

Monthly Owner Report



Innovation Park

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

December
2013



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

Balance Sheet (With Period Change)

Period = Dec 2013

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
1000-0000 ASSETS			
1100-0000 CASH			
1110-4000 Cash - Hancock Bank	278,473.19	219,310.12	59,163.07
1121-6600 Petty Cash Fund	200.00	200.00	0.00
1150-4000 Reserve Fund - Hancock	26,629.23	26,626.97	2.26
1155-4000 Sinking Fund -Cash-Hancock	406,423.32	404,037.43	2,385.89
1190-0000 TOTAL CASH	711,725.74	650,174.52	61,551.22
1200-0000 RECEIVABLES			
1203-0000 A/R-Tenant	31,639.77	21,093.18	10,546.59
1206-0000 Other Receivables	174.54	175.72	-1.18
1210-0000 Accounts Receivable	55,561.17	120,740.40	-65,179.23
1217-0000 Other Assets	1,989.00	1,989.00	0.00
1299-0000 TOTAL RECEIVABLES	89,364.48	143,998.30	-54,633.82
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	-10,682,356.22	-10,631,159.43	-51,196.79
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	-26,685.00	-26,410.00	-275.00
1790-0000 TOTAL PROPERTY	11,304,142.54	11,355,614.33	-51,471.79
1840-0000 OTHER ASSETS			
1905-0000 Trust Escrow	90,000.00	90,000.00	0.00
1913-0000 Prepaid Insurance	26,879.90	28,396.05	-1,516.15

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

Balance Sheet (With Period Change)

Period = Dec 2013

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1925-0000	Investments	2,122,304.39	2,121,844.02	460.37
1945-0000	Investments Limited as to Use	1,400,000.00	1,400,000.00	0.00
1980-0000	TOTAL OTHER ASSETS	3,639,184.29	3,640,240.07	-1,055.78
1990-0000	TOTAL ASSETS	15,744,417.05	15,790,027.22	-45,610.17
2000-0000	LIABILITIES and CAPITAL			
2236-0000	Accounts Payable	38,557.97	30,079.59	8,478.38
2246-0000	Prepaid Rents	4,083.43	396.84	3,686.59
2249-0000	Accrued Other	7,323.89	7,323.89	0.00
2250-0000	Tenant Security Dep	3,211.26	3,211.26	0.00
2251-1000	Accrued Interest	3,707.00	3,707.00	0.00
2305-0000	Sales Tax Payable	1,950.63	2,251.53	-300.90
2308-0000	Unearned Revenue - Current	246,327.00	246,327.00	0.00
2310-0000	Bonds Payable - Current	159,634.20	159,031.21	602.99
2408-0000	Unearned Revenue - Noncurrent	246,328.96	266,856.32	-20,527.36
2410-0000	Bond Payable - Noncurrent	2,604,828.34	2,618,408.21	-13,579.87
2490-0000	TOTAL LIABILITIES	3,315,952.68	3,337,592.85	-21,640.17
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	8,497,021.00	8,535,240.91	-38,219.91
2740-0000	Restricted for Capital Assets	433,052.55	430,664.40	2,388.15
2750-0000	Unrestricted	2,098,390.82	2,086,529.06	11,861.76
2760-0000	Designated Net Assets	1,400,000.00	1,400,000.00	0.00
2890-0000	TOTAL CAPITAL	12,428,464.37	12,452,434.37	-23,970.00
2990-0000	TOTAL LIABILITIES and CAPITAL	15,744,417.05	15,790,027.22	-45,610.17

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Income Statement

Period = Dec 2013

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	0.00	0.00	194.38	0.06
3110-0000	Rent	59,588.99	48.97	181,580.57	51.72
3110-5000	Amortized Income	20,527.36	16.87	61,582.08	17.54
3114-5000	Operating Expense Reimbursement	28,105.77	23.10	69,517.15	19.80
3115-0000	CAM	8,268.50	6.79	24,805.50	7.06
3119-0000	Management Fee Income	1,140.18	0.94	3,407.19	0.97
3120-0000	Other Rents	3,501.75	2.88	8,210.96	2.34
3220-0000	Interest Income	513.80	0.42	1,692.04	0.48
3315-0000	Sales Tax Discount	19.71	0.02	51.24	0.01
3540-0000	Electricity Pass Thru	21.67	0.02	65.01	0.02
3990-0000	TOTAL REVENUE	121,687.73	100.00	351,106.12	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	9,875.00	8.12	29,625.00	8.44
4403-0000	Clerical Salary-Authority	3,855.12	3.17	11,565.36	3.29
4404-0000	Payroll Taxes - Authority	1,042.31	0.86	3,126.93	0.89
4405-0000	Worker's Compensation-Authority	0.00	0.00	-85.00	-0.02
4406-0000	Employee Benefits-Authority	841.00	0.69	2,523.00	0.72
4460-0000	Employee Benefits	946.94	0.78	2,840.82	0.81
4490-0000	TOTAL PAYROLL EXPENSE	16,560.37	13.61	49,596.11	14.13
4600-0000	UTILITIES				
4605-0000	Electric	4,517.76	3.71	14,880.86	4.24
4607-0000	Electric - NonCam	362.22	0.30	1,086.39	0.31
4622-0000	Demand Credit	-44.23	-0.04	-120.03	-0.03
4635-0000	Refuse Collection	522.38	0.43	1,567.14	0.45
4637-0000	Refuse - NONCAM	8.87	0.01	26.61	0.01
4640-0000	Water/Sewer	570.90	0.47	1,675.40	0.48
4642-0000	Non CAM Water/Sewer	6.67	0.01	20.00	0.01
4648-0000	Irrigation - Utility	146.48	0.12	439.10	0.13
4649-0000	Irrigation-NonCAM	0.91	0.00	2.73	0.00
4650-0000	Stormwater	263.15	0.22	789.45	0.22
4660-0000	Fire Service - Utility	141.16	0.12	423.48	0.12
4799-0000	TOTAL UTILITIES	6,496.27	5.34	20,791.13	5.92
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	471.04	0.39	712.34	0.20
5125-0000	Electric Supplies	75.94	0.06	1,866.60	0.53
5127-0000	NONCAM Electric Supplies	0.00	0.00	16.81	0.00
5130-0000	Electric Bulbs	123.78	0.10	791.66	0.23

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		Period to Date	%	Year to Date	%
5132-0000	NONCAM Electric Bulbs	0.00	0.00	10.02	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	475.29	0.14
5145-0000	Elevator Phone Maintenance	170.00	0.14	1,178.28	0.34
5160-0000	Exterior Building Maintenance	388.20	0.32	1,845.14	0.53
5161-0000	Exterior Building Supplies	0.00	0.00	212.48	0.06
5162-0000	Non CAM Exterior Bldg Maint.	1.80	0.00	21.15	0.01
5165-0000	Emergency Light Repair	0.00	0.00	81.18	0.02
5175-0000	Fire Alarm/Sprinkler Repair	2,540.40	2.09	2,540.40	0.72
5180-0000	HVAC Repair	6,663.25	5.48	13,683.02	3.90
5185-0000	HVAC Supplies	47.07	0.04	47.07	0.01
5195-0000	Tree Trimming	300.00	0.25	600.00	0.17
5197-0000	Holding Pond Maintenance	0.00	0.00	4,200.00	1.20
5210-0000	Locks & Keys Repairs	0.00	0.00	471.00	0.13
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	7.80	0.00
5230-0000	Plumbing Repairs	22.34	0.02	997.48	0.28
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	11.15	0.00
5235-0000	Plumbing Supplies	39.33	0.03	39.33	0.01
5240-0000	Backflow Maintenance	0.00	0.00	136.50	0.04
5270-0000	Small Tools	113.49	0.09	113.49	0.03
5285-0000	General Building R&M & Supplies	0.00	0.00	39.37	0.01
5299-0000	TOTAL REPAIR/MAINTENANCE	10,956.64	9.00	30,097.56	8.57
5300-0000	CLEANING AND IMPROVEMENTS				
5320-0000	Cleaning Supplies	0.00	0.00	6.97	0.00
5365-0000	Interior Supplies	0.00	0.00	33.01	0.01
5370-0000	Interior Repairs	0.00	0.00	12.39	0.00
5380-0000	Other Cleaning and Improvements	650.00	0.53	723.71	0.21
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	650.00	0.53	776.08	0.22
5400-0000	SERVICES				
5410-0000	Elevator Service	162.57	0.13	487.71	0.14
5412-0000	Elevator Service-NonCAM	2.43	0.00	7.29	0.00
5420-0000	Fire Protection System	0.00	0.00	2,165.20	0.62
5430-0000	Exterminating	352.30	0.29	1,146.76	0.33
5433-0000	Non CAM Exterminating	2.70	0.00	8.38	0.00
5447-0000	HVAC Monthly Service	6,256.76	5.14	7,391.66	2.11
5448-0000	Non CAM HVAC Monthly Maint	37.14	0.03	37.14	0.01
5450-0000	Janitorial Service	6,811.12	5.60	22,305.41	6.35
5455-0000	Non CAM Janitorial	138.07	0.11	414.21	0.12
5460-0000	Landscaping Service	1,961.10	1.61	11,513.25	3.28
5462-0000	Non CAM Landscaping	837.02	0.69	3,391.04	0.97
5482-0000	Non CAM Security	0.00	0.00	123.60	0.04
5499-0000	TOTAL SERVICES	16,561.21	13.61	48,991.65	13.95

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		Period to Date	%	Year to Date	%
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	10,000.00	8.22	10,000.00	2.85
5520-0000	Phone Service	166.44	0.14	485.14	0.14
5522-0000	Internet Charge	71.34	0.06	214.02	0.06
5523-0000	Internet Charge-NonCAM	326.00	0.27	978.00	0.28
5530-0000	Copies	2.02	0.00	56.53	0.02
5560-0000	Fees/Licenses/Permits	6.00	0.00	18.00	0.01
5566-0000	Office Equipment Maintenance	204.24	0.17	204.24	0.06
5567-0000	Office Equip Mtnce-NonCAM	25.87	0.02	175.51	0.05
5568-0000	Dues/Seminars	195.00	0.16	545.00	0.16
5575-0000	Professional Fees	2,350.00	1.93	7,050.00	2.01
5585-0000	Subscriptions	30.00	0.02	265.00	0.08
5587-0000	General Authority Expense	65.75	0.05	193.73	0.06
5588-0000	Economic Development	0.00	0.00	12,500.00	3.56
5592-0000	Non CAM Professional Fees	2,350.00	1.93	7,050.00	2.01
5594-0000	Travel	0.00	0.00	749.42	0.21
5596-0000	Other Administration Costs	0.00	0.00	292.20	0.08
5599-0000	TOTAL PROPERTY ADMINISTRATION	15,792.66	12.98	40,776.79	11.61
6110-0000	Management Fees TALCOR	5,437.62	4.47	16,312.86	4.65
6111-0000	Management Fees-NonCAM	3,312.38	2.72	9,937.14	2.83
6159-0000	TOTAL OTHER EXPENSES	8,750.00	7.19	26,250.00	7.48
7110-0000	Property Insurance	5,575.20	4.58	16,725.60	4.76
7111-0000	Property Insurance-NonCAM	2,312.46	1.90	7,001.38	1.99
7199-0000	TOTAL INSURANCE/TAXES	7,887.66	6.48	23,726.98	6.76
7800-0000	TOTAL OPERATING EXPENSES	83,654.81	68.75	241,006.30	68.64
7999-0000	NET INCOME - OPERATING	38,032.92	31.25	110,099.82	31.36
8100-0000	DEBT SERVICE				
8122-0000	Bond Interest Expense	10,531.13	8.65	31,743.47	9.04
8199-0000	TOTAL DEBT SERVICE	10,531.13	8.65	31,743.47	9.04
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	51,196.79	42.07	153,590.37	43.74
8220-0000	Amortization Expense	275.00	0.23	825.00	0.24
8299-0000	TOTAL OTHER EXPENSES	51,471.79	42.30	154,415.37	43.98
9900-0000	NET INCOME	-23,970.00	-19.70	-76,059.02	-21.66

Budget Comparison

Period = Dec 2013

Book = Accrual

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3100-1000	Miscellaneous Income	0.00	0.00	0.00	N/A	194.38	0.00	194.38	N/A	0.00
3110-0000	Rent	59,588.99	59,526.25	62.74	0.11	181,580.57	178,578.75	3,001.82	1.68	714,082.00
3110-5000	Amortized Income	20,527.36	20,527.33	0.03	0.00	61,582.08	61,581.99	0.09	0.00	246,328.00
3114-5000	Operating Expense Reimbursement	28,105.77	23,599.08	4,506.69	19.10	69,517.15	90,496.24	-20,979.09	-23.18	320,412.00
3115-0000	CAM	8,268.50	8,268.50	0.00	0.00	24,805.50	24,805.50	0.00	0.00	99,222.00
3119-0000	Management Fee Income	1,140.18	1,279.00	-138.82	-10.85	3,407.19	3,491.00	-83.81	-2.40	15,002.00
3120-0000	Other Rents	3,501.75	1,730.67	1,771.08	102.33	8,210.96	5,192.01	3,018.95	58.15	20,768.00
3220-0000	Interest Income	513.80	3,600.00	-3,086.20	-85.73	1,692.04	11,100.00	-9,407.96	-84.76	42,600.00
3315-0000	Sales Tax Discount	19.71	0.00	19.71	N/A	51.24	0.00	51.24	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	65.01	0.00	65.01	N/A	0.00
3990-0000	TOTAL REVENUE	121,687.73	118,530.83	3,156.90	2.66	351,106.12	375,245.49	-24,139.37	-6.43	1,458,414.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	9,875.00	9,875.00	0.00	0.00	29,625.00	29,625.00	0.00	0.00	118,500.00
4403-0000	Clerical Salary-Authority	3,855.12	3,900.00	44.88	1.15	11,565.36	11,700.00	134.64	1.15	46,800.00
4404-0000	Payroll Taxes - Authority	1,042.31	1,054.00	11.69	1.11	3,126.93	3,162.00	35.07	1.11	12,645.00
4405-0000	Worker's Compensation-Authority	0.00	261.25	261.25	100.00	-85.00	783.75	868.75	110.85	3,135.00
4406-0000	Employee Benefits-Authority	841.00	1,977.42	1,136.42	57.47	2,523.00	5,932.26	3,409.26	57.47	23,729.00
4460-0000	Employee Benefits	946.94	0.00	-946.94	N/A	2,840.82	0.00	-2,840.82	N/A	0.00
4490-0000	TOTAL PAYROLL EXPENSE	16,560.37	17,067.67	507.30	2.97	49,596.11	51,203.01	1,606.90	3.14	204,809.00
4600-0000	UTILITIES									
4605-0000	Electric	4,517.76	4,037.00	-480.76	-11.91	14,880.86	12,956.00	-1,924.86	-14.86	54,781.00
4607-0000	Electric - NonCam	362.22	347.00	-15.22	-4.39	1,086.39	976.00	-110.39	-11.31	4,230.00
4622-0000	Demand Credit	-44.23	0.00	44.23	N/A	-120.03	0.00	120.03	N/A	0.00
4635-0000	Refuse Collection	522.38	478.00	-44.38	-9.28	1,567.14	1,469.00	-98.14	-6.68	5,876.00
4637-0000	Refuse - NONCAM	8.87	9.00	0.13	1.44	26.61	27.00	0.39	1.44	108.00
4640-0000	Water/Sewer	570.90	596.00	25.10	4.21	1,675.40	1,813.00	137.60	7.59	7,256.00
4642-0000	Non CAM Water/Sewer	6.67	7.00	0.33	4.71	20.00	23.00	3.00	13.04	97.00
4648-0000	Irrigation - Utility	146.48	194.00	47.52	24.49	439.10	597.00	157.90	26.45	2,556.00
4649-0000	Irrigation-NonCAM	0.91	1.00	0.09	9.00	2.73	3.00	0.27	9.00	26.00
4650-0000	Stormwater	263.15	47.00	-216.15	-459.89	789.45	141.00	-648.45	-459.89	564.00
4660-0000	Fire Service - Utility	141.16	28.00	-113.16	-404.14	423.48	84.00	-339.48	-404.14	336.00
4799-0000	TOTAL UTILITIES	6,496.27	5,744.00	-752.27	-13.10	20,791.13	18,089.00	-2,702.13	-14.94	75,830.00
5116-5000	REPAIR/MAINTENANCE									

Budget Comparison

Period = Dec 2013

Book = Accrual

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5120-0000	Electric Repairs	471.04	600.00	128.96	21.49	712.34	3,650.00	2,937.66	80.48	11,000.00
5122-0000	NONCAM Electrical Repairs	0.00	15.00	15.00	100.00	0.00	33.00	33.00	100.00	81.00
5125-0000	Electric Supplies	75.94	123.00	47.06	38.26	1,866.60	723.00	-1,143.60	-158.17	2,567.00
5127-0000	NONCAM Electric Supplies	0.00	0.00	0.00	N/A	16.81	56.00	39.19	69.98	97.00
5130-0000	Electric Bulbs	123.78	0.00	-123.78	N/A	791.66	320.00	-471.66	-147.39	1,280.00
5132-0000	NONCAM Electric Bulbs	0.00	0.00	0.00	N/A	10.02	0.00	-10.02	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	475.29	0.00	-475.29	N/A	0.00
5140-0000	Elevator Maintenance	0.00	65.00	65.00	100.00	0.00	535.00	535.00	100.00	1,445.00
5141-0000	Elevator Maintenance-NonCAM	0.00	0.00	0.00	N/A	0.00	6.00	6.00	100.00	15.00
5145-0000	Elevator Phone Maintenance	170.00	0.00	-170.00	N/A	1,178.28	225.00	-953.28	-423.68	900.00
5145-2310	Security Monitro Cont-NonCAM	0.00	0.00	0.00	N/A	0.00	120.00	120.00	100.00	480.00
5145-4400	Security Maint & Repair	0.00	0.00	0.00	N/A	0.00	75.00	75.00	100.00	300.00
5160-0000	Exterior Building Maintenance	388.20	425.00	36.80	8.66	1,845.14	3,620.00	1,774.86	49.03	12,235.00
5161-0000	Exterior Building Supplies	0.00	340.00	340.00	100.00	212.48	780.00	567.52	72.76	2,280.00
5161-5000	Ext Building Supplies-NonCAM	0.00	2.00	2.00	100.00	0.00	10.00	10.00	100.00	22.00
5162-0000	Non CAM Exterior Bldg Maint.	1.80	3.00	1.20	40.00	21.15	266.00	244.85	92.05	347.00
5165-0000	Emergency Light Repair	0.00	0.00	0.00	N/A	81.18	0.00	-81.18	N/A	0.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,775.00
5175-0000	Fire Alarm/Sprinkler Repair	2,540.40	0.00	-2,540.40	N/A	2,540.40	0.00	-2,540.40	N/A	780.00
5180-0000	HVAC Repair	6,663.25	1,000.00	-5,663.25	-566.33	13,683.02	5,500.00	-8,183.02	-148.78	30,750.00
5182-0000	Non CAM HVAC Repair	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	1,500.00
5185-0000	HVAC Supplies	47.07	0.00	-47.07	N/A	47.07	100.00	52.93	52.93	400.00
5190-0000	Landscaping Supplies	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	250.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	3,450.00	3,450.00	100.00	5,900.00
5193-0000	Landscaping Expense-NonCAM	0.00	0.00	0.00	N/A	0.00	30.00	30.00	100.00	30.00
5195-0000	Tree Trimming	300.00	300.00	0.00	0.00	600.00	300.00	-300.00	-100.00	8,036.00
5196-0000	Tree Trimming-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	66.00
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	4,200.00	3,700.00	-500.00	-13.51	3,700.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	471.00	455.00	-16.00	-3.52	1,830.00
5212-0000	Non CAM Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	25.00	25.00	100.00	75.00
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	0.00	N/A	7.80	0.00	-7.80	N/A	0.00
5220-0000	Parking Lot Repairs	0.00	3,500.00	3,500.00	100.00	0.00	7,790.00	7,790.00	100.00	16,790.00
5221-0000	Parking Lot Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	210.00	210.00	100.00	210.00
5230-0000	Plumbing Repairs	22.34	425.00	402.66	94.74	997.48	4,325.00	3,327.52	76.94	10,925.00
5232-0000	Non CAM Plumbing Repairs	0.00	5.00	5.00	100.00	11.15	40.00	28.85	72.12	101.00
5235-0000	Plumbing Supplies	39.33	75.00	35.67	47.56	39.33	425.00	385.67	90.75	1,275.00
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	0.00	N/A	0.00	10.00	10.00	100.00	30.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	136.50	0.00	-136.50	N/A	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	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	2,050.00

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5245-5000	Irrigation Repairs-NonCAM	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	675.00
5250-0000	Roof Repairs	0.00	1,000.00	1,000.00	100.00	0.00	4,500.00	4,500.00	100.00	13,000.00
5252-0000	Non CAM Roof Repairs	0.00	60.00	60.00	100.00	0.00	60.00	60.00	100.00	180.00
5260-0000	Signage	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	5,350.00
5261-0000	Non-CAM Signage	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	150.00
5270-0000	Small Tools	113.49	0.00	-113.49	N/A	113.49	0.00	-113.49	N/A	0.00
5285-0000	General Building R&M & Supplies	0.00	0.00	0.00	N/A	39.37	0.00	-39.37	N/A	0.00
5290-0000	Other Maintenance	0.00	0.00	0.00	N/A	0.00	1,625.00	1,625.00	100.00	2,000.00
5299-0000	TOTAL REPAIR/MAINTENANCE	10,956.64	9,188.00	-1,768.64	-19.25	30,097.56	44,214.00	14,116.44	31.93	141,595.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	1,500.00	1,500.00	100.00	0.00	5,500.00	5,500.00	100.00	21,796.00
5312-0000	Non CAM Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	268.00
5313-0000	Carpet Repairs	0.00	1,400.00	1,400.00	100.00	0.00	2,400.00	2,400.00	100.00	4,400.00
5314-0000	Carpet Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	30.00	30.00	100.00	30.00
5315-5000	Mini Blinds-NonCAM	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	600.00
5320-0000	Cleaning Supplies	0.00	0.00	0.00	N/A	6.97	0.00	-6.97	N/A	0.00
5340-0000	Painting	0.00	1,750.00	1,750.00	100.00	0.00	5,603.00	5,603.00	100.00	14,628.00
5342-0000	Non CAM Painting	0.00	500.00	500.00	100.00	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	0.00	0.00	0.00	N/A	33.01	2,900.00	2,866.99	98.86	2,900.00
5367-0000	Non CAM Interior Supplies	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	100.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	12.39	4,325.00	4,312.61	99.71	10,725.00
5375-0000	Non CAM Interior Repairs	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	750.00
5380-0000	Other Cleaning and Improvements	650.00	1,000.00	350.00	35.00	723.71	2,875.00	2,151.29	74.83	4,125.00
5385-0000	Non CAM Other Cleaning and Impro.	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	650.00	6,150.00	5,500.00	89.43	776.08	25,355.00	24,578.92	96.94	61,794.00
5400-0000	SERVICES									
5410-0000	Elevator Service	162.57	163.00	0.43	0.26	487.71	489.00	1.29	0.26	1,956.00
5412-0000	Elevator Service-NonCAM	2.43	3.00	0.57	19.00	7.29	9.00	1.71	19.00	36.00
5420-0000	Fire Protection System	0.00	500.00	500.00	100.00	2,165.20	3,015.00	849.80	28.19	7,391.00
5425-0000	Fire Protection Phone	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	4,189.00
5430-0000	Exterminating	352.30	653.00	300.70	46.05	1,146.76	1,359.00	212.24	15.62	4,836.00
5433-0000	Non CAM Exterminating	2.70	3.00	0.30	10.00	8.38	9.00	0.62	6.89	36.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	195.00	195.00	100.00	255.00
5445-5000	Backflow Prevention Svc-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	70.00
5447-0000	HVAC Monthly Service	6,256.76	6,256.76	0.00	N/A	7,391.66	6,420.00	-971.66	-15.13	25,804.00
5448-0000	Non CAM HVAC Monthly Maint	37.14	0.00	-37.14	N/A	37.14	22.00	-15.14	-68.82	90.00
5450-0000	Janitorial Service	6,811.12	7,356.00	544.88	7.41	22,305.41	22,068.00	-237.41	-1.08	88,272.00

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5455-0000	Non CAM Janitorial	138.07	133.00	-5.07	-3.81	414.21	399.00	-15.21	-3.81	1,596.00
5460-0000	Landscaping Service	1,961.10	1,960.00	-1.10	-0.06	11,513.25	7,842.00	-3,671.25	-46.82	39,633.00
5462-0000	Non CAM Landscaping	837.02	836.00	-1.02	-0.12	3,391.04	3,346.00	-45.04	-1.35	16,736.00
5465-0000	Grounds Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,000.00
5480-0000	Security	0.00	170.00	170.00	100.00	0.00	1,165.00	1,165.00	100.00	4,660.00
5482-0000	Non CAM Security	0.00	0.00	0.00	N/A	123.60	120.00	-3.60	-3.00	480.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	10,440.00
5488-0000	Window Washing Svc-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	115.00
5499-0000	TOTAL SERVICES	16,561.21	11,777.00	-4,784.21	-40.62	48,991.65	46,458.00	-2,533.65	-5.45	207,595.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	10,000.00	0.00	-10,000.00	N/A	10,000.00	18,000.00	8,000.00	44.44	18,000.00
5520-0000	Phone Service	166.44	138.00	-28.44	-20.61	485.14	414.00	-71.14	-17.18	1,656.00
5521-0000	Phone Service-NonCAM	0.00	2.00	2.00	100.00	0.00	6.00	6.00	100.00	24.00
5522-0000	Internet Charge	71.34	71.00	-0.34	-0.48	214.02	772.00	557.98	72.28	1,970.00
5523-0000	Internet Charge-NonCAM	326.00	326.00	0.00	0.00	978.00	978.00	0.00	0.00	3,912.00
5530-0000	Copies	2.02	42.00	39.98	95.19	56.53	226.00	169.47	74.99	1,000.00
5560-0000	Fees/Licenses/Permits	6.00	6.00	0.00	0.00	18.00	16.00	-2.00	-12.50	710.00
5565-0000	Office Supplies	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
5566-0000	Office Equipment Maintenance	204.24	0.00	-204.24	N/A	204.24	200.00	-4.24	-2.12	500.00
5567-0000	Office Equip Mtnce-NonCAM	25.87	24.00	-1.87	-7.79	175.51	78.00	-97.51	-125.01	353.00
5568-0000	Dues/Seminars	195.00	0.00	-195.00	N/A	545.00	0.00	-545.00	N/A	0.00
5570-0000	Postage/Delivery	0.00	10.00	10.00	100.00	0.00	30.00	30.00	100.00	120.00
5575-0000	Professional Fees	2,350.00	2,350.00	0.00	0.00	7,050.00	7,050.00	0.00	0.00	28,200.00
5580-0100	Printing	0.00	41.00	41.00	100.00	0.00	123.00	123.00	100.00	500.00
5585-0000	Subscriptions	30.00	175.00	145.00	82.86	265.00	2,620.00	2,355.00	89.89	3,225.00
5586-0000	Marketing/PR	0.00	26.00	26.00	100.00	0.00	100.00	100.00	100.00	509.00
5587-0000	General Authority Expense	65.75	67.00	1.25	1.87	193.73	201.00	7.27	3.62	800.00
5588-0000	Economic Development	0.00	0.00	0.00	N/A	12,500.00	12,600.00	100.00	0.79	25,500.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	30,000.00
5592-0000	Non CAM Professional Fees	2,350.00	4,433.33	2,083.33	46.99	7,050.00	13,299.99	6,249.99	46.99	53,200.00
5594-0000	Travel	0.00	0.00	0.00	N/A	749.42	1,500.00	750.58	50.04	10,100.00
5596-0000	Other Administration Costs	0.00	254.00	254.00	100.00	292.20	762.00	469.80	61.65	3,044.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	15,792.66	8,065.33	-7,727.33	-95.81	40,776.79	59,275.99	18,499.20	31.21	184,523.00
6110-0000	Management Fees TALCOR	5,437.62	5,438.00	0.38	0.01	16,312.86	16,314.00	1.14	0.01	65,256.00
6111-0000	Management Fees-NonCAM	3,312.38	3,312.00	-0.38	-0.01	9,937.14	9,936.00	-1.14	-0.01	39,744.00
6159-0000	TOTAL OTHER EXPENSES	8,750.00	8,750.00	0.00	0.00	26,250.00	26,250.00	0.00	0.00	105,000.00
7110-0000	Property Insurance	5,575.20	5,575.24	0.04	0.00	16,725.60	16,725.72	0.12	0.00	66,903.00
7111-0000	Property Insurance-NonCAM	2,312.46	2,344.42	31.96	1.36	7,001.38	7,033.26	31.88	0.45	28,133.00
7199-0000	TOTAL INSURANCE/TAXES	7,887.66	7,919.66	32.00	0.40	23,726.98	23,758.98	32.00	0.13	95,036.00

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7800-0000	TOTAL OPERATING EXPENSES	83,654.81	74,661.66	-8,993.15	-12.05	241,006.30	294,603.98	53,597.68	18.19	1,076,182.00
7999-0000	NET INCOME - OPERATING	38,032.92	43,869.17	-5,836.25	-13.30	110,099.82	80,641.51	29,458.31	36.53	382,232.00
8100-0000	DEBT SERVICE									
8122-0000	Bond Interest Expense	10,531.13	10,531.00	-0.13	0.00	31,743.47	31,740.00	-3.47	-0.01	124,282.00
8199-0000	TOTAL DEBT SERVICE	10,531.13	10,531.00	-0.13	0.00	31,743.47	31,740.00	-3.47	-0.01	124,282.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	51,196.79	51,601.00	404.21	0.78	153,590.37	154,803.00	1,212.63	0.78	619,212.00
8220-0000	Amortization Expense	275.00	275.00	0.00	0.00	825.00	825.00	0.00	0.00	3,300.00
8299-0000	TOTAL OTHER EXPENSES	51,471.79	51,876.00	404.21	0.78	154,415.37	155,628.00	1,212.63	0.78	622,512.00
9900-0000	NET INCOME	-23,970.00	-18,537.83	-5,432.17	-29.30	-76,059.02	-106,726.49	30,667.47	28.73	-364,562.00

INNOVATION PARK-CENTENNIAL BLDG (centenn)

Budget Comparison

Period = Dec 2013

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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	77,576.46	77,577.00	-0.54	0.00	310,308.00
3114-5000	Operating Expense Reimbursement	6,382.56	3,835.00	2,547.56	66.43	15,267.26	24,085.00	-8,817.74	-36.61	86,692.00
3990-0000	TOTAL REVENUE	32,241.38	29,694.00	2,547.38	8.58	92,843.72	101,662.00	-8,818.28	-8.67	397,000.00
4000-0000	OPERATING EXPENSES									
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	376.04	0.00	-376.04	N/A	566.04	550.00	-16.04	-2.92	2,200.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	532.89	125.00	-407.89	-326.31	500.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	55.08	0.00	-55.08	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	95.00	0.00	-95.00	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	160.00	160.00	100.00	640.00
5160-0000	Exterior Building Maintenance	90.00	0.00	-90.00	N/A	270.00	350.00	80.00	22.86	1,400.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	125.00	125.00	100.00	500.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	225.00
5180-0000	HVAC Repair	534.50	0.00	-534.50	N/A	1,630.67	1,500.00	-130.67	-8.71	6,000.00
5185-0000	HVAC Supplies	47.07	0.00	-47.07	N/A	47.07	100.00	52.93	52.93	400.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,750.00
5195-0000	Tree Trimming	300.00	0.00	-300.00	N/A	300.00	0.00	-300.00	N/A	1,000.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	25.00	25.00	100.00	75.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	2,000.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	5.09	500.00	494.91	98.98	2,000.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	125.00
5245-5000	Irrigation Repairs-NonCAM	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	600.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	1,000.00
5285-0000	General Building R&M & Supplies	0.00	0.00	0.00	N/A	12.98	0.00	-12.98	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	1,347.61	200.00	-1,147.61	-573.80	3,514.82	6,135.00	2,620.18	42.71	20,415.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	2,500.00	2,500.00	100.00	5,000.00
5313-0000	Carpet Repairs	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00	900.00
5320-0000	Cleaning Supplies	0.00	0.00	0.00	N/A	6.97	0.00	-6.97	N/A	0.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	650.00	650.00	100.00	1,450.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	33.01	1,000.00	966.99	96.70	1,000.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	0.00	400.00	400.00	100.00	1,200.00

INNOVATION PARK-CENTENNIAL BLDG (centenn)

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	400.00	400.00	100.00	39.98	6,450.00	6,410.02	99.38	11,050.00
5400-0000	SERVICES									
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	0.00	415.00	415.00	100.00	4,313.00
5425-0000	Fire Protection Phone	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	4,189.00
5430-0000	Exterminating	55.00	355.00	300.00	84.51	165.00	465.00	300.00	64.52	1,260.00
5445-5000	Backflow Prevention Svc-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	70.00
5447-0000	HVAC Monthly Service	2,063.60	0.00	-2,063.60	N/A	2,063.60	1,713.00	-350.60	-20.47	6,954.00
5450-0000	Janitorial Service	985.77	949.00	-36.77	-3.87	2,957.31	2,847.00	-110.31	-3.87	11,388.00
5460-0000	Landscaping Service	267.31	267.00	-0.31	-0.12	1,536.74	1,068.00	-468.74	-43.89	5,340.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,750.00
5499-0000	TOTAL SERVICES	3,371.68	1,571.00	-1,800.68	-114.62	6,722.65	6,508.00	-214.65	-3.30	35,264.00
6110-0000	Management Fees TALCOR	1,386.71	1,387.00	0.29	0.02	4,160.13	4,161.00	0.87	0.02	16,644.00
6159-0000	TOTAL OTHER EXPENSES	1,386.71	1,387.00	0.29	0.02	4,160.13	4,161.00	0.87	0.02	16,644.00
7110-0000	Property Insurance	276.56	276.58	0.02	0.01	829.68	829.74	0.06	0.01	3,319.00
7199-0000	TOTAL INSURANCE/TAXES	276.56	276.58	0.02	0.01	829.68	829.74	0.06	0.01	3,319.00
7800-0000	TOTAL OPERATING EXPENSES	6,382.56	3,834.58	-2,547.98	-66.45	15,267.26	24,083.74	8,816.48	36.61	86,692.00
7999-0000	NET INCOME - OPERATING	25,858.82	25,859.42	-0.60	0.00	77,576.46	77,578.26	-1.80	0.00	310,308.00
8100-0000	DEBT SERVICE									
8122-0000	Bond Interest Expense	10,531.13	10,531.00	-0.13	0.00	31,743.47	31,740.00	-3.47	-0.01	124,282.00
8199-0000	TOTAL DEBT SERVICE	10,531.13	10,531.00	-0.13	0.00	31,743.47	31,740.00	-3.47	-0.01	124,282.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	11,524.15	12,012.00	487.85	4.06	34,572.45	36,036.00	1,463.55	4.06	144,144.00
8220-0000	Amortization Expense	275.00	275.00	0.00	0.00	825.00	825.00	0.00	0.00	3,300.00
8299-0000	TOTAL OTHER EXPENSES	11,799.15	12,287.00	487.85	3.97	35,397.45	36,861.00	1,463.55	3.97	147,444.00
9900-0000	NET INCOME	3,528.54	3,041.42	487.12	16.02	10,435.54	8,977.26	1,458.28	16.24	38,582.00

CENTENNIAL - BUDGET COMPARISON

As of December 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	92,843.72	101,662.00	-8,818.28	-8.67
Total Operating Expenses	15,267.26	24,083.74	8,816.48	36.61
Net Operating Income	77,576.46	77,578.26	-1.80	0.00

Major Variances from Budget:

Total Revenue/Operating Expense Reimbursements

Several accounts, in both Repairs & Maintenance and Cleaning & Improvements, have funds in the Budget for projects anticipated that will be done. These two categories alone make up the majority of the Operating Expense Reimbursements shortfall.

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Dec 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	7,561.72	7,451.00	110.72	1.49	22,685.16	22,353.00	332.16	1.49	89,412.00
3114-5000 Operating Expense Reimbursement	1,604.09	1,440.00	164.09	11.40	4,828.33	4,320.00	508.33	11.77	17,280.00
3315-0000 Sales Tax Discount	0.41	0.00	0.41	N/A	18.40	0.00	18.40	N/A	0.00
3990-0000 TOTAL REVENUE	9,166.22	8,891.00	275.22	3.10	27,531.89	26,673.00	858.89	3.22	106,692.00
4000-0000 OPERATING EXPENSES									
4600-0000 UTILITIES									
4605-0000 Electric	1,710.70	1,400.00	-310.70	-22.19	6,082.75	4,200.00	-1,882.75	-44.83	18,500.00
4635-0000 Refuse Collection	54.23	0.00	-54.23	N/A	162.69	0.00	-162.69	N/A	0.00
4640-0000 Water/Sewer	154.17	150.00	-4.17	-2.78	478.57	450.00	-28.57	-6.35	1,800.00
4648-0000 Irrigation - Utility	24.57	0.00	-24.57	N/A	73.71	0.00	-73.71	N/A	0.00
4650-0000 Stormwater	217.83	0.00	-217.83	N/A	653.49	0.00	-653.49	N/A	0.00
4660-0000 Fire Service - Utility	113.87	0.00	-113.87	N/A	341.61	0.00	-341.61	N/A	0.00
4799-0000 TOTAL UTILITIES	2,275.37	1,550.00	-725.37	-46.80	7,792.82	4,650.00	-3,142.82	-67.59	20,300.00
5116-5000 REPAIR/MAINTENANCE									
5120-0000 Electric Repairs	95.00	0.00	-95.00	N/A	146.30	250.00	103.70	41.48	750.00
5125-0000 Electric Supplies	75.94	0.00	-75.94	N/A	75.94	250.00	174.06	69.62	750.00
5130-0000 Electric Bulbs	0.00	0.00	0.00	N/A	0.00	160.00	160.00	100.00	640.00
5145-0000 Elevator Phone Maintenance	170.00	0.00	-170.00	N/A	510.00	0.00	-510.00	N/A	0.00
5160-0000 Exterior Building Maintenance	90.00	290.00	200.00	68.97	317.44	470.00	152.56	32.46	2,180.00
5161-0000 Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	125.00	125.00	100.00	500.00
5170-0000 Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	335.00
5180-0000 HVAC Repair	0.00	0.00	0.00	N/A	2,588.36	500.00	-2,088.36	-417.67	2,000.00
5190-0000 Landscaping Supplies	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	250.00
5192-0000 Landscaping Expense	0.00	0.00	0.00	N/A	0.00	750.00	750.00	100.00	2,250.00
5195-0000 Tree Trimming	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	600.00
5210-0000 Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	20.00	20.00	100.00	80.00
5220-0000 Parking Lot Repairs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	4,500.00
5230-0000 Plumbing Repairs	0.00	0.00	0.00	N/A	0.00	750.00	750.00	100.00	2,250.00
5235-0000 Plumbing Supplies	39.33	0.00	-39.33	N/A	39.33	200.00	160.67	80.33	600.00
5240-0000 Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	125.00
5245-0000 Irrigation Repairs	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	200.00
5250-0000 Roof Repairs	0.00	0.00	0.00	N/A	0.00	350.00	350.00	100.00	1,050.00

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Dec 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5285-0000	General Building R&M & Supplies	0.00	0.00	0.00	N/A	26.39	0.00	-26.39	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	470.27	690.00	219.73	31.84	3,703.76	4,225.00	521.24	12.34	19,060.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,845.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	2,000.00
5380-0000	Other Cleaning and Improvements	650.00	1,000.00	350.00	35.00	650.00	1,000.00	350.00	35.00	1,000.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	650.00	1,000.00	350.00	35.00	650.00	2,500.00	1,850.00	74.00	5,845.00
5400-0000	SERVICES									
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	330.00
5430-0000	Exterminating	55.00	55.00	0.00	0.00	240.00	165.00	-75.00	-45.45	660.00
5447-0000	HVAC Monthly Service	2,063.60	0.00	-2,063.60	N/A	2,063.60	1,285.00	-778.60	-60.59	5,140.00
5450-0000	Janitorial Service	659.68	635.00	-24.68	-3.89	1,979.04	1,905.00	-74.04	-3.89	7,620.00
5460-0000	Landscaping Service	350.70	350.00	-0.70	-0.20	1,870.32	1,401.00	-469.32	-33.50	7,425.00
5480-0000	Security	0.00	170.00	170.00	100.00	0.00	510.00	510.00	100.00	2,040.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,450.00
5499-0000	TOTAL SERVICES	3,128.98	1,210.00	-1,918.98	-158.59	6,152.96	5,266.00	-886.96	-16.84	24,665.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	55.44	0.00	-55.44	N/A	149.12	0.00	-149.12	N/A	0.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	55.44	0.00	-55.44	N/A	149.12	0.00	-149.12	N/A	0.00
6110-0000	Management Fees TALCOR	1,055.96	1,056.00	0.04	0.00	3,167.88	3,168.00	0.12	0.00	12,672.00
6159-0000	TOTAL OTHER EXPENSES	1,055.96	1,056.00	0.04	0.00	3,167.88	3,168.00	0.12	0.00	12,672.00
7110-0000	Property Insurance	917.30	917.33	0.03	0.00	2,751.90	2,751.99	0.09	0.00	11,008.00
7199-0000	TOTAL INSURANCE/TAXES	917.30	917.33	0.03	0.00	2,751.90	2,751.99	0.09	0.00	11,008.00
7800-0000	TOTAL OPERATING EXPENSES	8,553.32	6,423.33	-2,129.99	-33.16	24,368.44	22,560.99	-1,807.45	-8.01	93,550.00
7999-0000	NET INCOME - OPERATING	612.90	2,467.67	-1,854.77	-75.16	3,163.45	4,112.01	-948.56	-23.07	13,142.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,048.25	4,031.00	-17.25	-0.43	12,144.75	12,093.00	-51.75	-0.43	48,372.00
8299-0000	TOTAL OTHER EXPENSES	4,048.25	4,031.00	-17.25	-0.43	12,144.75	12,093.00	-51.75	-0.43	48,372.00
9900-0000	NET INCOME	-3,435.35	-1,563.33	-1,872.02	-119.75	-8,981.30	-7,980.99	-1,000.31	-12.53	-35,230.00

COLLINS - BUDGET COMPARISON

As of December 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	27,531.89	26,673.00	858.89	3.22
Total Operating Expenses	24,368.44	22,560.99	-1,807.45	-8.01
Net Operating Income	3,163.45	4,112.01	-948.56	-23.07

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

No major variances to report for the month of December

INNOVATION PARK -TENANTS IN COMMON (inn-tic)

Budget Comparison

Period = Dec 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	194.38	0.00	194.38	N/A	0.00
3110-0000	Rent	583.33	583.00	0.33	0.06	1,749.99	1,749.00	0.99	0.06	6,996.00
3110-5000	Amortized Income	20,527.36	20,527.33	0.03	0.00	61,582.08	61,581.99	0.09	0.00	246,328.00
3114-5000	Operating Expense Reimbursement	2,278.09	2,278.08	0.01	0.00	6,756.60	6,834.24	-77.64	-1.14	27,337.00
3115-0000	CAM	8,268.50	8,268.50	0.00	0.00	24,805.50	24,805.50	0.00	0.00	99,222.00
3120-0000	Other Rents	3,450.74	1,666.67	1,784.07	107.04	8,023.09	5,000.01	3,023.08	60.46	20,000.00
3220-0000	Interest Income	513.80	3,600.00	-3,086.20	-85.73	1,692.04	11,100.00	-9,407.96	-84.76	42,600.00
3315-0000	Sales Tax Discount	12.13	0.00	12.13	N/A	12.13	0.00	12.13	N/A	0.00
3990-0000	TOTAL REVENUE	35,633.95	36,923.58	-1,289.63	-3.49	104,815.81	111,070.74	-6,254.93	-5.63	442,483.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	21.58	22.00	0.42	1.91	64.28	66.00	1.72	2.61	264.00
4635-0000	Refuse Collection	0.00	0.00	0.00	N/A	0.00	35.00	35.00	100.00	140.00
4648-0000	Irrigation - Utility	73.71	135.00	61.29	45.40	220.79	405.00	184.21	45.48	1,700.00
4799-0000	TOTAL UTILITIES	95.29	157.00	61.71	39.31	285.07	506.00	220.93	43.66	2,104.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,500.00
5160-0000	Exterior Building Maintenance	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	1,000.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	158.61	0.00	-158.61	N/A	0.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,500.00
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	4,200.00	3,700.00	-500.00	-13.51	3,700.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	136.50	0.00	-136.50	N/A	0.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
5260-0000	Signage	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	500.00
5270-0000	Small Tools	113.49	0.00	-113.49	N/A	113.49	0.00	-113.49	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	113.49	500.00	386.51	77.30	4,608.60	5,700.00	1,091.40	19.15	8,700.00
5400-0000	SERVICES									
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	195.00	195.00	100.00	195.00
5460-0000	Landscaping Service	269.44	270.00	0.56	0.21	1,077.76	1,079.00	1.24	0.11	5,392.00
5462-0000	Non CAM Landscaping	822.75	822.00	-0.75	-0.09	3,291.01	3,289.00	-2.01	-0.06	16,448.00

INNOVATION PARK -TENANTS IN COMMON (inn-tic)

Budget Comparison

Period = Dec 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5465-0000	Grounds Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,000.00
5499-0000	TOTAL SERVICES	1,092.19	1,092.00	-0.19	-0.02	4,368.77	4,563.00	194.23	4.26	23,035.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	10,000.00	0.00	-10,000.00	N/A	10,000.00	18,000.00	8,000.00	44.44	18,000.00
5520-0000	Phone Service	111.00	113.00	2.00	1.77	336.02	339.00	2.98	0.88	1,356.00
5560-0000	Fees/Licenses/Permits	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	640.00
5575-0000	Professional Fees	2,350.00	2,350.00	0.00	0.00	7,050.00	7,050.00	0.00	0.00	28,200.00
5585-0000	Subscriptions	0.00	175.00	175.00	100.00	0.00	2,620.00	2,620.00	100.00	3,225.00
5586-0000	Marketing/PR	0.00	26.00	26.00	100.00	0.00	100.00	100.00	100.00	509.00
5588-0000	Economic Development	0.00	0.00	0.00	N/A	12,500.00	12,600.00	100.00	0.79	25,500.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	30,000.00
5592-0000	Non CAM Professional Fees	2,350.00	4,433.33	2,083.33	46.99	7,050.00	13,299.99	6,249.99	46.99	53,200.00
5596-0000	Other Administration Costs	0.00	254.00	254.00	100.00	292.20	762.00	469.80	61.65	3,044.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	14,811.00	7,351.33	-7,459.67	-101.47	37,228.22	54,770.99	17,542.77	32.03	163,674.00
6110-0000	Management Fees TALCOR	875.00	875.00	0.00	0.00	2,625.00	2,625.00	0.00	0.00	10,500.00
6159-0000	TOTAL OTHER EXPENSES	875.00	875.00	0.00	0.00	2,625.00	2,625.00	0.00	0.00	10,500.00
7110-0000	Property Insurance	691.97	692.00	0.03	0.00	2,075.91	2,076.00	0.09	0.00	8,304.00
7111-0000	Property Insurance-NonCAM	2,250.80	2,282.75	31.95	1.40	6,816.40	6,848.25	31.85	0.47	27,393.00
7199-0000	TOTAL INSURANCE/TAXES	2,942.77	2,974.75	31.98	1.08	8,892.31	8,924.25	31.94	0.36	35,697.00
7800-0000	TOTAL OPERATING EXPENSES	19,929.74	12,950.08	-6,979.66	-53.90	58,007.97	77,089.24	19,081.27	24.75	243,710.00
7999-0000	NET INCOME - OPERATING	15,704.21	23,973.50	-8,269.29	-34.49	46,807.84	33,981.50	12,826.34	37.75	198,773.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	14,823.49	14,823.00	-0.49	0.00	44,470.47	44,469.00	-1.47	0.00	177,876.00
8299-0000	TOTAL OTHER EXPENSES	14,823.49	14,823.00	-0.49	0.00	44,470.47	44,469.00	-1.47	0.00	177,876.00
9900-0000	NET INCOME	880.72	9,150.50	-8,269.78	-90.38	2,337.37	-10,487.50	12,824.87	122.29	20,897.00

INN-TIC - BUDGET COMPARISON

As of December 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	104,815.81	111,070.74	-6,254.93	-5.63
Total Operating Expenses	58,007.97	77,089.24	19,081.27	24.75
Net Operating Income	46,807.84	33,981.50	12,826.34	37.75

Major Variances from Budget:

Total Revenue

Interest Income is well below projected amounts.

Total Operating Expenses

As of December only 80% (\$8,000 of \$18,000) has been invoiced for Accounting Services; the remaining amount is projected to be expensed during the month of January or February. Additionally, non CAM Professional fees is 47% under budget. Thus, Total Property Administration is 32% (\$17,543) which constitutes 92% of the Total Operating Expense shortage.

INNOVATION PARK - JOHNSON BLDG (johnson)

Budget Comparison

Period = Dec 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	7,351.41	9,734.00	-2,382.59	-24.48	20,812.02	29,114.00	-8,301.98	-28.52	91,860.00
3119-0000	Management Fee Income	587.72	661.00	-73.28	-11.09	1,756.28	1,797.00	-40.72	-2.27	7,746.00
3990-0000	TOTAL REVENUE	7,939.13	10,395.00	-2,455.87	-23.63	22,568.30	30,911.00	-8,342.70	-26.99	99,606.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4635-0000	Refuse Collection	171.16	168.00	-3.16	-1.88	513.48	504.00	-9.48	-1.88	2,016.00
4640-0000	Water/Sewer	128.66	158.00	29.34	18.57	385.79	441.00	55.21	12.52	1,719.00
4648-0000	Irrigation - Utility	17.62	25.00	7.38	29.52	52.86	87.00	34.14	39.24	303.00
4799-0000	TOTAL UTILITIES	317.44	351.00	33.56	9.56	952.13	1,032.00	79.87	7.74	4,038.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	0.00	350.00	350.00	100.00	1,900.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	460.61	75.00	-385.61	-514.15	200.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	294.14	160.00	-134.14	-83.84	640.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	139.03	0.00	-139.03	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	210.00	210.00	100.00	420.00
5160-0000	Exterior Building Maintenance	45.00	45.00	0.00	0.00	418.15	1,095.00	676.85	61.81	3,410.00
5161-0000	Exterior Building Supplies	0.00	75.00	75.00	100.00	0.00	75.00	75.00	100.00	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	335.00
5175-0000	Fire Alarm/Sprinkler Repair	2,540.40	0.00	-2,540.40	N/A	2,540.40	0.00	-2,540.40	N/A	780.00
5180-0000	HVAC Repair	141.75	0.00	-141.75	N/A	892.40	750.00	-142.40	-18.99	4,500.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,256.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	75.00	75.00	100.00	225.00
5220-0000	Parking Lot Repairs	0.00	3,500.00	3,500.00	100.00	0.00	3,500.00	3,500.00	100.00	3,500.00
5230-0000	Plumbing Repairs	22.34	0.00	-22.34	N/A	237.48	850.00	612.52	72.06	2,050.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	90.00
5245-0000	Irrigation Repairs	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	400.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	2,000.00
5299-0000	TOTAL REPAIR/MAINTENANCE	2,749.49	3,820.00	1,070.51	28.02	4,982.21	8,840.00	3,857.79	43.64	22,431.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	1,500.00	1,500.00	100.00	0.00	1,500.00	1,500.00	100.00	3,000.00
5313-0000	Carpet Repairs	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	1,000.00

INNOVATION PARK - JOHNSON BLDG (johnson)

Budget Comparison

Period = Dec 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	1,200.00	1,200.00	100.00	3,000.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,500.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,000.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	1,500.00	1,500.00	100.00	0.00	4,200.00	4,200.00	100.00	9,500.00
5400-0000	SERVICES									
5410-0000	Elevator Service	82.50	83.00	0.50	0.60	247.50	249.00	1.50	0.60	996.00
5420-0000	Fire Protection System	0.00	500.00	500.00	100.00	2,165.20	2,600.00	434.80	16.72	2,600.00
5430-0000	Exterminating	95.00	95.00	0.00	0.00	290.44	285.00	-5.44	-1.91	1,140.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	25.00
5447-0000	HVAC Monthly Service	1,547.70	0.00	-1,547.70	N/A	1,547.70	1,477.00	-70.70	-4.79	5,908.00
5450-0000	Janitorial Service	1,094.50	1,920.00	825.50	42.99	5,128.68	5,760.00	631.32	10.96	23,040.00
5460-0000	Landscaping Service	275.26	275.00	-0.26	-0.09	1,929.60	1,101.00	-828.60	-75.26	5,508.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,400.00
5499-0000	TOTAL SERVICES	3,094.96	2,873.00	-221.96	-7.73	11,309.12	11,472.00	162.88	1.42	41,617.00
6111-0000	Management Fees-NonCAM	1,668.16	1,668.00	-0.16	-0.01	5,004.48	5,004.00	-0.48	-0.01	20,016.00
6159-0000	TOTAL OTHER EXPENSES	1,668.16	1,668.00	-0.16	-0.01	5,004.48	5,004.00	-0.48	-0.01	20,016.00
7110-0000	Property Insurance	1,189.52	1,189.50	-0.02	0.00	3,568.56	3,568.50	-0.06	0.00	14,274.00
7199-0000	TOTAL INSURANCE/TAXES	1,189.52	1,189.50	-0.02	0.00	3,568.56	3,568.50	-0.06	0.00	14,274.00
7800-0000	TOTAL OPERATING EXPENSES	9,019.57	11,401.50	2,381.93	20.89	25,816.50	34,116.50	8,300.00	24.33	111,876.00
7999-0000	NET INCOME - OPERATING	-1,080.44	-1,006.50	-73.94	-7.35	-3,248.20	-3,205.50	-42.70	-1.33	-12,270.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	7,737.96	7,681.00	-56.96	-0.74	23,213.88	23,043.00	-170.88	-0.74	92,172.00
8299-0000	TOTAL OTHER EXPENSES	7,737.96	7,681.00	-56.96	-0.74	23,213.88	23,043.00	-170.88	-0.74	92,172.00
9900-0000	NET INCOME	-8,818.40	-8,687.50	-130.90	-1.51	-26,462.08	-26,248.50	-213.58	-0.81	-104,442.00

JOHNSON - BUDGET COMPARISON

As of December 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	22,568.30	30,911.00	-8,342.70	-26.99
Total Operating Expenses	25,816.50	34,116.50	8,300.00	24.33
Net Operating Income	-3,248.20	-3,205.50	-42.70	-1.33

Major Variances from Budget:

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

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Dec 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	800.92	888.00	-87.08	-9.81	2,846.18	2,664.00	182.18	6.84	10,656.00
3120-0000	Other Rents	51.01	42.00	9.01	21.45	187.87	126.00	61.87	49.10	504.00
3315-0000	Sales Tax Discount	2.09	0.00	2.09	N/A	4.37	0.00	4.37	N/A	0.00
3990-0000	TOTAL REVENUE	854.02	930.00	-75.98	-8.17	3,038.42	2,790.00	248.42	8.90	11,160.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	9,875.00	9,875.00	0.00	0.00	29,625.00	29,625.00	0.00	0.00	118,500.00
4403-0000	Clerical Salary-Authority	3,855.12	3,900.00	44.88	1.15	11,565.36	11,700.00	134.64	1.15	46,800.00
4404-0000	Payroll Taxes - Authority	1,042.31	1,054.00	11.69	1.11	3,126.93	3,162.00	35.07	1.11	12,645.00
4405-0000	Worker's Compensation-Authority	0.00	261.25	261.25	100.00	-85.00	783.75	868.75	110.85	3,135.00
4406-0000	Employee Benefits-Authority	841.00	1,977.42	1,136.42	57.47	2,523.00	5,932.26	3,409.26	57.47	23,729.00
4460-0000	Employee Benefits	946.94	0.00	-946.94	N/A	2,840.82	0.00	-2,840.82	N/A	0.00
4490-0000	TOTAL PAYROLL EXPENSE	16,560.37	17,067.67	507.30	2.97	49,596.11	51,203.01	1,606.90	3.14	204,809.00
4600-0000	UTILITIES									
4605-0000	Electric	167.08	165.00	-2.08	-1.26	542.63	465.00	-77.63	-16.69	1,942.00
4635-0000	Refuse Collection	0.00	17.00	17.00	100.00	0.00	51.00	51.00	100.00	204.00
4640-0000	Water/Sewer	64.81	38.00	-26.81	-70.55	141.60	108.00	-33.60	-31.11	452.00
4650-0000	Stormwater	45.32	47.00	1.68	3.57	135.96	141.00	5.04	3.57	564.00
4660-0000	Fire Service - Utility	27.29	28.00	0.71	2.54	81.87	84.00	2.13	2.54	336.00
4799-0000	TOTAL UTILITIES	304.50	295.00	-9.50	-3.22	902.06	849.00	-53.06	-6.25	3,498.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	400.00
5125-0000	Electric Supplies	0.00	123.00	123.00	100.00	24.66	123.00	98.34	79.95	492.00
5130-0000	Electric Bulbs	16.98	0.00	-16.98	N/A	208.85	0.00	-208.85	N/A	0.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	0.00	N/A	443.28	0.00	-443.28	N/A	0.00
5160-0000	Exterior Building Maintenance	0.00	0.00	0.00	N/A	0.00	125.00	125.00	100.00	375.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	53.87	75.00	21.13	28.17	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	10.00
5180-0000	HVAC Repair	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	750.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	300.00	0.00	-300.00	N/A	1,500.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	100.00
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	0.00	N/A	7.80	0.00	-7.80	N/A	0.00
5230-0000	Plumbing Repairs	0.00	150.00	150.00	100.00	233.37	150.00	-83.37	-55.58	300.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	90.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	450.00
5290-0000	Other Maintenance	0.00	0.00	0.00	N/A	0.00	125.00	125.00	100.00	500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	16.98	273.00	256.02	93.78	1,271.83	1,098.00	-173.83	-15.83	5,192.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Dec 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	0.00	125.00	125.00	100.00	375.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	125.00	125.00	100.00	375.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	1,250.00
5400-0000	SERVICES									
5430-0000	Exterminating	25.00	25.00	0.00	0.00	75.00	75.00	0.00	0.00	300.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	0.00	168.00	168.00	100.00	672.00
5450-0000	Janitorial Service	177.66	176.00	-1.66	-0.94	532.98	528.00	-4.98	-0.94	2,112.00
5460-0000	Landscaping Service	320.76	320.00	-0.76	-0.24	1,750.56	1,282.00	-468.56	-36.55	6,416.00
5480-0000	Security	0.00	0.00	0.00	N/A	0.00	430.00	430.00	100.00	1,720.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	290.00
5499-0000	TOTAL SERVICES	523.42	521.00	-2.42	-0.46	2,358.54	2,483.00	124.46	5.01	11,510.00
5500-0000	PROPERTY ADMINISTRATION									
5522-0000	Internet Charge	71.34	71.00	-0.34	-0.48	214.02	772.00	557.98	72.28	1,970.00
5530-0000	Copies	2.02	42.00	39.98	95.19	56.53	226.00	169.47	74.99	1,000.00
5560-0000	Fees/Licenses/Permits	6.00	6.00	0.00	0.00	18.00	16.00	-2.00	-12.50	70.00
5565-0000	Office Supplies	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
5566-0000	Office Equipment Maintenance	204.24	0.00	-204.24	N/A	204.24	200.00	-4.24	-2.12	500.00
5568-0000	Dues/Seminars	195.00	0.00	-195.00	N/A	545.00	0.00	-545.00	N/A	0.00
5570-0000	Postage/Delivery	0.00	10.00	10.00	100.00	0.00	30.00	30.00	100.00	120.00
5580-0100	Printing	0.00	41.00	41.00	100.00	0.00	123.00	123.00	100.00	500.00
5585-0000	Subscriptions	30.00	0.00	-30.00	N/A	265.00	0.00	-265.00	N/A	0.00
5587-0000	General Authority Expense	65.75	67.00	1.25	1.87	193.73	201.00	7.27	3.62	800.00
5594-0000	Travel	0.00	0.00	0.00	N/A	749.42	1,500.00	750.58	50.04	10,100.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	574.35	337.00	-237.35	-70.43	2,245.94	3,368.00	1,122.06	33.32	16,260.00
6110-0000	Management Fees TALCOR	118.75	119.00	0.25	0.21	356.25	357.00	0.75	0.21	1,428.00
6159-0000	TOTAL OTHER EXPENSES	118.75	119.00	0.25	0.21	356.25	357.00	0.75	0.21	1,428.00
7110-0000	Property Insurance	307.26	307.25	-0.01	0.00	921.78	921.75	-0.03	0.00	3,687.00
7199-0000	TOTAL INSURANCE/TAXES	307.26	307.25	-0.01	0.00	921.78	921.75	-0.03	0.00	3,687.00
7800-0000	TOTAL OPERATING EXPENSES	18,405.63	18,919.92	514.29	2.72	57,652.51	60,529.76	2,877.25	4.75	247,634.00
7999-0000	NET INCOME - OPERATING	-17,551.61	-17,989.92	438.31	2.44	-54,614.09	-57,739.76	3,125.67	5.41	-236,474.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	888.48	896.00	7.52	0.84	2,665.44	2,688.00	22.56	0.84	10,752.00
8299-0000	TOTAL OTHER EXPENSES	888.48	896.00	7.52	0.84	2,665.44	2,688.00	22.56	0.84	10,752.00
9900-0000	NET INCOME	-18,440.09	-18,885.92	445.83	2.36	-57,279.53	-60,427.76	3,148.23	5.21	-247,226.00

KNIGHT - BUDGET COMPARISON

As of December 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	3,038.42	2,790.00	248.42	8.90
Total Operating Expenses	57,652.51	60,529.76	2,877.25	4.75
Net Operating Income	-54,614.09	-57,739.76	3,125.67	5.41

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

No major Variances to report for the month of December

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Dec 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	13,139.63	13,100.25	39.38	0.30	41,789.07	39,300.75	2,488.32	6.33	157,203.00
3120-0000	Other Rents	0.00	22.00	-22.00	-100.00	0.00	66.00	-66.00	-100.00	264.00
3315-0000	Sales Tax Discount	3.53	0.00	3.53	N/A	11.13	0.00	11.13	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	65.01	0.00	65.01	N/A	0.00
3990-0000	TOTAL REVENUE	13,164.83	13,122.25	42.58	0.32	41,865.21	39,366.75	2,498.46	6.35	157,467.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	2,618.40	2,450.00	-168.40	-6.87	8,191.20	8,225.00	33.80	0.41	34,075.00
4622-0000	Demand Credit	-44.23	0.00	44.23	N/A	-120.03	0.00	120.03	N/A	0.00
4635-0000	Refuse Collection	139.00	138.00	-1.00	-0.72	417.00	414.00	-3.00	-0.72	1,656.00
4640-0000	Water/Sewer	104.49	115.00	10.51	9.14	313.32	385.00	71.68	18.62	1,506.00
4648-0000	Irrigation - Utility	14.31	16.00	1.69	10.56	42.93	50.00	7.07	14.14	276.00
4799-0000	TOTAL UTILITIES	2,831.97	2,719.00	-112.97	-4.15	8,844.42	9,074.00	229.58	2.53	37,513.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	250.00	250.00	100.00	0.00	750.00	750.00	100.00	2,500.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	473.32	50.00	-423.32	-846.64	275.00
5130-0000	Electric Bulbs	106.80	0.00	-106.80	N/A	183.62	0.00	-183.62	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	112.92	0.00	-112.92	N/A	0.00
5140-0000	Elevator Maintenance	0.00	65.00	65.00	100.00	0.00	65.00	65.00	100.00	130.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	0.00	N/A	225.00	225.00	0.00	0.00	900.00
5145-4400	Security Maint & Repair	0.00	0.00	0.00	N/A	0.00	75.00	75.00	100.00	300.00
5160-0000	Exterior Building Maintenance	45.00	45.00	0.00	0.00	376.90	540.00	163.10	30.20	1,345.00
5161-0000	Exterior Building Supplies	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	500.00
5165-0000	Emergency Light Repair	0.00	0.00	0.00	N/A	81.18	0.00	-81.18	N/A	0.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	285.00
5180-0000	HVAC Repair	0.00	1,000.00	1,000.00	100.00	1,272.59	1,000.00	-272.59	-27.26	5,000.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,020.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	471.00	185.00	-286.00	-154.59	550.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,500.00
5230-0000	Plumbing Repairs	0.00	125.00	125.00	100.00	174.72	975.00	800.28	82.08	1,475.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	75.00

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Dec 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	200.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	2,500.00
5260-0000	Signage	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,500.00
5290-0000	Other Maintenance	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	151.80	1,735.00	1,583.20	91.25	3,371.25	7,615.00	4,243.75	55.73	25,055.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,500.00
5313-0000	Carpet Repairs	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00	2,000.00
5315-5000	Mini Blinds-NonCAM	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	600.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	875.00	875.00	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	0.00	400.00	400.00	100.00	400.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	12.39	400.00	387.61	96.90	2,200.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	1,000.00	1,000.00	100.00	12.39	2,975.00	2,962.61	99.58	12,850.00
5400-0000	SERVICES									
5410-0000	Elevator Service	38.00	38.00	0.00	0.00	114.00	114.00	0.00	0.00	456.00
5430-0000	Exterminating	45.00	45.00	0.00	0.00	139.41	135.00	-4.41	-3.27	540.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	619.00	372.00	-247.00	-66.40	1,510.00
5450-0000	Janitorial Service	1,730.45	1,594.00	-136.45	-8.56	5,218.22	4,782.00	-436.22	-9.12	19,128.00
5460-0000	Landscaping Service	223.55	224.00	0.45	0.20	1,567.12	895.00	-672.12	-75.10	4,472.00
5480-0000	Security	0.00	0.00	0.00	N/A	0.00	225.00	225.00	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	2,037.00	1,901.00	-136.00	-7.15	7,657.75	6,523.00	-1,134.75	-17.40	28,406.00
6110-0000	Management Fees TALCOR	1,379.47	1,379.00	-0.47	-0.03	4,138.41	4,137.00	-1.41	-0.03	16,548.00
6159-0000	TOTAL OTHER EXPENSES	1,379.47	1,379.00	-0.47	-0.03	4,138.41	4,137.00	-1.41	-0.03	16,548.00
7110-0000	Property Insurance	966.07	966.08	0.01	0.00	2,898.21	2,898.24	0.03	0.00	11,593.00
7199-0000	TOTAL INSURANCE/TAXES	966.07	966.08	0.01	0.00	2,898.21	2,898.24	0.03	0.00	11,593.00
7800-0000	TOTAL OPERATING EXPENSES	7,366.31	9,700.08	2,333.77	24.06	26,922.43	33,222.24	6,299.81	18.96	131,965.00
7999-0000	NET INCOME - OPERATING	5,798.52	3,422.17	2,376.35	69.44	14,942.78	6,144.51	8,798.27	143.19	25,502.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,195.17	4,195.00	-0.17	0.00	12,585.51	12,585.00	-0.51	0.00	50,340.00
8299-0000	TOTAL OTHER EXPENSES	4,195.17	4,195.00	-0.17	0.00	12,585.51	12,585.00	-0.51	0.00	50,340.00

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Dec 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9900-0000	NET INCOME	1,603.35	-772.83	2,376.18	307.46	2,357.27	-6,440.49	8,797.76	136.60	-24,838.00

MORGAN - BUDGET COMPARISON

As of December 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	41,865.21	39,366.75	2,498.46	6.35
Total Operating Expenses	26,922.43	33,222.24	6,299.81	18.96
Net Operating Income	14,942.78	6,144.51	8,798.27	143.19

Major Variances from Budget:

1) Total Operating Expenses

Budget amounts were entered into the Building budget to be available to cover any and all expenses that are forecast to arise. The Morgan building budget will, as the year progresses, begin to balance itself out creating a very close variance by the end of the the second quarter or March 30, 2014.

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Dec 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	32,158.71	32,160.00	-1.29	0.00	128,640.00
3990-0000 TOTAL REVENUE	10,719.57	10,720.00	-0.43	0.00	32,158.71	32,160.00	-1.29	0.00	128,640.00
4000-0000 OPERATING EXPENSES									
5116-5000 REPAIR/MAINTENANCE									
5120-0000 Electric Repairs	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	400.00
5160-0000 Exterior Building Maintenance	90.00	0.00	-90.00	N/A	90.00	400.00	310.00	77.50	1,070.00
5170-0000 Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	250.00
5180-0000 HVAC Repair	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	1,000.00
5192-0000 Landscaping Expense	0.00	0.00	0.00	N/A	0.00	200.00	200.00	100.00	400.00
5210-0000 Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
5230-0000 Plumbing Repairs	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	400.00
5235-0000 Plumbing Supplies	0.00	75.00	75.00	100.00	0.00	75.00	75.00	100.00	225.00
5240-0000 Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	125.00
5250-0000 Roof Repairs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,000.00
5299-0000 TOTAL REPAIR/MAINTENANCE	90.00	175.00	85.00	48.57	90.00	1,125.00	1,035.00	92.00	7,370.00
5300-0000 CLEANING AND IMPROVEMENTS									
5310-0000 Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	3,000.00
5340-0000 Painting	0.00	750.00	750.00	100.00	0.00	750.00	750.00	100.00	1,500.00
5370-0000 Interior Repairs	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	1,500.00
5399-0000 TOTAL CLEANING AND IMPROVEMENTS	0.00	750.00	750.00	100.00	0.00	2,750.00	2,750.00	100.00	6,000.00
5400-0000 SERVICES									
5420-0000 Fire Protection System	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	148.00
5430-0000 Exterminating	35.00	35.00	0.00	0.00	105.00	105.00	0.00	0.00	420.00
5445-0000 Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	35.00
5447-0000 HVAC Monthly Service	0.00	0.00	0.00	N/A	515.90	485.00	-30.90	-6.37	1,940.00
5487-0000 Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,300.00
5499-0000 TOTAL SERVICES	35.00	35.00	0.00	0.00	620.90	590.00	-30.90	-5.24	3,843.00
6110-0000 Management Fees TALCOR	621.73	622.00	0.27	0.04	1,865.19	1,866.00	0.81	0.04	7,464.00
6159-0000 TOTAL OTHER EXPENSES	621.73	622.00	0.27	0.04	1,865.19	1,866.00	0.81	0.04	7,464.00
7110-0000 Property Insurance	128.50	128.50	0.00	0.00	385.50	385.50	0.00	0.00	1,542.00
7199-0000 TOTAL INSURANCE/TAXES	128.50	128.50	0.00	0.00	385.50	385.50	0.00	0.00	1,542.00

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Dec 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7800-0000	TOTAL OPERATING EXPENSES	875.23	1,710.50	835.27	48.83	2,961.59	6,716.50	3,754.91	55.91	26,219.00
7999-0000	NET INCOME - OPERATING	9,844.34	9,009.50	834.84	9.27	29,197.12	25,443.50	3,753.62	14.75	102,421.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,074.15	3,058.00	-16.15	-0.53	9,222.45	9,174.00	-48.45	-0.53	36,696.00
8299-0000	TOTAL OTHER EXPENSES	3,074.15	3,058.00	-16.15	-0.53	9,222.45	9,174.00	-48.45	-0.53	36,696.00
9900-0000	NET INCOME	6,770.19	5,951.50	818.69	13.76	19,974.67	16,269.50	3,705.17	22.77	65,725.00

PHIPPS - BUDGET COMPARISON

As of December 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	32,158.71	32,160.00	-1.29	0.00
Total Operating Expenses	2,961.59	6,716.50	3,754.91	55.91
Net Operating Income	29,197.12	25,443.50	3,753.62	14.75

Major Variances from Budget:

Total Operating Expenses

Repairs and Maintenance, Cleaning & Improvements are a combined \$3,785 under budget. It is projected that these 2 accounts will, in time over the course of the year, balance out once the projects are completed.

INNOVATION PARK - SLIGER BLDG (sliger)

Budget Comparison

Period = Dec 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	925.00	925.00	0.00	0.00	2,775.00	2,775.00	0.00	0.00	10,867.00
3114-5000	Operating Expense Reimbursement	10,489.62	6,312.00	4,177.62	66.19	21,852.94	26,143.00	-4,290.06	-16.41	97,243.00
3119-0000	Management Fee Income	552.46	618.00	-65.54	-10.61	1,650.91	1,694.00	-43.09	-2.54	7,256.00
3315-0000	Sales Tax Discount	1.55	0.00	1.55	N/A	5.21	0.00	5.21	N/A	0.00
3990-0000	TOTAL REVENUE	11,968.63	7,855.00	4,113.63	52.37	26,284.06	30,612.00	-4,327.94	-14.14	115,366.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4607-0000	Electric - NonCam	362.22	347.00	-15.22	-4.39	1,086.39	976.00	-110.39	-11.31	4,230.00
4635-0000	Refuse Collection	157.99	155.00	-2.99	-1.93	473.97	465.00	-8.97	-1.93	1,860.00
4637-0000	Refuse - NONCAM	8.87	9.00	0.13	1.44	26.61	27.00	0.39	1.44	108.00
4640-0000	Water/Sewer	118.77	135.00	16.23	12.02	356.12	429.00	72.88	16.99	1,779.00
4642-0000	Non CAM Water/Sewer	6.67	7.00	0.33	4.71	20.00	23.00	3.00	13.04	97.00
4648-0000	Irrigation - Utility	16.27	18.00	1.73	9.61	48.81	55.00	6.19	11.25	277.00
4649-0000	Irrigation-NonCAM	0.91	1.00	0.09	9.00	2.73	3.00	0.27	9.00	26.00
4799-0000	TOTAL UTILITIES	671.70	672.00	0.30	0.04	2,014.63	1,978.00	-36.63	-1.85	8,377.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	250.00	250.00	100.00	0.00	550.00	550.00	100.00	1,350.00
5122-0000	NONCAM Electrical Repairs	0.00	15.00	15.00	100.00	0.00	33.00	33.00	100.00	81.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	299.18	100.00	-199.18	-199.18	350.00
5127-0000	NONCAM Electric Supplies	0.00	0.00	0.00	N/A	16.81	56.00	39.19	69.98	97.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	49.97	0.00	-49.97	N/A	0.00
5132-0000	NONCAM Electric Bulbs	0.00	0.00	0.00	N/A	10.02	0.00	-10.02	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	128.34	0.00	-128.34	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	255.00
5141-0000	Elevator Maintenance-NonCAM	0.00	0.00	0.00	N/A	0.00	6.00	6.00	100.00	15.00
5145-2310	Security Monitro Cont-NonCAM	0.00	0.00	0.00	N/A	0.00	120.00	120.00	100.00	480.00
5160-0000	Exterior Building Maintenance	28.20	45.00	16.80	37.33	372.65	140.00	-232.65	-166.18	1,455.00
5161-0000	Exterior Building Supplies	0.00	15.00	15.00	100.00	0.00	130.00	130.00	100.00	330.00
5161-5000	Ext Building Supplies-NonCAM	0.00	2.00	2.00	100.00	0.00	10.00	10.00	100.00	22.00
5162-0000	Non CAM Exterior Bldg Maint.	1.80	3.00	1.20	40.00	21.15	266.00	244.85	92.05	347.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	335.00
5180-0000	HVAC Repair	5,987.00	0.00	-5,987.00	N/A	7,299.00	1,250.00	-6,049.00	-483.92	11,500.00

INNOVATION PARK - SLIGER BLDG (sliger)

Budget Comparison

Period = Dec 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5182-0000	Non CAM HVAC Repair	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	1,500.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5193-0000	Landscaping Expense-NonCAM	0.00	0.00	0.00	N/A	0.00	30.00	30.00	100.00	30.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,160.00
5196-0000	Tree Trimming-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	66.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	300.00
5212-0000	Non CAM Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	25.00	25.00	100.00	75.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	0.00	3,290.00	3,290.00	100.00	3,290.00
5221-0000	Parking Lot Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	210.00	210.00	100.00	210.00
5230-0000	Plumbing Repairs	0.00	150.00	150.00	100.00	346.82	1,000.00	653.18	65.32	2,450.00
5232-0000	Non CAM Plumbing Repairs	0.00	5.00	5.00	100.00	11.15	40.00	28.85	72.12	101.00
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	450.00
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	0.00	N/A	0.00	10.00	10.00	100.00	30.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	83.00
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	5.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	750.00
5245-5000	Irrigation Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	75.00
5250-0000	Roof Repairs	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00	3,000.00
5252-0000	Non CAM Roof Repairs	0.00	60.00	60.00	100.00	0.00	60.00	60.00	100.00	180.00
5260-0000	Signage	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,350.00
5261-0000	Non-CAM Signage	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	150.00
5299-0000	TOTAL REPAIR/MAINTENANCE	6,017.00	1,795.00	-4,222.00	-235.21	8,555.09	9,476.00	920.91	9.72	33,372.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	4,951.00
5312-0000	Non CAM Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	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	1,000.00	1,000.00	100.00	0.00	2,128.00	2,128.00	100.00	3,928.00
5342-0000	Non CAM Painting	0.00	500.00	500.00	100.00	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	0.00	400.00	400.00	100.00	1,950.00
5375-0000	Non CAM Interior Repairs	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	750.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	73.71	250.00	176.29	70.52	250.00
5385-0000	Non CAM Other Cleaning and Impro.	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	1,500.00	1,500.00	100.00	73.71	6,230.00	6,156.29	98.82	15,299.00

INNOVATION PARK - SLIGER BLDG (sliger)

Budget Comparison

Period = Dec 2013

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
5400-0000	SERVICES									
5410-0000	Elevator Service	42.07	42.00	-0.07	-0.17	126.21	126.00	-0.21	-0.17	504.00
5412-0000	Elevator Service-NonCAM	2.43	3.00	0.57	19.00	7.29	9.00	1.71	19.00	36.00
5430-0000	Exterminating	42.30	43.00	0.70	1.63	131.91	129.00	-2.91	-2.26	516.00
5433-0000	Non CAM Exterminating	2.70	3.00	0.30	10.00	8.38	9.00	0.62	6.89	36.00
5447-0000	HVAC Monthly Service	581.86	0.00	-581.86	N/A	581.86	920.00	338.14	36.75	3,680.00
5448-0000	Non CAM HVAC Monthly Maint	37.14	0.00	-37.14	N/A	37.14	22.00	-15.14	-68.82	90.00
5450-0000	Janitorial Service	2,163.06	2,082.00	-81.06	-3.89	6,489.18	6,246.00	-243.18	-3.89	24,984.00
5455-0000	Non CAM Janitorial	138.07	133.00	-5.07	-3.81	414.21	399.00	-15.21	-3.81	1,596.00
5460-0000	Landscaping Service	254.08	254.00	-0.08	-0.03	1,781.15	1,016.00	-765.15	-75.31	5,080.00
5462-0000	Non CAM Landscaping	14.27	14.00	-0.27	-1.93	100.03	57.00	-43.03	-75.49	288.00
5482-0000	Non CAM Security	0.00	0.00	0.00	N/A	123.60	120.00	-3.60	-3.00	480.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,850.00
5488-0000	Window Washing Svc-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	115.00
5499-0000	TOTAL SERVICES	3,277.98	2,574.00	-703.98	-27.35	9,800.96	9,053.00	-747.96	-8.26	39,255.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
5521-0000	Phone Service-NonCAM	0.00	2.00	2.00	100.00	0.00	6.00	6.00	100.00	24.00
5523-0000	Internet Charge-NonCAM	326.00	326.00	0.00	0.00	978.00	978.00	0.00	0.00	3,912.00
5567-0000	Office Equip Mtnce-NonCAM	25.87	24.00	-1.87	-7.79	175.51	78.00	-97.51	-125.01	353.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	351.87	377.00	25.13	6.67	1,153.51	1,137.00	-16.51	-1.45	4,589.00
6111-0000	Management Fees-NonCAM	1,644.22	1,644.00	-0.22	-0.01	4,932.66	4,932.00	-0.66	-0.01	19,728.00
6159-0000	TOTAL OTHER EXPENSES	1,644.22	1,644.00	-0.22	-0.01	4,932.66	4,932.00	-0.66	-0.01	19,728.00
7110-0000	Property Insurance	1,098.02	1,098.00	-0.02	0.00	3,294.06	3,294.00	-0.06	0.00	13,176.00
7111-0000	Property Insurance-NonCAM	61.66	61.67	0.01	0.02	184.98	185.01	0.03	0.02	740.00
7199-0000	TOTAL INSURANCE/TAXES	1,159.68	1,159.67	-0.01	0.00	3,479.04	3,479.01	-0.03	0.00	13,916.00
7800-0000	TOTAL OPERATING EXPENSES	13,122.45	9,721.67	-3,400.78	-34.98	30,009.60	36,285.01	6,275.41	17.29	134,536.00
7999-0000	NET INCOME - OPERATING	-1,153.82	-1,866.67	712.85	38.19	-3,725.54	-5,673.01	1,947.47	34.33	-19,170.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,905.14	4,905.00	-0.14	0.00	14,715.42	14,715.00	-0.42	0.00	58,860.00
8299-0000	TOTAL OTHER EXPENSES	4,905.14	4,905.00	-0.14	0.00	14,715.42	14,715.00	-0.42	0.00	58,860.00

INNOVATION PARK - SLIGER BLDG (sliger)

Budget Comparison

Period = Dec 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9900-0000	NET INCOME	-6,058.96	-6,771.67	712.71	10.52	-18,440.96	-20,388.01	1,947.05	9.55	-78,030.00

SLIGER - BUDGET COMPARISON

As of December 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	26,284.06	30,612.00	-4,327.94	-14.14
Total Operating Expenses	30,009.60	36,285.01	6,275.41	17.29
Net Operating Income	-3,725.54	-5,673.01	1,947.47	34.33

Major Variances from Budget:

Total Revenue/Total Operating Expenses

Repair/Maintenance and Cleaning & Improvements created the shortfall in both Total Revenue and Total Operating Expenses. These accounts will run closer to parallel as the year progresses and repairs/improvements are needed.

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

Cash Flow Statement

Period = Dec 2013

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	0.00	0.00	194.38	0.06
3110-0000	Rent	59,588.99	48.97	181,580.57	51.72
3110-5000	Amortized Income	20,527.36	16.87	61,582.08	17.54
3114-5000	Operating Expense Reimbursement	28,105.77	23.10	69,517.15	19.80
3115-0000	CAM	8,268.50	6.79	24,805.50	7.06
3119-0000	Management Fee Income	1,140.18	0.94	3,407.19	0.97
3120-0000	Other Rents	3,501.75	2.88	8,210.96	2.34
3220-0000	Interest Income	513.80	0.42	1,692.04	0.48
3315-0000	Sales Tax Discount	19.71	0.02	51.24	0.01
3540-0000	Electricity Pass Thru	21.67	0.02	65.01	0.02
3990-0000	TOTAL REVENUE	121,687.73	100.00	351,106.12	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	9,875.00	8.12	29,625.00	8.44
4403-0000	Clerical Salary-Authority	3,855.12	3.17	11,565.36	3.29
4404-0000	Payroll Taxes - Authority	1,042.31	0.86	3,126.93	0.89
4405-0000	Worker's Compensation-Authority	0.00	0.00	-85.00	-0.02
4406-0000	Employee Benefits-Authority	841.00	0.69	2,523.00	0.72
4460-0000	Employee Benefits	946.94	0.78	2,840.82	0.81
4490-0000	TOTAL PAYROLL EXPENSE	16,560.37	13.61	49,596.11	14.13
4600-0000	UTILITIES				
4605-0000	Electric	4,517.76	3.71	14,880.86	4.24
4607-0000	Electric - NonCam	362.22	0.30	1,086.39	0.31
4622-0000	Demand Credit	-44.23	-0.04	-120.03	-0.03
4635-0000	Refuse Collection	522.38	0.43	1,567.14	0.45
4637-0000	Refuse - NONCAM	8.87	0.01	26.61	0.01
4640-0000	Water/Sewer	570.90	0.47	1,675.40	0.48
4642-0000	Non CAM Water/Sewer	6.67	0.01	20.00	0.01
4648-0000	Irrigation - Utility	146.48	0.12	439.10	0.13
4649-0000	Irrigation-NonCAM	0.91	0.00	2.73	0.00
4650-0000	Stormwater	263.15	0.22	789.45	0.22
4660-0000	Fire Service - Utility	141.16	0.12	423.48	0.12
4799-0000	TOTAL UTILITIES	6,496.27	5.34	20,791.13	5.92
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	471.04	0.39	712.34	0.20
5125-0000	Electric Supplies	75.94	0.06	1,866.60	0.53
5127-0000	NONCAM Electric Supplies	0.00	0.00	16.81	0.00
5130-0000	Electric Bulbs	123.78	0.10	791.66	0.23
5132-0000	NONCAM Electric Bulbs	0.00	0.00	10.02	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	475.29	0.14
5145-0000	Elevator Phone Maintenance	170.00	0.14	1,178.28	0.34
5160-0000	Exterior Building Maintenance	388.20	0.32	1,845.14	0.53
5161-0000	Exterior Building Supplies	0.00	0.00	212.48	0.06

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

Cash Flow Statement

Period = Dec 2013

Book = Accrual

		Period to Date	%	Year to Date	%
5162-0000	Non CAM Exterior Bldg Maint.	1.80	0.00	21.15	0.01
5165-0000	Emergency Light Repair	0.00	0.00	81.18	0.02
5175-0000	Fire Alarm/Sprinkler Repair	2,540.40	2.09	2,540.40	0.72
5180-0000	HVAC Repair	6,663.25	5.48	13,683.02	3.90
5185-0000	HVAC Supplies	47.07	0.04	47.07	0.01
5195-0000	Tree Trimming	300.00	0.25	600.00	0.17
5197-0000	Holding Pond Maintenance	0.00	0.00	4,200.00	1.20
5210-0000	Locks & Keys Repairs	0.00	0.00	471.00	0.13
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	7.80	0.00
5230-0000	Plumbing Repairs	22.34	0.02	997.48	0.28
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	11.15	0.00
5235-0000	Plumbing Supplies	39.33	0.03	39.33	0.01
5240-0000	Backflow Maintenance	0.00	0.00	136.50	0.04
5270-0000	Small Tools	113.49	0.09	113.49	0.03
5285-0000	General Building R&M & Supplies	0.00	0.00	39.37	0.01
5299-0000	TOTAL REPAIR/MAINTENANCE	10,956.64	9.00	30,097.56	8.57
5300-0000	CLEANING AND IMPROVEMENTS				
5320-0000	Cleaning Supplies	0.00	0.00	6.97	0.00
5365-0000	Interior Supplies	0.00	0.00	33.01	0.01
5370-0000	Interior Repairs	0.00	0.00	12.39	0.00
5380-0000	Other Cleaning and Improvements	650.00	0.53	723.71	0.21
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	650.00	0.53	776.08	0.22
5400-0000	SERVICES				
5410-0000	Elevator Service	162.57	0.13	487.71	0.14
5412-0000	Elevator Service-NonCAM	2.43	0.00	7.29	0.00
5420-0000	Fire Protection System	0.00	0.00	2,165.20	0.62
5430-0000	Exterminating	352.30	0.29	1,146.76	0.33
5433-0000	Non CAM Exterminating	2.70	0.00	8.38	0.00
5447-0000	HVAC Monthly Service	6,256.76	5.14	7,391.66	2.11
5448-0000	Non CAM HVAC Monthly Maint	37.14	0.03	37.14	0.01
5450-0000	Janitorial Service	6,811.12	5.60	22,305.41	6.35
5455-0000	Non CAM Janitorial	138.07	0.11	414.21	0.12
5460-0000	Landscaping Service	1,961.10	1.61	11,513.25	3.28
5462-0000	Non CAM Landscaping	837.02	0.69	3,391.04	0.97
5482-0000	Non CAM Security	0.00	0.00	123.60	0.04
5499-0000	TOTAL SERVICES	16,561.21	13.61	48,991.65	13.95
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	10,000.00	8.22	10,000.00	2.85
5520-0000	Phone Service	166.44	0.14	485.14	0.14
5522-0000	Internet Charge	71.34	0.06	214.02	0.06
5523-0000	Internet Charge-NonCAM	326.00	0.27	978.00	0.28
5530-0000	Copies	2.02	0.00	56.53	0.02
5560-0000	Fees/Licenses/Permits	6.00	0.00	18.00	0.01
5566-0000	Office Equipment Maintenance	204.24	0.17	204.24	0.06
5567-0000	Office Equip Mtnc-NonCAM	25.87	0.02	175.51	0.05
5568-0000	Dues/Seminars	195.00	0.16	545.00	0.16

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

Cash Flow Statement

Period = Dec 2013

Book = Accrual

		Period to Date	%	Year to Date	%
5575-0000	Professional Fees	2,350.00	1.93	7,050.00	2.01
5585-0000	Subscriptions	30.00	0.02	265.00	0.08
5587-0000	General Authority Expense	65.75	0.05	193.73	0.06
5588-0000	Economic Development	0.00	0.00	12,500.00	3.56
5592-0000	Non CAM Professional Fees	2,350.00	1.93	7,050.00	2.01
5594-0000	Travel	0.00	0.00	749.42	0.21
5596-0000	Other Administration Costs	0.00	0.00	292.20	0.08
5599-0000	TOTAL PROPERTY ADMINISTRATION	15,792.66	12.98	40,776.79	11.61
6110-0000	Management Fees TALCOR	5,437.62	4.47	16,312.86	4.65
6111-0000	Management Fees-NonCAM	3,312.38	2.72	9,937.14	2.83
6159-0000	TOTAL OTHER EXPENSES	8,750.00	7.19	26,250.00	7.48
7110-0000	Property Insurance	5,575.20	4.58	16,725.60	4.76
7111-0000	Property Insurance-NonCAM	2,312.46	1.90	7,001.38	1.99
7199-0000	TOTAL INSURANCE/TAXES	7,887.66	6.48	23,726.98	6.76
7800-0000	TOTAL OPERATING EXPENSES	83,654.81	68.75	241,006.30	68.64
7999-0000	NET INCOME - OPERATING	38,032.92	31.25	110,099.82	31.36
8100-0000	DEBT SERVICE				
8122-0000	Bond Interest Expense	10,531.13	8.65	31,743.47	9.04
8199-0000	TOTAL DEBT SERVICE	10,531.13	8.65	31,743.47	9.04
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	51,196.79	42.07	153,590.37	43.74
8220-0000	Amortization Expense	275.00	0.23	825.00	0.24
8299-0000	TOTAL OTHER EXPENSES	51,471.79	42.30	154,415.37	43.98
9900-0000	NET INCOME	-23,970.00	-19.70	-76,059.02	-21.66
	Adjustments				
1203-0000	A/R-Tenant	-10,546.59	-8.67	-31,639.77	-9.01
1204-0000	AR-Tenant Expenses to be Reimbursed	0.00	0.00	20.00	0.01
1206-0000	Other Receivables	1.18	0.00	-0.59	0.00
1210-0000	Accounts Receivable	65,179.23	53.56	139,835.80	39.83
1590-0000	Accumulated Depreciation	51,196.79	42.07	153,590.37	43.74
1753-0000	Accumulated Amortization	275.00	0.23	825.00	0.24
1913-0000	Prepaid Insurance	1,516.15	1.25	-14,650.06	-4.17
1925-0000	Investments	-460.37	-0.38	-1,528.84	-0.44
2236-0000	Accounts Payable	8,478.38	6.97	17,738.41	5.05
2246-0000	Prepaid Rents	3,686.59	3.03	2,132.85	0.61
2249-0000	Accrued Other	0.00	0.00	1,355.69	0.39
2305-0000	Sales Tax Payable	-300.90	-0.25	-553.83	-0.16
2310-0000	Bonds Payable - Current	602.99	0.50	1,805.35	0.51
2408-0000	Unearned Revenue - Noncurrent	-20,527.36	-16.87	-61,582.08	-17.54
2410-0000	Bond Payable - Noncurrent	-13,579.87	-11.16	-40,585.91	-11.56
	Total Adjustments	85,521.22	70.28	166,762.39	47.50

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

Cash Flow Statement

Period = Dec 2013

Book = Accrual

		Period to Date	%	Year to Date	%
Cash Flow		61,551.22	50.58	90,703.37	25.83
Period to Date		Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	219,310.12	278,473.19	59,163.07	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
1150-4000	Reserve Fund - Hancock	26,626.97	26,629.23	2.26	
1155-4000	Sinking Fund -Cash-Hancock	404,037.43	406,423.32	2,385.89	
Total Cash		650,174.52	711,725.74	61,551.22	
Year to Date		Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	220,789.55	278,473.19	57,683.64	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
1150-4000	Reserve Fund - Hancock	26,622.52	26,629.23	6.71	
1155-4000	Sinking Fund -Cash-Hancock	373,410.30	406,423.32	33,013.02	
Total Cash		621,022.37	711,725.74	90,703.37	

LCRDA - OPERATING ACCOUNT

1/24/2014

Bank Reconciliation Report

12/31/2013

Balance Per Bank Statement as of 12/31/2013

174,646.38

Outstanding Deposits

Deposit Date	Deposit Number	Amount
12/31/2013	148	48,658.23
12/31/2013	149	32,856.33
12/31/2013	150	20,918.15
12/31/2013	151	14,582.84
Plus:	Outstanding Deposits	117,015.55

Outstanding Checks

Check Date	Check Number	Payee	Amount
12/16/2013	1092	nwrdc - Florida State University	-326.00
12/31/2013	1012014	cnainsur - CNA INSURANCE	-6,403.51
12/31/2013	1012014	utital - City of Tallahassee	-358.59
12/31/2013	1012014	utital - City of Tallahassee	-9.26
12/31/2013	1012014	utital - City of Tallahassee	-86.03
12/31/2013	1012014	utital - City of Tallahassee	-174.98
12/31/2013	1012014	utital - City of Tallahassee	-362.22
12/31/2013	1012014	utital - City of Tallahassee	-2,238.37
12/31/2013	1012014	utital - City of Tallahassee	-310.13
12/31/2013	1012014	utital - City of Tallahassee	-526.13
12/31/2013	1012014	utital - City of Tallahassee	-1,227.09
12/31/2013	1012014	utital - City of Tallahassee	-304.50
12/31/2013	1012014	utital - City of Tallahassee	-861.97
Less:	Outstanding Checks		-13,188.78
	Reconciled Bank Balance		278,473.15

Balance per GL as of 12/31/2013

278,473.19

Bank Reconciling Items

Date	Notes	Amount
07/31/2013	1cent difference	-0.01
08/31/2013	rounding diff	-0.03
blank	Book Reconciling Items	-0.04
	Reconciled Balance Per G/L	278,473.15
Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	0.00

Cleared Items:

LCRDA - OPERATING ACCOUNT

1/24/2014

Bank Reconciliation Report

12/31/2013

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
11/06/2013	12032013	uttal - City of Tallahassee	695.45	12/31/2013
11/20/2013	1054	nwrdc - Florida State University	326.00	12/31/2013
11/30/2013	12012013	cnainsur - CNA INSURANCE	6,403.51	12/31/2013
11/30/2013	12032013	uttal - City of Tallahassee	351.10	12/31/2013
11/30/2013	12032013	uttal - City of Tallahassee	9.26	12/31/2013
11/30/2013	12032013	uttal - City of Tallahassee	86.03	12/31/2013
11/30/2013	12032013	uttal - City of Tallahassee	388.22	12/31/2013
11/30/2013	12032013	uttal - City of Tallahassee	2,501.59	12/31/2013
11/30/2013	12032013	uttal - City of Tallahassee	341.70	12/31/2013
11/30/2013	12032013	uttal - City of Tallahassee	526.13	12/31/2013
11/30/2013	12032013	uttal - City of Tallahassee	284.08	12/31/2013
11/30/2013	12032013	uttal - City of Tallahassee	1,203.10	12/31/2013
11/30/2013	12042013	uttal - City of Tallahassee	259.46	12/31/2013
12/04/2013	1060	aireserv - TONY KELLY	2,078.52	12/31/2013
12/04/2013	1061	centuryl - CENTURY LINK	46.84	12/31/2013
12/04/2013	1062	centuryl - CENTURY LINK	46.84	12/31/2013
12/04/2013	1063	comcast - COMCAST	183.85	12/31/2013
12/04/2013	1064	elecsupp - City Electric Supply Co.	150.89	12/31/2013
12/04/2013	1065	ipgraing - Grainger	7.20	12/31/2013
12/04/2013	1066	iphome - Home Depot Credit Services	51.30	12/31/2013
12/04/2013	1067	lcboc - LEON COUNTY BD OF COMMISSIONER	1,051.24	12/31/2013
12/04/2013	1068	lowes - Lowes's Business Account	20.23	12/31/2013
12/04/2013	1069	marpan - Marpan Supply Company, Inc.	37.00	12/31/2013
12/04/2013	1070	mgttal - Talcor Commercial Real Estate Svc Inc	8,750.00	12/31/2013
12/04/2013	1071	orkin - Capital Solutions of Big Bend	50.00	12/31/2013
12/04/2013	1072	peddie - Peddie Chemical Company, Inc.	6.97	12/31/2013
12/04/2013	1073	sems - Stormwater & Environmental	4,200.00	12/31/2013
12/04/2013	1074	whites - White's Plumbing, Inc.	621.34	12/31/2013
12/16/2013	1075	absystem - STA of Tallahassee, Inc.	40.80	12/31/2013
12/16/2013	1076	aireserv - TONY KELLY	1,648.67	12/31/2013
12/16/2013	1078	bc - Broad and Cassel, P.A.	4,700.00	12/31/2013
12/16/2013	1079	classoci - C&L Associates Commercial Cleaning	6,949.19	12/31/2013
12/16/2013	1080	elecsupp - City Electric Supply Co.	532.89	12/31/2013
12/16/2013	1081	engineer - Engineered Cooling Services, Inc.	5,987.00	12/31/2013
12/16/2013	1083	handct - Hancock Bank	126.71	12/31/2013
12/16/2013	1084	heinzbro - Heinz Brothers Nurseries, INC.	6,294.43	12/31/2013
12/16/2013	1085	iphdsup - HD Supply Facilities Maintenance	126.49	12/31/2013
12/16/2013	1086	iphome - Home Depot Credit Services	22.34	12/31/2013
12/16/2013	1087	johnston - Johnstone Supply	47.07	12/31/2013
12/16/2013	1088	lightman - LIGHTMAN LIGHTING & ELECTRICAL INC	340.00	12/31/2013
12/16/2013	1089	metal - Metal Building Services, Inc.	180.00	12/31/2013
12/16/2013	1090	milltree - Miller's Tree Service, LLC	300.00	12/31/2013
12/16/2013	1091	mowrey - Mowrey Elevator Company of Florida, Inc.	165.00	12/31/2013
12/16/2013	1093	sonitrol - Sonitrol of Tallahassee, Inc.	170.00	12/31/2013
12/16/2013	1094	talladem - Tallahassee Democrat	95.50	12/31/2013
12/18/2013	12182013	stax - Florida Department of Revenue	768.76	12/31/2013
Total Cleared Checks			59,172.70	

LCRDA - OPERATING ACCOUNT

1/24/2014

Bank Reconciliation Report

12/31/2013

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
12/11/2013	147	:CHECKscan Deposit	16,631.23	12/31/2013
Total Cleared Deposits			<u>16,631.23</u>	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
12/31/2013	JE 13513	Interest income on bank accounts	17.27	12/31/2013
12/31/2013	JE 13516	Payroll taxes posted Dec for Dec	-2,646.88	12/31/2013
12/31/2013	JE 13517	Payroll for Dec 2013	-9,420.82	12/31/2013
12/31/2013	JE 13518	Payroll taxes posted Dec for Dec	-2,091.74	12/31/2013
12/31/2013	JE 13521	Benefits posted Dec for Nov	-1,355.69	12/31/2013
Total Cleared Other Items			<u>-15,497.86</u>	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



Page: 1 of 2

Statements Dates
12/01/2013 - 12/31/2013

Account Number:

6791 000000 002

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

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

PREVIOUS BALANCE	232,685.71	AVERAGE BALANCE	
+ 1 CREDITS	16,631.23		203,309.92
- 51 DEBITS	74,687.83	YTD INTEREST PAID	
- SERVICE CHARGES	.00		236.62
+ INTEREST PAID	17.27		
ENDING BALANCE	174,646.38		

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

● **Deposits and Other Credits**

Date	Amount	Description	Date	Amount	Description
12/13	16,631.23	Settlement TALCOR Commercia 013347000147471CCD	12/31	17.27	IOD INTEREST PAID

● **Checks**

Date	Serial	Amount	Date	Serial	Amount
12/09	1054	326.00	12/23	1076	1,648.67
12/12	1060 *	2,078.52	12/19	1078 *	4,700.00
12/13	1061	46.84	12/20	1079	6,949.19
12/11	1062	46.84	12/26	1080	532.89
12/13	1063	183.85	12/19	1081	5,987.00
12/12	1064	150.89	12/20	1083 *	126.71
12/11	1065	7.20	12/23	1084	6,294.43
12/12	1066	51.30	12/23	1085	126.49
12/12	1067	1,051.24	12/23	1086	22.34
12/13	1068	20.23	12/20	1087	47.07
12/10	1069	37.00	12/20	1088	340.00
12/13	1070	8,750.00	12/20	1089	180.00
12/12	1071	50.00	12/20	1090	300.00
12/10	1072	6.97	12/23	1091	165.00
12/13	1073	4,200.00	12/19	1093 *	170.00
12/16	1074	621.34	12/23	1094	95.50
12/19	1075	40.80			



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P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



6791

Page: 2 of 2

Statements Dates

12/01/2013 - 12/31/2013

Account Number:

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

● Other Debits

Date	Amount	Description	Date	Amount	Description
12/03	6,403.51	PREM-PYMT CNA ACH 013337008169646CCD	12/04	1,203.10	PAYMENT CITYOFTALBKDRAFT 013338008451218PPD
12/04	9.26	PAYMENT CITYOFTALBKDRAFT 013338008451228PPD	12/04	2,501.59	PAYMENT CITYOFTALBKDRAFT 013338008451222PPD
12/04	86.03	PAYMENT CITYOFTALBKDRAFT 013338008451226PPD	12/05	259.46	PAYMENT CITYOFTALBKDRAFT 013339008780663PPD
12/04	284.08	PAYMENT CITYOFTALBKDRAFT 013338008451214PPD	12/06	1,355.69	CRC FLA DEPT REVENUE 013340008997069CCD
12/04	341.70	PAYMENT CITYOFTALBKDRAFT 013338008451221PPD	12/12	5,168.51	QUICKBOOKS INTUIT PAYROLL S 013346009982899CCD
12/04	351.10	PAYMENT CITYOFTALBKDRAFT 013338008451232PPD	12/17	2,646.88	USATAXPYMT IRS 013351000678362CCD
12/04	388.22	PAYMENT CITYOFTALBKDRAFT 013338008451223PPD	12/18	768.76	C01 FLA DEPT REVENUE 013352000924251CCD
12/04	526.13	PAYMENT CITYOFTALBKDRAFT 013338008451219PPD	12/30	2,091.74	USATAXPYMT IRS 013364002580342CCD
12/04	695.45	PAYMENT CITYOFTALBKDRAFT 013338008451213PPD	12/30	4,252.31	QUICKBOOKS INTUIT PAYROLL S 013364002566886CCD

● Balance By Date

Date	Balance	Date	Balance	Date	Balance
11/30	232,685.71	12/11	217,856.38	12/20	189,858.48
12/03	226,282.20	12/12	209,305.92	12/23	181,506.05
12/04	219,895.54	12/13	212,736.23	12/26	180,973.16
12/05	219,636.08	12/16	212,114.89	12/30	174,629.11
12/06	218,280.39	12/17	209,468.01	12/31	174,646.38
12/09	217,954.39	12/18	208,699.25		
12/10	217,910.42	12/19	197,801.45		



LCRDA - RESERVE ACCOUNT

1/24/2014

Bank Reconciliation Report
12/31/2013

Balance Per Bank Statement as of 12/31/2013	26,629.23
Reconciled Bank Balance	<u>26,629.23</u>

Balance per GL as of 12/31/2013	26,629.23
Reconciled Balance Per G/L	<u>26,629.23</u>

Difference (Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>
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Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
12/31/2013	JE 13513	Interest income on bank accounts	2.26	12/31/2013
Total Cleared Other Items			<u>2.26</u>	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

2079 000000 001

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



Page: 1 of 1

Statements Dates
12/01/2013 - 12/31/2013

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

PREVIOUS BALANCE	26,626.97	AVERAGE BALANCE	
+ 0 CREDITS	.00		26,627.04
- 0 DEBITS	.00	YTD INTEREST PAID	
- SERVICE CHARGES	.00		26.62
+ INTEREST PAID	2.26		
ENDING BALANCE	26,629.23		

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

● **Deposits and Other Credits**

Date	Amount	Description	Date	Amount	Description
12/31	2.26	IOD INTEREST PAID			

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
11/30	26,626.97	12/31	26,629.23		



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LCRDA - SINKING FUND RESERVE

1/24/2014

Bank Reconciliation Report

12/31/2013

Balance Per Bank Statement as of 12/31/2013	406,423.32
Reconciled Bank Balance	<u>406,423.32</u>

Balance per GL as of 12/31/2013	406,423.32
Reconciled Balance Per G/L	<u>406,423.32</u>
Difference (Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>

Cleared Items:

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
12/11/2013	27	:CHECKscan Deposit	25,858.82	12/31/2013
Total Cleared Deposits			<u>25,858.82</u>	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
12/31/2013	JE 13509	payment of bond-12.13	-23,508.01	12/31/2013
12/31/2013	JE 13513	Interest income on bank accounts	35.08	12/31/2013
Total Cleared Other Items			<u>-23,472.93</u>	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



Page: 1 of 1

Statements Dates

12/01/2013 - 12/31/2013

Account Number:

2081 000000 001

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

Images:

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***ZERO CHECKS* E0**

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

Checking Account Summary

PREVIOUS BALANCE	404,037.43	AVERAGE BALANCE	
+ 1 CREDITS	25,858.82		413,062.60
- 2 DEBITS	23,508.01	YTD INTEREST PAID	
- SERVICE CHARGES	.00		397.39
+ INTEREST PAID	35.08		
ENDING BALANCE	406,423.32		

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

● **Deposits and Other Credits**

Date	Amount	Description	Date	Amount	Description
12/13	25,858.82	Settlement TALCOR Commercia 013347000147472CCD	12/31	35.08	IOD INTEREST PAID

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
12/23	10,531.13	DEBITS WFB COMM. LOAN 013357001588374PPD	12/23	12,976.88	DEBITS WFB COMM. LOAN 013357001588373PPD

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
11/30	404,037.43	12/23	406,388.24		
12/13	429,896.25	12/31	406,423.32		



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Payment Detail

Bank=inn1104 AND mm/yy=12/2013-12/2013 AND Check Date=12/01/2013-12/31/2013 AND All Checks=Yes AND Include Voids=All Checks

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
1060 (inn1104) - TONY KELLY (aireserv) - 12/04/13 (12/13)				
install drain pan	P-77925	collins	986.67	51800000 - HVAC Repair
replace supply duct	P-77926	johnson	356.25	51800000 - HVAC Repair
reinsulated all refrigerant lines	P-77927	collins	150.00	51800000 - HVAC Repair
replaced TXV #2-recharge refrigerant	P-77928	collins	435.60	51800000 - HVAC Repair
reinsulate refrigerant lines	P-77929	morgan	150.00	51800000 - HVAC Repair
Total 1060 (inn1104) - TONY KELLY (aireserv) - 12/04/13 (12/13)			2,078.52	
1061 (inn1104) - CENTURY LINK (centuryl) - 12/04/13 (12/13)				
#433132824; 10/13 services	P-77930	collins	46.84	55200000 - Phone Service
Total 1061 (inn1104) - CENTURY LINK (centuryl) - 12/04/13 (12/13)			46.84	
1062 (inn1104) - CENTURY LINK (centuryl) - 12/04/13 (12/13)				
#433132824; 11/13 services	P-77931	collins	46.84	55200000 - Phone Service
Total 1062 (inn1104) - CENTURY LINK (centuryl) - 12/04/13 (12/13)			46.84	
1063 (inn1104) - COMCAST (comcast) - 12/04/13 (12/13)				
#09587317042017; 12/4/13-1/3/14 svcs	P-77933	inn-tic	112.51	55200000 - Phone Service
#09587317042017; 12/4/13-1/3/14 svcs	P-77933	knight	71.34	55220000 - Internet Charge
Total 1063 (inn1104) - COMCAST (comcast) - 12/04/13 (12/13)			183.85	
1064 (inn1104) - City Electric Supply Co. (elecsupp) - 12/04/13 (12/13)				
01760342001; MJS-ballast & kit	P-77934	johnson	54.14	51300000 - Electric Bulbs
01760342001; MJS-ballast & kit	P-77934	sliger	49.97	51300000 - Electric Bulbs
01760342001; MJS-ballast & kit	P-77934	morgan	43.97	51300000 - Electric Bulbs
01760342001; MJS-ballast & kit	P-77934	sliger	2.81	51320000 - NONCAM Electric Bulbs
Total 1064 (inn1104) - City Electric Supply Co. (elecsupp) - 12/04/13 (12/13)			150.89	
1065 (inn1104) - Grainger (ipgraing) - 12/04/13 (12/13)				
returned items	P-76817	johnson	-17.41	51250000 - Electric Supplies
returned items	P-76817	sliger	-16.07	51250000 - Electric Supplies
returned items	P-76817	morgan	-14.14	51250000 - Electric Supplies
returned items	P-76817	sliger	-0.90	51270000 - NONCAM Electric Supplies
884934167; foam sealant	P-77935	morgan	28.85	51600000 - Exterior Building Maintenance
9294169199; dispensing unit cleaner, gloves	P-77936	morgan	26.87	54500000 - Janitorial Service
Total 1065 (inn1104) - Grainger (ipgraing) - 12/04/13 (12/13)			7.20	
1066 (inn1104) - Home Depot Credit Services (iphome) - 12/04/13 (12/13)				
light timer motor	P-77937	collins	51.30	51200000 - Electric Repairs
Total 1066 (inn1104) - Home Depot Credit Services (iphome) - 12/04/13 (12/13)			51.30	
1067 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lcboc) - 12/04/13 (12/13)				
12/13 Benefits-Patty	P-77938	knight	473.06	44060000 - Employee Benefits-Authority
12/13 Benefits-Patty	P-77938	knight	52.56	44030000 - Clerical Salary-Authority
12/13 Benefits-Ron	P-77939	knight	473.06	44060000 - Employee Benefits-Authority
12/13 Benefits-Ron	P-77939	knight	52.56	44030000 - Clerical Salary-Authority
Total 1067 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lcboc) - 12/04/13 (12/13)			1,051.24	
1068 (inn1104) - Lowes's Business Account (lowes) - 12/04/13 (12/13)				
replace sillcock on outside faucet	P-77940	centenn	5.09	52300000 - Plumbing Repairs
MJS-ant granular for complex	P-77941	johnson	5.44	54300000 - Exterminating
MJS-ant granular for complex	P-77941	sliger	5.01	54300000 - Exterminating
MJS-ant granular for complex	P-77941	morgan	4.41	54300000 - Exterminating
MJS-ant granular for complex	P-77941	sliger	0.28	54330000 - Non CAM Exterminating
Total 1068 (inn1104) - Lowes's Business Account (lowes) - 12/04/13 (12/13)			20.23	
1069 (inn1104) - Marpan Supply Company, Inc. (marpan) - 12/04/13 (12/13)				
#007410; 12/13 service	P-77942	collins	37.00	46350000 - Refuse Collection
Total 1069 (inn1104) - Marpan Supply Company, Inc. (marpan) - 12/04/13 (12/13)			37.00	
1070 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 12/04/13 (12/13)				
11/13 mgmt fee-acg	P-77943	inn-tic	200.00	61100000 - Management Fees TALCOR
11/13 mgmt fee-acg	P-77943	knight	27.14	61100000 - Management Fees TALCOR
11/13 mgmt fee-acg	P-77943	centenn	316.96	61100000 - Management Fees TALCOR
11/13 mgmt fee-acg	P-77943	collins	241.36	61100000 - Management Fees TALCOR
11/13 mgmt fee-acg	P-77943	morgan	315.31	61100000 - Management Fees TALCOR
11/13 mgmt fee-acg	P-77943	sliger	375.82	61110000 - Management Fees-NonCAM
11/13 mgmt fee-acg	P-77943	johnson	381.30	61110000 - Management Fees-NonCAM
11/13 mgmt fee-acg	P-77943	phippis	142.11	61100000 - Management Fees TALCOR
11/13 mgmt fee-PM	P-77944	inn-tic	675.00	61100000 - Management Fees TALCOR
11/13 mgmt fee-PM	P-77944	knight	91.61	61100000 - Management Fees TALCOR
11/13 mgmt fee-PM	P-77944	centenn	1,069.75	61100000 - Management Fees TALCOR
11/13 mgmt fee-PM	P-77944	collins	814.60	61100000 - Management Fees TALCOR
11/13 mgmt fee-PM	P-77944	morgan	1,064.16	61100000 - Management Fees TALCOR

Payment Detail

Bank=inn1104 AND mm/yy=12/2013-12/2013 AND Check Date=12/01/2013-12/31/2013 AND All Checks=Yes AND Include Voids=All Checks

1/23/2014 5:04 PM

11/13 mgmt fee-PM	P-77944	sliger	1,268.40	61110000 - Management Fees-NonCAM
11/13 mgmt fee-PM	P-77944	johnson	1,286.86	61110000 - Management Fees-NonCAM
11/13 mgmt fee-PM	P-77944	phipp	479.62	61100000 - Management Fees TALCOR
Total 1070 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 12/04/13 (12/13)			8,750.00	
1071 (inn1104) - Capital Solutions of Big Bend (orkin) - 12/04/13 (12/13)				
#1477; 11/13 service	P-77949	johnson	50.00	54300000 - Exterminating
Total 1071 (inn1104) - Capital Solutions of Big Bend (orkin) - 12/04/13 (12/13)			50.00	
1072 (inn1104) - Peddie Chemical Company, Inc. (peddie) - 12/04/13 (12/13)				
cobweb brush for outside of building	P-77945	centenn	6.97	53200000 - Cleaning Supplies
Total 1072 (inn1104) - Peddie Chemical Company, Inc. (peddie) - 12/04/13 (12/13)			6.97	
1073 (inn1104) - Stormwater & Environmental (sems) - 12/04/13 (12/13)				
stormwater facility repairs	P-77946	inn-tic	4,200.00	54750000 - Holding Pond Service
Total 1073 (inn1104) - Stormwater & Environmental (sems) - 12/04/13 (12/13)			4,200.00	
1074 (inn1104) - White's Plumbing, Inc. (whites) - 12/04/13 (12/13)				
pull and replace wax rings toilets.	P-77947	sliger	148.24	52300000 - Plumbing Repairs
rebuild urinal, first floor common bathroom	P-77948	johnson	169.75	52300000 - Plumbing Repairs
MJS-rebuild urinal, first floor common bathroom	P-77948	sliger	156.69	52300000 - Plumbing Repairs
MJS-rebuild urinal, first floor common bathroom	P-77948	morgan	137.86	52300000 - Plumbing Repairs
MJS-rebuild urinal, first floor common bathroom	P-77948	sliger	8.80	52320000 - Non CAM Plumbing Repairs
Total 1074 (inn1104) - White's Plumbing, Inc. (whites) - 12/04/13 (12/13)			621.34	
1075 (inn1104) - STA of Tallahassee, Inc. (absystem) - 12/16/13 (12/13)				
	P-78120	sliger	25.87	55670000 - Office Equip Mtrnce-NonCAM
	P-78231	knight	14.93	55300000 - Copies
Total 1075 (inn1104) - STA of Tallahassee, Inc. (absystem) - 12/16/13 (12/13)			40.80	
1076 (inn1104) - TONY KELLY (aireserv) - 12/16/13 (12/13)				
new exhaust fan on roof	P-78102	collins	336.67	51800000 - HVAC Repair
coil replaced	P-78103	sliger	1,312.00	51800000 - HVAC Repair
Total 1076 (inn1104) - TONY KELLY (aireserv) - 12/16/13 (12/13)			1,648.67	
1077 (inn1104) - AmTrust North America, Inc. (ana) - 12/16/13 (12/13) (Voided)				
#115919; 12/13 payment	P-78238	knight	289.00	44050000 - Worker's Compensation-Authority
Total 1077 (inn1104) - AmTrust North America, Inc. (ana) - 12/16/13 (12/13) (Voided)			289.00	
1077 (inn1104) - AmTrust North America, Inc. (ana) - 12/16/13 (12/13) (Voider)				
#115919; 12/13 payment	P-78238	knight	-289.00	44050000 - Worker's Compensation-Authority
Total 1077 (inn1104) - AmTrust North America, Inc. (ana) - 12/16/13 (12/13) (Voider)			-289.00	
1078 (inn1104) - Broad and Cassel, P.A. (bc) - 12/16/13 (12/13)				
	P-78233	inn-tic	2,350.00	55920000 - Non CAM Professional Fees
	P-78233	inn-tic	2,350.00	55750000 - Professional Fees
Total 1078 (inn1104) - Broad and Cassel, P.A. (bc) - 12/16/13 (12/13)			4,700.00	
1079 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 12/16/13 (12/13)				
12/13 service	P-78239	johnson	1,094.50	54500000 - Janitorial Service
12/13 service	P-78239	morgan	1,730.45	54500000 - Janitorial Service
12/13 service	P-78239	collins	659.68	54500000 - Janitorial Service
12/13 service	P-78239	centenn	985.77	54500000 - Janitorial Service
12/13 service	P-78239	knight	177.66	54500000 - Janitorial Service
12/13 service	P-78239	sliger	2,163.06	54500000 - Janitorial Service
12/13 service	P-78239	sliger	138.07	54550000 - Non CAM Janitorial
Total 1079 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 12/16/13 (12/13)			6,949.19	
1080 (inn1104) - City Electric Supply Co. (elecsupp) - 12/16/13 (12/13)				
8" square bollard	P-78104	centenn	532.89	51250000 - Electric Supplies
Total 1080 (inn1104) - City Electric Supply Co. (elecsupp) - 12/16/13 (12/13)			532.89	
1081 (inn1104) - Engineered Cooling Services, Inc. (engineer) - 12/16/13 (12/13)				
replace 3.5 ton a/c unit-1st floor west wing	P-78106	sliger	5,987.00	51800000 - HVAC Repair
Total 1081 (inn1104) - Engineered Cooling Services, Inc. (engineer) - 12/16/13 (12/13)			5,987.00	
1082 (inn1104) - Ferguson Eneterprises Inc #159 (ferg159) - 12/16/13 (12/13) (Voider)				
plumbing repairs-parts	P-78240	collins	-37.98	52300000 - Plumbing Repairs
Total 1082 (inn1104) - Ferguson Eneterprises Inc #159 (ferg159) - 12/16/13 (12/13) (Voider)			-37.98	
1082 (inn1104) - Ferguson Eneterprises Inc #159 (ferg159) - 12/16/13 (12/13) (Voided)				
plumbing repairs-parts	P-78240	collins	37.98	52300000 - Plumbing Repairs
Total 1082 (inn1104) - Ferguson Eneterprises Inc #159 (ferg159) - 12/16/13 (12/13) (Voided)			37.98	

1083 (inn1104) - Hancock Bank (hancdt) - 12/16/13 (12/13)				
Office Depot	P-78241	knight	29.62	55870000 - General Authority Expense
Publix	P-78241	knight	17.23	55870000 - General Authority Expense

Payment Detail

Constant Contact	P-78241	knight	30.00 55850000 - Subscriptions	
Office Depot	P-78241	knight	40.47 55870000 - General Authority Expense	1/23/2014 5:04 PM
Office Depot	P-78241	knight	9.39 55870000 - General Authority Expense	
Total 1083 (inn1104) - Hancock Bank (hancdt) - 12/16/13 (12/13)				126.71
1084 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 12/16/13 (12/13)				
	P-78236	johnson	275.26 54600000 - Landscaping Service	
	P-78236	sliger	254.08 54600000 - Landscaping Service	
	P-78236	morgan	223.55 54600000 - Landscaping Service	
	P-78236	sliger	14.27 54620000 - Non CAM Landscaping	
	P-78236	centenn	267.31 54600000 - Landscaping Service	
	P-78236	collins	350.70 54600000 - Landscaping Service	
	P-78236	knight	320.76 54600000 - Landscaping Service	
	P-78236	inn-tic	269.44 54600000 - Landscaping Service	
	P-78236	inn-tic	822.75 54620000 - Non CAM Landscaping	
	P-78236	johnson	805.07 54600000 - Landscaping Service	
	P-78236	sliger	743.14 54600000 - Landscaping Service	
	P-78236	morgan	653.84 54600000 - Landscaping Service	
	P-78236	sliger	41.73 54620000 - Non CAM Landscaping	
	P-78236	centenn	417.51 54600000 - Landscaping Service	
	P-78236	collins	417.51 54600000 - Landscaping Service	
	P-78236	knight	417.51 54600000 - Landscaping Service	
Total 1084 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 12/16/13 (12/13)				6,294.43
1085 (inn1104) - HD Supply Facilities Maintenance (iphdsup) - 12/16/13 (12/13)				
MJS-urinal rebuild kit	P-78105	johnson	45.39 52300000 - Plumbing Repairs	
MJS-urinal rebuild kit	P-78105	sliger	41.89 52300000 - Plumbing Repairs	
MJS-urinal rebuild kit	P-78105	morgan	36.86 52300000 - Plumbing Repairs	
MJS-urinal rebuild kit	P-78105	sliger	2.35 52320000 - Non CAM Plumbing Repairs	
Total 1085 (inn1104) - HD Supply Facilities Maintenance (iphdsup) - 12/16/13 (12/13)				126.49
1086 (inn1104) - Home Depot Credit Services (iphome) - 12/16/13 (12/13)				
muratic acid to clean urinals	P-78108	johnson	22.34 52300000 - Plumbing Repairs	
Total 1086 (inn1104) - Home Depot Credit Services (iphome) - 12/16/13 (12/13)				22.34
1087 (inn1104) - Johnstone Supply (johnston) - 12/16/13 (12/13)				
make up air filters	P-78107	centenn	47.07 51850000 - HVAC Supplies	
Total 1087 (inn1104) - Johnstone Supply (johnston) - 12/16/13 (12/13)				47.07
1088 (inn1104) - LIGHTMAN LIGHTING & ELECTRICAL INC (lightman) - 12/16/13 (12/13)				
rebuild pole light back of building	P-78109	centenn	245.00 51200000 - Electric Repairs	
rebuild wall pack on back side of building	P-78110	collins	95.00 51200000 - Electric Repairs	
Total 1088 (inn1104) - LIGHTMAN LIGHTING & ELECTRICAL INC (lightman) - 12/16/13 (12/13)				340.00
1089 (inn1104) - Metal Building Services, Inc. (metal) - 12/16/13 (12/13)				
	P-78121	collins	90.00 51600000 - Exterior Building Maintenance	
	P-78121	centenn	90.00 51600000 - Exterior Building Maintenance	
Total 1089 (inn1104) - Metal Building Services, Inc. (metal) - 12/16/13 (12/13)				180.00
1090 (inn1104) - Miller's Tree Service, LLC (milltree) - 12/16/13 (12/13)				
trim tree back side of centennial	P-78111	centenn	300.00 51950000 - Tree Trimming	
Total 1090 (inn1104) - Miller's Tree Service, LLC (milltree) - 12/16/13 (12/13)				300.00
1091 (inn1104) - Mowrey Elevator Company of Florida, Inc. (mowrey) - 12/16/13 (12/13)				
	P-78228	johnson	82.50 54100000 - Elevator Service	
	P-78229	sliger	42.07 54100000 - Elevator Service	
	P-78229	morgan	38.00 54100000 - Elevator Service	
	P-78229	sliger	2.43 54120000 - Elevator Service-NonCAM	
Total 1091 (inn1104) - Mowrey Elevator Company of Florida, Inc. (mowrey) - 12/16/13 (12/13)				165.00
1092 (inn1104) - Florida State University (nwrdc) - 12/16/13 (12/13)				
	P-78234	sliger	326.00 55230000 - Internet Charge-NonCAM	
Total 1092 (inn1104) - Florida State University (nwrdc) - 12/16/13 (12/13)				326.00
1093 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 12/16/13 (12/13)				
	P-78230	collins	170.00 51450000 - Elevator Phone Maintenance	
Total 1093 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 12/16/13 (12/13)				170.00
1094 (inn1104) - Tallahassee Democrat (talladem) - 12/16/13 (12/13)				
	P-78235	inn-tic	95.50 55960000 - Other Administration Costs	
Total 1094 (inn1104) - Tallahassee Democrat (talladem) - 12/16/13 (12/13)				95.50
1012014 (inn1104) - CNA INSURANCE (cnainsur) - 12/31/13 (12/13)				
#0115148524; 12.13 payment	P-79129	centenn	218.64 19130000 - Prepaid Insurance	
#0115148524; 12.13 payment	P-79129	collins	813.69 19130000 - Prepaid Insurance	
#0115148524; 12.13 payment	P-79129	johnson	1,051.10 19130000 - Prepaid Insurance	
#0115148524; 12.13 payment	P-79129	knight	168.86 19130000 - Prepaid Insurance	

Payment Detail

Bank=inn1104 AND mm/yy=12/2013-12/2013 AND Check Date=12/01/2013-12/31/2013 AND All Checks=Yes AND Include Voids=All Checks

#0115148524; 12.13 payment	P-79129	morgan	853.65 19130000 - Prepaid Insurance	1/23/2014 5:04 PM
#0115148524; 12.13 payment	P-79129	phippis	102.15 19130000 - Prepaid Insurance	
#0115148524; 12.13 payment	P-79129	sliger	1,024.74 19130000 - Prepaid Insurance	
	P-79129	inn-tic	2,170.68 19130000 - Prepaid Insurance	

Total 1012014 (inn1104) - CNA INSURANCE (cnainsur) - 12/31/13 (12/13) 6,403.51

1012014 (inn1104) - City of Tallahassee (utltal) - 12/31/13 (12/13)

2035EPD; 11/1/13-12/3/13 svc	P-79131	johnson	128.66 46400000 - Water/Sewer
2035EPD; 11/1/13-12/3/13 svc	P-79131	sliger	118.77 46400000 - Water/Sewer
2035EPD; 11/1/13-12/3/13 svc	P-79131	morgan	104.49 46400000 - Water/Sewer
2035EPD; 11/1/13-12/3/13 svc	P-79131	sliger	6.67 46420000 - Non CAM Water/Sewer
1736WPD; 11/3/13-12/3/13 svcs	P-79132	inn-tic	9.26 46050000 - Electric
1631NPD; 11/3/13-12/3/13 svcs	P-79133	inn-tic	12.32 46050000 - Electric
1631NPD; 11/3/13-12/3/13 svcs	P-79133	inn-tic	73.71 46480000 - Irrigation - Utility
2035EPD; 11/8/13-12/6/13 svcs	P-79134	morgan	174.98 46050000 - Electric
2035EPD; 11/3/13-12/3/13 svcs	P-79135	sliger	362.22 46070000 - Electric - NonCam
2051EPD; 11/1/13-12/3/13 svcs	P-79136	collins	1,710.70 46050000 - Electric
2051EPD; 11/1/13-12/3/13 svcs	P-79136	collins	154.17 46400000 - Water/Sewer
2051EPD; 11/1/13-12/3/13 svcs	P-79136	collins	17.23 46350000 - Refuse Collection
2051EPD; 11/1/13-12/3/13 svcs	P-79136	collins	217.83 46500000 - Stormwater
2051EPD; 11/1/13-12/3/13 svcs	P-79136	collins	113.87 46600000 - Fire Service - Utility
2051EPD; 11/1/13-12/3/13 svcs	P-79136	collins	24.57 46480000 - Irrigation - Utility
2035EPD; 11/3/13-12/3/13 svcs	P-79137	morgan	310.13 46050000 - Electric
2035EPD; 11/3/13-12/13 svcs	P-79138	johnson	17.62 46480000 - Irrigation - Utility
2035EPD; 11/3/13-12/13 svcs	P-79138	sliger	16.27 46480000 - Irrigation - Utility
2035EPD; 11/3/13-12/13 svcs	P-79138	morgan	14.31 46480000 - Irrigation - Utility
2035EPD; 11/3/13-12/13 svcs	P-79138	sliger	0.91 46490000 - Irrigation-NonCAM
2035EPD; 11/3/13-12/13 svcs	P-79138	johnson	171.16 46350000 - Refuse Collection
2035EPD; 11/3/13-12/13 svcs	P-79138	sliger	157.99 46350000 - Refuse Collection
2035EPD; 11/3/13-12/13 svcs	P-79138	morgan	139.00 46350000 - Refuse Collection
2035EPD; 11/3/13-12/13 svcs	P-79138	sliger	8.87 46370000 - Refuse - NONCAM
2035EPD; 11/1/13-12/3/13 svcs	P-79139	morgan	1,227.09 46050000 - Electric
1736WPD; 11/4/13-12/3/13 svcs	P-79140	knight	167.08 46050000 - Electric
1736WPD; 11/4/13-12/3/13 svcs	P-79140	knight	64.81 46400000 - Water/Sewer
1736WPD; 11/4/13-12/3/13 svcs	P-79140	knight	45.32 46500000 - Stormwater
1736WPD; 11/4/13-12/3/13 svcs	P-79140	knight	27.29 46600000 - Fire Service - Utility
2035EPD; 11/1/13-12/3/13 svcs	P-79141	morgan	906.20 46050000 - Electric
2035EPD; 11/1/13-12/3/13 svcs	P-79141	morgan	-44.23 46220000 - Demand Credit

Total 1012014 (inn1104) - City of Tallahassee (utltal) - 12/31/13 (12/13) 6,459.27

12182013 (inn1104) - Florida Department of Revenue (stax) - 12/18/13 (12/13)

#4780129785180-11.13 stax	P-79130	collins	16.47 23050000 - Sales Tax Payable
#4780129785180-11.13 stax	P-79130	collins	-0.41 33150000 - Sales Tax Discount
#4780129785180-11.13 stax	P-79130	knight	83.52 23050000 - Sales Tax Payable
#4780129785180-11.13 stax	P-79130	knight	-2.09 33150000 - Sales Tax Discount
#4780129785180-11.13 stax	P-79130	morgan	141.32 23050000 - Sales Tax Payable
#4780129785180-11.13 stax	P-79130	morgan	-3.53 33150000 - Sales Tax Discount
#4780129785180-11.13 stax	P-79130	sliger	61.88 23050000 - Sales Tax Payable
#4780129785180-11.13 stax	P-79130	sliger	-1.55 33150000 - Sales Tax Discount
#4780129785180-11.13 stax	P-79130	inn-tic	485.28 23050000 - Sales Tax Payable
#4780129785180-11.13 stax	P-79130	inn-tic	-12.13 33150000 - Sales Tax Discount

Total 12182013 (inn1104) - Florida Department of Revenue (stax) - 12/18/13 (12/13) 768.76

58,985.85

Deposit Register

Name	Property	Unit	Tenant	Period	Date	Amount	Check #
(inn1104) - 147 12/11/2013							
3D DATA, LLC	sliger	100-A	3ddata	12-2013	12/11/2013	322.50	0056128788
DESIGN ARTS SEMINARS, INC.	sliger	100-C	design	12-2013	12/11/2013	564.38	9000000253
Florida State University	morgan	102	frcr2013	12-2013	12/11/2013	1,260.33	00591621
Danfoss Turbocor Compressors, Inc.	morgan	115	dan-mgn	12-2013	12/11/2013	2,025.62	00031202
INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	morgan	131	ispa	12-2013	12/11/2013	178.75	00591621
SunnyLand Solar RE, LLC	inn-tic	1F	sunny	12-2013	12/11/2013	9,861.51	001186
CENTER FOR INFORMATION MANAGEMENT	morgan	214.215	cimes	12-2013	12/11/2013	1,462.69	00591193
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE	collins	25	ip-dacs	12-2013	12/11/2013	955.45	4405272830
Total (inn1104) - 147 12/11/2013						16,631.23	
(inn1104) - 148 12/31/2013							
Brown & Brown Ins	inn-tic			12-2013	12/31/2013	32.00	014511
THE FLORIDA STATE UNIVERSITY RESEARCH CENTER	johnson	100	fsujohn	12-2013	12/31/2013	5,072.96	085245
NANOSTRATA, INC.	knight	110	ip-nano	12-2013	12/31/2013	481.77	001992
FLORIDA RESEARCH FOUNDATION	inn-tic	1C	fsurf-ab	12-2013	12/31/2013	13,162.09	085156
THE FLORIDA A & M UNIVERSITY BOARD OF TRUSTEES	centenn	2077EPD	ip-famu	12-2013	12/31/2013	4,752.91	0000135920
CENTER FOR BIOMEDICAL & TOXICOLOGICAL RESEARCH	morgan	226-235	cbtr	12-2013	12/31/2013	3,625.00	00591902
ELBIT SYSTEMS OF AMERICA	inn-tic	3F-4F	elbit	12-2013	12/31/2013	9,217.49	00592160
MORGAN/SLIGER/JOHNSON/SHAW BUILDING	inn-tic	6G	lot6g	12-2013	12/31/2013	7,989.84	085156
THE FLORIDA STATE UNIVERSITY RESEARCH CENTER	sliger	FSU-RF	fsurf	12-2013	12/31/2013	4,324.17	085245
Total (inn1104) - 148 12/31/2013						48,658.23	
(inn1104) - 149 12/31/2013							
DANFOSS TURBOCOR, INC.	inn-tic	1D-2D	danfoss	12-2013	12/31/2013	10,492.95	00031260
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE	collins	25	ip-dacs	12-2013	12/31/2013	9,342.16	4405629700
FSU-MATERIALS RESEARCH CENTER	inn-tic	2B	material	12-2013	12/31/2013	4,528.24	00592612
FSU-AEROPULSION & MECHATRONICS ENGINEERING	inn-tic	3B	aero	12-2013	12/31/2013	4,528.25	00592612
CENTENNIAL BUILDING	inn-tic	4G	cent	12-2013	12/31/2013	3,964.73	0000136374
Total (inn1104) - 149 12/31/2013						32,856.33	
(inn1104) - 150 12/31/2013							
Verizon	inn-tic			12-2013	12/31/2013	1.51	0980825
THE FLORIDA STATE UNIVERSITY RESEARCH CENTER	johnson	100	fsujohn	12-2013	12/31/2013	7,140.50	085293
FLORIDA A&M UNIVERSITY BOARD OF TRUSTEES	morgan	130	mgn-famu	12-2013	12/31/2013	2,559.25	0000136297
CENTER FOR INFORMATION MANAGEMENT	morgan	214.215	cimes	12-2013	12/31/2013	1,462.69	00593812
CENTER FOR ADVANCEMENT OF LEARNING TECHNOLOGIES	morgan	222	cala1	12-2013	12/31/2013	1,387.17	00592360
CENTER FOR ADVANCEMENT OF LEARNING TECHNOLOGIES	morgan	222	cala1	12-2013	12/31/2013	1,387.17	00593812
CENTER FOR ADVANCEMENT OF LEARNING TECHNOLOGIES	morgan	222A	cala2	12-2013	12/31/2013	568.22	00592360
CENTER FOR ADVANCEMENT OF LEARNING TECHNOLOGIES	morgan	222A	cala2	12-2013	12/31/2013	568.22	00593812
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE	collins	25	ip-dacs	12-2013	12/31/2013	955.45	4405586410
THE FLORIDA STATE UNIVERSITY RESEARCH CENTER	sliger	FSU-RF	fsurf	12-2013	12/31/2013	4,887.97	085293
Total (inn1104) - 150 12/31/2013						20,918.15	
(inn1104) - 151 12/31/2013							
BUC TECHNOLOGIES, LLC	knight	114	ip-buc	12-2013	12/31/2013	497.20	001082
Bing Energy International, LLC	collins	152	bingcol	12-2013	12/31/2013	3,366.07	002380
DEPARTMENT OF TRANSPORTATION	phipps	PHIPPS	ip-dot	12-2013	12/31/2013	10,719.57	4406073480
Total (inn1104) - 151 12/31/2013						14,582.84	
Grand Total						133,646.78	
(inn1154) - 27 12/11/2013							
THE FLORIDA A & M UNIVERSITY BOARD OF TRUSTEES	centenn	2077EPD	ip-famu	12-2013	12/11/2013	25,858.82	0000135675
Total (inn1154) - 27 12/11/2013						25,858.82	
Grand Total						25,858.82	

Aged Receivables Report

Detail by Resident
 For Selected Properties
 Trans through: 12/2013
 Age As of: 12/31/2013

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	10,514.35	6,382.56	4,131.79	0.00	0.00	0.00	10,514.35
Total centenn			10,514.35	6,382.56	4,131.79	0.00	0.00	0.00	10,514.35
collins - INNOVATION PARK-COLLINS BLDG									
152	bingcol	Bing Energy International, LLC	3,781.12	3,781.12	0.00	0.00	0.00	0.00	3,781.12
25	ip-dacs	STATE OF FLORIDA DEPARTMENT OF	950.41	950.41	0.00	0.00	0.00	0.00	950.41
Total collins			4,731.53	4,731.53	0.00	0.00	0.00	0.00	4,731.53
inn-tic - INNOVATION PARK -TENANTS IN COMMON									
1C	fsurf-ab	FLORIDA RESEARCH FOUNDATION	3,450.74	3,450.74	0.00	0.00	0.00	0.00	3,450.74
1F	sunny	SunnyLand Solar RE, LLC	0.00	0.00	0.00	0.00	0.00	-4,083.35	-4,083.35
3A	data	NORTHWEST REGIONAL DATA	4,709.37	0.00	0.00	0.00	4,709.37	0.00	4,709.37
3F-4F	elbit	ELBIT SYSTEMS OF AMERICA	691.31	0.00	0.00	0.00	691.31	0.00	691.31
Total inn-tic			8,851.42	3,450.74	0.00	0.00	5,400.68	-4,083.35	4,768.07
johnson - INNOVATION PARK - JOHNSON BLDG									
100	fsujohn	THE FLORIDA STATE UNIVERSITY	13,840.10	7,351.41	6,488.69	0.00	0.00	0.00	13,840.10
Total johnson			13,840.10	7,351.41	6,488.69	0.00	0.00	0.00	13,840.10
knight - INNOVATION PARK - KNIGHT ADMIN BLDG									
112	exquisit	Team Exquisite Corporation	568.36	127.88	440.48	0.00	0.00	0.00	568.36
114	ip-buc	BUC TECHNOLOGIES, LLC	296.16	267.03	29.13	0.00	0.00	0.00	296.16
Total knight			864.52	394.91	469.61	0.00	0.00	0.00	864.52
sliger - INNOVATION PARK - SLIGER BLDG									
FSU-RF	fsurf	THE FLORIDA STATE UNIVERSITY	16,759.25	10,489.62	6,269.63	0.00	0.00	0.00	16,759.25
Total sliger			16,759.25	10,489.62	6,269.63	0.00	0.00	0.00	16,759.25
Total			55,561.17	32,800.77	17,359.72	0.00	5,400.68	-4,083.35	51,477.82

Payables Aging Report

Invtion
 Period: 12/2013
 As of : 12/31/2013

Payee Code	Payee Name	Invoice Notes	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	0-30	31-60	61-90	Over	Notes
									Owed	Owed	Owed	Owed	90	Owed
simplex	Simplex Grinnell	replace silent knight panel	P-79120	20772	johnson	12/20/2013	5175-0000 Fire Alarm/Sprinkler Repair	69666251	2,540.40	2,540.40	0.00	0.00	0.00	replace silent knight panel
Total simplex									2,540.40	2,540.40	0.00	0.00	0.00	
sonitrol	Sonitrol of Tallahassee, Inc.	#R1M150181; HID prox card (D. Bautista)	P-79091	20770	collins	12/12/2013	1204-0000 AR-Tenant Expenses to be Reimbursed	223963	20.00	20.00	0.00	0.00	0.00	#R1M150181; HID prox card (D. Bautista)
Total sonitrol									20.00	20.00	0.00	0.00	0.00	
Grand Total									38,557.98	24,185.93	14,372.05	0.00	0.00	

Loan Billing Statement

Loan Customer # 0264469650

Payment Due Date: Dec. 21, 2013
Charge Date: Dec. 23, 2013

Principal	12,976.88
Interest	10,531.13
Total Amount Due:	\$23,508.01

DCFSSCDTSL 000892



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

Amount to be charged 23,508.01

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	000000002350801	1312039476-31

AMOUNT TO BE DEDUCTED FROM ACCOUNT 0045669871 ON CHARGE DATE
12-23-2013

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: 12-16-2013 Payment Due Date: 12-21-2013
Invoice #: 1312039476 **Page 1 of 1**

Obligation # 18 Maturity Date: 12-21-2026

Effective Date		Transaction Type	Amount	Principal Balance	Rate	Days	Interest/Fee Balance
From Date	Thru Date						
11-17-13		Balance Forward		2,790,367.10			
11-21-13		Principal Pmt	-12,927.87	2,777,439.23			
11-21-13	12-20-13	Interest Calc		2,777,439.23	4.55000	30	10,531.13

OBLIGATION SUMMARY

Interest Paid YTD	119,044.97	Principal Due	12,976.88
Interest Paid in 2012	136,350.35	Interest Due	10,531.13
		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.

DCFSSCDTSL 000892 NNNNNNNNNNNNNNNNNNN 001 001 001056 10748299.1.1



INNOVATION PARK
COLLINS BLDG.

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

% OF BLDG	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
75	VACANT			\$ -	14,983	0.00	\$ -				\$ -		\$ -			\$ -		
lab-4ofc	Bing Energy International, LLC	7/18/13	6/30/15		3,791	9.15	\$ 2,890.64	\$ 2,890.64	\$ 216.80		\$ 3,107.44	\$ 2,989.40	\$ 6,096.84	\$ 2,989.40	12/31	\$ 3,107.44	10/1/13 expanded to rm 152 Rent to increase to \$2890.64	\$ 208.56
										\$ 673.68	\$ 673.68	\$ 376.67	\$ 1,050.35	\$ 376.67	12/31	\$ 673.68	Utilities	EXEMPT
25	DEPT OF AGRICULTURE & CONSUMER SERVICES-SEAFOOD & AQUACULTURE	7/1/07	6/30/22	\$ -	6,126	9.15	\$ 4,671.08	\$ 4,671.08	EXEMPT		\$ 4,671.08	\$ 4,671.08	\$ 9,342.16	\$ 9,342.16	12/31	\$ -	RENT SAME TILL END OF LEASE	EXEMPT
										\$ 950.41	\$ 950.41	\$ 1,910.90	\$ 2,861.31	\$ 1,910.90	12/10,12/31	\$ 950.41	Utilities	EXEMPT
=====																		
TOTALS				\$ -	24,900	9.15	\$ 7,561.72	\$ 7,561.72	\$ 216.80	\$ 1,624.09	\$ 9,402.61	\$ 9,948.05	\$ 19,350.66	\$ 14,619.13		\$ 4,731.53		\$ 208.56

A/R \$ 4,731.53
Prepaid \$ -

INNOVATION PARK
JOHNSON BLDG.

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	MGMT FEE INCOME	STAX (7.5%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
100	FSU RESEARCH FOUNDATION, INC.	12/7/94	11/1/14	\$ -	39,337	0.00		\$ 587.72	EXEMPT		\$ 587.72	\$ -	\$ 587.72	\$ 587.72	12/31	\$ -	LESSEE PAYS UTILITIES & TAXES Other:	EXEMPT
	National Park Service-SE Archeological Center Center for Ocean-Atmospheric Prediction Studies									\$ 7,351.41	\$ 7,351.41	\$ 18,114.43	\$ 25,465.84	\$ 11,625.74	12/31	\$ 13,840.10	LESSEE PAYS CAM ON BUILDING & PARK COMMON AREAS OTHER: REBILL	
																	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	
=====																		
TOTALS				\$ -	39,337	0.00	\$ -	\$ 587.72	\$ -	\$ 7,351.41	\$ 7,939.13	\$ 18,114.43	\$ 26,053.56	\$ 12,213.46		\$ 13,840.10		\$ -

A/R \$ 13,840.10
Prepaid \$ -

INNOVATION PARK
KNIGHT BLDG.

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	DSL CHARGE	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
102,104,105	LEON COUNTY RESEARCH & DEVELOPMENT AUTHORITY	MTM			1,782	0.00	\$ -	\$ -	\$ -			\$ -		\$ -			\$ -	OWNER-FREE RENT	\$ -
103	VACANT			\$ -	188	0.00	\$ -		\$ -			\$ -	\$ -	\$ -			\$ -		\$ -
110, 111	NANOSTRATA, INC.	7/1/10	8/31/14	\$ -	344	14.95	\$ 428.48	\$ 428.48	\$ 32.14			\$ 460.62	\$ -	\$ 460.62	\$ 460.62	12/31	\$ (0.00)		\$ 32.14
										\$ 21.15		\$ 21.15	\$ -	\$ 21.15	\$ 21.15	12/31	\$ -	MTHLY DSL CHARGE \$21.15	EXEMPT
112/113	Team Exquisite Corporation	8/9/13	7/31/14	\$ 381.84	316	4.21	\$ 110.86	\$ 110.86	\$ 8.31			\$ 119.17	\$ 410.48	\$ 529.65			\$ 529.65	Terminated 12/9/13	\$ -
										\$ 8.71		\$ 8.71	\$ 30.00	\$ 38.71			\$ 38.71	MTHLY DSL CHARGE \$30.00-begins 10/9/13	EXEMPT
114	BUC TECHNOLOGIES, LLC	7/1/10	6/30/14	\$ -	170	14.94	\$ 211.58	\$ 211.58	\$ 15.87			\$ 227.45	\$ 454.90	\$ 682.35	\$ 454.90	12/31	\$ 227.45		\$ 31.74
										\$ 21.15	\$ 18.43	\$ 39.58	\$ 71.43	\$ 111.01	\$ 42.30	12/31	\$ 68.71	Mthly DSL charge \$21.15 Other: Qty copies bill back	EXEMPT
	TEAM SIMULATIONS, LLC	9/14/07	9/30/14				\$ 50.00	\$ 50.00	\$ 3.75			\$ 53.75	\$ (53.75)	\$ -			\$ -	Lease terminating 9/30/13-10/13 begin svc agmt	\$ -
														\$ -				Elevator Pitch	
=====																			
TOTALS				\$ 381.84	2,800	8.52	\$ 800.92	\$ 800.92	\$ 60.07		\$ 18.43	\$ 930.43	\$ 913.06	\$ 1,843.49	\$ 978.97		\$ 864.52		\$ 63.87

A/R \$ 864.52
Prepaid \$ -

INNOVATION PARK
MORGAN BLDG.

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

UNIT	LEASE #	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	ELECTRIC	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE	
100/101		CONFERENCE RM				571.00															
102,104-108	2013:113	FSU-FLORIDA CONFLICT RESOLUTION CENTER-CONSENSUS CENTER	10/15/13	10/31/14		1238.00	14.50	\$ 1,495.92	\$ 1,495.92	EXEMPT			\$ 1,495.92	\$ (235.59)	\$ 1,260.33	\$ 1,260.33	12/11	\$ -	Rent Commences 10/15/13 \$1495.92		
103		VACANT				160.00															
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 Turboacor Compressors, Inc	8/1/11	7/31/14	\$ 1,829.42	1514.00	14.94	\$ 1,884.30	\$ 1,884.30	\$ 141.32			\$ 2,025.62	\$ 2,025.62	\$ 2,025.62		12/11	\$ 0.00		\$ 141.32	
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 UNIVERSTY 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	\$ -	\$ 2,559.25	\$ 2,559.25	12/31	\$ -	NEED INFO ON INCUBATOR PROGRAM. 1000 SF IS SUBJECT TO ANNUAL REVIEW BY AUTHORITY MTM with 60 day notice to terminate	EXEMPT	
131	2008:103	FSU-INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	5/1/08	4/30/14	\$ -	130.00	16.50	\$ 178.75	\$ 157.08	EXEMPT	\$ 21.67		\$ 178.75	\$ -	\$ 178.75	\$ 178.75	12/11	\$ -		EXEMPT	
203-208		VACANT			\$ -	1588.50	0.00	\$ -		EXEMPT			\$ -	\$ -	\$ -			\$ -		EXEMPT	
200, 210-212		VACANT				981.00	0.00	\$ -		EXEMPT			\$ -							EXEMPT	
201		VACANT				275.00															
213		VACANT				203.50															
214-215	2010:111	FSU-CENTER FOR INFORMATION MANAGEMENT & EDUCATIONAL SERVICES (CIMES)	2/1/02	9/30/14	\$ -	463.00	14.48	\$ 558.85	\$ 558.85	EXEMPT			\$ 558.85	\$ 1,462.69	\$ 2,925.38	\$ 2,925.38	12/11, 12/31	\$ -		EXEMPT	
219	2010:111	PART OF CIMES ABOVE	2/1/02	9/30/14	\$ -	336.00	14.50	\$ 406.00	\$ 406.00	EXEMPT			\$ 406.00								
220	2010:111	PART OF CIMES ABOVE	10/1/10	9/30/14		212.00	14.50	\$ 256.17	\$ 256.17	EXEMPT			\$ 256.17								
221	2010:111	PART OF CIMES ABOVE	10/1/10	9/30/14		200.00	14.50	\$ 241.67	\$ 241.67	EXEMPT			\$ 241.67								
222, 237	2010:106	FSU-CENTER FOR ADVANCEMENT OF LEARNING ASSESSMENT-1	7/1/10	6/30/14	\$ -	1148.00	14.50	\$ 1,387.17	\$ 1,387.17	EXEMPT			\$ 1,387.17	\$ 1,387.17	\$ 2,774.34	\$ 2,774.34	12/31	\$ -	OTHER:	EXEMPT	
222A	2010:105	FSU-CENTER FOR ADVANCEMENT OF LEARNING ASSESSMENT-2	7/1/10	7/31/14	\$ -	470.00	14.51	\$ 568.22	\$ 568.22	EXEMPT			\$ 568.22	\$ 568.22	\$ 1,136.44	\$ 1,136.44	12/31	\$ -	OTHER:	EXEMPT	
225		VACANT				227.00															
225A		VACANT				178.00															
225B		VACANT				175.00															
225C		VACANT				175.00															
225D		VACANT				178.00															
226-235	2002:113	FSU-CENTER FOR BIOMEDICAL & TOXICOLOGICAL RESEARCH	7/1/02	6/30/16	\$ -	3000.00	14.50	\$ 3,625.00	\$ 3,625.00	EXEMPT			\$ 3,625.00	\$ -	\$ 3,625.00	\$ 3,625.00	12/31	\$ -		EXEMPT	
236		VACANT			\$ -	1806.00	14.50	\$ 2,182.25		EXEMPT			\$ -	\$ -	\$ -			\$ -		EXEMPT	
\$ -																					
=====					=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
TOTALS						\$ 1,829.42	22587.00	14.31	\$ 15,343.55	\$ 13,139.63	\$ 141.32	\$ -	\$ 13,302.62	\$ 3,182.49	\$ 16,485.11	\$ 16,485.11		\$ 0.00			\$ 141.32

AR \$ -
Prepaid \$ -

INNOVATION PARK
PHIPPS BLDG.

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
PHIPPS	FLORIDA DEPARTMENT OF TRANSPORTATION	6/1/07	9/30/22	\$ -	14,661	8.77	\$ 10,719.57	\$ 10,719.57	EXEMPT		\$ 10,719.57	\$ -	\$ 10,719.57	\$ 10,719.57	12/31	\$ -		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	5/31/14	\$ 300.00	176	20.45	\$ 300.00	\$ 300.00	\$ 22.50			\$ 322.50	\$ -	\$ 322.50	\$ 322.50	12/11	\$ -		\$ 22.50	
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	12/11	\$ (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)	\$ -			\$ -		\$ -	
100-D1	VACANT				176															
100-E	VACANT/BREAKROOM				442															
100-F	VACANT				134															
100-G	VACANT				134															
100-H	VACANT				134															
100-I	VACANT				134															
100-J	VACANT				133															
100-K	VACANT				134															
ENTIRE BLDG LESS #100	FLORIDA STATE RESEARCH FOUNDATION	10/2/85	11/1/14	\$ -	36,493	0.00			EXEMPT	\$ 552.46		\$ 552.46	\$ -	\$ 552.46	\$ 552.46	12/13	\$ -	PAYMENT IS LESSOR'S MGMT FEE AFTER INITIAL LEASE TERM. FEE WILL BE \$470 + CPI INCREASE FOR EACH YEAR SINCE EFFECTIVE DATE Other: LESSEE PAYS 94% OF CAM ON BUILDING & PARK COMMON AREAS Other: Rebill	EXEMPT	
	ACADEMIC COMPUTING & NETWORK SERVICES										\$10,489.62	\$ 10,489.62	\$ 14,929.31	\$ 25,418.93	\$ 8,659.68	12/13	\$ 16,759.25			
	CENTER FOR ADVANCEMENT LEARNING & ASSESSMENT CENTER FOR INFORMATION MANAGEMENT & EDUCATIONAL SERVICES																		Auto Renewals additional year every November- must notify 12 months in advance of vacating- Rent increase every November based on CPI- 11/12-10/13 2.2% increase	
TOTALS				\$ 1,000.00	38,773	19.10	\$ 925.00	\$ 925.00	\$ 69.38		\$10,489.62	\$ 12,036.46	\$ 14,821.81	\$ 26,858.27	\$ 10,099.02		\$ 16,759.25		\$ 61.88	

A/R \$ 16,759.25
Prepaid \$ -

INNOVATION PARK
TENANTS IN COMMON BLDG.

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

BLDG/UNIT	TENANT	START	END	SECURITY DEPOSIT	ACRES	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER RENT	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
GROUND 1A	VACANT				2.80														
GROUND 2A	VACANT				3.00														
GROUND 3A	NORTHWEST REGIONAL DATA CENTER	11/1/81	10/31/21	\$ -	4.68							\$ -	\$ 4,709.37	\$ 4,709.37			\$ 4,709.37	CAM CAPPED AT 8% INCREASE PER YEAR	EXEMPT
GROUND 4A-8A 9A-10A	NATIONAL HIGH MAGNETIC FIELD LABORATORY	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					\$ 1,686.78		\$ 1,686.78	\$ 6,581.04	\$ 8,267.82	\$ 6,581.04	12/31	\$ 1,686.78		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					\$ 1,763.96		\$ 1,763.96	\$ 6,581.05	\$ 8,345.01	\$ 6,581.05	12/31	\$ 1,763.96		EXEMPT
GROUND 4B	VACANT				7.40							\$ -	\$ -	\$ -			\$ -		EXEMPT
GROUND 1C	FSU MATERIALS RESEARCH CENTER				4.50							\$ -	\$ 4,528.24	\$ 4,528.24	\$ 4,528.24	12/31	\$ -	OWNED BY FSURF	EXEMPT
GROUND 2C	FSU-AEROPULSION & MECHATRONICS ENERGY				4.50							\$ -	\$ 4,528.25	\$ 4,528.25	\$ 4,528.25	12/31	\$ -	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	DANFOSS TURBOCOR, INC.	3/15/07	3/31/27	\$ -	6.83							\$ -	\$ 10,492.95	\$ 10,492.95	\$ 10,492.95	12/31	\$ -		\$ 732.07

INNOVATION PARK
TENANTS IN COMMON BLDG.

3D														3D HAS SEPARATE/SPECIAL OPTION			
GROUND	AVALANCHE PARTNERS																
1E	COLLEGE CENTER FOR LIBRARY EXPANSION	1/7/08	1/28/74	\$ -	2.42					\$ -	\$ -	\$ -		\$ -			
2E-3E	COLLEGE CENTER FOR LIBRARY AUTOMATION	1/7/02	1/28/74		4.01												
GROUND	4E VACANT																
GROUND	5E VACANT																
GROUND	6E VACANT																
GROUND	7E/1F Sunnyland Solar	8/3/11	8/2/18	9.80		\$ 7,000.00	\$ 583.33	EXEMPT		\$ 583.33	\$ 5,194.83	\$ 5,778.16	\$ 9,861.51	12/11	\$ (4,083.35)	PAID ANNUALLY-AUGUST CAM CAPPED AT 8% INCREASE PER YEAR	EXEMPT
GROUND	8E VACANT																
GROUND	2F VACANT																
GROUND	3F-4F ELBIT SYSTEMS OF AMERICA	8/4/89	8/3/39	\$ -	9.16				\$ -	\$ 9,908.80	\$ 9,908.80	\$ 9,217.49	12/31	\$ 691.31	CAM CAPPED AT 8% INCREASE PER YEAR	\$ 643.08	
GROUND	1G VACANT																
GROUND	2G VACANT																
GROUND	3G VACANT																
GROUND	4G CENTENNIAL BUILDING				3.94				\$ -	\$ 3,964.73	\$ 3,964.73	\$ 3,964.73	12/31	\$ -		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		11/1/14		2.52				\$ -	\$ 2,535.82	\$ 2,535.82	\$ 2,535.82	12/31	\$ -	2.52 ACRES OF TENANTS IN COMMON CHARGES ARE REIMBURSED BY FSURF	EXEMPT	
	OTHER TENANTS				0.16												
	JOHNSON BUILDING		11/1/14		2.71				\$ -	\$ 2,727.01	\$ 2,727.01	\$ 2,727.01	12/31	\$ -		EXEMPT	
	SHAW BUILDING	11/24/96	12/23/15		2.71				\$ -	\$ 2,727.01	\$ 2,727.01	\$ 2,727.01	12/31	\$ -	Insurance Policy : 2011-2012	EXEMPT	
	APPLIED SUPERCONDUCTIVITY CENTER TAI-YANG RESEARCH COMPANY														TO PAY 5% RENTS COLLECTED AFTER INITIAL LEASE TERM 12/23/15		
EBP	Eisenhower Borrow Pit																
	MISCELLANEOUS PAYMENTS																
												\$ 32.00	12/31		Brown & Brown Ins		
												\$ 1.51	12/31		Verizon		
												\$ -					
=====																	
TOTALS				\$ -	174.60	0.00	\$ 7,000.00	\$ 583.33	\$ -	\$ 3,450.74	\$ 4,034.07	\$ 64,479.10	\$ 68,513.17	\$ 63,778.61	\$ 4,768.07		\$1,375.15

A/R \$ 8,851.42
Prepaid \$ (4,083.35)

innovation Park
(A Reseach & Development Centre)

Innovation Park

UNIT	TENANT	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
	CENTENNIAL	\$ 32,241.38	\$ 8,884.70	\$ 41,126.08	\$ 30,611.73		\$ 10,514.35		\$ -
	COLLINS	\$ 9,402.61	\$ 9,948.05	\$ 19,350.66	\$ 14,619.13		\$ 4,731.53		\$ 208.56
	JOHNSON	\$ 7,939.13	\$ 18,114.43	\$ 26,053.56	\$ 12,213.46		\$ 13,840.10		\$ -
	KNIGHT	\$ 930.43	\$ 913.06	\$ 1,843.49	\$ 978.97		\$ 864.52		\$ 63.87
					\$ -			Misc payments	
	MORGAN	\$ 13,302.62	\$ 3,182.49	\$ 16,485.11	\$ 16,485.11		\$ 0.00		\$ 141.32
	PHIPPS	\$ 10,719.57	\$ -	\$ 10,719.57	\$ 10,719.57		\$ -		\$ -
	SLIGER	\$ 12,036.46	\$ 14,821.81	\$ 26,858.27	\$ 10,099.02		\$ 16,759.25		\$ 61.88
	TENANTS IN COMMON	\$ 4,034.07	\$ 64,479.10	\$ 68,513.17	\$ 63,745.10		\$ 4,768.07		\$ 1,375.15
					\$ 33.51			misc TIC payments	
=====									
	TOTALS	\$ 90,606.26	\$ 120,343.64	\$ 210,949.90	\$ 159,505.60		\$ 51,477.81		\$ 1,850.78

A/R \$ 55,561.17
Prepaid \$ (4,083.35)