

Monthly Owner Report



Innovation Park

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

December
2014



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

Balance Sheet (With Period Change)

Period = Dec 2014

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4000	Cash - Hancock Bank	149,548.02	128,950.90	20,597.12
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1190-0000	TOTAL CASH	149,748.02	129,150.90	20,597.12
1200-0000	RECEIVABLES			
1203-0000	A/R-Tenant	20,585.76	15,171.51	5,414.25
1204-0000	AR-Tenant Expenses to be Reimbursed	8.50	8.50	0.00
1206-0000	Other Receivables	3,813.21	2,931.10	882.11
1210-0000	Accounts Receivable	93,185.72	134,853.90	-41,668.18
1217-0000	Other Assets	1,989.00	1,989.00	0.00
1299-0000	TOTAL RECEIVABLES	119,582.19	154,954.01	-35,371.82
1300-1000	PROPERTY			
1305-0000	Land	635,920.58	635,920.58	0.00
1330-2100	Building and Improvements	62,336.28	62,336.28	0.00
1590-0000	Accumulated Depreciation	-5,657,500.82	-5,631,982.05	-25,518.77
1620-0000	F/F/E- Improvements	67,102.06	67,102.06	0.00
1661-0000	Admin Centre Assets	166,663.91	166,663.91	0.00
1662-0000	Research Building Assets	2,110,532.13	2,110,532.13	0.00
1663-0000	Phipps Building Assets	1,317,988.90	1,317,988.90	0.00
1664-0000	Collins Building Assets	1,597,052.46	1,597,052.46	0.00
1666-0000	Johnson Building Assets	3,609,105.77	3,609,105.77	0.00
1668-0000	Park Planning/Development	754,960.65	754,960.65	0.00
1672-0000	CIP - Project North	66,115.50	66,115.50	0.00
1790-0000	TOTAL PROPERTY	4,730,277.42	4,755,796.19	-25,518.77
1840-0000	OTHER ASSETS			
1905-0000	Trust Escrow	90,000.00	90,000.00	0.00
1913-0000	Prepaid Insurance	19,988.01	19,509.08	478.93
1925-0000	Investments	2,457,094.99	2,553,987.33	-96,892.34
1945-0000	Investments Limited as to Use	1,400,000.00	1,400,000.00	0.00
1980-0000	TOTAL OTHER ASSETS	3,967,083.00	4,063,496.41	-96,413.41
1990-0000	TOTAL ASSETS	8,966,690.63	9,103,397.51	-136,706.88
2000-0000	LIABILITIES and CAPITAL			
2236-0000	Accounts Payable	23,168.55	44,854.06	-21,685.51
2246-0000	Prepaid Rents	37.12	90.87	-53.75
2249-0000	Accrued Other	11,235.58	9,907.04	1,328.54
2250-0000	Tenant Security Dep	2,451.03	2,451.03	0.00
2305-0000	Sales Tax Payable	1,562.29	1,168.81	393.48
2490-0000	TOTAL LIABILITIES	38,454.57	58,471.81	-20,017.24
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	4,730,277.42	4,755,796.19	-25,518.77
2750-0000	Unrestricted	2,797,958.64	2,889,129.51	-91,170.87
2760-0000	Designated Net Assets	1,400,000.00	1,400,000.00	0.00
2890-0000	TOTAL CAPITAL	8,928,236.06	9,044,925.70	-116,689.64
2990-0000	TOTAL LIABILITIES and CAPITAL	8,966,690.63	9,103,397.51	-136,706.88

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

Income Statement

Period = Dec 2014

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	25.00	0.04	25.00	0.01
3110-0000	Rent	50,408.02	79.18	151,586.56	79.41
3114-5000	Operating Expense Reimbursement	2,294.47	3.60	7,623.04	3.99
3115-0000	CAM	5,473.00	8.60	16,419.00	8.60
3120-0000	Other Rents	42.30	0.07	126.90	0.07
3220-0000	Interest Income	4,003.23	6.29	10,857.51	5.69
3310-0000	Other Income	1,388.92	2.18	4,166.76	2.18
3315-0000	Sales Tax Discount	3.64	0.01	31.47	0.02
3540-0000	Electricity Pass Thru	21.67	0.03	65.01	0.03
3990-0000	TOTAL REVENUE	63,660.25	100.00	190,901.25	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	10,416.66	16.36	31,249.98	16.37
4403-0000	Clerical Salary-Authority	3,900.00	6.13	11,700.00	6.13
4404-0000	Payroll Taxes - Authority	466.55	0.73	2,416.14	1.27
4405-0000	Worker's Compensation-Authority	262.00	0.41	628.00	0.33
4406-0000	Employee Benefits-Authority	3,998.64	6.28	11,995.92	6.28
4490-0000	TOTAL PAYROLL EXPENSE	19,043.85	29.91	57,990.04	30.38
4600-0000	UTILITIES				
4605-0000	Electric	7,387.59	11.60	22,013.63	11.53
4622-0000	Demand Credit	-36.28	-0.06	-68.40	-0.04
4635-0000	Refuse Collection	529.87	0.83	1,663.61	0.87
4640-0000	Water/Sewer	312.08	0.49	1,128.93	0.59
4642-0000	Non CAM Water/Sewer	224.44	0.35	1,004.68	0.53
4648-0000	Irrigation - Utility	123.36	0.19	423.91	0.22
4649-0000	Irrigation-NonCAM	34.10	0.05	215.19	0.11
4650-0000	Stormwater	263.15	0.41	789.45	0.41
4660-0000	Fire Service - Utility	141.16	0.22	423.48	0.22
4799-0000	TOTAL UTILITIES	8,979.47	14.11	27,594.48	14.45
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	279.00	0.15
5122-0000	NONCAM Electrical Repairs	0.00	0.00	117.00	0.06
5125-0000	Electric Supplies	0.00	0.00	41.67	0.02
5127-0000	NONCAM Electric Supplies	0.00	0.00	77.38	0.04
5130-0000	Electric Bulbs	73.55	0.12	111.71	0.06
5135-0000	Parking Lot Bulbs	0.00	0.00	157.36	0.08
5160-0000	Exterior Building Maintenance	376.54	0.59	991.54	0.52
5161-0000	Exterior Building Supplies	7.90	0.01	42.42	0.02
5161-5000	Ext Building Supplies-NonCAM	14.67	0.02	78.78	0.04
5162-0000	Non CAM Exterior Bldg Maint.	88.28	0.14	218.28	0.11
5180-0000	HVAC Repair	0.00	0.00	2,737.96	1.43
5185-0000	HVAC Supplies	0.00	0.00	135.76	0.07
5195-0000	Tree Trimming	0.00	0.00	2,125.00	1.11
5215-0000	Locks & Keys Supplies	13.40	0.02	90.90	0.05
5230-0000	Plumbing Repairs	0.00	0.00	1,064.15	0.56
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	1,193.07	0.62
5235-0000	Plumbing Supplies	50.18	0.08	241.54	0.13
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	21.83	0.01
5240-0000	Backflow Maintenance	0.00	0.00	3.29	0.00
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	6.11	0.00
5245-0000	Irrigation Repairs	0.00	0.00	2.33	0.00
5245-5000	Irrigation Repairs-NonCAM	0.00	0.00	4.32	0.00
5250-0000	Roof Repairs	0.00	0.00	45.00	0.02
5270-0000	Small Tools	0.00	0.00	62.12	0.03
5285-0000	General Building R&M & Supplies	0.00	0.00	680.86	0.36
5299-0000	TOTAL REPAIR/MAINTENANCE	624.52	0.98	10,529.38	5.52
5300-0000	CLEANING AND IMPROVEMENTS				
5365-0000	Interior Supplies	162.83	0.26	162.83	0.09
5370-0000	Interior Repairs	0.00	0.00	21.76	0.01
5399-0000	TOTAL CLEANING AND IMPROVEMEN	162.83	0.26	184.59	0.10

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Income Statement

Period = Dec 2014

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		Period to Date	%	Year to Date	%
5400-0000	SERVICES				
5410-0000	Elevator Service	111.38	0.18	334.14	0.18
5412-0000	Elevator Service-NonCAM	53.62	0.08	160.86	0.08
5420-0000	Fire Protection System	590.98	0.93	2,756.18	1.44
5425-0000	Fire Protection Phone	225.98	0.36	693.48	0.36
5430-0000	Exterminating	205.00	0.32	618.30	0.32
5433-0000	Non CAM Exterminating	0.00	0.00	6.11	0.00
5447-0000	HVAC Monthly Service	1,134.90	1.78	2,681.90	1.40
5450-0000	Janitorial Service	3,662.29	5.75	10,986.87	5.76
5460-0000	Landscaping Service	1,264.65	1.99	5,058.62	2.65
5462-0000	Non CAM Landscaping	177.71	0.28	710.85	0.37
5480-0000	Security	170.00	0.27	938.00	0.49
5499-0000	TOTAL SERVICES	7,596.51	11.93	24,945.31	13.07
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	11,800.00	6.18
5520-0000	Phone Service	165.97	0.26	496.54	0.26
5522-0000	Internet Charge	84.34	0.13	304.39	0.16
5530-0000	Copies	37.60	0.06	94.21	0.05
5560-0000	Fees/Licenses/Permits	9.10	0.01	61.90	0.03
5565-0000	Office Supplies	66.30	0.10	229.79	0.12
5568-0000	Dues/Seminars	0.00	0.00	395.00	0.21
5575-0000	Professional Fees	6,289.00	9.88	16,524.00	8.66
5585-0000	Subscriptions	0.00	0.00	245.00	0.13
5586-0000	Marketing/PR	35.00	0.06	-215.00	-0.11
5587-0000	General Authority Expense	0.00	0.00	60.55	0.03
5588-0000	Economic Development	0.00	0.00	12,500.00	6.55
5594-0000	Travel	0.00	0.00	119.00	0.06
5596-0000	Other Administration Costs	89.77	0.14	188.12	0.10
5599-0000	TOTAL PROPERTY ADMINISTRATION	6,777.08	10.65	42,803.50	22.42
6110-0000	Management Fees TALCOR	6,700.00	10.52	20,100.00	10.53
6155-0000	Other Expense - Lease Termination	100,000.00	157.08	100,000.00	52.38
6159-0000	TOTAL OTHER EXPENSES	106,700.00	167.61	120,100.00	62.91
7110-0000	Property Insurance	4,941.01	7.76	14,823.03	7.76
7111-0000	Property Insurance-NonCAM	5.85	0.01	17.55	0.01
7199-0000	TOTAL INSURANCE/TAXES	4,946.86	7.77	14,840.58	7.77
7800-0000	TOTAL OPERATING EXPENSES	154,831.12	243.21	298,987.88	156.62
7999-0000	NET INCOME - OPERATING	-91,170.87	-143.21	-108,086.63	-56.62
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	25,518.77	40.09	76,556.31	40.10
8299-0000	TOTAL OTHER EXPENSES	25,518.77	40.09	76,556.31	40.10
9900-0000	NET INCOME	-116,689.64	-183.30	-184,642.94	-96.72

Budget Comparison

Period = Dec 2014

Book = Accrual

11:38 AM

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3100-1000	Miscellaneous Income	25.00	0.00	25.00	N/A	25.00	0.00	25.00	N/A	0.00
3110-0000	Rent	50,408.02	50,592.75	-184.73	-0.37	151,586.56	151,778.25	-191.69	-0.13	591,585.00
3114-5000	Operating Expense Reimbursement	2,294.47	1,695.58	598.89	35.32	7,623.04	5,710.74	1,912.30	33.49	24,185.00
3115-0000	CAM	5,473.00	5,473.00	0.00	0.00	16,419.00	16,419.00	0.00	0.00	65,676.00
3120-0000	Other Rents	42.30	94.00	-51.70	-55.00	126.90	282.00	-155.10	-55.00	1,128.00
3220-0000	Interest Income	4,003.23	3,100.00	903.23	29.14	10,857.51	9,300.00	1,557.51	16.75	37,200.00
3310-0000	Other Income	1,388.92	1,388.92	0.00	0.00	4,166.76	4,166.76	0.00	0.00	16,667.00
3315-0000	Sales Tax Discount	3.64	0.00	3.64	N/A	31.47	0.00	31.47	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	63,660.25	62,344.25	1,316.00	2.11	190,901.25	187,656.75	3,244.50	1.73	736,441.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	10,416.66	10,417.00	0.34	0.00	31,249.98	31,251.00	1.02	0.00	125,004.00
4403-0000	Clerical Salary-Authority	3,900.00	3,900.00	0.00	0.00	11,700.00	11,700.00	0.00	0.00	47,151.00
4404-0000	Payroll Taxes - Authority	466.55	1,186.00	719.45	60.66	2,416.14	3,558.00	1,141.86	32.09	12,877.00
4405-0000	Worker's Compensation-Authority	262.00	263.00	1.00	0.38	628.00	789.00	161.00	20.41	3,162.00
4406-0000	Employee Benefits-Authority	3,998.64	3,999.00	0.36	0.01	11,995.92	11,997.00	1.08	0.01	48,478.00
4490-0000	TOTAL PAYROLL EXPENSE	19,043.85	19,765.00	721.15	3.65	57,990.04	59,295.00	1,304.96	2.20	236,672.00
4600-0000	UTILITIES									
4605-0000	Electric	7,387.59	6,372.00	-1,015.59	-15.94	22,013.63	20,316.00	-1,697.63	-8.36	86,164.00
4622-0000	Demand Credit	-36.28	0.00	36.28	N/A	-68.40	0.00	68.40	N/A	0.00
4635-0000	Refuse Collection	529.87	991.00	461.13	46.53	1,663.61	2,137.00	473.39	22.15	7,294.00
4640-0000	Water/Sewer	312.08	455.00	142.92	31.41	1,128.93	1,365.00	236.07	17.29	5,460.00
4642-0000	Non CAM Water/Sewer	224.44	0.00	-224.44	N/A	1,004.68	0.00	-1,004.68	N/A	0.00
4648-0000	Irrigation - Utility	123.36	134.00	10.64	7.94	423.91	402.00	-21.91	-5.45	1,608.00
4649-0000	Irrigation-NonCAM	34.10	0.00	-34.10	N/A	215.19	0.00	-215.19	N/A	0.00
4650-0000	Stormwater	263.15	263.00	-0.15	-0.06	789.45	789.00	0.45	-0.06	3,156.00
4660-0000	Fire Service - Utility	141.16	141.00	-0.16	-0.11	423.48	423.00	0.48	-0.11	1,692.00
4799-0000	TOTAL UTILITIES	8,979.47	8,356.00	-623.47	-7.46	27,594.48	25,432.00	-2,162.48	-8.50	105,374.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	275.00	275.00	100.00	279.00	825.00	546.00	66.18	8,600.00
5122-0000	NONCAM Electrical Repairs	0.00	0.00	0.00	N/A	117.00	0.00	-117.00	N/A	0.00
5125-0000	Electric Supplies	0.00	260.00	260.00	100.00	41.67	780.00	738.33	94.66	3,120.00
5127-0000	NONCAM Electric Supplies	0.00	0.00	0.00	N/A	77.38	0.00	-77.38	N/A	0.00
5130-0000	Electric Bulbs	73.55	20.00	-53.55	-267.75	111.71	60.00	-51.71	-86.18	240.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	157.36	0.00	-157.36	N/A	0.00
5140-0000	Elevator Maintenance	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	510.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	137.00
5145-4400	Security Maint & Repair	0.00	10.00	10.00	100.00	0.00	30.00	30.00	100.00	120.00
5160-0000	Exterior Building Maintenance	376.54	490.00	113.46	23.16	991.54	2,985.00	1,993.46	66.78	7,195.00
5161-0000	Exterior Building Supplies	7.90	0.00	-7.90	N/A	42.42	75.00	32.58	43.44	225.00
5161-5000	Ext Building Supplies-NonCAM	14.67	0.00	-14.67	N/A	78.78	0.00	-78.78	N/A	0.00
5162-0000	Non CAM Exterior Bldg Maint.	88.28	0.00	-88.28	N/A	218.28	0.00	-218.28	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	743.00
5180-0000	HVAC Repair	0.00	1,300.00	1,300.00	100.00	2,737.96	3,900.00	1,162.04	29.80	15,600.00
5185-0000	HVAC Supplies	0.00	0.00	0.00	N/A	135.76	0.00	-135.76	N/A	0.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	2,125.00	500.00	-1,625.00	-325.00	1,000.00
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5210-0000	Locks & Keys Repairs	0.00	75.00	75.00	100.00	0.00	225.00	225.00	100.00	1,000.00
5215-0000	Locks & Keys Supplies	13.40	0.00	-13.40	N/A	90.90	0.00	-90.90	N/A	0.00
5220-0000	Parking Lot Repairs	0.00	4,500.00	4,500.00	100.00	0.00	4,500.00	4,500.00	100.00	4,500.00
5230-0000	Plumbing Repairs	0.00	440.00	440.00	100.00	1,064.15	1,020.00	-44.15	-4.33	3,780.00

Budget Comparison

Period = Dec 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	11:38 AM
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	0.00	N/A	1,193.07	0.00	-1,193.07	N/A	0.00	
5235-0000	Plumbing Supplies	50.18	110.00	59.82	54.38	241.54	330.00	88.46	26.81	1,320.00	
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	0.00	N/A	21.83	0.00	-21.83	N/A	0.00	
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	3.29	0.00	-3.29	N/A	140.00	
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	0.00	N/A	6.11	0.00	-6.11	N/A	0.00	
5245-0000	Irrigation Repairs	0.00	50.00	50.00	100.00	2.33	150.00	147.67	98.45	1,100.00	
5245-5000	Irrigation Repairs-NonCAM	0.00	0.00	0.00	N/A	4.32	0.00	-4.32	N/A	0.00	
5250-0000	Roof Repairs	0.00	100.00	100.00	100.00	45.00	450.00	405.00	90.00	1,650.00	
5260-0000	Signage	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00	
5270-0000	Small Tools	0.00	0.00	0.00	N/A	62.12	0.00	-62.12	N/A	0.00	
5285-0000	General Building R&M & Supplies	0.00	0.00	0.00	N/A	680.86	0.00	-680.86	N/A	0.00	
5290-0000	Other Maintenance	0.00	500.00	500.00	100.00	0.00	1,500.00	1,500.00	100.00	6,000.00	
5299-0000	TOTAL REPAIR/MAINTENANCE	624.52	8,155.00	7,530.48	92.34	10,529.38	19,405.00	8,875.62	45.74	58,980.00	
5300-0000	CLEANING AND IMPROVEMENTS										
5310-0000	Carpet Cleaning	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	6,700.00	
5313-0000	Carpet Repairs	0.00	400.00	400.00	100.00	0.00	1,200.00	1,200.00	100.00	4,800.00	
5340-0000	Painting	0.00	400.00	400.00	100.00	0.00	1,200.00	1,200.00	100.00	6,300.00	
5365-0000	Interior Supplies	162.83	0.00	-162.83	N/A	162.83	0.00	-162.83	N/A	0.00	
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	21.76	0.00	-21.76	N/A	0.00	
5380-0000	Other Cleaning and Improvements	0.00	440.00	440.00	100.00	0.00	1,320.00	1,320.00	100.00	5,280.00	
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	162.83	1,340.00	1,177.17	87.85	184.59	4,020.00	3,835.41	95.41	23,080.00	
5400-0000	SERVICES										
5410-0000	Elevator Service	111.38	166.00	54.62	32.90	334.14	498.00	163.86	32.90	1,992.00	
5412-0000	Elevator Service-NonCAM	53.62	0.00	-53.62	N/A	160.86	0.00	-160.86	N/A	0.00	
5420-0000	Fire Protection System	590.98	0.00	-590.98	N/A	2,756.18	2,165.00	-591.18	-27.31	2,723.00	
5425-0000	Fire Protection Phone	225.98	219.00	-6.98	-3.19	693.48	657.00	-36.48	-5.55	2,628.00	
5430-0000	Exterminating	205.00	205.00	0.00	0.00	618.30	615.00	-3.30	-0.54	2,460.00	
5433-0000	Non CAM Exterminating	0.00	0.00	0.00	N/A	6.11	0.00	-6.11	N/A	0.00	
5435-0000	CAM-Interior Landscaping	0.00	150.00	150.00	100.00	0.00	450.00	450.00	100.00	1,800.00	
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	365.00	
5447-0000	HVAC Monthly Service	1,134.90	0.00	-1,134.90	N/A	2,681.90	4,035.00	1,353.10	33.53	16,140.00	
5450-0000	Janitorial Service	3,662.29	3,663.00	0.71	0.02	10,986.87	10,989.00	2.13	0.02	43,172.00	
5460-0000	Landscaping Service	1,264.65	1,264.00	-0.65	-0.05	5,058.62	5,056.00	-2.62	-0.05	26,799.00	
5462-0000	Non CAM Landscaping	177.71	178.00	0.29	0.16	710.85	711.00	0.15	0.02	3,198.00	
5465-0000	Grounds Cleaning	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	1,000.00	
5480-0000	Security	170.00	205.00	35.00	17.07	938.00	840.00	-98.00	-11.67	3,360.00	
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,500.00	
5499-0000	TOTAL SERVICES	7,596.51	6,050.00	-1,546.51	-25.56	24,945.31	26,516.00	1,570.69	5.92	109,137.00	
5500-0000	PROPERTY ADMINISTRATION										
5510-0000	Accounting	0.00	10,000.00	10,000.00	100.00	11,800.00	10,000.00	-1,800.00	-18.00	21,000.00	
5520-0000	Phone Service	165.97	162.00	-3.97	-2.45	496.54	486.00	-10.54	-2.17	1,944.00	
5522-0000	Internet Charge	84.34	71.00	-13.34	-18.79	304.39	1,213.00	908.61	74.91	1,970.00	
5530-0000	Copies	37.60	70.00	32.40	46.29	94.21	210.00	115.79	55.14	840.00	
5560-0000	Fees/Licenses/Permits	9.10	59.00	49.90	84.58	61.90	177.00	115.10	65.03	708.00	
5565-0000	Office Supplies	66.30	160.00	93.70	58.56	229.79	780.00	550.21	70.54	2,220.00	
5566-0000	Office Equipment Maintenance	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00	
5568-0000	Dues/Seminars	0.00	0.00	0.00	N/A	395.00	0.00	-395.00	N/A	0.00	
5570-0000	Postage/Delivery	0.00	5.00	5.00	100.00	0.00	15.00	15.00	100.00	60.00	
5575-0000	Professional Fees	6,289.00	3,000.00	-3,289.00	-109.63	16,524.00	9,000.00	-7,524.00	-83.60	36,000.00	
5580-0100	Printing	0.00	40.00	40.00	100.00	0.00	120.00	120.00	100.00	480.00	
5585-0000	Subscriptions	0.00	0.00	0.00	N/A	245.00	570.00	325.00	57.02	3,735.00	
5586-0000	Marketing/PR	35.00	30.00	-5.00	-16.67	-215.00	90.00	305.00	338.89	430.00	
5587-0000	General Authority Expense	0.00	67.00	67.00	100.00	60.55	201.00	140.45	69.88	804.00	
5588-0000	Economic Development	0.00	0.00	0.00	N/A	12,500.00	12,500.00	0.00	0.00	25,000.00	
5589-0000	Research Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	25,000.00	
5594-0000	Travel	0.00	0.00	0.00	N/A	119.00	3,600.00	3,481.00	96.69	7,500.00	

Budget Comparison

Period = Dec 2014

Book = Accrual

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5596-0000	Other Administration Costs	89.77	187.00	97.23	51.99	188.12	861.00	672.88	78.15	2,844.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	6,777.08	13,901.00	7,123.92	51.25	42,803.50	39,973.00	-2,830.50	-7.08	131,135.00
6110-0000	Management Fees TALCOR	6,700.00	6,700.00	0.00	0.00	20,100.00	20,100.00	0.00	0.00	80,400.00
6155-0000	Other Expense - Lease Termination	100,000.00	0.00	-100,000.00	N/A	100,000.00	0.00	-100,000.00	N/A	0.00
6159-0000	TOTAL OTHER EXPENSES	106,700.00	6,700.00	-100,000.00	-1,492.54	120,100.00	20,100.00	-100,000.00	-497.51	80,400.00
7110-0000	Property Insurance	4,941.01	4,941.00	-0.01	0.00	14,823.03	14,823.00	-0.03	0.00	59,292.00
7111-0000	Property Insurance-NonCAM	5.85	5.83	-0.02	-0.34	17.55	17.49	-0.06	-0.34	70.00
7199-0000	TOTAL INSURANCE/TAXES	4,946.86	4,946.83	-0.03	0.00	14,840.58	14,840.49	-0.09	0.00	59,362.00
7800-0000	TOTAL OPERATING EXPENSES	154,831.12	69,213.83	-85,617.29	-123.70	298,987.88	209,581.49	-89,406.39	-42.66	804,140.00
7999-0000	NET INCOME - OPERATING	-91,170.87	-6,869.58	-84,301.29	-1,227.17	-108,086.63	-21,924.74	-86,161.89	-392.99	-67,699.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	25,518.77	25,188.33	-330.44	-1.31	76,556.31	75,564.99	-991.32	-1.31	302,260.00
8299-0000	TOTAL OTHER EXPENSES	25,518.77	25,188.33	-330.44	-1.31	76,556.31	75,564.99	-991.32	-1.31	302,260.00
9900-0000	NET INCOME	-116,689.64	-32,057.91	-84,631.73	-264.00	-184,642.94	-97,489.73	-87,153.21	-89.40	-369,959.00

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Dec 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	8,867.88	8,868.00	-0.12	0.00	26,966.14	26,604.00	362.14	1.36	106,416.00
3114-5000	Operating Expense Reimbursement	1,902.90	1,288.00	614.90	47.74	5,354.59	3,893.00	1,461.59	37.54	16,481.00
3315-0000	Sales Tax Discount	0.00	0.00	0.00	N/A	15.74	0.00	15.74	N/A	0.00
3990-0000	TOTAL REVENUE	10,770.78	10,156.00	614.78	6.05	32,336.47	30,497.00	1,839.47	6.03	122,897.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	3,340.95	1,800.00	-1,540.95	-85.61	8,473.84	6,300.00	-2,173.84	-34.51	28,400.00
4635-0000	Refuse Collection	0.00	435.00	435.00	100.00	0.00	469.00	469.00	100.00	622.00
4640-0000	Water/Sewer	159.30	165.00	5.70	3.45	488.85	495.00	6.15	1.24	1,980.00
4648-0000	Irrigation - Utility	26.25	25.00	-1.25	-5.00	77.43	75.00	-2.43	-3.24	300.00
4650-0000	Stormwater	217.83	218.00	0.17	0.08	653.49	654.00	0.51	0.08	2,616.00
4660-0000	Fire Service - Utility	113.87	114.00	0.13	0.11	341.61	342.00	0.39	0.11	1,368.00
4799-0000	TOTAL UTILITIES	3,858.20	2,757.00	-1,101.20	-39.94	10,035.22	8,335.00	-1,700.22	-20.40	35,286.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
5125-0000	Electric Supplies	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
5140-0000	Elevator Maintenance	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
5160-0000	Exterior Building Maintenance	149.00	290.00	141.00	48.62	539.00	470.00	-69.00	-14.68	2,180.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	191.00
5180-0000	HVAC Repair	0.00	400.00	400.00	100.00	514.70	1,200.00	685.30	57.11	4,800.00
5185-0000	HVAC Supplies	0.00	0.00	0.00	N/A	135.76	0.00	-135.76	N/A	0.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	1,125.00	0.00	-1,125.00	N/A	0.00
5215-0000	Locks & Keys Supplies	13.40	0.00	-13.40	N/A	13.40	0.00	-13.40	N/A	0.00
5220-0000	Parking Lot Repairs	0.00	4,500.00	4,500.00	100.00	0.00	4,500.00	4,500.00	100.00	4,500.00
5230-0000	Plumbing Repairs	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
5235-0000	Plumbing Supplies	50.18	10.00	-40.18	-401.80	173.22	30.00	-143.22	-477.40	120.00
5245-0000	Irrigation Repairs	0.00	10.00	10.00	100.00	0.00	30.00	30.00	100.00	120.00
5250-0000	Roof Repairs	0.00	20.00	20.00	100.00	0.00	60.00	60.00	100.00	240.00
5290-0000	Other Maintenance	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
5299-0000	TOTAL REPAIR/MAINTENANCE	212.58	5,505.00	5,292.42	96.14	2,501.08	7,115.00	4,613.92	64.85	15,451.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,500.00
5365-0000	Interior Supplies	162.83	0.00	-162.83	N/A	162.83	0.00	-162.83	N/A	0.00
5380-0000	Other Cleaning and Improvements	0.00	150.00	150.00	100.00	0.00	450.00	450.00	100.00	1,800.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	162.83	150.00	-12.83	-8.55	162.83	450.00	287.17	63.82	3,300.00
5400-0000	SERVICES									
5430-0000	Exterminating	55.00	55.00	0.00	0.00	165.00	165.00	0.00	0.00	660.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	80.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	0.00	1,146.00	1,146.00	100.00	4,584.00
5450-0000	Janitorial Service	659.67	660.00	0.33	0.05	1,979.01	1,980.00	0.99	0.05	7,920.00
5460-0000	Landscaping Service	350.71	350.00	-0.71	-0.20	1,402.83	1,401.00	-1.83	-0.13	7,470.00
5480-0000	Security	170.00	170.00	0.00	0.00	510.00	510.00	0.00	0.00	2,040.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,400.00
5499-0000	TOTAL SERVICES	1,235.38	1,235.00	-0.38	-0.03	4,056.84	5,202.00	1,145.16	22.01	24,154.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	49.51	49.00	-0.51	-1.04	148.54	147.00	-1.54	-1.05	588.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	49.51	49.00	-0.51	-1.04	148.54	147.00	-1.54	-1.05	588.00
6110-0000	Management Fees TALCOR	1,315.00	1,315.00	0.00	0.00	3,945.00	3,945.00	0.00	0.00	15,780.00

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Dec 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6159-0000	TOTAL OTHER EXPENSES	1,315.00	1,315.00	0.00	0.00	3,945.00	3,945.00	0.00	0.00	15,780.00
7110-0000	Property Insurance	1,083.62	1,083.58	-0.04	0.00	3,250.86	3,250.74	-0.12	0.00	13,003.00
7199-0000	TOTAL INSURANCE/TAXES	1,083.62	1,083.58	-0.04	0.00	3,250.86	3,250.74	-0.12	0.00	13,003.00
7800-0000	TOTAL OPERATING EXPENSES	7,917.12	12,094.58	4,177.46	34.54	24,100.37	28,444.74	4,344.37	15.27	107,562.00
7999-0000	NET INCOME - OPERATING	2,853.66	-1,938.58	4,792.24	247.20	8,236.10	2,052.26	6,183.84	301.32	15,335.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,173.13	4,173.17	0.04	0.00	12,519.39	12,519.51	0.12	0.00	50,078.00
8299-0000	TOTAL OTHER EXPENSES	4,173.13	4,173.17	0.04	0.00	12,519.39	12,519.51	0.12	0.00	50,078.00
9900-0000	NET INCOME	-1,319.47	-6,111.75	4,792.28	78.41	-4,283.29	-10,467.25	6,183.96	59.08	-34,743.00

COLLINS - BUDGET COMPARISON

As of December 31, 2014	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	32,336.47	30,497.00	1,839.47	6.03
Total Operating Expenses	24,100.37	28,444.74	4,344.37	15.27
Net Operating Income	8,236.10	2,052.26	6,183.84	301.32

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

Utilities will need to be closely monitored as electrical use is trending upwards, currently 34% over budget. To date Total Operating Expenses remains 15.27% under budget but is expected to decrease as planned projects are implemented.

FUQUA COMPLEX (fuqua)
Budget Comparison
 Period = Dec 2014
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3114-5000	Operating Expense Reimbursement	223.56	216.00	7.56	3.50	1,671.23	1,243.00	428.23	34.45	5,405.00
3990-0000	TOTAL REVENUE	223.56	216.00	7.56	3.50	1,671.23	1,243.00	428.23	34.45	5,405.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	0.00	150.00	150.00	100.00	0.00	450.00	450.00	100.00	1,800.00
4640-0000	Water/Sewer	120.85	250.00	129.15	51.66	540.99	750.00	209.01	27.87	3,000.00
4642-0000	Non CAM Water/Sewer	224.44	0.00	-224.44	N/A	1,004.68	0.00	-1,004.68	N/A	0.00
4648-0000	Irrigation - Utility	18.36	35.00	16.64	47.54	115.87	105.00	-10.87	-10.35	420.00
4649-0000	Irrigation-NonCAM	34.10	0.00	-34.10	N/A	215.19	0.00	-215.19	N/A	0.00
4799-0000	TOTAL UTILITIES	397.75	435.00	37.25	8.56	1,876.73	1,305.00	-571.73	-43.81	5,220.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	63.00	0.00	-63.00	N/A	5,300.00
5122-0000	NONCAM Electrical Repairs	0.00	0.00	0.00	N/A	117.00	0.00	-117.00	N/A	0.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	41.67	0.00	-41.67	N/A	0.00
5127-0000	NONCAM Electric Supplies	0.00	0.00	0.00	N/A	77.38	0.00	-77.38	N/A	0.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	137.00
5160-0000	Exterior Building Maintenance	47.54	0.00	-47.54	N/A	117.54	1,700.00	1,582.46	93.09	1,700.00
5161-0000	Exterior Building Supplies	7.90	0.00	-7.90	N/A	42.42	0.00	-42.42	N/A	0.00
5161-5000	Ext Building Supplies-NonCAM	14.67	0.00	-14.67	N/A	78.78	0.00	-78.78	N/A	0.00
5162-0000	Non CAM Exterior Bldg Maint.	88.28	0.00	-88.28	N/A	218.28	0.00	-218.28	N/A	0.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	642.43	0.00	-642.43	N/A	0.00
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	0.00	N/A	1,193.07	0.00	-1,193.07	N/A	0.00
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	11.75	0.00	-11.75	N/A	0.00
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	0.00	N/A	21.83	0.00	-21.83	N/A	0.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	3.29	0.00	-3.29	N/A	0.00
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	0.00	N/A	6.11	0.00	-6.11	N/A	0.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	2.33	0.00	-2.33	N/A	0.00
5245-5000	Irrigation Repairs-NonCAM	0.00	0.00	0.00	N/A	4.32	0.00	-4.32	N/A	0.00
5290-0000	Other Maintenance	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
5299-0000	TOTAL REPAIR/MAINTENANCE	158.39	100.00	-58.39	-58.39	2,641.20	2,000.00	-641.20	-32.06	8,337.00
5400-0000	SERVICES									
5410-0000	Elevator Service	28.88	83.00	54.12	65.20	86.64	249.00	162.36	65.20	996.00
5412-0000	Elevator Service-NonCAM	53.62	0.00	-53.62	N/A	160.86	0.00	-160.86	N/A	0.00
5430-0000	Exterminating	0.00	0.00	0.00	N/A	3.30	0.00	-3.30	N/A	0.00
5433-0000	Non CAM Exterminating	0.00	0.00	0.00	N/A	6.11	0.00	-6.11	N/A	0.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	90.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	800.00
5499-0000	TOTAL SERVICES	82.50	83.00	0.50	0.60	256.91	249.00	-7.91	-3.18	1,886.00
7800-0000	TOTAL OPERATING EXPENSES	638.64	618.00	-20.64	-3.34	4,774.84	3,554.00	-1,220.84	-34.35	15,443.00
7999-0000	NET INCOME - OPERATING	-415.08	-402.00	-13.08	-3.25	-3,103.61	-2,311.00	-792.61	-34.30	-10,038.00
9900-0000	NET INCOME	-415.08	-402.00	-13.08	-3.25	-3,103.61	-2,311.00	-792.61	-34.30	-10,038.00

FUQUA - BUDGET COMPARISON

As of December 31, 2014	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	1,671.23	1,243.00	428.23	34.45
Total Operating Expenses	4,774.84	3,554.00	-1,220.84	-34.35
Net Operating Income	-3,103.61	-2,311.00	-792.61	-34.30

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

There have been two large, unanticipated expense that surfaced in the first quarter of the fiscal year; the resurfacing of the common steps in the Atrium for safety concerns and a significant water leak underneath the slab of the facility. Expenses will continue to be closely monitored.

INNOVATION PARK -TENANTS IN COMMON (Inn-tic)

Budget Comparison

Period = Dec 2014

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3100-1000	Miscellaneous Income	25.00	0.00	25.00	N/A	25.00	0.00	25.00	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
3115-0000	CAM	5,473.00	5,473.00	0.00	0.00	16,419.00	16,419.00	0.00	0.00	65,676.00
3220-0000	Interest Income	4,003.23	3,100.00	903.23	29.14	10,857.51	9,300.00	1,557.51	16.75	37,200.00
3310-0000	Other Income	1,388.92	1,388.92	0.00	0.00	4,166.76	4,166.76	0.00	0.00	16,667.00
3990-0000	TOTAL REVENUE	11,473.48	10,544.92	928.56	8.81	33,218.26	31,634.76	1,583.50	5.01	126,539.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	22.47	22.00	-0.47	-2.14	67.53	66.00	-1.53	-2.32	264.00
4648-0000	Irrigation - Utility	78.75	74.00	-4.75	-6.42	230.61	222.00	-8.61	-3.88	888.00
4799-0000	TOTAL UTILITIES	101.22	96.00	-5.22	-5.44	298.14	288.00	-10.14	-3.52	1,152.00
5116-5000	REPAIR/MAINTENANCE									
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	140.00
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	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5270-0000	Small Tools	0.00	0.00	0.00	N/A	62.12	0.00	-62.12	N/A	0.00
5285-0000	General Building R&M & Supplies	0.00	0.00	0.00	N/A	66.28	0.00	-66.28	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	0.00	0.00	N/A	128.40	1,500.00	1,371.60	91.44	2,140.00
5400-0000	SERVICES									
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	120.00
5460-0000	Landscaping Service	269.44	270.00	0.56	0.21	1,077.76	1,078.00	0.24	0.02	4,848.00
5462-0000	Non CAM Landscaping	177.71	178.00	0.29	0.16	710.85	711.00	0.15	0.02	3,198.00
5465-0000	Grounds Cleaning	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	1,000.00
5499-0000	TOTAL SERVICES	447.15	448.00	0.85	0.19	1,788.61	2,289.00	500.39	21.86	9,166.00
6155-0000	Other Expense - Lease Termination	100,000.00	0.00	-100,000.00	N/A	100,000.00	0.00	-100,000.00	N/A	0.00
6159-0000	TOTAL OTHER EXPENSES	100,000.00	0.00	-100,000.00	N/A	100,000.00	0.00	-100,000.00	N/A	0.00
7110-0000	Property Insurance	99.64	99.67	0.03	0.03	298.92	299.01	0.09	0.03	1,196.00
7111-0000	Property Insurance-NonCAM	5.85	5.83	-0.02	-0.34	17.55	17.49	-0.06	-0.34	70.00
7199-0000	TOTAL INSURANCE/TAXES	105.49	105.50	0.01	0.01	316.47	316.50	0.03	0.01	1,266.00
7800-0000	TOTAL OPERATING EXPENSES	100,653.86	649.50	-100,004.36	-15,397.13	102,531.62	4,393.50	-98,138.12	-2,233.71	13,724.00
7999-0000	NET INCOME - OPERATING	-89,180.38	9,895.42	-99,075.80	-1,001.23	-69,313.36	27,241.26	-96,554.62	-354.44	112,815.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	5,026.74	5,026.75	0.01	0.00	15,080.22	15,080.25	0.03	0.00	60,321.00
8299-0000	TOTAL OTHER EXPENSES	5,026.74	5,026.75	0.01	0.00	15,080.22	15,080.25	0.03	0.00	60,321.00
9900-0000	NET INCOME	-94,207.12	4,868.67	-99,075.79	-2,034.97	-84,393.58	12,161.01	-96,554.59	-793.97	52,494.00

INN-TIC - BUDGET COMPARISON

As of December 31, 2014	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	33,218.26	31,634.76	1,583.50	5.01
Total Operating Expenses	102,531.62	4,393.50	-98,138.12	-2,233.71
Net Operating Income	-69,313.36	27,241.26	-96,554.62	-354.44

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

An unanticipated, yet welcomed, opportunity surfaced to purchase a parcel of property along Roberts Rd. This expense will continue to have an impact on the Total Operating Expenses and Net Operating Income for the remainder of the fiscal year.

INNOVATION PARK - JOHNSON BLDG (Johnson)

Budget Comparison

Period = Dec 2014

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	13,195.28	13,194.58	0.70	0.01	39,585.84	39,583.74	2.10	0.01	158,335.00
3114-5000	Operating Expense Reimbursement	168.01	191.58	-23.57	-12.30	597.22	574.74	22.48	3.91	2,299.00
3990-0000	TOTAL REVENUE	13,363.29	13,386.16	-22.87	-0.17	40,183.06	40,158.48	24.58	0.06	160,634.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	1,548.42	1,500.00	-48.42	-3.23	5,514.59	4,500.00	-1,014.59	-22.55	18,000.00
4635-0000	Refuse Collection	291.43	321.00	29.57	9.21	914.99	963.00	48.01	4.99	3,852.00
4799-0000	TOTAL UTILITIES	1,839.85	1,821.00	-18.85	-1.04	6,429.58	5,463.00	-966.58	-17.69	21,852.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
5125-0000	Electric Supplies	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
5130-0000	Electric Bulbs	0.00	20.00	20.00	100.00	38.16	60.00	21.84	36.40	240.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	157.36	0.00	-157.36	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	210.00
5160-0000	Exterior Building Maintenance	45.00	100.00	55.00	55.00	45.00	300.00	255.00	85.00	1,200.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	225.00
5180-0000	HVAC Repair	0.00	200.00	200.00	100.00	1,686.10	600.00	-1,086.10	-181.02	2,400.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5215-0000	Locks & Keys Supplies	0.00	0.00	0.00	N/A	77.50	0.00	-77.50	N/A	0.00
5230-0000	Plumbing Repairs	0.00	100.00	100.00	100.00	120.12	300.00	179.88	59.96	1,200.00
5235-0000	Plumbing Supplies	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
5245-0000	Irrigation Repairs	0.00	20.00	20.00	100.00	0.00	60.00	60.00	100.00	240.00
5250-0000	Roof Repairs	0.00	20.00	20.00	100.00	0.00	60.00	60.00	100.00	240.00
5290-0000	Other Maintenance	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
5299-0000	TOTAL REPAIR/MAINTENANCE	45.00	810.00	765.00	94.44	2,124.24	2,930.00	805.76	27.50	10,655.00
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	2,000.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,500.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	21.76	0.00	-21.76	N/A	0.00
5380-0000	Other Cleaning and Improvements	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	100.00	100.00	100.00	21.76	300.00	278.24	92.75	4,700.00
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	590.98	0.00	-590.98	N/A	2,756.18	2,165.00	-591.18	-27.31	2,723.00
5425-0000	Fire Protection Phone	225.98	219.00	-6.98	-3.19	693.48	657.00	-36.48	-5.55	2,628.00
5430-0000	Exterminating	45.00	45.00	0.00	0.00	135.00	135.00	0.00	0.00	540.00
5435-0000	CAM-Interior Landscaping	0.00	150.00	150.00	100.00	0.00	450.00	450.00	100.00	1,800.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	1,547.00	1,548.00	1.00	0.06	6,192.00
5450-0000	Janitorial Service	1,094.51	1,095.00	0.49	0.04	3,283.53	3,285.00	1.47	0.04	13,140.00
5460-0000	Landscaping Service	178.05	178.00	-0.05	-0.03	712.22	712.00	-0.22	-0.03	4,436.00
5499-0000	TOTAL SERVICES	2,217.02	1,770.00	-447.02	-25.26	9,374.91	9,201.00	-173.91	-1.89	32,455.00
6110-0000	Management Fees TALCOR	2,077.00	2,077.00	0.00	0.00	6,231.00	6,231.00	0.00	0.00	24,924.00
6159-0000	TOTAL OTHER EXPENSES	2,077.00	2,077.00	0.00	0.00	6,231.00	6,231.00	0.00	0.00	24,924.00
7110-0000	Property Insurance	1,441.60	1,441.58	-0.02	0.00	4,324.80	4,324.74	-0.06	0.00	17,299.00
7199-0000	TOTAL INSURANCE/TAXES	1,441.60	1,441.58	-0.02	0.00	4,324.80	4,324.74	-0.06	0.00	17,299.00
7800-0000	TOTAL OPERATING EXPENSES	7,620.47	8,019.58	399.11	4.98	28,506.29	28,449.74	-56.55	-0.20	111,885.00
7999-0000	NET INCOME - OPERATING	5,742.82	5,366.58	376.24	7.01	11,676.77	11,708.74	-31.97	-0.27	48,749.00

INNOVATION PARK - JOHNSON BLDG (Johnson)

Budget Comparison

Period = Dec 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	7,766.87	7,766.83	-0.04	0.00	23,300.61	23,300.49	-0.12	0.00	93,202.00
8299-0000	TOTAL OTHER EXPENSES	7,766.87	7,766.83	-0.04	0.00	23,300.61	23,300.49	-0.12	0.00	93,202.00
9900-0000	NET INCOME	-2,024.05	-2,400.25	376.20	15.67	-11,623.84	-11,591.75	-32.09	-0.28	-44,453.00

JOHNSON - BUDGET COMPARISON

As of December 31, 2014	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	40,183.06	40,158.48	24.58	0.06
Total Operating Expenses	28,506.29	28,449.74	-56.55	-0.20
Net Operating Income	11,676.77	11,708.74	-31.97	-0.27

Major Variances from Budget:

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Dec 2014

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	709.26	894.17	-184.91	-20.68	2,127.78	2,682.51	-554.73	-20.68	10,730.00
3120-0000	Other Rents	42.30	72.00	-29.70	-41.25	126.90	216.00	-89.10	-41.25	864.00
3315-0000	Sales Tax Discount	0.00	0.00	0.00	N/A	3.91	0.00	3.91	N/A	0.00
3990-0000	TOTAL REVENUE	751.56	966.17	-214.61	-22.21	2,258.59	2,898.51	-639.92	-22.08	11,594.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	10,416.66	10,417.00	0.34	0.00	31,249.98	31,251.00	1.02	0.00	125,004.00
4403-0000	Clerical Salary-Authority	3,900.00	3,900.00	0.00	0.00	11,700.00	11,700.00	0.00	0.00	47,151.00
4404-0000	Payroll Taxes - Authority	466.55	1,186.00	719.45	60.66	2,416.14	3,558.00	1,141.86	32.09	12,877.00
4405-0000	Worker's Compensation-Authority	262.00	263.00	1.00	0.38	628.00	789.00	161.00	20.41	3,162.00
4406-0000	Employee Benefits-Authority	3,998.64	3,999.00	0.36	0.01	11,995.92	11,997.00	1.08	0.01	48,478.00
4490-0000	TOTAL PAYROLL EXPENSE	19,043.85	19,765.00	721.15	3.65	57,990.04	59,295.00	1,304.96	2.20	236,672.00
4600-0000	UTILITIES									
4605-0000	Electric	192.04	200.00	7.96	3.98	489.56	600.00	110.44	18.41	2,400.00
4640-0000	Water/Sewer	31.93	40.00	8.07	20.18	99.09	120.00	20.91	17.42	480.00
4650-0000	Stormwater	45.32	45.00	-0.32	-0.71	135.96	135.00	-0.96	-0.71	540.00
4660-0000	Fire Service - Utility	27.29	27.00	-0.29	-1.07	81.87	81.00	-0.87	-1.07	324.00
4799-0000	TOTAL UTILITIES	296.58	312.00	15.42	4.94	806.48	936.00	129.52	13.84	3,744.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
5125-0000	Electric Supplies	0.00	10.00	10.00	100.00	0.00	30.00	30.00	100.00	120.00
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	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	30.00
5180-0000	HVAC Repair	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	1,000.00	500.00	-500.00	-100.00	1,000.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	100.00
5230-0000	Plumbing Repairs	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	300.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	450.00
5290-0000	Other Maintenance	0.00	60.00	60.00	100.00	0.00	180.00	180.00	100.00	720.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	345.00	345.00	100.00	1,000.00	1,585.00	585.00	36.91	4,820.00
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
5380-0000	Other Cleaning and Improvements	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	1,100.00
5400-0000	SERVICES									
5430-0000	Exterminating	25.00	25.00	0.00	0.00	75.00	75.00	0.00	0.00	300.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	40.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	0.00	206.00	206.00	100.00	824.00
5450-0000	Janitorial Service	177.66	178.00	0.34	0.19	532.98	534.00	1.02	0.19	2,136.00
5460-0000	Landscaping Service	320.77	320.00	-0.77	-0.24	1,283.07	1,282.00	-1.07	-0.08	6,416.00
5480-0000	Security	0.00	35.00	35.00	100.00	0.00	105.00	105.00	100.00	420.00
5499-0000	TOTAL SERVICES	523.43	558.00	34.57	6.20	1,891.05	2,202.00	310.95	14.12	10,136.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	0.00	10,000.00	10,000.00	100.00	11,800.00	10,000.00	-1,800.00	-18.00	21,000.00
5520-0000	Phone Service	116.46	113.00	-3.46	-3.06	348.00	339.00	-9.00	-2.65	1,356.00
5522-0000	Internet Charge	84.34	71.00	-13.34	-18.79	304.39	1,213.00	908.61	74.91	1,970.00

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Dec 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5530-0000	Copies	37.60	70.00	32.40	46.29	94.21	210.00	115.79	55.14	840.00
5560-0000	Fees/Licenses/Permits	9.10	59.00	49.90	84.58	61.90	177.00	115.10	65.03	708.00
5565-0000	Office Supplies	66.30	160.00	93.70	58.56	229.79	780.00	550.21	70.54	2,220.00
5566-0000	Office Equipment Maintenance	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
5568-0000	Dues/Seminars	0.00	0.00	0.00	N/A	395.00	0.00	-395.00	N/A	0.00
5570-0000	Postage/Delivery	0.00	5.00	5.00	100.00	0.00	15.00	15.00	100.00	60.00
5575-0000	Professional Fees	6,289.00	3,000.00	-3,289.00	-109.63	16,524.00	9,000.00	-7,524.00	-83.60	36,000.00
5580-0100	Printing	0.00	40.00	40.00	100.00	0.00	120.00	120.00	100.00	480.00
5585-0000	Subscriptions	0.00	0.00	0.00	N/A	245.00	570.00	325.00	57.02	3,735.00
5586-0000	Marketing/PR	35.00	30.00	-5.00	-16.67	-215.00	90.00	305.00	338.89	430.00
5587-0000	General Authority Expense	0.00	67.00	67.00	100.00	60.55	201.00	140.45	69.88	804.00
5588-0000	Economic Development	0.00	0.00	0.00	N/A	12,500.00	12,500.00	0.00	0.00	25,000.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	25,000.00
5594-0000	Travel	0.00	0.00	0.00	N/A	119.00	3,600.00	3,481.00	96.69	7,500.00
5596-0000	Other Administration Costs	89.77	187.00	97.23	51.99	188.12	861.00	672.88	78.15	2,844.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	6,727.57	13,852.00	7,124.43	51.43	42,654.96	39,826.00	-2,828.96	-7.10	130,547.00
6110-0000	Management Fees TALCOR	817.00	817.00	0.00	0.00	2,451.00	2,451.00	0.00	0.00	9,804.00
6159-0000	TOTAL OTHER EXPENSES	817.00	817.00	0.00	0.00	2,451.00	2,451.00	0.00	0.00	9,804.00
7110-0000	Property Insurance	957.95	957.92	-0.03	0.00	2,873.85	2,873.76	-0.09	0.00	11,495.00
7199-0000	TOTAL INSURANCE/TAXES	957.95	957.92	-0.03	0.00	2,873.85	2,873.76	-0.09	0.00	11,495.00
7800-0000	TOTAL OPERATING EXPENSES	28,366.38	36,656.92	8,290.54	22.62	109,667.38	109,318.76	-348.62	-0.32	408,318.00
7999-0000	NET INCOME - OPERATING	-27,614.82	-35,690.75	8,075.93	22.63	-107,408.79	-106,420.25	-988.54	-0.93	-396,724.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	610.47	580.92	-29.55	-5.09	1,831.41	1,742.76	-88.65	-5.09	6,971.00
8299-0000	TOTAL OTHER EXPENSES	610.47	580.92	-29.55	-5.09	1,831.41	1,742.76	-88.65	-5.09	6,971.00
9900-0000	NET INCOME	-28,225.29	-36,271.67	8,046.38	22.18	-109,240.20	-108,163.01	-1,077.19	-1.00	-403,695.00

KNIGHT - BUDGET COMPARISON

As of December 31, 2014	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	2,258.59	2,898.51	-639.92	-22.08
Total Operating Expenses	109,667.38	109,318.76	-348.62	-0.32
Net Operating Income	-107,408.79	-106,420.25	-988.54	-0.93

Major Variances from Budget:

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Dec 2014

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	16,332.70	16,333.00	-0.30	0.00	48,998.10	48,999.00	-0.90	0.00	180,468.00
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	3.64	0.00	3.64	N/A	11.82	0.00	11.82	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	16,358.01	16,355.00	3.01	0.02	49,074.93	49,065.00	9.93	0.02	180,732.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	2,283.71	2,700.00	416.29	15.42	7,468.11	8,400.00	931.89	11.09	35,300.00
4622-0000	Demand Credit	-36.28	0.00	36.28	N/A	-68.40	0.00	68.40	N/A	0.00
4635-0000	Refuse Collection	238.44	235.00	-3.44	-1.46	748.62	705.00	-43.62	-6.19	2,820.00
4799-0000	TOTAL UTILITIES	2,485.87	2,935.00	449.13	15.30	8,148.33	9,105.00	956.67	10.51	38,120.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	100.00	100.00	100.00	216.00	300.00	84.00	28.00	1,200.00
5125-0000	Electric Supplies	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
5130-0000	Electric Bulbs	73.55	0.00	-73.55	N/A	73.55	0.00	-73.55	N/A	0.00
5145-4400	Security Maint & Repair	0.00	10.00	10.00	100.00	0.00	30.00	30.00	100.00	120.00
5160-0000	Exterior Building Maintenance	45.00	100.00	55.00	55.00	45.00	300.00	255.00	85.00	1,200.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	133.00
5180-0000	HVAC Repair	0.00	500.00	500.00	100.00	537.16	1,500.00	962.84	64.19	6,000.00
5210-0000	Locks & Keys Repairs	0.00	75.00	75.00	100.00	0.00	225.00	225.00	100.00	900.00
5230-0000	Plumbing Repairs	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
5235-0000	Plumbing Supplies	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
5245-0000	Irrigation Repairs	0.00	20.00	20.00	100.00	0.00	60.00	60.00	100.00	240.00
5250-0000	Roof Repairs	0.00	20.00	20.00	100.00	45.00	60.00	15.00	25.00	240.00
5290-0000	Other Maintenance	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
5299-0000	TOTAL REPAIR/MAINTENANCE	118.55	1,175.00	1,056.45	89.91	916.71	3,525.00	2,608.29	73.99	14,233.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
5313-0000	Carpet Repairs	0.00	400.00	400.00	100.00	0.00	1,200.00	1,200.00	100.00	4,800.00
5340-0000	Painting	0.00	400.00	400.00	100.00	0.00	1,200.00	1,200.00	100.00	4,800.00
5380-0000	Other Cleaning and Improvements	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	1,000.00	1,000.00	100.00	0.00	3,000.00	3,000.00	100.00	12,000.00
5400-0000	SERVICES									
5430-0000	Exterminating	45.00	45.00	0.00	0.00	135.00	135.00	0.00	0.00	540.00
5447-0000	HVAC Monthly Service	619.00	0.00	-619.00	N/A	619.00	619.00	0.00	0.00	2,476.00
5450-0000	Janitorial Service	1,730.45	1,730.00	-0.45	-0.03	5,191.35	5,190.00	-1.35	-0.03	19,976.00
5460-0000	Landscaping Service	145.68	146.00	0.32	0.22	582.74	583.00	0.26	0.04	3,629.00
5480-0000	Security	0.00	0.00	0.00	N/A	428.00	225.00	-203.00	-90.22	900.00
5499-0000	TOTAL SERVICES	2,540.13	1,921.00	-619.13	-32.23	6,956.09	6,752.00	-204.09	-3.02	27,521.00
6110-0000	Management Fees TALCOR	1,717.00	1,717.00	0.00	0.00	5,151.00	5,151.00	0.00	0.00	20,604.00
6159-0000	TOTAL OTHER EXPENSES	1,717.00	1,717.00	0.00	0.00	5,151.00	5,151.00	0.00	0.00	20,604.00
7110-0000	Property Insurance	1,192.07	1,192.08	0.01	0.00	3,576.21	3,576.24	0.03	0.00	14,305.00
7199-0000	TOTAL INSURANCE/TAXES	1,192.07	1,192.08	0.01	0.00	3,576.21	3,576.24	0.03	0.00	14,305.00
7800-0000	TOTAL OPERATING EXPENSES	8,053.62	9,940.08	1,886.46	18.98	24,748.34	31,109.24	6,360.90	20.45	126,783.00
7999-0000	NET INCOME - OPERATING	8,304.39	6,414.92	1,889.47	29.45	24,326.59	17,955.76	6,370.83	35.48	53,949.00
8200-0000	OTHER EXPENSES									

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Dec 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8210-0000	Depreciation Expense	4,835.24	4,534.33	-300.91	-6.64	14,505.72	13,602.99	-902.73	-6.64	54,412.00
8299-0000	TOTAL OTHER EXPENSES	4,835.24	4,534.33	-300.91	-6.64	14,505.72	13,602.99	-902.73	-6.64	54,412.00
9900-0000	NET INCOME	3,469.15	1,880.59	1,588.56	84.47	9,820.87	4,352.77	5,468.10	125.62	-463.00

MORGAN - BUDGET COMPARISON

As of December 31, 2014	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	49,074.93	49,065.00	9.93	0.02
Total Operating Expenses	24,748.34	31,109.24	6,360.90	20.45
Net Operating Income	24,326.59	17,955.76	6,370.83	35.48

Major Variances from Budget:

Total Operating Income/Net Operating Income

The underage in Total Operating Expenses variance directly impacts the current overage in Net Operating Income. This is expected to balance out over the course of the year as planned projects are performed

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Dec 2014

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	10,719.57	10,720.00	-0.43	0.00	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									
5160-0000	Exterior Building Maintenance	90.00	0.00	-90.00	N/A	245.00	90.00	-155.00	-172.22	540.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	164.00
5180-0000	HVAC Repair	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
5230-0000	Plumbing Repairs	0.00	40.00	40.00	100.00	301.60	120.00	-181.60	-151.33	480.00
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	56.57	0.00	-56.57	N/A	0.00
5250-0000	Roof Repairs	0.00	40.00	40.00	100.00	0.00	120.00	120.00	100.00	480.00
5285-0000	General Building R&M & Supplies	0.00	0.00	0.00	N/A	614.58	0.00	-614.58	N/A	0.00
5290-0000	Other Maintenance	0.00	40.00	40.00	100.00	0.00	120.00	120.00	100.00	480.00
5299-0000	TOTAL REPAIR/MAINTENANCE	90.00	220.00	130.00	59.09	1,217.75	750.00	-467.75	-62.37	3,344.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,500.00
5380-0000	Other Cleaning and Improvements	0.00	40.00	40.00	100.00	0.00	120.00	120.00	100.00	480.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	40.00	40.00	100.00	0.00	120.00	120.00	100.00	1,980.00
5400-0000	SERVICES									
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	515.90	0.00	-515.90	N/A	515.90	516.00	0.10	0.02	2,064.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,300.00
5499-0000	TOTAL SERVICES	550.90	35.00	-515.90	-1,474.00	620.90	621.00	0.10	0.02	3,819.00
6110-0000	Management Fees TALCOR	774.00	774.00	0.00	0.00	2,322.00	2,322.00	0.00	0.00	9,288.00
6159-0000	TOTAL OTHER EXPENSES	774.00	774.00	0.00	0.00	2,322.00	2,322.00	0.00	0.00	9,288.00
7110-0000	Property Insurance	166.13	166.17	0.04	0.02	498.39	498.51	0.12	0.02	1,994.00
7199-0000	TOTAL INSURANCE/TAXES	166.13	166.17	0.04	0.02	498.39	498.51	0.12	0.02	1,994.00
7800-0000	TOTAL OPERATING EXPENSES	1,581.03	1,235.17	-345.86	-28.00	4,659.04	4,311.51	-347.53	-8.06	20,425.00
7999-0000	NET INCOME - OPERATING	9,138.54	9,484.83	-346.29	-3.65	27,499.67	27,848.49	-348.82	-1.25	108,215.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,106.32	3,106.33	0.01	0.00	9,318.96	9,318.99	0.03	0.00	37,276.00
8299-0000	TOTAL OTHER EXPENSES	3,106.32	3,106.33	0.01	0.00	9,318.96	9,318.99	0.03	0.00	37,276.00
9900-0000	NET INCOME	6,032.22	6,378.50	-346.28	-5.43	18,180.71	18,529.50	-348.79	-1.88	70,939.00

PHIPPS - BUDGET COMPARISON

As of December 31, 2014	<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	4,659.04	4,311.51	-347.53	-8.06
Net Operating Income	27,499.67	27,848.49	-348.82	-1.25

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

The expense of having to replace a defective wall mounted drinking fountain currently effects the overall variance of the property.

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

Cash Flow Statement

Period = Dec 2014

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	25.00	0.04	25.00	0.01
3110-0000	Rent	50,408.02	79.18	151,586.56	79.41
3114-5000	Operating Expense Reimbursement	2,294.47	3.60	7,623.04	3.99
3115-0000	CAM	5,473.00	8.60	16,419.00	8.60
3120-0000	Other Rents	42.30	0.07	126.90	0.07
3220-0000	Interest Income	4,003.23	6.29	10,857.51	5.69
3310-0000	Other Income	1,388.92	2.18	4,166.76	2.18
3315-0000	Sales Tax Discount	3.64	0.01	31.47	0.02
3540-0000	Electricity Pass Thru	21.67	0.03	65.01	0.03
3990-0000	TOTAL REVENUE	63,660.25	100.00	190,901.25	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	10,416.66	16.36	31,249.98	16.37
4403-0000	Clerical Salary-Authority	3,900.00	6.13	11,700.00	6.13
4404-0000	Payroll Taxes - Authority	466.55	0.73	2,416.14	1.27
4405-0000	Worker's Compensation-Authority	262.00	0.41	628.00	0.33
4406-0000	Employee Benefits-Authority	3,998.64	6.28	11,995.92	6.28
4490-0000	TOTAL PAYROLL EXPENSE	19,043.85	29.91	57,990.04	30.38
4600-0000	UTILITIES				
4605-0000	Electric	7,387.59	11.60	22,013.63	11.53
4622-0000	Demand Credit	-36.28	-0.06	-68.40	-0.04
4635-0000	Refuse Collection	529.87	0.83	1,663.61	0.87
4640-0000	Water/Sewer	312.08	0.49	1,128.93	0.59
4642-0000	Non CAM Water/Sewer	224.44	0.35	1,004.68	0.53
4648-0000	Irrigation - Utility	123.36	0.19	423.91	0.22
4649-0000	Irrigation-NonCAM	34.10	0.05	215.19	0.11
4650-0000	Stormwater	263.15	0.41	789.45	0.41
4660-0000	Fire Service - Utility	141.16	0.22	423.48	0.22
4799-0000	TOTAL UTILITIES	8,979.47	14.11	27,594.48	14.45
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	279.00	0.15
5122-0000	NONCAM Electrical Repairs	0.00	0.00	117.00	0.06
5125-0000	Electric Supplies	0.00	0.00	41.67	0.02
5127-0000	NONCAM Electric Supplies	0.00	0.00	77.38	0.04
5130-0000	Electric Bulbs	73.55	0.12	111.71	0.06
5135-0000	Parking Lot Bulbs	0.00	0.00	157.36	0.08
5160-0000	Exterior Building Maintenance	376.54	0.59	991.54	0.52
5161-0000	Exterior Building Supplies	7.90	0.01	42.42	0.02
5161-5000	Ext Building Supplies-NonCAM	14.67	0.02	78.78	0.04
5162-0000	Non CAM Exterior Bldg Maint.	88.28	0.14	218.28	0.11
5180-0000	HVAC Repair	0.00	0.00	2,737.96	1.43
5185-0000	HVAC Supplies	0.00	0.00	135.76	0.07
5195-0000	Tree Trimming	0.00	0.00	2,125.00	1.11
5215-0000	Locks & Keys Supplies	13.40	0.02	90.90	0.05
5230-0000	Plumbing Repairs	0.00	0.00	1,064.15	0.56
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	1,193.07	0.62
5235-0000	Plumbing Supplies	50.18	0.08	241.54	0.13
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	21.83	0.01
5240-0000	Backflow Maintenance	0.00	0.00	3.29	0.00
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	6.11	0.00
5245-0000	Irrigation Repairs	0.00	0.00	2.33	0.00
5245-5000	Irrigation Repairs-NonCAM	0.00	0.00	4.32	0.00
5250-0000	Roof Repairs	0.00	0.00	45.00	0.02
5270-0000	Small Tools	0.00	0.00	62.12	0.03
5285-0000	General Building R&M & Supplies	0.00	0.00	680.86	0.36
5299-0000	TOTAL REPAIR/MAINTENANCE	624.52	0.98	10,529.38	5.52
5300-0000	CLEANING AND IMPROVEMENTS				
5365-0000	Interior Supplies	162.83	0.26	162.83	0.09
5370-0000	Interior Repairs	0.00	0.00	21.76	0.01
5399-0000	TOTAL CLEANING AND IMPROVEMEN	162.83	0.26	184.59	0.10

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

Cash Flow Statement

Period = Dec 2014

Book = Accrual

		Period to Date	%	Year to Date	%
5400-0000	SERVICES				
5410-0000	Elevator Service	111.38	0.18	334.14	0.18
5412-0000	Elevator Service-NonCAM	53.62	0.08	160.86	0.08
5420-0000	Fire Protection System	590.98	0.93	2,756.18	1.44
5425-0000	Fire Protection Phone	225.98	0.36	693.48	0.36
5430-0000	Exterminating	205.00	0.32	618.30	0.32
5433-0000	Non CAM Exterminating	0.00	0.00	6.11	0.00
5447-0000	HVAC Monthly Service	1,134.90	1.78	2,681.90	1.40
5450-0000	Janitorial Service	3,662.29	5.75	10,986.87	5.76
5460-0000	Landscaping Service	1,264.65	1.99	5,058.62	2.65
5462-0000	Non CAM Landscaping	177.71	0.28	710.85	0.37
5480-0000	Security	170.00	0.27	938.00	0.49
5499-0000	TOTAL SERVICES	7,596.51	11.93	24,945.31	13.07
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	11,800.00	6.18
5520-0000	Phone Service	165.97	0.26	496.54	0.26
5522-0000	Internet Charge	84.34	0.13	304.39	0.16
5530-0000	Copies	37.60	0.06	94.21	0.05
5560-0000	Fees/Licenses/Permits	9.10	0.01	61.90	0.03
5565-0000	Office Supplies	66.30	0.10	229.79	0.12
5568-0000	Dues/Seminars	0.00	0.00	395.00	0.21
5575-0000	Professional Fees	6,289.00	9.88	16,524.00	8.66
5585-0000	Subscriptions	0.00	0.00	245.00	0.13
5586-0000	Marketing/PR	35.00	0.06	-215.00	-0.11
5587-0000	General Authority Expense	0.00	0.00	60.55	0.03
5588-0000	Economic Development	0.00	0.00	12,500.00	6.55
5594-0000	Travel	0.00	0.00	119.00	0.06
5596-0000	Other Administration Costs	89.77	0.14	188.12	0.10
5599-0000	TOTAL PROPERTY ADMINISTRATION	6,777.08	10.65	42,803.50	22.42
6110-0000	Management Fees TALCOR	6,700.00	10.52	20,100.00	10.53
6155-0000	Other Expense - Lease Termination	100,000.00	157.08	100,000.00	52.38
6159-0000	TOTAL OTHER EXPENSES	106,700.00	167.61	120,100.00	62.91
7110-0000	Property Insurance	4,941.01	7.76	14,823.03	7.76
7111-0000	Property Insurance-NonCAM	5.85	0.01	17.55	0.01
7199-0000	TOTAL INSURANCE/TAXES	4,946.86	7.77	14,840.58	7.77
7800-0000	TOTAL OPERATING EXPENSES	154,831.12	243.21	298,987.88	156.62
7999-0000	NET INCOME - OPERATING	-91,170.87	-143.21	-108,086.63	-56.62
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	25,518.77	40.09	76,556.31	40.10
8299-0000	TOTAL OTHER EXPENSES	25,518.77	40.09	76,556.31	40.10
9900-0000	NET INCOME	-116,689.64	-183.30	-184,642.94	-96.72
	Adjustments				
1203-0000	A/R-Tenant	-5,414.25	-8.50	-20,585.76	-10.78
1206-0000	Other Receivables	-882.11	-1.39	-1,080.23	-0.57
1210-0000	Accounts Receivable	41,668.18	65.45	38,895.87	20.37
1590-0000	Accumulated Depreciation	25,518.77	40.09	76,556.31	40.10
1913-0000	Prepaid Insurance	-478.93	-0.75	-19,988.01	-10.47
1925-0000	Investments	96,892.34	152.20	90,266.44	47.28
2236-0000	Accounts Payable	-21,685.51	-34.06	2,735.49	1.43
2246-0000	Prepaid Rents	-53.75	-0.08	-0.08	0.00
2249-0000	Accrued Other	1,328.54	2.09	-1,020.01	-0.53
2305-0000	Sales Tax Payable	393.48	0.62	385.84	0.20
	Total Adjustments	137,286.76	215.66	166,165.86	87.04
	Cash Flow	20,597.12	32.36	-18,477.08	-9.68
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	128,950.90	149,548.02	20,597.12	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	129,150.90	149,748.02	20,597.12	

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

Cash Flow Statement

Period = Dec 2014

Book = Accrual

		Period to Date	%	Year to Date	%
Year to Date		Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	168,025.10	149,548.02	-18,477.08	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	168,225.10	149,748.02	-18,477.08	

LCRDA - OPERATING ACCOUNT

1/26/2015

Bank Reconciliation Report

12/31/2014

Balance Per Bank Statement as of 12/31/2014 **158,542.92**
Outstanding Checks

Check Date	Check Number	Payee	Amount
12/16/2014	1478	whites - White's Plumbing, Inc.	-89.46
12/31/2014	10115	utltal - City of Tallahassee	-8,905.47
Less:	Outstanding Checks		-8,994.93
	Reconciled Bank Balance		149,547.99

Balance per GL as of 12/31/2014 **149,548.02**

Bank Reconciling Items

Date	Notes	Amount
8/31/2013	rounding diff	-0.03
blank	Book Reconciling Items	-0.03
	Reconciled Balance Per G/L	149,547.99
Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	0.00

Cleared Items:

LCRDA - OPERATING ACCOUNT

1/26/2015

Bank Reconciliation Report
12/31/2014

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
10/31/2014	1421	aaatree - AAA Tree Experts, Inc.	2,125.00	12/31/2014
11/14/2014	1442	cureton - Cureton-Johnson & Associates, LLC	2,500.00	12/31/2014
11/30/2014	120314	uttal - City of Tallahassee	8,788.08	12/31/2014
12/1/2014	1451	aireserv - Tony Kelly Heating & Air Inc	255.26	12/31/2014
12/1/2014	1452	centuryl - CENTURY LINK	241.48	12/31/2014
12/1/2014	1453	centuryl - CENTURY LINK	49.51	12/31/2014
12/1/2014	1454	comcast - COMCAST	195.80	12/31/2014
12/1/2014	1455	crickets - Cricket's Tree Service, Inc.	300.00	12/31/2014
12/1/2014	1456	elsasser - Elsasser's Lock & Key, Inc.	77.50	12/31/2014
12/1/2014	1457	hdsupply - HD Supply	22.98	12/31/2014
12/1/2014	1458	home - Home Depot Credit Services	21.76	12/31/2014
12/1/2014	1459	hprexel - REXEL	119.05	12/31/2014
12/1/2014	1460	ipgraing - Grainger	100.75	12/31/2014
12/1/2014	1461	marpan - Marpan Supply Company, Inc.	74.00	12/31/2014
12/1/2014	1462	metal - Metal Building Services, Inc.	245.00	12/31/2014
12/1/2014	1463	mgttal - Talcor Commercial Real Estate Svc Inc	6,700.00	12/31/2014
12/1/2014	1464	simplex - Simplex Grinnell	418.50	12/31/2014
12/2/2014	12022014	cnainsur - CNA INSURANCE	17,113.94	12/31/2014
12/11/2014	1465	cphlbs - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE	100,000.00	12/31/2014
12/16/2014	1466	absystem - STA of Tallahassee, Inc.	37.60	12/31/2014
12/16/2014	1467	brownbro - BROWN & BROWN OF FLORIDA, INC.	2,000.00	12/31/2014
12/16/2014	1468	classoci - C&L Associates Commercial Cleaning	3,662.29	12/31/2014
12/16/2014	1469	cphlbs - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE	5,275.00	12/31/2014
12/16/2014	1470	hancdt - Hancock Bank	311.72	12/31/2014
12/16/2014	1471	heinzbro - Heinz Brothers Nurseries, INC.	1,442.36	12/31/2014
12/16/2014	1472	home - Home Depot Credit Services	35.92	12/31/2014
12/16/2014	1473	marpan - Marpan Supply Company, Inc.	99.90	12/31/2014
12/16/2014	1474	metal - Metal Building Services, Inc.	270.00	12/31/2014
12/16/2014	1475	miscTho - Thomas Howell Ferguson, PA	11,800.00	12/31/2014
12/16/2014	1476	mowrey - Mowrey Elevator Company of Florida, Inc.	165.00	12/31/2014
12/16/2014	1477	sonitrol - Sonitrol of Tallahassee, Inc.	178.50	12/31/2014
12/19/2014	121914	stax - Florida Department of Revenue	141.92	12/31/2014
12/23/2014	122314	zenith - Zenith Insurance Comapny	262.00	12/31/2014
Total Cleared Checks			165,030.82	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
12/1/2014	235		13,233.65	12/31/2014
12/4/2014	223	:CHECKscan Deposit	32,630.36	12/31/2014
12/12/2014	225	:CHECKscan Deposit	1,232.36	12/31/2014
12/16/2014	226	:CHECKscan Deposit	6,341.84	12/31/2014
12/16/2014	227	:CHECKscan Deposit	18,823.57	12/31/2014
12/16/2014	228	:CHECKscan Deposit	8,397.14	12/31/2014
12/17/2014	229	:CHECKscan Deposit	25.00	12/31/2014
12/17/2014	230	:CHECKscan Deposit	2,559.25	12/31/2014
12/18/2014	231	:CHECKscan Deposit	671.33	12/31/2014
12/23/2014	232	:CHECKscan Deposit	6,809.23	12/31/2014
12/26/2014	241		197.81	12/31/2014
12/29/2014	233	:CHECKscan Deposit	5,573.76	12/31/2014
Total Cleared Deposits			96,495.30	

LCRDA - OPERATING ACCOUNT

1/26/2015

Bank Reconciliation Report

12/31/2014

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
12/31/2014	JE 15900	Interest income on bank accts	13.46	12/31/2014
12/31/2014	JE 15902	Payroll for Dec 2014	-11,097.43	12/31/2014
12/31/2014	JE 15904	Benefits posted Dec for Nov	-1,484.64	12/31/2014
12/31/2014	JE 15906	Benefits - 12.14	-1,183.34	12/31/2014
12/31/2014	JE 15909	Payroll taxes Dec for Dec	-1,533.56	12/31/2014
12/31/2014	JE 15914	Transfer from SPIA to bank account	100,000.00	12/31/2014
Total Cleared Other Items			84,714.49	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

5833 000000 002
LEON COUNTY RESEARCH & DEV AUTHORITY
OPERATING ACCOUNT
C/O KRISTY BENNETT TALCO MGMT
1018 THOMASVILLE RD SUITE 200A
TALLAHASSEE FL 32303



Hancock Bank, a trade name of Whitney Bank



Statements Dates
12/01/2014 - 12/31/2014

Account Number:

Images:

0

* IMAGE * E0

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

Checking Account Summary

Table with 4 columns: Description, Amount, Description, Amount. Rows include PREVIOUS BALANCE, 11 CREDITS, 49 DEBITS, SERVICE CHARGES, INTEREST PAID, AVERAGE BALANCE, and YTD INTEREST PAID.

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

Deposits and Other Credits

Table with 6 columns: Date, Amount, Description, Date, Amount, Description. Lists transactions from 12/01 to 12/17.



000000002

Checks

Table with 6 columns: Date, Serial, Amount, Date, Serial, Amount. Lists check transactions from 12/04 to 12/08.



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



Hancock Bank, a trade name of Whitney Bank



5833

Page: 2 of 2

Statements Dates

12/01/2014 - 12/31/2014

Account Number:

Images:

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* IMAGE * EO

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

● **Checks**

Date	Serial	Amount	Date	Serial	Amount
12/24	1471	1,442.36	12/22	1475	11,800.00
12/24	1472	35.92	12/24	1476	165.00
12/23	1473	99.90	12/22	1477	178.50
12/24	1474	270.00			

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
12/03	1,484.64	CRC FLA DEPT REVENUE 014337008678713CCD	12/04	1,254.08	PAYMENT CITYOFTALBKDRAFT 014338008995289PPD
12/03	17,113.94	PREM-PYMT CNA ACH 014337008662446CCD	12/04	1,811.42	PAYMENT CITYOFTALBKDRAFT 014338008995294PPD
12/04	10.25	PAYMENT CITYOFTALBKDRAFT 014338008995298PPD	12/04	3,122.62	PAYMENT CITYOFTALBKDRAFT 014338008995292PPD
12/04	89.65	PAYMENT CITYOFTALBKDRAFT 014338008995297PPD	12/12	1,533.56	USATAXPYMT IRS 014346000379214CCD
12/04	211.76	PAYMENT CITYOFTALBKDRAFT 014338008995296PPD	12/12	5,548.71	QUICKBOOKS INTUIT PAYROLL S 014346000414485CCD
12/04	227.53	PAYMENT CITYOFTALBKDRAFT 014338008995290PPD	12/15	591.67	ACH 1006 NRS 014349000674631PPD
12/04	350.73	PAYMENT CITYOFTALBKDRAFT 014338008995299PPD	12/19	141.92	C01 FLA DEPT REVENUE 014353001555696CCD
12/04	403.62	PAYMENT CITYOFTALBKDRAFT 014338008995293PPD	12/23	262.00	PREM PYMNT ZENITH 014357002082478CCD
12/04	621.76	PAYMENT CITYOFTALBKDRAFT 014338008995288PPD	12/30	5,548.72	QUICKBOOKS INTUIT PAYROLL S 014364003102496CCD
12/04	684.66	PAYMENT CITYOFTALBKDRAFT 014338008995291PPD	12/31	591.67	ACH 1006 NRS 014365003380951PPD

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
11/30	142,363.95	12/09	155,009.01	12/19	177,629.34
12/01	155,597.60	12/10	147,890.51	12/22	165,613.24
12/02	153,097.60	12/11	247,394.71	12/23	154,002.33
12/03	134,499.02	12/12	140,312.44	12/24	158,898.28
12/04	123,585.94	12/15	140,953.13	12/26	159,096.09
12/05	156,216.30	12/17	174,515.68	12/30	153,547.37
12/08	155,276.99	12/18	177,099.93	12/31	158,542.92



Payment Detail

Bank=inn1104 AND mm/yy=12/2014-12/2014 AND Check Date=12/01/2014-12/31/2014 AND All Checks=Yes AND Include Voids=All Checks

Check# Bank - Vendor - Date	Payable #	Property	Amount Account
1451 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 12/01/14 (12/14)			
replace coil and ambient sensors on Liebert unit	P-89636	johnson	255.26 51800000 - HVAC Repair
Total 1451 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 12/01/14 (12/14)			255.26
1452 (inn1104) - CENTURY LINK (centuryl) - 12/01/14 (12/14)			
437850207 11/2014 Fire Protection Phone	P-89768	johnson	241.48 54250000 - Fire Protection Phone
Total 1452 (inn1104) - CENTURY LINK (centuryl) - 12/01/14 (12/14)			241.48
1453 (inn1104) - CENTURY LINK (centuryl) - 12/01/14 (12/14)			
433132824 11/2014 Phone Svcs	P-89769	collins	49.51 55200000 - Phone Service
Total 1453 (inn1104) - CENTURY LINK (centuryl) - 12/01/14 (12/14)			49.51
1454 (inn1104) - COMCAST (comcast) - 12/01/14 (12/14)			
09587 317042-01-7 11/2014 Phone Svcs	P-89770	knight	115.77 55200000 - Phone Service
09587 317042-01-7 11/2014 Internet Svcs	P-89770	knight	80.03 55220000 - Internet Charge
Total 1454 (inn1104) - COMCAST (comcast) - 12/01/14 (12/14)			195.80
1455 (inn1104) - Cricket's Tree Service, Inc. (crickets) - 12/01/14 (12/14)			
Tree Pruning and Hauling of Debris	P-89773	collins	300.00 51600000 - Exterior Building Maintenance
Total 1455 (inn1104) - Cricket's Tree Service, Inc. (crickets) - 12/01/14 (12/14)			300.00
1456 (inn1104) - Elsasser's Lock & Key, Inc. (elsasser) - 12/01/14 (12/14)			
Lock cylinder & Keys	P-89634	johnson	77.50 52150000 - Locks & Keys Supplies
Total 1456 (inn1104) - Elsasser's Lock & Key, Inc. (elsasser) - 12/01/14 (12/14)			77.50
1457 (inn1104) - HD Supply (hdsupply) - 12/01/14 (12/14)			
Sloan Flush Valve Inside Cover	P-89633	phipps	22.98 52350000 - Plumbing Supplies
Total 1457 (inn1104) - HD Supply (hdsupply) - 12/01/14 (12/14)			22.98
1458 (inn1104) - Home Depot Credit Services (home) - 12/01/14 (12/14)			
All Purpose Sponge, Rubber Float, & Sanded Grout	P-89630	johnson	21.76 53700000 - Interior Repairs
Total 1458 (inn1104) - Home Depot Credit Services (home) - 12/01/14 (12/14)			21.76
1459 (inn1104) - REXEL (hprexel) - 12/01/14 (12/14)			
100 watt MH ballasts for sidewalk bollard	P-89635	fuqua	119.05 51250000 - Electric Supplies
Total 1459 (inn1104) - REXEL (hprexel) - 12/01/14 (12/14)			119.05
1460 (inn1104) - Grainger (ipgraing) - 12/01/14 (12/14)			
tape and insulation for backflow devices	P-89631	collins	33.58 52350000 - Plumbing Supplies
tape and insulation for backflow devices	P-89631	fuqua	33.58 52350000 - Plumbing Supplies
tape and insulation for backflow devices	P-89631	phipps	33.59 52350000 - Plumbing Supplies
Total 1460 (inn1104) - Grainger (ipgraing) - 12/01/14 (12/14)			100.75
1461 (inn1104) - Marpan Supply Company, Inc. (marpan) - 12/01/14 (12/14)			
11/2014 Refuse	P-89771	morgan	33.30 46350000 - Refuse Collection
11/2014 Refuse	P-89771	johnson	40.70 46350000 - Refuse Collection
Total 1461 (inn1104) - Marpan Supply Company, Inc. (marpan) - 12/01/14 (12/14)			74.00
1462 (inn1104) - Metal Building Services, Inc. (metal) - 12/01/14 (12/14)			
11/2014 Monthly Gutter Cleaning Svcs	P-89637	collins	90.00 51600000 - Exterior Building Maintenance
11/2014 Quarterly Gutter Cleaning Svcs	P-89637	phipps	90.00 51600000 - Exterior Building Maintenance
Sealed Around 2 Heaster Vents	P-89637	phipps	65.00 51600000 - Exterior Building Maintenance
Total 1462 (inn1104) - Metal Building Services, Inc. (metal) - 12/01/14 (12/14)			245.00
1463 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 12/01/14 (12/14)			
11/2014 Mgnmt & Acct Fee	P-89767	knight	817.00 61110000 - Management Fees-NonCAM
11/2014 Mgnmt & Acct Fee	P-89767	collins	1,315.00 61110000 - Management Fees TALCOR
11/2014 Mgnmt & Acct Fee	P-89767	morgan	1,717.00 61110000 - Management Fees TALCOR
11/2014 Mgnmt & Acct Fee	P-89767	johnson	2,077.00 61110000 - Management Fees TALCOR
11/2014 Mgnmt & Acct Fee	P-89767	phipps	774.00 61110000 - Management Fees TALCOR
Total 1463 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 12/01/14 (12/14)			6,700.00
1464 (inn1104) - Simplex Grinnell (simplex) - 12/01/14 (12/14)			
Tech disabled and re-enable fire alarm system for HVAC Repairs	P-89772	johnson	418.50 51800000 - HVAC Repair
Total 1464 (inn1104) - Simplex Grinnell (simplex) - 12/01/14 (12/14)			418.50
1465 (inn1104) - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE (cphlps) - 12/11/14 (12/14)			
Inn Park 12/11/14 Termination Fee	P-90039	inn-tic	100,000.00 55500000 - Legal Fees
Total 1465 (inn1104) - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE (cphlps) - 12/11/14 (12/14)			100,000.00

Payment Detail

Bank=inn1104 AND mm/yy=12/2014-12/2014 AND Check Date=12/01/2014-12/31/2014 AND All Checks=Yes AND Include Voids=All Checks

1466 (inn1104) - STA of Tallahassee, Inc. (absystem) - 12/16/14 (12/14)			
Contract # L3540-SCQC110026-01 11/07-12/06/14 Svcs	P-90359	knight	37.60 55300000 - Copies
Total 1466 (inn1104) - STA of Tallahassee, Inc. (absystem) - 12/16/14 (12/14)			37.60
1467 (inn1104) - BROWN & BROWN OF FLORIDA, INC. (brownbro) - 12/16/14 (12/14)			
Consulting Fee-2nd Quarter Invoice	P-90360	inn-tic	2,000.00 19130000 - Prepaid Insurance
Total 1467 (inn1104) - BROWN & BROWN OF FLORIDA, INC. (brownbro) - 12/16/14 (12/14)			2,000.00
1468 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 12/16/14 (12/14)			
12/2014 Monthly Janitorial Services	P-90364	johnson	1,094.51 54500000 - Janitorial Service
12/2014 Monthly Janitorial Services	P-90364	morgan	1,730.45 54500000 - Janitorial Service
12/2014 Monthly Janitorial Services	P-90364	collins	659.67 54500000 - Janitorial Service
12/2014 Monthly Janitorial Services	P-90364	knight	177.66 54500000 - Janitorial Service
Total 1468 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 12/16/14 (12/14)			3,662.29
1469 (inn1104) - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE (cphibs) - 12/16/14 (12/14)			
Matter #143121 Services Rendered through 11/30/14	P-90361	knight	5,275.00 55750000 - Professional Fees
Total 1469 (inn1104) - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE (cphibs) - 12/16/14 (12/14)			5,275.00
1470 (inn1104) - Hancock Bank (hancdt) - 12/16/14 (12/14)			
Constant Contact 11/2014	P-90351	knight	35.00 55850000 - Subscriptions
Sodas, Water, Cookies, Coffee Creamer, & Tent Cards	P-90352	knight	117.72 55650000 - Office Supplies
Court Recording	P-90352	knight	40.00 55600000 - Fees/Licenses/Permits
Staff Development	P-90352	knight	119.00 55940000 - Travel
Total 1470 (inn1104) - Hancock Bank (hancdt) - 12/16/14 (12/14)			311.72
1471 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 12/16/14 (12/14)			
11/2014 Ground Maintenance	P-90353	morgan	145.68 54600000 - Landscaping Service
11/2014 Ground Maintenance	P-90353	johnson	178.05 54600000 - Landscaping Service
11/2014 Ground Maintenance	P-90353	collins	350.71 54600000 - Landscaping Service
11/2014 Ground Maintenance	P-90353	knight	320.77 54600000 - Landscaping Service
11/2014 Ground Maintenance	P-90353	inn-tic	269.44 54600000 - Landscaping Service
11/2014 Ground Maintenance	P-90353	inn-tic	177.71 54620000 - Non CAM Landscaping
Total 1471 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 12/16/14 (12/14)			1,442.36
1472 (inn1104) - Home Depot Credit Services (home) - 12/16/14 (12/14)			
Exterior Building Materials Rags, Small Soft Grip Scrub, & Denatured Alcohol	P-90362	fuqua	35.92 51600000 - Exterior Building Maintenance
Total 1472 (inn1104) - Home Depot Credit Services (home) - 12/16/14 (12/14)			35.92
1473 (inn1104) - Marpan Supply Company, Inc. (marpan) - 12/16/14 (12/14)			
tread adhesive for common treads on stairwell	P-90363	fuqua	99.90 51600000 - Exterior Building Maintenance
Total 1473 (inn1104) - Marpan Supply Company, Inc. (marpan) - 12/16/14 (12/14)			99.90
1474 (inn1104) - Metal Building Services, Inc. (metal) - 12/16/14 (12/14)			
12/2014 Gutter Cleaning	P-90355	collins	90.00 51600000 - Exterior Building Maintenance
12/2014 Gutter Cleaning	P-90355	johnson	45.00 51600000 - Exterior Building Maintenance
12/2014 Gutter Cleaning	P-90355	morgan	45.00 51600000 - Exterior Building Maintenance
12/2014 Gutter Cleaning	P-90355	phippis	90.00 51600000 - Exterior Building Maintenance
Total 1474 (inn1104) - Metal Building Services, Inc. (metal) - 12/16/14 (12/14)			270.00
1475 (inn1104) - Thomas Howell Ferguson, PA (misctho) - 12/16/14 (12/14)			
Audit of September 2014 Financial Statements	P-90356	knight	11,800.00 55100000 - Accounting
Total 1475 (inn1104) - Thomas Howell Ferguson, PA (misctho) - 12/16/14 (12/14)			11,800.00
1476 (inn1104) - Mowrey Elevator Company of Florida, Inc. (mowrey) - 12/16/14 (12/14)			
12/2014 Monthly Elevator Svcs	P-90357	fuqua	28.88 54100000 - Elevator Service
12/2014 Monthly Elevator Svcs	P-90357	fuqua	53.62 54120000 - Elevator Service-NonCAM
12/2014 Monthly Elevator Svcs	P-90358	johnson	82.50 54100000 - Elevator Service
Total 1476 (inn1104) - Mowrey Elevator Company of Florida, Inc. (mowrey) - 12/16/14 (12/14)			165.00
1477 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 12/16/14 (12/14)			
HID Prox Card Range:62247	P-90365	collins	8.50 12040000 - AR-Tenant Expenses to be Reimbursed
12/01-12/31/14 Security Svcs	P-90366	collins	170.00 54800000 - Security
Total 1477 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 12/16/14 (12/14)			178.50
1478 (inn1104) - White's Plumbing, Inc. (whites) - 12/16/14 (12/14)			
delta ada Lav faucet	P-90354	collins	89.46 52350000 - Plumbing Supplies
Total 1478 (inn1104) - White's Plumbing, Inc. (whites) - 12/16/14 (12/14)			89.46
10115 (inn1104) - City of Tallahassee (uttal) - 12/31/14 (12/14)			
Water Svcs 0721285610 12/2014	P-90367	fuqua	120.85 46400000 - Water/Sewer

Payment Detail

Bank=inn1104 AND mm/yy=12/2014-12/2014 AND Check Date=12/01/2014-12/31/2014 AND All Checks=Yes AND Include Voids=All Checks

Water Svcs 0721285610 12/2014	P-90367	fuqua	224.44 46420000 - Non CAM Water/Sewer
Monument Sign 1721285610 12/2014	P-90368	inn-tic	10.25 46050000 - Electric
Monument Sign 3588865610 12/2014	P-90369	inn-tic	12.22 46050000 - Electric
Irrigation 3588865610 12/2014	P-90369	inn-tic	78.75 46480000 - Irrigation - Utility
Electric 6621285610 12/2014	P-90370	morgan	85.66 46050000 - Electric
Irrigation 7621285610 12/2014	P-90371	fuqua	18.36 46480000 - Irrigation - Utility
Irrigation 7621285610 12/2014	P-90371	fuqua	34.10 46490000 - Irrigation-NonCAM
Refuse 7621285610 12/2014	P-90371	morgan	205.14 46350000 - Refuse Collection
Refuse 7621285610 12/2014	P-90371	johnson	250.73 46350000 - Refuse Collection
Electric 8621285610 12/2014	P-90372	knight	192.04 46050000 - Electric
Water 8621285610 12/2014	P-90372	knight	31.93 46400000 - Water/Sewer
Stormwater 8621285610 12/2014	P-90372	knight	45.32 46500000 - Stormwater
Fire Svc 8621285610 12/2014	P-90372	knight	27.29 46600000 - Fire Service - Utility
Electric 9621285610 12/2014	P-90373	morgan	743.32 46050000 - Electric
Demand Credit 9621285610 12/2014	P-90373	morgan	-36.28 46220000 - Demand Credit
Electric 8559156780 12/2014	P-90374	morgan	1,194.59 46050000 - Electric
Electric 5764754002 12/2014	P-90375	johnson	1,548.42 46050000 - Electric
Electric 4621285610 12/2014	P-90376	morgan	260.14 46050000 - Electric
Electric 6370545953 12/2014	P-90377	collins	3,340.95 46050000 - Electric
Water 6370545953 12/2014	P-90377	collins	159.30 46400000 - Water/Sewer
Stormwater 6370545953 12/2014	P-90377	collins	217.83 46500000 - Stormwater
Fire Svc 6370545953 12/2014	P-90377	collins	113.87 46600000 - Fire Service - Utility
Irrigation 6370545953 12/2014	P-90377	collins	26.25 46480000 - Irrigation - Utility
Total 10115 (inn1104) - City of Tallahassee (utlta) - 12/31/14 (12/14)			8,905.47
121914 (inn1104) - Florida Department of Revenue (stax) - 12/19/14 (12/14)			
11/2014 Sales Tax-Innovation Park	P-90378	morgan	145.56 23050000 - Sales Tax Payable
11/2014 Sales Tax-Innovation Park	P-90378	morgan	-3.64 33150000 - Sales Tax Discount
Total 121914 (inn1104) - Florida Department of Revenue (stax) - 12/19/14 (12/14)			141.92
122314 (inn1104) - Zenith Insurance Comapny (zenith) - 12/23/14 (12/14)			
12/2014 Worker's Comp	P-91553	knight	262.00 44050000 - Worker's Compensation-Authority
Total 122314 (inn1104) - Zenith Insurance Comapny (zenith) - 12/23/14 (12/14)			262.00
12022014 (inn1104) - CNA INSURANCE (cnainsur) - 12/02/14 (12/14)			
Property & Auto Insurance	P-89632	inn-tic	17,113.94 19130000 - Prepaid Insurance
Total 12022014 (inn1104) - CNA INSURANCE (cnainsur) - 12/02/14 (12/14)			17,113.94
			160,612.67

INNOVATION PARK (innvton)

Deposit Register

Date = 12/01/2014 - 12/31/2014

Name	Property	Unit	Tenant	Period	Date	Amount	Check #
(inn1104) - 223 12/04/2014							
Florida State University	morgan	102	fcrc2013	12-2014	12/2/2014	1,495.92	00627247
NANOSTRATA, INC.	knight	110	ip-nano	12-2014	12/2/2014	991.16	002066
Florida State University Board of Trustees	morgan	110	nwrdrmgn	12-2014	12/2/2014	8,388.24	00627247
Florida State University Board of Trustees	morgan	110	nwrdrmgn	12-2014	12/2/2014	2,796.08	00627925
Danfoss Turboacor Compressors, Inc.	morgan	115	dan-mgn	12-2014	12/2/2014	2,086.39	00032588
INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	morgan	131	ispa	12-2014	12/2/2014	178.75	00627247
Bing Energy International, LLC	collins	152	bingcol	12-2014	12/2/2014	4,511.56	002784
CENTER FOR INFORMATION MANAGEMENT	morgan	214.215	cimes	12-2014	12/2/2014	1,462.69	00627697
DEPARTMENT OF TRANSPORTATION	phippis	PHIPPS	ip-dot	12-2014	12/2/2014	10,719.57	5404828590
Total (inn1104) - 223 12/04/2014						32,630.36	
(inn1104) - 225 12/12/2014							
Forensic Data Corp	morgan	210	forensic	12-2014	12/8/2014	258.49	001070
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE	collins	25	ip-dacs	12-2014	12/8/2014	973.87	5405184820
Total (inn1104) - 225 12/12/2014						1,232.36	
(inn1104) - 226 12/16/2014							
DANFOSS TURBOCOR, INC.	inn-tic	1D-2D	danfoss	12-2014	12/15/2014	6,341.84	00032649
Total (inn1104) - 226 12/16/2014						6,341.84	
(inn1104) - 227 12/16/2014							
Florida State University	morgan	102	fcrc2013	12-2014	12/9/2014	1,495.92	00628916
FSU	inn-tic	11A	fsucam	12-2014	12/9/2014	17,327.65	00628916
Total (inn1104) - 227 12/16/2014						18,823.57	
(inn1104) - 228 12/16/2014							
AVALANCHE PARTNERS	inn-tic	1E	aval	12-2014	12/15/2014	4,203.92	0996
CENTER FOR ADVANCEMENT OF LEARNING	morgan	222A	cala2	12-2014	12/15/2014	568.22	00629273
CENTER FOR BIOMEDICAL & TOXICOLOGY	morgan	226-235	cbtr	12-2014	12/15/2014	3,625.00	00629273
Total (inn1104) - 228 12/16/2014						8,397.14	
(inn1104) - 229 12/17/2014							
Shanna Lewis-Restitution	inn-tic			12-2014	12/16/2014	25.00	46178
Total (inn1104) - 229 12/17/2014						25.00	
(inn1104) - 230 12/17/2014							
FLORIDA A&M UNIVERSITY BOARD OF TRUSTEES	morgan	130	mgn-famu	12-2014	12/16/2014	2,559.25	0000153382
Total (inn1104) - 230 12/17/2014						2,559.25	
(inn1104) - 231 12/18/2014							
Bing Energy International, LLC	collins	152	bingcol	12-2014	12/17/2014	671.33	002808
Total (inn1104) - 231 12/18/2014						671.33	
(inn1104) - 232 12/23/2014							
FSU	inn-tic	11A	fsucam	12-2014	12/22/2014	6,630.48	00630172
INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	morgan	131	ispa	12-2014	12/22/2014	178.75	00630172
Total (inn1104) - 232 12/23/2014						6,809.23	
(inn1104) - 233 12/29/2014							
Bing Energy International, LLC	collins	152	bingcol	12-2014	12/23/2014	5,251.26	002815
Richard Benham	morgan	213	ben-slig	12-2014	12/23/2014	322.50	0085718312
Total (inn1104) - 233 12/29/2014						5,573.76	
(inn1104) - 235 12/01/2014							
United States of America	johnson	NPS-LG	nps-lg	12-2014	12/1/2014	10,168.58	NPS1214
United States of America	johnson	NPS-SM	nps-sm	12-2014	12/1/2014	3,065.07	NPS1214
Total (inn1104) - 235 12/01/2014						13,233.65	
United States of America	johnson	NPS-SM	nps-sm	12-2014	12/26/2014	197.81	Auto
Total (inn1104) - 241 12/26/2014						197.81	
Grand Total						96,495.30	

Aged Receivables Report

Detail by Resident
 For Selected Properties
 Trans through: 12/2014
 Age As of: 12/31/2014

Unit	Resident	Charge Code	Total Unpaid Charges	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Prepayments	Balance
collins - INNOVATION PARK-COLLINS BLDG									
124	bingcol	Bing Energy International, LLC	775.08	775.08	0.00	0.00	0.00	0.00	775.08
142	gencap	General Capacitor International Inc	389.68	0.00	194.84	0.00	194.84	0.00	389.68
25	ip-dacs	STATE OF FLORIDA DEPARTMENT OF	7,909.68	5,901.60	1,066.79	0.00	941.29	0.00	7,909.68
Total collins			9,074.44	6,676.68	1,261.63	0.00	1,136.13	0.00	9,074.44
famu - FAMU BUILDING									
FAMU	famu	Florida A&M University	9,557.94	0.00	0.00	0.00	9,557.94	0.00	9,557.94
Total famu			9,557.94	0.00	0.00	0.00	9,557.94	0.00	9,557.94
fuqua - FUQUA COMPLEX									
FUQUA	fsurf-ca	FSU Research Foundation	4,332.22	1,671.23	0.00	0.00	2,660.99	0.00	4,332.22
Total fuqua			4,332.22	1,671.23	0.00	0.00	2,660.99	0.00	4,332.22
inn-tic - INNOVATION PARK -TENANTS IN COMMON									
11A	fsucam	FSU	23,803.75	0.00	0.00	0.00	23,803.75	0.00	23,803.75
1D-2D	danfoss	DANFOSS TURBOCOR, INC.	-0.01	0.00	0.00	-0.01	0.00	0.00	-0.01
1F	sunny	SunnyLand Solar RE, LLC	1,876.85	0.00	0.00	0.00	1,876.85	0.00	1,876.85
4G	cent	CENTENNIAL BUILDING	10,729.58	0.00	0.00	0.00	10,729.58	0.00	10,729.58
Total inn-tic			36,410.17	0.00	0.00	-0.01	36,410.18	0.00	36,410.17
johnson - INNOVATION PARK - JOHNSON BLDG									
100	fsujohn	THE FLORIDA STATE UNIVERSITY	0.00	0.00	0.00	0.00	0.00	-37.12	-37.12
NPS-LG	nps-lg	United States of America	10,168.58	10,168.58	0.00	0.00	0.00	0.00	10,168.58
NPS-SM	nps-sm	United States of America	3,145.20	3,145.20	0.00	0.00	0.00	0.00	3,145.20
Total johnson			13,313.78	13,313.78	0.00	0.00	0.00	-37.12	13,276.66
knight - INNOVATION PARK - KNIGHT ADMIN BLDG									
113	bluefuel	Reamonn Soto	1,132.39	0.00	0.00	0.00	1,132.39	0.00	1,132.39
114	ip-buc	BUC TECHNOLOGIES, LLC	785.47	255.42	255.42	0.00	274.63	0.00	785.47
Total knight			1,917.86	255.42	255.42	0.00	1,407.02	0.00	1,917.86
morgan - INNOVATION PARK -MORGAN BLDG									
110	nwrdcmg	Florida State University Board of	2,796.08	2,796.08	0.00	0.00	0.00	0.00	2,796.08
210	forensic	Forensic Data Corp	258.49	258.49	0.00	0.00	0.00	0.00	258.49
214.215	cimes	CENTER FOR INFORMATION	1,462.69	1,462.69	0.00	0.00	0.00	0.00	1,462.69
222	cala1	CENTER FOR ADVANCEMENT OF	2,774.34	1,387.17	1,387.17	0.00	0.00	0.00	2,774.34
222A	cala2	CENTER FOR ADVANCEMENT OF	568.22	568.22	0.00	0.00	0.00	0.00	568.22
Total morgan			7,859.82	6,472.65	1,387.17	0.00	0.00	0.00	7,859.82
phippis - INNOVATION PARK -PHIPPS BLDG									
PHIPPS	ip-dot	DEPARTMENT OF TRANSPORTATION	10,719.57	10,719.57	0.00	0.00	0.00	0.00	10,719.57
Total phippis			10,719.57	10,719.57	0.00	0.00	0.00	0.00	10,719.57
Total			93,185.80	39,109.33	2,904.22	-0.01	51,172.26	-37.12	93,148.68

Payables Aging Report

invntion
 Period: 12/2014
 As of : 12/31/2014

Payee	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	0-30	31-60	61-90	Over	Notes
Code		Notes							Owed	Owed	Owed	Owed	90	
Owed														
aireserv	Tony Kelly Heating & Air Inc													
		Maintenance on Air Conditioning	P-90847	23166	phipps	12/10/2014	5447-0000 HVAC Monthly Serv	0000025207	515.90	515.90	0.00	0.00	0.00	0.00 Maintenance on Air Conditioning
		Perform Maintenance on Air Conditioning	P-90841	23166	morgan	12/16/2014	5447-0000 HVAC Monthly Serv	0000025263	619.00	619.00	0.00	0.00	0.00	0.00 Perform Maintenance on Air Conditioning
Total aireserv									1,134.90	1,134.90	0.00	0.00	0.00	0.00
centuryl	CENTURY LINK													
		433132824 12/2014	P-90838	23166	collins	12/18/2014	5520-0000 Phone Service	33132824 12/2014	49.51	49.51	0.00	0.00	0.00	0.00 12/2014 Phone Services
		437850207 12/2014	P-90839	23166	johnson	12/18/2014	5425-0000 Fire Protection Phone	7850207 12/2014	225.98	225.98	0.00	0.00	0.00	0.00 12/2014 Fire Protection Phone Service
Total centuryl									275.49	275.49	0.00	0.00	0.00	0.00
cnainsur	CNA INSURANCE													
		12/2014 Insurance	P-90845	23166	inn-tic	12/10/2014	1913-0000 Prepaid Insurance	0012986743	3,425.79	3,425.79	0.00	0.00	0.00	0.00 12/2014 Insurance
Total cnainsur									3,425.79	3,425.79	0.00	0.00	0.00	0.00
comcast	COMCAST													
		09587 317042-01-7 12/2014	P-90857	23166	knight	12/19/2014	5520-0000 Phone Service	317042-01-7 12/	116.46	116.46	0.00	0.00	0.00	0.00 12/2014 Phone Service
		09587 317042-01-7 12/2014	P-90857	23166	knight	12/19/2014	5522-0000 Internet Charge	317042-01-7 12/	84.34	84.34	0.00	0.00	0.00	0.00 12/2014 Internet Service
Total comcast									200.80	200.80	0.00	0.00	0.00	0.00
cphibs	CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE													
		Matter #143121 Services Rendered through 12/1-12/31/14	P-91487	23274	knight	12/31/2014	5575-0000 Professional Fees	98232959	6,289.00	6,289.00	0.00	0.00	0.00	0.00 Matter #143121 Services Rendered through 12/1-12/
Total cphibs									6,289.00	6,289.00	0.00	0.00	0.00	0.00
doorprod	Door Products													
		threshold s for transition between offices	P-91491	23274	collins	12/30/2014	5365-0000 Interior Supplies	60731	38.00	38.00	0.00	0.00	0.00	0.00 threshold s for transition between offices
		thresholds for transitions between offices	P-91492	23274	collins	12/23/2014	5365-0000 Interior Supplies	60722	57.00	57.00	0.00	0.00	0.00	0.00 thresholds for transitions between offices
Total doorprod									95.00	95.00	0.00	0.00	0.00	0.00
elsasser	Elsasser's Lock & Key, Inc.													
		collins server room key	P-90850	23166	collins	12/17/2014	5215-0000 Locks & Keys Supplie	67983	13.40	13.40	0.00	0.00	0.00	0.00 collins server room key
Total elsasser									13.40	13.40	0.00	0.00	0.00	0.00
hancdt	Hancock Bank													
		4802-3900-0048-5687 12/2014	P-91508	23276	knight	12/29/2014	5586-0000 Marketing/PR	300-0048-5687 12	35.00	35.00	0.00	0.00	0.00	0.00 Constant Contact 12/2014
		4802-3900-0051-6291 12/2014	P-91507	23276	knight	12/29/2014	5565-0000 Office Supplies	300-0051-6291 12	66.30	66.30	0.00	0.00	0.00	0.00 Office Depot 12/2014
Total hancdt									101.30	101.30	0.00	0.00	0.00	0.00
heinzbro	Heinz Brothers Nurseries, INC.													
		Dec 2014 Grounds Maintenance	P-91488	23274	collins	12/15/2014	5460-0000 Landscaping Service	19422	350.71	350.71	0.00	0.00	0.00	0.00 Dec 2014 Grounds Maintenance
		Dec 2014 Grounds Maintenance	P-91488	23274	inn-tic	12/15/2014	5460-0000 Landscaping Service	19422	269.44	269.44	0.00	0.00	0.00	0.00 Dec 2014 Grounds Maintenance
		Dec 2014 Grounds Maintenance	P-91488	23274	inn-tic	12/15/2014	5462-0000 Non CAM Landscapin	19422	177.71	177.71	0.00	0.00	0.00	0.00 Dec 2014 Grounds Maintenance
		Dec 2014 Grounds Maintenance	P-91488	23274	johnson	12/15/2014	5460-0000 Landscaping Service	19422	178.05	178.05	0.00	0.00	0.00	0.00 Dec 2014 Grounds Maintenance
		Dec 2014 Grounds Maintenance	P-91488	23274	knight	12/15/2014	5460-0000 Landscaping Service	19422	320.77	320.77	0.00	0.00	0.00	0.00 Dec 2014 Grounds Maintenance
		Dec 2014 Grounds Maintenance	P-91488	23274	morgan	12/15/2014	5460-0000 Landscaping Service	19422	145.68	145.68	0.00	0.00	0.00	0.00 Dec 2014 Grounds Maintenance
Total heinzbro									1,442.36	1,442.36	0.00	0.00	0.00	0.00
home	Home Depot Credit Services													
		Propane Cylinder	P-90849	23166	fuqua	12/3/2014	5161-0000 Exterior Building Supj	2030066	22.57	22.57	0.00	0.00	0.00	0.00 Propane Cylinder
Total home									22.57	22.57	0.00	0.00	0.00	0.00
hprexel	REXEL													
		29 Fluor Lamps	P-91483	23274	morgan	12/29/2014	5130-0000 Electric Bulbs	5109619557.001	73.55	73.55	0.00	0.00	0.00	0.00 29 Fluor Lamps
Total hprexel									73.55	73.55	0.00	0.00	0.00	0.00
iphdsup	HD Supply Facilities Maintenance													
		Delta Hot/Cold Faucet	P-91484	23274	collins	12/1/2014	5235-0000 Plumbing Supplies	9133852605	50.18	0.00	50.18	0.00	0.00	0.00 Delta Hot/Cold Faucet
Total iphdsup									50.18	0.00	50.18	0.00	0.00	0.00
lboc	LEON COUNTY BD OF COMMISSIONER													
		12/14 Health Insurance	P-90858	23166	knight	12/31/2014	4406-0000 Employee Benefits-Al	12/14 PTY	1,422.38	1,422.38	0.00	0.00	0.00	0.00 12/14 Health Insurance
		12/14 Health Insurance	P-90859	23166	knight	12/31/2014	4406-0000 Employee Benefits-Al	12/14, PTY	533.36	533.36	0.00	0.00	0.00	0.00 12/14 Health Insurance
Total lboc									1,955.74	1,955.74	0.00	0.00	0.00	0.00
marpan	Marpan Supply Company, Inc.													
		12/2014 Container Rental	P-90840	23166	collins	12/17/2014	1204-0000 AR-Tenant Expenses	1330442	87.00	87.00	0.00	0.00	0.00	0.00 12/2014 Container Rental
		12/2014 Refuse	P-90842	23166	johnson	12/20/2014	4635-0000 Refuse Collection	1330568	40.70	40.70	0.00	0.00	0.00	0.00 12/2014 Refuse

Payables Aging Report

invntion
 Period: 12/2014
 As of : 12/31/2014

Payee	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	0-30	31-60	61-90	Over	Notes
Code		Notes							Owed	Owed	Owed	Owed	90	
														Owed
		12/2014 Refuse	P-90842	23166	morgan	12/20/2014	4635-0000 Refuse Collection	1330568	33.30	33.30	0.00	0.00	0.00	12/2014 Refuse
Total marpan									161.00	161.00	0.00	0.00	0.00	
	mgttl	Talcor Commercial Real Estate Svc Inc												
		12/14 Ofc Exp-Innovation	P-90837	23165	knight	12/22/2014	5560-0000 Fees/Licenses/Permit-4 Ofc Exp-Innovat		2.70	2.70	0.00	0.00	0.00	12/14 Ofc Exp-Innovation
		12/2014 Mgmt Fee-Innovation Park	P-90853	23166	collins	12/31/2014	6110-0000 Management Fees T#Mgmt Fee-Innov		1,315.00	1,315.00	0.00	0.00	0.00	12/2014 Mgmt Fee-Innovation Park
		12/2014 Mgmt Fee-Innovation Park	P-90853	23166	johnson	12/31/2014	6110-0000 Management Fees T#Mgmt Fee-Innov		2,077.00	2,077.00	0.00	0.00	0.00	12/2014 Mgmt Fee-Innovation Park
		12/2014 Mgmt Fee-Innovation Park	P-90853	23166	knight	12/31/2014	6110-0000 Management Fees T#Mgmt Fee-Innov		817.00	817.00	0.00	0.00	0.00	12/2014 Mgmt Fee-Innovation Park
		12/2014 Mgmt Fee-Innovation Park	P-90853	23166	morgan	12/31/2014	6110-0000 Management Fees T#Mgmt Fee-Innov		1,717.00	1,717.00	0.00	0.00	0.00	12/2014 Mgmt Fee-Innovation Park
		12/2014 Mgmt Fee-Innovation Park	P-90853	23166	phippis	12/31/2014	6110-0000 Management Fees T#Mgmt Fee-Innov		774.00	774.00	0.00	0.00	0.00	12/2014 Mgmt Fee-Innovation Park
Total mgttl									6,702.70	6,702.70	0.00	0.00	0.00	
	rocksoil	ROCK SOLID TERMITE AND PEST CONTROL												
		11/2014 Pest Control	P-90843	23166	collins	12/1/2014	2249-0000 Accrued Other	1014 Innovation P	55.00	0.00	55.00	0.00	0.00	11/2014 Pest Control
		11/2014 Pest Control	P-90843	23166	johnson	12/1/2014	2249-0000 Accrued Other	1014 Innovation P	45.00	0.00	45.00	0.00	0.00	11/2014 Pest Control
		11/2014 Pest Control	P-90843	23166	knight	12/1/2014	2249-0000 Accrued Other	1014 Innovation P	25.00	0.00	25.00	0.00	0.00	11/2014 Pest Control
		11/2014 Pest Control	P-90843	23166	morgan	12/1/2014	2249-0000 Accrued Other	1014 Innovation P	45.00	0.00	45.00	0.00	0.00	11/2014 Pest Control
		11/2014 Pest Control	P-90843	23166	phippis	12/1/2014	2249-0000 Accrued Other	1014 Innovation P	35.00	0.00	35.00	0.00	0.00	11/2014 Pest Control
		12/2014 Pest Control	P-90844	23166	collins	12/18/2014	5430-0000 Exterminating	2/2014 Innovator	55.00	55.00	0.00	0.00	0.00	12/2014 Pest Control
		12/2014 Pest Control	P-90844	23166	johnson	12/18/2014	5430-0000 Exterminating	2/2014 Innovator	45.00	45.00	0.00	0.00	0.00	12/2014 Pest Control
		12/2014 Pest Control	P-90844	23166	knight	12/18/2014	5430-0000 Exterminating	2/2014 Innovator	25.00	25.00	0.00	0.00	0.00	12/2014 Pest Control
		12/2014 Pest Control	P-90844	23166	morgan	12/18/2014	5430-0000 Exterminating	2/2014 Innovator	45.00	45.00	0.00	0.00	0.00	12/2014 Pest Control
		12/2014 Pest Control	P-90844	23166	phippis	12/18/2014	5430-0000 Exterminating	2/2014 Innovator	35.00	35.00	0.00	0.00	0.00	12/2014 Pest Control
Total rocksoil									410.00	205.00	205.00	0.00	0.00	
	simplex	Simplex Grinnell												
		12/2014 Fire Protection System	P-90854	23166	johnson	12/1/2014	5420-0000 Fire Protection Syster	77434029	590.98	0.00	590.98	0.00	0.00	12/2014 Fire Protection System
Total simplex									590.98	0.00	590.98	0.00	0.00	
	sonitrol	Sonitrol of Tallahassee, Inc.												
		attach screws into lock mechanism, verify and check for proper operation.	P-90848	23166	collins	12/10/2014	5160-0000 Exterior Building Maint	244833	59.00	59.00	0.00	0.00	0.00	attach screws into lock mechanism, verify and check
		HID Prox Card Range:62253	P-90846	23166	collins	12/11/2014	1204-0000 AR-Tenant Expenses	244874	7.20	7.20	0.00	0.00	0.00	HID Prox Card Range:62253
Total sonitrol									66.20	66.20	0.00	0.00	0.00	
	specicon	SPECIALTY CONTRACTORS OF TALLAHASSEE Inc												
		ceiling tile grid	P-90851	23166	collins	12/17/2014	5365-0000 Interior Supplies	4461	43.80	43.80	0.00	0.00	0.00	ceiling tile grid
		interior grid work for office	P-90852	23166	collins	12/17/2014	5365-0000 Interior Supplies	4468	24.03	24.03	0.00	0.00	0.00	interior grid work for office
Total specicon									67.83	67.83	0.00	0.00	0.00	
	talldemo	Tallahassee Democrat, Inc.												
		AD #9422041 Acct #C69347	P-90856	23166	knight	12/31/2014	5596-0000 Other Administration	AD #9422041	72.70	72.70	0.00	0.00	0.00	AD #9422041 Acct #C69347
		Newspaper AD	P-90855	23166	knight	12/1/2014	5596-0000 Other Administration	0000845024	17.07	0.00	17.07	0.00	0.00	Newspaper AD
Total talldemo									89.77	72.70	17.07	0.00	0.00	
Grand Total									23,168.56	22,305.33	863.23	0.00	0.00	

INNOVATION PARK
COLLINS BLDG.

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

% OF BLDG	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
75	VACANT			\$ -	13,120	0.00	\$ -				\$ -		\$ -			\$ -		
142	General Capacitor International Inc	4/21/14	4/30/15	\$ 181.25	150	0.00	\$ -		\$ -			\$ 389.68	\$ 389.68			\$ 389.68	Apply Security Deposit Per RM	\$ -
lab-4ofc, 124,125,127,152	Bing Energy International, LLC	7/18/13	6/30/15		5,504	9.15	\$ 4,196.80	\$ 4,196.80	\$ 314.76		\$ 4,511.56	\$ 4,511.56	\$ 9,023.12	\$ 9,023.12	12/2	\$ -	Expansion as of 6/14-Rent Increase \$4196.80	\$ 629.52
										\$ 775.08	\$ 775.08	\$ 1,411.03	\$ 2,186.11	\$ 1,411.03	12/17	\$ 775.08	Utilities	EXEMPT
25	DEPT OF AGRICULTURE & CONSUMER SERVICES-SEAFOOD & AQUACULTURE	7/1/07	6/30/22	\$ -	6,126	9.15	\$ 4,671.08	\$ 4,671.08	EXEMPT		\$ 4,671.08	\$ -	\$ 4,671.08			\$ 4,671.08	RENT SAME TILL END OF LEASE	EXEMPT
										\$ 1,230.52	\$ 1,230.52	\$ 2,981.95	\$ 4,212.47	\$ 973.87	12/8	\$ 3,238.60	Utilities	EXEMPT
=====																		
TOTALS				\$ 181.25	24,900	9.15	\$ 8,867.88	\$ 8,867.88	\$ 314.76	\$ 2,005.60	\$ 11,188.24	\$ 9,294.22	\$ 20,482.46	\$ 11,408.02		\$ 9,074.44		\$ 629.52

A/R \$ 9,074.44
Prepaid \$ -

INNOVATION PARK
FUQUA BLDG.

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

TENANT	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
FSU RESEARCH FOUNDATION, INC.	\$ 1,671.23	\$ 2,660.99	\$ 4,332.22			\$ 4,332.22	Billed qtly for common area costs	EXEMPT
=====								
TOTALS	\$ 1,671.23	\$ 2,660.99	\$ 4,332.22	\$ -		\$ 4,332.22		\$ -

A/R \$ 4,332.22
Prepaid \$ -

INNOVATION PARK
JOHNSON BLDG.

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	RENT	STAX (7.5%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
100	FSU RESEARCH FOUNDATION, INC. National Park Service-SE Archeological Center Center for Ocean-Atmospheric Prediction Studies	12/7/94	11/1/14	\$ -	39,337	0.00			EXEMPT	\$ -	\$ -	\$ -	\$ -			\$ -	restructure closed on 3.18.14-moved out	EXEMPT
											\$ -	\$ (37.12)	\$ (37.12)			\$ (37.12)	OTHER: REBILL	
Small	National Park Service-SE Archeological Center (44044)	2/18/04	2/17/15					\$ 3,026.70	EXEMPT	\$ 168.01	\$ 3,194.71	\$ 3,213.37	\$ 6,408.08	\$ 3,262.88	12/1, 12/26	\$ 3,145.20	LCRDA took over this lease as of 3.19.14	EXEMPT
Large	National Park Service-SE Archeological Center (33064)	10/1/94	10/23/15					\$ 10,168.58	EXEMPT		\$ 10,168.58	\$ 10,168.58	\$ 20,337.16	\$ 10,168.58	12/1	\$ 10,168.58	LCRDA took over this lease as of 3.19.14	EXEMPT
=====																		
TOTALS				\$ -	39,337	0.00	\$ -	\$ 13,195.28	\$ -	\$ 168.01	\$ 13,363.29	\$ 13,344.83	\$ 26,708.12	\$ 13,431.46		\$ 13,276.66		\$ -

A/R \$ 13,313.78
Prepaid \$ (37.12)

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	15.40	\$ 441.33	\$ 441.33	\$ 33.10			\$ 474.43	\$ 474.43	\$ 948.86	\$ 948.86	12/2	\$ (0.00)	9.14 rent increase to 441.33.	\$ 66.20
										\$ 21.15		\$ 21.15	\$ 21.15	\$ 42.30	\$ 42.30	12/2	\$ -	MTHLY DSL CHARGE \$21.15	EXEMPT
112	VACANT				152	0.00	\$ -		\$ -			\$ -	\$ -	\$ -			\$ -		\$ -
113	VACANT				164	0.00	\$ -					\$ -	\$ -	\$ -			\$ -	MTHLY DSL CHARGE \$30.00	EXEMPT
114	BUC TECHNOLOGIES, LLC	7/1/10	6/30/15	\$ -	170	15.38	\$ 217.93	\$ 217.93	\$ 16.34			\$ 234.27	\$ 468.54	\$ 702.81			\$ 702.81	7/14 Rent Increase \$217.93	\$ -
										\$ 21.15		\$ 21.15	\$ 61.42	\$ 82.57			\$ 82.57	Mthly DSL charge \$21.15 Other:	EXEMPT
	TEAM SIMULATIONS, LLC	9/14/07	9/30/14				\$ 50.00	\$ 50.00	\$ 3.75			\$ 53.75	\$ (53.75)	\$ -			\$ -	10/13 begin svc agmt	\$ -
																		petty cash dep	
	Blue Fuels (Reamonn Soto)	12/10/13	11/30/14	\$ -					\$ -		\$ -	\$ -	\$ 982.39	\$ 982.39			\$ 982.39		\$ -
										\$ -	\$ -	\$ -	\$ 150.00	\$ 150.00			\$ 150.00	MTHLY DSL CHARGE \$30.00	Exempt
																		Security Deposit forfit- Stax 13.83	
																		Misc Elevator Pitch	
																		Misc Elevator Pitch	
=====																			\$ 66.20
TOTALS				\$ -	2,800	7.69	\$ 709.26	\$ 709.26	\$ 53.19		\$ -	\$ 804.75	\$ 2,104.18	\$ 2,908.93	\$ 991.16		\$ 1,917.77		

Misc Deposit \$ 162.00
G/L 4405-0000 A/R \$ 1,917.77

INNOVATION PARK
MORGAN BLDG.

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

UNIT	LEASE #	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	ELECTRIC	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
100/101		CONFERENCE RM				571.00														
102,104-108	2013:113	FSU-FLORIDA CONFLICT RESOLUTION CENTER-CONSENSUS CENTER	10/15/13	10/31/14		1238.00	14.50	\$ 1,495.92	\$ 1,495.92	EXEMPT			\$ 1,495.92	\$ 1,495.92	\$ 2,991.84	\$ 2,991.84	12/2, 12/15	\$ -		EXEMPT
103		VACANT				160.00														
109		VACANT				516.00														
110, 113, 113A	2014:101	Northwest Regional Data Center	1/20/14	1/31/15		1799.00	14.50	\$ 2,796.08	\$ 2,796.08	EXEMPT			\$ 2,796.08	\$ 11,184.32	\$ 13,980.40	\$ 11,184.32	12/2, 12/2	\$ 2,796.08		EXEMPT
114, 121, 122, 123		NWRDC (part of above)				515.00														
115, 118, 119, 120		Danfoss Turbocor Compressors, Inc	8/1/11	1/31/15	\$ 1,829.42	1514.00	15.38	\$ 1,940.83	\$ 1,940.83	\$ 145.56			\$ 2,086.39	\$ -	\$ 2,086.39	\$ 2,086.39	12/2	\$ 0.00	8/14 Rent Increase \$1940.83	\$ 145.56
116		VACANT				195.00														
117		VACANT				175.00														
127/128		VACANT			\$ -	506.00	0.00	\$ -	\$ -	\$ -			\$ -	\$ -	\$ -			\$ -		\$ -
130,130A-C, 132, 133, 135-139	C-1644	FLORIDA A & M UNIVERISTY 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	12/16	\$ -	MTM with 60 day notice to terminate	EXEMPT
131	2008:103	FSU-INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	5/1/08	4/30/15	\$ -	130.00	16.50	\$ 178.75	\$ 157.08	EXEMPT	\$ 21.67		\$ 178.75	\$ 178.75	\$ 357.50	\$ 357.50	12/2, 12/22	\$ -		EXEMPT
140		VACANT				534.00														
203-208		VACANT			\$ -	1588.50	0.00	\$ -		EXEMPT			\$ -	\$ -	\$ -			\$ -		EXEMPT
200, 211-212		VACANT				786.50	0.00	\$ -		EXEMPT			\$ -							EXEMPT
201		VACANT				275.00	0.00													
210		Forensic Data Corp	6/6/14	6/30/15	\$ 240.46	199.00	6.09	\$ 240.46	\$ 240.46	\$ 18.03			\$ 258.49	\$ 258.49	\$ 516.98	\$ 258.49	12/8	\$ 258.49	Secdep required \$240.46-pd 7.10	\$ 18.03
213		Richard Benham	3/6/14	12/31/14	\$ 200.00	199.00	1.78	\$ 100.00	\$ 100.00	\$ 7.50			\$ 107.50	\$ 215.00	\$ 322.50	\$ 322.50	12/23	\$ -		\$ 22.50
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	\$ 1,462.69	12/2	\$ 1,462.69		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	6/30/15	\$ -	1148.00	14.50	\$ 1,387.17	\$ 1,387.17	EXEMPT			\$ 1,387.17	\$ 1,387.17	\$ 2,774.34			\$ 2,774.34	OTHER:	EXEMPT
222A	2010:105	FSU-CENTER FOR ADVANCEMENT OF LEARNING ASSESSMENT-2	7/1/10	7/31/15	\$ -	470.00	14.51	\$ 568.22	\$ 568.22	EXEMPT			\$ 568.22	\$ 568.22	\$ 1,136.44	\$ 568.22	12/15	\$ 568.22	OTHER:	EXEMPT
225		VACANT				227.00														
225A		VACANT				178.00														
225B		VACANT				175.00														
225C		VACANT				175.00														
225D		VACANT				178.00														
226-235	2002:113	FSU-CENTER FOR BIOMEDICAL & TOXICOLOGICAL RESEARCH	7/1/02	6/30/15	\$ -	3000.00	14.50	\$ 3,625.00	\$ 3,625.00	EXEMPT			\$ 3,625.00	\$ -	\$ 3,625.00	\$ 3,625.00	12/15	\$ -		EXEMPT
236		VACANT			\$ -	1806.00	14.50	\$ 2,182.25		EXEMPT			\$ -	\$ -	\$ -			\$ -		EXEMPT
=====																				
TOTALS					\$ 2,269.88	22587.00	16.22	\$ 18,536.62	\$ 16,332.70	\$ 171.10	\$ -	\$ -	\$ 16,525.47	\$ 16,750.56	\$ 33,276.03	\$ 25,416.20		\$ 7,859.83		\$ 186.10

AR \$ 7,859.82
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	\$ 21,439.14	\$ 10,719.57	12/2	\$ 10,719.57		EXEMPT
	STRUCTURAL RESEARCH LABORATORY																RENT SAME TILL END OF LEASE	
	(bldg & land is 5.28 acres)																LESSEE PAYS UTILITIES, JANITORIAL & GROUNDS MAINTENANCE. LANDLORD PAYS FOR HVAC, STRUCTURAL & SOME INTERIOR MAINTENANCE ITEMS.	
=====																		
	TOTALS			\$ -	14,661	8.77	\$ 10,719.57	\$ 10,719.57	\$ -	\$ -	\$ 10,719.57	\$ 10,719.57	\$ 21,439.14	\$ 10,719.57		\$ 10,719.57		\$ -

A/R \$ 10,719.57
Prepaid \$ -

