Assets	413,959.69	411,574.00	2,385.69
2750-0000	Unrestricted	1,994,655.92	1,973,143.17	21,512.75
2760-0000	Designated Net Assets	1,400,000.00	1,400,000.00	0.00
2890-0000	TOTAL CAPITAL	12,609,801.55	12,624,933.23	-15,131.68
2990-0000	TOTAL LIABILITIES and CAPITAL	16,186,803.52	16,229,305.83	-42,502.31

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

Income Statement

Period = Apr 2013

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	0.00	0.00	169.05	0.02
3110-0000	Rent	73,615.91	54.46	517,736.80	56.00
3110-5000	Amortized Income	20,527.36	15.19	143,691.52	15.54
3114-5000	Operating Expense Reimbursement	24,372.00	18.03	148,592.73	16.07
3115-0000	CAM	8,588.09	6.35	60,116.09	6.50
3119-0000	Management Fee Income	1,126.83	0.83	7,872.48	0.85
3120-0000	Other Rents	1,627.93	1.20	14,701.55	1.59
3220-0000	Interest Income	5,259.34	3.89	31,347.83	3.39
3310-0000	Other Income	0.00	0.00	119.00	0.01
3315-0000	Sales Tax Discount	24.00	0.02	97.74	0.01
3540-0000	Electricity Pass Thru	21.67	0.02	151.69	0.02
3990-0000	TOTAL REVENUE	135,163.13	100.00	924,596.48	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	0.00	0.00	52.56	0.01
4403-0000	Clerical Salary-Authority	3,802.56	2.81	26,512.80	2.87
4404-0000	Payroll Taxes - Authority	439.87	0.33	2,844.10	0.31
4405-0000	Worker's Compensation-Authority	-671.00	-0.50	699.00	0.08
4406-0000	Employee Benefits-Authority	420.50	0.31	2,996.06	0.32
4407-0000	Retention Bonus	2,000.00	1.48	10,000.00	1.08
4415-0000	Interim Admin Pay	10,688.50	7.91	69,094.73	7.47
4460-0000	Employee Benefits	306.75	0.23	1,449.83	0.16
4490-0000	TOTAL PAYROLL EXPENSE	16,987.18	12.57	113,649.08	12.29
4500-0000	LEASING and ADVERTISING				
4540-0000	Advertising - Other	0.00	0.00	53.77	0.01
4599-0000	TOTAL LEASING and ADVERTISING	0.00	0.00	53.77	0.01
4600-0000	UTILITIES				
4605-0000	Electric	2,599.26	1.92	18,674.76	2.02
4607-0000	Electric - NonCam	355.24	0.26	2,552.95	0.28
4622-0000	Demand Credit	-31.36	-0.02	-232.38	-0.03
4635-0000	Refuse Collection	461.10	0.34	3,486.47	0.38
4637-0000	Refuse - NONCAM	8.74	0.01	61.18	0.01
4640-0000	Water/Sewer	419.15	0.31	3,105.09	0.34
4642-0000	Non CAM Water/Sewer	7.33	0.01	54.54	0.01
4648-0000	Irrigation - Utility	174.69	0.13	1,253.13	0.14
4649-0000	Irrigation-NonCAM	1.08	0.00	8.77	0.00
4650-0000	Stormwater	45.32	0.03	317.24	0.03
4660-0000	Fire Service - Utility	27.29	0.02	191.03	0.02
4799-0000	TOTAL UTILITIES	4,067.84	3.01	29,472.78	3.19
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	726.65	0.54	5,001.39	0.54
5122-0000	NONCAM Electrical Repairs	0.00	0.00	8.97	0.00
5125-0000	Electric Supplies	0.00	0.00	545.76	0.06
5130-0000	Electric Bulbs	736.57	0.54	2,205.95	0.24

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

Income Statement

Period = Apr 2013

Book = Accrual

		Period to Date	%	Year to Date	%
5132-0000	NONCAM Electric Bulbs	13.13	0.01	33.38	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	559.96	0.06
5145-0000	Elevator Phone Maintenance	655.38	0.48	2,186.57	0.24
5160-0000	Exterior Building Maintenance	3,177.31	2.35	12,579.64	1.36
5162-0000	Non CAM Exterior Bldg Maint.	56.41	0.04	198.11	0.02
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	573.40	0.06
5180-0000	HVAC Repair	6,610.31	4.89	15,830.04	1.71
5182-0000	Non CAM HVAC Repair	267.66	0.20	267.66	0.03
5185-0000	HVAC Supplies	505.53	0.37	1,044.82	0.11
5187-0000	Non CAM HVAC Supplies	0.00	0.00	8.97	0.00
5192-0000	Landscaping Expense	0.00	0.00	215.25	0.02
5195-0000	Tree Trimming	0.00	0.00	900.00	0.10
5210-0000	Locks & Keys Repairs	0.00	0.00	247.34	0.03
5215-0000	Locks & Keys Supplies	78.00	0.06	78.00	0.01
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	21.50	0.00
5220-0000	Parking Lot Repairs	0.00	0.00	1,926.66	0.21
5222-0000	NonCAM Parking Lot Repair	0.00	0.00	1.43	0.00
5230-0000	Plumbing Repairs	315.83	0.23	5,879.29	0.64
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	18.25	0.00
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	6.14	0.00
5245-0000	Irrigation Repairs	295.40	0.22	619.26	0.07
5245-5000	Irrigation Repairs-NonCAM	5.60	0.00	5.60	0.00
5250-0000	Roof Repairs	410.00	0.30	759.20	0.08
5252-0000	Non CAM Roof Repairs	0.00	0.00	10.80	0.00
5260-0000	Signage	0.00	0.00	1,361.55	0.15
5261-0000	Non-CAM Signage	0.00	0.00	50.98	0.01
5299-0000	TOTAL REPAIR/MAINTENANCE	13,853.78	10.25	53,145.87	5.75
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	0.00	0.00	2,200.00	0.24
5365-0000	Interior Supplies	199.00	0.15	501.07	0.05
5370-0000	Interior Repairs	419.06	0.31	5,664.83	0.61
5375-0000	Non CAM Interior Repairs	0.00	0.00	2.10	0.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	618.06	0.46	8,368.00	0.90
5400-0000	SERVICES				
5410-0000	Elevator Service	162.57	0.12	1,137.99	0.12
5412-0000	Elevator Service-NonCAM	2.43	0.00	17.01	0.00
5420-0000	Fire Protection System	0.00	0.00	3,083.70	0.33
5430-0000	Exterminating	431.84	0.32	4,038.79	0.44
5433-0000	Non CAM Exterminating	2.70	0.00	42.99	0.00
5445-0000	Backflow Prevention Service	0.00	0.00	268.90	0.03
5447-0000	HVAC Monthly Service	0.00	0.00	8,742.60	0.95
5448-0000	Non CAM HVAC Monthly Maint	0.00	0.00	41.40	0.00
5450-0000	Janitorial Service	8,329.32	6.16	58,880.86	6.37
5455-0000	Non CAM Janitorial	132.95	0.10	950.66	0.10
5460-0000	Landscaping Service	6,350.99	4.70	25,928.05	2.80
5462-0000	Non CAM Landscaping	1,658.67	1.23	7,359.04	0.80
5482-0000	Non CAM Security	120.00	0.09	360.00	0.04
5499-0000	TOTAL SERVICES	17,191.47	12.72	110,851.99	11.99

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

Income Statement

Period = Apr 2013

Book = Accrual

		Period to Date	%	Year to Date	%
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	23,000.00	2.49
5520-0000	Phone Service	105.35	0.08	894.20	0.10
5522-0000	Internet Charge	70.55	0.05	493.85	0.05
5523-0000	Internet Charge-NonCAM	405.00	0.30	3,037.00	0.33
5530-0000	Copies	24.20	0.02	232.49	0.03
5560-0000	Fees/Licenses/Permits	4.35	0.00	23.20	0.00
5565-0000	Office Supplies	65.88	0.05	424.53	0.05
5567-0000	Office Equip Mtnce-NonCAM	31.36	0.02	233.35	0.03
5575-0000	Professional Fees	2,470.00	1.83	21,787.75	2.36
5585-0000	Subscriptions	30.00	0.02	1,250.00	0.14
5586-0000	Marketing/PR	-100.00	-0.07	-100.00	-0.01
5587-0000	General Authority Expense	-23.26	-0.02	294.25	0.03
5588-0000	Economic Development	12,500.00	9.25	35,000.00	3.79
5592-0000	Non CAM Professional Fees	2,470.00	1.83	33,613.75	3.64
5596-0000	Other Administration Costs	191.00	0.14	1,501.19	0.16
5599-0000	TOTAL PROPERTY ADMINISTRATION	18,244.43	13.50	121,685.56	13.16
6110-0000	Management Fees TALCOR	5,437.62	4.02	38,063.34	4.12
6111-0000	Management Fees-NonCAM	3,312.38	2.45	23,186.66	2.51
6159-0000	TOTAL OTHER EXPENSES	8,750.00	6.47	61,250.00	6.62
7110-0000	Property Insurance	7,168.93	5.30	45,329.06	4.90
7111-0000	Property Insurance-NonCAM	599.99	0.44	8,067.25	0.87
7199-0000	TOTAL INSURANCE/TAXES	7,768.92	5.75	53,396.31	5.78
7800-0000	TOTAL OPERATING EXPENSES	87,481.68	64.72	551,873.36	59.69
7999-0000	NET INCOME - OPERATING	47,681.45	35.28	372,723.12	40.31
8100-0000	DEBT SERVICE				
8122-0000	Bond Interest Expense	10,918.10	8.08	77,422.21	8.37
8199-0000	TOTAL DEBT SERVICE	10,918.10	8.08	77,422.21	8.37
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	51,620.03	38.19	361,340.21	39.08
8220-0000	Amortization Expense	275.00	0.20	1,925.00	0.21
8299-0000	TOTAL OTHER EXPENSES	51,895.03	38.39	363,265.21	39.29
9900-0000	NET INCOME	-15,131.68	-11.20	-67,964.30	-7.35

Budget Comparison

Period = Apr 2013

Book = Accrual

5/30/2013 4:03 PM

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3100-1000	Miscellaneous Income	0.00	0.00	0.00	N/A	169.05	0.00	169.05	N/A	0.00
3110-0000	Rent	73,615.91	73,652.00	-36.09	-0.05	517,736.80	517,400.00	336.80	0.07	885,660.00
3110-5000	Amortized Income	20,527.36	20,527.33	0.03	0.00	143,691.52	143,691.31	0.21	0.00	246,328.00
3114-5000	Operating Expense Reimbursement	24,372.00	23,226.00	1,146.00	4.93	148,592.73	225,622.00	-77,029.27	-34.14	353,744.00
3115-0000	CAM	8,588.09	8,588.00	0.09	0.00	60,116.09	60,119.00	-2.91	0.00	103,080.00
3119-0000	Management Fee Income	1,126.83	1,277.00	-150.17	-11.76	7,872.48	8,611.00	-738.52	-8.58	14,996.00
3120-0000	Other Rents	1,627.93	2,011.00	-383.07	-19.05	14,701.55	14,077.00	624.55	4.44	24,132.00
3220-0000	Interest Income	5,259.34	6,100.00	-840.66	-13.78	31,347.83	42,700.00	-11,352.17	-26.59	73,200.00
3310-0000	Other Income	0.00	0.00	0.00	N/A	119.00	0.00	119.00	N/A	0.00
3315-0000	Sales Tax Discount	24.00	0.00	24.00	N/A	97.74	0.00	97.74	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	151.69	0.00	151.69	N/A	0.00
3990-0000	TOTAL REVENUE	135,163.13	135,381.33	-218.20	-0.16	924,596.48	1,012,220.31	-87,623.83	-8.66	1,701,140.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	0.00	9,871.00	9,871.00	100.00	52.56	9,871.00	9,818.44	99.47	59,225.00
4403-0000	Clerical Salary-Authority	3,802.56	3,750.00	-52.56	-1.40	26,512.80	26,250.00	-262.80	-1.00	45,000.00
4404-0000	Payroll Taxes - Authority	439.87	1,106.00	666.13	60.23	2,844.10	3,208.00	363.90	11.34	8,738.00
4405-0000	Worker's Compensation-Authority	-671.00	203.00	874.00	430.54	699.00	532.00	-167.00	-31.39	1,547.00
4406-0000	Employee Benefits-Authority	420.50	2,567.00	2,146.50	83.62	2,996.06	6,965.00	3,968.94	56.98	19,800.00
4407-0000	Retention Bonus	2,000.00	0.00	-2,000.00	N/A	10,000.00	0.00	-10,000.00	N/A	10,000.00
4415-0000	Interim Admin Pay	10,688.50	0.00	-10,688.50	N/A	69,094.73	58,861.00	-10,233.73	-17.39	58,861.00
4460-0000	Employee Benefits	306.75	0.00	-306.75	N/A	1,449.83	0.00	-1,449.83	N/A	0.00
4490-0000	TOTAL PAYROLL EXPENSE	16,987.18	17,497.00	509.82	2.91	113,649.08	105,687.00	-7,962.08	-7.53	203,171.00
4500-0000	LEASING and ADVERTISING									
4540-0000	Advertising - Other	0.00	0.00	0.00	N/A	53.77	0.00	-53.77	N/A	0.00
4599-0000	TOTAL LEASING and ADVERTISING	0.00	0.00	0.00	N/A	53.77	0.00	-53.77	N/A	0.00
4600-0000	UTILITIES									
4605-0000	Electric	2,599.26	2,892.00	292.74	10.12	18,674.76	21,566.00	2,891.24	13.41	38,731.00
4607-0000	Electric - NonCam	355.24	340.00	-15.24	-4.48	2,552.95	2,417.00	-135.95	-5.62	4,230.00
4622-0000	Demand Credit	-31.36	0.00	31.36	N/A	-232.38	0.00	232.38	N/A	0.00
4635-0000	Refuse Collection	461.10	482.00	20.90	4.34	3,486.47	3,347.00	-139.47	-4.17	5,757.00
4637-0000	Refuse - NONCAM	8.74	9.00	0.26	2.89	61.18	63.00	1.82	2.89	108.00
4640-0000	Water/Sewer	419.15	468.00	48.85	10.44	3,105.09	3,219.00	113.91	3.54	5,453.00
4642-0000	Non CAM Water/Sewer	7.33	9.00	1.67	18.56	54.54	56.00	1.46	2.61	97.00
4648-0000	Irrigation - Utility	174.69	254.00	79.31	31.22	1,253.13	1,185.00	-68.13	-5.75	2,454.00
4649-0000	Irrigation-NonCAM	1.08	3.00	1.92	64.00	8.77	11.00	2.23	20.27	26.00
4650-0000	Stormwater	45.32	47.00	1.68	3.57	317.24	329.00	11.76	3.57	564.00
4660-0000	Fire Service - Utility	27.29	28.00	0.71	2.54	191.03	196.00	4.97	2.54	336.00
4799-0000	TOTAL UTILITIES	4,067.84	4,532.00	464.16	10.24	29,472.78	32,389.00	2,916.22	9.00	57,756.00
5116-5000	REPAIR/MAINTENANCE									

Budget Comparison

Period = Apr 2013

Book = Accrual

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5120-0000	Electric Repairs	726.65	1,650.00	923.35	55.96	5,001.39	8,050.00	3,048.61	37.87	11,000.00
5122-0000	NONCAM Electrical Repairs	0.00	9.00	9.00	100.00	8.97	54.00	45.03	83.39	81.00
5125-0000	Electric Supplies	0.00	125.00	125.00	100.00	545.76	1,596.00	1,050.24	65.80	2,567.00
5127-0000	NONCAM Electric Supplies	0.00	0.00	0.00	N/A	0.00	67.00	67.00	100.00	97.00
5130-0000	Electric Bulbs	736.57	0.00	-736.57	N/A	2,205.95	0.00	-2,205.95	N/A	0.00
5132-0000	NONCAM Electric Bulbs	13.13	0.00	-13.13	N/A	33.38	0.00	-33.38	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	559.96	0.00	-559.96	N/A	0.00
5140-0000	Elevator Maintenance	0.00	125.00	125.00	100.00	0.00	640.00	640.00	100.00	885.00
5141-0000	Elevator Maintenance-NonCAM	0.00	0.00	0.00	N/A	0.00	12.00	12.00	100.00	15.00
5145-0000	Elevator Phone Maintenance	655.38	225.00	-430.38	-191.28	2,186.57	675.00	-1,511.57	-223.94	900.00
5145-2210	Security Monitor Cont	0.00	430.00	430.00	100.00	0.00	1,290.00	1,290.00	100.00	1,720.00
5145-2310	Security Monitro Cont-NonCAM	0.00	120.00	120.00	100.00	0.00	360.00	360.00	100.00	480.00
5145-4400	Security Maint & Repair	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	300.00
5160-0000	Exterior Building Maintenance	3,177.31	605.00	-2,572.31	-425.18	12,579.64	15,635.00	3,055.36	19.54	20,835.00
5161-0000	Exterior Building Supplies	0.00	200.00	200.00	100.00	0.00	1,405.00	1,405.00	100.00	2,280.00
5161-5000	Ext Building Supplies-NonCAM	0.00	0.00	0.00	N/A	0.00	16.00	16.00	100.00	22.00
5162-0000	Non CAM Exterior Bldg Maint.	56.41	3.00	-53.41	-1,780.33	198.11	305.00	106.89	35.05	347.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	573.40	1,875.00	1,301.60	69.42	1,875.00
5175-0000	Fire Alarm/Sprinkler Repair	0.00	0.00	0.00	N/A	0.00	780.00	780.00	100.00	780.00
5180-0000	HVAC Repair	6,610.31	2,000.00	-4,610.31	-230.52	15,830.04	20,100.00	4,269.96	21.24	51,850.00
5182-0000	Non CAM HVAC Repair	267.66	250.00	-17.66	-7.06	267.66	500.00	232.34	46.47	1,500.00
5185-0000	HVAC Supplies	505.53	0.00	-505.53	N/A	1,044.82	200.00	-844.82	-422.41	300.00
5187-0000	Non CAM HVAC Supplies	0.00	0.00	0.00	N/A	8.97	0.00	-8.97	N/A	0.00
5190-0000	Landscaping Supplies	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	250.00
5192-0000	Landscaping Expense	0.00	1,000.00	1,000.00	100.00	215.25	7,900.00	7,684.75	97.28	7,900.00
5193-0000	Landscaping Expense-NonCAM	0.00	0.00	0.00	N/A	0.00	30.00	30.00	100.00	30.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	900.00	2,050.00	1,150.00	56.10	9,036.00
5196-0000	Tree Trimming-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	66.00
5210-0000	Locks & Keys Repairs	0.00	20.00	20.00	100.00	247.34	1,075.00	827.66	76.99	1,605.00
5212-0000	Non CAM Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	50.00	50.00	100.00	75.00
5215-0000	Locks & Keys Supplies	78.00	0.00	-78.00	N/A	78.00	0.00	-78.00	N/A	0.00
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	0.00	N/A	21.50	0.00	-21.50	N/A	0.00
5220-0000	Parking Lot Repairs	0.00	1,000.00	1,000.00	100.00	1,926.66	21,290.00	19,363.34	90.95	21,290.00
5221-0000	Parking Lot Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	210.00	210.00	100.00	210.00
5222-0000	NonCAM Parking Lot Repair	0.00	0.00	0.00	N/A	1.43	0.00	-1.43	N/A	0.00
5230-0000	Plumbing Repairs	315.83	950.00	634.17	66.75	5,879.29	7,175.00	1,295.71	18.06	9,975.00
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	0.00	N/A	18.25	0.00	-18.25	N/A	0.00
5235-0000	Plumbing Supplies	0.00	225.00	225.00	100.00	0.00	1,000.00	1,000.00	100.00	1,275.00
5237-0000	Non CAM Plumbing Supplies	0.00	10.00	10.00	100.00	6.14	30.00	23.86	79.53	30.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	630.00	630.00	100.00	713.00
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	5.00
5245-0000	Irrigation Repairs	295.40	700.00	404.60	57.80	619.26	2,188.00	1,568.74	71.70	2,188.00
5245-5000	Irrigation Repairs-NonCAM	5.60	0.00	-5.60	N/A	5.60	12.00	6.40	53.33	12.00
5250-0000	Roof Repairs	410.00	3,500.00	3,090.00	88.29	759.20	14,800.00	14,040.80	94.87	25,950.00
5252-0000	Non CAM Roof Repairs	0.00	0.00	0.00	N/A	10.80	90.00	79.20	88.00	180.00
5260-0000	Signage	0.00	0.00	0.00	N/A	1,361.55	8,350.00	6,988.45	83.69	8,350.00
5261-0000	Non-CAM Signage	0.00	0.00	0.00	N/A	50.98	150.00	99.02	66.01	150.00

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5290-0000	Other Maintenance	0.00	0.00	0.00	N/A	0.00	1,750.00	1,750.00	100.00	2,000.00
5299-0000	TOTAL REPAIR/MAINTENANCE	13,853.78	13,397.00	-456.78	-3.41	53,145.87	122,740.00	69,594.13	56.70	189,124.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	1,320.00	1,320.00	100.00	2,200.00	18,117.00	15,917.00	87.86	23,576.00
5312-0000	Non CAM Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	268.00	268.00	100.00	268.00
5313-0000	Carpet Repairs	0.00	500.00	500.00	100.00	0.00	2,900.00	2,900.00	100.00	4,400.00
5314-0000	Carpet Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	30.00	30.00	100.00	30.00
5315-0000	Mini Blinds	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	600.00
5340-0000	Painting	0.00	1,625.00	1,625.00	100.00	0.00	15,828.00	15,828.00	100.00	17,378.00
5342-0000	Non CAM Painting	0.00	0.00	0.00	N/A	0.00	572.00	572.00	100.00	572.00
5345-0000	Painting Supplies	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	400.00
5365-0000	Interior Supplies	199.00	0.00	-199.00	N/A	501.07	2,900.00	2,398.93	82.72	2,900.00
5367-0000	Non CAM Interior Supplies	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	100.00
5370-0000	Interior Repairs	419.06	1,500.00	1,080.94	72.06	5,664.83	7,900.00	2,235.17	28.29	11,725.00
5375-0000	Non CAM Interior Repairs	0.00	0.00	0.00	N/A	2.10	500.00	497.90	99.58	750.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	3,250.00	3,250.00	100.00	3,375.00
5385-0000	Non CAM Other Cleaning and Impro.	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	250.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	618.06	4,945.00	4,326.94	87.50	8,368.00	52,915.00	44,547.00	84.19	66,324.00
5400-0000	SERVICES									
5410-0000	Elevator Service	162.57	163.00	0.43	0.26	1,137.99	1,141.00	3.01	0.26	1,956.00
5412-0000	Elevator Service-NonCAM	2.43	3.00	0.57	19.00	17.01	21.00	3.99	19.00	36.00
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	3,083.70	2,748.00	-335.70	-12.22	4,913.00
5425-0000	Fire Protection Phone	0.00	0.00	0.00	N/A	0.00	2,676.00	2,676.00	100.00	6,865.00
5430-0000	Exterminating	431.84	303.00	-128.84	-42.52	4,038.79	4,621.00	582.21	12.60	6,136.00
5433-0000	Non CAM Exterminating	2.70	3.00	0.30	10.00	42.99	21.00	-21.99	-104.71	36.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	268.90	130.00	-138.90	-106.85	130.00
5447-0000	HVAC Monthly Service	0.00	4,332.00	4,332.00	100.00	8,742.60	13,446.00	4,703.40	34.98	18,438.00
5448-0000	Non CAM HVAC Monthly Maint	0.00	23.00	23.00	100.00	41.40	67.00	25.60	38.21	90.00
5450-0000	Janitorial Service	8,329.32	8,416.00	86.68	1.03	58,880.86	58,912.00	31.14	0.05	100,992.00
5455-0000	Non CAM Janitorial	132.95	137.00	4.05	2.96	950.66	959.00	8.34	0.87	1,644.00
5460-0000	Landscaping Service	6,350.99	3,823.00	-2,527.99	-66.13	25,928.05	19,855.00	-6,073.05	-30.59	39,470.00
5462-0000	Non CAM Landscaping	1,658.67	1,613.00	-45.67	-2.83	7,359.04	8,067.00	707.96	8.78	16,442.00
5470-0000	Parking Lot Service	0.00	0.00	0.00	N/A	0.00	14,254.00	14,254.00	100.00	14,254.00
5470-1000	Non CAM Parking Lot Service	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	300.00
5480-0000	Security	0.00	655.00	655.00	100.00	0.00	1,965.00	1,965.00	100.00	2,620.00
5482-0000	Non CAM Security	120.00	120.00	0.00	0.00	360.00	360.00	0.00	0.00	480.00
5485-0000	Sprinkler System Service	0.00	0.00	0.00	N/A	0.00	450.00	450.00	100.00	900.00
5487-0000	Window Washing Svc	0.00	0.00	0.00	N/A	0.00	2,825.00	2,825.00	100.00	11,575.00
5488-0000	Window Washing Svc-NonCAM	0.00	0.00	0.00	N/A	0.00	170.00	170.00	100.00	170.00
5499-0000	TOTAL SERVICES	17,191.47	19,591.00	2,399.53	12.25	110,851.99	132,988.00	22,136.01	16.65	227,447.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	0.00	0.00	0.00	N/A	23,000.00	23,000.00	0.00	0.00	23,000.00
5520-0000	Phone Service	105.35	263.00	157.65	59.94	894.20	1,841.00	946.80	51.43	3,156.00
5521-0000	Phone Service-NonCAM	0.00	2.00	2.00	100.00	0.00	14.00	14.00	100.00	24.00

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5522-0000	Internet Charge	70.55	193.00	122.45	63.45	493.85	1,352.00	858.15	63.47	2,317.00
5523-0000	Internet Charge-NonCAM	405.00	426.00	21.00	4.93	3,037.00	2,982.00	-55.00	-1.84	5,112.00
5530-0000	Copies	24.20	113.00	88.80	78.58	232.49	795.00	562.51	70.76	1,360.00
5560-0000	Fees/Licenses/Permits	4.35	6.00	1.65	27.50	23.20	40.00	16.80	42.00	70.00
5565-0000	Office Supplies	65.88	225.00	159.12	70.72	424.53	1,575.00	1,150.47	73.05	2,700.00
5566-0000	Office Equipment Maintenance	0.00	200.00	200.00	100.00	0.00	1,400.00	1,400.00	100.00	2,400.00
5567-0000	Office Equip Mtnce-NonCAM	31.36	26.00	-5.36	-20.62	233.35	209.00	-24.35	-11.65	353.00
5570-0000	Postage/Delivery	0.00	10.00	10.00	100.00	0.00	70.00	70.00	100.00	120.00
5575-0000	Professional Fees	2,470.00	3,000.00	530.00	17.67	21,787.75	40,110.00	18,322.25	45.68	55,110.00
5580-0100	Printing	0.00	42.00	42.00	100.00	0.00	290.00	290.00	100.00	500.00
5585-0000	Subscriptions	30.00	35.00	5.00	14.29	1,250.00	1,564.00	314.00	20.08	1,739.00
5586-0000	Marketing/PR	-100.00	0.00	100.00	N/A	-100.00	0.00	100.00	N/A	0.00
5587-0000	General Authority Expense	-23.26	25.00	48.26	193.04	294.25	75.00	-219.25	-292.33	100.00
5588-0000	Economic Development	12,500.00	12,500.00	0.00	0.00	35,000.00	25,300.00	-9,700.00	-38.34	25,300.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	30,000.00
5592-0000	Non CAM Professional Fees	2,470.00	6,167.00	3,697.00	59.95	33,613.75	43,555.00	9,941.25	22.82	74,390.00
5594-0000	Travel	0.00	1,500.00	1,500.00	100.00	0.00	9,100.00	9,100.00	100.00	9,100.00
5596-0000	Other Administration Costs	191.00	516.00	325.00	62.98	1,501.19	3,909.00	2,407.81	61.60	6,789.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	18,244.43	25,249.00	7,004.57	27.74	121,685.56	157,181.00	35,495.44	22.58	243,640.00
6110-0000	Management Fees TALCOR	5,437.62	5,438.00	0.38	0.01	38,063.34	38,066.00	2.66	0.01	65,256.00
6111-0000	Management Fees-NonCAM	3,312.38	3,312.00	-0.38	-0.01	23,186.66	23,184.00	-2.66	-0.01	39,744.00
6159-0000	TOTAL OTHER EXPENSES	8,750.00	8,750.00	0.00	0.00	61,250.00	61,250.00	0.00	0.00	105,000.00
7110-0000	Property Insurance	7,168.93	6,046.00	-1,122.93	-18.57	45,329.06	42,597.00	-2,732.06	-6.41	72,827.00
7111-0000	Property Insurance-NonCAM	599.99	1,583.00	983.01	62.10	8,067.25	11,081.00	3,013.75	27.20	17,346.00
7199-0000	TOTAL INSURANCE/TAXES	7,768.92	7,629.00	-139.92	-1.83	53,396.31	53,678.00	281.69	0.52	90,173.00
7800-0000	TOTAL OPERATING EXPENSES	87,481.68	101,590.00	14,108.32	13.89	551,873.36	718,828.00	166,954.64	23.23	1,182,635.00
7999-0000	NET INCOME - OPERATING	47,681.45	33,791.33	13,890.12	41.11	372,723.12	293,392.31	79,330.81	27.04	518,505.00
8100-0000	DEBT SERVICE									
8122-0000	Bond Interest Expense	10,918.10	10,918.00	-0.10	0.00	77,422.21	77,419.00	-3.21	0.00	131,289.00
8199-0000	TOTAL DEBT SERVICE	10,918.10	10,918.00	-0.10	0.00	77,422.21	77,419.00	-3.21	0.00	131,289.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	51,620.03	51,216.00	-404.03	-0.79	361,340.21	358,512.00	-2,828.21	-0.79	614,592.00
8220-0000	Amortization Expense	275.00	275.00	0.00	0.00	1,925.00	1,925.00	0.00	0.00	3,300.00
8299-0000	TOTAL OTHER EXPENSES	51,895.03	51,491.00	-404.03	-0.78	363,265.21	360,437.00	-2,828.21	-0.78	617,892.00
9900-0000	NET INCOME	-15,131.68	-28,617.67	13,485.99	47.12	-67,964.30	-144,463.69	76,499.39	52.95	-230,676.00

INNOVATION PARK-CENTENNIAL BLDG (centenn)

Budget Comparison

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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	25,858.82	25,859.00	-0.18	0.00	181,011.74	181,013.00	-1.26	0.00	310,308.00
3114-5000	Operating Expense Reimbursement	4,854.03	8,609.00	-3,754.97	-43.62	35,223.92	56,003.00	-20,779.08	-37.10	91,006.00
3990-0000	TOTAL REVENUE	30,712.85	34,468.00	-3,755.15	-10.89	216,235.66	237,016.00	-20,780.34	-8.77	401,314.00
4000-0000	OPERATING EXPENSES									
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	2,206.20	1,500.00	-706.20	-47.08	2,000.00
5125-0000	Electric Supplies	0.00	125.00	125.00	100.00	67.97	375.00	307.03	81.87	500.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	160.20	0.00	-160.20	N/A	0.00
5160-0000	Exterior Building Maintenance	110.90	90.00	-20.90	-23.22	897.80	1,630.00	732.20	44.92	3,080.00
5161-0000	Exterior Building Supplies	0.00	125.00	125.00	100.00	0.00	375.00	375.00	100.00	500.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	224.00	325.00	101.00	31.08	325.00
5180-0000	HVAC Repair	435.82	750.00	314.18	41.89	2,459.28	3,100.00	640.72	20.67	8,350.00
5185-0000	HVAC Supplies	505.53	0.00	-505.53	N/A	505.53	200.00	-305.53	-152.76	300.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	1,750.00	1,750.00	100.00	1,750.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	1,250.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	50.00	50.00	100.00	75.00
5220-0000	Parking Lot Repairs	0.00	1,000.00	1,000.00	100.00	525.46	2,000.00	1,474.54	73.73	2,000.00
5230-0000	Plumbing Repairs	190.83	0.00	-190.83	N/A	949.18	1,000.00	50.82	5.08	1,500.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	125.00	125.00	100.00	125.00
5245-0000	Irrigation Repairs	0.00	200.00	200.00	100.00	0.00	600.00	600.00	100.00	600.00
5250-0000	Roof Repairs	410.00	0.00	-410.00	N/A	410.00	0.00	-410.00	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	1,653.08	2,290.00	636.92	27.81	8,405.62	13,280.00	4,874.38	36.70	22,355.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	1,320.00	1,320.00	100.00	0.00	6,320.00	6,320.00	100.00	6,320.00
5313-0000	Carpet Repairs	0.00	0.00	0.00	N/A	0.00	400.00	400.00	100.00	900.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	650.00	650.00	100.00	1,450.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5370-0000	Interior Repairs	18.06	0.00	-18.06	N/A	400.53	800.00	399.47	49.93	1,200.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	18.06	1,320.00	1,301.94	98.63	400.53	10,670.00	10,269.47	96.25	12,370.00
5400-0000	SERVICES									
5425-0000	Fire Protection Phone	0.00	0.00	0.00	N/A	0.00	2,676.00	2,676.00	100.00	6,865.00
5430-0000	Exterminating	55.00	55.00	0.00	0.00	1,021.77	2,885.00	1,863.23	64.58	3,160.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	60.00	70.00	10.00	14.29	70.00
5447-0000	HVAC Monthly Service	0.00	1,764.00	1,764.00	100.00	3,294.00	5,190.00	1,896.00	36.53	6,954.00
5450-0000	Janitorial Service	969.26	978.00	8.74	0.89	6,887.22	6,846.00	-41.22	-0.60	11,736.00

INNOVATION PARK-CENTENNIAL BLDG (centenn)

Budget Comparison

Period = Apr 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5460-0000	Landscaping Service	565.04	515.00	-50.04	-9.72	3,059.96	2,577.00	-482.96	-18.74	5,252.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,000.00
5499-0000	TOTAL SERVICES	1,589.30	3,312.00	1,722.70	52.01	14,322.95	20,244.00	5,921.05	29.25	36,037.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	0.00	23.00	23.00	100.00	0.00	161.00	161.00	100.00	276.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	0.00	23.00	23.00	100.00	0.00	161.00	161.00	100.00	276.00
6110-0000	Management Fees TALCOR	1,386.71	1,387.00	0.29	0.02	9,706.97	9,709.00	2.03	0.02	16,644.00
6159-0000	TOTAL OTHER EXPENSES	1,386.71	1,387.00	0.29	0.02	9,706.97	9,709.00	2.03	0.02	16,644.00
7110-0000	Property Insurance	267.50	277.00	9.50	3.43	1,883.77	1,939.00	55.23	2.85	3,324.00
7199-0000	TOTAL INSURANCE/TAXES	267.50	277.00	9.50	3.43	1,883.77	1,939.00	55.23	2.85	3,324.00
7800-0000	TOTAL OPERATING EXPENSES	4,914.65	8,609.00	3,694.35	42.91	34,719.84	56,003.00	21,283.16	38.00	91,006.00
7999-0000	NET INCOME - OPERATING	25,798.20	25,859.00	-60.80	-0.24	181,515.82	181,013.00	502.82	0.28	310,308.00
8100-0000	DEBT SERVICE									
8122-0000	Bond Interest Expense	10,918.10	10,918.00	-0.10	0.00	77,422.21	77,419.00	-3.21	0.00	131,289.00
8199-0000	TOTAL DEBT SERVICE	10,918.10	10,918.00	-0.10	0.00	77,422.21	77,419.00	-3.21	0.00	131,289.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	12,012.40	11,951.00	-61.40	-0.51	84,086.80	83,657.00	-429.80	-0.51	143,412.00
8220-0000	Amortization Expense	275.00	275.00	0.00	0.00	1,925.00	1,925.00	0.00	0.00	3,300.00
8299-0000	TOTAL OTHER EXPENSES	12,287.40	12,226.00	-61.40	-0.50	86,011.80	85,582.00	-429.80	-0.50	146,712.00
9900-0000	NET INCOME	2,592.70	2,715.00	-122.30	-4.50	18,081.81	18,012.00	69.81	0.39	32,307.00

CENTENNIAL - BUDGET COMPARISON

As of April 30, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$216,235.66	\$237,016.00	-\$20,780.34	-8.77
Total Operating Expenses	\$34,719.84	\$56,003.00	\$21,283.16	38.00
Net Operating Income	\$18,081.81	\$18,012.00	\$69.81	0.39

Major Variances from Budget:

1) Total Revenue

The Total Revenue Shortfall is due to reimbursable expenses not realized to date. The most significant under utilized category, Total Cleaning and Improvements (96.25% - \$10,269) makes up 49% of the balance. Total Repair and Maintenance and Total Services make up the remaining 51%. As we begin the budgeting process for the 2013-2014 we will evaluate which of the remaining expenses in the current budget year will be utilized.

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Apr 2013

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	18,986.26	18,986.00	0.26	0.00	132,903.82	132,902.00	1.82	0.00	227,832.00
3990-0000	TOTAL REVENUE	18,986.26	18,986.00	0.26	0.00	132,903.82	132,902.00	1.82	0.00	227,832.00
4000-0000	OPERATING EXPENSES									
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	181.10	0.00	-181.10	N/A	532.17	500.00	-32.17	-6.43	750.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	11.98	500.00	488.02	97.60	750.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	461.72	0.00	-461.72	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	30.00	0.00	-30.00	N/A	0.00
5160-0000	Exterior Building Maintenance	90.00	90.00	0.00	0.00	630.00	1,030.00	400.00	38.84	2,180.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	500.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	184.40	335.00	150.60	44.96	335.00
5180-0000	HVAC Repair	135.00	0.00	-135.00	N/A	270.00	1,000.00	730.00	73.00	2,000.00
5190-0000	Landscaping Supplies	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	250.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	2,250.00	2,250.00	100.00	2,250.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	600.00
5210-0000	Locks & Keys Repairs	0.00	20.00	20.00	100.00	0.00	60.00	60.00	100.00	80.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	925.51	9,000.00	8,074.49	89.72	9,000.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	2,512.07	1,500.00	-1,012.07	-67.47	2,250.00
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	0.00	400.00	400.00	100.00	600.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	125.00	125.00	100.00	125.00
5245-0000	Irrigation Repairs	0.00	500.00	500.00	100.00	0.00	1,000.00	1,000.00	100.00	1,000.00
5250-0000	Roof Repairs	0.00	3,500.00	3,500.00	100.00	0.00	7,000.00	7,000.00	100.00	10,500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	406.10	4,360.00	3,953.90	90.69	5,557.85	25,500.00	19,942.15	78.20	33,170.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	2,200.00	2,845.00	645.00	22.67	3,305.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	2,250.00
5365-0000	Interior Supplies	199.00	0.00	-199.00	N/A	199.00	0.00	-199.00	N/A	0.00
5370-0000	Interior Repairs	252.00	1,500.00	1,248.00	83.20	364.81	2,500.00	2,135.19	85.41	3,000.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	451.00	1,500.00	1,049.00	69.93	2,763.81	7,845.00	5,081.19	64.77	9,555.00
5400-0000	SERVICES									
5430-0000	Exterminating	55.00	55.00	0.00	0.00	583.00	385.00	-198.00	-51.43	660.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	98.00	0.00	-98.00	N/A	0.00
5447-0000	HVAC Monthly Service	0.00	803.00	803.00	100.00	1,470.00	2,363.00	893.00	37.79	3,166.00
5450-0000	Janitorial Service	1,487.26	1,522.00	34.74	2.28	10,572.42	10,654.00	81.58	0.77	18,264.00

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Apr 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5460-0000	Landscaping Service	725.73	676.00	-49.73	-7.36	3,873.56	4,250.00	376.44	8.86	7,755.00
5485-0000	Sprinkler System Service	0.00	0.00	0.00	N/A	0.00	450.00	450.00	100.00	900.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,650.00
5499-0000	TOTAL SERVICES	2,267.99	3,056.00	788.01	25.79	16,596.98	18,102.00	1,505.02	8.31	32,395.00
6110-0000	Management Fees TALCOR	1,055.96	1,056.00	0.04	0.00	7,391.72	7,392.00	0.28	0.00	12,672.00
6159-0000	TOTAL OTHER EXPENSES	1,055.96	1,056.00	0.04	0.00	7,391.72	7,392.00	0.28	0.00	12,672.00
7110-0000	Property Insurance	203.57	223.00	19.43	8.71	1,442.36	1,561.00	118.64	7.60	2,676.00
7199-0000	TOTAL INSURANCE/TAXES	203.57	223.00	19.43	8.71	1,442.36	1,561.00	118.64	7.60	2,676.00
7800-0000	TOTAL OPERATING EXPENSES	4,384.62	10,195.00	5,810.38	56.99	33,752.72	60,400.00	26,647.28	44.12	90,468.00
7999-0000	NET INCOME - OPERATING	14,601.64	8,791.00	5,810.64	66.10	99,151.10	72,502.00	26,649.10	36.76	137,364.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,031.77	3,723.00	-308.77	-8.29	28,222.39	26,061.00	-2,161.39	-8.29	44,676.00
8299-0000	TOTAL OTHER EXPENSES	4,031.77	3,723.00	-308.77	-8.29	28,222.39	26,061.00	-2,161.39	-8.29	44,676.00
9900-0000	NET INCOME	10,569.87	5,068.00	5,501.87	108.56	70,928.71	46,441.00	24,487.71	52.73	92,688.00

COLLINS - BUDGET COMPARISON

As of April 30, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$132,903.82	\$132,902.00	\$1.82	0.00
Total Operating Expenses	\$33,752.72	\$60,400.00	\$26,647.28	44.12
Net Operating Income	\$99,151.10	\$72,502.00	\$26,649.10	36.76

Major Variances from Budget:

As the move out date of Department of Revenue rapidly approaches, we continue to "build" Income reserves to hopefully level of any negative impact to the year end budget. Services are not being comprised as a result and there has been no negative impact to the level of tenant satisfaction that we are aware of.

INNOVATION PARK -TENANTS IN COMMON (inn-tic)

Budget Comparison

Period = Apr 2013

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3100-1000	Miscellaneous Income	0.00	0.00	0.00	N/A	169.05	0.00	169.05	N/A	0.00
3110-0000	Rent	583.33	583.00	0.33	0.06	4,083.31	4,081.00	2.31	0.06	6,996.00
3110-5000	Amortized Income	20,527.36	20,527.33	0.03	0.00	143,691.52	143,691.31	0.21	0.00	246,328.00
3114-5000	Operating Expense Reimbursement	2,138.12	2,007.00	131.12	6.53	14,966.84	14,049.00	917.84	6.53	24,084.00
3115-0000	CAM	8,588.09	8,588.00	0.09	0.00	60,116.09	60,119.00	-2.91	0.00	103,080.00
3120-0000	Other Rents	1,606.78	1,968.00	-361.22	-18.35	14,553.50	13,776.00	777.50	5.64	23,616.00
3220-0000	Interest Income	5,259.34	6,100.00	-840.66	-13.78	31,347.83	42,700.00	-11,352.17	-26.59	73,200.00
3310-0000	Other Income	0.00	0.00	0.00	N/A	119.00	0.00	119.00	N/A	0.00
3315-0000	Sales Tax Discount	16.40	0.00	16.40	N/A	50.59	0.00	50.59	N/A	0.00
3990-0000	TOTAL REVENUE	38,719.42	39,773.33	-1,053.91	-2.65	269,097.73	278,416.31	-9,318.58	-3.35	477,304.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	18.26	27.00	8.74	32.37	123.78	186.00	62.22	33.45	321.00
4635-0000	Refuse Collection	0.00	0.00	0.00	N/A	35.98	0.00	-35.98	N/A	0.00
4648-0000	Irrigation - Utility	117.58	180.00	62.42	34.68	790.63	750.00	-40.63	-5.42	1,630.00
4799-0000	TOTAL UTILITIES	135.84	207.00	71.16	34.38	950.39	936.00	-14.39	-1.54	1,951.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	78.37	0.00	-78.37	N/A	78.37	0.00	-78.37	N/A	0.00
5130-0000	Electric Bulbs	17.06	0.00	-17.06	N/A	17.06	0.00	-17.06	N/A	0.00
5160-0000	Exterior Building Maintenance	0.00	0.00	0.00	N/A	324.74	0.00	-324.74	N/A	0.00
5192-0000	Landscaping Expense	0.00	1,000.00	1,000.00	100.00	215.25	2,000.00	1,784.75	89.24	2,000.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	2,250.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	33.39	0.00	-33.39	N/A	0.00
5260-0000	Signage	0.00	0.00	0.00	N/A	182.10	0.00	-182.10	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	95.43	1,000.00	904.57	90.46	850.91	3,500.00	2,649.09	75.69	4,250.00
5300-0000	CLEANING AND IMPROVEMENTS									
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	197.86	0.00	-197.86	N/A	0.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	0.00	N/A	197.86	0.00	-197.86	N/A	0.00
5400-0000	SERVICES									
5430-0000	Exterminating	79.54	0.00	-79.54	N/A	82.01	0.00	-82.01	N/A	0.00
5460-0000	Landscaping Service	519.16	539.00	19.84	3.68	3,524.44	2,637.00	-887.44	-33.65	5,332.00
5462-0000	Non CAM Landscaping	1,585.27	1,586.00	0.73	0.05	7,133.71	7,930.00	796.29	10.04	16,160.00
5499-0000	TOTAL SERVICES	2,183.97	2,125.00	-58.97	-2.78	10,740.16	10,567.00	-173.16	-1.64	21,492.00

INNOVATION PARK -TENANTS IN COMMON (inn-tic)

Budget Comparison

Period = Apr 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	0.00	0.00	0.00	N/A	23,000.00	23,000.00	0.00	0.00	23,000.00
5520-0000	Phone Service	105.35	215.00	109.65	51.00	788.85	1,505.00	716.15	47.58	2,580.00
5522-0000	Internet Charge	0.00	0.00	0.00	N/A	70.55	0.00	-70.55	N/A	0.00
5575-0000	Professional Fees	2,470.00	3,000.00	530.00	17.67	21,787.75	21,000.00	-787.75	-3.75	36,000.00
5585-0000	Subscriptions	0.00	0.00	0.00	N/A	725.00	0.00	-725.00	N/A	0.00
5588-0000	Economic Development	12,500.00	12,500.00	0.00	0.00	35,000.00	25,300.00	-9,700.00	-38.34	25,300.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	30,000.00
5592-0000	Non CAM Professional Fees	2,470.00	6,167.00	3,697.00	59.95	30,613.75	43,165.00	12,551.25	29.08	74,000.00
5596-0000	Other Administration Costs	191.00	516.00	325.00	62.98	1,501.19	3,909.00	2,407.81	61.60	6,789.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	17,736.35	22,398.00	4,661.65	20.81	113,487.09	117,879.00	4,391.91	3.73	197,669.00
6110-0000	Management Fees TALCOR	875.00	875.00	0.00	0.00	6,125.00	6,125.00	0.00	0.00	10,500.00
6159-0000	TOTAL OTHER EXPENSES	875.00	875.00	0.00	0.00	6,125.00	6,125.00	0.00	0.00	10,500.00
7110-0000	Property Insurance	2,713.39	2,007.00	-706.39	-35.20	14,400.85	14,324.00	-76.85	-0.54	24,359.00
7111-0000	Property Insurance-NonCAM	532.46	1,525.00	992.54	65.08	7,600.76	10,675.00	3,074.24	28.80	16,650.00
7199-0000	TOTAL INSURANCE/TAXES	3,245.85	3,532.00	286.15	8.10	22,001.61	24,999.00	2,997.39	11.99	41,009.00
7800-0000	TOTAL OPERATING EXPENSES	24,272.44	30,137.00	5,864.56	19.46	154,353.02	164,006.00	9,652.98	5.89	276,871.00
7999-0000	NET INCOME - OPERATING	14,446.98	9,636.33	4,810.65	49.92	114,744.71	114,410.31	334.40	0.29	200,433.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	14,823.49	14,823.00	-0.49	0.00	103,764.43	103,761.00	-3.43	0.00	177,876.00
8299-0000	TOTAL OTHER EXPENSES	14,823.49	14,823.00	-0.49	0.00	103,764.43	103,761.00	-3.43	0.00	177,876.00
9900-0000	NET INCOME	-376.51	-5,186.67	4,810.16	92.74	10,980.28	10,649.31	330.97	3.11	22,557.00

INN-TIC - BUDGET COMPARISON

As of April 30, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$269,097.73	\$278,416.31	-\$9,318.58	-3.35
Total Operating Expenses	\$154,353.02	\$164,006.00	\$9,652.98	5.89
Net Operating Income	\$114,744.71	\$114,410.31	\$334.40	0.29

Major Variances from Budget:

Total Revenue

Interest Income continues to perform unfavorably as compared to 2011-2012 actuals. The account is currently 26.59% - \$11,352 below budget. This is due in large part to the fact that the Dow Jones Industrial average has risen nearly 3000 points year over year which has decreased the bond yield on the investments.

INNOVATION PARK - JOHNSON BLDG (johnson)

Budget Comparison

Period = Apr 2013

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	6,665.97	7,792.00	-1,126.03	-14.45	49,160.92	75,157.00	-25,996.08	-34.59	112,388.00
3119-0000	Management Fee Income	580.84	659.00	-78.16	-11.86	4,057.98	4,445.00	-387.02	-8.71	7,740.00
3990-0000	TOTAL REVENUE	7,246.81	8,451.00	-1,204.19	-14.25	53,218.90	79,602.00	-26,383.10	-33.14	120,128.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4635-0000	Refuse Collection	168.58	171.00	2.42	1.42	1,180.06	1,182.00	1.94	0.16	2,037.00
4640-0000	Water/Sewer	141.34	148.00	6.66	4.50	1,052.10	1,016.00	-36.10	-3.55	1,716.00
4648-0000	Irrigation - Utility	20.88	22.00	1.12	5.09	169.08	139.00	-30.08	-21.64	271.00
4799-0000	TOTAL UTILITIES	330.80	341.00	10.20	2.99	2,401.24	2,337.00	-64.24	-2.75	4,024.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	1,200.00	1,200.00	100.00	386.78	3,000.00	2,613.22	87.11	3,600.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	53.40	100.00	46.60	46.60	200.00
5130-0000	Electric Bulbs	249.08	0.00	-249.08	N/A	754.87	0.00	-754.87	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	193.75	0.00	-193.75	N/A	0.00
5140-0000	Elevator Maintenance	0.00	125.00	125.00	100.00	0.00	375.00	375.00	100.00	500.00
5160-0000	Exterior Building Maintenance	1,088.18	45.00	-1,043.18	-2,318.18	3,886.93	4,725.00	838.07	17.74	5,905.00
5161-0000	Exterior Building Supplies	0.00	75.00	75.00	100.00	0.00	150.00	150.00	100.00	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	335.00	335.00	100.00	335.00
5175-0000	Fire Alarm/Sprinkler Repair	0.00	0.00	0.00	N/A	0.00	780.00	780.00	100.00	780.00
5180-0000	HVAC Repair	0.00	0.00	0.00	N/A	3,560.39	1,500.00	-2,060.39	-137.36	4,500.00
5185-0000	HVAC Supplies	0.00	0.00	0.00	N/A	173.09	0.00	-173.09	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	0.00	0.00	0.00	N/A	1,256.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	6.00	0.00	-6.00	N/A	0.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	427.67	3,500.00	3,072.33	87.78	3,500.00
5230-0000	Plumbing Repairs	0.00	800.00	800.00	100.00	737.20	1,850.00	1,112.80	60.15	2,050.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	90.00	90.00	100.00	90.00
5245-0000	Irrigation Repairs	107.99	0.00	-107.99	N/A	226.39	200.00	-26.39	-13.20	200.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	2,500.00	2,500.00	100.00	5,000.00
5260-0000	Signage	0.00	0.00	0.00	N/A	186.59	3,500.00	3,313.41	94.67	3,500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	1,445.25	2,245.00	799.75	35.62	10,593.06	23,105.00	12,511.94	54.15	32,141.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	3,000.00
5313-0000	Carpet Repairs	0.00	500.00	500.00	100.00	0.00	1,000.00	1,000.00	100.00	1,000.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	3,000.00	3,000.00	100.00	3,000.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	40.46	0.00	-40.46	N/A	0.00
5370-0000	Interior Repairs	149.00	0.00	-149.00	N/A	537.70	1,000.00	462.30	46.23	1,500.00

INNOVATION PARK - JOHNSON BLDG (johnson)

Budget Comparison

Period = Apr 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	149.00	500.00	351.00	70.20	578.16	6,500.00	5,921.84	91.11	8,500.00
5400-0000	SERVICES									
5410-0000	Elevator Service	82.50	83.00	0.50	0.60	577.50	581.00	3.50	0.60	996.00
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	3,083.70	2,600.00	-483.70	-18.60	4,765.00
5430-0000	Exterminating	95.00	45.00	-50.00	-111.11	720.98	315.00	-405.98	-128.88	540.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	40.54	25.00	-15.54	-62.16	25.00
5447-0000	HVAC Monthly Service	0.00	923.00	923.00	100.00	1,792.00	2,769.00	977.00	35.28	3,692.00
5450-0000	Janitorial Service	1,942.40	2,001.00	58.60	2.93	13,993.15	14,007.00	13.85	0.10	24,012.00
5460-0000	Landscaping Service	1,415.98	530.00	-885.98	-167.17	4,346.51	2,650.00	-1,696.51	-64.02	5,405.00
5470-0000	Parking Lot Service	0.00	0.00	0.00	N/A	0.00	5,900.00	5,900.00	100.00	5,900.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,400.00
5499-0000	TOTAL SERVICES	3,535.88	3,582.00	46.12	1.29	24,554.38	28,847.00	4,292.62	14.88	47,735.00
5500-0000	PROPERTY ADMINISTRATION									
5575-0000	Professional Fees	0.00	0.00	0.00	N/A	0.00	6,500.00	6,500.00	100.00	6,500.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	0.00	0.00	0.00	N/A	0.00	6,500.00	6,500.00	100.00	6,500.00
6111-0000	Management Fees-NonCAM	1,668.16	1,668.00	-0.16	-0.01	11,677.12	11,676.00	-1.12	-0.01	20,016.00
6159-0000	TOTAL OTHER EXPENSES	1,668.16	1,668.00	-0.16	-0.01	11,677.12	11,676.00	-1.12	-0.01	20,016.00
7110-0000	Property Insurance	1,302.55	1,124.00	-178.55	-15.89	8,998.00	7,868.00	-1,130.00	-14.36	13,488.00
7199-0000	TOTAL INSURANCE/TAXES	1,302.55	1,124.00	-178.55	-15.89	8,998.00	7,868.00	-1,130.00	-14.36	13,488.00
7800-0000	TOTAL OPERATING EXPENSES	8,431.64	9,460.00	1,028.36	10.87	58,801.96	86,833.00	28,031.04	32.28	132,404.00
7999-0000	NET INCOME - OPERATING	-1,184.83	-1,009.00	-175.83	-17.43	-5,583.06	-7,231.00	1,647.94	22.79	-12,276.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	7,681.43	7,681.00	-0.43	-0.01	53,770.01	53,767.00	-3.01	-0.01	92,172.00
8299-0000	TOTAL OTHER EXPENSES	7,681.43	7,681.00	-0.43	-0.01	53,770.01	53,767.00	-3.01	-0.01	92,172.00
9900-0000	NET INCOME	-8,866.26	-8,690.00	-176.26	-2.03	-59,353.07	-60,998.00	1,644.93	2.70	-104,448.00

JOHNSON - BUDGET COMPARISON

As of April 30, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$53,218.90	\$79,602.00	-\$26,383.10	-33.14
Total Operating Expenses	\$58,801.96	\$86,833.00	\$28,031.04	32.28
Net Operating Income	-\$5,583.06	-\$7,231.00	\$1,647.94	22.79

Major Variances from Budget:

Operating Expense Reimbursements are \$25,996 under budget which is also reflective in the Total Revenue variance. Total Repair & Maintenance (\$12,511), Total Cleaning & Improvements (\$5,921) and Total Property Administration (\$6,500) make up the shortfall of Operating Expenses.

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)
Budget Comparison

Period = Apr 2013

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME								
3050-0000	INCOME - OPERATING								
3110-0000	862.42	855.00	7.42	0.87	6,036.94	5,985.00	51.94	0.87	10,260.00
3120-0000	21.15	21.00	0.15	0.71	148.05	147.00	1.05	0.71	252.00
3315-0000	1.95	0.00	1.95	N/A	11.59	0.00	11.59	N/A	0.00
3990-0000	885.52	876.00	9.52	1.09	6,196.58	6,132.00	64.58	1.05	10,512.00
4000-0000	OPERATING EXPENSES								
4400-0000	PAYROLL EXPENSE								
4401-0000	0.00	9,871.00	9,871.00	100.00	52.56	9,871.00	9,818.44	99.47	59,225.00
4403-0000	3,802.56	3,750.00	-52.56	-1.40	26,512.80	26,250.00	-262.80	-1.00	45,000.00
4404-0000	439.87	1,106.00	666.13	60.23	2,844.10	3,208.00	363.90	11.34	8,738.00
4405-0000	-671.00	203.00	874.00	430.54	699.00	532.00	-167.00	-31.39	1,547.00
4406-0000	420.50	2,567.00	2,146.50	83.62	2,996.06	6,965.00	3,968.94	56.98	19,800.00
4407-0000	2,000.00	0.00	-2,000.00	N/A	10,000.00	0.00	-10,000.00	N/A	10,000.00
4415-0000	10,688.50	0.00	-10,688.50	N/A	69,094.73	58,861.00	-10,233.73	-17.39	58,861.00
4460-0000	306.75	0.00	-306.75	N/A	1,449.83	0.00	-1,449.83	N/A	0.00
4490-0000	16,987.18	17,497.00	509.82	2.91	113,649.08	105,687.00	-7,962.08	-7.53	203,171.00
4500-0000	LEASING and ADVERTISING								
4540-0000	0.00	0.00	0.00	N/A	53.77	0.00	-53.77	N/A	0.00
4599-0000	0.00	0.00	0.00	N/A	53.77	0.00	-53.77	N/A	0.00
4600-0000	UTILITIES								
4605-0000	150.38	215.00	64.62	30.06	1,078.31	1,580.00	501.69	31.75	2,760.00
4635-0000	0.00	17.00	17.00	100.00	0.00	119.00	119.00	100.00	204.00
4640-0000	32.55	35.00	2.45	7.00	227.35	266.00	38.65	14.53	452.00
4650-0000	45.32	47.00	1.68	3.57	317.24	329.00	11.76	3.57	564.00
4660-0000	27.29	28.00	0.71	2.54	191.03	196.00	4.97	2.54	336.00
4799-0000	255.54	342.00	86.46	25.28	1,813.93	2,490.00	676.07	27.15	4,316.00
5116-5000	REPAIR/MAINTENANCE								
5120-0000	0.00	0.00	0.00	N/A	0.00	200.00	200.00	100.00	400.00
5125-0000	0.00	0.00	0.00	N/A	0.00	246.00	246.00	100.00	492.00
5145-0000	430.38	0.00	-430.38	N/A	1,334.57	0.00	-1,334.57	N/A	0.00
5145-2210	0.00	430.00	430.00	100.00	0.00	1,290.00	1,290.00	100.00	1,720.00
5160-0000	0.00	0.00	0.00	N/A	58.31	250.00	191.69	76.68	375.00
5161-0000	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	225.00
5170-0000	0.00	0.00	0.00	N/A	7.00	10.00	3.00	30.00	10.00
5180-0000	0.00	250.00	250.00	100.00	0.00	500.00	500.00	100.00	750.00
5195-0000	0.00	0.00	0.00	N/A	900.00	0.00	-900.00	N/A	1,500.00
5210-0000	0.00	0.00	0.00	N/A	68.70	50.00	-18.70	-37.40	100.00
5230-0000	0.00	150.00	150.00	100.00	0.00	300.00	300.00	100.00	300.00
5240-0000	0.00	0.00	0.00	N/A	0.00	90.00	90.00	100.00	90.00
5250-0000	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	450.00
5290-0000	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	500.00
5299-0000	430.38	830.00	399.62	48.15	2,368.58	3,636.00	1,267.42	34.86	6,912.00
5300-0000	CLEANING AND IMPROVEMENTS								

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Apr 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	375.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	375.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,750.00
5400-0000	SERVICES									
5430-0000	Exterminating	25.00	25.00	0.00	0.00	474.00	175.00	-299.00	-170.86	300.00
5433-0000	Non CAM Exterminating	0.00	0.00	0.00	N/A	15.00	0.00	-15.00	N/A	0.00
5447-0000	HVAC Monthly Service	0.00	105.00	105.00	100.00	204.00	315.00	111.00	35.24	420.00
5450-0000	Janitorial Service	171.08	176.00	4.92	2.80	1,223.21	1,232.00	8.79	0.71	2,112.00
5460-0000	Landscaping Service	668.04	642.00	-26.04	-4.06	3,581.45	3,138.00	-443.45	-14.13	6,348.00
5480-0000	Security	0.00	430.00	430.00	100.00	0.00	1,290.00	1,290.00	100.00	1,720.00
5499-0000	TOTAL SERVICES	864.12	1,378.00	513.88	37.29	5,497.66	6,150.00	652.34	10.61	10,900.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	0.00	0.00	0.00	N/A	105.35	0.00	-105.35	N/A	0.00
5522-0000	Internet Charge	70.55	193.00	122.45	63.45	423.30	1,352.00	928.70	68.69	2,317.00
5530-0000	Copies	24.20	113.00	88.80	78.58	232.49	795.00	562.51	70.76	1,360.00
5560-0000	Fees/Licenses/Permits	4.35	6.00	1.65	27.50	23.20	40.00	16.80	42.00	70.00
5565-0000	Office Supplies	65.88	225.00	159.12	70.72	424.53	1,575.00	1,150.47	73.05	2,700.00
5566-0000	Office Equipment Maintenance	0.00	200.00	200.00	100.00	0.00	1,400.00	1,400.00	100.00	2,400.00
5570-0000	Postage/Delivery	0.00	10.00	10.00	100.00	0.00	70.00	70.00	100.00	120.00
5580-0100	Printing	0.00	42.00	42.00	100.00	0.00	290.00	290.00	100.00	500.00
5585-0000	Subscriptions	30.00	35.00	5.00	14.29	525.00	1,564.00	1,039.00	66.43	1,739.00
5586-0000	Marketing/PR	-100.00	0.00	100.00	N/A	-100.00	0.00	100.00	N/A	0.00
5587-0000	General Authority Expense	-23.26	25.00	48.26	193.04	294.25	75.00	-219.25	-292.33	100.00
5592-0000	Non CAM Professional Fees	0.00	0.00	0.00	N/A	3,000.00	0.00	-3,000.00	N/A	0.00
5594-0000	Travel	0.00	1,500.00	1,500.00	100.00	0.00	9,100.00	9,100.00	100.00	9,100.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	71.72	2,349.00	2,277.28	96.95	4,928.12	16,261.00	11,332.88	69.69	20,406.00
6110-0000	Management Fees TALCOR	118.75	119.00	0.25	0.21	831.25	833.00	1.75	0.21	1,428.00
6159-0000	TOTAL OTHER EXPENSES	118.75	119.00	0.25	0.21	831.25	833.00	1.75	0.21	1,428.00
7110-0000	Property Insurance	270.59	289.00	18.41	6.37	1,911.62	2,023.00	111.38	5.51	3,468.00
7199-0000	TOTAL INSURANCE/TAXES	270.59	289.00	18.41	6.37	1,911.62	2,023.00	111.38	5.51	3,468.00
7800-0000	TOTAL OPERATING EXPENSES	18,998.28	22,804.00	3,805.72	16.69	131,054.01	138,580.00	7,525.99	5.43	252,351.00
7999-0000	NET INCOME - OPERATING	-18,112.76	-21,928.00	3,815.24	17.40	-124,857.43	-132,448.00	7,590.57	5.73	-241,839.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	896.48	886.00	-10.48	-1.18	6,275.36	6,202.00	-73.36	-1.18	10,632.00
8299-0000	TOTAL OTHER EXPENSES	896.48	886.00	-10.48	-1.18	6,275.36	6,202.00	-73.36	-1.18	10,632.00
9900-0000	NET INCOME	-19,009.24	-22,814.00	3,804.76	16.68	-131,132.79	-138,650.00	7,517.21	5.42	-252,471.00

KNIGHT - BUDGET COMPARISON

As of April 30, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$6,196.58	\$6,132.00	\$64.58	1.05
Total Operating Expenses	\$131,054.01	\$138,580.00	\$7,525.99	5.43
Net Operating Income	-\$124,857.43	-\$132,448.00	\$7,590.57	5.73

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

Within Total Property Administration account 5594, Travel, is \$9,100 under budget. It was assumed during the budget process for the current year that travel expenses should be inserted to cover potential costs associated with the search for an Executive Director. This did not take place and is not anticipate to take place for the remainder of the current operating year.

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Apr 2013

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	15,980.51	15,957.00	23.51	0.15	113,946.14	113,535.00	411.14	0.36	193,320.00
3120-0000	Other Rents	0.00	22.00	-22.00	-100.00	0.00	154.00	-154.00	-100.00	264.00
3315-0000	Sales Tax Discount	3.79	0.00	3.79	N/A	26.41	0.00	26.41	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	151.69	0.00	151.69	N/A	0.00
3990-0000	TOTAL REVENUE	16,005.97	15,979.00	26.97	0.17	114,124.24	113,689.00	435.24	0.38	193,584.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	2,430.62	2,650.00	219.38	8.28	17,472.67	19,800.00	2,327.33	11.75	35,650.00
4622-0000	Demand Credit	-31.36	0.00	31.36	N/A	-232.38	0.00	232.38	N/A	0.00
4635-0000	Refuse Collection	136.91	139.00	2.09	1.50	958.37	961.00	2.63	0.27	1,656.00
4640-0000	Water/Sewer	114.79	130.00	15.21	11.70	854.47	897.00	42.53	4.74	1,506.00
4648-0000	Irrigation - Utility	16.96	25.00	8.04	32.16	137.34	152.00	14.66	9.64	276.00
4799-0000	TOTAL UTILITIES	2,667.92	2,944.00	276.08	9.38	19,190.47	21,810.00	2,619.53	12.01	39,088.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	285.62	300.00	14.38	4.79	808.29	1,750.00	941.71	53.81	2,500.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	53.85	100.00	46.15	46.15	275.00
5130-0000	Electric Bulbs	264.68	0.00	-264.68	N/A	424.59	0.00	-424.59	N/A	0.00
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	65.00	65.00	100.00	130.00
5145-0000	Elevator Phone Maintenance	225.00	225.00	0.00	0.00	852.00	675.00	-177.00	-26.22	900.00
5145-4400	Security Maint & Repair	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	300.00
5160-0000	Exterior Building Maintenance	883.76	45.00	-838.76	-1,863.91	3,088.41	3,395.00	306.59	9.03	3,820.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	500.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	48.50	285.00	236.50	82.98	285.00
5180-0000	HVAC Repair	1,238.13	1,000.00	-238.13	-23.81	2,305.51	2,000.00	-305.51	-15.28	5,000.00
5185-0000	HVAC Supplies	0.00	0.00	0.00	N/A	140.57	0.00	-140.57	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	0.00	0.00	0.00	N/A	1,020.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	8.00	365.00	357.00	97.81	550.00
5215-0000	Locks & Keys Supplies	78.00	0.00	-78.00	N/A	78.00	0.00	-78.00	N/A	0.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	22.48	3,500.00	3,477.52	99.36	3,500.00
5230-0000	Plumbing Repairs	125.00	0.00	-125.00	N/A	551.60	1,175.00	623.40	53.06	1,475.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	75.00	75.00	100.00	75.00
5245-0000	Irrigation Repairs	87.72	0.00	-87.72	N/A	183.88	200.00	16.12	8.06	200.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	180.00	2,000.00	1,820.00	91.00	2,500.00
5260-0000	Signage	0.00	0.00	0.00	N/A	176.27	2,500.00	2,323.73	92.95	2,500.00
5290-0000	Other Maintenance	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Apr 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5299-0000	TOTAL REPAIR/MAINTENANCE	3,187.91	1,570.00	-1,617.91	-103.05	9,079.31	20,485.00	11,405.69	55.68	27,530.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	1,250.00	1,250.00	100.00	2,500.00
5313-0000	Carpet Repairs	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	2,000.00
5315-0000	Mini Blinds	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	600.00
5340-0000	Painting	0.00	875.00	875.00	100.00	0.00	4,750.00	4,750.00	100.00	4,750.00
5345-0000	Painting Supplies	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	400.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	63.75	400.00	336.25	84.06	400.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	162.34	800.00	637.66	79.71	2,200.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	875.00	875.00	100.00	226.09	8,500.00	8,273.91	97.34	12,850.00
5400-0000	SERVICES									
5410-0000	Elevator Service	38.00	38.00	0.00	0.00	266.00	266.00	0.00	0.00	456.00
5430-0000	Exterminating	45.00	45.00	0.00	0.00	457.17	315.00	-142.17	-45.13	540.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	32.93	0.00	-32.93	N/A	0.00
5447-0000	HVAC Monthly Service	0.00	383.00	383.00	100.00	716.00	1,127.00	411.00	36.47	1,510.00
5450-0000	Janitorial Service	1,676.37	1,594.00	-82.37	-5.17	11,311.76	11,158.00	-153.76	-1.38	19,128.00
5460-0000	Landscaping Service	1,149.98	431.00	-718.98	-166.82	3,529.98	2,153.00	-1,376.98	-63.96	4,388.00
5470-0000	Parking Lot Service	0.00	0.00	0.00	N/A	0.00	4,754.00	4,754.00	100.00	4,754.00
5480-0000	Security	0.00	225.00	225.00	100.00	0.00	675.00	675.00	100.00	900.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,400.00
5499-0000	TOTAL SERVICES	2,909.35	2,716.00	-193.35	-7.12	16,313.84	20,448.00	4,134.16	20.22	33,076.00
5500-0000	PROPERTY ADMINISTRATION									
5575-0000	Professional Fees	0.00	0.00	0.00	N/A	0.00	6,500.00	6,500.00	100.00	6,500.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	0.00	0.00	0.00	N/A	0.00	6,500.00	6,500.00	100.00	6,500.00
6110-0000	Management Fees TALCOR	1,379.47	1,379.00	-0.47	-0.03	9,656.29	9,653.00	-3.29	-0.03	16,548.00
6159-0000	TOTAL OTHER EXPENSES	1,379.47	1,379.00	-0.47	-0.03	9,656.29	9,653.00	-3.29	-0.03	16,548.00
7110-0000	Property Insurance	1,057.87	913.00	-144.87	-15.87	7,307.75	6,391.00	-916.75	-14.34	10,956.00
7199-0000	TOTAL INSURANCE/TAXES	1,057.87	913.00	-144.87	-15.87	7,307.75	6,391.00	-916.75	-14.34	10,956.00
7800-0000	TOTAL OPERATING EXPENSES	11,202.52	10,397.00	-805.52	-7.75	61,773.75	93,787.00	32,013.25	34.13	146,548.00
7999-0000	NET INCOME - OPERATING	4,803.45	5,582.00	-778.55	-13.95	52,350.49	19,902.00	32,448.49	163.04	47,036.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,195.17	4,189.00	-6.17	-0.15	29,366.19	29,323.00	-43.19	-0.15	50,268.00
8299-0000	TOTAL OTHER EXPENSES	4,195.17	4,189.00	-6.17	-0.15	29,366.19	29,323.00	-43.19	-0.15	50,268.00
9900-0000	NET INCOME	608.28	1,393.00	-784.72	-56.33	22,984.30	-9,421.00	32,405.30	343.97	-3,232.00

MORGAN - BUDGET COMPARISON

As of April 30, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$114,124.24	\$113,689.00	\$435.24	0.38
Total Operating Expenses	\$61,773.75	\$93,787.00	\$32,013.25	34.13
Net Operating Income	\$52,350.49	\$19,902.00	\$32,448.49	163.04

Major Variances from Budget:

1) Total Operating Expenses

Expenses are currently 34% (\$32,013) under budget thus creating an overage of Net Operating Income of 163% (\$32,448). As discussions began a few months ago regarding the future financial situation and potential division of the Park, minimizing expenses and maximizing income became an even greater commodity.

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Apr 2013

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	75,036.99	75,040.00	-3.01	0.00	128,640.00
3990-0000 TOTAL REVENUE	10,719.57	10,720.00	-0.43	0.00	75,036.99	75,040.00	-3.01	0.00	128,640.00
4000-0000 OPERATING EXPENSES									
4600-0000 UTILITIES									
4635-0000 Refuse Collection	0.00	0.00	0.00	N/A	222.79	0.00	-222.79	N/A	0.00
4799-0000 TOTAL UTILITIES	0.00	0.00	0.00	N/A	222.79	0.00	-222.79	N/A	0.00
5116-5000 REPAIR/MAINTENANCE									
5120-0000 Electric Repairs	0.00	0.00	0.00	N/A	642.67	200.00	-442.67	-221.34	400.00
5160-0000 Exterior Building Maintenance	0.00	290.00	290.00	100.00	180.00	880.00	700.00	79.55	1,070.00
5170-0000 Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	109.50	250.00	140.50	56.20	250.00
5180-0000 HVAC Repair	471.02	0.00	-471.02	N/A	471.02	500.00	28.98	5.80	1,000.00
5185-0000 HVAC Supplies	0.00	0.00	0.00	N/A	65.86	0.00	-65.86	N/A	0.00
5192-0000 Landscaping Expense	0.00	0.00	0.00	N/A	0.00	400.00	400.00	100.00	400.00
5210-0000 Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	500.00
5230-0000 Plumbing Repairs	0.00	0.00	0.00	N/A	214.88	200.00	-14.88	-7.44	400.00
5235-0000 Plumbing Supplies	0.00	75.00	75.00	100.00	0.00	150.00	150.00	100.00	225.00
5240-0000 Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	125.00	125.00	100.00	125.00
5250-0000 Roof Repairs	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	4,500.00
5299-0000 TOTAL REPAIR/MAINTENANCE	471.02	365.00	-106.02	-29.05	1,683.93	4,455.00	2,771.07	62.20	8,870.00
5300-0000 CLEANING AND IMPROVEMENTS									
5310-0000 Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	3,000.00
5340-0000 Painting	0.00	750.00	750.00	100.00	0.00	1,500.00	1,500.00	100.00	1,500.00
5370-0000 Interior Repairs	0.00	0.00	0.00	N/A	1,689.10	1,000.00	-689.10	-68.91	1,500.00
5399-0000 TOTAL CLEANING AND IMPROVEMENTS	0.00	750.00	750.00	100.00	1,689.10	4,000.00	2,310.90	57.77	6,000.00
5400-0000 SERVICES									
5420-0000 Fire Protection System	0.00	0.00	0.00	N/A	0.00	148.00	148.00	100.00	148.00
5430-0000 Exterminating	35.00	35.00	0.00	0.00	245.00	245.00	0.00	0.00	420.00
5445-0000 Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	35.00	35.00	100.00	35.00
5447-0000 HVAC Monthly Service	0.00	0.00	0.00	N/A	604.00	640.00	36.00	5.62	1,300.00
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	849.00	1,068.00	219.00	20.51	3,203.00
6110-0000 Management Fees TALCOR	621.73	622.00	0.27	0.04	4,352.11	4,354.00	1.89	0.04	7,464.00
6159-0000 TOTAL OTHER EXPENSES	621.73	622.00	0.27	0.04	4,352.11	4,354.00	1.89	0.04	7,464.00

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Apr 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7110-0000	Property Insurance	151.11	176.00	24.89	14.14	1,078.89	1,232.00	153.11	12.43	2,112.00
7199-0000	TOTAL INSURANCE/TAXES	151.11	176.00	24.89	14.14	1,078.89	1,232.00	153.11	12.43	2,112.00
7800-0000	TOTAL OPERATING EXPENSES	1,278.86	1,948.00	669.14	34.35	9,875.82	15,109.00	5,233.18	34.64	27,649.00
7999-0000	NET INCOME - OPERATING	9,440.71	8,772.00	668.71	7.62	65,161.17	59,931.00	5,230.17	8.73	100,991.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,074.15	3,058.00	-16.15	-0.53	21,519.05	21,406.00	-113.05	-0.53	36,696.00
8299-0000	TOTAL OTHER EXPENSES	3,074.15	3,058.00	-16.15	-0.53	21,519.05	21,406.00	-113.05	-0.53	36,696.00
9900-0000	NET INCOME	6,366.56	5,714.00	652.56	11.42	43,642.12	38,525.00	5,117.12	13.28	64,295.00

PHIPPS - BUDGET COMPARISON

As of April 30, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$75,036.99	\$75,040.00	-\$3.01	0.00
Total Operating Expenses	\$9,875.82	\$15,109.00	\$5,233.18	34.64
Net Operating Income	\$65,161.17	\$59,931.00	\$5,230.17	8.73

Major Variances from Budget:

Expenses continue to be monitored very closely to maximize Net Operating Income. Total Repair and Maintenance is \$2,771 under budget and Cleaning and Improvements is \$2,310 under budget .

INNOVATION PARK - SLIGER BLDG (sliger)

Budget Comparison

Period = Apr 2013

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	625.00	692.00	-67.00	-9.68	4,717.86	4,844.00	-126.14	-2.60	8,304.00
3114-5000	Operating Expense Reimbursement	10,713.88	4,818.00	5,895.88	122.37	49,241.05	80,413.00	-31,171.95	-38.76	126,266.00
3119-0000	Management Fee Income	545.99	618.00	-72.01	-11.65	3,814.50	4,166.00	-351.50	-8.44	7,256.00
3315-0000	Sales Tax Discount	1.86	0.00	1.86	N/A	9.15	0.00	9.15	N/A	0.00
3990-0000	TOTAL REVENUE	11,886.73	6,128.00	5,758.73	93.97	57,782.56	89,423.00	-31,640.44	-35.38	141,826.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4607-0000	Electric - NonCam	355.24	340.00	-15.24	-4.48	2,552.95	2,417.00	-135.95	-5.62	4,230.00
4635-0000	Refuse Collection	155.61	155.00	-0.61	-0.39	1,089.27	1,085.00	-4.27	-0.39	1,860.00
4637-0000	Refuse - NONCAM	8.74	9.00	0.26	2.89	61.18	63.00	1.82	2.89	108.00
4640-0000	Water/Sewer	130.47	155.00	24.53	15.83	971.17	1,040.00	68.83	6.62	1,779.00
4642-0000	Non CAM Water/Sewer	7.33	9.00	1.67	18.56	54.54	56.00	1.46	2.61	97.00
4648-0000	Irrigation - Utility	19.27	27.00	7.73	28.63	156.08	144.00	-12.08	-8.39	277.00
4649-0000	Irrigation-NonCAM	1.08	3.00	1.92	64.00	8.77	11.00	2.23	20.27	26.00
4799-0000	TOTAL UTILITIES	677.74	698.00	20.26	2.90	4,893.96	4,816.00	-77.96	-1.62	8,377.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	181.56	150.00	-31.56	-21.04	346.91	900.00	553.09	61.45	1,350.00
5122-0000	NONCAM Electrical Repairs	0.00	9.00	9.00	100.00	8.97	54.00	45.03	83.39	81.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	358.56	275.00	-83.56	-30.39	350.00
5127-0000	NONCAM Electric Supplies	0.00	0.00	0.00	N/A	0.00	67.00	67.00	100.00	97.00
5130-0000	Electric Bulbs	205.75	0.00	-205.75	N/A	387.51	0.00	-387.51	N/A	0.00
5132-0000	NONCAM Electric Bulbs	13.13	0.00	-13.13	N/A	33.38	0.00	-33.38	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	178.85	0.00	-178.85	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	200.00	200.00	100.00	255.00
5141-0000	Elevator Maintenance-NonCAM	0.00	0.00	0.00	N/A	0.00	12.00	12.00	100.00	15.00
5145-2310	Security Monitro Cont-NonCAM	0.00	120.00	120.00	100.00	0.00	360.00	360.00	100.00	480.00
5160-0000	Exterior Building Maintenance	1,004.47	45.00	-959.47	-2,132.16	3,513.45	3,725.00	211.55	5.68	4,405.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	230.00	230.00	100.00	330.00
5161-5000	Ext Building Supplies-NonCAM	0.00	0.00	0.00	N/A	0.00	16.00	16.00	100.00	22.00
5162-0000	Non CAM Exterior Bldg Maint.	56.41	3.00	-53.41	-1,780.33	198.11	305.00	106.89	35.05	347.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	335.00	335.00	100.00	335.00
5180-0000	HVAC Repair	4,330.34	0.00	-4,330.34	N/A	6,763.84	11,500.00	4,736.16	41.18	30,250.00
5182-0000	Non CAM HVAC Repair	267.66	250.00	-17.66	-7.06	267.66	500.00	232.34	46.47	1,500.00
5185-0000	HVAC Supplies	0.00	0.00	0.00	N/A	159.77	0.00	-159.77	N/A	0.00
5187-0000	Non CAM HVAC Supplies	0.00	0.00	0.00	N/A	8.97	0.00	-8.97	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
5193-0000	Landscaping Expense-NonCAM	0.00	0.00	0.00	N/A	0.00	30.00	30.00	100.00	30.00

INNOVATION PARK - SLIGER BLDG (sliger)

Budget Comparison

Period = Apr 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,160.00
5196-0000	Tree Trimming-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	66.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	131.25	300.00	168.75	56.25	300.00
5212-0000	Non CAM Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	50.00	50.00	100.00	75.00
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	0.00	N/A	21.50	0.00	-21.50	N/A	0.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	25.54	3,290.00	3,264.46	99.22	3,290.00
5221-0000	Parking Lot Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	210.00	210.00	100.00	210.00
5222-0000	NonCAM Parking Lot Repair	0.00	0.00	0.00	N/A	1.43	0.00	-1.43	N/A	0.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	914.36	1,150.00	235.64	20.49	2,000.00
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	0.00	N/A	18.25	0.00	-18.25	N/A	0.00
5235-0000	Plumbing Supplies	0.00	150.00	150.00	100.00	0.00	450.00	450.00	100.00	450.00
5237-0000	Non CAM Plumbing Supplies	0.00	10.00	10.00	100.00	6.14	30.00	23.86	79.53	30.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	83.00
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	5.00
5245-0000	Irrigation Repairs	99.69	0.00	-99.69	N/A	208.99	188.00	-20.99	-11.16	188.00
5245-5000	Irrigation Repairs-NonCAM	5.60	0.00	-5.60	N/A	5.60	12.00	6.40	53.33	12.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	169.20	1,500.00	1,330.80	88.72	3,000.00
5252-0000	Non CAM Roof Repairs	0.00	0.00	0.00	N/A	10.80	90.00	79.20	88.00	180.00
5260-0000	Signage	0.00	0.00	0.00	N/A	816.59	2,350.00	1,533.41	65.25	2,350.00
5261-0000	Non-CAM Signage	0.00	0.00	0.00	N/A	50.98	150.00	99.02	66.01	150.00
5299-0000	TOTAL REPAIR/MAINTENANCE	6,164.61	737.00	-5,427.61	-736.45	14,606.61	28,779.00	14,172.39	49.25	53,896.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	4,202.00	4,202.00	100.00	4,951.00
5312-0000	Non CAM Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	268.00	268.00	100.00	268.00
5313-0000	Carpet Repairs	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5314-0000	Carpet Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	30.00	30.00	100.00	30.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	3,928.00	3,928.00	100.00	3,928.00
5342-0000	Non CAM Painting	0.00	0.00	0.00	N/A	0.00	572.00	572.00	100.00	572.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
5367-0000	Non CAM Interior Supplies	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	100.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	2,510.35	1,550.00	-960.35	-61.96	1,950.00
5375-0000	Non CAM Interior Repairs	0.00	0.00	0.00	N/A	2.10	500.00	497.90	99.58	750.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5385-0000	Non CAM Other Cleaning and Impro.	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	250.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	0.00	N/A	2,512.45	13,900.00	11,387.55	81.92	15,299.00
5400-0000	SERVICES									
5410-0000	Elevator Service	42.07	42.00	-0.07	-0.17	294.49	294.00	-0.49	-0.17	504.00
5412-0000	Elevator Service-NonCAM	2.43	3.00	0.57	19.00	17.01	21.00	3.99	19.00	36.00
5430-0000	Exterminating	42.30	43.00	0.70	1.63	454.86	301.00	-153.86	-51.12	516.00
5433-0000	Non CAM Exterminating	2.70	3.00	0.30	10.00	27.99	21.00	-6.99	-33.29	36.00

INNOVATION PARK - SLIGER BLDG (sliger)

Budget Comparison

Period = Apr 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	37.43	0.00	-37.43	N/A	0.00
5447-0000	HVAC Monthly Service	0.00	354.00	354.00	100.00	662.60	1,042.00	379.40	36.41	1,396.00
5448-0000	Non CAM HVAC Monthly Maint	0.00	23.00	23.00	100.00	41.40	67.00	25.60	38.21	90.00
5450-0000	Janitorial Service	2,082.95	2,145.00	62.05	2.89	14,893.10	15,015.00	121.90	0.81	25,740.00
5455-0000	Non CAM Janitorial	132.95	137.00	4.05	2.96	950.66	959.00	8.34	0.87	1,644.00
5460-0000	Landscaping Service	1,307.06	490.00	-817.06	-166.75	4,012.15	2,450.00	-1,562.15	-63.76	4,990.00
5462-0000	Non CAM Landscaping	73.40	27.00	-46.40	-171.85	225.33	137.00	-88.33	-64.47	282.00
5470-0000	Parking Lot Service	0.00	0.00	0.00	N/A	0.00	3,600.00	3,600.00	100.00	3,600.00
5470-1000	Non CAM Parking Lot Service	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	300.00
5482-0000	Non CAM Security	120.00	120.00	0.00	0.00	360.00	360.00	0.00	0.00	480.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	2,825.00	2,825.00	100.00	2,825.00
5488-0000	Window Washing Svc-NonCAM	0.00	0.00	0.00	N/A	0.00	170.00	170.00	100.00	170.00
5499-0000	TOTAL SERVICES	3,805.86	3,387.00	-418.86	-12.37	21,977.02	27,562.00	5,584.98	20.26	42,609.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
5521-0000	Phone Service-NonCAM	0.00	2.00	2.00	100.00	0.00	14.00	14.00	100.00	24.00
5523-0000	Internet Charge-NonCAM	405.00	426.00	21.00	4.93	3,037.00	2,982.00	-55.00	-1.84	5,112.00
5567-0000	Office Equip Mtnce-NonCAM	31.36	26.00	-5.36	-20.62	233.35	209.00	-24.35	-11.65	353.00
5575-0000	Professional Fees	0.00	0.00	0.00	N/A	0.00	6,110.00	6,110.00	100.00	6,110.00
5592-0000	Non CAM Professional Fees	0.00	0.00	0.00	N/A	0.00	390.00	390.00	100.00	390.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	436.36	479.00	42.64	8.90	3,270.35	9,880.00	6,609.65	66.90	12,289.00
6111-0000	Management Fees-NonCAM	1,644.22	1,644.00	-0.22	-0.01	11,509.54	11,508.00	-1.54	-0.01	19,728.00
6159-0000	TOTAL OTHER EXPENSES	1,644.22	1,644.00	-0.22	-0.01	11,509.54	11,508.00	-1.54	-0.01	19,728.00
7110-0000	Property Insurance	1,202.35	1,037.00	-165.35	-15.94	8,305.82	7,259.00	-1,046.82	-14.42	12,444.00
7111-0000	Property Insurance-NonCAM	67.53	58.00	-9.53	-16.43	466.49	406.00	-60.49	-14.90	696.00
7199-0000	TOTAL INSURANCE/TAXES	1,269.88	1,095.00	-174.88	-15.97	8,772.31	7,665.00	-1,107.31	-14.45	13,140.00
7800-0000	TOTAL OPERATING EXPENSES	13,998.67	8,040.00	-5,958.67	-74.11	67,542.24	104,110.00	36,567.76	35.12	165,338.00
7999-0000	NET INCOME - OPERATING	-2,111.94	-1,912.00	-199.94	-10.46	-9,759.68	-14,687.00	4,927.32	33.55	-23,512.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,905.14	4,905.00	-0.14	0.00	34,335.98	34,335.00	-0.98	0.00	58,860.00
8299-0000	TOTAL OTHER EXPENSES	4,905.14	4,905.00	-0.14	0.00	34,335.98	34,335.00	-0.98	0.00	58,860.00
9900-0000	NET INCOME	-7,017.08	-6,817.00	-200.08	-2.94	-44,095.66	-49,022.00	4,926.34	10.05	-82,372.00

SLIGER - BUDGET COMPARISON

As of April 30, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$57,782.56	\$89,423.00	-\$31,640.44	-35.38
Total Operating Expenses	\$67,542.24	\$104,110.00	\$36,567.76	35.12
Net Operating Income	-\$9,759.68	-\$14,687.00	\$4,927.32	33.55

Major Variances from Budget:

Total Revenue/Total Operating Expenses

Operating Expense reimbursements for the period to date are \$3,171 or 38% under budget. Any of the larger repairs/projects/services that may be needed must be preapproved by the Florida State University Research Foundation. The reduction in expenses results in reduction in Revenue.

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

Cash Flow Statement

Period = Apr 2013

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	0.00	0.00	169.05	0.02
3110-0000	Rent	73,615.91	54.46	517,736.80	56.00
3110-5000	Amortized Income	20,527.36	15.19	143,691.52	15.54
3114-5000	Operating Expense Reimbursement	24,372.00	18.03	148,592.73	16.07
3115-0000	CAM	8,588.09	6.35	60,116.09	6.50
3119-0000	Management Fee Income	1,126.83	0.83	7,872.48	0.85
3120-0000	Other Rents	1,627.93	1.20	14,701.55	1.59
3220-0000	Interest Income	5,259.34	3.89	31,347.83	3.39
3310-0000	Other Income	0.00	0.00	119.00	0.01
3315-0000	Sales Tax Discount	24.00	0.02	97.74	0.01
3540-0000	Electricity Pass Thru	21.67	0.02	151.69	0.02
3990-0000	TOTAL REVENUE	135,163.13	100.00	924,596.48	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	0.00	0.00	52.56	0.01
4403-0000	Clerical Salary-Authority	3,802.56	2.81	26,512.80	2.87
4404-0000	Payroll Taxes - Authority	439.87	0.33	2,844.10	0.31
4405-0000	Worker's Compensation-Authority	-671.00	-0.50	699.00	0.08
4406-0000	Employee Benefits-Authority	420.50	0.31	2,996.06	0.32
4407-0000	Retention Bonus	2,000.00	1.48	10,000.00	1.08
4415-0000	Interim Admin Pay	10,688.50	7.91	69,094.73	7.47
4460-0000	Employee Benefits	306.75	0.23	1,449.83	0.16
4490-0000	TOTAL PAYROLL EXPENSE	16,987.18	12.57	113,649.08	12.29
4500-0000	LEASING and ADVERTISING				
4540-0000	Advertising - Other	0.00	0.00	53.77	0.01
4599-0000	TOTAL LEASING and ADVERTISING	0.00	0.00	53.77	0.01
4600-0000	UTILITIES				
4605-0000	Electric	2,599.26	1.92	18,674.76	2.02
4607-0000	Electric - NonCam	355.24	0.26	2,552.95	0.28
4622-0000	Demand Credit	-31.36	-0.02	-232.38	-0.03
4635-0000	Refuse Collection	461.10	0.34	3,486.47	0.38
4637-0000	Refuse - NONCAM	8.74	0.01	61.18	0.01
4640-0000	Water/Sewer	419.15	0.31	3,105.09	0.34
4642-0000	Non CAM Water/Sewer	7.33	0.01	54.54	0.01
4648-0000	Irrigation - Utility	174.69	0.13	1,253.13	0.14
4649-0000	Irrigation-NonCAM	1.08	0.00	8.77	0.00
4650-0000	Stormwater	45.32	0.03	317.24	0.03
4660-0000	Fire Service - Utility	27.29	0.02	191.03	0.02
4799-0000	TOTAL UTILITIES	4,067.84	3.01	29,472.78	3.19
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	726.65	0.54	5,001.39	0.54
5122-0000	NONCAM Electrical Repairs	0.00	0.00	8.97	0.00
5125-0000	Electric Supplies	0.00	0.00	545.76	0.06
5130-0000	Electric Bulbs	736.57	0.54	2,205.95	0.24
5132-0000	NONCAM Electric Bulbs	13.13	0.01	33.38	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	559.96	0.06
5145-0000	Elevator Phone Maintenance	655.38	0.48	2,186.57	0.24
5160-0000	Exterior Building Maintenance	3,177.31	2.35	12,579.64	1.36
5162-0000	Non CAM Exterior Bldg Maint.	56.41	0.04	198.11	0.02
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	573.40	0.06

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

Cash Flow Statement

Period = Apr 2013

Book = Accrual

		Period to Date	%	Year to Date	%
5180-0000	HVAC Repair	6,610.31	4.89	15,830.04	1.71
5182-0000	Non CAM HVAC Repair	267.66	0.20	267.66	0.03
5185-0000	HVAC Supplies	505.53	0.37	1,044.82	0.11
5187-0000	Non CAM HVAC Supplies	0.00	0.00	8.97	0.00
5192-0000	Landscaping Expense	0.00	0.00	215.25	0.02
5195-0000	Tree Trimming	0.00	0.00	900.00	0.10
5210-0000	Locks & Keys Repairs	0.00	0.00	247.34	0.03
5215-0000	Locks & Keys Supplies	78.00	0.06	78.00	0.01
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	21.50	0.00
5220-0000	Parking Lot Repairs	0.00	0.00	1,926.66	0.21
5222-0000	NonCAM Parking Lot Repair	0.00	0.00	1.43	0.00
5230-0000	Plumbing Repairs	315.83	0.23	5,879.29	0.64
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	18.25	0.00
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	6.14	0.00
5245-0000	Irrigation Repairs	295.40	0.22	619.26	0.07
5245-5000	Irrigation Repairs-NonCAM	5.60	0.00	5.60	0.00
5250-0000	Roof Repairs	410.00	0.30	759.20	0.08
5252-0000	Non CAM Roof Repairs	0.00	0.00	10.80	0.00
5260-0000	Signage	0.00	0.00	1,361.55	0.15
5261-0000	Non-CAM Signage	0.00	0.00	50.98	0.01
5299-0000	TOTAL REPAIR/MAINTENANCE	13,853.78	10.25	53,145.87	5.75
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	0.00	0.00	2,200.00	0.24
5365-0000	Interior Supplies	199.00	0.15	501.07	0.05
5370-0000	Interior Repairs	419.06	0.31	5,664.83	0.61
5375-0000	Non CAM Interior Repairs	0.00	0.00	2.10	0.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	618.06	0.46	8,368.00	0.90
5400-0000	SERVICES				
5410-0000	Elevator Service	162.57	0.12	1,137.99	0.12
5412-0000	Elevator Service-NonCAM	2.43	0.00	17.01	0.00
5420-0000	Fire Protection System	0.00	0.00	3,083.70	0.33
5430-0000	Exterminating	431.84	0.32	4,038.79	0.44
5433-0000	Non CAM Exterminating	2.70	0.00	42.99	0.00
5445-0000	Backflow Prevention Service	0.00	0.00	268.90	0.03
5447-0000	HVAC Monthly Service	0.00	0.00	8,742.60	0.95
5448-0000	Non CAM HVAC Monthly Maint	0.00	0.00	41.40	0.00
5450-0000	Janitorial Service	8,329.32	6.16	58,880.86	6.37
5455-0000	Non CAM Janitorial	132.95	0.10	950.66	0.10
5460-0000	Landscaping Service	6,350.99	4.70	25,928.05	2.80
5462-0000	Non CAM Landscaping	1,658.67	1.23	7,359.04	0.80
5482-0000	Non CAM Security	120.00	0.09	360.00	0.04
5499-0000	TOTAL SERVICES	17,191.47	12.72	110,851.99	11.99
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	23,000.00	2.49
5520-0000	Phone Service	105.35	0.08	894.20	0.10
5522-0000	Internet Charge	70.55	0.05	493.85	0.05
5523-0000	Internet Charge-NonCAM	405.00	0.30	3,037.00	0.33
5530-0000	Copies	24.20	0.02	232.49	0.03
5560-0000	Fees/Licenses/Permits	4.35	0.00	23.20	0.00
5565-0000	Office Supplies	65.88	0.05	424.53	0.05
5567-0000	Office Equip Mtncce-NonCAM	31.36	0.02	233.35	0.03
5575-0000	Professional Fees	2,470.00	1.83	21,787.75	2.36
5585-0000	Subscriptions	30.00	0.02	1,250.00	0.14
5586-0000	Marketing/PR	-100.00	-0.07	-100.00	-0.01

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

Cash Flow Statement

Period = Apr 2013

Book = Accrual

		Period to Date	%	Year to Date	%
5587-0000	General Authority Expense	-23.26	-0.02	294.25	0.03
5588-0000	Economic Development	12,500.00	9.25	35,000.00	3.79
5592-0000	Non CAM Professional Fees	2,470.00	1.83	33,613.75	3.64
5596-0000	Other Administration Costs	191.00	0.14	1,501.19	0.16
5599-0000	TOTAL PROPERTY ADMINISTRATION	18,244.43	13.50	121,685.56	13.16
6110-0000	Management Fees TALCOR	5,437.62	4.02	38,063.34	4.12
6111-0000	Management Fees-NonCAM	3,312.38	2.45	23,186.66	2.51
6159-0000	TOTAL OTHER EXPENSES	8,750.00	6.47	61,250.00	6.62
7110-0000	Property Insurance	7,168.93	5.30	45,329.06	4.90
7111-0000	Property Insurance-NonCAM	599.99	0.44	8,067.25	0.87
7199-0000	TOTAL INSURANCE/TAXES	7,768.92	5.75	53,396.31	5.78
7800-0000	TOTAL OPERATING EXPENSES	87,481.68	64.72	551,873.36	59.69
7999-0000	NET INCOME - OPERATING	47,681.45	35.28	372,723.12	40.31
8100-0000	DEBT SERVICE				
8122-0000	Bond Interest Expense	10,918.10	8.08	77,422.21	8.37
8199-0000	TOTAL DEBT SERVICE	10,918.10	8.08	77,422.21	8.37
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	51,620.03	38.19	361,340.21	39.08
8220-0000	Amortization Expense	275.00	0.20	1,925.00	0.21
8299-0000	TOTAL OTHER EXPENSES	51,895.03	38.39	363,265.21	39.29
9900-0000	NET INCOME	-15,131.68	-11.20	-67,964.30	-7.35
	Adjustments				
1203-0000	A/R-Tenant	-10,726.12	-7.94	-75,082.84	-8.12
1206-0000	Other Receivables	-1,006.69	-0.74	1,318.25	0.14
1210-0000	Accounts Receivable	1,528.45	1.13	163,943.84	17.73
1510-0000	Building Improvements	0.00	0.00	-8,474.00	-0.92
1590-0000	Accumulated Depreciation	51,620.03	38.19	361,340.21	39.08
1625-0000	HVAC	0.00	0.00	-6,783.00	-0.73
1753-0000	Accumulated Amortization	275.00	0.20	1,925.00	0.21
1905-0000	Trust Escrow	0.00	0.00	10,000.00	1.08
1913-0000	Prepaid Insurance	1,379.81	1.02	-14,981.72	-1.62
1915-0000	Prepaid Expenses	306.75	0.23	-40.90	0.00
1925-0000	Investments	-4,201.65	-3.11	-32,321.12	-3.50
2236-0000	Accounts Payable	6,754.53	5.00	-26,834.71	-2.90
2246-0000	Prepaid Rents	-318.52	-0.24	2,483.19	0.27
2249-0000	Accrued Other	0.00	0.00	-19.49	0.00
2250-0000	Tenant Security Dep	0.00	0.00	300.00	0.03
2305-0000	Sales Tax Payable	-689.37	-0.51	-2,018.43	-0.22
2310-0000	Bonds Payable - Current	584.97	0.43	4,051.80	0.44
2408-0000	Unearned Revenue - Noncurrent	-20,527.36	-15.19	-143,691.52	-15.54
2410-0000	Bond Payable - Noncurrent	-13,174.88	-9.75	-91,185.66	-9.86
	Total Adjustments	11,804.95	8.73	143,928.90	15.57
	Cash Flow	-3,326.73	-2.46	75,964.60	8.22
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	216,798.12	211,085.70	-5,712.42	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
1150-4000	Reserve Fund - Hancock	26,609.17	26,611.36	2.19	
1155-4000	Sinking Fund -Cash-Hancock	384,964.83	387,348.33	2,383.50	

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

Cash Flow Statement

Period = Apr 2013

Book = Accrual

		Period to Date	%	Year to Date	%
Total Cash		628,572.12	625,245.39	-3,326.73	
Year to Date		Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	151,995.17	211,085.70	59,090.53	
1121-6600	Petty Cash Fund	22.50	200.00	177.50	
1150-4000	Reserve Fund - Hancock	26,595.93	26,611.36	15.43	
1155-4000	Sinking Fund -Cash-Hancock	370,667.19	387,348.33	16,681.14	
Total Cash		549,280.79	625,245.39	75,964.60	

**LCRDA - OPERATING ACCOUNT
Bank Reconciliation Report
04/30/2013**

05/29/2013

Balance Per Bank Statement as of 04/30/2013 **215,153.53**

Outstanding Checks

<u>Check date</u>	<u>Check number</u>	<u>Payee</u>	<u>Amount</u>
04/30/2013	50113	uttal - City of Tallahassee	393.93
04/30/2013	50113	uttal - City of Tallahassee	9.13
04/30/2013	50113	uttal - City of Tallahassee	126.71
04/30/2013	50113	uttal - City of Tallahassee	208.44
04/30/2013	50113	uttal - City of Tallahassee	355.24
04/30/2013	50113	uttal - City of Tallahassee	301.36
04/30/2013	50113	uttal - City of Tallahassee	528.03
04/30/2013	50113	uttal - City of Tallahassee	1,278.32
04/30/2013	50113	uttal - City of Tallahassee	255.54
04/30/2013	50113	uttal - City of Tallahassee	611.14

Less: Outstanding Checks **4,067.84**

Reconciled Bank Balance **211,085.69**

Balance per GL as of 04/30/2013 **211,085.70**

Book Reconciling Items

<u>Date</u>	<u>Notes</u>	<u>Amount</u>
04/30/2012	penny difference	-0.01

Plus/Minus: Book Reconciling Items **-0.01**

Reconciled Balance Per G/L **211,085.69**

Difference (Reconciled Bank Balance And Reconciled Balance Per G/L) **0.00**

Cleared Items :

Cleared Checks

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
03/31/2013	40213	uttal - City of Tallahassee	399.20	04/30/2013
03/31/2013	40213	uttal - City of Tallahassee	8.66	04/30/2013
03/31/2013	40213	uttal - City of Tallahassee	123.51	04/30/2013
03/31/2013	40213	uttal - City of Tallahassee	167.12	04/30/2013

LCRDA - OPERATING ACCOUNT
Bank Reconciliation Report
04/30/2013

05/29/2013

Cleared Checks

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
03/31/2013	40213	utital - City of Tallahassee	405.99	04/30/2013
03/31/2013	40213	utital - City of Tallahassee	290.75	04/30/2013
03/31/2013	40213	utital - City of Tallahassee	532.64	04/30/2013
03/31/2013	40213	utital - City of Tallahassee	1,472.52	04/30/2013
03/31/2013	40213	utital - City of Tallahassee	287.06	04/30/2013
03/31/2013	40213	utital - City of Tallahassee	675.18	04/30/2013
04/01/2013	765	davissaf - Davis Safe and Lock, Inc.	8.00	04/30/2013
04/01/2013	766	dcvisage - DC Visage Enterprises Inc.	162.00	04/30/2013
04/01/2013	767	hdsupply - HD Supply	344.56	04/30/2013
04/01/2013	768	ipgraing - Grainger	463.28	04/30/2013
04/01/2013	769	iphome - Home Depot Credit Services	80.46	04/30/2013
04/01/2013	770	lcedc - LEON COUNTY ECONOMIC DEVELOPMENT 02,500.00	0.00	04/30/2013
04/01/2013	771	marpan - Marpan Supply Company, Inc.	50.00	04/30/2013
04/01/2013	772	metal - Metal Building Services, Inc.	570.00	04/30/2013
04/01/2013	773	mgftal - Talcor Commercial Real Estate Svc Inc	8,750.00	04/30/2013
04/01/2013	774	officede - OFFICE DEPOT CARD PLAN	35.16	04/30/2013
04/01/2013	775	orkin - Capital Solutions of Big Bend	50.00	04/30/2013
04/01/2013	776	peddie - Peddie Chemical Company, Inc.	84.27	04/30/2013
04/01/2013	777	rocksoli - ROCK SOLID TERMITE AND PEST CONTROL	305.00	04/30/2013
04/01/2013	778	ronmill - Miller Jr.	10,688.50	04/30/2013
04/01/2013	779	specicon - SPECIALTY CONTRACTORS OF TALLAHASSEE 385.00	0.00	04/30/2013
04/01/2013	780	talladem - Tallahassee Democrat	154.90	04/30/2013
04/15/2013	781	absystem - STA of Tallahassee, Inc.	68.04	04/30/2013
04/15/2013	782	aireserv - TONY KELLY	360.00	04/30/2013
04/15/2013	783	ana - AmTrust North America, Inc.	273.00	04/30/2013
04/15/2013	784	bc - Broad and Cassel, P.A.	4,700.00	04/30/2013
04/15/2013	785	bruce - Bruce Fire Safety & Equipment, Inc.	573.40	04/30/2013
04/15/2013	786	capelout - Capelouto Termite & Pest Control, Inc.	2,371.00	04/30/2013
04/15/2013	787	classoci - C&L Associates Commercial Cleaning	8,462.27	04/30/2013
04/15/2013	788	comcast - COMCAST	175.90	04/30/2013
04/15/2013	789	gafiburg - Georgia- Florida Burglar Alarm Company,	225.00	04/30/2013
04/15/2013	790	glasspro - Glass Pro Shop Inc.	125.00	04/30/2013
04/15/2013	791	hancdt - Hancock Bank	143.98	04/30/2013
04/15/2013	792	heinzbro - Heinz Brothers Nurseries, INC.	5,391.38	04/30/2013
04/15/2013	793	ipgraing - Grainger	276.87	04/30/2013
04/15/2013	794	iphome - Home Depot Credit Services	163.80	04/30/2013
04/15/2013	795	johnston - Johnstone Supply	20.90	04/30/2013
04/15/2013	796	lcboc - LEON COUNTY BD OF COMMISSIONER	525.62	04/30/2013
04/15/2013	797	marpan - Marpan Supply Company, Inc.	357.74	04/30/2013
04/15/2013	798	metal - Metal Building Services, Inc.	590.00	04/30/2013
04/15/2013	799	mowrey - Mowrey Elevator Company of Florida, Inc.	165.00	04/30/2013
04/15/2013	800	nwrdc - Florida State University	405.00	04/30/2013
04/15/2013	801	redwire - REDWIRE	120.00	04/30/2013
04/15/2013	802	rocksoli - ROCK SOLID TERMITE AND PEST CONTROL	305.00	04/30/2013
04/15/2013	803	sonitrol - Sonitrol of Tallahassee, Inc.	430.38	04/30/2013
04/15/2013	804	talladem - Tallahassee Democrat	106.37	04/30/2013
04/15/2013	805	trane - Trane, CORP.	1,975.74	04/30/2013
04/15/2013	806	whites - White's Plumbing, Inc.	226.35	04/30/2013
04/15/2013	807	woodplus - Wood Plus Partners, Inc.	367.50	04/30/2013
04/18/2013	4182013	stax - Florida Department of Revenue	935.90	04/30/2013
04/23/2013	42313	cnainsur - CNA INSURANCE	6,389.11	04/30/2013

LCRDA - OPERATING ACCOUNT
Bank Reconciliation Report
04/30/2013

05/29/2013

Total Cleared Checks 75,222.62

Cleared Deposits

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
04/05/2013	101	2012.13-29	11,083.02	04/30/2013
04/12/2013	102	2012.13-30	13,290.36	04/30/2013
04/19/2013	103	2012.13-31	10,025.50	04/30/2013
04/26/2013	104	2012.13-32	40,942.07	04/30/2013

Total Cleared Deposits 75,340.95

Cleared Other Items

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
04/30/2013	JE 11970	Interest income on bank accounts-4.13	16.12	04/30/2013
04/30/2013	JE 11973	payroll taxes posted April for April	-1,851.74	04/30/2013
04/30/2013	JE 11974	Payroll for April 2013	-4,289.92	04/30/2013

Total Cleared Other Items -6,125.54



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

7748 000000 002

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



Page: 1 of 2

Statements Dates

04/01/2013 - 04/30/2013

Account Number:

Images:

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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

Checking Account Summary

Table with 3 columns: Description, Amount, and Balance. Rows include Previous Balance, Credits, Debits, Service Charges, Interest Paid, and Ending Balance.

CHECKING ACCOUNT TRANSACTIONS

Deposits and Other Credits



000000002

Table with 6 columns: Date, Amount, Description, Date, Amount, Description. Lists deposit transactions.

Checks

Table with 6 columns: Date, Serial, Amount, Date, Serial, Amount. Lists check transactions.



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



7748

Page: 2 of 2

Statements Dates

04/01/2013 - 04/30/2013

Account Number:

Images:

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

● **Checks**

Date	Serial	Amount	Date	Serial	Amount
04/18	803	430.38	04/25	806	226.35
04/22	804	106.37	04/19	45669855 *	2,371.00
04/22	805	1,975.74	04/19	45669855	8,462.27

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
04/03	8.66	PAYMENT CITYOFTALBKDRAFT 013093007699698PPD	04/03	1,472.52	PAYMENT CITYOFTALBKDRAFT 013093007699707PPD
04/03	123.51	PAYMENT CITYOFTALBKDRAFT 013093007699697PPD	04/03	1,472.52	PAYMENT CITYOFTALBKDRAFT 013093007699705PPD
04/03	167.12	PAYMENT CITYOFTALBKDRAFT 013093007699701PPD	04/12	1,470.74	QUICKBOOKS INTUIT PAYROLL S 013102009372111CCD
04/03	287.06	PAYMENT CITYOFTALBKDRAFT 013093007699706PPD	04/16	522.86	USATAXPYMT IRS 013106009860743CCD
04/03	290.75	PAYMENT CITYOFTALBKDRAFT 013093007699702PPD	04/18	935.90	C01 FLA DEPT REVENUE 013108000335943CCD
04/03	399.20	PAYMENT CITYOFTALBKDRAFT 013093007699699PPD	04/24	6,389.11	PREM-PYMT CNA ACH 013114001148873CCD
04/03	405.99	PAYMENT CITYOFTALBKDRAFT 013093007699703PPD	04/29	2,819.18	QUICKBOOKS INTUIT PAYROLL S 013119001853186CCD
04/03	532.64	PAYMENT CITYOFTALBKDRAFT 013093007699704PPD	04/30	1,328.88	USATAXPYMT IRS 013120002112468CCD
04/03	675.18	PAYMENT CITYOFTALBKDRAFT	04/22	367.50	FORCE PD CHECK 807

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
03/31	221,160.74	04/12	205,071.01	04/24	178,974.75
04/03	216,493.11	04/16	204,548.15	04/25	178,748.40
04/04	215,185.23	04/18	191,627.09	04/26	219,285.47
04/05	215,116.47	04/19	189,348.66	04/29	216,466.29
04/08	205,751.39	04/22	186,162.48	04/30	215,153.53
04/09	193,251.39	04/23	185,363.86		

**LCRDA - RESERVE ACCOUNT
Bank Reconciliation Report
04/30/2013**

05/29/2013

Balance Per Bank Statement as of 04/30/2013	26,611.36	
Reconciled Bank Balance		<u>26,611.36</u>
Balance per GL as of 04/30/2013	26,611.36	
Reconciled Balance Per G/L		<u>26,611.36</u>
Difference (Reconciled Bank Balance And Reconciled Balance Per G/L)		<u><u>0.00</u></u>

Cleared Items :

Cleared Other Items

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
04/30/2013	JE 11970	Interest income on bank accounts-4.13	2.19	04/30/2013
Total Cleared Other Items			<u><u>2.19</u></u>	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

2378 000000 001

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



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Statements Dates
04/01/2013 - 04/30/2013

Account Number:

Images:

0

***ZERO CHECKS* EO**

**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 *****

Checking Account Summary

PREVIOUS BALANCE	26,609.17	AVERAGE BALANCE	
+ 0 CREDITS	.00		26,609.24
- 0 DEBITS	.00	YTD INTEREST PAID	
- SERVICE CHARGES	.00		8.75
+ INTEREST PAID	2.19		
ENDING BALANCE	26,611.36		

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

● Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
04/30	2.19	IOD INTEREST PAID			

000000001

● Balance By Date

Date	Balance	Date	Balance	Date	Balance
03/31	26,609.17	04/30	26,611.36		

**LCRDA - SINKING FUND RESERVE
Bank Reconciliation Report
04/30/2013**

05/29/2013

Balance Per Bank Statement as of 04/30/2013	387,348.33	
Reconciled Bank Balance		<u>387,348.33</u>
Balance per GL as of 04/30/2013	387,348.33	
Reconciled Balance Per G/L		<u>387,348.33</u>
Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	<u><u>0.00</u></u>

Cleared Items :

Cleared Deposits

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
04/05/2013	20	2012.13-07 (SF)	25,858.82	04/30/2013
Total Cleared Deposits			<u><u>25,858.82</u></u>	

Cleared Other Items

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
04/30/2013	JE 11966	Payment of bond 4.13	-23,508.01	04/30/2013
04/30/2013	JE 11970	Interest income on bank accounts-4.13	32.69	04/30/2013
Total Cleared Other Items			<u><u>-23,475.32</u></u>	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

2380 000000 001

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



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Statements Dates
04/01/2013 - 04/30/2013

Account Number:

Images:

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***ZERO CHECKS* 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 *****
Checking Account Summary**

PREVIOUS BALANCE	384,964.83	AVERAGE BALANCE	
+ 1 CREDITS	25,858.82		400,324.49
- 2 DEBITS	23,508.01	YTD INTEREST PAID	
- SERVICE CHARGES	.00		128.88
+ INTEREST PAID	32.69		
ENDING BALANCE	387,348.33		

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

● Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
04/05	25,858.82	DEPOSIT	04/30	32.69	IOD INTEREST PAID



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● Other Debits

Date	Amount	Description	Date	Amount	Description
04/22	10,918.10	DEBITS WFB COMM. LOAN 013112000725123PPD	04/22	12,589.91	DEBITS WFB COMM. LOAN 013112000725122PPD

● Balance By Date

Date	Balance	Date	Balance	Date	Balance
03/31	384,964.83	04/22	387,315.64		
04/05	410,823.65	04/30	387,348.33		

Payment Detail

Bank=inn1104 AND mm/yy=04/2013-04/2013 AND Check Date=04/01/2013-04/30/2013 AND All Checks=Yes AND Include Voids=All Checks

Check#	Bank - Vendor - Date	Payable #	Property	Amount	Account
765	(inn1104) - Davis Safe and Lock, Inc. (davissaf) - 04/01/13 (04/13)				
	Keys to Admin Office Mailbox	P-70210	knight	8	52100000 - Locks & Keys Repairs
	Total 765 (inn1104) - Davis Safe and Lock, Inc. (davissaf) - 04/01/13 (04/13)			8	
766	(inn1104) - DC Visage Enterprises Inc. (dcvisage) - 04/01/13 (04/13)				
	Lab 152 leak in line above lab	P-70211	centenn	162	52300000 - Plumbing Repairs
	Total 766 (inn1104) - DC Visage Enterprises Inc. (dcvisage) - 04/01/13 (04/13)			162	
767	(inn1104) - HD Supply (hdsupply) - 04/01/13 (04/13)				
	#5932438; door closers worn out	P-70212	centenn	298	53700000 - Interior Repairs
	#5932438; plungers for toilets	P-70239	collins	46.56	52300000 - Plumbing Repairs
	Total 767 (inn1104) - HD Supply (hdsupply) - 04/01/13 (04/13)			344.56	
768	(inn1104) - Grainger (ipgraing) - 04/01/13 (04/13)				
	#884934167; fuses for trane clim	P-70213	centenn	48.9	51800000 - HVAC Repair
	#884934167; bathroom heater repl	P-70214	morgan	414.38	51800000 - HVAC Repair
	Total 768 (inn1104) - Grainger (ipgraing) - 04/01/13 (04/13)			463.28	
769	(inn1104) - Home Depot Credit Services (iphome) - 04/01/13 (04/13)				
	patch for pot holes in lot	P-70215	centenn	80.46	52200000 - Parking Lot Repairs
	Total 769 (inn1104) - Home Depot Credit Services (iphome) - 04/01/13 (04/13)			80.46	
770	(inn1104) - LEON COUNTY ECONOMIC DEVELOPMENT COUNCIL (lcedc) - 04/01/13 (04/13)				
	4/1/13-9/30/13 EDC Foresight Fun	P-70228	inn-tic	12,500.00	55880000 - Economic Development
	Total 770 (inn1104) - LEON COUNTY ECONOMIC DEVELOPMENT COUNCIL (lcedc) - 04/01/13 (04/13)			12,500.00	
771	(inn1104) - Marpan Supply Company, Inc. (marpan) - 04/01/13 (04/13)				
	#007038; dumpster for insulation	P-70216	phippis	50	46350000 - Refuse Collection
	Total 771 (inn1104) - Marpan Supply Company, Inc. (marpan) - 04/01/13 (04/13)			50	
772	(inn1104) - Metal Building Services, Inc. (metal) - 04/01/13 (04/13)				
	roof repair at Sliger	P-70217	sliger	169.2	52500000 - Roof Repairs
	roof repair at Sliger	P-70217	sliger	10.8	52520000 - Non CAM Roof Repairs
	qtly service	P-70217	collins	90	51600000 - Exterior Building Maintenance
	qtly service	P-70217	centenn	90	51600000 - Exterior Building Maintenance
	qtly service	P-70217	johnson	45	51600000 - Exterior Building Maintenance
	qtly service	P-70217	morgan	45	51600000 - Exterior Building Maintenance
	qtly service	P-70217	phippis	90	51600000 - Exterior Building Maintenance
	qtly service	P-70217	sliger	28.2	51600000 - Exterior Building Maintenance
	qtly service	P-70217	sliger	1.8	51620000 - Non CAM Exterior Bldg Maint.
	Total 772 (inn1104) - Metal Building Services, Inc. (metal) - 04/01/13 (04/13)			570	
773	(inn1104) - Talcor Commercial Real Estate Svc Inc (mgttl) - 04/01/13 (04/13)				
	3/13 accounting and reporting fe	P-70218	inn-tic	200	61100000 - Management Fees TALCOR
	3/13 accounting and reporting fe	P-70218	knight	27.14	61100000 - Management Fees TALCOR
	3/13 accounting and reporting fe	P-70218	centenn	316.96	61100000 - Management Fees TALCOR
	3/13 accounting and reporting fe	P-70218	collins	241.36	61100000 - Management Fees TALCOR
	3/13 accounting and reporting fe	P-70218	morgan	315.31	61100000 - Management Fees TALCOR
	3/13 accounting and reporting fe	P-70218	sliger	375.82	61110000 - Management Fees-NonCAM
	3/13 accounting and reporting fe	P-70218	johnson	381.3	61110000 - Management Fees-NonCAM
	3/13 accounting and reporting fe	P-70218	phippis	142.11	61100000 - Management Fees TALCOR
	3/13 Property Mangement Fee	P-70219	inn-tic	675	61100000 - Management Fees TALCOR
	3/13 Property Mangement Fee	P-70219	knight	91.61	61100000 - Management Fees TALCOR
	3/13 Property Mangement Fee	P-70219	centenn	1,069.75	61100000 - Management Fees TALCOR
	3/13 Property Mangement Fee	P-70219	collins	814.6	61100000 - Management Fees TALCOR
	3/13 Property Mangement Fee	P-70219	morgan	1,064.16	61100000 - Management Fees TALCOR
	3/13 Property Mangement Fee	P-70219	sliger	1,268.40	61110000 - Management Fees-NonCAM
	3/13 Property Mangement Fee	P-70219	johnson	1,286.86	61110000 - Management Fees-NonCAM
	3/13 Property Mangement Fee	P-70219	phippis	479.62	61100000 - Management Fees TALCOR
	Total 773 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttl) - 04/01/13 (04/13)			8,750.00	
774	(inn1104) - OFFICE DEPOT CARD PLAN (officede) - 04/01/13 (04/13)				

office supplies	P-70220	knight	35.16	55870000 - General Authority Expense
Total 774 (inn1104) - OFFICE DEPOT CARD PLAN (officede) - 04,			35.16	
775 (inn1104) - Capital Solutions of Big Bend (orkin) - 04/01/13 (04/13)				
#1477; 3/13 service	P-70221	johnson	50	54300000 - Exterminating
Total 775 (inn1104) - Capital Solutions of Big Bend (orkin) - 04/			50	
776 (inn1104) - Peddie Chemical Company, Inc. (peddie) - 04/01/13 (04/13)				
#1017781; garbage bags, lobby br	P-70222	inn-tic	84.27	51600000 - Exterior Building Maintenance
Total 776 (inn1104) - Peddie Chemical Company, Inc. (peddie) -			84.27	
777 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksol) - 04/01/13 (04/13)				
3/13 services	P-70223	centenn	55	54300000 - Exterminating
3/13 services	P-70223	collins	55	54300000 - Exterminating
3/13 services	P-70223	knight	25	54300000 - Exterminating
3/13 services	P-70223	johnson	45	54300000 - Exterminating
3/13 services	P-70223	morgan	45	54300000 - Exterminating
3/13 services	P-70223	phipp	35	54300000 - Exterminating
3/13 services	P-70223	sliger	42.3	54300000 - Exterminating
3/13 services	P-70223	sliger	2.7	54330000 - Non CAM Exterminating
Total 777 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL			305	
778 (inn1104) - Miller Jr. (ronmill) - 04/01/13 (04/13)				
3/8/13-3/31/13 Miller services	P-70226	knight	8,259.30	44150000 - Interim Admin Pay
4/1/13-4/7/13 Miller Services	P-70227	knight	2,429.20	44150000 - Interim Admin Pay
Total 778 (inn1104) - Miller Jr. (ronmill) - 04/01/13 (04/13)			10,688.50	
779 (inn1104) - SPECIALTY CONTRACTORS OF TALLAHASSEE Inc (specicon) - 04/01/13 (04/13)				
#5141-428; ceiling tile	P-70224	phipp	319.1	53700000 - Interior Repairs
#5141-428; For lab 152 water dam	P-70225	centenn	64.51	53700000 - Interior Repairs
Total 779 (inn1104) - SPECIALTY CONTRACTORS OF TALLAHASS			383.61	
780 (inn1104) - Tallahassee Democrat (talladem) - 04/01/13 (04/13)				
#C69347; 2/4/13-3/3/13 services	P-69909	inn-tic	154.9	55960000 - Other Administration Costs
Total 780 (inn1104) - Tallahassee Democrat (talladem) - 04/01/			154.9	
781 (inn1104) - STA of Tallahassee, Inc. (absystem) - 04/15/13 (04/13)				
A#LC20; #69276; 3/7/13-4/6/13 ov	P-70523	knight	36.68	55300000 - Copies
A#LC28; #66591; 4/7/13-5/6/13 ba	P-70544	sliger	31.36	55670000 - Office Equip Mtnce-NonCAM
Total 781 (inn1104) - STA of Tallahassee, Inc. (absystem) - 04/15/13 (04/13)			68.04	
782 (inn1104) - TONY KELLY (aireserv) - 04/15/13 (04/13)				
replace belt on new 15 ton hvac	P-70524	centenn	360	51800000 - HVAC Repair
Total 782 (inn1104) - TONY KELLY (aireserv) - 04/15/13 (04/13)			360	
783 (inn1104) - AmTrust North America, Inc. (ana) - 04/15/13 (04/13)				
#115919; P#TWC3338402; 3/13 paym	P-70525	knight	273	44050000 - Worker's Compensation-Authority
Total 783 (inn1104) - AmTrust North America, Inc. (ana) - 04/15/13 (04/13)			273	
784 (inn1104) - Broad and Cassel, P.A. (bc) - 04/15/13 (04/13)				
#44809.0001; 3/13 professional s	P-70526	inn-tic	2,350.00	55750000 - Professional Fees
#44809.0001; 3/13 professional s	P-70526	inn-tic	2,350.00	55920000 - Non CAM Professional Fees
Total 784 (inn1104) - Broad and Cassel, P.A. (bc) - 04/15/13 (04/13)			4,700.00	
785 (inn1104) - Bruce Fire Safety & Equipment, Inc. (bruce) - 04/15/13 (04/13)				
#I01220: annual service inspecti	P-70527	centenn	224	51700000 - Fire Extinguisher Maintenance
#I01220: annual service inspecti	P-70527	collins	184.4	51700000 - Fire Extinguisher Maintenance
#I01220: annual service inspecti	P-70527	knight	7	51700000 - Fire Extinguisher Maintenance
#I01220: annual service inspecti	P-70527	morgan	48.5	51700000 - Fire Extinguisher Maintenance
#I01220: annual service inspecti	P-70527	phipp	109.5	51700000 - Fire Extinguisher Maintenance
Total 785 (inn1104) - Bruce Fire Safety & Equipment, Inc. (bruce)			573.4	
786 (inn1104) - Capelouto Termite & Pest Control, Inc. (capelout) - 04/15/13 (04/13)				
#01-0006950; annual termite rene	P-70546	johnson	850.71	54600000 - Landscaping Service
#01-0006950; annual termite rene	P-70546	sliger	785.28	54600000 - Landscaping Service
#01-0006950; annual termite rene	P-70546	morgan	690.91	54600000 - Landscaping Service
#01-0006950; annual termite rene	P-70546	sliger	44.1	54620000 - Non CAM Landscaping
Total 786 (inn1104) - Capelouto Termite & Pest Control, Inc. (ca)			2,371.00	
787 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 04/15/13 (04/13)				
4/13 janitorial services	P-70545	johnson	1,942.40	54500000 - Janitorial Service
4/13 janitorial services	P-70545	morgan	1,666.37	54500000 - Janitorial Service

4/13 janitorial services	P-70545	collins	1,477.26	54500000 - Janitorial Service
4/13 janitorial services	P-70545	centenn	949.26	54500000 - Janitorial Service
4/13 janitorial services	P-70545	knight	171.08	54500000 - Janitorial Service
4/13 janitorial services	P-70545	sliger	2,082.95	54500000 - Janitorial Service
4/13 janitorial services	P-70545	sliger	132.95	54550000 - Non CAM Janitorial
4/13 janitorial services	P-70545	centenn	10	54500000 - Janitorial Service
4/13 janitorial services	P-70545	centenn	10	54500000 - Janitorial Service
4/13 janitorial services	P-70545	collins	10	54500000 - Janitorial Service
4/13 janitorial services	P-70545	morgan	10	54500000 - Janitorial Service

Total 787 (inn1104) - C&L Associates Commercial Cleaning (clas) 8,462.27

788 (inn1104) - COMCAST (comcast) - 04/15/13 (04/13)

#09587317042-01-7; 4/4/13-5/3/13	P-70528	inn-tic	105.35	55200000 - Phone Service
#09587317042-01-7; 4/4/13-5/3/13	P-70528	knight	70.55	55220000 - Internet Charge

Total 788 (inn1104) - COMCAST (comcast) - 04/15/13 (04/13) 175.9

789 (inn1104) - Georgia- Florida Burglar Alarm Company, (gafburg) - 04/15/13 (04/13)

#11091; CSID#730827; 4/13-6/13 q	P-70548	morgan	225	51450000 - Elevator Phone Maintenance
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Total 789 (inn1104) - Georgia- Florida Burglar Alarm Company, (225

790 (inn1104) - Glass Pro Shop Inc. (glasspro) - 04/15/13 (04/13)

Back doors needs to be rebuilt	P-70529	centenn	125	51600000 - Exterior Building Maintenance
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Total 790 (inn1104) - Glass Pro Shop Inc. (glasspro) - 04/15/13 125

791 (inn1104) - Hancock Bank (hancdt) - 04/15/13 (04/13)

constant contact-02.05.13 (1666)	P-70530	knight	30	55850000 - Subscriptions
Compliance Ass-03.08.13 (1666)	P-70530	knight	23.98	55650000 - Office Supplies
FL State Arch-03.08.13 (1666)	P-70530	inn-tic	90	55960000 - Other Administration Costs

Total 791 (inn1104) - Hancock Bank (hancdt) - 04/15/13 (04/1 143.98

792 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 04/15/13 (04/13)

3/13 grounds maintenance	P-70531	johnson	530.36	54600000 - Landscaping Service
3/13 grounds maintenance	P-70531	sliger	489.56	54600000 - Landscaping Service
3/13 grounds maintenance	P-70531	morgan	430.73	54600000 - Landscaping Service
3/13 grounds maintenance	P-70531	sliger	27.49	54620000 - Non CAM Landscaping
3/13 grounds maintenance	P-70531	centenn	515.04	54600000 - Landscaping Service
3/13 grounds maintenance	P-70531	collins	675.73	54600000 - Landscaping Service
3/13 grounds maintenance	P-70531	knight	618.04	54600000 - Landscaping Service
3/13 grounds maintenance	P-70531	inn-tic	519.16	54600000 - Landscaping Service
3/13 grounds maintenance	P-70531	inn-tic	1,585.27	54620000 - Non CAM Landscaping

Total 792 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) 5,391.38

793 (inn1104) - Grainger (ipgraing) - 04/15/13 (04/13)

flush valve for second floor res	P-70532	sliger	164.7	52300000 - Plumbing Repairs
part for hvac repair	P-70533	centenn	112.17	51800000 - HVAC Repair

Total 793 (inn1104) - Grainger (ipgraing) - 04/15/13 (04/13) 276.87

794 (inn1104) - Home Depot Credit Services (iphome) - 04/15/13 (04/13)

drop cloths, misc supplies	P-70534	inn-tic	82.07	53650000 - Interior Supplies
vacuum breaker and trash can	P-70549	centenn	49.94	52300000 - Plumbing Repairs
materials/tools required for irr	P-70550	johnson	6.31	54600000 - Landscaping Service
materials/tools required for irr	P-70550	sliger	5.83	54600000 - Landscaping Service
materials/tools required for irr	P-70550	morgan	5.12	54600000 - Landscaping Service
materials/tools required for irr	P-70550	sliger	0.33	54620000 - Non CAM Landscaping
complex-valve box for irrigation	P-70551	johnson	5.1	54600000 - Landscaping Service
complex-valve box for irrigation	P-70551	sliger	4.7	54600000 - Landscaping Service
complex-valve box for irrigation	P-70551	morgan	4.14	54600000 - Landscaping Service
complex-valve box for irrigation	P-70551	sliger	0.26	54620000 - Non CAM Landscaping

Total 794 (inn1104) - Home Depot Credit Services (iphome) - 04 163.8

795 (inn1104) - Johnstone Supply (johnston) - 04/15/13 (04/13)

materials and supplies to repair	P-70552	centenn	20.9	51600000 - Exterior Building Maintenance
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Total 795 (inn1104) - Johnstone Supply (johnston) - 04/15/13 (20.9

796 (inn1104) - LEON COUNTY BD OF COMMISSIONER (Icboc) - 04/15/13 (04/13)

Patty's benefits-4/13	P-70563	knight	473.06	44060000 - Employee Benefits-Authority
Patty's benefits-4/13	P-70563	knight	52.56	44030000 - Clerical Salary-Authority

Total 796 (inn1104) - LEON COUNTY BD OF COMMISSIONER (Icb 525.62

797 (inn1104) - Marpan Supply Company, Inc. (marpan) - 04/15/13 (04/13)				
upstairs-Battery Backup for ligh	P-70535	sliger	184.95	51250000 - Electric Supplies
final pull for temporary contain	P-70536	phipp	172.79	46350000 - Refuse Collection
Total 797 (inn1104) - Marpan Supply Company, Inc. (marpan) -			357.74	
798 (inn1104) - Metal Building Services, Inc. (metal) - 04/15/13 (04/13)				
#13-9053; 4/13 service	P-70553	centenn	90	51600000 - Exterior Building Maintenance
#13-9053; 4/13 service	P-70553	collins	90	51600000 - Exterior Building Maintenance
resealed end cap and closures in	P-70554	centenn	410	52500000 - Roof Repairs
Total 798 (inn1104) - Metal Building Services, Inc. (metal) - 04/			590	
799 (inn1104) - Mowrey Elevator Company of Florida, Inc. (mowrey) - 04/15/13 (04/13)				
#50410; 4/13 service	P-70555	johnson	82.5	54100000 - Elevator Service
#39498; 4/13 service	P-70556	sliger	42.07	54100000 - Elevator Service
#39498; 4/13 service	P-70556	morgan	38	54100000 - Elevator Service
#39498; 4/13 service	P-70556	sliger	2.43	54120000 - Elevator Service-NonCAM
Total 799 (inn1104) - Mowrey Elevator Company of Florida, Inc.			165	
800 (inn1104) - Florida State University (nwrdc) - 04/15/13 (04/13)				
5089-LCR-SERVR; 3/13 service	P-70537	sliger	405	55230000 - Internet Charge-NonCAM
Total 800 (inn1104) - Florida State University (nwrdc) - 04/15/13			405	
801 (inn1104) - REDWIRE (redwire) - 04/15/13 (04/13)				
#W1C0734; 4/13-6/13 qtly service	P-70558	sliger	120	54820000 - Non CAM Security
Total 801 (inn1104) - REDWIRE (redwire) - 04/15/13 (04/13)			120	
802 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksolid) - 04/15/13 (04/13)				
4/13 service	P-70560	centenn	55	54300000 - Exterminating
4/13 service	P-70560	collins	55	54300000 - Exterminating
4/13 service	P-70560	knight	25	54300000 - Exterminating
4/13 service	P-70560	johnson	45	54300000 - Exterminating
4/13 service	P-70560	morgan	45	54300000 - Exterminating
4/13 service	P-70560	phipp	35	54300000 - Exterminating
4/13 service	P-70560	sliger	42.3	54300000 - Exterminating
4/13 service	P-70560	sliger	2.7	54330000 - Non CAM Exterminating
Total 802 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL			305	
803 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 04/15/13 (04/13)				
#R1M150181; MONITOR7 4/13-6/13 q	P-70561	knight	430.38	51450000 - Elevator Phone Maintenance
Total 803 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 04/15/13			430.38	
804 (inn1104) - Tallahassee Democrat (talladem) - 04/15/13 (04/13)				
#C69347; 3/13 services	P-70539	inn-tic	106.37	55960000 - Other Administration Costs
Total 804 (inn1104) - Tallahassee Democrat (talladem) - 04/15/13			106.37	
805 (inn1104) - Trane, CORP. (trane) - 04/15/13 (04/13)				
checked out excessive air noise	P-70540	johnson	313.5	51800000 - HVAC Repair
2nd floor-damper that controls C	P-70541	sliger	1,087.00	51800000 - HVAC Repair
service of climate changer whole	P-70542	centenn	438.24	51800000 - HVAC Repair
2nd floor-calibrated wheels	P-70562	sliger	137	51800000 - HVAC Repair
Total 805 (inn1104) - Trane, CORP. (trane) - 04/15/13 (04/13)			1,975.74	
806 (inn1104) - White's Plumbing, Inc. (whites) - 04/15/13 (04/13)				
plumbing repairs in ceiling of l	P-70543	centenn	226.35	52300000 - Plumbing Repairs
Total 806 (inn1104) - White's Plumbing, Inc. (whites) - 04/15/13			226.35	
807 (inn1104) - Wood Plus Partners, Inc. (woodplus) - 04/15/13 (04/13)				
02-12009; 2/23/13-3/29/13 PUD se	P-70538	inn-tic	367.5	55920000 - Non CAM Professional Fees
Total 807 (inn1104) - Wood Plus Partners, Inc. (woodplus) - 04/15/13			367.5	
42313 (inn1104) - CNA INSURANCE (cnainsur) - 04/23/13 (04/13)				
#0115148524; 4/13 installment	P-70547	centenn	206.88	71100000 - Property Insurance
#0115148524; 4/13 installment	P-70547	collins	146.96	71100000 - Property Insurance
#0115148524; 4/13 installment	P-70547	johnson	1,205.04	71100000 - Property Insurance
#0115148524; 4/13 installment	P-70547	knight	209.77	71100000 - Property Insurance
#0115148524; 4/13 installment	P-70547	morgan	978.67	71100000 - Property Insurance
#0115148524; 4/13 installment	P-70547	phipp	97.79	71100000 - Property Insurance
#0115148524; 4/13 installment	P-70547	sliger	1,112.34	71100000 - Property Insurance
#0115148524; 4/13 installment	P-70547	sliger	62.47	71110000 - Property Insurance-NonCAM
#0115148524; 4/13 installment	P-70547	inn-tic	2,121.21	71100000 - Property Insurance

#0115148524; 4/13 installment P-70547 inn-tic 247.98 71110000 - Property Insurance-NonCAM

Total 42313 (inn1104) - CNA INSURANCE (cnainsur) - 04/23/13 6,389.11

50113 (inn1104) - City of Tallahassee (utltal) - 04/30/13 (04/13)

#0721285610; 2035 EPD; 3/5/13-4/	P-70566	johnson	141.34	46400000 - Water/Sewer
#0721285610; 2035 EPD; 3/5/13-4/	P-70566	sliger	130.47	46400000 - Water/Sewer
#0721285610; 2035 EPD; 3/5/13-4/	P-70566	morgan	114.79	46400000 - Water/Sewer
#0721285610; 2035 EPD; 3/5/13-4/	P-70566	sliger	7.33	46420000 - Non CAM Water/Sewer
#1721285610; 1736 WPD; 3/5/13-4/	P-70567	inn-tic	9.13	46050000 - Electric
#3588865610; 1631 NPD; 3/5/13-4/	P-70568	inn-tic	9.13	46050000 - Electric
#3588865610; 1631 NPD; 3/5/13-4/	P-70568	inn-tic	117.58	46480000 - Irrigation - Utility
#4621285610; 2035 EPD; 3/5/13-4/	P-70569	morgan	208.44	46050000 - Electric
#5621285610; 2035 EPD; 3/5/13-4/	P-70570	sliger	355.24	46070000 - Electric - NonCam
#6621285610; 2035 EPD; 3/5/13-4/	P-70571	morgan	301.36	46050000 - Electric
#7621285610; 2035 EPD; 3/5/13-4/	P-70572	johnson	20.88	46480000 - Irrigation - Utility
#7621285610; 2035 EPD; 3/5/13-4/	P-70572	sliger	19.27	46480000 - Irrigation - Utility
#7621285610; 2035 EPD; 3/5/13-4/	P-70572	morgan	16.96	46480000 - Irrigation - Utility
#7621285610; 2035 EPD; 3/5/13-4/	P-70572	sliger	1.08	46490000 - Irrigation-NonCAM
#7621285610; 2035 EPD; 3/5/13-4/	P-70572	johnson	168.58	46350000 - Refuse Collection
#7621285610; 2035 EPD; 3/5/13-4/	P-70572	sliger	155.61	46350000 - Refuse Collection
#7621285610; 2035 EPD; 3/5/13-4/	P-70572	morgan	136.91	46350000 - Refuse Collection
#7621285610; 2035 EPD; 3/5/13-4/	P-70572	sliger	8.74	46370000 - Refuse - NONCAM
#8559156780; 2035 EPD; 3/5/13-4/	P-70573	morgan	1,278.32	46050000 - Electric
#8621285610; 1736 WPD; 3/5/13-4/	P-70574	knight	150.38	46050000 - Electric
#8621285610; 1736 WPD; 3/5/13-4/	P-70574	knight	32.55	46400000 - Water/Sewer
#8621285610; 1736 WPD; 3/5/13-4/	P-70574	knight	45.32	46500000 - Stormwater
#8621285610; 1736 WPD; 3/5/13-4/	P-70574	knight	27.29	46600000 - Fire Service - Utility
#9621285610; 2035 EPD; 3/5/13-4/	P-70575	morgan	642.5	46050000 - Electric
#9621285610; 2035 EPD; 3/5/13-4/	P-70575	morgan	-31.36	46220000 - Demand Credit

Total 50113 (inn1104) - City of Tallahassee (utltal) - 04/30/13 (04/13) 4,067.84

4182013 (inn1104) - Florida Department of Revenue (stax) - 04/18/13 (04/13)

#47-8012978518-0; 3/13 sales tax	P-71273	knight	77.81	23050000 - Sales Tax Payable
#47-8012978518-0; 3/13 sales tax	P-71273	knight	-1.95	33150000 - Sales Tax Discount
#47-8012978518-0; 3/13 sales tax	P-71273	morgan	151.52	23050000 - Sales Tax Payable
#47-8012978518-0; 3/13 sales tax	P-71273	morgan	-3.79	33150000 - Sales Tax Discount
#47-8012978518-0; 3/13 sales tax	P-71273	sliger	74.46	23050000 - Sales Tax Payable
#47-8012978518-0; 3/13 sales tax	P-71273	sliger	-1.86	33150000 - Sales Tax Discount
#47-8012978518-0; 3/13 sales tax	P-71273	inn-tic	656.11	23050000 - Sales Tax Payable
#47-8012978518-0; 3/13 sales tax	P-71273	inn-tic	-16.4	33150000 - Sales Tax Discount

Total 4182013 (inn1104) - Florida Department of Revenue (stax) 935.9

74,927.83

Deposit Register

Bank=inn1104,inn1154 AND Deposit Date=04/01/2013-04/30/2013

Name	Property	Unit	Tenant	Period	Date	Amount	Check #
(inn1104) - 101 04/05/2013							
DESIGN ARTS SEMINARS, INC.,	sliger	100-C	design	04/2013	04/05/2013	564.38	9000000234
Danfoss Turbocor Compressors, Inc.,	morgan	115	dan-mgn	04/2013	04/05/2013	1,966.62	29908
FLORIDA A&M UNIVERSITY BOARD OF TRUS	morgan	130	mgn-famu	04/2013	04/05/2013	200	0000123585
CENTER FOR ADVANCEMENT OF LEARNING /	morgan	222	cala1	04/2013	04/05/2013	1,387.17	00565443
CENTER FOR ADVANCEMENT OF LEARNING /	morgan	222A	cala2	04/2013	04/05/2013	568.22	00565443
STATE OF FLORIDA DEPARTMENT OF AGRIC	collins	25	ip-dacs	04/2013	04/05/2013	4,671.08	0993079
ELBIT SYSTEMS OF AMERICA,	inn-tic	3F-4F	elbit	04/2013	04/05/2013	1,725.55	00564707
Total (inn1104) - 101 04/05/2013						11,083.02	
(inn1104) - 102 04/12/2013							
Shawnta Friday-Stroud	knight			04/2013	04/12/2013	100	3161
FSU Foundation	knight			04/2013	04/12/2013	50	356168
Richard Benham,	sliger	100-D	benham	04/2013	04/12/2013	322.5	2270
Prevacus, Inc.,	morgan	105	prevacus	04/2013	04/12/2013	205.23	1207
Prevacus, Inc.,	morgan	105	prevacus	04/2013	04/12/2013	319.57	10612
BUC TECHNOLOGIES, LLC,	knight	114	ip-buc	04/2013	04/12/2013	465.68	1061
FLORIDA A&M UNIVERSITY BOARD OF TRUS	morgan	130	mgn-famu	04/2013	04/12/2013	2,459.25	0000123656
INSTITUTE OF SCIENCE & PUBLIC AFFAIRS,	morgan	131	ispa	04/2013	04/12/2013	178.75	00565770
BEACHES & SHORES,	morgan	202-208	beaches	04/2013	04/12/2013	1,919.44	00565770
CENTER FOR INFORMATION MANAGEMENT &	morgan	214.215	cimes	04/2013	04/12/2013	1,462.69	00565770
CENTER FOR BIOMEDICAL & TOXICOLOGICA	morgan	226-235	cbtr	04/2013	04/12/2013	3,625.00	00565770
FLORIDA CONFLICT RESOLUTION CENTER-C	morgan	236	fcrc	04/2013	04/12/2013	2,182.25	00566055
Total (inn1104) - 102 04/12/2013						13,290.36	
(inn1104) - 103 04/19/2013							
AmTrust	inn-tic			04/2013	04/19/2013	943	310939
THE FLORIDA STATE UNIVERSITY RESEARCH	johnson	100	fsujohn	04/2013	04/19/2013	580.84	082958
FLORIDA RESEARCH FOUNDATION,	inn-tic	1C	fsurf-ab	04/2013	04/19/2013	1,693.03	082958
THE FLORIDA A & M UNIVERSITY BOARD OF	centenn	2077EPD	ip-famu	04/2013	04/19/2013	4,307.25	0000123895
CENTER FOR ADVANCEMENT OF LEARNING /	morgan	222	cala1	04/2013	04/19/2013	1,387.17	00566541
CENTER FOR ADVANCEMENT OF LEARNING /	morgan	222A	cala2	04/2013	04/19/2013	568.22	00566541
THE FLORIDA STATE UNIVERSITY RESEARCH	sliger	FSU-RF	fsurf	04/2013	04/19/2013	545.99	082958
Total (inn1104) - 103 04/19/2013						10,025.50	
(inn1104) - 104 04/26/2013							
THE FLORIDA STATE UNIVERSITY RESEARCH	johnson	100	fsujohn	04/2013	04/26/2013	6,077.39	083067
TEAM SIMULATIONS,	knight	103	ip-team	04/2013	04/26/2013	777.24	1100
STATE OF FLORIDA DEPARTMENT OF AGRIC	collins	25	ip-dacs	04/2013	04/26/2013	4,671.08	1055270
STATE OF FLORIDA DEPARTMENT OF ENVIR	collins	75	ip-dep	04/2013	04/26/2013	14,315.18	1064503
THE FLORIDA STATE UNIVERSITY RESEARCH	sliger	FSU-RF	fsurf	04/2013	04/26/2013	4,381.61	083067
DEPARTMENT OF TRANSPORTATION,	phippis	PHIPPS	ip-dot	04/2013	04/26/2013	10,719.57	1057070
Total (inn1104) - 104 04/26/2013						40,942.07	
(inn1154) - 20 04/05/2013							
THE FLORIDA A & M UNIVERSITY BOARD OF	centenn	2077EPD	ip-famu	04/2013	04/05/2013	25,858.82	00012332
Total (inn1154) - 20 04/05/2013						25,858.82	
						101,199.77	

Aged Receivables Report

Detail by Resident
 Property List: INNOVATION PARK (innvntn)
 Trans through: 4/2013
 Age As of: 4/30/2013

Unit	Resident	Charge Code	Total Unpaid Charges	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Prepayments	Balance
centenn - INNOVATION PARK-CENTENNIAL BLDG									
2077EPD	ip-famu	THE FLORIDA A & M UNIVERSITY BOARD	10,524.31	10,524.31	0.00	0.00	0.00	0.00	10,524.31
Total centenn			10,524.31	10,524.31	0.00	0.00	0.00	0.00	10,524.31
inn-tic - INNOVATION PARK -TENANTS IN COMMON									
1C	fsurf-ab	FLORIDA RESEARCH FOUNDATION	1,606.78	1,606.78	0.00	0.00	0.00	0.00	1,606.78
1F	sunny	SunnyLand Solar RE, LLC	0.00	0.00	0.00	0.00	0.00	-1,750.03	-1,750.03
Total inn-tic			1,606.78	1,606.78	0.00	0.00	0.00	-1,750.03	-143.25
johnson - INNOVATION PARK - JOHNSON BLDG									
100	fsujohn	THE FLORIDA STATE UNIVERSITY	11,292.37	11,292.37	0.00	0.00	0.00	0.00	11,292.37
Total johnson			11,292.37	11,292.37	0.00	0.00	0.00	0.00	11,292.37
knight - INNOVATION PARK - KNIGHT ADMIN BLDG									
103	ip-team	TEAM SIMULATIONS	0.00	0.00	0.00	0.00	0.00	-518.16	-518.16
Total knight			0.00	0.00	0.00	0.00	0.00	-518.16	-518.16
morgan - INNOVATION PARK -MORGAN BLDG									
222	cala1	CENTER FOR ADVANCEMENT OF	1,387.17	1,387.17	0.00	0.00	0.00	0.00	1,387.17
222A	cala2	CENTER FOR ADVANCEMENT OF	568.22	568.22	0.00	0.00	0.00	0.00	568.22
Total morgan			1,955.39	1,955.39	0.00	0.00	0.00	0.00	1,955.39
sliger - INNOVATION PARK - SLIGER BLDG									
100-D	benham	Richard Benham	0.00	0.00	0.00	0.00	0.00	-215.00	-215.00
FSU-RF	fsurf	THE FLORIDA STATE UNIVERSITY	16,629.81	16,629.39	0.00	0.42	0.00	0.00	16,629.81
Total sliger			16,629.81	16,629.39	0.00	0.42	0.00	-215.00	16,414.81
Total			42,008.66	42,008.24	0.00	0.42	0.00	-2,483.19	39,525.47

Payable - Aging Detail

Property=innvntn AND mm/yy=04/2013 AND Age as of=04/30/2013

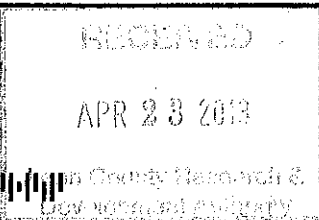
Vendor Code - Name						Invoice	Current	0 - 30	31 - 60	61 - 90	Over 90
Invoice Notes	Tran#	Property	Date	Account		Number	Owed	Owed	Owed	Owed	Owed
absystem - STA of Tallahassee, Inc.											
A#LC20; #69276; 4/7/13-5/6/13 overage	P-71839	knight	04/30/2013	5530-0000	177573		24.2	24.2	0	0	0
Total absystem - STA of Tallahassee, Inc.							24.2	24.2	0	0	0
aireserv - TONY KELLY											
Collins Bldg-repaired thermostat wire	P-71842	collins	04/01/2013	5180-0000	16690CS		135	135	0	0	0
move supply grill from hallway to ofc-replace	P-71840	phipps	04/01/2013	5180-0000	16645CS		471.02	471.02	0	0	0
replaced caps (squirrels chewed thru)-add re	P-71241	centenn	04/01/2013	5180-0000	16726CS		233.5	233.5	0	0	0
replaced pulleys, belts, bearings & motor	P-71843	morgan	04/11/2013	5180-0000	16821CS		1,118.33	1,118.33	0	0	0
Sliger bldg.- Duck Work per quote	P-71841	sliger	04/18/2013	5180-0000	16917CI		4,193.34	4,193.34	0	0	0
Sliger bldg.- Duck Work per quote	P-71841	sliger	04/18/2013	5182-0000	16917CI		267.66	267.66	0	0	0
Total aireserv - TONY KELLY							6,418.85	6,418.85	0	0	0
ana - AmTrust North America, Inc.											
#115919; 4/13 installment	P-71844	inn-tic	04/30/2013	4405-0000	115919 (4/13)		272	272	0	0	0
Total ana - AmTrust North America, Inc.							272	272	0	0	0
bc - Broad and Cassel, P.A.											
#44809.0001; 4/13 services	P-71845	inn-tic	04/30/2013	5575-0000	900955		2,350.00	2,350.00	0	0	0
#44809.0001; 4/13 services	P-71845	inn-tic	04/30/2013	5592-0000	900955		2,350.00	2,350.00	0	0	0
#44809.0003; PUD Amend service	P-71846	inn-tic	04/30/2013	5575-0000	900956		120	120	0	0	0
#44809.0003; PUD Amend service	P-71846	inn-tic	04/30/2013	5592-0000	900956		120	120	0	0	0
Total bc - Broad and Cassel, P.A.							4,940.00	4,940.00	0	0	0
comcast - COMCAST											
#09587317042-01-7; 5/4/13-6/3/13 service	P-71242	inn-tic	04/21/2013	5520-0000	09587317042-01-7 (4/13)		105.35	105.35	0	0	0
#09587317042-01-7; 5/4/13-6/3/13 service	P-71242	knight	04/21/2013	5522-0000	09587317042-01-7 (4/13)		70.55	70.55	0	0	0
Total comcast - COMCAST							175.9	175.9	0	0	0
davissaf - Davis Safe and Lock, Inc.											
Key for Morgan Conference Room	P-71247	morgan	04/22/2013	5215-0000	208864		78	78	0	0	0
Total davissaf - Davis Safe and Lock, Inc.							78	78	0	0	0
elecsupp - City Electric Supply Co.											
ballasts for collins	P-71245	collins	04/15/2013	5120-0000	TAL/078195		181.1	181.1	0	0	0
FSURF space only-pre-annual inspection	P-71246	sliger	04/15/2013	5120-0000	TAL/078194		181.56	181.56	0	0	0
Ballasts - unit 130	P-71244	morgan	04/25/2013	5120-0000	TAL/078390		181.1	181.1	0	0	0
materials/supplies for bollards around compl	P-71243	johnson	04/25/2013	5160-0000	TAL/078386		1,088.18	1,088.18	0	0	0
materials/supplies for bollards around compl	P-71243	morgan	04/25/2013	5160-0000	TAL/078386		883.76	883.76	0	0	0
materials/supplies for bollards around compl	P-71243	sliger	04/25/2013	5160-0000	TAL/078386		1,004.47	1,004.47	0	0	0
materials/supplies for bollards around compl	P-71243	sliger	04/25/2013	5162-0000	TAL/078386		56.41	56.41	0	0	0
emergency exit lights	P-71847	morgan	04/30/2013	5120-0000	TAL/078477		104.52	104.52	0	0	0
Total elecsupp - City Electric Supply Co.							3,681.10	3,681.10	0	0	0
ewing - EWING IRRIGATION PRODUCTS INC.											
ant killer for common areas.	P-71848	inn-tic	04/01/2013	5430-0000	5953246		79.54	79.54	0	0	0
irrigation repair parts for area around compl	P-71249	johnson	04/26/2013	5245-0000	7637645-A-2		88.4	88.4	0	0	0
irrigation repair parts for area around compl	P-71249	morgan	04/26/2013	5245-0000	7637645-A-2		71.81	71.81	0	0	0
irrigation repair parts for area around compl	P-71249	sliger	04/26/2013	5245-0000	7637645-A-2		81.6	81.6	0	0	0
irrigation repair parts for area around compl	P-71249	sliger	04/26/2013	5245-5000	7637645-A-2		4.58	4.58	0	0	0
misc irrigation parts for repair around compl	P-71248	johnson	04/26/2013	5245-0000	7637337-A-1		19.59	19.59	0	0	0
misc irrigation parts for repair around compl	P-71248	morgan	04/26/2013	5245-0000	7637337-A-1		15.91	15.91	0	0	0
misc irrigation parts for repair around compl	P-71248	sliger	04/26/2013	5245-0000	7637337-A-1		18.09	18.09	0	0	0
misc irrigation parts for repair around compl	P-71248	sliger	04/26/2013	5245-5000	7637337-A-1		1.02	1.02	0	0	0
Total ewing - EWING IRRIGATION PRODUCTS INC.							380.54	380.54	0	0	0
hancdt - Hancock Bank											
#4802-3900-0042-1666; 4/13 pmts	P-71854	knight	04/30/2013	5585-0000	4802-3900-0042-1666 (4/13)		30	30	0	0	0
#4802-3900-0042-1666; 4/13 pmts	P-71854	knight	04/30/2013	5587-0000	4802-3900-0042-1666 (4/13)		8.98	8.98	0	0	0
Total hancdt - Hancock Bank							38.98	38.98	0	0	0
heinzbro - Heinz Brothers Nurseries, INC.											
4/13 grounds maintenance & fertilizer	P-71850	centenn	04/15/2013	5460-0000	14538		565.04	565.04	0	0	0
4/13 grounds maintenance & fertilizer	P-71850	collins	04/15/2013	5460-0000	14538		725.73	725.73	0	0	0
4/13 grounds maintenance & fertilizer	P-71850	inn-tic	04/15/2013	5460-0000	14538		519.16	519.16	0	0	0
4/13 grounds maintenance & fertilizer	P-71850	inn-tic	04/15/2013	5462-0000	14538		1,585.27	1,585.27	0	0	0
4/13 grounds maintenance & fertilizer	P-71850	johnson	04/15/2013	5460-0000	14538		553.86	553.86	0	0	0
4/13 grounds maintenance & fertilizer	P-71850	knight	04/15/2013	5460-0000	14538		668.04	668.04	0	0	0
4/13 grounds maintenance & fertilizer	P-71850	morgan	04/15/2013	5460-0000	14538		449.81	449.81	0	0	0
4/13 grounds maintenance & fertilizer	P-71850	sliger	04/15/2013	5460-0000	14538		511.25	511.25	0	0	0
4/13 grounds maintenance & fertilizer	P-71850	sliger	04/15/2013	5462-0000	14538		28.71	28.71	0	0	0
Total heinzbro - Heinz Brothers Nurseries, INC.							5,606.87	5,606.87	0	0	0
ipgraing - Grainger											
fan motor for restroom exhaust fans	P-71250	centenn	04/10/2013	5180-0000	9113244629		157.5	157.5	0	0	0
#884934167; fan motor for restroom exhau:	P-71251	centenn	04/11/2013	5180-0000	9113971817		-157.5	-157.5	0	0	0
vacuum breaker for faucet in lab	P-71252	centenn	04/11/2013	5230-0000	9114406409		61.92	61.92	0	0	0
filters for large a/c units that control humidit	P-71849	centenn	04/30/2013	5180-0000	9129976891		94.8	94.8	0	0	0
Total ipgraing - Grainger							156.72	156.72	0	0	0
iphdsup - HD Supply Facilities Maintenance											
back doorcloser for Bing needs replacing	P-71851	collins	04/01/2013	5365-0000	9121023256		199	199	0	0	0
#13174136; Toilet rebuild kit	P-71253	morgan	04/15/2013	5230-0000	9121685399		125	125	0	0	0
#13174136; Urinal rebuild kit	P-71254	centenn	04/15/2013	5230-0000	9121685401		78.97	78.97	0	0	0
back door closer worn out	P-71852	johnson	04/30/2013	5370-0000	912206279		149	149	0	0	0

Total iphdsup - HD Supply Facilities Maintenance						551.97	551.97	0	0	0
iphome - Home Depot Credit Services										
door stops sink repair	P-71256	centenn	04/12/2013	5370-0000	2564405	18.06	18.06	0	0	0
bulbs and supplies for signage	P-71257	inn-tic	04/25/2013	5130-0000	9030798	17.06	17.06	0	0	0
bulbs for signage	P-71255	inn-tic	04/26/2013	5120-0000	8043147	78.37	78.37	0	0	0
Total iphhome - Home Depot Credit Services						113.49	113.49	0	0	0
johnston - Johnstone Supply										
motor for roof vent	P-71258	morgan	04/22/2013	5180-0000	s3453603.002	119.8	119.8	0	0	0
filters for building environmtal control unit	P-71259	centenn	04/30/2013	5180-0000	s3484164.001	161.76	161.76	0	0	0
return-filters for bldg environmental control	P-71260	centenn	04/30/2013	5180-0000	s3484472.001	-54.24	-54.24	0	0	0
Total johnston - Johnstone Supply						227.32	227.32	0	0	0
marpan - Marpan Supply Company, Inc.										
Light bulbs T-12	P-71263	morgan	04/09/2013	5130-0000	1252303	111.6	111.6	0	0	0
T-12 Bulbs	P-71262	johnson	04/19/2013	5130-0000	1254439	249.08	249.08	0	0	0
T-12 Bulbs	P-71265	sliger	04/19/2013	5130-0000	1254440	205.75	205.75	0	0	0
T-12 Bulbs	P-71265	sliger	04/19/2013	5132-0000	1254440	13.13	13.13	0	0	0
Bulbs for unit 130	P-71264	morgan	04/25/2013	5130-0000	1255175	153.08	153.08	0	0	0
Total marpan - Marpan Supply Company, Inc.						732.64	732.64	0	0	0
mgmtal - Talcor Commercial Real Estate Svc Inc										
4/13 management-accounting	P-71266	centenn	04/30/2013	6110-0000	Mgmt Fee-Acg (4/13)	316.96	316.96	0	0	0
4/13 management-accounting	P-71266	collins	04/30/2013	6110-0000	Mgmt Fee-Acg (4/13)	241.36	241.36	0	0	0
4/13 management-accounting	P-71266	inn-tic	04/30/2013	6110-0000	Mgmt Fee-Acg (4/13)	200	200	0	0	0
4/13 management-accounting	P-71266	johnson	04/30/2013	6111-0000	Mgmt Fee-Acg (4/13)	381.3	381.3	0	0	0
4/13 management-accounting	P-71266	knight	04/30/2013	6110-0000	Mgmt Fee-Acg (4/13)	27.14	27.14	0	0	0
4/13 management-accounting	P-71266	morgan	04/30/2013	6110-0000	Mgmt Fee-Acg (4/13)	315.31	315.31	0	0	0
4/13 management-accounting	P-71266	phippis	04/30/2013	6110-0000	Mgmt Fee-Acg (4/13)	142.11	142.11	0	0	0
4/13 management-accounting	P-71266	sliger	04/30/2013	6111-0000	Mgmt Fee-Acg (4/13)	375.82	375.82	0	0	0
4/13 Management-Property	P-71267	centenn	04/30/2013	6110-0000	Mgmt Fee-Prop (4/13)	1,069.75	1,069.75	0	0	0
4/13 Management-Property	P-71267	collins	04/30/2013	6110-0000	Mgmt Fee-Prop (4/13)	814.6	814.6	0	0	0
4/13 Management-Property	P-71267	inn-tic	04/30/2013	6110-0000	Mgmt Fee-Prop (4/13)	675	675	0	0	0
4/13 Management-Property	P-71267	johnson	04/30/2013	6111-0000	Mgmt Fee-Prop (4/13)	1,286.86	1,286.86	0	0	0
4/13 Management-Property	P-71267	knight	04/30/2013	6110-0000	Mgmt Fee-Prop (4/13)	91.61	91.61	0	0	0
4/13 Management-Property	P-71267	morgan	04/30/2013	6110-0000	Mgmt Fee-Prop (4/13)	1,064.16	1,064.16	0	0	0
4/13 Management-Property	P-71267	phippis	04/30/2013	6110-0000	Mgmt Fee-Prop (4/13)	479.62	479.62	0	0	0
4/13 Management-Property	P-71267	sliger	04/30/2013	6111-0000	Mgmt Fee-Prop (4/13)	1,268.40	1,268.40	0	0	0
Total mgmtal - Talcor Commercial Real Estate Svc Inc						8,750.00	8,750.00	0	0	0
nwrdc - Florida State University										
#5089-LCR-SERVR; 4/13 service	P-71853	sliger	04/30/2013	5523-0000	NW1304022	405	405	0	0	0
Total nwrdc - Florida State University						405	405	0	0	0
officede - OFFICE DEPOT CARD PLAN										
Paper	P-71268	knight	04/01/2013	5565-0000	643447397001	65.88	65.88	0	0	0
#6011564240540046; finance/late fees	P-71269	knight	04/30/2013	5587-0000	6011564240540046 (4/13)	17.76	17.76	0	0	0
Total officede - OFFICE DEPOT CARD PLAN						83.64	83.64	0	0	0
orkin - Capital Solutions of Big Bend										
#1477; 4/13 service	P-71270	johnson	04/08/2013	5430-0000	13953	50	50	0	0	0
Total orkin - Capital Solutions of Big Bend						50	50	0	0	0
ronmill - Miller Jr.										
Ron Miller-4/13 contract	P-71271	knight	04/30/2013	4415-0000	Miller (4/13)-2	8,259.30	8,259.30	0	0	0
Total ronmill - Miller Jr.						8,259.30	8,259.30	0	0	0
specicon - SPECIALTY CONTRACTORS OF TALLAHASSEE Inc										
remove and replace ceiling tile	P-71272	collins	04/15/2013	5370-0000	2013129	252	252	0	0	0
Total specicon - SPECIALTY CONTRACTORS OF TALLAHASSEE Inc						252	252	0	0	0
talladem - Tallahassee Democrat										
#C69347; 4/1/13-5/5/13 services	P-71855	inn-tic	04/30/2013	5596-0000	0000607819	191	191	0	0	0
Total talladem - Tallahassee Democrat						191	191	0	0	0
trane - Trane, CORP.										
large fresh air filters for whole system	P-71856	centenn	04/10/2013	5185-0000	31846919	505.53	505.53	0	0	0
Total trane - Trane, CORP.						505.53	505.53	0	0	0
						41,895.05	41,895.05	0	0	0

Loan Billing Statement

Loan Customer # 0264469650

Payment Due Date: Apr. 21, 2013
 Charge Date: Apr. 22, 2013



Principal 12,589.91
 Interest 10,918.10
Total Amount Due: \$23,508.01

DCFSSCDTHO 000134



Amount to be charged 23,508.01



MAC R4057-01Q
 LEON COUNTY RESEARCH AND
 DEVELOPMENT
 ATTN: CATHERINE KUNST EXE DIR
 1736 WEST PAUL DIRAC DRIVE
 TALLAHASSEE FL 32310-3747

GIB GOV JACKSONVILLE
 MAC R4057-01Q
 7711 PLANTATION ROAD
 ROANOKE, VA 24019-3224

SU 0132398 MOC Loan Customer # Total Amount Due Invoice #
 0132398 31 0264469650 4320 00000002350801 1310640044-31

AMOUNT TO BE DEDUCTED FROM ACCOUNT 0045669871 ON CHARGE DATE
 04-22-2013

AU 0132398 GIB GOV JACKSONVILLE
 SU 0132398 MAC R4057-01Q
 7711 PLANTATION ROAD
 ROANOKE, VA 24019-3224

LEON COUNTY RESEARCH AND
 Loan Customer #: 0264469650 Statement Date: 04-16-2013 Payment Due Date: 04-21-2013
 Invoice #: 1310640044 Page 1 of 1

Obligation # 18 Maturity Date: 12-21-2026

Effective Date	From Date	Thru Date	Transaction Type	Amount	Principal Balance	Rate	Days	Interest/Fee Balance
03-17-13			Balance Forward		2,892,041.17			
03-21-13			Principal Pmt	-12,542.35	2,879,498.82			
03-21-13		04-20-13	Interest Calc		2,879,498.82	4.55000	30	10,918.10

OBLIGATION SUMMARY

Interest Paid YTD	33,040.48	Principal Due	12,589.91
Interest Paid in 2012	136,350.35	Interest Due	10,918.10
		Total Due	23,508.01

Adjustments will appear on your next statement if financial activity or rate changes occur between this statement date and the due date.

Please note that automatic payments for principal, interest or fees will appear as separate transactions in the charge account.



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	DEPT OF ENVIRONMENTAL PROTECTION-BUREAU OF MINING & MINERAL	7/1/07	6/30/22	\$ -	18,774	9.15	\$ 14,315.18	\$ 14,315.18	EXEMPT		\$ 14,315.18	\$ -	\$ 14,315.18	\$ 14,315.18	4/26	\$ -	RENT SAME TILL END OF LEASE Terminating in 6 months July 2013 LESSEE PAYS UTILITIES; LANDLORD PAYS ALL OTHER MAINTENANCE EXPENSES	EXEMPT
											\$ -	\$ -	\$ -			\$ -	REBILL OTHER:	
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	\$ 9,342.16	4/5, 4/26	\$ -	RENT SAME TILL END OF LEASE LESSEE PAYS UTILITIES; LANDLORD PAYS ALL OTHER MAINTENANCE EXPENSES	EXEMPT
=====																		
TOTALS				\$ -	24,900	9.15	\$ 18,986.26	\$ 18,986.26	\$ -	\$ -	\$ 18,986.26	\$ 4,671.08	\$ 23,657.34	\$ 23,657.34		\$ -		\$ -

A/R \$ -
Prepaid \$ -

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	TEAM SIMULATIONS, LLC	9/14/07	9/30/13	\$ -	188	15.38	\$ 241.00	\$ 241.00	\$ 18.08			\$ 259.08	\$ -	\$ 259.08	\$ 777.24	4/26	\$ (518.17)	Lease Auto Renewal Per Lease with 3% Increase	\$ 54.23
110, 111	NANOSTRATA, INC.	7/1/10	6/30/13	\$ -	344	14.51	\$ 416.00	\$ 416.00	\$ 31.20			\$ 447.20	\$ (447.20)	\$ -			\$ -	QTLY BILLBACK FOR COPY/FAX	\$ -
										\$ 21.15		\$ 21.15	\$ (21.15)	\$ -			\$ -	MTHLY DSL CHARGE \$21.15-CAME FROM INVOICE FROM LANIGAN	EXEMPT
112	VACANT				152	0.00	\$ -	\$ -	\$ -			\$ -		\$ -			\$ -		\$ -
113	VACANT				164	0.00	\$ -	\$ -	\$ -			\$ -	\$ -	\$ -			\$ -		\$ -
114	BUC TECHNOLOGIES, LLC	7/1/10	6/30/13	\$ -	170	14.50	\$ 205.42	\$ 205.42	\$ 15.41			\$ 220.83	\$ 220.83	\$ 441.66	\$ 441.66	4/12	\$ (0.00)	Mthly DSL Charge?	\$ 30.81
												\$ -	\$ 24.02	\$ 24.02	\$ 24.02	4/12	\$ -	Qty copies bill back (Oct-Dec)	EXEMPT
														\$ 100.00		4/12		elevator pitch	
														\$ -	\$ 50.00	4/12		FSURF refund for rm rental	
=====																			
	TOTALS			\$ -	2,800	11.10	\$ 862.42	\$ 862.42	\$ 64.68		\$ -	\$ 948.25	\$ (223.50)	\$ 724.75	\$ 1,392.92		\$ (518.17)		\$ 85.04

A/R \$ -
Prepaid \$ (518.17)

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		VACANT				389.00																
103		VACANT				160.00																
104		VACANT				328.00																
105/106/107		Prevacus, Inc.	9/11/12	9/30/13		480.00		\$ 290.00	\$ 290.00	\$ 21.75			\$ 311.75	\$ 213.05	\$ 524.80	\$ 524.80	4/12	\$ -	initial term 50% discount per special stipulations clause (\$580.00) 2/13 added space 105	\$ 36.61		
108		VACANT				41.00																
109		VACANT				516.00																
110		VACANT				80.00																
113		VACANT				1295.00																
113A, 140		VACANT			\$ -	958.00	0.00	\$ -	\$ -				\$ -	\$ -	\$ -			\$ -		\$ -		
114		VACANT				84.00																
115, 118, 119, 120		Danfoss Turbooc Compressors, Inc	8/1/11	7/31/13	\$ 1,829.42	1514.00	14.50	\$ 1,829.42	\$ 1,829.42	\$ 137.20			\$ 1,966.62	\$ 1,966.62	\$ 1,966.62	4/5	\$ (0.00)			\$ 137.21		
116		VACANT				195.00																
117		VACANT				175.00																
121		VACANT				194.00																
122		VACANT				117.00																
123		VACANT			\$ -	120.00	0.00		\$ -				\$ -	\$ -	\$ -			\$ -		\$ -		
127/128		VACANT			\$ -	506.00	0.00	\$ -	\$ -				\$ -	\$ -	\$ -			\$ -		\$ -		
130,130A-C, 132, 133, 135-139	C-1644	FLORIDA A & M UNIVERISTY CONSTRUCTION MANAGEMENT & BOND GUARANTEE PROGRAM INSTITUTE ON URBAN POLICY & COMMERCE SMALL BUSINESS DEVELOPMENT CENTER	10/1/06	MTM	\$ -	3118.00	9.85	\$ 2,559.25	\$ 2,559.25	EXEMPT			\$ 2,559.25	\$ 100.00	\$ 2,659.25	\$ 2,659.25	4/5, 4/12	\$ -	NEED INFO ON INCUBATOR PROGRAM. 1000 SF IS SUBJECT TO ANNUAL REVIEW BY AUTHORITY MTM with 60 day notice to terminate	EXEMPT		
131	2008:103	FSU-INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	5/1/08	4/30/13	\$ -	130.00	16.50	\$ 178.75	\$ 157.08	EXEMPT	\$ 21.67		\$ 178.75	\$ -	\$ 178.75	\$ 178.75	4/12	\$ -		EXEMPT		
202-208	2003:101	FSU-BEACHES & SHORES RESOURCE CENTER	5/1/98	6/30/13	\$ -	1588.50	14.50	\$ 1,919.44	\$ 1,919.44	EXEMPT			\$ 1,919.44	\$ -	\$ 1,919.44	\$ 1,919.44	4/12	\$ -		EXEMPT		
200, 210-212		VACANT				981.00	0.00	\$ -		EXEMPT			\$ -							EXEMPT		
201		VACANT				275.00																
213		VACANT				203.50																
214-215	2010:111	FSU-CENTER FOR INFORMATION MANAGEMENT & EDUCATIONAL SERVICES (CIMES)	2/1/02	9/30/13	\$ -	463.00	14.48	\$ 558.85	\$ 558.85	EXEMPT			\$ 558.85	\$ -	\$ 1,462.69	\$ 1,462.69	4/12	\$ -		EXEMPT		
219	2010:111	PART OF CIMES ABOVE	2/1/02	9/30/13	\$ -	336.00	14.50	\$ 406.00	\$ 406.00	EXEMPT			\$ 406.00									
220	2010:111	PART OF CIMES ABOVE	10/1/10	9/30/13		212.00	14.50	\$ 256.17	\$ 256.17	EXEMPT			\$ 256.17									
221	2010:111	PART OF CIMES ABOVE	10/1/10	9/30/13		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	6/30/13	\$ -	1148.00	14.50	\$ 1,387.17	\$ 1,387.17	EXEMPT			\$ 1,387.17	\$ 2,774.34	\$ 4,161.51	\$ 2,774.34	4/5, 4/19	\$ 1,387.17	OTHER:	EXEMPT		
222A	2010:105	FSU-CENTER FOR ADVANCEMENT OF LEARNING ASSESSMENT-2	7/1/10	7/31/13	\$ -	470.00	14.51	\$ 568.22	\$ 568.22	EXEMPT			\$ 568.22	\$ 1,136.44	\$ 1,704.66	\$ 1,136.44	4/5, 4/19	\$ 568.22	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	6/30/13	\$ -	3000.00	14.50	\$ 3,625.00	\$ 3,625.00	EXEMPT			\$ 3,625.00	\$ -	\$ 3,625.00	\$ 3,625.00	4/12	\$ -		EXEMPT		
236	2006:104	FSU-FLORIDA CONFLICT RESOLUTION CENTER- CONSENSUS CENTER	2/1/06	1/31/13	\$ -	1806.00	14.50	\$ 2,182.25	\$ 2,182.25	EXEMPT			\$ 2,182.25	\$ -	\$ 2,182.25	\$ 2,182.25	4/12	\$ -		EXEMPT		
																			\$ -			
=====																						
						\$ 1,829.42	22587.00	14.28	\$ 16,002.19	\$ 15,980.52	\$ 158.95	\$ -	\$ 16,161.14	\$ 4,223.83	\$ 20,384.97	\$ 16,429.58		\$ 1,955.39		\$ 173.82		

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 TRANSPORATION	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	4/26	\$ -		EXEMPT
	STRUCTURAL RESEARCH LABORATORY																RENT SAME TILL END OF LEASE	
	(bldg & land is 5.28 acres)																LESSEE PAYS UTILITIES, JANITORIAL & GROUNDS MAINTENANCE. LANDLORD PAYS FOR HVAC, STRUCTURAL & SOME INTERIOR MAINTENANCE ITEMS.	
=====																		
TOTALS				\$ -	14,661	8.77	\$ 10,719.57	\$ 10,719.57	\$ -	\$ -	\$ 10,719.57	\$ -	\$ 10,719.57	\$ 10,719.57		\$ -		\$ -

A/R \$ -
Prepaid \$ -

INNOVATION PARK
SLIGER BLDG.

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	MGMT FEE INCOME	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
100-A	3D Data	2/11/13	2/28/14	\$ 300.00	176	0.00	\$ -		\$ -			\$ -	\$ -	\$ -			\$ -	Rent free until occupancy of space as of 4/1/13	\$ -
100-A1	VACANT				158														
100-B	VACANT				162														
100-C	DESIGN ARTS SEMINARS	1/1/10	3/31/14	\$ 500.00	171	36.84	\$ 525.00	\$ 525.00	\$ 39.38			\$ 564.38	\$ -	\$ 564.38	\$ 564.38	4/5	\$ (0.00)	4/13 Rent Increase \$525.00	\$ 39.38
100-D	Richard Benham	1/1/12	12/31/13	\$ 200.00	192		\$ 100.00	\$ 100.00	\$ 7.50			\$ 107.50	\$ -	\$ 107.50	\$ 322.50	4/12	\$ (215.00)		\$ 22.50
100-D1	VACANT				176														
100-E	VACANT/BREAKROOM				442														
100-F	VACANT				134														
100-G	VACANT				134														
100-H	VACANT				134														
100-I	VACANT				134														
100-J	VACANT				133														
100-K	VACANT				134														
ENTIRE BLDG LESS #100	FLORIDA STATE RESEARCH FOUNDATION	10/2/85	11/1/13	\$ -	36,493	0.00			EXEMPT	\$ 545.99		\$ 545.99	\$ -	\$ 545.99	\$ 545.99	4/19	\$ -	PAYMENT IS LESSOR'S MGMT FEE AFTER INITIAL LEASE TERM. FEE WILL BE \$470 + CPI INCREASE FOR EACH YEAR SINCE EFFECTIVE DATE Other: LESSEE PAYS 94% OF CAM ON BUILDING & PARK COMMON AREAS	EXEMPT
	ACADEMIC COMPUTING & NETWORK SERVICES										\$10,713.88	\$ 10,713.88	\$ 10,297.54	\$ 21,011.42	\$ 4,381.61	4/26	\$ 16,629.81	Other: Rebill	
	CENTER FOR ADVANCEMENT LEARNING & ASSESSMENT																	Auto Renewals additional year every November- must notify 12 months in advance of vacating- Rent increase every November based on CPI- 11/12-10/13 2.2% increase	
	CENTER FOR INFORMATION MANAGEMENT & EDUCATIONAL SERVICES																		
TOTALS				\$ 1,000.00	38,773	12.28	\$ 625.00	\$ 625.00	\$ 46.88		\$10,713.88	\$ 11,931.75	\$ 10,297.54	\$ 22,229.29	\$ 5,814.48		\$ 16,414.81		\$ 61.88

A/R \$ 16,629.81
Prepaid \$ (215.00)

INNOVATION PARK
TENANTS IN COMMON BLDG.

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

BLDG UNIT	TENANT	START	END	SECURITY DEPOSIT	ACRES	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER RENT	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
GROUND																			
1A	VACANT				2.80														
GROUND																			
2A	VACANT				3.00														
GROUND																			
3A	NORTHWEST REGIONAL DATA CENTER	11/1/81	10/31/21	\$ -	4.68							\$ -	\$ -	\$ -			\$ -	CAM CAPPED AT 8% INCREASE PER YEAR	EXEMPT
GROUND																			
4A-8A 9A-10A	NATIONAL HIGH MAGNETIC FIELD LABORATORY	OWN OWN		\$ - \$ -	23.52							\$ -	\$ -	\$ -			\$ -	OWNED BY LEON COUNTY RESEARCH & DEVELOPMENT AUTHORITY	EXEMPT
GROUND																			
11A	VACANT				3.70														
GROUND																			
12A	KNIGHT ADMINISTRATIVE CENTRE				3.00													SEE KNIGHT PROPERTY CONFIGURATION	
GROUND																			
1B	PHIPPS BUILDING				2.50													SEE PHIPPS PROPERTY CONFIGURATION	
GROUND																			
2B-3B																			
2B	FSU RESEARCH FOUNDATION-A CENTER FOR ADVANCED POWER SYSTEMS LEARNING SYSTEMS INSTITUTE ENTERPRISE RESOURCE PLANNING	10/25/01	1/28/74	\$ -	6.54						\$ 728.32	\$ 728.32	\$ 728.32	\$ 1,456.64	\$ 728.32	4/19	\$ 728.32		EXEMPT
GROUND																			
3B	FSU RESEARCH FOUNDATION-B LEARNING SYSTEMS INSTITUTE ENTERPRISE RESOURCE PLANNING FSU FOUNDATION, INC. FSU OFFICE OF INTELLECTUAL PROPERTY & COMMERCIALIZATION FSU OFFICE OF RESEARCH-HUMAN SUBJECTS COMMITTEE FLORIDA CENTER FOR READING RESEARCH CYBER SECURITY CENTER ON BETTER HEALTH & LIFE FOR UNDERSERVED POPULATIONS CENTER FOR INTERACTIVE MEDIA	10/25/01	1/28/74	\$ -	6.54					\$ 878.46	\$ 878.46	\$ 964.71	\$ 1,843.17	\$ 964.71	4/19	\$ 878.46		EXEMPT	
GROUND																			
4B	VACANT				7.40							\$ -	\$ -	\$ -			\$ -		EXEMPT
GROUND																			
1C	FSU MATERIALS RESEARCH CENTER				4.50							\$ -	\$ -	\$ -			\$ -	OWNED BY FSURF	EXEMPT
GROUND																			
2C	FSU-AEROPULSION & MECHATRONICS ENERGY				4.50							\$ -	\$ -	\$ -			\$ -	OWNED BY FSURF	EXEMPT
GROUND																			
3C	VACANT				3.60														
GROUND																			
4C	VACANT				3.90														
GROUND																			
5C	VACANT				3.70														
GROUND																			
6C	VACANT				3.03														
GROUND																			
1D-2D 3D	DANFOSS TURBOCOR, INC.	3/15/07	3/31/27	\$ -	6.83 2.87							\$ -	\$ -	\$ -			\$ -		\$ -
GROUND																			
1E 2E-3E	AVALANCHE PARTNERS COLLEGE CENTER FOR LIBRARY EXPANSION COLLEGE CENTER FOR LIBRARY AUTOMATION	1/7/08 1/7/02	1/28/74 1/28/74	\$ -	2.42 4.01							\$ -	\$ -	\$ -			\$ -		\$ -

INNOVATION PARK
TENANTS IN COMMON BLDG.

GROUND 4E	VACANT				3.45															
GROUND 5E	VACANT				1.80															
GROUND 6E	VACANT				2.00															
GROUND 7E/1F	Sunnyland Solar	8/3/11	8/2/18		9.80	\$ 7,000.00	\$ 583.33	EXEMPT		\$ 583.33	\$ (2,333.36)	\$ (1,750.03)			\$ (1,750.03)			PAID ANNUALLY-AUGUST CAM CAPPED AT 8% INCREASE PER YEAR	EXEMPT	
GROUND 8E	VACANT				9.24															
GROUND 2F	VACANT				8.65															
GROUND 3F-4F	ELBIT SYSTEMS OF AMERICA	8/4/89	8/3/39	\$ -	9.16				\$ 0.09	\$ 0.09	\$ 1,725.46	\$ 1,725.55	\$ 1,725.55	4/5	\$ -			CAM CAPPED AT 8% INCREASE PER YEAR	\$ 120.39	
GROUND 1G	VACANT				2.10															
GROUND 2G	VACANT				2.30															
GROUND 3G	VACANT				5.30															
GROUND 4G	CENTENNIAL BUILDING				3.94				\$ -	\$ -	\$ -				\$ -					EXEMPT
GROUND 5G	COLLINS BUILDING				3.47													TENANTS IN COMMON CHARGES INCLUDED IN RENT-NO ADD'L REIMBURSEMENT FROM TENANTS		
GROUND 6G	MORGAN BUILDING		LCRDA		2.25													TENANTS IN COMMON CHARGES INCLUDED IN RENT-NO ADD'L REIMBURSEMENT FROM TENANTS		
	SLIGER BUILDING		11/1/13		2.52				\$ -	\$ -	\$ -				\$ -			2.52 ACRES OF TENANTS IN COMMON CHARGES ARE REIMBURSED BY FSURF		EXEMPT
	OTHER TENANTS				0.16															
	JOHNSON BUILDING		11/1/13		2.71				\$ -	\$ -	\$ -				\$ -					EXEMPT
	SHAW BUILDING	11/24/96	12/23/15		2.71				\$ -	\$ -	\$ -				\$ -			Insurance Policy - 2011-2012		EXEMPT
	APPLIED SUPERCONDUCTIVITY CENTER																	TO PAY 5% RENTS COLLECTED AFTER INITIAL LEASE TERM 12/23/15		
	TAI-YANG RESEARCH COMPANY																			
EBP	VACANT																			
	Eisenhower Borrow Pit																			
	MISCELLANEOUS PAYMENTS														\$ 943.00	4/19		AMTRUST REIMB		
															\$ -					
=====																				
TOTALS					\$ -	174.60	0.00	\$ 7,000.00	\$ 583.33	\$ -	\$ 1,606.87	\$ 2,190.20	\$ 1,085.13	\$ 3,275.33	\$ 4,361.58	\$ (143.25)				\$ 120.39

AR \$ 1,606.78
Prepaid \$ (1,750.03)

innovation Park
 (A Research & Development Centre)

Innovation Park

UNIT	TENANT	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
	CENTENNIAL	\$ 30,712.85	\$ 9,977.53	\$ 40,690.38	\$ 30,166.07		\$ 10,524.31		\$ -
	COLLINS	\$ 18,986.26	\$ 4,671.08	\$ 23,657.34	\$ 23,657.34		\$ -		\$ -
	JOHNSON	\$ 7,246.81	\$ 10,703.79	\$ 17,950.60	\$ 6,658.23		\$ 11,292.37		\$ -
	KNIGHT	\$ 948.25	\$ (223.50)	\$ 724.75	\$ 1,242.92		\$ (518.17)		\$ 85.04
					\$ 150.00			Misc payments	
	MORGAN	\$ 16,161.14	\$ 4,223.83	\$ 20,384.97	\$ 18,429.58		\$ 1,955.39		\$ 173.82
	PHIPPS	\$ 10,719.57	\$ -	\$ 10,719.57	\$ 10,719.57		\$ -		\$ -
	SLIGER	\$ 11,931.75	\$ 10,297.54	\$ 22,229.29	\$ 5,814.48		\$ 16,414.81		\$ 61.88
	TENANTS IN COMMON	\$ 2,190.20	\$ 1,085.13	\$ 3,275.33	\$ 3,418.58		\$ (143.25)		\$ 120.39
					\$ 943.00			misc TIC payments	
=====									
	TOTALS	\$ 98,896.83	\$ 40,735.40	\$ 139,632.23	\$ 101,199.77		\$ 39,525.46		\$ 441.12

A/R \$ 42,008.66
 Prepaid \$ (2,483.19)