

Monthly Owner Report



Innovation Park

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

May
2014



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

Balance Sheet (With Period Change)

Period = May 2014

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4000	Cash - Hancock Bank	228,263.19	240,376.59	-12,113.40
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1190-0000	TOTAL CASH	228,463.19	240,576.59	-12,113.40
1200-0000	RECEIVABLES			
1203-0000	A/R-Tenant	64,490.13	56,787.70	7,702.43
1204-0000	AR-Tenant Expenses to be Reimbursed	202.50	2,857.44	-2,654.94
1206-0000	Other Receivables	3,081.73	1,511.92	1,569.81
1210-0000	Accounts Receivable	42,917.28	62,913.19	-19,995.91
1217-0000	Other Assets	1,989.00	1,989.00	0.00
1299-0000	TOTAL RECEIVABLES	112,680.64	126,059.25	-13,378.61
1300-1000	PROPERTY			
1305-0000	Land	635,920.58	635,920.58	0.00
1330-2100	Building and Improvements	65,050.56	65,050.56	0.00
1590-0000	Accumulated Depreciation	-5,477,314.07	-5,452,018.58	-25,295.49
1620-0000	F/F/E- Improvements	65,330.57	65,330.57	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	4,911,406.96	4,936,702.45	-25,295.49
1840-0000	OTHER ASSETS			
1905-0000	Trust Escrow	90,000.00	90,000.00	0.00
1913-0000	Prepaid Insurance	25,076.71	30,220.43	-5,143.72
1925-0000	Investments	2,535,007.16	2,533,461.61	1,545.55
1945-0000	Investments Limited as to Use	1,400,000.00	1,400,000.00	0.00
1980-0000	TOTAL OTHER ASSETS	4,050,083.87	4,053,682.04	-3,598.17
1990-0000	TOTAL ASSETS	9,302,634.66	9,357,020.33	-54,385.67
2000-0000	LIABILITIES and CAPITAL			
2236-0000	Accounts Payable	61,888.46	60,814.94	1,073.52
2246-0000	Prepaid Rents	12,301.94	15,266.38	-2,964.44
2249-0000	Accrued Other	5,373.20	9,655.74	-4,282.54
2250-0000	Tenant Security Dep	2,592.51	2,592.51	0.00
2251-1000	Accrued Interest	3,707.00	3,707.00	0.00
2305-0000	Sales Tax Payable	266.67	319.44	-52.77
2490-0000	TOTAL LIABILITIES	86,129.78	92,356.01	-6,226.23
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	4,911,406.96	4,936,702.45	-25,295.49
2750-0000	Unrestricted	2,905,097.92	2,927,961.87	-22,863.95
2760-0000	Designated Net Assets	1,400,000.00	1,400,000.00	0.00
2890-0000	TOTAL CAPITAL	9,216,504.88	9,264,664.32	-48,159.44
2990-0000	TOTAL LIABILITIES and CAPITAL	9,302,634.66	9,357,020.33	-54,385.67

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

Income Statement

Period = May 2014

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	0.00	0.00	194.38	0.02
3110-0000	Rent	49,348.36	73.88	458,005.66	56.74
3110-5000	Amortized Income	0.00	0.00	114,555.91	14.19
3114-5000	Operating Expense Reimbursement	7,010.48	10.49	145,104.64	17.98
3115-0000	CAM	7,200.00	10.78	62,942.50	7.80
3119-0000	Management Fee Income	0.00	0.00	6,349.59	0.79
3120-0000	Other Rents	72.30	0.11	11,659.49	1.44
3220-0000	Interest Income	3,133.92	4.69	8,062.79	1.00
3315-0000	Sales Tax Discount	12.81	0.02	134.14	0.02
3540-0000	Electricity Pass Thru	21.67	0.03	173.36	0.02
3990-0000	TOTAL REVENUE	66,799.54	100.00	807,182.46	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	10,416.66	15.59	80,516.65	9.98
4403-0000	Clerical Salary-Authority	3,856.68	5.77	30,848.76	3.82
4404-0000	Payroll Taxes - Authority	1,174.29	1.76	8,708.00	1.08
4405-0000	Worker's Compensation-Authority	975.00	1.46	1,710.00	0.21
4406-0000	Employee Benefits-Authority	853.36	1.28	7,736.47	0.96
4460-0000	Employee Benefits	758.34	1.14	8,638.03	1.07
4490-0000	TOTAL PAYROLL EXPENSE	18,034.33	27.00	138,157.91	17.12
4600-0000	UTILITIES				
4605-0000	Electric	4,606.00	6.90	43,095.39	5.34
4607-0000	Electric - NonCam	1,346.74	2.02	3,774.13	0.47
4620-0000	Utility - Turn On Fees	0.00	0.00	18.50	0.00
4622-0000	Demand Credit	-30.60	-0.05	-344.41	-0.04
4635-0000	Refuse Collection	539.47	0.81	4,539.77	0.56
4637-0000	Refuse - NONCAM	0.00	0.00	57.32	0.01
4640-0000	Water/Sewer	331.55	0.50	4,220.31	0.52
4642-0000	Non CAM Water/Sewer	244.21	0.37	427.32	0.05
4648-0000	Irrigation - Utility	115.47	0.17	1,187.47	0.15
4649-0000	Irrigation-NonCAM	31.92	0.05	56.04	0.01

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		Period to Date	%	Year to Date	%
4650-0000	Stormwater	263.15	0.39	2,105.20	0.26
4660-0000	Fire Service - Utility	141.16	0.21	1,129.28	0.14
4799-0000	TOTAL UTILITIES	7,589.07	11.36	60,266.32	7.47
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	190.00	0.28	1,511.42	0.19
5125-0000	Electric Supplies	175.47	0.26	6,340.27	0.79
5127-0000	NONCAM Electric Supplies	0.00	0.00	40.39	0.00
5130-0000	Electric Bulbs	0.00	0.00	755.01	0.09
5132-0000	NONCAM Electric Bulbs	0.00	0.00	7.79	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	475.29	0.06
5138-0000	Parking Lot Poles	0.00	0.00	37.68	0.00
5140-0000	Elevator Maintenance	101.25	0.15	669.90	0.08
5141-0000	Elevator Maintenance-NonCAM	48.75	0.07	136.50	0.02
5145-0000	Elevator Phone Maintenance	602.37	0.90	4,532.21	0.56
5160-0000	Exterior Building Maintenance	1,051.63	1.57	4,950.80	0.61
5161-0000	Exterior Building Supplies	0.00	0.00	223.07	0.03
5162-0000	Non CAM Exterior Bldg Maint.	520.00	0.78	561.11	0.07
5165-0000	Emergency Light Repair	104.52	0.16	185.70	0.02
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	1,916.77	0.24
5175-0000	Fire Alarm/Sprinkler Repair	0.00	0.00	2,540.40	0.31
5180-0000	HVAC Repair	2,047.03	3.06	23,525.37	2.91
5185-0000	HVAC Supplies	0.00	0.00	47.07	0.01
5195-0000	Tree Trimming	0.00	0.00	600.00	0.07
5197-0000	Holding Pond Maintenance	0.00	0.00	4,200.00	0.52
5210-0000	Locks & Keys Repairs	0.00	0.00	471.00	0.06
5215-0000	Locks & Keys Supplies	0.00	0.00	666.20	0.08
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	8.12	0.00
5221-0000	Parking Lot Repairs-NonCAM	0.00	0.00	0.71	0.00
5230-0000	Plumbing Repairs	323.70	0.48	4,985.48	0.62
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	159.20	0.02
5235-0000	Plumbing Supplies	0.00	0.00	722.00	0.09
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	1.09	0.00
5240-0000	Backflow Maintenance	0.00	0.00	136.50	0.02
5250-0000	Roof Repairs	0.00	0.00	455.00	0.06
5260-0000	Signage	0.00	0.00	150.60	0.02
5270-0000	Small Tools	0.00	0.00	113.49	0.01
5285-0000	General Building R&M & Supplies	0.00	0.00	39.37	0.00

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		Period to Date	%	Year to Date	%
5299-0000	TOTAL REPAIR/MAINTENANCE	5,164.72	7.73	61,165.51	7.58
5300-0000	CLEANING AND IMPROVEMENTS				
5320-0000	Cleaning Supplies	0.00	0.00	6.97	0.00
5340-0000	Painting	0.00	0.00	3,506.62	0.43
5345-0000	Painting Supplies	0.00	0.00	643.59	0.08
5365-0000	Interior Supplies	207.83	0.31	240.84	0.03
5370-0000	Interior Repairs	67.20	0.10	2,355.00	0.29
5380-0000	Other Cleaning and Improvements	0.00	0.00	723.71	0.09
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	275.03	0.41	7,476.73	0.93
5400-0000	SERVICES				
5410-0000	Elevator Service	111.37	0.17	1,176.69	0.15
5412-0000	Elevator Service-NonCAM	53.63	0.08	143.31	0.02
5420-0000	Fire Protection System	0.00	0.00	2,723.52	0.34
5430-0000	Exterminating	260.00	0.39	3,881.64	0.48
5433-0000	Non CAM Exterminating	0.00	0.00	1,556.50	0.19
5445-0000	Backflow Prevention Service	0.00	0.00	358.51	0.04
5445-5000	Backflow Prevention Svc-NonCAM	0.00	0.00	1.49	0.00
5447-0000	HVAC Monthly Service	0.00	0.00	14,291.28	1.77
5448-0000	Non CAM HVAC Monthly Maint	0.00	0.00	61.90	0.01
5450-0000	Janitorial Service	4,648.06	6.96	48,402.43	6.00
5455-0000	Non CAM Janitorial	0.00	0.00	770.52	0.10
5460-0000	Landscaping Service	3,738.59	5.60	26,833.80	3.32
5462-0000	Non CAM Landscaping	355.43	0.53	7,122.92	0.88
5465-0000	Grounds Cleaning	5.95	0.01	5.95	0.00
5466-0000	Non-CAM Grounds Cleanup	11.04	0.02	11.04	0.00
5480-0000	Security	0.00	0.00	66.58	0.01
5482-0000	Non CAM Security	0.00	0.00	256.81	0.03
5495-0000	Other Services	0.00	0.00	240.00	0.03
5499-0000	TOTAL SERVICES	9,184.07	13.75	107,904.89	13.37
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	18,000.00	2.23
5520-0000	Phone Service	378.63	0.57	2,030.02	0.25
5522-0000	Internet Charge	80.74	0.12	508.48	0.06
5523-0000	Internet Charge-NonCAM	0.00	0.00	978.00	0.12

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		Period to Date	%	Year to Date	%
5530-0000	Copies	264.80	0.40	456.93	0.06
5560-0000	Fees/Licenses/Permits	6.00	0.01	83.00	0.01
5565-0000	Office Supplies	142.05	0.21	246.57	0.03
5566-0000	Office Equipment Maintenance	0.00	0.00	204.24	0.03
5567-0000	Office Equip Mtnce-NonCAM	0.00	0.00	443.05	0.05
5568-0000	Dues/Seminars	0.00	0.00	350.00	0.04
5570-0000	Postage/Delivery	0.00	0.00	34.17	0.00
5575-0000	Professional Fees	2,350.00	3.52	28,723.77	3.56
5585-0000	Subscriptions	0.00	0.00	1,030.00	0.13
5586-0000	Marketing/PR	-995.75	-1.49	2,879.92	0.36
5587-0000	General Authority Expense	196.98	0.29	1,084.69	0.13
5588-0000	Economic Development	0.00	0.00	25,000.00	3.10
5589-0000	Research Grants	30,000.00	44.91	30,000.00	3.72
5592-0000	Non CAM Professional Fees	2,350.00	3.52	18,803.77	2.33
5594-0000	Travel	1,625.10	2.43	5,975.67	0.74
5596-0000	Other Administration Costs	124.00	0.19	975.56	0.12
5599-0000	TOTAL PROPERTY ADMINISTRATION	36,522.55	54.67	137,807.84	17.07
6110-0000	Management Fees TALCOR	6,014.56	9.00	44,654.84	5.53
6111-0000	Management Fees-NonCAM	1,735.44	2.60	23,345.16	2.89
6159-0000	TOTAL OTHER EXPENSES	7,750.00	11.60	68,000.00	8.42
7110-0000	Property Insurance	5,138.04	7.69	43,123.95	5.34
7111-0000	Property Insurance-NonCAM	5.68	0.01	14,020.26	1.74
7199-0000	TOTAL INSURANCE/TAXES	5,143.72	7.70	57,144.21	7.08
7800-0000	TOTAL OPERATING EXPENSES	89,663.49	134.23	637,923.41	79.03
7999-0000	NET INCOME - OPERATING	-22,863.95	-34.23	169,259.05	20.97
8100-0000	DEBT SERVICE				
8122-0000	Bond Interest Expense	0.00	0.00	60,275.38	7.47
8199-0000	TOTAL DEBT SERVICE	0.00	0.00	60,275.38	7.47
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	25,295.49	37.87	338,346.81	41.92
8220-0000	Amortization Expense	0.00	0.00	1,534.68	0.19
8299-0000	TOTAL OTHER EXPENSES	25,295.49	37.87	339,881.49	42.11

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Income Statement

Period = May 2014

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		Period to Date	%	Year to Date	%
9900-0000	NET INCOME	-48,159.44	-72.10	-230,897.82	-28.61
9950-0000	Transfer of Operations	0.00	0.00	-3,057,715.69	-378.81
9990-0000	Net Income After G/L From Transfer of Operations	-48,159.44	-72.10	-3,288,613.51	-407.42

Budget Comparison

Period = May 2014

Book = Accrual

11:10 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	0.00	0.00	0.00	N/A	194.38	0.00	194.38	N/A	0.00
3110-0000	Rent	49,348.36	45,937.25	3,411.11	7.43	458,005.66	449,032.00	8,973.66	2.00	632,781.00
3110-5000	Amortized Income	0.00	0.00	0.00	N/A	114,555.91	123,163.98	-8,608.07	-6.99	123,163.98
3114-5000	Operating Expense Reimbursement	7,010.48	1,640.00	5,370.48	327.47	145,104.64	169,479.48	-24,374.84	-14.38	176,039.48
3115-0000	CAM	7,200.00	8,268.50	-1,068.50	-12.92	62,942.50	66,148.00	-3,205.50	-4.85	99,222.00
3119-0000	Management Fee Income	0.00	0.00	0.00	N/A	6,349.59	7,328.00	-978.41	-13.35	7,328.00
3120-0000	Other Rents	72.30	64.00	8.30	12.97	11,659.49	10,512.02	1,147.47	10.92	10,768.02
3220-0000	Interest Income	3,133.92	3,550.00	-416.08	-11.72	8,062.79	28,700.00	-20,637.21	-71.91	42,600.00
3315-0000	Sales Tax Discount	12.81	0.00	12.81	N/A	134.14	0.00	134.14	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	173.36	0.00	173.36	N/A	0.00
3990-0000	TOTAL REVENUE	66,799.54	59,459.75	7,339.79	12.34	807,182.46	854,363.48	-47,181.02	-5.52	1,091,902.48
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	10,416.66	9,875.00	-541.66	-5.49	80,516.65	79,000.00	-1,516.65	-1.92	118,500.00
4403-0000	Clerical Salary-Authority	3,856.68	3,900.00	43.32	1.11	30,848.76	31,200.00	351.24	1.13	46,800.00
4404-0000	Payroll Taxes - Authority	1,174.29	1,054.00	-120.29	-11.41	8,708.00	8,429.00	-279.00	-3.31	12,645.00
4405-0000	Worker's Compensation-Authority	975.00	261.25	-713.75	-273.21	1,710.00	2,090.00	380.00	18.18	3,135.00
4406-0000	Employee Benefits-Authority	853.36	1,977.42	1,124.06	56.84	7,736.47	15,819.36	8,082.89	51.09	23,729.00
4460-0000	Employee Benefits	758.34	0.00	-758.34	N/A	8,638.03	0.00	-8,638.03	N/A	0.00
4490-0000	TOTAL PAYROLL EXPENSE	18,034.33	17,067.67	-966.66	-5.66	138,157.91	136,538.36	-1,619.55	-1.19	204,809.00
4600-0000	UTILITIES									
4605-0000	Electric	4,606.00	5,512.00	906.00	16.44	43,095.39	37,093.00	-6,002.39	-16.18	63,781.00
4607-0000	Electric - NonCam	1,346.74	0.00	-1,346.74	N/A	3,774.13	2,077.00	-1,697.13	-81.71	2,077.00
4620-0000	Utility - Turn On Fees	0.00	0.00	0.00	N/A	18.50	0.00	-18.50	N/A	0.00
4622-0000	Demand Credit	-30.60	0.00	30.60	N/A	-344.41	0.00	344.41	N/A	0.00
4635-0000	Refuse Collection	539.47	323.00	-216.47	-67.02	4,539.77	3,619.00	-920.77	-25.44	4,946.00
4637-0000	Refuse - NONCAM	0.00	0.00	0.00	N/A	57.32	54.00	-3.32	-6.15	54.00
4640-0000	Water/Sewer	331.55	438.00	106.45	24.30	4,220.31	4,555.00	334.69	7.35	6,362.00
4642-0000	Non CAM Water/Sewer	244.21	0.00	-244.21	N/A	427.32	47.00	-380.32	-809.19	47.00
4648-0000	Irrigation - Utility	115.47	204.00	88.53	43.40	1,187.47	1,549.00	361.53	23.34	2,396.00
4649-0000	Irrigation-NonCAM	31.92	0.00	-31.92	N/A	56.04	8.00	-48.04	-600.50	8.00
4650-0000	Stormwater	263.15	47.00	-216.15	-459.89	2,105.20	376.00	-1,729.20	-459.89	564.00
4660-0000	Fire Service - Utility	141.16	28.00	-113.16	-404.14	1,129.28	224.00	-905.28	-404.14	336.00
4799-0000	TOTAL UTILITIES	7,589.07	6,552.00	-1,037.07	-15.83	60,266.32	49,602.00	-10,664.32	-21.50	80,571.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	190.00	100.00	-90.00	-90.00	1,511.42	7,400.00	5,888.58	79.58	9,300.00
5122-0000	NONCAM Electrical Repairs	0.00	0.00	0.00	N/A	0.00	45.00	45.00	100.00	45.00
5125-0000	Electric Supplies	175.47	150.00	-25.47	-16.98	6,340.27	1,621.00	-4,719.27	-291.13	2,242.00
5127-0000	NONCAM Electric Supplies	0.00	0.00	0.00	N/A	40.39	67.00	26.61	39.72	67.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	755.01	960.00	204.99	21.35	1,280.00
5132-0000	NONCAM Electric Bulbs	0.00	0.00	0.00	N/A	7.79	0.00	-7.79	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	475.29	0.00	-475.29	N/A	0.00
5138-0000	Parking Lot Poles	0.00	0.00	0.00	N/A	37.68	0.00	-37.68	N/A	0.00
5140-0000	Elevator Maintenance	101.25	0.00	-101.25	N/A	669.90	1,070.00	400.10	37.39	1,070.00
5141-0000	Elevator Maintenance-NonCAM	48.75	0.00	-48.75	N/A	136.50	12.00	-124.50	-1,037.50	12.00
5145-0000	Elevator Phone Maintenance	602.37	0.00	-602.37	N/A	4,532.21	675.00	-3,857.21	-571.44	900.00
5145-2310	Security Monitro Cont-NonCAM	0.00	0.00	0.00	N/A	0.00	240.00	240.00	100.00	240.00
5145-4400	Security Maint & Repair	0.00	75.00	75.00	100.00	0.00	225.00	225.00	100.00	300.00
5160-0000	Exterior Building Maintenance	1,051.63	280.00	-771.63	-275.58	4,950.80	8,020.00	3,069.20	38.27	10,810.00
5161-0000	Exterior Building Supplies	0.00	125.00	125.00	100.00	223.07	1,405.00	1,181.93	84.12	1,930.00
5161-5000	Ext Building Supplies-NonCAM	0.00	0.00	0.00	N/A	0.00	16.00	16.00	100.00	16.00
5162-0000	Non CAM Exterior Bldg Maint.	520.00	0.00	-520.00	N/A	561.11	302.00	-259.11	-85.80	302.00
5165-0000	Emergency Light Repair	104.52	0.00	-104.52	N/A	185.70	0.00	-185.70	N/A	0.00

Budget Comparison

Period = May 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	L1:10 AM
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	1,916.77	1,775.00	-141.77	-7.99	1,775.00	
5175-0000	Fire Alarm/Sprinkler Repair	0.00	0.00	0.00	N/A	2,540.40	780.00	-1,760.40	-225.69	780.00	
5180-0000	HVAC Repair	2,047.03	2,250.00	202.97	9.02	23,525.37	13,250.00	-10,275.37	-77.55	18,750.00	
5182-0000	Non CAM HVAC Repair	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	250.00	
5185-0000	HVAC Supplies	0.00	0.00	0.00	N/A	47.07	200.00	152.93	76.46	200.00	
5190-0000	Landscaping Supplies	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	250.00	
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	5,900.00	5,900.00	100.00	5,900.00	
5193-0000	Landscaping Expense-NonCAM	0.00	0.00	0.00	N/A	0.00	30.00	30.00	100.00	30.00	
5195-0000	Tree Trimming	0.00	5,576.00	5,576.00	100.00	600.00	5,876.00	5,276.00	89.79	5,876.00	
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	4,200.00	3,700.00	-500.00	-13.51	3,700.00	
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	471.00	1,225.00	754.00	61.55	1,805.00	
5212-0000	Non CAM Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	50.00	50.00	100.00	50.00	
5215-0000	Locks & Keys Supplies	0.00	0.00	0.00	N/A	666.20	0.00	-666.20	N/A	0.00	
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	0.00	N/A	8.12	0.00	-8.12	N/A	0.00	
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	0.00	15,790.00	15,790.00	100.00	15,790.00	
5221-0000	Parking Lot Repairs-NonCAM	0.00	0.00	0.00	N/A	0.71	210.00	209.29	99.66	210.00	
5230-0000	Plumbing Repairs	323.70	100.00	-223.70	-223.70	4,985.48	7,375.00	2,389.52	32.40	8,725.00	
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	0.00	N/A	159.20	48.00	-111.20	-231.67	48.00	
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	722.00	850.00	128.00	15.06	1,125.00	
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	0.00	N/A	1.09	20.00	18.91	94.55	20.00	
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	136.50	630.00	493.50	78.33	630.00	
5245-0000	Irrigation Repairs	0.00	200.00	200.00	100.00	0.00	1,300.00	1,300.00	100.00	1,550.00	
5245-5000	Irrigation Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	425.00	425.00	100.00	425.00	
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	455.00	7,500.00	7,045.00	93.93	11,000.00	
5252-0000	Non CAM Roof Repairs	0.00	0.00	0.00	N/A	0.00	90.00	90.00	100.00	90.00	
5260-0000	Signage	0.00	0.00	0.00	N/A	150.60	5,350.00	5,199.40	97.18	5,350.00	
5261-0000	Non-CAM Signage	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	150.00	
5270-0000	Small Tools	0.00	0.00	0.00	N/A	113.49	0.00	-113.49	N/A	0.00	
5285-0000	General Building R&M & Supplies	0.00	0.00	0.00	N/A	39.37	0.00	-39.37	N/A	0.00	
5290-0000	Other Maintenance	0.00	125.00	125.00	100.00	0.00	1,875.00	1,875.00	100.00	2,000.00	
5299-0000	TOTAL REPAIR/MAINTENANCE	5,164.72	8,981.00	3,816.28	42.49	61,165.51	96,957.00	35,791.49	36.91	114,993.00	
5300-0000	CLEANING AND IMPROVEMENTS										
5310-0000	Carpet Cleaning	0.00	1,500.00	1,500.00	100.00	0.00	15,797.00	15,797.00	100.00	18,547.00	
5312-0000	Non CAM Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	268.00	268.00	100.00	268.00	
5313-0000	Carpet Repairs	0.00	0.00	0.00	N/A	0.00	2,900.00	2,900.00	100.00	3,900.00	
5314-0000	Carpet Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	30.00	30.00	100.00	30.00	
5315-5000	Mini Blinds-NonCAM	0.00	300.00	300.00	100.00	0.00	600.00	600.00	100.00	600.00	
5320-0000	Cleaning Supplies	0.00	0.00	0.00	N/A	6.97	0.00	-6.97	N/A	0.00	
5340-0000	Painting	0.00	0.00	0.00	N/A	3,506.62	13,828.00	10,321.38	74.64	13,828.00	
5342-0000	Non CAM Painting	0.00	0.00	0.00	N/A	0.00	572.00	572.00	100.00	572.00	
5345-0000	Painting Supplies	0.00	400.00	400.00	100.00	643.59	400.00	-243.59	-60.90	400.00	
5365-0000	Interior Supplies	207.83	0.00	-207.83	N/A	240.84	2,900.00	2,659.16	91.70	2,900.00	
5367-0000	Non CAM Interior Supplies	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	100.00	
5370-0000	Interior Repairs	67.20	900.00	832.80	92.53	2,355.00	8,300.00	5,945.00	71.63	9,925.00	
5375-0000	Non CAM Interior Repairs	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00	
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	723.71	4,000.00	3,276.29	81.91	4,125.00	
5385-0000	Non CAM Other Cleaning and Impro.	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00	
5399-0000	TOTAL CLEANING AND IMPROVEMEN	275.03	3,100.00	2,824.97	91.13	7,476.73	50,695.00	43,218.27	85.25	56,195.00	
5400-0000	SERVICES										
5410-0000	Elevator Service	111.37	121.00	9.63	7.96	1,176.69	1,220.00	43.31	3.55	1,704.00	
5412-0000	Elevator Service-NonCAM	53.63	0.00	-53.63	N/A	143.31	18.00	-125.31	-696.17	18.00	
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	2,723.52	3,493.00	769.48	22.03	3,493.00	
5430-0000	Exterminating	260.00	255.00	-5.00	-1.96	3,881.64	2,928.00	-953.64	-32.57	3,948.00	
5433-0000	Non CAM Exterminating	0.00	0.00	0.00	N/A	1,556.50	18.00	-1,538.50	-8,547.22	18.00	
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	358.51	255.00	-103.51	-40.59	255.00	
5445-5000	Backflow Prevention Svc-NonCAM	0.00	0.00	0.00	N/A	1.49	70.00	68.51	97.87	70.00	
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	14,291.28	16,638.00	2,346.72	14.10	20,436.00	

Budget Comparison

Period = May 2014

Book = Accrual

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5448-0000	Non CAM HVAC Monthly Maint	0.00	0.00	0.00	N/A	61.90	44.00	-17.90	-40.68	44.00
5450-0000	Janitorial Service	4,648.06	4,325.00	-323.06	-7.47	48,402.43	52,786.00	4,383.57	8.30	70,086.00
5455-0000	Non CAM Janitorial	0.00	0.00	0.00	N/A	770.52	798.00	27.48	3.44	798.00
5460-0000	Landscaping Service	3,738.59	2,880.00	-858.59	-29.81	26,833.80	21,861.00	-4,972.80	-22.75	33,381.00
5462-0000	Non CAM Landscaping	355.43	1,645.00	1,289.57	78.39	7,122.92	9,982.00	2,859.08	28.64	16,562.00
5465-0000	Grounds Cleaning	5.95	0.00	-5.95	N/A	5.95	500.00	494.05	98.81	1,000.00
5466-0000	Non-CAM Grounds Cleanup	11.04	0.00	-11.04	N/A	11.04	0.00	-11.04	N/A	0.00
5480-0000	Security	0.00	170.00	170.00	100.00	66.58	3,325.00	3,258.42	98.00	4,660.00
5482-0000	Non CAM Security	0.00	0.00	0.00	N/A	256.81	240.00	-16.81	-7.00	240.00
5487-0000	Window Washing Service	0.00	6,550.00	6,550.00	100.00	0.00	8,400.00	8,400.00	100.00	8,690.00
5488-0000	Window Washing Svc-NonCAM	0.00	0.00	0.00	N/A	0.00	115.00	115.00	100.00	115.00
5495-0000	Other Services	0.00	0.00	0.00	N/A	240.00	0.00	-240.00	N/A	0.00
5499-0000	TOTAL SERVICES	9,184.07	15,946.00	6,761.93	42.41	107,904.89	122,691.00	14,786.11	12.05	165,518.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	0.00	0.00	0.00	N/A	18,000.00	18,000.00	0.00	0.00	18,000.00
5520-0000	Phone Service	378.63	113.00	-265.63	-235.07	2,030.02	1,054.00	-976.02	-92.60	1,506.00
5521-0000	Phone Service-NonCAM	0.00	0.00	0.00	N/A	0.00	12.00	12.00	100.00	12.00
5522-0000	Internet Charge	80.74	571.00	490.26	85.86	508.48	1,686.00	1,177.52	69.84	1,970.00
5523-0000	Internet Charge-NonCAM	0.00	0.00	0.00	N/A	978.00	1,956.00	978.00	50.00	1,956.00
5530-0000	Copies	264.80	42.00	-222.80	-530.48	456.93	732.00	275.07	37.58	1,000.00
5560-0000	Fees/Licenses/Permits	6.00	6.00	0.00	0.00	83.00	46.00	-37.00	-80.43	710.00
5565-0000	Office Supplies	142.05	100.00	-42.05	-42.05	246.57	800.00	553.43	69.18	1,200.00
5566-0000	Office Equipment Maintenance	0.00	0.00	0.00	N/A	204.24	300.00	95.76	31.92	500.00
5567-0000	Office Equip Mtnce-NonCAM	0.00	0.00	0.00	N/A	443.05	183.00	-260.05	-142.10	183.00
5568-0000	Dues/Seminars	0.00	0.00	0.00	N/A	350.00	0.00	-350.00	N/A	0.00
5570-0000	Postage/Delivery	0.00	10.00	10.00	100.00	34.17	80.00	45.83	57.29	120.00
5575-0000	Professional Fees	2,350.00	2,350.00	0.00	0.00	28,723.77	18,800.00	-9,923.77	-52.79	28,200.00
5580-0100	Printing	0.00	42.00	42.00	100.00	0.00	332.00	332.00	100.00	500.00
5585-0000	Subscriptions	0.00	0.00	0.00	N/A	1,030.00	3,225.00	2,195.00	68.06	3,225.00
5586-0000	Marketing/PR	-995.75	26.00	1,021.75	3,929.81	2,879.92	252.00	-2,627.92	-1,042.83	509.00
5587-0000	General Authority Expense	196.98	67.00	-129.98	-194.00	1,084.69	532.00	-552.69	-103.89	800.00
5588-0000	Economic Development	0.00	0.00	0.00	N/A	25,000.00	25,300.00	300.00	1.19	25,500.00
5589-0000	Research Grants	30,000.00	30,000.00	0.00	0.00	30,000.00	30,000.00	0.00	0.00	30,000.00
5592-0000	Non CAM Professional Fees	2,350.00	4,433.33	2,083.33	46.99	18,803.77	35,466.64	16,662.87	46.98	53,200.00
5594-0000	Travel	1,625.10	1,500.00	-125.10	-8.34	5,975.67	8,600.00	2,624.33	30.52	10,100.00
5596-0000	Other Administration Costs	124.00	254.00	130.00	51.18	975.56	2,028.00	1,052.44	51.90	3,044.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	36,522.55	39,514.33	2,991.78	7.57	137,807.84	149,384.64	11,576.80	7.75	182,235.00
6110-0000	Management Fees TALCOR	6,014.56	4,627.85	-1,386.71	-29.96	44,654.84	41,883.70	-2,771.14	-6.62	60,395.10
6111-0000	Management Fees-NonCAM	1,735.44	1,735.44	0.00	0.00	23,345.16	23,342.88	-2.28	-0.01	30,284.64
6159-0000	TOTAL OTHER EXPENSES	7,750.00	6,363.29	-1,386.71	-21.79	68,000.00	65,226.58	-2,773.42	-4.25	90,679.74
7110-0000	Property Insurance	5,138.04	5,138.04	0.00	0.00	43,123.95	43,727.52	603.57	1.38	64,279.68
7111-0000	Property Insurance-NonCAM	5.68	5.68	0.00	0.00	14,020.26	14,077.88	57.62	0.41	14,100.60
7199-0000	TOTAL INSURANCE/TAXES	5,143.72	5,143.72	0.00	0.00	57,144.21	57,805.40	661.19	1.14	78,380.28
7800-0000	TOTAL OPERATING EXPENSES	89,663.49	102,668.01	13,004.52	12.67	637,923.41	728,899.98	90,976.57	12.48	973,381.02
7999-0000	NET INCOME - OPERATING	-22,863.95	-43,208.26	20,344.31	47.08	169,259.05	125,463.50	43,795.55	34.91	118,521.46
8100-0000	DEBT SERVICE									
8122-0000	Bond Interest Expense	0.00	0.00	0.00	N/A	60,275.38	63,037.00	2,761.62	4.38	63,037.00
8199-0000	TOTAL DEBT SERVICE	0.00	0.00	0.00	N/A	60,275.38	63,037.00	2,761.62	4.38	63,037.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	25,295.49	25,295.49	0.00	0.00	338,346.81	360,196.98	21,850.17	6.07	461,384.94
8220-0000	Amortization Expense	0.00	0.00	0.00	N/A	1,534.68	1,650.00	115.32	6.99	1,650.00
8299-0000	TOTAL OTHER EXPENSES	25,295.49	25,295.49	0.00	0.00	339,881.49	361,846.98	21,965.49	6.07	463,034.94
9900-0000	NET INCOME	-48,159.44	-68,503.75	20,344.31	29.70	-230,897.82	-299,420.48	68,522.66	22.89	-407,550.48

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = May 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	7,742.97	7,451.00	291.97	3.92	60,735.43	59,608.00	1,127.43	1.89	89,412.00
3114-5000	Operating Expense Reimbursement	1,614.79	1,440.00	174.79	12.14	12,888.91	11,520.00	1,368.91	11.88	17,280.00
3315-0000	Sales Tax Discount	5.42	0.00	5.42	N/A	48.90	0.00	48.90	N/A	0.00
3990-0000	TOTAL REVENUE	9,363.18	8,891.00	472.18	5.31	73,673.24	71,128.00	2,545.24	3.58	106,692.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	2,249.09	1,300.00	-949.09	-73.01	18,705.79	11,600.00	-7,105.79	-61.26	18,500.00
4635-0000	Refuse Collection	17.23	0.00	-17.23	N/A	666.20	0.00	-666.20	N/A	0.00
4640-0000	Water/Sewer	164.87	150.00	-14.87	-9.91	1,289.55	1,200.00	-89.55	-7.46	1,800.00
4648-0000	Irrigation - Utility	24.57	0.00	-24.57	N/A	196.56	0.00	-196.56	N/A	0.00
4650-0000	Stormwater	217.83	0.00	-217.83	N/A	1,742.64	0.00	-1,742.64	N/A	0.00
4660-0000	Fire Service - Utility	113.87	0.00	-113.87	N/A	910.96	0.00	-910.96	N/A	0.00
4799-0000	TOTAL UTILITIES	2,787.46	1,450.00	-1,337.46	-92.24	23,511.70	12,800.00	-10,711.70	-83.69	20,300.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	146.30	500.00	353.70	70.74	750.00
5125-0000	Electric Supplies	97.80	0.00	-97.80	N/A	333.82	500.00	166.18	33.24	750.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	0.00	480.00	480.00	100.00	640.00
5145-0000	Elevator Phone Maintenance	170.00	0.00	-170.00	N/A	1,419.00	0.00	-1,419.00	N/A	0.00
5160-0000	Exterior Building Maintenance	490.00	90.00	-400.00	-444.44	1,167.44	1,120.00	-47.44	-4.24	2,180.00
5161-0000	Exterior Building Supplies	0.00	125.00	125.00	100.00	0.00	375.00	375.00	100.00	500.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	190.95	335.00	144.05	43.00	335.00
5180-0000	HVAC Repair	898.75	500.00	-398.75	-79.75	4,308.52	1,500.00	-2,808.52	-187.23	2,000.00
5190-0000	Landscaping Supplies	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	250.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	2,250.00	2,250.00	100.00	2,250.00
5195-0000	Tree Trimming	0.00	300.00	300.00	100.00	0.00	600.00	600.00	100.00	600.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	60.00	60.00	100.00	80.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	0.00	4,500.00	4,500.00	100.00	4,500.00
5230-0000	Plumbing Repairs	323.70	0.00	-323.70	N/A	366.21	1,500.00	1,133.79	75.59	2,250.00
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	39.33	400.00	360.67	90.17	600.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	125.00	125.00	100.00	125.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	0.00	200.00	200.00	100.00	200.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	70.00	700.00	630.00	90.00	1,050.00
5285-0000	General Building R&M & Supplies	0.00	0.00	0.00	N/A	26.39	0.00	-26.39	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	1,980.25	1,015.00	-965.25	-95.10	8,067.96	15,395.00	7,327.04	47.59	19,060.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	2,845.00	2,845.00	100.00	2,845.00
5365-0000	Interior Supplies	99.60	0.00	-99.60	N/A	99.60	0.00	-99.60	N/A	0.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	1,446.28	2,000.00	553.72	27.69	2,000.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	650.00	1,000.00	350.00	35.00	1,000.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	99.60	0.00	-99.60	N/A	2,195.88	5,845.00	3,649.12	62.43	5,845.00
5400-0000	SERVICES									
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	0.00	330.00	330.00	100.00	330.00
5430-0000	Exterminating	55.00	55.00	0.00	0.00	515.00	440.00	-75.00	-17.05	660.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	80.00	0.00	-80.00	N/A	0.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	3,210.04	3,855.00	644.96	16.73	5,140.00
5450-0000	Janitorial Service	659.68	635.00	-24.68	-3.89	5,277.44	5,080.00	-197.44	-3.89	7,620.00
5460-0000	Landscaping Service	701.41	701.00	-0.41	-0.06	4,618.89	4,621.00	2.11	0.05	7,425.00
5480-0000	Security	0.00	170.00	170.00	100.00	59.00	1,360.00	1,301.00	95.66	2,040.00
5487-0000	Window Washing Service	0.00	1,450.00	1,450.00	100.00	0.00	1,450.00	1,450.00	100.00	1,450.00

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = May 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5499-0000	TOTAL SERVICES	1,416.09	3,011.00	1,594.91	52.97	13,760.37	17,136.00	3,375.63	19.70	24,665.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	48.47	0.00	-48.47	N/A	391.38	0.00	-391.38	N/A	0.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	48.47	0.00	-48.47	N/A	391.38	0.00	-391.38	N/A	0.00
6110-0000	Management Fees TALCOR	1,229.27	1,229.27	0.00	0.00	8,794.30	8,794.54	0.24	0.00	13,711.62
6159-0000	TOTAL OTHER EXPENSES	1,229.27	1,229.27	0.00	0.00	8,794.30	8,794.54	0.24	0.00	13,711.62
7110-0000	Property Insurance	1,105.78	1,105.78	0.00	0.00	7,715.36	7,715.54	0.18	0.00	12,138.66
7199-0000	TOTAL INSURANCE/TAXES	1,105.78	1,105.78	0.00	0.00	7,715.36	7,715.54	0.18	0.00	12,138.66
7800-0000	TOTAL OPERATING EXPENSES	8,666.92	7,811.05	-855.87	-10.96	64,436.95	67,686.08	3,249.13	4.80	95,720.28
7999-0000	NET INCOME - OPERATING	696.26	1,079.95	-383.69	-35.53	9,236.29	3,441.92	5,794.37	168.35	10,971.72
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,258.70	4,258.70	0.00	0.00	32,982.19	32,703.40	-278.79	-0.85	49,738.20
8299-0000	TOTAL OTHER EXPENSES	4,258.70	4,258.70	0.00	0.00	32,982.19	32,703.40	-278.79	-0.85	49,738.20
9900-0000	NET INCOME	-3,562.44	-3,178.75	-383.69	-12.07	-23,745.90	-29,261.48	5,515.58	18.85	-38,766.48

COLLINS - BUDGET COMPARISON

As of May 31, 2014	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$73,673.24	\$71,128.00	\$2,545.24	3.58
Total Operating Expenses	\$64,436.95	\$67,686.08	\$3,249.13	4.80
Net Operating Income	\$9,236.29	\$3,441.92	\$5,794.37	168.35

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

Through the first three quarters of the year Revenue and Expenses are on track; as a result to building is 168.35% (\$5,794.37) over budget. There are no major expenses anticipated for the remaining quarter.

INNOVATION PARK -TENANTS IN COMMON (inn-tic)

Budget Comparison

Period = May 2014

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3100-1000	Miscellaneous Income	0.00	0.00	0.00	N/A	194.38	0.00	194.38	N/A	0.00
3110-0000	Rent	583.33	583.00	0.33	0.06	4,666.64	4,664.00	2.64	0.06	6,996.00
3110-5000	Amortized Income	0.00	0.00	0.00	N/A	114,555.91	123,163.98	-8,608.07	-6.99	123,163.98
3114-5000	Operating Expense Reimbursement	0.00	0.00	0.00	N/A	12,579.75	13,668.48	-1,088.73	-7.97	13,668.48
3115-0000	CAM	7,200.00	8,268.50	-1,068.50	-12.92	62,942.50	66,148.00	-3,205.50	-4.85	99,222.00
3120-0000	Other Rents	0.00	0.00	0.00	N/A	10,998.83	10,000.02	998.81	9.99	10,000.02
3220-0000	Interest Income	3,133.92	3,550.00	-416.08	-11.72	8,062.79	28,700.00	-20,637.21	-71.91	42,600.00
3315-0000	Sales Tax Discount	0.00	0.00	0.00	N/A	35.63	0.00	35.63	N/A	0.00
3990-0000	TOTAL REVENUE	10,917.25	12,401.50	-1,484.25	-11.97	214,036.43	246,344.48	-32,308.05	-13.12	295,650.48
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	21.12	22.00	0.88	4.00	169.88	176.00	6.12	3.48	264.00
4635-0000	Refuse Collection	0.00	0.00	0.00	N/A	0.00	105.00	105.00	100.00	140.00
4648-0000	Irrigation - Utility	73.71	155.00	81.29	52.45	589.34	1,060.00	470.66	44.40	1,700.00
4799-0000	TOTAL UTILITIES	94.83	177.00	82.17	46.42	759.22	1,341.00	581.78	43.38	2,104.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
5160-0000	Exterior Building Maintenance	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	158.61	0.00	-158.61	N/A	0.00
5195-0000	Tree Trimming	0.00	1,500.00	1,500.00	100.00	0.00	1,500.00	1,500.00	100.00	1,500.00
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	4,200.00	3,700.00	-500.00	-13.51	3,700.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	136.50	0.00	-136.50	N/A	0.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	500.00
5260-0000	Signage	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5270-0000	Small Tools	0.00	0.00	0.00	N/A	113.49	0.00	-113.49	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	1,500.00	1,500.00	100.00	4,608.60	8,450.00	3,841.40	45.46	8,700.00
5400-0000	SERVICES									
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	120.00	195.00	75.00	38.46	195.00
5460-0000	Landscaping Service	538.88	539.00	0.12	0.02	3,135.80	3,236.00	100.20	3.10	5,392.00
5462-0000	Non CAM Landscaping	355.43	1,645.00	1,289.57	78.39	6,972.57	9,868.00	2,895.43	29.34	16,448.00
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	894.31	2,184.00	1,289.69	59.05	10,228.37	13,799.00	3,570.63	25.88	23,035.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	0.00	0.00	0.00	N/A	18,000.00	18,000.00	0.00	0.00	18,000.00
5520-0000	Phone Service	111.61	113.00	1.39	1.23	894.07	904.00	9.93	1.10	1,356.00
5560-0000	Fees/Licenses/Permits	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	640.00
5575-0000	Professional Fees	2,350.00	2,350.00	0.00	0.00	18,803.77	18,800.00	-3.77	-0.02	28,200.00
5585-0000	Subscriptions	0.00	0.00	0.00	N/A	695.00	3,225.00	2,530.00	78.45	3,225.00
5586-0000	Marketing/PR	0.00	26.00	26.00	100.00	0.00	252.00	252.00	100.00	509.00
5588-0000	Economic Development	0.00	0.00	0.00	N/A	25,000.00	25,300.00	300.00	1.19	25,500.00
5589-0000	Research Grants	30,000.00	30,000.00	0.00	0.00	30,000.00	30,000.00	0.00	0.00	30,000.00
5592-0000	Non CAM Professional Fees	2,350.00	4,433.33	2,083.33	46.99	18,803.77	35,466.64	16,662.87	46.98	53,200.00
5596-0000	Other Administration Costs	124.00	254.00	130.00	51.18	916.90	2,028.00	1,111.10	54.79	3,044.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	34,935.61	37,176.33	2,240.72	6.03	113,113.51	133,975.64	20,862.13	15.57	163,674.00
6110-0000	Management Fees TALCOR	723.10	723.10	0.00	0.00	6,696.20	6,696.20	0.00	0.00	9,588.60
6159-0000	TOTAL OTHER EXPENSES	723.10	723.10	0.00	0.00	6,696.20	6,696.20	0.00	0.00	9,588.60
7110-0000	Property Insurance	834.15	834.15	0.00	0.00	5,820.12	5,820.30	0.18	0.00	9,156.90
7111-0000	Property Insurance-NonCAM	5.68	5.68	0.00	0.00	13,676.16	13,707.86	31.70	0.23	13,730.58
7199-0000	TOTAL INSURANCE/TAXES	839.83	839.83	0.00	0.00	19,496.28	19,528.16	31.88	0.16	22,887.48

INNOVATION PARK -TENANTS IN COMMON (Inn-tic)

Budget Comparison

Period = May 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7800-0000	TOTAL OPERATING EXPENSES	37,487.68	42,600.26	5,112.58	12.00	154,902.18	183,790.00	28,887.82	15.72	229,989.08
7999-0000	NET INCOME - OPERATING	-26,570.43	-30,198.76	3,628.33	12.01	59,134.25	62,554.48	-3,420.23	-5.47	65,661.40
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	5,085.71	5,085.71	0.00	0.00	89,933.25	99,109.42	9,176.17	9.26	119,452.26
8299-0000	TOTAL OTHER EXPENSES	5,085.71	5,085.71	0.00	0.00	89,933.25	99,109.42	9,176.17	9.26	119,452.26
9900-0000	NET INCOME	-31,656.14	-35,284.47	3,628.33	10.28	-30,799.00	-36,554.94	5,755.94	15.75	-53,790.86
9950-0000	Transfer of Operations	0.00	0.00	0.00	0	-5,761,744.80	0.00	5,761,744.80	0	0.00
9990-0000	Net Income After G/L From Transfer o	-31,656.14	-35,284.47	3,628.33	10.28	-5,792,543.80	-36,554.94	5,767,500.74	15.75	-53,790.86

INN-TIC - BUDGET COMPARISON

As of May 31, 2014	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$214,036.43	\$246,344.48	-\$32,308.05	-13.12
Total Operating Expenses	\$154,902.18	\$183,790.00	\$28,887.82	15.72
Net Operating Income	\$59,134.25	\$62,554.48	-\$3,420.23	-5.47

Major Variances from Budget:

Total Revenue

The under performing interest income (\$20,637.21) leaves a significant, unfavorable variance in Total Revenue.

Total Operating Expenses

Non CAM Professional Fees represents 56% (\$16,662.87) of the shortage which is designated for continued use during the transfer phase of buildings and lands. It is undermined at this time if the disignated funds will be required for any future use which would be of benefit due to the loss of Revenue.

INNOVATION PARK - JOHNSON BLDG (Johnson)

Budget Comparison

Period = May 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	13,195.00	0.28	0.00	31,924.06	26,390.00	5,534.06	20.97	79,170.00
3114-5000	Operating Expense Reimbursement	169.03	200.00	-30.97	-15.48	32,800.42	49,882.00	-17,081.58	-34.24	50,682.00
3119-0000	Management Fee Income	0.00	0.00	0.00	N/A	3,272.98	3,780.00	-507.02	-13.41	3,780.00
3990-0000	TOTAL REVENUE	13,364.31	13,395.00	-30.69	-0.23	67,997.46	80,052.00	-12,054.54	-15.06	133,632.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	0.00	1,500.00	1,500.00	100.00	0.00	3,000.00	3,000.00	100.00	9,000.00
4607-0000	Electric - NonCam	1,323.20	0.00	-1,323.20	N/A	1,323.20	0.00	-1,323.20	N/A	0.00
4620-0000	Utility - Turn On Fees	0.00	0.00	0.00	N/A	18.50	0.00	-18.50	N/A	0.00
4635-0000	Refuse Collection	320.53	168.00	-152.53	-90.79	1,640.19	1,344.00	-296.19	-22.04	2,016.00
4640-0000	Water/Sewer	0.00	135.00	135.00	100.00	876.78	1,154.00	277.22	24.02	1,719.00
4648-0000	Irrigation - Utility	0.00	24.00	24.00	100.00	137.17	195.00	57.83	29.66	303.00
4799-0000	TOTAL UTILITIES	1,643.73	1,827.00	183.27	10.03	3,995.84	5,693.00	1,697.16	29.81	13,038.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	190.00	0.00	-190.00	N/A	380.00	1,300.00	920.00	70.77	1,900.00
5125-0000	Electric Supplies	77.67	75.00	-2.67	-3.56	1,589.86	175.00	-1,414.86	-808.49	200.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	299.92	480.00	180.08	37.52	640.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	139.03	0.00	-139.03	N/A	0.00
5138-0000	Parking Lot Poles	0.00	0.00	0.00	N/A	13.78	0.00	-13.78	N/A	0.00
5140-0000	Elevator Maintenance	75.00	0.00	-75.00	N/A	596.40	420.00	-176.40	-42.00	420.00
5145-0000	Elevator Phone Maintenance	432.37	0.00	-432.37	N/A	432.37	0.00	-432.37	N/A	0.00
5160-0000	Exterior Building Maintenance	101.63	45.00	-56.63	-125.84	942.95	2,275.00	1,332.05	58.55	3,410.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	1,179.82	335.00	-844.82	-252.19	335.00
5175-0000	Fire Alarm/Sprinkler Repair	0.00	0.00	0.00	N/A	2,540.40	780.00	-1,760.40	-225.69	780.00
5180-0000	HVAC Repair	0.00	1,500.00	1,500.00	100.00	3,573.99	3,000.00	-573.99	-19.13	4,500.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5195-0000	Tree Trimming	0.00	1,256.00	1,256.00	100.00	0.00	1,256.00	1,256.00	100.00	1,256.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	225.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	0.00	3,500.00	3,500.00	100.00	3,500.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	1,046.48	1,850.00	803.52	43.43	2,050.00
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	646.08	0.00	-646.08	N/A	0.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	90.00	90.00	100.00	90.00
5245-0000	Irrigation Repairs	0.00	200.00	200.00	100.00	0.00	400.00	400.00	100.00	400.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	2,000.00
5299-0000	TOTAL REPAIR/MAINTENANCE	876.67	3,076.00	2,199.33	71.50	13,381.08	17,661.00	4,279.92	24.23	22,431.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	3,000.00
5313-0000	Carpet Repairs	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	3,000.00	3,000.00	100.00	3,000.00
5365-0000	Interior Supplies	95.94	0.00	-95.94	N/A	95.94	0.00	-95.94	N/A	0.00
5370-0000	Interior Repairs	0.00	500.00	500.00	100.00	0.00	1,500.00	1,500.00	100.00	1,500.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	95.94	500.00	404.06	80.81	95.94	8,000.00	7,904.06	98.80	9,500.00
5400-0000	SERVICES									
5410-0000	Elevator Service	82.50	83.00	0.50	0.60	660.00	664.00	4.00	0.60	996.00
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	2,723.52	2,600.00	-123.52	-4.75	2,600.00
5430-0000	Exterminating	45.00	95.00	50.00	52.63	715.44	760.00	44.56	5.86	1,140.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	28.70	25.00	-3.70	-14.80	25.00

INNOVATION PARK - JOHNSON BLDG (Johnson)

Budget Comparison

Period = May 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	3,095.40	4,431.00	1,335.60	30.14	5,908.00
5450-0000	Janitorial Service	1,094.50	1,920.00	825.50	42.99	6,910.82	15,360.00	8,449.18	55.01	23,040.00
5460-0000	Landscaping Service	356.12	551.00	194.88	35.37	3,708.72	3,304.00	-404.72	-12.25	5,508.00
5487-0000	Window Washing Service	0.00	2,400.00	2,400.00	100.00	0.00	2,400.00	2,400.00	100.00	2,400.00
5499-0000	TOTAL SERVICES	1,578.12	5,049.00	3,470.88	68.74	17,842.60	29,544.00	11,701.40	39.61	41,617.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	218.55	0.00	-218.55	N/A	673.33	0.00	-673.33	N/A	0.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	218.55	0.00	-218.55	N/A	673.33	0.00	-673.33	N/A	0.00
6111-0000	Management Fees-NonCAM	1,735.44	1,735.44	0.00	0.00	13,479.84	13,478.88	-0.96	-0.01	20,420.64
6159-0000	TOTAL OTHER EXPENSES	1,735.44	1,735.44	0.00	0.00	13,479.84	13,478.88	-0.96	-0.01	20,420.64
7110-0000	Property Insurance	1,433.93	1,433.93	0.00	0.00	10,004.98	10,004.86	-0.12	0.00	15,740.58
7199-0000	TOTAL INSURANCE/TAXES	1,433.93	1,433.93	0.00	0.00	10,004.98	10,004.86	-0.12	0.00	15,740.58
7800-0000	TOTAL OPERATING EXPENSES	7,582.38	13,621.37	6,038.99	44.33	59,473.61	84,381.74	24,908.13	29.52	122,747.22
7999-0000	NET INCOME - OPERATING	5,781.93	-226.37	6,008.30	2,654.19	8,523.85	-4,329.74	12,853.59	296.87	10,884.78
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	7,766.87	7,766.87	0.00	0.00	62,134.93	61,619.74	-515.19	-0.84	92,693.22
8299-0000	TOTAL OTHER EXPENSES	7,766.87	7,766.87	0.00	0.00	62,134.93	61,619.74	-515.19	-0.84	92,693.22
9900-0000	NET INCOME	-1,984.94	-7,993.24	6,008.30	75.17	-53,611.08	-65,949.48	12,338.40	18.71	-81,808.44

JOHNSON - BUDGET COMPARISON

As of May 31, 2014	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	67,997.46	80,052.00	-12,054.54	-15.06
Total Operating Expenses	59,473.61	84,381.74	24,908.13	29.52
Net Operating Income	8,523.85	-4,329.74	12,853.59	296.87

Major Variances from Budget:

Johnson Building revenue will continue to show a negative variance in Total Revenue through the remainder of the year due to a shortfall in Operating Expense Reimbursements pre Park transition. It is anticipated that Net Operating Income will continue to increase through the remaining three months of the year while expenses are anticipated to remain in budget or below.

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = May 2014

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	1,071.90	888.00	183.90	20.71	8,142.93	7,104.00	1,038.93	14.62	10,656.00
3120-0000	Other Rents	72.30	42.00	30.30	72.14	660.66	336.00	324.66	96.62	504.00
3315-0000	Sales Tax Discount	3.86	0.00	3.86	N/A	14.32	0.00	14.32	N/A	0.00
3990-0000	TOTAL REVENUE	1,148.06	930.00	218.06	23.45	8,817.91	7,440.00	1,377.91	18.52	11,160.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	10,416.66	9,875.00	-541.66	-5.49	80,516.65	79,000.00	-1,516.65	-1.92	118,500.00
4403-0000	Clerical Salary-Authority	3,856.68	3,900.00	43.32	1.11	30,848.76	31,200.00	351.24	1.13	46,800.00
4404-0000	Payroll Taxes - Authority	1,174.29	1,054.00	-120.29	-11.41	8,708.00	8,429.00	-279.00	-3.31	12,645.00
4405-0000	Worker's Compensation-Authority	975.00	261.25	-713.75	-273.21	1,710.00	2,090.00	380.00	18.18	3,135.00
4406-0000	Employee Benefits-Authority	853.36	1,977.42	1,124.06	56.84	7,736.47	15,819.36	8,082.89	51.09	23,729.00
4460-0000	Employee Benefits	758.34	0.00	-758.34	N/A	8,638.03	0.00	-8,638.03	N/A	0.00
4490-0000	TOTAL PAYROLL EXPENSE	18,034.33	17,067.67	-966.66	-5.66	138,157.91	136,538.36	-1,619.55	-1.19	204,809.00
4600-0000	UTILITIES									
4605-0000	Electric	144.32	115.00	-29.32	-25.50	1,723.62	1,242.00	-481.62	-38.78	1,942.00
4635-0000	Refuse Collection	0.00	17.00	17.00	100.00	0.00	136.00	136.00	100.00	204.00
4640-0000	Water/Sewer	35.18	35.00	-0.18	-0.51	326.93	301.00	-25.93	-8.61	452.00
4650-0000	Stormwater	45.32	47.00	1.68	3.57	362.56	376.00	13.44	3.57	564.00
4660-0000	Fire Service - Utility	27.29	28.00	0.71	2.54	218.32	224.00	5.68	2.54	336.00
4799-0000	TOTAL UTILITIES	252.11	242.00	-10.11	-4.18	2,631.43	2,279.00	-352.43	-15.46	3,498.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	100.00	100.00	100.00	119.08	300.00	180.92	60.31	400.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	24.66	246.00	221.34	89.98	492.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	208.85	0.00	-208.85	N/A	0.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	0.00	N/A	1,329.84	0.00	-1,329.84	N/A	0.00
5160-0000	Exterior Building Maintenance	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	375.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	53.87	150.00	96.13	64.09	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	26.20	10.00	-16.20	-162.00	10.00
5180-0000	HVAC Repair	218.00	0.00	-218.00	N/A	812.63	500.00	-312.63	-62.53	750.00
5195-0000	Tree Trimming	0.00	1,500.00	1,500.00	100.00	300.00	1,500.00	1,200.00	80.00	1,500.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	50.00	50.00	100.00	100.00
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	0.00	N/A	7.80	0.00	-7.80	N/A	0.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	233.37	300.00	66.63	22.21	300.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	90.00	90.00	100.00	90.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	250.00	300.00	50.00	16.67	450.00
5260-0000	Signage	0.00	0.00	0.00	N/A	70.00	0.00	-70.00	N/A	0.00
5290-0000	Other Maintenance	0.00	125.00	125.00	100.00	0.00	375.00	375.00	100.00	500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	218.00	1,725.00	1,507.00	87.36	3,436.30	4,071.00	634.70	15.59	5,192.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5340-0000	Painting	0.00	0.00	0.00	N/A	6.62	0.00	-6.62	N/A	0.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	375.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	375.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	0.00	0.00	N/A	6.62	1,000.00	993.38	99.34	1,250.00
5400-0000	SERVICES									
5430-0000	Exterminating	25.00	25.00	0.00	0.00	477.00	200.00	-277.00	-138.50	300.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	412.74	504.00	91.26	18.11	672.00
5450-0000	Janitorial Service	177.66	176.00	-1.66	-0.94	1,421.28	1,408.00	-13.28	-0.94	2,112.00

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = May 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5460-0000	Landscaping Service	641.53	642.00	0.47	0.07	4,248.15	3,848.00	-400.15	-10.40	6,416.00
5480-0000	Security	0.00	0.00	0.00	N/A	0.00	1,290.00	1,290.00	100.00	1,720.00
5482-0000	Non CAM Security	0.00	0.00	0.00	N/A	9.61	0.00	-9.61	N/A	0.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	290.00
5495-0000	Other Services	0.00	0.00	0.00	N/A	240.00	0.00	-240.00	N/A	0.00
5499-0000	TOTAL SERVICES	844.19	843.00	-1.19	-0.14	6,808.78	7,250.00	441.22	6.09	11,510.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	0.00	0.00	0.00	N/A	71.24	0.00	-71.24	N/A	0.00
5522-0000	Internet Charge	80.74	571.00	490.26	85.86	508.48	1,686.00	1,177.52	69.84	1,970.00
5530-0000	Copies	264.80	42.00	-222.80	-530.48	456.93	732.00	275.07	37.58	1,000.00
5560-0000	Fees/Licenses/Permits	6.00	6.00	0.00	0.00	83.00	46.00	-37.00	-80.43	70.00
5565-0000	Office Supplies	142.05	100.00	-42.05	-42.05	246.57	800.00	553.43	69.18	1,200.00
5566-0000	Office Equipment Maintenance	0.00	0.00	0.00	N/A	204.24	300.00	95.76	31.92	500.00
5568-0000	Dues/Seminars	0.00	0.00	0.00	N/A	350.00	0.00	-350.00	N/A	0.00
5570-0000	Postage/Delivery	0.00	10.00	10.00	100.00	34.17	80.00	45.83	57.29	120.00
5580-0100	Printing	0.00	42.00	42.00	100.00	0.00	332.00	332.00	100.00	500.00
5585-0000	Subscriptions	0.00	0.00	0.00	N/A	335.00	0.00	-335.00	N/A	0.00
5586-0000	Marketing/PR	-995.75	0.00	995.75	N/A	2,879.92	0.00	-2,879.92	N/A	0.00
5587-0000	General Authority Expense	196.98	67.00	-129.98	-194.00	1,084.69	532.00	-552.69	-103.89	800.00
5594-0000	Travel	1,625.10	1,500.00	-125.10	-8.34	5,975.67	8,600.00	2,624.33	30.52	10,100.00
5596-0000	Other Administration Costs	0.00	0.00	0.00	N/A	58.66	0.00	-58.66	N/A	0.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	1,319.92	2,338.00	1,018.08	43.54	12,288.57	13,108.00	819.43	6.25	16,260.00
6110-0000	Management Fees TALCOR	289.24	289.24	0.00	0.00	1,290.98	1,292.48	1.50	0.12	2,449.44
6159-0000	TOTAL OTHER EXPENSES	289.24	289.24	0.00	0.00	1,290.98	1,292.48	1.50	0.12	2,449.44
7110-0000	Property Insurance	370.39	370.39	0.00	0.00	2,584.34	2,584.28	-0.06	0.00	4,065.84
7199-0000	TOTAL INSURANCE/TAXES	370.39	370.39	0.00	0.00	2,584.34	2,584.28	-0.06	0.00	4,065.84
7800-0000	TOTAL OPERATING EXPENSES	21,328.18	22,875.30	1,547.12	6.76	167,204.93	168,123.12	918.19	0.55	249,034.28
7999-0000	NET INCOME - OPERATING	-20,180.12	-21,945.30	1,765.18	8.04	-158,387.02	-160,683.12	2,296.10	1.43	-237,874.28
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	844.43	844.43	0.00	0.00	6,705.97	7,064.86	358.89	5.08	10,442.58
8299-0000	TOTAL OTHER EXPENSES	844.43	844.43	0.00	0.00	6,705.97	7,064.86	358.89	5.08	10,442.58
9900-0000	NET INCOME	-21,024.55	-22,789.73	1,765.18	7.75	-165,092.99	-167,747.98	2,654.99	1.58	-248,316.86

KNIGHT - BUDGET COMPARISON

As of May 31, 2014	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	8,817.91	7,440.00	1,377.91	18.52
Total Operating Expenses	167,204.93	168,123.12	918.19	0.55
Net Operating Income	-158,387.02	-160,683.12	2,296.10	1.43

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

No major Variances to report for the month of May

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = May 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	16,035.31	13,100.25	2,935.06	22.40	118,871.14	104,802.00	14,069.14	13.42	157,203.00
3120-0000	Other Rents	0.00	22.00	-22.00	-100.00	0.00	176.00	-176.00	-100.00	264.00
3315-0000	Sales Tax Discount	3.53	0.00	3.53	N/A	27.54	0.00	27.54	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	173.36	0.00	173.36	N/A	0.00
3990-0000	TOTAL REVENUE	16,060.51	13,122.25	2,938.26	22.39	119,072.04	104,978.00	14,094.04	13.43	157,467.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	2,178.80	2,575.00	396.20	15.39	22,439.61	21,075.00	-1,364.61	-6.48	34,075.00
4622-0000	Demand Credit	-30.60	0.00	30.60	N/A	-344.41	0.00	344.41	N/A	0.00
4635-0000	Refuse Collection	201.71	138.00	-63.71	-46.17	1,212.41	1,104.00	-108.41	-9.82	1,656.00
4640-0000	Water/Sewer	0.00	118.00	118.00	100.00	712.08	1,015.00	302.92	29.84	1,506.00
4648-0000	Irrigation - Utility	0.00	25.00	25.00	100.00	111.40	177.00	65.60	37.06	276.00
4799-0000	TOTAL UTILITIES	2,349.91	2,856.00	506.09	17.72	24,131.09	23,371.00	-760.09	-3.25	37,513.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	0.00	1,750.00	1,750.00	100.00	2,500.00
5125-0000	Electric Supplies	0.00	75.00	75.00	100.00	1,694.54	175.00	-1,519.54	-868.31	275.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	148.65	0.00	-148.65	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	112.92	0.00	-112.92	N/A	0.00
5138-0000	Parking Lot Poles	0.00	0.00	0.00	N/A	11.19	0.00	-11.19	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	130.00	130.00	100.00	130.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	0.00	N/A	1,351.00	675.00	-676.00	-100.15	900.00
5145-4400	Security Maint & Repair	0.00	75.00	75.00	100.00	0.00	225.00	225.00	100.00	300.00
5160-0000	Exterior Building Maintenance	0.00	45.00	45.00	100.00	729.03	965.00	235.97	24.45	1,345.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	10.59	250.00	239.41	95.76	500.00
5165-0000	Emergency Light Repair	104.52	0.00	-104.52	N/A	185.70	0.00	-185.70	N/A	0.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	132.80	285.00	152.20	53.40	285.00
5180-0000	HVAC Repair	0.00	0.00	0.00	N/A	4,451.28	2,000.00	-2,451.28	-122.56	5,000.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5195-0000	Tree Trimming	0.00	1,020.00	1,020.00	100.00	0.00	1,020.00	1,020.00	100.00	1,020.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	471.00	365.00	-106.00	-29.04	550.00
5215-0000	Locks & Keys Supplies	0.00	0.00	0.00	N/A	666.20	0.00	-666.20	N/A	0.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	0.00	3,500.00	3,500.00	100.00	3,500.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	555.26	1,175.00	619.74	52.74	1,475.00
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	17.13	0.00	-17.13	N/A	0.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	75.00	75.00	100.00	75.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	0.00	200.00	200.00	100.00	200.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	2,000.00	2,000.00	100.00	2,500.00
5260-0000	Signage	0.00	0.00	0.00	N/A	80.60	2,500.00	2,419.40	96.78	2,500.00
5290-0000	Other Maintenance	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	104.52	1,215.00	1,110.48	91.40	10,617.89	19,290.00	8,672.11	44.96	25,055.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	1,250.00	1,250.00	100.00	2,500.00
5313-0000	Carpet Repairs	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	2,000.00
5315-5000	Mini Blinds-NonCAM	0.00	300.00	300.00	100.00	0.00	600.00	600.00	100.00	600.00
5340-0000	Painting	0.00	0.00	0.00	N/A	3,500.00	4,750.00	1,250.00	26.32	4,750.00
5345-0000	Painting Supplies	0.00	400.00	400.00	100.00	643.59	400.00	-243.59	-60.90	400.00
5365-0000	Interior Supplies	12.29	0.00	-12.29	N/A	12.29	400.00	387.71	96.93	400.00
5370-0000	Interior Repairs	0.00	400.00	400.00	100.00	841.52	1,200.00	358.48	29.87	2,200.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	12.29	1,100.00	1,087.71	98.88	4,997.40	9,600.00	4,602.60	47.94	12,850.00

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = May 2014

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
5400-0000	SERVICES									
5410-0000	Elevator Service	0.00	38.00	38.00	100.00	212.06	304.00	91.94	30.24	456.00
5430-0000	Exterminating	45.00	45.00	0.00	0.00	364.41	360.00	-4.41	-1.23	540.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	23.31	0.00	-23.31	N/A	0.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	1,238.00	1,127.00	-111.00	-9.85	1,510.00
5450-0000	Janitorial Service	1,730.45	1,594.00	-136.45	-8.56	13,870.47	12,752.00	-1,118.47	-8.77	19,128.00
5460-0000	Landscaping Service	291.38	447.00	155.62	34.81	3,053.63	2,684.00	-369.63	-13.77	4,472.00
5480-0000	Security	0.00	0.00	0.00	N/A	7.58	675.00	667.42	98.88	900.00
5487-0000	Window Washing Service	0.00	1,400.00	1,400.00	100.00	0.00	1,400.00	1,400.00	100.00	1,400.00
5499-0000	TOTAL SERVICES	2,066.83	3,524.00	1,457.17	41.35	18,769.46	19,302.00	532.54	2.76	28,406.00
6110-0000	Management Fees TALCOR	1,518.51	1,518.51	0.00	0.00	11,313.84	11,311.02	-2.82	-0.02	17,385.06
6159-0000	TOTAL OTHER EXPENSES	1,518.51	1,518.51	0.00	0.00	11,313.84	11,311.02	-2.82	-0.02	17,385.06
7110-0000	Property Insurance	1,164.56	1,238.89	74.33	6.00	8,199.87	8,274.26	74.39	0.90	13,229.82
7199-0000	TOTAL INSURANCE/TAXES	1,164.56	1,238.89	74.33	6.00	8,199.87	8,274.26	74.39	0.90	13,229.82
7800-0000	TOTAL OPERATING EXPENSES	7,216.62	11,452.40	4,235.78	36.99	78,029.55	91,148.28	13,118.73	14.39	134,438.88
7999-0000	NET INCOME - OPERATING	8,843.89	1,669.85	7,174.04	429.62	41,042.49	13,829.72	27,212.77	196.77	23,028.12
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,233.46	4,233.46	0.00	0.00	33,841.28	33,636.92	-204.36	-0.61	50,570.76
8299-0000	TOTAL OTHER EXPENSES	4,233.46	4,233.46	0.00	0.00	33,841.28	33,636.92	-204.36	-0.61	50,570.76
9900-0000	NET INCOME	4,610.43	-2,563.61	7,174.04	279.84	7,201.21	-19,807.20	27,008.41	136.36	-27,542.64

MORGAN - BUDGET COMPARISON

As of May 31, 2014	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	119,072.04	104,978.00	14,094.04	13.43
Total Operating Expenses	78,029.55	91,148.28	13,118.73	14.39
Net Operating Income	41,042.49	13,829.72	27,212.77	196.77

Major Variances from Budget:

1) Total Revenue and Total Operating Expenses

Total Revenue is up 13.43% (\$14,094.04) as the result of increased tenancy within the building, which remains 34% unoccupied. Expenses are 14.39% (\$13,118.73) under budget due in large part to Total Repairs & Maintenance shortfall of \$8,672.11; of which \$5,500.00 is parking lot and roof repairs not expensed to date.

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = May 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	85,756.56	85,760.00	-3.44	0.00	128,640.00
3990-0000	TOTAL REVENUE	10,719.57	10,720.00	-0.43	0.00	85,756.56	85,760.00	-3.44	0.00	128,640.00
4000-0000	OPERATING EXPENSES									
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	0.00	200.00	200.00	100.00	400.00
5160-0000	Exterior Building Maintenance	90.00	100.00	10.00	10.00	360.00	980.00	620.00	63.27	1,070.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	163.55	250.00	86.45	34.58	250.00
5180-0000	HVAC Repair	0.00	250.00	250.00	100.00	0.00	750.00	750.00	100.00	1,000.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	400.00	400.00	100.00	400.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	500.00
5230-0000	Plumbing Repairs	0.00	100.00	100.00	100.00	112.80	300.00	187.20	62.40	400.00
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	225.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	125.00	125.00	100.00	125.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	3,000.00
5299-0000	TOTAL REPAIR/MAINTENANCE	90.00	450.00	360.00	80.00	636.35	4,905.00	4,268.65	87.03	7,370.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	1,500.00	1,500.00	100.00	0.00	3,000.00	3,000.00	100.00	3,000.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,500.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	1,500.00	1,500.00	100.00	0.00	5,500.00	5,500.00	100.00	6,000.00
5400-0000	SERVICES									
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	0.00	148.00	148.00	100.00	148.00
5430-0000	Exterminating	35.00	35.00	0.00	0.00	280.00	280.00	0.00	0.00	420.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	35.00	35.00	100.00	35.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	1,031.80	1,455.00	423.20	29.09	1,940.00
5487-0000	Window Washing Service	0.00	1,300.00	1,300.00	100.00	0.00	1,300.00	1,300.00	100.00	1,300.00
5499-0000	TOTAL SERVICES	35.00	1,335.00	1,300.00	97.38	1,311.80	3,218.00	1,906.20	59.24	3,843.00
6110-0000	Management Fees TALCOR	867.73	867.73	0.00	0.00	5,465.84	5,467.46	1.62	0.03	8,938.38
6159-0000	TOTAL OTHER EXPENSES	867.73	867.73	0.00	0.00	5,465.84	5,467.46	1.62	0.03	8,938.38
7110-0000	Property Insurance	154.90	154.90	0.00	0.00	1,080.80	1,080.80	0.00	0.00	1,700.40
7199-0000	TOTAL INSURANCE/TAXES	154.90	154.90	0.00	0.00	1,080.80	1,080.80	0.00	0.00	1,700.40
7800-0000	TOTAL OPERATING EXPENSES	1,147.63	4,307.63	3,160.00	73.36	8,494.79	20,171.26	11,676.47	57.89	27,851.78
7999-0000	NET INCOME - OPERATING	9,571.94	6,412.37	3,159.57	49.27	77,261.77	65,588.74	11,673.03	17.80	100,788.22
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,106.32	3,106.32	0.00	0.00	106,620.86	24,560.64	-82,060.22	-334.11	36,985.92
8299-0000	TOTAL OTHER EXPENSES	3,106.32	3,106.32	0.00	0.00	106,620.86	24,560.64	-82,060.22	-334.11	36,985.92
9900-0000	NET INCOME	6,465.62	3,306.05	3,159.57	95.57	-29,359.09	41,028.10	-70,387.19	-171.56	63,802.30

PHIPPS - BUDGET COMPARISON

As of May 31, 2014	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	85,756.56	85,760.00	-3.44	0.00
Total Operating Expenses	8,494.79	20,171.26	11,676.47	57.89
Net Operating Income	77,261.77	65,588.74	11,673.03	17.80

Major Variances from Budget:

Total Operating Expenses

Repairs and Maintenance, Cleaning & Improvements constitute 84% (\$9,768.65) of the Total Operating Expenses favorable variance, thus improvement in the Net Operating Income favorable variance.

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

Cash Flow Statement

Period = May 2014

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	0.00	0.00	194.38	0.02
3110-0000	Rent	49,348.36	73.88	458,005.66	56.74
3110-5000	Amortized Income	0.00	0.00	114,555.91	14.19
3114-5000	Operating Expense Reimbursement	7,010.48	10.49	145,104.64	17.98
3115-0000	CAM	7,200.00	10.78	62,942.50	7.80
3119-0000	Management Fee Income	0.00	0.00	6,349.59	0.79
3120-0000	Other Rents	72.30	0.11	11,659.49	1.44
3220-0000	Interest Income	3,133.92	4.69	8,062.79	1.00
3315-0000	Sales Tax Discount	12.81	0.02	134.14	0.02
3540-0000	Electricity Pass Thru	21.67	0.03	173.36	0.02
3990-0000	TOTAL REVENUE	66,799.54	100.00	807,182.46	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	10,416.66	15.59	80,516.65	9.98
4403-0000	Clerical Salary-Authority	3,856.68	5.77	30,848.76	3.82
4404-0000	Payroll Taxes - Authority	1,174.29	1.76	8,708.00	1.08
4405-0000	Worker's Compensation-Authority	975.00	1.46	1,710.00	0.21
4406-0000	Employee Benefits-Authority	853.36	1.28	7,736.47	0.96
4460-0000	Employee Benefits	758.34	1.14	8,638.03	1.07
4490-0000	TOTAL PAYROLL EXPENSE	18,034.33	27.00	138,157.91	17.12
4600-0000	UTILITIES				
4605-0000	Electric	4,606.00	6.90	43,095.39	5.34
4607-0000	Electric - NonCam	1,346.74	2.02	3,774.13	0.47
4620-0000	Utility - Turn On Fees	0.00	0.00	18.50	0.00
4622-0000	Demand Credit	-30.60	-0.05	-344.41	-0.04
4635-0000	Refuse Collection	539.47	0.81	4,539.77	0.56
4637-0000	Refuse - NONCAM	0.00	0.00	57.32	0.01
4640-0000	Water/Sewer	331.55	0.50	4,220.31	0.52
4642-0000	Non CAM Water/Sewer	244.21	0.37	427.32	0.05
4648-0000	Irrigation - Utility	115.47	0.17	1,187.47	0.15
4649-0000	Irrigation-NonCAM	31.92	0.05	56.04	0.01
4650-0000	Stormwater	263.15	0.39	2,105.20	0.26
4660-0000	Fire Service - Utility	141.16	0.21	1,129.28	0.14
4799-0000	TOTAL UTILITIES	7,589.07	11.36	60,266.32	7.47
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	190.00	0.28	1,511.42	0.19
5125-0000	Electric Supplies	175.47	0.26	6,340.27	0.79
5127-0000	NONCAM Electric Supplies	0.00	0.00	40.39	0.00
5130-0000	Electric Bulbs	0.00	0.00	755.01	0.09
5132-0000	NONCAM Electric Bulbs	0.00	0.00	7.79	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	475.29	0.06
5138-0000	Parking Lot Poles	0.00	0.00	37.68	0.00
5140-0000	Elevator Maintenance	101.25	0.15	669.90	0.08
5141-0000	Elevator Maintenance-NonCAM	48.75	0.07	136.50	0.02
5145-0000	Elevator Phone Maintenance	602.37	0.90	4,532.21	0.56
5160-0000	Exterior Building Maintenance	1,051.63	1.57	4,950.80	0.61
5161-0000	Exterior Building Supplies	0.00	0.00	223.07	0.03
5162-0000	Non CAM Exterior Bldg Maint.	520.00	0.78	561.11	0.07
5165-0000	Emergency Light Repair	104.52	0.16	185.70	0.02
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	1,916.77	0.24
5175-0000	Fire Alarm/Sprinkler Repair	0.00	0.00	2,540.40	0.31
5180-0000	HVAC Repair	2,047.03	3.06	23,525.37	2.91
5185-0000	HVAC Supplies	0.00	0.00	47.07	0.01
5195-0000	Tree Trimming	0.00	0.00	600.00	0.07
5197-0000	Holding Pond Maintenance	0.00	0.00	4,200.00	0.52
5210-0000	Locks & Keys Repairs	0.00	0.00	471.00	0.06
5215-0000	Locks & Keys Supplies	0.00	0.00	666.20	0.08
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	8.12	0.00
5221-0000	Parking Lot Repairs-NonCAM	0.00	0.00	0.71	0.00
5230-0000	Plumbing Repairs	323.70	0.48	4,985.48	0.62
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	159.20	0.02
5235-0000	Plumbing Supplies	0.00	0.00	722.00	0.09

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

Cash Flow Statement

Period = May 2014

Book = Accrual

		Period to Date	%	Year to Date	%
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	1.09	0.00
5240-0000	Backflow Maintenance	0.00	0.00	136.50	0.02
5250-0000	Roof Repairs	0.00	0.00	455.00	0.06
5260-0000	Signage	0.00	0.00	150.60	0.02
5270-0000	Small Tools	0.00	0.00	113.49	0.01
5285-0000	General Building R&M & Supplies	0.00	0.00	39.37	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	5,164.72	7.73	61,165.51	7.58
5300-0000	CLEANING AND IMPROVEMENTS				
5320-0000	Cleaning Supplies	0.00	0.00	6.97	0.00
5340-0000	Painting	0.00	0.00	3,506.62	0.43
5345-0000	Painting Supplies	0.00	0.00	643.59	0.08
5365-0000	Interior Supplies	207.83	0.31	240.84	0.03
5370-0000	Interior Repairs	67.20	0.10	2,355.00	0.29
5380-0000	Other Cleaning and Improvements	0.00	0.00	723.71	0.09
5399-0000	TOTAL CLEANING AND IMPROVEMEN	275.03	0.41	7,476.73	0.93
5400-0000	SERVICES				
5410-0000	Elevator Service	111.37	0.17	1,176.69	0.15
5412-0000	Elevator Service-NonCAM	53.63	0.08	143.31	0.02
5420-0000	Fire Protection System	0.00	0.00	2,723.52	0.34
5430-0000	Exterminating	260.00	0.39	3,881.64	0.48
5433-0000	Non CAM Exterminating	0.00	0.00	1,556.50	0.19
5445-0000	Backflow Prevention Service	0.00	0.00	358.51	0.04
5445-5000	Backflow Prevention Svc-NonCAM	0.00	0.00	1.49	0.00
5447-0000	HVAC Monthly Service	0.00	0.00	14,291.28	1.77
5448-0000	Non CAM HVAC Monthly Maint	0.00	0.00	61.90	0.01
5450-0000	Janitorial Service	4,648.06	6.96	48,402.43	6.00
5455-0000	Non CAM Janitorial	0.00	0.00	770.52	0.10
5460-0000	Landscaping Service	3,738.59	5.60	26,833.80	3.32
5462-0000	Non CAM Landscaping	355.43	0.53	7,122.92	0.88
5465-0000	Grounds Cleaning	5.95	0.01	5.95	0.00
5466-0000	Non-CAM Grounds Cleanup	11.04	0.02	11.04	0.00
5480-0000	Security	0.00	0.00	66.58	0.01
5482-0000	Non CAM Security	0.00	0.00	256.81	0.03
5495-0000	Other Services	0.00	0.00	240.00	0.03
5499-0000	TOTAL SERVICES	9,184.07	13.75	107,904.89	13.37
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	18,000.00	2.23
5520-0000	Phone Service	378.63	0.57	2,030.02	0.25
5522-0000	Internet Charge	80.74	0.12	508.48	0.06
5523-0000	Internet Charge-NonCAM	0.00	0.00	978.00	0.12
5530-0000	Copies	264.80	0.40	456.93	0.06
5560-0000	Fees/Licenses/Permits	6.00	0.01	83.00	0.01
5565-0000	Office Supplies	142.05	0.21	246.57	0.03
5566-0000	Office Equipment Maintenance	0.00	0.00	204.24	0.03
5567-0000	Office Equip Mtnce-NonCAM	0.00	0.00	443.05	0.05
5568-0000	Dues/Seminars	0.00	0.00	350.00	0.04
5570-0000	Postage/Delivery	0.00	0.00	34.17	0.00
5575-0000	Professional Fees	2,350.00	3.52	28,723.77	3.56
5585-0000	Subscriptions	0.00	0.00	1,030.00	0.13
5586-0000	Marketing/PR	-995.75	-1.49	2,879.92	0.36
5587-0000	General Authority Expense	196.98	0.29	1,084.69	0.13
5588-0000	Economic Development	0.00	0.00	25,000.00	3.10
5589-0000	Research Grants	30,000.00	44.91	30,000.00	3.72
5592-0000	Non CAM Professional Fees	2,350.00	3.52	18,803.77	2.33
5594-0000	Travel	1,625.10	2.43	5,975.67	0.74
5596-0000	Other Administration Costs	124.00	0.19	975.56	0.12
5599-0000	TOTAL PROPERTY ADMINISTRATION	36,522.55	54.67	137,807.84	17.07
6110-0000	Management Fees TALCOR	6,014.56	9.00	44,654.84	5.53
6111-0000	Management Fees-NonCAM	1,735.44	2.60	23,345.16	2.89
6159-0000	TOTAL OTHER EXPENSES	7,750.00	11.60	68,000.00	8.42
7110-0000	Property Insurance	5,138.04	7.69	43,123.95	5.34
7111-0000	Property Insurance-NonCAM	5.68	0.01	14,020.26	1.74
7199-0000	TOTAL INSURANCE/TAXES	5,143.72	7.70	57,144.21	7.08
7800-0000	TOTAL OPERATING EXPENSES	89,663.49	134.23	637,923.41	79.03

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

Cash Flow Statement

Period = May 2014

Book = Accrual

		Period to Date	%	Year to Date	%
7999-0000	NET INCOME - OPERATING	-22,863.95	-34.23	169,259.05	20.97
8100-0000	DEBT SERVICE				
8122-0000	Bond Interest Expense	0.00	0.00	60,275.38	7.47
8199-0000	TOTAL DEBT SERVICE	0.00	0.00	60,275.38	7.47
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	25,295.49	37.87	338,346.81	41.92
8220-0000	Amortization Expense	0.00	0.00	1,534.68	0.19
8299-0000	TOTAL OTHER EXPENSES	25,295.49	37.87	339,881.49	42.11
9900-0000	NET INCOME	-48,159.44	-72.10	-230,897.82	-28.61
9950-0000	Transfer of Operations	0.00	0.00	-3,057,715.69	-378.81
9990-0000	Net Income After G/L From Transfer o	-48,159.44	-72.10	-3,288,613.51	-407.42
	Adjustments				
1203-0000	A/R-Tenant	-7,702.43	-11.53	-64,490.13	-7.99
1204-0000	AR-Tenant Expenses to be Reimbursed	2,654.94	3.97	-182.50	-0.02
1206-0000	Other Receivables	-1,569.81	-2.35	-2,907.78	-0.36
1210-0000	Accounts Receivable	19,995.91	29.93	152,479.69	18.89
1510-0000	Building Improvements	0.00	0.00	30,356.40	3.76
1590-0000	Accumulated Depreciation	25,295.49	37.87	-5,051,451.78	-625.81
1625-0000	HVAC	0.00	0.00	193,559.44	23.98
1662-0000	Research Building Assets	0.00	0.00	2,334,370.34	289.20
1663-0000	Phipps Building Assets	0.00	0.00	-5,791.00	-0.72
1664-0000	Collins Building Assets	0.00	0.00	-95,476.20	-11.83
1665-0000	Centennial Building Assets	0.00	0.00	4,986,364.39	617.75
1666-0000	Johnson Building Assets	0.00	0.00	-48,409.00	-6.00
1667-0000	Shaw Building Assets	0.00	0.00	3,882,842.42	481.04
1669-0000	NE Basin Project - A	0.00	0.00	213,885.94	26.50
1670-0000	NE Basin Project - B	0.00	0.00	63,416.00	7.86
1733-0000	Bond Issue Costs	0.00	0.00	69,344.00	8.59
1753-0000	Accumulated Amortization	0.00	0.00	-25,860.00	-3.20
1913-0000	Prepaid Insurance	5,143.72	7.70	-12,846.87	-1.59
1925-0000	Investments	-1,545.55	-2.31	-414,231.61	-51.32
2236-0000	Accounts Payable	1,073.52	1.61	41,068.90	5.09
2246-0000	Prepaid Rents	-2,964.44	-4.44	10,351.36	1.28
2249-0000	Accrued Other	-4,282.54	-6.41	0.00	0.00
2250-0000	Tenant Security Dep	0.00	0.00	-618.75	-0.08
2305-0000	Sales Tax Payable	-52.77	-0.08	-2,237.79	-0.28
2308-0000	Unearned Revenue - Current	0.00	0.00	-246,327.00	-30.52
2310-0000	Bonds Payable - Current	0.00	0.00	-157,828.85	-19.55
2408-0000	Unearned Revenue - Noncurrent	0.00	0.00	-307,911.04	-38.15
2410-0000	Bond Payable - Noncurrent	0.00	0.00	-2,645,414.25	-327.73
	Total Adjustments	36,046.04	53.96	2,896,054.33	358.79
	Cash Flow	-12,113.40	-18.14	-392,559.18	-48.63
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	240,376.59	228,263.19	-12,113.40	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	240,576.59	228,463.19	-12,113.40	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	220,789.55	228,263.19	7,473.64	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
1150-4000	Reserve Fund - Hancock	26,622.52	0.00	-26,622.52	
1155-4000	Sinking Fund -Cash-Hancock	373,410.30	0.00	-373,410.30	
	Total Cash	621,022.37	228,463.19	-392,559.18	

LCRDA - OPERATING ACCOUNT

7/1/2014

Bank Reconciliation Report

5/31/2014

Balance Per Bank Statement as of 5/31/2014		231,326.76
Plus:	Outstanding Deposits	4,751.47
Less:	Outstanding Checks	-7,815.07
	Reconciled Bank Balance	<u>228,263.16</u>
Balance per GL as of 5/31/2014		228,263.19
blank	Book Reconciling Items	-0.03
	Reconciled Balance Per G/L	<u>228,263.16</u>
Difference		<u>0.00</u>

Cleared Items:

LCRDA - OPERATING ACCOUNT

7/1/2014

Bank Reconciliation Report

5/31/2014

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
4/29/2014	5012014	cnainsur - CNA INSURANCE	6,403.51	5/31/2014
4/30/2014	5052014	uttal - City of Tallahassee	6,548.06	5/31/2014
4/30/2014	5052014	uttal - City of Tallahassee	234.76	5/31/2014
5/1/2014	1219	aireserv - TONY KELLY	1,735.20	5/31/2014
5/1/2014	1220	bc - Broad and Cassel, P.A.	4,707.54	5/31/2014
5/1/2014	1221	bruce - Bruce Fire Safety & Equipment, Inc.	1,179.82	5/31/2014
5/1/2014	1222	catering - Catering Capers	3,852.00	5/31/2014
5/1/2014	1223	centuryl - CENTURY LINK	454.78	5/31/2014
5/1/2014	1224	centuryl - CENTURY LINK	48.47	5/31/2014
5/1/2014	1225	classoci - C&L Associates Commercial Cleaning	3,725.47	5/31/2014
5/1/2014	1226	engineer - Engineered Cooling Services, Inc.	219.00	5/31/2014
5/1/2014	1227	fsu - FSU Research Foundation, Inc.	478.14	5/31/2014
5/1/2014	1228	galfburg - Georgia- Florida Burglar Alarm Company,	676.00	5/31/2014
5/1/2014	1229	heinzbro - Heinz Brothers Nurseries, INC.	5,052.66	5/31/2014
5/1/2014	1230	lcedc - LEON COUNTY ECONOMIC DEVELOPMENT COUNCIL	12,500.00	5/31/2014
5/1/2014	1231	lightman - LIGHTMAN LIGHTING & ELECTRICAL INC	654.94	5/31/2014
5/1/2014	1232	marpan - Marpan Supply Company, Inc.	148.00	5/31/2014
5/1/2014	1233	metal - Metal Building Services, Inc.	270.00	5/31/2014
5/1/2014	1234	orkin - Capital Solutions of Big Bend	50.00	5/31/2014
5/1/2014	1235	rocksolli - ROCK SOLID TERMITE AND PEST CONTROL	260.00	5/31/2014
5/1/2014	1236	sonitrol - Sonitrol of Tallahassee, Inc.	59.00	5/31/2014
5/1/2014	1237	talladem - Tallahassee Media Group	89.80	5/31/2014
5/1/2014	1238	uttal - City of Tallahassee	18.50	5/31/2014
5/1/2014	1239	vertical - Vertical Assesment Associates, LLC	270.00	5/31/2014
5/1/2014	1240	zenith - Zenith Insurance Comapny	264.00	5/31/2014
5/1/2014	1241	absystem - STA of Tallahassee, Inc.	50.20	5/31/2014
5/10/2014	5202014	stax - Florida Department of Revenue	499.57	5/31/2014
5/15/2014	1242	aireserv - TONY KELLY	851.40	5/31/2014
5/15/2014	1243	bc - Broad and Cassel, P.A.	4,700.00	5/31/2014
5/15/2014	1244	bonedry - BONE DRY RESTORATION AND CLEANING, INC.	1,446.28	5/31/2014
5/15/2014	1245	brownbro - BROWN & BROWN OF FLORIDA, INC.	2,000.00	5/31/2014
5/15/2014	1246	comcast - COMCAST	182.85	5/31/2014
5/15/2014	1247	hancdt - Hancock Bank	2,164.33	5/31/2014
5/15/2014	1248	heinzbro - Heinz Brothers Nurseries, INC.	4,309.51	5/31/2014
5/15/2014	1249	lcboc - LEON COUNTY BD OF COMMISSIONER	1,066.72	5/31/2014
5/15/2014	1250	metal - Metal Building Services, Inc.	70.00	5/31/2014
5/15/2014	1251	mgttl - Talcor Commercial Real Estate Svc Inc	7,750.00	5/31/2014
5/15/2014	1252	mowrey - Mowrey Elevator Company of Florida, Inc.	165.00	5/31/2014
5/15/2014	1253	redwire - REDWIRE	9.61	5/31/2014
5/15/2014	1254	sonitrol - Sonitrol of Tallahassee, Inc.	170.00	5/31/2014
5/15/2014	1255	talldemo - Tallahassee Democrat, Inc.	132.95	5/31/2014
5/15/2014	1256	weston - Weston Trawick, Inc.	386.40	5/31/2014
5/15/2014	1257	zenith - Zenith Insurance Comapny	264.00	5/31/2014
Total Cleared Checks			76,118.47	

LCRDA - OPERATING ACCOUNT

7/1/2014

Bank Reconciliation Report

5/31/2014

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
4/29/2014	169	:CHECKscan Deposit	14,788.50	5/31/2014
5/1/2014	178	NPS0514	13,195.28	5/31/2014
5/5/2014	170	:CHECKscan Deposit	2,919.05	5/31/2014
5/12/2014	171	:CHECKscan Deposit	1,407.67	5/31/2014
5/21/2014	172	:CHECKscan Deposit	11,101.75	5/31/2014
5/28/2014	173	:CHECKscan Deposit	27,539.36	5/31/2014
5/28/2014	174	:CHECKscan Deposit	17,681.82	5/31/2014
Total Cleared Deposits			88,633.43	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
5/31/2014	JE 14529	reclass between buildings	-18.00	5/31/2014
5/31/2014	JE 14533	Interest income on bank accts	18.56	5/31/2014
5/31/2014	JE 14534	payroll taxes posted May for April	-2,281.28	5/31/2014
5/31/2014	JE 14536	Payroll taxes posted May for May	-2,281.28	5/31/2014
5/31/2014	JE 14537	Payroll for May 2014	-10,252.71	5/31/2014
5/31/2014	JE 14538	Payroll taxes posted May for May	-2,281.28	5/31/2014
5/31/2014	JE 14539	Benefits posted May for April	-1,409.59	5/31/2014
5/31/2014	JE 14543	payment of benefits May for April	-591.67	5/31/2014
5/31/2014	JE 14544	Benefits 5.14	-1,183.34	5/31/2014
5/31/2014	JE 14550	adjust-numbers backwards	18.00	5/31/2014
Total Cleared Other Items			-20,262.59	

Cleared Book Reconciling Items

Date	Tran #	Notes	Amount	Date Cleared
7/31/2013	1cent differ	1cent difference	-0.01	5/31/2014
Total Cleared Book Reconciling Items			-0.01	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

6354 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



Page: 1 of 2

Statements Dates
05/01/2014 - 05/31/2014

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

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

Deposits and Other Credits

Table with 6 columns: Date, Amount, Description, Date, Amount, Description. Lists transactions from 05/01 to 05/06, including MISC PAY and Settlements.

Checks

Table with 6 columns: Date, Serial, Amount, Date, Serial, Amount. Lists check transactions from 05/05 to 05/06.



000000002



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



Hancock Bank, a trade name of Whitney Bank



6354

Page: 2 of 2

Statements Dates

05/01/2014 - 05/31/2014

Account Number:

Images:

0

* IMAGE * E0

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
05/20	1247	2,164.33	05/20	1253	9.61
05/22	1248	4,309.51	05/20	1254	170.00
05/22	1249	1,066.72	05/20	1255	132.95
05/20	1250	70.00	05/21	1256	386.40
05/21	1251	7,750.00	05/20	1257	264.00
05/21	1252	165.00			

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
05/01	591.67	ACH 1006 NRS 014121003151027PPD	05/06	549.54	PAYMENT CITYOFTALBKDRAFT 014126003977597PPD
05/01	2,281.28	USATAXPYMT IRS 014121003109998CCD	05/06	1,141.99	PAYMENT CITYOFTALBKDRAFT 014126003977600PPD
05/01	6,403.51	PREM-PYMT CNA ACH 014121003115416CCD	05/06	1,409.59	CRC FLA DEPT REVENUE 014126003967099CCD
05/06	9.26	PAYMENT CITYOFTALBKDRAFT 014126003977614PPD	05/06	2,954.49	PAYMENT CITYOFTALBKDRAFT 014126003977606PPD
05/06	85.38	PAYMENT CITYOFTALBKDRAFT 014126003977612PPD	05/14	5,126.35	QUICKBOOKS INTUIT PAYROLL S 014134005255032CCD
05/06	190.39	PAYMENT CITYOFTALBKDRAFT 014126003977610PPD	05/15	591.67	ACH 1006 NRS 014135005511153PPD
05/06	234.76	PAYMENT CITYOFTALBKDRAFT 014126003977607PPD	05/15	2,281.28	USATAXPYMT IRS 014135005468566CCD
05/06	314.50	PAYMENT CITYOFTALBKDRAFT 014126003977605PPD	05/20	499.57	C01 FLA DEPT REVENUE 014140006184828CCD
05/06	383.76	PAYMENT CITYOFTALBKDRAFT 014126003977601PPD	05/28	591.67	ACH 1006 NRS 014148007354034PPD
05/06	397.11	PAYMENT CITYOFTALBKDRAFT 014126003977616PPD	05/29	5,126.35	QUICKBOOKS INTUIT PAYROLL S 014149007636632CCD
05/06	521.64	PAYMENT CITYOFTALBKDRAFT 014126003977604PPD	05/30	2,281.28	USATAXPYMT IRS 014149007760434CCD

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
04/30	239,074.38	05/12	216,924.64	05/21	188,543.65
05/01	257,781.70	05/13	215,744.82	05/22	194,269.17
05/02	253,074.16	05/14	212,026.14	05/28	193,677.50
05/05	245,312.27	05/15	209,153.19	05/29	233,589.48
05/06	233,892.25	05/19	204,453.19	05/30	231,326.76
05/07	229,902.78	05/20	197,696.45		

Payment Detail

Bank=inn1104 AND mm/yy=05/2014-05/2014 AND All Checks=Yes AND Include Voids=All Checks

Check# Bank - Vendor - Date	Payable # Property	Amount Account
1218 (inn1104) - Advanced Fire Protection Service, Inc. (advanced) - 05/01/14 (05/14) (Voided)		
Copies	P-82267 knight	50.20 55300000 - Copies
Total 1218 (inn1104) - Advanced Fire Protection Service, Inc. (advanced) - 05/01/14 (05/14) (Voided)		50.20
1218 (inn1104) - Advanced Fire Protection Service, Inc. (advanced) - 05/01/14 (05/14) (Voider)		
Copies	P-82267 knight	-50.20 55300000 - Copies
Total 1218 (inn1104) - Advanced Fire Protection Service, Inc. (advanced) - 05/01/14 (05/14) (Voider)		-50.20
1219 (inn1104) - TONY KELLY (aireserv) - 05/01/14 (05/14)		
hvac repair	P-82268 famu	187.50 51800000 - HVAC Repair
Quarterly Maintenance	P-82274 johnson	1,547.70 54470000 - HVAC Monthly Service
Total 1219 (inn1104) - TONY KELLY (aireserv) - 05/01/14 (05/14)		1,735.20
1220 (inn1104) - Broad and Cassel, P.A. (bc) - 05/01/14 (05/14)		
LEGAL	P-82269 inn-tic	2,353.77 55750000 - Professional Fees
LEGAL	P-82269 inn-tic	2,353.77 55920000 - Non CAM Professional Fees
Total 1220 (inn1104) - Broad and Cassel, P.A. (bc) - 05/01/14 (05/14)		4,707.54
1221 (inn1104) - Bruce Fire Safety & Equipment, Inc. (bruce) - 05/01/14 (05/14)		
installation of fire extinguisher 5 per code requirement throughout builder	P-82415 johnson	1,179.82 51700000 - Fire Extinguisher Maintenance
Total 1221 (inn1104) - Bruce Fire Safety & Equipment, Inc. (bruce) - 05/01/14 (05/14)		1,179.82
1222 (inn1104) - Catering Capers (catering) - 05/01/14 (05/14)		
Passed Hor's Oeuvres & Stationed on Table	P-82445 knight	3,852.00 55860000 - Marketing/PR
Total 1222 (inn1104) - Catering Capers (catering) - 05/01/14 (05/14)		3,852.00
1223 (inn1104) - CENTURY LINK (centuryl) - 05/01/14 (05/14)		
Set up and install of new lines to srvc simplex system and elecators	P-82417 johnson	454.78 55200000 - Phone Service
Total 1223 (inn1104) - CENTURY LINK (centuryl) - 05/01/14 (05/14)		454.78
1224 (inn1104) - CENTURY LINK (centuryl) - 05/01/14 (05/14)		
433132824 04/2014	P-82418 collins	48.47 55200000 - Phone Service
Total 1224 (inn1104) - CENTURY LINK (centuryl) - 05/01/14 (05/14)		48.47
1225 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 05/01/14 (05/14)		

Payment Detail

Bank=inn1104 AND mm/yy=05/2014-05/2014 AND All Checks=Yes AND Include Voids=All Checks

Srvc 04/01-30/2014	P-82275	johnson	171.91	54500000	- Janitorial Service
Srvc 04/01-30/2014	P-82275	morgan	1,730.45	54500000	- Janitorial Service
Srvc 04/01-30/2014	P-82275	collins	659.68	54500000	- Janitorial Service
Srvc 04/01-30/2014	P-82275	centenn	985.77	54500000	- Janitorial Service
Srvc 04/01-30/2014	P-82275	knight	177.66	54500000	- Janitorial Service
Total 1225 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 05/01/14 (05/14)			3,725.47		
1226 (inn1104) - Engineered Cooling Services, Inc. (engineer) - 05/01/14 (05/14)					
a/c not running-bad compressor	P-82276	famu	219.00	51800000	- HVAC Repair
Total 1226 (inn1104) - Engineered Cooling Services, Inc. (engineer) - 05/01/14 (05/14)			219.00		
1227 (inn1104) - FSU Research Foundation, Inc. (fsu) - 05/01/14 (05/14)					
3.14 Mgmt Fee Income Refund	P-82634	johnson	246.46	33100000	- Other Income
3.14 Mgmt Fee Income Refund	P-82634	sliger	231.68	33100000	- Other Income
Total 1227 (inn1104) - FSU Research Foundation, Inc. (fsu) - 05/01/14 (05/14)			478.14		
1228 (inn1104) - Georgia- Florida Burglar Alarm Company, (gafburg) - 05/01/14 (05/14)					
strike plate replaced	P-82419	morgan	676.00	51450000	- Elevator Phone Maintenance
Total 1228 (inn1104) - Georgia- Florida Burglar Alarm Company, (gafburg) - 05/01/14 (05/14)			676.00		
1229 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 05/01/14 (05/14)					
LANDSCAPING 03/2014	P-82270	centenn	374.45	54600000	- Landscaping Service
LANDSCAPING 03/2014	P-82270	collins	491.10	54600000	- Landscaping Service
LANDSCAPING 03/2014	P-82270	knight	449.18	54600000	- Landscaping Service
LANDSCAPING 03/2014	P-82270	inn-tic	377.31	54600000	- Landscaping Service
LANDSCAPING 03/2014	P-82270	inn-tic	1,152.15	54620000	- Non CAM Landscaping
	P-82270	johnson	385.45	54600000	- Landscaping Service
	P-82270	sliger	355.81	54600000	- Landscaping Service
	P-82270	morgan	313.05	54600000	- Landscaping Service
	P-82270	sliger	19.98	54620000	- Non CAM Landscaping
Ground Maintenance-March 24	P-82271	morgan	115.36	54600000	- Landscaping Service
Ground Maintenance-March 24	P-82271	johnson	96.14	54600000	- Landscaping Service
Ground Maintenance-March 24	P-82271	collins	108.95	54600000	- Landscaping Service
Ground Maintenance-March 24	P-82271	knight	83.32	54600000	- Landscaping Service
Ground Maintenance-March 24	P-82271	inn-tic	64.09	54600000	- Landscaping Service
Ground Maintenance-March 24	P-82271	inn-tic	173.05	54620000	- Non CAM Landscaping
Ground Maintenance-March 24	P-82272	famu	493.27	54600000	- Landscaping Service
Total 1229 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 05/01/14 (05/14)			5,052.66		

Payment Detail

Bank=inn1104 AND mm/yy=05/2014-05/2014 AND All Checks=Yes AND Include Voids=All Checks

1230 (inn1104) - LEON COUNTY ECONOMIC DEVELOPMENT COUNCIL (lcedc) - 05/01/14 (05/14)			
EDC Foresight Fund 04/01-09/30/2014	P-82439	inn-tic	12,500.00 55880000 - Economic Development
Total 1230 (inn1104) - LEON COUNTY ECONOMIC DEVELOPMENT COUNCIL (lcedc) - 05/01/14 (05/14)			12,500.00
1231 (inn1104) - LIGHTMAN LIGHTING & ELECTRICAL INC (lightman) - 05/01/14 (05/14)			
separate light switches from single 3 way switch to separate switches. Bill to S	P-82420	morgan	654.94 12040000 - AR-Tenant Expenses to be Reimbursed
Total 1231 (inn1104) - LIGHTMAN LIGHTING & ELECTRICAL INC (lightman) - 05/01/14 (05/14)			654.94
1232 (inn1104) - Marpan Supply Company, Inc. (marpan) - 05/01/14 (05/14)			
CONTAINER RENTAL FOR APRIL	P-82277	johnson	74.00 46350000 - Refuse Collection
05/2014 Srvc	P-82421	johnson	74.00 46350000 - Refuse Collection
Total 1232 (inn1104) - Marpan Supply Company, Inc. (marpan) - 05/01/14 (05/14)			148.00
1233 (inn1104) - Metal Building Services, Inc. (metal) - 05/01/14 (05/14)			
	P-82278	collins	90.00 51600000 - Exterior Building Maintenance
	P-82278	famu	90.00 51600000 - Exterior Building Maintenance
	P-82278	phippis	90.00 51600000 - Exterior Building Maintenance
Total 1233 (inn1104) - Metal Building Services, Inc. (metal) - 05/01/14 (05/14)			270.00
1234 (inn1104) - Capital Solutions of Big Bend (orkin) - 05/01/14 (05/14)			
Final Bill- Srvc's have been cancelled	P-82422	johnson	50.00 54300000 - Exterminating
Total 1234 (inn1104) - Capital Solutions of Big Bend (orkin) - 05/01/14 (05/14)			50.00
1235 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksoli) - 05/01/14 (05/14)			
Exterminating	P-82279	centenn	55.00 54300000 - Exterminating
Exterminating	P-82279	collins	55.00 54300000 - Exterminating
Exterminating	P-82279	knight	25.00 54300000 - Exterminating
Exterminating	P-82279	johnson	45.00 54300000 - Exterminating
Exterminating	P-82279	morgan	45.00 54300000 - Exterminating
Exterminating	P-82279	phippis	35.00 54300000 - Exterminating
Total 1235 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksoli) - 05/01/14 (05/14)			260.00
1236 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 05/01/14 (05/14)			
trip charge	P-82280	collins	59.00 54800000 - Security
Total 1236 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 05/01/14 (05/14)			59.00
1237 (inn1104) - Tallahassee Media Group (talladem) - 05/01/14 (05/14)			

Payment Detail

Bank=inn1104 AND mm/yy=05/2014-05/2014 AND All Checks=Yes AND Include Voids=All Checks

Tallahassee Democrat	P-82273	inn-tic	89.80	55960000 - Other Administration Costs
Total 1237 (inn1104) - Tallahassee Media Group (talladem) - 05/01/14 (05/14)			89.80	
1238 (inn1104) - City of Tallahassee (utltal) - 05/01/14 (05/14)				
5764754002 04/2014	P-82377	johnson	18.50	46200000 - Utility - Turn On Fees
Total 1238 (inn1104) - City of Tallahassee (utltal) - 05/01/14 (05/14)			18.50	
1239 (inn1104) - Vertical Assesment Associates, LLC (vertical) - 05/01/14 (05/14)				
Inspection of Hydraulic Elevator and no load test on elevator	P-82423	fuqua	47.25	51400000 - Elevator Maintenance
Inspection of Hydraulic Elevator and no load test on elevator	P-82423	fuqua	87.75	51410000 - Elevator Maintenance-NonCAM
Inspection of Hydraulic Elevator and no load test on elevator	P-82423	johnson	135.00	51400000 - Elevator Maintenance
Total 1239 (inn1104) - Vertical Assesment Associates, LLC (vertical) - 05/01/14 (05/14)			270.00	
1240 (inn1104) - Zenith Insurance Comapny (zenith) - 05/01/14 (05/14)				
Worker's Compensation Policy 04/01-30/20114	P-82281	knight	264.00	44050000 - Worker's Compensation-Authority
Total 1240 (inn1104) - Zenith Insurance Comapny (zenith) - 05/01/14 (05/14)			264.00	
1241 (inn1104) - STA of Tallahassee, Inc. (absystem) - 05/01/14 (05/14)				
Estimated meter reading	P-82648	knight	50.20	55300000 - Copies
Total 1241 (inn1104) - STA of Tallahassee, Inc. (absystem) - 05/01/14 (05/14)			50.20	
1242 (inn1104) - TONY KELLY (aireserv) - 05/15/14 (05/14)				
a/c unit frozen	P-83309	collins	416.40	51800000 - HVAC Repair
no cooling-bad relay switch repair	P-83310	johnson	435.00	51800000 - HVAC Repair
Total 1242 (inn1104) - TONY KELLY (aireserv) - 05/15/14 (05/14)			851.40	
1243 (inn1104) - Broad and Cassel, P.A. (bc) - 05/15/14 (05/14)				
General Counsel Case: 44809.001	P-83312	inn-tic	2,350.00	55750000 - Professional Fees
General Counsel Case: 44809.001	P-83312	inn-tic	2,350.00	55920000 - Non CAM Professional Fees
Total 1243 (inn1104) - Broad and Cassel, P.A. (bc) - 05/15/14 (05/14)			4,700.00	
1244 (inn1104) - BONE DRY RESTORATION AND CLEANING, INC. (bonedry) - 05/15/14 (05/14)				
roof leak	P-83311	collins	1,446.28	53700000 - Interior Repairs
Total 1244 (inn1104) - BONE DRY RESTORATION AND CLEANING, INC. (bonedry) - 05/15/14 (05/14)			1,446.28	
1245 (inn1104) - BROWN & BROWN OF FLORIDA, INC. (brownbro) - 05/15/14 (05/14)				
Agency Fee/ Third Quarter	P-83314	inn-tic	2,000.00	19130000 - Prepaid Insurance
Total 1245 (inn1104) - BROWN & BROWN OF FLORIDA, INC. (brownbro) - 05/15/14 (05/14)			2,000.00	

Payment Detail

Bank=inn1104 AND mm/yy=05/2014-05/2014 AND All Checks=Yes AND Include Voids=All Checks

1246 (inn1104) - COMCAST (comcast) - 05/15/14 (05/14)

09587 317042-01-7 4/2014	P-83316	inn-tic	111.61	55200000 - Phone Service
09587 317042-01-7 4/2014	P-83316	knight	71.24	55220000 - Internet Charge

Total 1246 (inn1104) - COMCAST (comcast) - 05/15/14 (05/14)**182.85****1247 (inn1104) - Hancock Bank (hancdt) - 05/15/14 (05/14)**

#4802390000485687-Int Days	P-83313	knight	295.00	55940000 - Travel
#4802390000485687-NBIA	P-83313	inn-tic	695.00	55850000 - Subscriptions
#4802390000421666-Publix	P-83315	knight	10.38	55960000 - Other Administration Costs
#4802390000421666-Bada Bean	P-83315	knight	15.76	55960000 - Other Administration Costs
#4802390000421666-Constant Contact	P-83315	knight	30.00	55860000 - Marketing/PR
#4802390000421666-Goodwood	P-83315	knight	1,005.00	55860000 - Marketing/PR
#4802390000421666-Constant Contact	P-83315	knight	8.67	55860000 - Marketing/PR
#4802390000421666-Office Depot	P-83315	knight	104.52	55650000 - Office Supplies

Total 1247 (inn1104) - Hancock Bank (hancdt) - 05/15/14 (05/14)**2,164.33****1248 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 05/15/14 (05/14)**

3/17/14-fertilizer	P-83317	johnson	34.77	54600000 - Landscaping Service
3/17/14-fertilizer	P-83317	sliger	32.10	54600000 - Landscaping Service
3/17/14-fertilizer	P-83317	morgan	28.24	54600000 - Landscaping Service
3/17/14-fertilizer	P-83317	sliger	1.80	54620000 - Non CAM Landscaping
3/17/14-fertilizer	P-83317	centenn	33.77	54600000 - Landscaping Service
3/17/14-fertilizer	P-83317	collins	44.30	54600000 - Landscaping Service
3/17/14-fertilizer	P-83317	knight	40.51	54600000 - Landscaping Service
Ground Maintenance April 7,14,21,28	P-83321	morgan	291.38	54600000 - Landscaping Service
Ground Maintenance April 7,14,21,28	P-83321	johnson	356.12	54600000 - Landscaping Service
Ground Maintenance April 7,14,21,28	P-83321	collins	701.41	54600000 - Landscaping Service
Ground Maintenance April 7,14,21,28	P-83321	knight	641.53	54600000 - Landscaping Service
Ground Maintenance April 7,14,21,28	P-83321	inn-tic	538.88	54600000 - Landscaping Service
Ground Maintenance April 7,14,21,28	P-83321	inn-tic	355.43	54620000 - Non CAM Landscaping
Famu- Ground Maintenance April 7,14,21,28	P-83328	famu	1,209.27	54600000 - Landscaping Service

Total 1248 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 05/15/14 (05/14)**4,309.51****1249 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lcboc) - 05/15/14 (05/14)**

5.14 benefits	P-83322	knight	480.02	44060000 - Employee Benefits-Authority
5.14 benefits	P-83322	knight	53.34	44030000 - Clerical Salary-Authority
5.14 benefits	P-83323	knight	480.02	44060000 - Employee Benefits-Authority

Payment Detail

Bank=inn1104 AND mm/yy=05/2014-05/2014 AND All Checks=Yes AND Include Voids=All Checks

5.14 benefits	P-83323	knight	53.34	44030000 - Clerical Salary-Authority
Total 1249 (inn1104) - LEON COUNTY BD OF COMMISSIONER (Icboc) - 05/15/14 (05/14)			1,066.72	
1250 (inn1104) - Metal Building Services, Inc. (metal) - 05/15/14 (05/14)				
repair bullet hole in roof	P-83318	collins	70.00	52500000 - Roof Repairs
Total 1250 (inn1104) - Metal Building Services, Inc. (metal) - 05/15/14 (05/14)			70.00	
1251 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgtal) - 05/15/14 (05/14)				
4.14 AR mgmt fee	P-83348	famu	316.96	61100000 - Management Fees TALCOR
4.14 AR mgmt fee	P-83348	inn-tic	191.25	61100000 - Management Fees TALCOR
4.14 AR mgmt fee	P-83348	knight	76.50	61100000 - Management Fees TALCOR
4.14 AR mgmt fee	P-83348	collins	325.13	61100000 - Management Fees TALCOR
4.14 AR mgmt fee	P-83348	morgan	401.63	61100000 - Management Fees TALCOR
4.14 AR mgmt fee	P-83348	johnson	459.02	61110000 - Management Fees-NonCAM
4.14 AR mgmt fee	P-83348	phippis	229.51	61100000 - Management Fees TALCOR
4.14 pm mgmt fee	P-83349	famu	1,069.75	61100000 - Management Fees TALCOR
4.14 pm mgmt fee	P-83349	inn-tic	531.85	61100000 - Management Fees TALCOR
4.14 pm mgmt fee	P-83349	knight	212.74	61100000 - Management Fees TALCOR
4.14 pm mgmt fee	P-83349	collins	904.14	61100000 - Management Fees TALCOR
4.14 pm mgmt fee	P-83349	morgan	1,116.88	61100000 - Management Fees TALCOR
4.14 pm mgmt fee	P-83349	johnson	1,276.42	61110000 - Management Fees-NonCAM
4.14 pm mgmt fee	P-83349	phippis	638.22	61100000 - Management Fees TALCOR
Total 1251 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgtal) - 05/15/14 (05/14)			7,750.00	
1252 (inn1104) - Mowrey Elevator Company of Florida, Inc. (mowrey) - 05/15/14 (05/14)				
Srvc Fee	P-83329	johnson	82.50	54100000 - Elevator Service
Srvc Fee	P-83330	fuqua	28.87	54100000 - Elevator Service
Srvc Fee	P-83330	fuqua	53.63	54120000 - Elevator Service-NonCAM
Total 1252 (inn1104) - Mowrey Elevator Company of Florida, Inc. (mowrey) - 05/15/14 (05/14)			165.00	
1253 (inn1104) - REDWIRE (redwire) - 05/15/14 (05/14)				
W1C0734X; 4.1-4.7 svcs	P-83319	knight	9.61	54820000 - Non CAM Security
Total 1253 (inn1104) - REDWIRE (redwire) - 05/15/14 (05/14)			9.61	
1254 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 05/15/14 (05/14)				
Srvc 05/01/2014-05/31/2014	P-83331	collins	170.00	51450000 - Elevator Phone Maintenance
Total 1254 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 05/15/14 (05/14)			170.00	

Payment Detail

Bank=inn1104 AND mm/yy=05/2014-05/2014 AND All Checks=Yes AND Include Voids=All Checks

1255 (inn1104) - Tallahassee Democrat, Inc. (talldemo) - 05/15/14 (05/14)

19392565 / J. Matson P-83327 inn-tic 132.95 55960000 - Other Administration Costs

Total 1255 (inn1104) - Tallahassee Democrat, Inc. (talldemo) - 05/15/14 (05/14)**132.95****1256 (inn1104) - Weston Trawick, Inc. (weston) - 05/15/14 (05/14)**

relocate elevator phone P-83320 johnson 386.40 51400000 - Elevator Maintenance

Total 1256 (inn1104) - Weston Trawick, Inc. (weston) - 05/15/14 (05/14)**386.40****1257 (inn1104) - Zenith Insurance Comapny (zenith) - 05/15/14 (05/14)**

A#013661; P#Z073003901; 5.14 pmt P-83324 knight 264.00 44050000 - Worker's Compensation-Authority

Total 1257 (inn1104) - Zenith Insurance Comapny (zenith) - 05/15/14 (05/14)**264.00****5202014 (inn1104) - Florida Department of Revenue (stax) - 05/10/14 (05/14)**

04/2014 Sales Tax-Innovation	P-83344	collins	216.80	23050000 - Sales Tax Payable
04/2014 Sales Tax-Innovation	P-83344	collins	-5.42	33150000 - Sales Tax Discount
04/2014 Sales Tax-Innovation	P-83344	knight	154.26	23050000 - Sales Tax Payable
04/2014 Sales Tax-Innovation	P-83344	knight	-3.86	33150000 - Sales Tax Discount
04/2014 Sales Tax-Innovation	P-83344	morgan	141.32	23050000 - Sales Tax Payable
04/2014 Sales Tax-Innovation	P-83344	morgan	-3.53	33150000 - Sales Tax Discount

Total 5202014 (inn1104) - Florida Department of Revenue (stax) - 05/10/14 (05/14)**499.57****6012014 (inn1104) - CNA INSURANCE (cnainsur) - 05/30/14 (05/14) (Voided)**

#0115148524; 5.14 pmt	P-83691	centenn	218.64	19130000 - Prepaid Insurance
#0115148524; 5.14 pmt	P-83691	collins	813.69	19130000 - Prepaid Insurance
#0115148524; 5.14 pmt	P-83691	johnson	1,051.10	19130000 - Prepaid Insurance
#0115148524; 5.14 pmt	P-83691	knight	168.86	19130000 - Prepaid Insurance
#0115148524; 5.14 pmt	P-83691	morgan	853.65	19130000 - Prepaid Insurance
#0115148524; 5.14 pmt	P-83691	phippis	102.15	19130000 - Prepaid Insurance
#0115148524; 5.14 pmt	P-83691	sliger	1,024.74	19130000 - Prepaid Insurance
#0115148524; 5.14 pmt	P-83691	inn-tic	2,170.68	19130000 - Prepaid Insurance

Total 6012014 (inn1104) - CNA INSURANCE (cnainsur) - 05/30/14 (05/14) (Voided)**6,403.51****6012014 (inn1104) - CNA INSURANCE (cnainsur) - 05/31/14 (05/14) (Voider)**

#0115148524; 5.14 pmt	P-83691	centenn	-218.64	19130000 - Prepaid Insurance
#0115148524; 5.14 pmt	P-83691	collins	-813.69	19130000 - Prepaid Insurance
#0115148524; 5.14 pmt	P-83691	johnson	-1,051.10	19130000 - Prepaid Insurance
#0115148524; 5.14 pmt	P-83691	knight	-168.86	19130000 - Prepaid Insurance
#0115148524; 5.14 pmt	P-83691	morgan	-853.65	19130000 - Prepaid Insurance

Payment Detail

Bank=inn1104 AND mm/yy=05/2014-05/2014 AND All Checks=Yes AND Include Voids=All Checks

#0115148524; 5.14 pmt	P-83691	phipps	-102.15	19130000	- Prepaid Insurance
#0115148524; 5.14 pmt	P-83691	sliger	-1,024.74	19130000	- Prepaid Insurance
#0115148524; 5.14 pmt	P-83691	inn-tic	-2,170.68	19130000	- Prepaid Insurance

Total 6012014 (inn1104) - CNA INSURANCE (cnainsur) - 05/31/14 (05/14) (Voider)**-6,403.51****6032014 (inn1104) - City of Tallahassee (utltal) - 05/31/14 (05/14)**

0721285610 05/2014	P-83332	fuqua	131.50	46400000	- Water/Sewer
0721285610 05/2014	P-83332	fuqua	244.21	46420000	- Non CAM Water/Sewer
1721285610 05/2014	P-83333	inn-tic	9.26	46050000	- Electric
3588865610 05/2014	P-83334	inn-tic	11.86	46050000	- Electric
3588865610 05/2014	P-83334	inn-tic	73.71	46480000	- Irrigation - Utility
4621285610 05/2014	P-83335	morgan	228.27	46050000	- Electric
5621285610 05/2014	P-83336	fuqua	12.67	46050000	- Electric
5621285610 05/2014	P-83336	fuqua	23.54	46070000	- Electric - NonCam
5764754002 05/2014	P-83337	johnson	1,323.20	46070000	- Electric - NonCam
6370545953 05/2014	P-83338	collins	2,249.09	46050000	- Electric
6370545953 05/2014	P-83338	collins	164.87	46400000	- Water/Sewer
6370545953 05/2014	P-83338	collins	17.23	46350000	- Refuse Collection
6370545953 05/2014	P-83338	collins	217.83	46500000	- Stormwater
6370545953 05/2014	P-83338	collins	113.87	46600000	- Fire Service - Utility
6370545953 05/2014	P-83338	collins	24.57	46480000	- Irrigation - Utility
6621285610 05/2014	P-83339	morgan	98.95	46050000	- Electric
8559156780 05/2014	P-83340	morgan	1,224.78	46050000	- Electric
8621285610 05/2014	P-83341	knight	144.32	46050000	- Electric
8621285610 05/2014	P-83341	knight	35.18	46400000	- Water/Sewer
8621285610 05/2014	P-83341	knight	45.32	46500000	- Stormwater
8621285610 05/2014	P-83341	knight	27.29	46600000	- Fire Service - Utility
9621285610 05/2014	P-83342	morgan	626.80	46050000	- Electric
9621285610 05/2014	P-83342	morgan	-30.60	46220000	- Demand Credit
7621285610 05/2014	P-83343	fuqua	17.19	46480000	- Irrigation - Utility
7621285610 05/2014	P-83343	fuqua	31.92	46490000	- Irrigation-NonCAM
7621285610 05/2014	P-83343	fuqua	201.71	46350000	- Refuse Collection
7621285610 05/2014	P-83343	fuqua	246.53	46350000	- Refuse Collection

Total 6032014 (inn1104) - City of Tallahassee (utltal) - 05/31/14 (05/14)**7,515.07****70,447.21**

INNOVATION PARK (innvntn)

Deposit Register

Date = 05/01/2014 - 05/31/2014

Name	Property	Unit	Tenant	Period	Date	Amount	Check #
(inn1104) - 170 05/05/2014							
Danfoss Turbocor Compressors, Inc.	morgan	115	dan-mgn	05-2014	5/5/2014	2,025.62	00031736
General Capacitor International Inc	collins	142	gencap	05-2014	5/5/2014	570.93	0002727296
Richard Benham	morgan	213	ben-slig	05-2014	5/5/2014	322.50	0096966173
Total (inn1104) - 170 05/05/2014						2,919.05	
(inn1104) - 171 05/12/2014							
MEGAS, LLC	knight			05-2014	5/12/2014	250.00	008646
Brown & Brown	knight			05-2014	5/12/2014	500.00	014973
Bing Energy International, LLC	collins	152	bingcol	05-2014	5/12/2014	657.67	002543
Total (inn1104) - 171 05/12/2014						1,407.67	
(inn1104) - 172 05/21/2014							
Tony Kelly	knight			05-2014	5/21/2014	250.00	001490
H2 Organics Corporation	knight	112	h2org	05-2014	5/21/2014	197.45	0336
Reamonn Soto	knight	113	bluefuel	05-2014	5/21/2014	243.03	3142
THE FLORIDA A & M UNIVERSITY BOARD	centenn	2077EPD	ip-famu	05-2014	5/21/2014	4,092.67	0000142945
CENTER FOR BIOMEDICAL & TOXICOLOG	morgan	226-235	cbtr	05-2014	5/21/2014	3,625.00	00606731
STATE OF FLORIDA DEPARTMENT OF AGI	collins	25	ip-dacs	05-2014	5/21/2014	957.12	4410597210
Florida A&M University	famu	FAMU	famu	05-2014	5/21/2014	1,736.48	0000142945
Total (inn1104) - 172 05/21/2014						11,101.75	
(inn1104) - 173 05/28/2014							
FSU Research Foundation	knight			05-2014	5/28/2014	250.00	086705
THE FLORIDA STATE UNIVERSITY RESEAI	johnson	100	fsujohn	05-2014	5/28/2014	3,221.48	086736
Florida State University	morgan	102	fcrc2013	05-2014	5/28/2014	1,495.92	00607019
CENTER FOR INFORMATION MANAGEMEN	morgan	214.215	cimes	05-2014	5/28/2014	1,462.69	00608002
STATE OF FLORIDA DEPARTMENT OF AGI	collins	25	ip-dacs	05-2014	5/28/2014	4,671.08	4410865890
MORGAN/SLIGER/JOHNSON/SHAW BUILD	inn-tic	6G	lot6g	05-2014	5/28/2014	12,657.42	086736
THE FLORIDA STATE UNIVERSITY RESEAI	sliger	FSU-RF	fsurf	05-2014	5/28/2014	3,780.77	086736
Total (inn1104) - 173 05/28/2014						27,539.36	
(inn1104) - 174 05/28/2014							
Edmond Group	knight			05-2014	5/28/2014	250.00	00001029
R. Benham	knight			05-2014	5/28/2014	250.00	0009554342
Goodwood Museum	knight			05-2014	5/28/2014	500.00	001528
L. Collins	knight			05-2014	5/28/2014	250.00	1031
INSTITUTE OF SCIENCE & PUBLIC AFFAI	morgan	131	ispa	05-2014	5/28/2014	178.75	00608241
United States of America	johnson	NPS-LG	nps-lg	05-2014	5/28/2014	4,264.24	086577
United States of America	johnson	NPS-SM	nps-sm	05-2014	5/28/2014	1,269.26	086577
DEPARTMENT OF TRANSPORTATION	phipp	PHIPPS	ip-dot	05-2014	5/28/2014	10,719.57	4411018940
Total (inn1104) - 174 05/28/2014						17,681.82	
(inn1104) - 175 05/30/2014							
Florida State University Board of Trustees	morgan	110	nwrldmgn	05-2014	5/30/2014	2,796.08	00608632
CENTER FOR ADVANCEMENT OF LEARNIN	morgan	222	cala1	05-2014	5/30/2014	1,387.17	00608632
CENTER FOR ADVANCEMENT OF LEARNIN	morgan	222A	cala2	05-2014	5/30/2014	568.22	00608632
Total (inn1104) - 175 05/30/2014						4,751.47	
(inn1104) - 178 05/01/2014							
United States of America	johnson	NPS-LG	nps-lg	05-2014	5/1/2014	10,168.58	114121003145596
United States of America	johnson	NPS-SM	nps-sm	05-2014	5/1/2014	3,026.70	114121003145594
Total (inn1104) - 178 05/01/2014						13,195.28	
Grand Total						78,596.40	

Aged Receivables Report

Detail by Resident
 For Selected Properties
 Trans through: 5/2014
 Age As of: 5/31/2014

Unit	Resident	Charge Code	Total Unpaid Charges	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Prepayments	Balance
centenn - INNOVATION PARK-CENTENNIAL BLDG									
2077EPD	ip-famu	THE FLORIDA A & M UNIVERSITY BOARD	9,953.77	0.00	3,395.36	6,558.41	0.00	-10,844.02	-890.25
Total centenn			9,953.77	0.00	3,395.36	6,558.41	0.00	-10,844.02	-890.25
collins - INNOVATION PARK-COLLINS BLDG									
124	bingcol	Bing Energy International, LLC	4,420.78	3,765.11	655.67	0.00	0.00	0.00	4,420.78
142	gencap	General Capacitor International Inc	0.00	0.00	0.00	0.00	0.00	-129.89	-129.89
25	ip-dacs	STATE OF FLORIDA DEPARTMENT OF	1,910.89	957.12	953.77	0.00	0.00	0.00	1,910.89
Total collins			6,331.67	4,722.23	1,609.44	0.00	0.00	-129.89	6,201.78
famu - FAMU BUILDING									
FAMU	famu	Florida A&M University	8,669.98	4,724.23	3,945.75	0.00	0.00	0.00	8,669.98
Total famu			8,669.98	4,724.23	3,945.75	0.00	0.00	0.00	8,669.98
inn-tic - INNOVATION PARK -TENANTS IN COMMON									
1F	sunny	SunnyLand Solar RE, LLC	0.00	0.00	0.00	0.00	0.00	-1,166.70	-1,166.70
Total inn-tic			0.00	0.00	0.00	0.00	0.00	-1,166.70	-1,166.70
johnson - INNOVATION PARK - JOHNSON BLDG									
100	fsujohn	THE FLORIDA STATE UNIVERSITY	151.48	0.00	151.48	0.00	0.00	0.00	151.48
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	3,195.73	3,195.73	0.00	0.00	0.00	0.00	3,195.73
Total johnson			13,515.79	13,364.31	151.48	0.00	0.00	0.00	13,515.79
knight - INNOVATION PARK - KNIGHT ADMIN BLDG									
103	ip-team	TEAM SIMULATIONS	0.00	0.00	0.00	0.00	0.00	-53.75	-53.75
113	bluefuel	Reamonn Soto	844.60	243.03	243.03	0.00	358.54	0.00	844.60
114	ip-buc	BUC TECHNOLOGIES, LLC	296.16	248.60	0.00	0.00	47.56	0.00	296.16
Total knight			1,140.76	491.63	243.03	0.00	406.10	-53.75	1,087.01
morgan - INNOVATION PARK -MORGAN BLDG									
130	mgn-famu	FLORIDA A&M UNIVERSITY BOARD	3,131.21	3,131.21	0.00	0.00	0.00	0.00	3,131.21
131	ispa	INSTITUTE OF SCIENCE & PUBLIC	0.00	-0.40	0.00	0.00	0.40	0.00	0.00
213	ben-slig	Richard Benham	0.00	0.00	0.00	0.00	0.00	-107.50	-107.50
Total morgan			3,131.21	3,130.81	0.00	0.00	0.40	-107.50	3,023.71
sliger - INNOVATION PARK - SLIGER BLDG									
FSU-RF	fsurf	THE FLORIDA STATE UNIVERSITY	174.10	0.00	174.10	0.00	0.00	0.00	174.10
Total sliger			174.10	0.00	174.10	0.00	0.00	0.00	174.10
Total			42,917.28	26,433.21	9,519.16	6,558.41	406.50	-12,301.86	30,615.42

Payables Aging Report

innvntion
Period: 05/2014
As of : 05/31/2014

Payee	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	0-30	31-60	61-90	Over	Notes
Code	Notes													
Owed														
absystem	STA of Tallahassee, Inc.													
		verage charge for 5/7 - 6/6/14	P-84450	21823	knight	5/31/2014	5530-0000 Copies	209871	132.40	132.40	0.00	0.00	0.00	Contract coverage charge for 5/7 - 6/6/14
Total absystem									132.40	132.40	0.00	0.00	0.00	
advanced	Advanced Fire Protection Service, Inc.													
		velopment Authority	P-84089	21786	knight	5/31/2014	5530-0000 Copies	209871	132.40	132.40	0.00	0.00	0.00	B/W and Color copies for Leon County Research & Development
Total advanced									132.40	132.40	0.00	0.00	0.00	
aireserv	TONY KELLY													
		work done in Collins I	P-83609	21669	collins	5/21/2014	5180-0000 HVAC Repair	21090CI	898.75	898.75	0.00	0.00	0.00	duct work
		Unit not cooling	P-83610	21669	knight	5/21/2014	5180-0000 HVAC Repair	20954CS	218.00	218.00	0.00	0.00	0.00	unit not cooling
		unit#3 leak repair	P-83611	21669	famu	5/21/2014	5180-0000 HVAC Repair	21022CS	865.00	865.00	0.00	0.00	0.00	unit#3 leak repair
Total aireserv									1,981.75	1,981.75	0.00	0.00	0.00	
ana	AmTrust North America, Inc.													
		Employers Liability In	P-83681	21685	knight	5/7/2014	4405-0000 Worker's Compensat	C3338402 05/20	711.00	711.00	0.00	0.00	0.00	Workers Com & Employers Liability Ins Monthly Ins
Total ana									711.00	711.00	0.00	0.00	0.00	
bc	Broad and Cassel, P.A.													
		al Counsel Case: 4480	P-84090	21786	inn-tic	5/31/2014	5575-0000 Professional Fees	940094	2,350.00	2,350.00	0.00	0.00	0.00	General Counsel Case: 44809.001
		al Counsel Case: 4480	P-84090	21786	inn-tic	5/31/2014	5592-0000 Non CAM Profession	940094	2,350.00	2,350.00	0.00	0.00	0.00	General Counsel Case: 44809.001
Total bc									4,700.00	4,700.00	0.00	0.00	0.00	
bureau	BUREAU OF ELEVATOR SAFETY													
		License Renewal for el	P-83683	21685	fuqua	5/30/2014	5140-0000 Elevator Maintenance	98 License Renew	26.25	26.25	0.00	0.00	0.00	39498 License Renewal for elevator
		License Renewal for el	P-83683	21685	fuqua	5/30/2014	5141-0000 Elevator Maintenance	98 License Renew	48.75	48.75	0.00	0.00	0.00	39498 License Renewal for elevator
		0410- License Renewal	P-83682	21685	johnson	5/30/2014	5140-0000 Elevator Maintenance	10 License Renew	75.00	75.00	0.00	0.00	0.00	50410- License Renewal
Total bureau									150.00	150.00	0.00	0.00	0.00	
catering	Catering Capers													
		levator Pitch Night Ever	P-83684	21685	knight	5/21/2014	5586-0000 Marketing/PR	1414EPN-(5/21/1	414.00	414.00	0.00	0.00	0.00	Elevator Pitch Night Event
Total catering									414.00	414.00	0.00	0.00	0.00	
centuryl	CENTURY LINK													
		Monthly Phone Svcs	P-83685	21685	collins	5/18/2014	5520-0000 Phone Service	33132824 05/201	48.47	48.47	0.00	0.00	0.00	Monthly Phone Svcs
		Monthly Phone Svcs	P-83686	21685	johnson	5/18/2014	5520-0000 Phone Service	37850207 05/201	218.55	218.55	0.00	0.00	0.00	Monthly Phone Svcs
Total centuryl									267.02	267.02	0.00	0.00	0.00	
classoci	C&L Associates Commercial Cleaning													
		thly Srvc 06/01-31/2/	P-84084	21786	collins	5/1/2014	5450-0000 Janitorial Service	0033 Revised	659.68	0.00	659.68	0.00	0.00	Monthly Srvc 06/01-31/2014
		thly Srvc 06/01-31/2/	P-84084	21786	famu	5/1/2014	5450-0000 Janitorial Service	0033 Revised	985.77	0.00	985.77	0.00	0.00	Monthly Srvc 06/01-31/2014
		thly Srvc 06/01-31/2/	P-84084	21786	johnson	5/1/2014	5450-0000 Janitorial Service	0033 Revised	1,094.50	0.00	1,094.50	0.00	0.00	Monthly Srvc 06/01-31/2014
		thly Srvc 06/01-31/2/	P-84084	21786	knight	5/1/2014	5450-0000 Janitorial Service	0033 Revised	177.66	0.00	177.66	0.00	0.00	Monthly Srvc 06/01-31/2014
		thly Srvc 06/01-31/2/	P-84084	21786	morgan	5/1/2014	5450-0000 Janitorial Service	0033 Revised	1,730.45	0.00	1,730.45	0.00	0.00	Monthly Srvc 06/01-31/2014
Total classoci									4,648.06	0.00	4,648.06	0.00	0.00	
comcast	COMCAST													
		hly Srvc 06/04-07/03/	P-84091	21786	inn-tic	5/21/2014	5520-0000 Phone Service	7 317042-01-7 06	111.61	111.61	0.00	0.00	0.00	Monthly Srvc 06/04-07/03/2014
		hly Srvc 06/04-07/03/	P-84091	21786	knight	5/21/2014	5522-0000 Internet Charge	7 317042-01-7 06	80.74	80.74	0.00	0.00	0.00	Monthly Srvc 06/04-07/03/2014
Total comcast									192.35	192.35	0.00	0.00	0.00	
elecsupp	City Electric Supply Co.													
		bulbs for common are	P-81036	21167	johnson	2/25/2014	5130-0000 Electric Bulbs	TAL/011391	-43.06	0.00	0.00	0.00	-43.06	01760342001; bulbs for common area lights at MJS
		bulbs for common are	P-81036	21167	morgan	2/25/2014	5130-0000 Electric Bulbs	TAL/011391	-34.97	0.00	0.00	0.00	-34.97	01760342001; bulbs for common area lights at MJS
		bulbs for common are	P-81036	21167	sliger	2/25/2014	5130-0000 Electric Bulbs	TAL/011391	-39.74	0.00	0.00	0.00	-39.74	01760342001; bulbs for common area lights at MJS
		bulbs for common are	P-81036	21167	sliger	2/25/2014	5132-0000 NONCAM Electric	TAL/011391	-2.23	0.00	0.00	0.00	-2.23	01760342001; bulbs for common area lights at MJS
		emergency exit lights	P-83612	21669	morgan	5/8/2014	5165-0000 Emergency Light Rep	Tal/083601	104.52	104.52	0.00	0.00	0.00	emergency exit lights
		o Cell for Fuqua Comp	P-81427	21244	johnson	3/7/2014	5125-0000 Electric Supplies	TAL/082845	6.14	0.00	0.00	6.14	0.00	Photo Cell for Fuqua Complex.
		o Cell for Fuqua Comp	P-81427	21244	morgan	3/7/2014	5125-0000 Electric Supplies	TAL/082845	4.98	0.00	0.00	4.98	0.00	Photo Cell for Fuqua Complex.

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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
		o Cell for Fuqua Comp	P-81427	21244	sliger	3/7/2014	5125-0000 Electric Supplies	TAL/082845	5.66	0.00	0.00	5.66		0.00 Photo Cell for Fuqua Complex.
		o Cell for Fuqua Comp	P-81427	21244	sliger	3/7/2014	5217-0000 Non CAM Lock & Key	TAL/082845	0.32	0.00	0.00	0.32		0.00 Photo Cell for Fuqua Complex.
Total elecsupp									1.62	104.52	0.00	17.10		-120.00
	fastsign	Fast Signs												
		iner for tech grant nig	P-83737	21707	knight	5/9/2014	5586-0000 Marketing/PR	37344178	220.25	220.25	0.00	0.00		0.00 banner for tech grant night
Total fastsign									220.25	220.25	0.00	0.00		0.00
	gafburg	Georgia- Florida Burglar Alarm Company,												
		itor Srvc 04/2014-06/	P-81827	21334	morgan	4/2/2014	5145-0000 Elevator Phone Main	372608	225.00	0.00	225.00	0.00		0.00 Elevator Srvc 04/2014-06/2014
Total gafburg									225.00	0.00	225.00	0.00		0.00
	gencapinc	General Capacitor International Inc.												
		14 Tech Grant recipier	P-83692	21691	inn-tic	5/28/2014	5589-0000 Research Grants	.4-Tech Grant (G	15,000.00	15,000.00	0.00	0.00		0.00 2014 Tech Grant recipient
Total gencapinc									15,000.00	15,000.00	0.00	0.00		0.00
	hancdt	Hancock Bank												
		act, office Depot clipt	P-84092	21786	knight	5/27/2014	5565-0000 Office Supplies	390000421666 06	1.89	1.89	0.00	0.00		0.00 05/03-27/2014- office Depot clipboard
		act, office Depot clipt	P-84092	21786	knight	5/27/2014	5565-0000 Office Supplies	390000421666 06	59.54	59.54	0.00	0.00		0.00 Office Depot
		act, office Depot clipt	P-84092	21786	knight	5/27/2014	5586-0000 Marketing/PR	390000421666 06	50.00	50.00	0.00	0.00		0.00 05/03-27/2014- Constant Contact
		act, office Depot clipt	P-84092	21786	knight	5/27/2014	5587-0000 General Authority Ex	390000421666 06	125.00	125.00	0.00	0.00		0.00 05/03-27/2014- Amazon greeting cards
		act, office Depot clipt	P-84092	21786	knight	5/27/2014	5587-0000 General Authority Ex	390000421666 06	4.29	4.29	0.00	0.00		0.00 05/03-27/2014- Publix
		act, office Depot clipt	P-84092	21786	knight	5/27/2014	5587-0000 General Authority Ex	390000421666 06	25.00	25.00	0.00	0.00		0.00 Amazon- greetin gcards
		act, office Depot clipt	P-84092	21786	knight	5/27/2014	5587-0000 General Authority Ex	390000421666 06	138.00	138.00	0.00	0.00		0.00 Awards 4 u
		act, office Depot clipt	P-84092	21786	knight	5/27/2014	5587-0000 General Authority Ex	390000421666 06	200.00	200.00	0.00	0.00		0.00 Chipola Stores-
		act, office Depot clipt	P-84092	21786	knight	5/27/2014	5587-0000 General Authority Ex	390000421666 06	22.00	22.00	0.00	0.00		0.00 Marco promote smart
		ort Shuttle, Sheraton	P-84093	21786	knight	5/27/2014	5565-0000 Office Supplies	80239000048568	80.62	80.62	0.00	0.00		0.00 Best Buy
		ort Shuttle, Sheraton	P-84093	21786	knight	5/27/2014	5594-0000 Travel	80239000048568	38.00	38.00	0.00	0.00		0.00 Airport Shuttle
		ort Shuttle, Sheraton	P-84093	21786	knight	5/27/2014	5594-0000 Travel	80239000048568	50.00	50.00	0.00	0.00		0.00 Delta
		ort Shuttle, Sheraton	P-84093	21786	knight	5/27/2014	5594-0000 Travel	80239000048568	1,420.21	1,420.21	0.00	0.00		0.00 Sheraton New Orleans
Total hancdt									2,214.55	2,214.55	0.00	0.00		0.00
	heinzbro	Heinz Brothers Nurseries, INC.												
		Development. Grounf	P-84085	21786	famu	5/17/2014	5460-0000 Landscaping Service	17734	1,209.27	1,209.27	0.00	0.00		0.00 Famu- Leon County Research and Development. Grounf Maintena
		- May 5p,12p,19p,27p	P-84086	21786	collins	5/17/2014	5460-0000 Landscaping Service	17733	701.41	701.41	0.00	0.00		0.00 LCRDA- Ground Maintenance- May 5p,12p,19p,27p and Bushog- I
		- May 5p,12p,19p,27p	P-84086	21786	inn-tic	5/17/2014	5460-0000 Landscaping Service	17733	538.88	538.88	0.00	0.00		0.00 LCRDA- Ground Maintenance- May 5p,12p,19p,27p and Bushog- I
		- May 5p,12p,19p,27p	P-84086	21786	inn-tic	5/17/2014	5462-0000 Non CAM Landscapir	17733	355.43	355.43	0.00	0.00		0.00 LCRDA- Ground Maintenance- May 5p,12p,19p,27p and Bushog- I
		- May 5p,12p,19p,27p	P-84086	21786	johnson	5/17/2014	5460-0000 Landscaping Service	17733	356.12	356.12	0.00	0.00		0.00 LCRDA- Ground Maintenance- May 5p,12p,19p,27p and Bushog- I
		- May 5p,12p,19p,27p	P-84086	21786	knight	5/17/2014	5460-0000 Landscaping Service	17733	641.53	641.53	0.00	0.00		0.00 LCRDA- Ground Maintenance- May 5p,12p,19p,27p and Bushog- I
		- May 5p,12p,19p,27p	P-84086	21786	morgan	5/17/2014	5460-0000 Landscaping Service	17733	291.38	291.38	0.00	0.00		0.00 LCRDA- Ground Maintenance- May 5p,12p,19p,27p and Bushog- I
Total heinzbro									4,094.02	4,094.02	0.00	0.00		0.00
	ipgraing	Grainger												
		exit lights for interior c	P-83624	21669	johnson	5/15/2014	5145-0000 Elevator Phone Main	9442360534	432.37	432.37	0.00	0.00		0.00 emergency exit lights for interior of property.
		rayfoam rivets drill bit	P-83626	21669	johnson	5/16/2014	5160-0000 Exterior Building Mai	9443367892	101.63	101.63	0.00	0.00		0.00 Sprayfoam rivets drill bits
Total ipgraing									534.00	534.00	0.00	0.00		0.00
	iphdsup	HD Supply Facilities Maintenance												
		dispensers for bathro	P-83627	21669	johnson	5/19/2014	5365-0000 Interior Supplies	9129776639	95.94	95.94	0.00	0.00		0.00 soap dispensers for bathrooms
Total iphdsup									95.94	95.94	0.00	0.00		0.00
	iphome	Home Depot Credit Services												
		eraser - second floor	P-83628	21669	morgan	5/15/2014	5365-0000 Interior Supplies	4571591	12.29	12.29	0.00	0.00		0.00 magic eraser - second floor walls
		tru fuel for blower	P-83629	21669	fuqua	5/15/2014	5465-0000 Grounds Cleaning	4562501	5.95	5.95	0.00	0.00		0.00 tru fuel for blower
		tru fuel for blower	P-83629	21669	fuqua	5/15/2014	5466-0000 Non-CAM Grounds C	4562501	11.04	11.04	0.00	0.00		0.00 tru fuel for blower
		ensate line after insta	P-84097	21786	famu	5/29/2014	5180-0000 HVAC Repair	Page 2 of 6 80042	43.41	43.41	0.00	0.00		0.00 unions to repair condensate line after installation of insulation.
Total iphome									72.69	72.69	0.00	0.00		0.00
	johnston	Johnstone Supply												

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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														
		0; condenser line insu	P-84094	21786	famu	5/28/2014	5180-0000 HVAC Repair	S4076382.001	21.87	21.87	0.00	0.00	0.00	0.00 #40620; condenser line insulation
Total johnston									21.87	21.87	0.00	0.00	0.00	
	lightman	LIGHTMAN LIGHTING & ELECTRICAL INC												
		ew wall pak installatio	P-83630	21669	johnson	5/22/2014	5120-0000 Electric Repairs	000270	190.00	190.00	0.00	0.00	0.00	0.00 New wall pak installation
Total lightman									190.00	190.00	0.00	0.00	0.00	
	marpan	Marpan Supply Company, Inc.												
		and ballasts - Johnson	P-83632	21669	collins	5/19/2014	5125-0000 Electric Supplies	1302861	97.80	97.80	0.00	0.00	0.00	0.00 Bulbs and ballasts - Johnson Bldg.
		and ballasts - Johnson	P-83631	21669	johnson	5/19/2014	5125-0000 Electric Supplies	1302862	77.67	77.67	0.00	0.00	0.00	0.00 Bulbs and ballasts - Johnson Bldg.
Total marpan									175.47	175.47	0.00	0.00	0.00	
	matson	Julia Matson												
		Petty Cash Reimb.	P-83703	21694	knight	5/30/2014	5587-0000 General Authority Extry Cash (05.30.1		182.69	182.69	0.00	0.00	0.00	0.00 Petty Cash Reimb.
Total matson									182.69	182.69	0.00	0.00	0.00	
	metal	Metal Building Services, Inc.												
		eaned Gutter 05/19/1	P-84194	21802	collins	5/23/2014	5160-0000 Exterior Building Mai	010135	90.00	90.00	0.00	0.00	0.00	0.00 Cleaned Gutter 05/19/14
		eaned Gutter 05/19/1	P-84194	21802	famu	5/23/2014	5160-0000 Exterior Building Mai	010135	90.00	90.00	0.00	0.00	0.00	0.00 Cleaned Gutter 05/19/14
		eaned Gutter 05/19/1	P-84194	21802	phipp	5/23/2014	5160-0000 Exterior Building Mai	010135	90.00	90.00	0.00	0.00	0.00	0.00 Cleaned Gutter 05/19/14
Total metal									270.00	270.00	0.00	0.00	0.00	
	mgttl	Talcor Commercial Real Estate Svc Inc												
		14 Management Fee-	P-83707	21695	collins	5/30/2014	6110-0000 Management Fees T, Management Fe		904.14	904.14	0.00	0.00	0.00	0.00 05/2014 Management Fee- Innv
		14 Management Fee-	P-83707	21695	famu	5/30/2014	6110-0000 Management Fees T, Management Fe		1,069.75	1,069.75	0.00	0.00	0.00	0.00 05/2014 Management Fee- Innv
		14 Management Fee-	P-83707	21695	inn-tic	5/30/2014	6110-0000 Management Fees T, Management Fe		531.85	531.85	0.00	0.00	0.00	0.00 05/2014 Management Fee- Innv
		14 Management Fee-	P-83707	21695	johnson	5/30/2014	6111-0000 Management Fees-N Management Fe		1,276.42	1,276.42	0.00	0.00	0.00	0.00 05/2014 Management Fee- Innv
		14 Management Fee-	P-83707	21695	knight	5/30/2014	6110-0000 Management Fees T, Management Fe		212.74	212.74	0.00	0.00	0.00	0.00 05/2014 Management Fee- Innv
		14 Management Fee-	P-83707	21695	morgan	5/30/2014	6110-0000 Management Fees T, Management Fe		1,116.88	1,116.88	0.00	0.00	0.00	0.00 05/2014 Management Fee- Innv
		14 Management Fee-	P-83707	21695	phipp	5/30/2014	6110-0000 Management Fees T, Management Fe		638.22	638.22	0.00	0.00	0.00	0.00 05/2014 Management Fee- Innv
		nthly Management Fe	P-83687	21685	collins	5/29/2014	6110-0000 Management Fees T,gement Fee-Inno		325.13	325.13	0.00	0.00	0.00	0.00 Monthly Management Fees
		nthly Management Fe	P-83687	21685	famu	5/29/2014	6110-0000 Management Fees T,gement Fee-Inno		316.96	316.96	0.00	0.00	0.00	0.00 Monthly Management Fees
		nthly Management Fe	P-83687	21685	inn-tic	5/29/2014	6110-0000 Management Fees T,gement Fee-Inno		191.25	191.25	0.00	0.00	0.00	0.00 Monthly Management Fees
		nthly Management Fe	P-83687	21685	johnson	5/29/2014	6111-0000 Management Fees-Ngement Fee-Inno		459.02	459.02	0.00	0.00	0.00	0.00 Monthly Management Fees
		nthly Management Fe	P-83687	21685	knight	5/29/2014	6110-0000 Management Fees T,gement Fee-Inno		76.50	76.50	0.00	0.00	0.00	0.00 Monthly Management Fees
		nthly Management Fe	P-83687	21685	morgan	5/29/2014	6110-0000 Management Fees T,gement Fee-Inno		401.63	401.63	0.00	0.00	0.00	0.00 Monthly Management Fees
		nthly Management Fe	P-83687	21685	phipp	5/29/2014	6110-0000 Management Fees T,gement Fee-Inno		229.51	229.51	0.00	0.00	0.00	0.00 Monthly Management Fees
Total mgttl									7,750.00	7,750.00	0.00	0.00	0.00	
	olary	Bob O'Lary												
		aphy for Elevator Pitcl	P-83633	21669	knight	5/14/2014	5586-0000 Marketing/PR	32901	320.00	320.00	0.00	0.00	0.00	0.00 photography for Elevator Pitch Night
Total olary									320.00	320.00	0.00	0.00	0.00	
	reclaim	ReclaimRx, LLC												
		14 Tech Grant recipier	P-83693	21691	inn-tic	5/28/2014	5589-0000 Research Grants	.4 Tech Grant (RF	15,000.00	15,000.00	0.00	0.00	0.00	0.00 2014 Tech Grant recipient
Total reclaim									15,000.00	15,000.00	0.00	0.00	0.00	
	rockso	ROCK SOLID TERMITE AND PEST CONTROL												
		05/2014 Pest Svc	P-83708	21695	collins	5/30/2014	5430-0000 Exterminating	19740	55.00	55.00	0.00	0.00	0.00	0.00 05/2014 Pest Svc
		05/2014 Pest Svc	P-83708	21695	famu	5/30/2014	5430-0000 Exterminating	19740	55.00	55.00	0.00	0.00	0.00	0.00 05/2014 Pest Svc
		05/2014 Pest Svc	P-83708	21695	johnson	5/30/2014	5430-0000 Exterminating	19740	45.00	45.00	0.00	0.00	0.00	0.00 05/2014 Pest Svc
		05/2014 Pest Svc	P-83708	21695	knight	5/30/2014	5430-0000 Exterminating	19740	25.00	25.00	0.00	0.00	0.00	0.00 05/2014 Pest Svc
		05/2014 Pest Svc	P-83708	21695	morgan	5/30/2014	5430-0000 Exterminating	19740	45.00	45.00	0.00	0.00	0.00	0.00 05/2014 Pest Svc
		05/2014 Pest Svc	P-83708	21695	phipp	5/30/2014	5430-0000 Exterminating	19740	35.00	35.00	0.00	0.00	0.00	0.00 05/2014 Pest Svc
Total rockso									260.00	260.00	0.00	0.00	0.00	
	ronmill	Miller Jr.												
		travel expense reimb	P-83694	21691	knight	5/22/2014	5594-0000 Travel	Exp Reimb (05.2	116.89	116.89	0.00	0.00	0.00	0.00 travel expense reimb
Total ronmill									116.89	116.89	0.00	0.00	0.00	

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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
seminole	Seminole Boosters, Inc.	pressure wash atrium	P-84098	21786	collins	5/17/2014	5160-0000 Exterior Building Mai	06/2014 PTY	200.00	200.00	0.00	0.00	0.00	0.00 pressure wash entryway
		pressure wash atrium	P-84098	21786	fuqua	5/17/2014	5160-0000 Exterior Building Mai	06/2014 PTY	140.00	140.00	0.00	0.00	0.00	0.00 pressure wash atrium
		pressure wash atrium	P-84098	21786	fuqua	5/17/2014	5162-0000 Non CAM Exterior Blk	06/2014 PTY	260.00	260.00	0.00	0.00	0.00	0.00 pressure wash atrium
Total seminole									600.00	600.00	0.00	0.00	0.00	0.00
sempress	SEMINOLE PRESSURE CLEANING CO	73Pressure Wash Atru	P-84452	21823	collins	5/17/2014	5160-0000 Exterior Building Mai	06/14 Payment	200.00	200.00	0.00	0.00	0.00	0.00 RE:PO#12173-Pressure Wash Atruim
		73Pressure Wash Atru	P-84452	21823	fuqua	5/17/2014	5160-0000 Exterior Building Mai	06/14 Payment	140.00	140.00	0.00	0.00	0.00	0.00 RE:PO#12173-Pressure Wash Atruim
		73Pressure Wash Atru	P-84452	21823	fuqua	5/17/2014	5162-0000 Non CAM Exterior Blk	06/14 Payment	260.00	260.00	0.00	0.00	0.00	0.00 RE:PO#12173-Pressure Wash Atruim
Total sempress									600.00	600.00	0.00	0.00	0.00	0.00
specicon	SPECIALTY CONTRACTORS OF TALLAHASSEE Inc	ceiling tiles	P-84096	21786	collins	5/28/2014	5365-0000 Interior Supplies	4175	99.60	99.60	0.00	0.00	0.00	0.00 ceiling tiles
		ce stained from conde	P-84095	21786	famu	5/28/2014	5370-0000 Interior Repairs	4176	67.20	67.20	0.00	0.00	0.00	0.00 ceiling tiles to replace stained from condenser line sweating
Total specicon									166.80	166.80	0.00	0.00	0.00	0.00
talladem	Tallahassee Media Group	0347- 9392565/'j. mat	P-84088	21786	inn-tic	5/31/2014	5596-0000 Other Administration	0000768109	124.00	124.00	0.00	0.00	0.00	0.00 C69347- 9392565/'j. matson
Total talladem									124.00	124.00	0.00	0.00	0.00	0.00
whites	White's Plumbing, Inc.	pressure wash entrywa	P-84099	21786	collins	5/16/2014	5230-0000 Plumbing Repairs	202690	323.70	323.70	0.00	0.00	0.00	0.00 backflow leak repair
Total whites									323.70	323.70	0.00	0.00	0.00	0.00
Grand Total									61,888.47	57,118.31	4,873.06	17.10	-120.00	

9:32 AM

INNOVATION PARK
CENTENNIAL BLDG.

Innovation Park
(A Reseach & Development Centre)
Centennial Bldg.-2077 E Paul Dirac Dr
Tallahassee, FL 32310

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
2077EPD	FAMU-CENTER FOR PLASMA SCIENCE & TECHNOLOGY	12/21/05	12/21/26		32,700	0.00			EXEMPT		\$ -	\$ (10,844.02)	\$ (10,844.02)			\$ (10,844.02)	Restructure closing 3.18.14	EXEMPT
	LABORATORY FOR MODERN FLUID PHYSICS																	
	LASER REMOTE SENSING LAB																	
	ULTRA FAST SPECTROSCOPY LAB										\$ -	\$ 14,046.44	\$ 14,046.44	\$ 4,092.67	5/21	\$ 9,953.77	OTHER: REBILL	
	CARBON BASED MATERIALS LAB																	
	X-PINCH PLASMA LAB																	
	FAMU									\$ 4,724.23	\$ 4,724.23	\$ 5,682.23	\$ 10,406.46	\$ 1,736.48	5/21	\$ 8,669.98	Rebill 18th-31st	EXEMPT
	TOTALS			\$ -	32,700	0.00	\$ -	\$ -	\$ -	\$ 4,724.23	\$ 4,724.23	\$ 8,884.65	\$ 13,608.88	\$ 5,829.15		\$ 7,779.73		\$ -

A/R \$ 18,623.75
Prepaid \$ (10,844.02)

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	14.50	\$ 181.25	\$ 181.25	\$ 13.59		\$ 194.84	\$ 64.95	\$ 259.79	\$ 389.68	5/5	\$ (129.89)	\$181.25 secdep pd 5/5/14	\$ 27.19
lab-4ofc, 124,125,127,152	Bing Energy International, LLC	7/18/13	6/30/15		5,504	6.30	\$ 2,890.64	\$ 2,890.64	\$ 216.80		\$ 3,107.44	\$ -	\$ 3,107.44			\$ 3,107.44	Expansion as of 6/14-Rent Increase \$4196.80	\$ -
										\$ 657.67	\$ 657.67	\$ 1,313.34	\$ 1,971.01	\$ 657.67	5/12	\$ 1,313.34	Utilities	EXEMPT
25	DEPT OF AGRICULTURE & CONSUMER SERVICES-SEAFOOD & AQUACULTURE	7/1/07	6/30/22	\$ -	6,126	9.15	\$ 4,671.08	\$ 4,671.08	EXEMPT		\$ 4,671.08	\$ -	\$ 4,671.08	\$ 4,671.08	5/28	\$ -	RENT SAME TILL END OF LEASE	EXEMPT
										\$ 957.12	\$ 957.12	\$ 1,910.89	\$ 2,868.01	\$ 957.12	5/21	\$ 1,910.89	Utilities	EXEMPT
=====																		
TOTALS				\$ 181.25	24,900	14.98	\$ 7,742.97	\$ 7,742.97	\$ 230.39	\$ 1,614.79	\$ 9,588.15	\$ 3,289.18	\$ 12,877.33	\$ 6,675.55		\$ 6,201.78		\$ 27.19

A/R \$ 6,331.67
Prepaid \$ (129.89)

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
											\$ -	\$ 3,372.96	\$ 3,372.96	\$ 3,221.48	5/28	\$ 151.48	OTHER: REBILL	
Small	National Park Service-SE Archeological Center (44044)	2/18/04	2/17/15					\$ 3,026.70	EXEMPT	\$ 169.03	\$ 3,195.73	\$ 4,295.96	\$ 7,491.69	\$ 4,295.96	5/28, 5/1	\$ 3,195.73	Other: util billback	EXEMPT
Large	National Park Service-SE Archeological Center (33064)	10/1/94	10/23/15					\$ 10,168.58	EXEMPT		\$ 10,168.58	\$ 14,432.82	\$ 24,601.40	\$ 14,432.82	5/28, 5/1	\$ 10,168.58		EXEMPT
=====																		
TOTALS				\$ -	39,337	0.00	\$ -	\$ 13,195.28	\$ -	\$ 169.03	\$ 13,364.31	\$ 22,101.74	\$ 35,466.05	\$ 21,950.26		\$ 13,515.79		\$ -

A/R \$ 13,515.79
Prepaid \$ -

INNOVATION PARK
KNIGHT BLDG.

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	DSL CHARGE	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
102,104,105	LEON COUNTY RESEARCH & DEVELOPMENT AUTHORITY		MTM		1,782	0.00	\$ -	\$ -	\$ -			\$ -		\$ -			\$ -	OWNER-FREE RENT	\$ -
103	VACANT			\$ -	188	0.00	\$ -		\$ -			\$ -	\$ -	\$ -			\$ -		\$ -
110, 111	NANOSTRATA, INC.	7/1/10	8/31/14	\$ -	344	14.95	\$ 428.48	\$ 428.48	\$ 32.14			\$ 460.62	\$ (460.62)	\$ (0.00)			\$ (0.00)		\$ -
										\$ 21.15		\$ 21.15	\$ (21.15)	\$ -			\$ -	MTHLY DSL CHARGE \$21.15	EXEMPT
112	H2 Organics Corporation	2/4/14	2/28/15	\$ 183.67	152	14.50	\$ 183.67	\$ 183.67	\$ 13.78			\$ 197.45		\$ 197.45	\$ 197.45	5/21	\$ (0.00)		\$ 13.78
										\$ 30.00	\$ (30.00)	\$ -		\$ -			\$ -	MTHLY DSL CHARGE \$30.00-not charged-out of country	EXEMPT
113	Blue Fuels (Reamonn Soto)	12/10/13	11/30/14	\$ 198.17	164	14.50	\$ 198.17	\$ 198.17	\$ 14.86			\$ 213.03	\$ 754.60	\$ 967.63	\$ 213.03	5/21	\$ 754.60		\$ 14.86
										\$ 30.00		\$ 30.00	\$ 90.00	\$ 120.00	\$ 30.00	5/21	\$ 90.00	MTHLY DSL CHARGE \$30.00	EXEMPT
114	BUC TECHNOLOGIES, LLC	7/1/10	6/30/14	\$ -	170	14.94	\$ 211.58	\$ 211.58	\$ 15.87			\$ 227.45	\$ -	\$ 227.45			\$ 227.45		\$ -
										\$ 21.15		\$ 21.15	\$ 47.56	\$ 68.71			\$ 68.71	Mthly DSL charge \$21.15 Other: Qtly copies bill back	EXEMPT
	TEAM SIMULATIONS, LLC	9/14/07	9/30/14				\$ 50.00	\$ 50.00	\$ 3.75			\$ 53.75	\$ (107.50)	\$ (53.75)			\$ (53.75)	10/13 begin svc agmt	\$ -
																5/12, 5/21, 5/28		Elevator Pitch	
															\$ 2,000.00				
															\$ 500.00	5/28		Goodwood deposit refund	
=====																			
TOTALS				\$ 381.84	2,800	14.72	\$ 1,071.90	\$ 1,071.90	\$ 80.39		\$ (30.00)	\$ 1,224.59	\$ 302.89	\$ 1,527.48	\$ 2,940.48		\$ 1,087.00		\$ 28.64

A/R \$ 1,140.76
Prepaid \$ (53.75)

INNOVATION PARK
PHIPPS BLDG.

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
PHIPPS	FLORIDA DEPARTMENT OF TRANSPORTATION	6/1/07	9/30/22	\$ -	14,661	8.77	\$ 10,719.57	\$ 10,719.57	EXEMPT		\$ 10,719.57	\$ -	\$ 10,719.57	\$ 10,719.57	5/28	\$ -		EXEMPT
	STRUCTURAL RESEARCH LABORATORY																	
	(bldg & land is 5.28 acres)																	RENT SAME TILL END OF LEASE LESSEE PAYS UTILITIES, JANITORIAL & GROUNDS MAINTENANCE. LANDLORD PAYS FOR HVAC, STRUCTURAL & SOME INTERIOR MAINTENANCE ITEMS.
=====																		
	TOTALS			\$ -	14,661	8.77	\$ 10,719.57	\$ 10,719.57	\$ -	\$ -	\$ 10,719.57	\$ -	\$ 10,719.57	\$ 10,719.57		\$ -		\$ -

A/R \$ -
Prepaid \$ -

INNOVATION PARK
SLIGER BLDG.

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQFT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	MGMT FEE INCOME	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
100-A	VACANT				176	0.00	\$ -	\$ -				\$ -		\$ -			\$ -		\$ -
100-A1	VACANT				158														
100-B	VACANT				162														
100-C	VACANT				171	0.00	\$ -	\$ -				\$ -	\$ -	\$ -			\$ -		\$ -
100-D	VACANT				192		\$ -	\$ -				\$ -	\$ -	\$ -			\$ -		\$ -
100-D1	VACANT				176														
100-E	VACANT/BREAKROOM				442														
100-F	VACANT				134														
100-G	VACANT				134														
100-H	VACANT				134														
100-I	VACANT				134														
100-J	VACANT				133														
100-K	VACANT				134														
ENTIRE BLDG LESS #100	FLORIDA STATE RESEARCH FOUNDATION	10/2/85	11/1/14	\$ -	36,493	0.00			EXEMPT	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -	No longer LCRDA due to restructure closing on 3/18/14	EXEMPT
	ACADEMIC COMPUTING & NETWORK SERVICES											\$ -	\$ 3,954.87	\$ 3,954.87	\$ 3,780.77		\$ 174.10	LESSEE PAYS 94% OF CAM ON BUILDING & PARK COMMON AREAS	
	CENTER FOR ADVANCEMENT LEARNING & ASSESSMENT																	Other: Rebill	
	CENTER FOR INFORMATION MANAGEMENT & EDUCATIONAL SERVICES																		
=====																			
TOTALS				\$ -	38,773	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,954.87	\$ 3,954.87	\$ 3,780.77		\$ 174.10		\$ -

A/R \$ 174.10
Prepaid \$ -

