



Innovation Park

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



Monthly Owner Report January 2013



Commercial Real Estate Services, Worldwide.

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Table of Contents

1. Balance Sheet
2. Income Statement
3. Budget Comparison
4. Cash Flow Statement
5. Bank Reconciliation
6. Check Register
7. Deposit Register
8. Aged Accounts Receivable Report
9. Accounts Payable Detail
10. Bond Statement
11. Rent Rolls

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

Balance Sheet (With Period Change)

Period = Jan 2013

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4000	Cash - Hancock Bank	185,935.84	193,394.74	-7,458.90
1121-6600	Petty Cash Fund	200.00	22.50	177.50
1150-4000	Reserve Fund - Hancock	26,604.87	26,602.61	2.26
1155-4000	Sinking Fund -Cash-Hancock	380,200.02	377,816.21	2,383.81
1190-0000	TOTAL CASH	592,940.73	597,836.06	-4,895.33
1200-0000	RECEIVABLES			
1203-0000	A/R-Tenant	42,904.48	32,178.36	10,726.12
1206-0000	Other Receivables	3,700.87	4,841.36	-1,140.49
1210-0000	Accounts Receivable	73,536.62	84,016.31	-10,479.69
1217-0000	Other Assets	1,989.00	1,989.00	0.00
1299-0000	TOTAL RECEIVABLES	122,130.97	123,025.03	-894.06
1300-1000	PROPERTY			
1305-0000	Land	635,920.58	635,920.58	0.00
1330-2100	Building and Improvements	65,050.56	65,050.56	0.00
1510-0000	Building Improvements	30,356.40	30,356.40	0.00
1590-0000	Accumulated Depreciation	-10,120,884.63	-10,069,264.60	-51,620.03
1620-0000	F/F/E- Improvements	65,330.57	65,330.57	0.00
1625-0000	HVAC	193,559.44	193,559.44	0.00
1661-0000	Admin Centre Assets	166,663.91	166,663.91	0.00
1662-0000	Research Building Assets	4,444,902.47	4,444,902.47	0.00
1663-0000	Phipps Building Assets	1,312,197.90	1,312,197.90	0.00
1664-0000	Collins Building Assets	1,501,576.26	1,501,576.26	0.00
1665-0000	Centennial Building Assets	4,986,364.39	4,986,364.39	0.00
1666-0000	Johnson Building Assets	3,560,696.77	3,560,696.77	0.00
1667-0000	Shaw Building Assets	3,882,842.42	3,882,842.42	0.00
1668-0000	Park Planning/Development	754,960.65	754,960.65	0.00
1669-0000	NE Basin Project - A	213,885.94	213,885.94	0.00
1670-0000	NE Basin Project - B	63,416.00	63,416.00	0.00
1672-0000	CIP - Project North	66,115.50	66,115.50	0.00
1733-0000	Bond Issue Costs	69,344.00	69,344.00	0.00
1753-0000	Accumulated Amortization	-23,660.00	-23,385.00	-275.00
1790-0000	TOTAL PROPERTY	11,868,639.13	11,920,534.16	-51,895.03
1840-0000	OTHER ASSETS			
1905-0000	Trust Escrow	100,000.00	100,000.00	0.00
1913-0000	Prepaid Insurance	23,996.86	31,765.78	-7,768.92
1925-0000	Investments	2,203,307.69	2,198,240.28	5,067.41
1945-0000	Investments Limited as to Use	1,400,000.00	1,400,000.00	0.00
1980-0000	TOTAL OTHER ASSETS	3,727,304.55	3,730,006.06	-2,701.51
1990-0000	TOTAL ASSETS	16,311,015.38	16,371,401.31	-60,385.93
2000-0000	LIABILITIES and CAPITAL			
2236-0000	Accounts Payable	35,259.46	62,356.77	-27,097.31
2246-0000	Prepaid Rents	4,701.53	4,083.35	618.18
2249-0000	Accrued Other	2,438.25	2,931.65	-493.40
2250-0000	Tenant Security Dep	2,529.42	2,529.42	0.00
2251-1000	Accrued Interest	3,707.00	3,707.00	0.00
2305-0000	Sales Tax Payable	819.58	1,616.27	-796.69

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

Balance Sheet (With Period Change)

Period = Jan 2013

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
2308-0000	Unearned Revenue - Current	246,327.00	246,327.00	0.00
2310-0000	Bonds Payable - Current	153,117.44	152,539.08	578.36
2408-0000	Unearned Revenue - Noncurrent	472,129.92	492,657.28	-20,527.36
2410-0000	Bond Payable - Noncurrent	2,751,417.33	2,764,443.48	-13,026.15
2490-0000	TOTAL LIABILITIES	3,672,446.93	3,733,191.30	-60,744.37
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	8,905,394.21	8,957,592.60	-52,198.39
2740-0000	Restricted for Capital Assets	406,804.89	404,418.82	2,386.07
2750-0000	Unrestricted	1,926,369.35	1,876,198.59	50,170.76
2760-0000	Designated Net Assets	1,400,000.00	1,400,000.00	0.00
2890-0000	TOTAL CAPITAL	12,638,568.45	12,638,210.01	358.44
2990-0000	TOTAL LIABILITIES and CAPITAL	16,311,015.38	16,371,401.31	-60,385.93

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

Income Statement

Period = Jan 2013

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	0.00	0.00	169.05	0.03
3110-0000	Rent	73,491.82	56.68	296,605.70	55.73
3110-5000	Amortized Income	20,527.36	15.83	82,109.44	15.43
3114-5000	Operating Expense Reimbursement	17,930.86	13.83	87,996.82	16.53
3115-0000	CAM	8,588.00	6.62	34,352.00	6.45
3119-0000	Management Fee Income	1,126.83	0.87	4,491.99	0.84
3120-0000	Other Rents	3,978.26	3.07	7,646.88	1.44
3220-0000	Interest Income	3,977.83	3.07	18,581.78	3.49
3310-0000	Other Income	0.00	0.00	119.00	0.02
3315-0000	Sales Tax Discount	26.46	0.02	60.42	0.01
3540-0000	Electricity Pass Thru	21.67	0.02	86.68	0.02
3990-0000	TOTAL REVENUE	129,669.09	100.00	532,219.76	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	0.00	0.00	52.56	0.01
4403-0000	Clerical Salary-Authority	3,750.00	2.89	15,105.12	2.84
4404-0000	Payroll Taxes - Authority	286.88	0.22	1,218.48	0.23
4406-0000	Employee Benefits-Authority	473.06	0.36	1,734.56	0.33
4415-0000	Interim Admin Pay	10,688.50	8.24	37,029.23	6.96
4460-0000	Employee Benefits	194.25	0.15	938.33	0.18
4490-0000	TOTAL PAYROLL EXPENSE	15,392.69	11.87	56,078.28	10.54
4500-0000	LEASING and ADVERTISING				
4540-0000	Advertising - Other	0.00	0.00	53.77	0.01
4599-0000	TOTAL LEASING and ADVERTISING	0.00	0.00	53.77	0.01
4600-0000	UTILITIES				
4605-0000	Electric	2,502.60	1.93	10,737.42	2.02
4607-0000	Electric - NonCam	381.72	0.29	1,407.28	0.26
4622-0000	Demand Credit	-31.38	-0.02	-132.72	-0.02
4635-0000	Refuse Collection	461.10	0.36	1,880.38	0.35
4637-0000	Refuse - NONCAM	8.74	0.01	34.96	0.01
4640-0000	Water/Sewer	354.46	0.27	1,850.74	0.35
4642-0000	Non CAM Water/Sewer	6.15	0.00	32.60	0.01
4648-0000	Irrigation - Utility	120.23	0.09	769.35	0.14
4649-0000	Irrigation-NonCAM	0.90	0.00	5.54	0.00
4650-0000	Stormwater	45.32	0.04	181.28	0.03
4660-0000	Fire Service - Utility	27.29	0.02	109.16	0.02
4799-0000	TOTAL UTILITIES	3,877.13	2.99	16,875.99	3.17
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	891.17	0.69	3,851.34	0.72
5122-0000	NONCAM Electrical Repairs	8.97	0.01	8.97	0.00
5125-0000	Electric Supplies	172.63	0.13	346.84	0.07
5130-0000	Electric Bulbs	347.20	0.27	1,309.18	0.25
5132-0000	NONCAM Electric Bulbs	0.00	0.00	20.25	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	559.96	0.11
5145-0000	Elevator Phone Maintenance	655.38	0.51	1,354.19	0.25
5160-0000	Exterior Building Maintenance	180.00	0.14	8,383.69	1.58
5162-0000	Non CAM Exterior Bldg Maint.	0.00	0.00	139.90	0.03
5180-0000	HVAC Repair	813.50	0.63	5,511.04	1.04
5185-0000	HVAC Supplies	0.00	0.00	539.29	0.10
5187-0000	Non CAM HVAC Supplies	0.00	0.00	8.97	0.00
5192-0000	Landscaping Expense	145.00	0.11	145.00	0.03
5195-0000	Tree Trimming	900.00	0.69	900.00	0.17
5210-0000	Locks & Keys Repairs	0.00	0.00	231.34	0.04
5220-0000	Parking Lot Repairs	0.00	0.00	1,446.20	0.27
5222-0000	NonCAM Parking Lot Repair	0.00	0.00	1.43	0.00
5230-0000	Plumbing Repairs	575.20	0.44	4,568.87	0.86
5232-0000	Non CAM Plumbing Repairs	10.02	0.01	16.15	0.00
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	6.14	0.00
5245-0000	Irrigation Repairs	0.00	0.00	323.86	0.06
5250-0000	Roof Repairs	0.00	0.00	180.00	0.03

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

Income Statement

Period = Jan 2013

Book = Accrual

		Period to Date	%	Year to Date	%
5260-0000	Signage	207.10	0.16	1,361.55	0.26
5261-0000	Non-CAM Signage	0.00	0.00	50.98	0.01
5299-0000	TOTAL REPAIR/MAINTENANCE	4,906.17	3.78	31,265.14	5.87
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	0.00	0.00	2,200.00	0.41
5365-0000	Interior Supplies	0.00	0.00	170.20	0.03
5370-0000	Interior Repairs	3,653.98	2.82	4,423.04	0.83
5375-0000	Non CAM Interior Repairs	0.00	0.00	2.10	0.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	3,653.98	2.82	6,795.34	1.28
5400-0000	SERVICES				
5410-0000	Elevator Service	162.57	0.13	650.28	0.12
5412-0000	Elevator Service-NonCAM	2.43	0.00	9.72	0.00
5420-0000	Fire Protection System	0.00	0.00	3,083.70	0.58
5430-0000	Exterminating	1,119.30	0.86	2,902.35	0.55
5433-0000	Non CAM Exterminating	2.70	0.00	34.89	0.01
5447-0000	HVAC Monthly Service	0.00	0.00	4,371.30	0.82
5448-0000	Non CAM HVAC Monthly Maint	0.00	0.00	20.70	0.00
5450-0000	Janitorial Service	8,435.32	6.51	33,595.90	6.31
5455-0000	Non CAM Janitorial	136.95	0.11	543.81	0.10
5460-0000	Landscaping Service	1,889.31	1.46	13,909.13	2.61
5462-0000	Non CAM Landscaping	806.38	0.62	3,281.23	0.62
5482-0000	Non CAM Security	120.00	0.09	240.00	0.05
5499-0000	TOTAL SERVICES	12,674.96	9.77	62,643.01	11.77
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	23,000.00	4.32
5520-0000	Phone Service	105.35	0.08	578.15	0.11
5522-0000	Internet Charge	70.55	0.05	282.20	0.05
5523-0000	Internet Charge-NonCAM	405.00	0.31	1,418.00	0.27
5530-0000	Copies	43.89	0.03	171.73	0.03
5560-0000	Fees/Licenses/Permits	2.90	0.00	11.60	0.00
5565-0000	Office Supplies	15.95	0.01	188.73	0.04
5567-0000	Office Equip Mtnce-NonCAM	21.84	0.02	145.19	0.03
5575-0000	Professional Fees	2,350.00	1.81	14,617.75	2.75
5585-0000	Subscriptions	695.00	0.54	1,160.00	0.22
5587-0000	General Authority Expense	-111.68	-0.09	268.09	0.05
5588-0000	Economic Development	0.00	0.00	12,500.00	2.35
5592-0000	Non CAM Professional Fees	5,350.00	4.13	24,843.75	4.67
5596-0000	Other Administration Costs	109.75	0.08	499.92	0.09
5599-0000	TOTAL PROPERTY ADMINISTRATION	9,058.55	6.99	79,685.11	14.97
6110-0000	Management Fees TALCOR	5,437.62	4.19	21,750.48	4.09
6111-0000	Management Fees-NonCAM	3,312.38	2.55	13,249.52	2.49
6159-0000	TOTAL OTHER EXPENSES	8,750.00	6.75	35,000.00	6.58
7110-0000	Property Insurance	5,264.74	4.06	23,822.27	4.48
7111-0000	Property Insurance-NonCAM	2,777.18	2.14	7,094.28	1.33
7199-0000	TOTAL INSURANCE/TAXES	8,041.92	6.20	30,916.55	5.81
7800-0000	TOTAL OPERATING EXPENSES	66,355.40	51.17	319,313.19	60.00
7999-0000	NET INCOME - OPERATING	63,313.69	48.83	212,906.57	40.00
8100-0000	DEBT SERVICE				
8122-0000	Bond Interest Expense	11,060.22	8.53	44,523.85	8.37
8199-0000	TOTAL DEBT SERVICE	11,060.22	8.53	44,523.85	8.37
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	51,620.03	39.81	206,480.12	38.80
8220-0000	Amortization Expense	275.00	0.21	1,100.00	0.21
8299-0000	TOTAL OTHER EXPENSES	51,895.03	40.02	207,580.12	39.00
9900-0000	NET INCOME	358.44	0.28	-39,197.40	-7.36

Budget Comparison

Period = Jan 2013

Book = Accrual

2/28/2013 10:26 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	169.05	0.00	169.05	N/A	0.00
3110-0000	Rent	73,491.82	73,652.00	-160.18	-0.22	296,605.70	296,444.00	161.70	0.05	885,660.00
3110-5000	Amortized Income	20,527.36	20,527.33	0.03	0.00	82,109.44	82,109.32	0.12	0.00	246,328.00
3114-5000	Operating Expense Reimbursement	17,930.86	51,307.00	-33,376.14	-65.05	87,996.82	155,901.00	-67,904.18	-43.56	353,744.00
3115-0000	CAM	8,588.00	8,588.00	0.00	0.00	34,352.00	34,352.00	0.00	0.00	103,080.00
3119-0000	Management Fee Income	1,126.83	1,277.00	-150.17	-11.76	4,491.99	4,780.00	-288.01	-6.03	14,996.00
3120-0000	Other Rents	3,978.26	2,011.00	1,967.26	97.82	7,646.88	8,044.00	-397.12	-4.94	24,132.00
3220-0000	Interest Income	3,977.83	6,100.00	-2,122.17	-34.79	18,581.78	24,400.00	-5,818.22	-23.85	73,200.00
3310-0000	Other Income	0.00	0.00	0.00	N/A	119.00	0.00	119.00	N/A	0.00
3315-0000	Sales Tax Discount	26.46	0.00	26.46	N/A	60.42	0.00	60.42	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	86.68	0.00	86.68	N/A	0.00
3990-0000	TOTAL REVENUE	129,669.09	163,462.33	-33,793.24	-20.67	532,219.76	606,030.32	-73,810.56	-12.18	1,701,140.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	0.00	0.00	0.00	N/A	52.56	0.00	-52.56	N/A	59,225.00
4403-0000	Clerical Salary-Authority	3,750.00	3,750.00	0.00	0.00	15,105.12	15,000.00	-105.12	-0.70	45,000.00
4404-0000	Payroll Taxes - Authority	286.88	350.00	63.12	18.03	1,218.48	1,402.00	183.52	13.09	8,738.00
4405-0000	Worker's Compensation-Authority	0.00	55.00	55.00	100.00	0.00	219.00	219.00	100.00	1,547.00
4406-0000	Employee Benefits-Authority	473.06	733.00	259.94	35.46	1,734.56	2,932.00	1,197.44	40.84	19,800.00
4407-0000	Retention Bonus	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	10,000.00
4415-0000	Interim Admin Pay	10,688.50	10,689.00	0.50	0.00	37,029.23	37,483.00	453.77	1.21	58,861.00
4460-0000	Employee Benefits	194.25	0.00	-194.25	N/A	938.33	0.00	-938.33	N/A	0.00
4490-0000	TOTAL PAYROLL EXPENSE	15,392.69	15,577.00	184.31	1.18	56,078.28	57,036.00	957.72	1.68	203,171.00
4500-0000	LEASING and ADVERTISING									
4540-0000	Advertising - Other	0.00	0.00	0.00	N/A	53.77	0.00	-53.77	N/A	0.00
4599-0000	TOTAL LEASING and ADVERTISING	0.00	0.00	0.00	N/A	53.77	0.00	-53.77	N/A	0.00
4600-0000	UTILITIES									
4605-0000	Electric	2,502.60	3,192.00	689.40	21.60	10,737.42	12,060.00	1,322.58	10.97	38,731.00
4607-0000	Electric - NonCam	381.72	385.00	3.28	0.85	1,407.28	1,361.00	-46.28	-3.40	4,230.00
4622-0000	Demand Credit	-31.38	0.00	31.38	N/A	-132.72	0.00	132.72	N/A	0.00
4635-0000	Refuse Collection	461.10	482.00	20.90	4.34	1,880.38	1,901.00	20.62	1.08	5,757.00
4637-0000	Refuse - NONCAM	8.74	9.00	0.26	2.89	34.96	36.00	1.04	2.89	108.00
4640-0000	Water/Sewer	354.46	433.00	78.54	18.14	1,850.74	1,773.00	-77.74	-4.38	5,453.00
4642-0000	Non CAM Water/Sewer	6.15	7.00	0.85	12.14	32.60	30.00	-2.60	-8.67	97.00
4648-0000	Irrigation - Utility	120.23	136.00	15.77	11.60	769.35	476.00	-293.35	-61.63	2,454.00
4649-0000	Irrigation-NonCAM	0.90	1.00	0.10	10.00	5.54	4.00	-1.54	-38.50	26.00
4650-0000	Stormwater	45.32	47.00	1.68	3.57	181.28	188.00	6.72	3.57	564.00
4660-0000	Fire Service - Utility	27.29	28.00	0.71	2.54	109.16	112.00	2.84	2.54	336.00
4799-0000	TOTAL UTILITIES	3,877.13	4,720.00	842.87	17.86	16,875.99	17,941.00	1,065.01	5.94	57,756.00
5116-5000	REPAIR/MAINTENANCE									

Budget Comparison

Period = Jan 2013

Book = Accrual

2/28/2013 10:26 AM

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5120-0000	Electric Repairs	891.17	850.00	-41.17	-4.84	3,851.34	4,550.00	698.66	15.36	11,000.00
5122-0000	NONCAM Electrical Repairs	8.97	0.00	-8.97	N/A	8.97	33.00	24.03	72.82	81.00
5125-0000	Electric Supplies	172.63	225.00	52.37	23.28	346.84	948.00	601.16	63.41	2,567.00
5127-0000	NONCAM Electric Supplies	0.00	6.00	6.00	100.00	0.00	62.00	62.00	100.00	97.00
5130-0000	Electric Bulbs	347.20	0.00	-347.20	N/A	1,309.18	0.00	-1,309.18	N/A	0.00
5132-0000	NONCAM Electric Bulbs	0.00	0.00	0.00	N/A	20.25	0.00	-20.25	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	559.96	0.00	-559.96	N/A	0.00
5140-0000	Elevator Maintenance	0.00	125.00	125.00	100.00	0.00	415.00	415.00	100.00	885.00
5141-0000	Elevator Maintenance-NonCAM	0.00	0.00	0.00	N/A	0.00	6.00	6.00	100.00	15.00
5145-0000	Elevator Phone Maintenance	655.38	225.00	-430.38	-191.28	1,354.19	450.00	-904.19	-200.93	900.00
5145-2210	Security Monitor Cont	0.00	430.00	430.00	100.00	0.00	860.00	860.00	100.00	1,720.00
5145-2310	Security Monitro Cont-NonCAM	0.00	120.00	120.00	100.00	0.00	240.00	240.00	100.00	480.00
5145-4400	Security Maint & Repair	0.00	0.00	0.00	N/A	0.00	75.00	75.00	100.00	300.00
5160-0000	Exterior Building Maintenance	180.00	860.00	680.00	79.07	8,383.69	12,320.00	3,936.31	31.95	20,835.00
5161-0000	Exterior Building Supplies	0.00	125.00	125.00	100.00	0.00	905.00	905.00	100.00	2,280.00
5161-5000	Ext Building Supplies-NonCAM	0.00	0.00	0.00	N/A	0.00	10.00	10.00	100.00	22.00
5162-0000	Non CAM Exterior Bldg Maint.	0.00	30.00	30.00	100.00	139.90	296.00	156.10	52.74	347.00
5170-0000	Fire Extinguisher Maintenance	0.00	920.00	920.00	100.00	0.00	920.00	920.00	100.00	1,875.00
5175-0000	Fire Alarm/Sprinkler Repair	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	780.00
5180-0000	HVAC Repair	813.50	11,200.00	10,386.50	92.74	5,511.04	16,400.00	10,888.96	66.40	51,850.00
5182-0000	Non CAM HVAC Repair	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	1,500.00
5185-0000	HVAC Supplies	0.00	0.00	0.00	N/A	539.29	100.00	-439.29	-439.29	300.00
5187-0000	Non CAM HVAC Supplies	0.00	0.00	0.00	N/A	8.97	0.00	-8.97	N/A	0.00
5190-0000	Landscaping Supplies	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	250.00
5192-0000	Landscaping Expense	145.00	0.00	-145.00	N/A	145.00	4,450.00	4,305.00	96.74	7,900.00
5193-0000	Landscaping Expense-NonCAM	0.00	0.00	0.00	N/A	0.00	30.00	30.00	100.00	30.00
5195-0000	Tree Trimming	900.00	0.00	-900.00	N/A	900.00	1,300.00	400.00	30.77	9,036.00
5196-0000	Tree Trimming-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	66.00
5210-0000	Locks & Keys Repairs	0.00	650.00	650.00	100.00	231.34	1,030.00	798.66	77.54	1,605.00
5212-0000	Non CAM Locks & Keys Repairs	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	75.00
5220-0000	Parking Lot Repairs	0.00	4,500.00	4,500.00	100.00	1,446.20	16,790.00	15,343.80	91.39	21,290.00
5221-0000	Parking Lot Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	210.00	210.00	100.00	210.00
5222-0000	NonCAM Parking Lot Repair	0.00	0.00	0.00	N/A	1.43	0.00	-1.43	N/A	0.00
5230-0000	Plumbing Repairs	575.20	700.00	124.80	17.83	4,568.87	5,025.00	456.13	9.08	9,975.00
5232-0000	Non CAM Plumbing Repairs	10.02	0.00	-10.02	N/A	16.15	0.00	-16.15	N/A	0.00
5235-0000	Plumbing Supplies	0.00	150.00	150.00	100.00	0.00	575.00	575.00	100.00	1,275.00
5237-0000	Non CAM Plumbing Supplies	0.00	10.00	10.00	100.00	6.14	20.00	13.86	69.30	30.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	713.00
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	5.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	323.86	1,088.00	764.14	70.23	2,188.00
5245-5000	Irrigation Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	12.00	12.00	100.00	12.00
5250-0000	Roof Repairs	0.00	1,500.00	1,500.00	100.00	180.00	10,150.00	9,970.00	98.23	25,950.00
5252-0000	Non CAM Roof Repairs	0.00	0.00	0.00	N/A	0.00	60.00	60.00	100.00	180.00
5260-0000	Signage	207.10	8,350.00	8,142.90	97.52	1,361.55	8,350.00	6,988.45	83.69	8,350.00
5261-0000	Non-CAM Signage	0.00	150.00	150.00	100.00	50.98	150.00	99.02	66.01	150.00
5290-0000	Other Maintenance	0.00	0.00	0.00	N/A	0.00	1,625.00	1,625.00	100.00	2,000.00
5299-0000	TOTAL REPAIR/MAINTENANCE	4,906.17	31,151.00	26,244.83	84.25	31,265.14	89,755.00	58,489.86	65.17	189,124.00

Budget Comparison

Period = Jan 2013

Book = Accrual

2/28/2013 10:26 AM

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	11,297.00	11,297.00	100.00	2,200.00	16,797.00	14,597.00	86.90	23,576.00
5312-0000	Non CAM Carpet Cleaning	0.00	268.00	268.00	100.00	0.00	268.00	268.00	100.00	268.00
5313-0000	Carpet Repairs	0.00	0.00	0.00	N/A	0.00	2,400.00	2,400.00	100.00	4,400.00
5314-0000	Carpet Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	30.00	30.00	100.00	30.00
5315-0000	Mini Blinds	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	600.00
5340-0000	Painting	0.00	5,400.00	5,400.00	100.00	0.00	12,253.00	12,253.00	100.00	17,378.00
5342-0000	Non CAM Painting	0.00	0.00	0.00	N/A	0.00	572.00	572.00	100.00	572.00
5345-0000	Painting Supplies	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	400.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	170.20	2,900.00	2,729.80	94.13	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	3,653.98	1,250.00	-2,403.98	-192.32	4,423.04	4,575.00	151.96	3.32	11,725.00
5375-0000	Non CAM Interior Repairs	0.00	0.00	0.00	N/A	2.10	250.00	247.90	99.16	750.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	3,125.00	3,125.00	100.00	3,375.00
5385-0000	Non CAM Other Cleaning and Impro.	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	250.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	3,653.98	18,215.00	14,561.02	79.94	6,795.34	43,820.00	37,024.66	84.49	66,324.00
5400-0000	SERVICES									
5410-0000	Elevator Service	162.57	163.00	0.43	0.26	650.28	652.00	1.72	0.26	1,956.00
5412-0000	Elevator Service-NonCAM	2.43	3.00	0.57	19.00	9.72	12.00	2.28	19.00	36.00
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	3,083.70	2,600.00	-483.70	-18.60	4,913.00
5425-0000	Fire Protection Phone	0.00	1,665.00	1,665.00	100.00	0.00	2,676.00	2,676.00	100.00	6,865.00
5430-0000	Exterminating	1,119.30	2,803.00	1,683.70	60.07	2,902.35	3,712.00	809.65	21.81	6,136.00
5433-0000	Non CAM Exterminating	2.70	3.00	0.30	10.00	34.89	12.00	-22.89	-190.75	36.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	130.00
5447-0000	HVAC Monthly Service	0.00	4,237.00	4,237.00	100.00	4,371.30	8,794.00	4,422.70	50.29	18,438.00
5448-0000	Non CAM HVAC Monthly Maint	0.00	22.00	22.00	100.00	20.70	44.00	23.30	52.95	90.00
5450-0000	Janitorial Service	8,435.32	8,416.00	-19.32	-0.23	33,595.90	33,664.00	68.10	0.20	100,992.00
5455-0000	Non CAM Janitorial	136.95	137.00	0.05	0.04	543.81	548.00	4.19	0.76	1,644.00
5460-0000	Landscaping Service	1,889.31	1,890.00	0.69	0.04	13,909.13	9,884.00	-4,025.13	-40.72	39,470.00
5462-0000	Non CAM Landscaping	806.38	807.00	0.62	0.08	3,281.23	4,034.00	752.77	18.66	16,442.00
5470-0000	Parking Lot Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	14,254.00
5470-1000	Non CAM Parking Lot Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	300.00
5480-0000	Security	0.00	655.00	655.00	100.00	0.00	1,310.00	1,310.00	100.00	2,620.00
5482-0000	Non CAM Security	120.00	120.00	0.00	0.00	240.00	240.00	0.00	0.00	480.00
5485-0000	Sprinkler System Service	0.00	0.00	0.00	N/A	0.00	450.00	450.00	100.00	900.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	11,575.00
5488-0000	Window Washing Svc-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	170.00
5499-0000	TOTAL SERVICES	12,674.96	20,921.00	8,246.04	39.42	62,643.01	68,632.00	5,988.99	8.73	227,447.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	0.00	0.00	0.00	N/A	23,000.00	23,000.00	0.00	0.00	23,000.00
5520-0000	Phone Service	105.35	263.00	157.65	59.94	578.15	1,052.00	473.85	45.04	3,156.00
5521-0000	Phone Service-NonCAM	0.00	2.00	2.00	100.00	0.00	8.00	8.00	100.00	24.00
5522-0000	Internet Charge	70.55	193.00	122.45	63.45	282.20	773.00	490.80	63.49	2,317.00
5523-0000	Internet Charge-NonCAM	405.00	426.00	21.00	4.93	1,418.00	1,704.00	286.00	16.78	5,112.00

Budget Comparison

Period = Jan 2013

Book = Accrual

2/28/2013 10:26 AM

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5530-0000	Copies	43.89	114.00	70.11	61.50	171.73	456.00	284.27	62.34	1,360.00
5560-0000	Fees/Licenses/Permits	2.90	6.00	3.10	51.67	11.60	22.00	10.40	47.27	70.00
5565-0000	Office Supplies	15.95	225.00	209.05	92.91	188.73	900.00	711.27	79.03	2,700.00
5566-0000	Office Equipment Maintenance	0.00	200.00	200.00	100.00	0.00	800.00	800.00	100.00	2,400.00
5567-0000	Office Equip Mtnce-NonCAM	21.84	32.00	10.16	31.75	145.19	110.00	-35.19	-31.99	353.00
5570-0000	Postage/Delivery	0.00	10.00	10.00	100.00	0.00	40.00	40.00	100.00	120.00
5575-0000	Professional Fees	2,350.00	3,000.00	650.00	21.67	14,617.75	31,110.00	16,492.25	53.01	55,110.00
5580-0100	Printing	0.00	41.00	41.00	100.00	0.00	164.00	164.00	100.00	500.00
5585-0000	Subscriptions	695.00	203.00	-492.00	-242.36	1,160.00	1,459.00	299.00	20.49	1,739.00
5587-0000	General Authority Expense	-111.68	25.00	136.68	546.72	268.09	50.00	-218.09	-436.18	100.00
5588-0000	Economic Development	0.00	0.00	0.00	N/A	12,500.00	12,800.00	300.00	2.34	25,300.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	30,000.00
5592-0000	Non CAM Professional Fees	5,350.00	6,166.00	816.00	13.23	24,843.75	25,054.00	210.25	0.84	74,390.00
5594-0000	Travel	0.00	3,000.00	3,000.00	100.00	0.00	6,800.00	6,800.00	100.00	9,100.00
5596-0000	Other Administration Costs	109.75	515.00	405.25	78.69	499.92	2,361.00	1,861.08	78.83	6,789.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	9,058.55	14,421.00	5,362.45	37.18	79,685.11	108,663.00	28,977.89	26.67	243,640.00
6110-0000	Management Fees TALCOR	5,437.62	5,438.00	0.38	0.01	21,750.48	21,752.00	1.52	0.01	65,256.00
6111-0000	Management Fees-NonCAM	3,312.38	3,312.00	-0.38	-0.01	13,249.52	13,248.00	-1.52	-0.01	39,744.00
6159-0000	TOTAL OTHER EXPENSES	8,750.00	8,750.00	0.00	0.00	35,000.00	35,000.00	0.00	0.00	105,000.00
7110-0000	Property Insurance	5,264.74	6,101.00	836.26	13.71	23,822.27	24,404.00	581.73	2.38	72,827.00
7111-0000	Property Insurance-NonCAM	2,777.18	1,583.00	-1,194.18	-75.44	7,094.28	6,332.00	-762.28	-12.04	17,346.00
7199-0000	TOTAL INSURANCE/TAXES	8,041.92	7,684.00	-357.92	-4.66	30,916.55	30,736.00	-180.55	-0.59	90,173.00
7800-0000	TOTAL OPERATING EXPENSES	66,355.40	121,439.00	55,083.60	45.36	319,313.19	451,583.00	132,269.81	29.29	1,182,635.00
7999-0000	NET INCOME - OPERATING	63,313.69	42,023.33	21,290.36	50.66	212,906.57	154,447.32	58,459.25	37.85	518,505.00
8100-0000	DEBT SERVICE									
8122-0000	Bond Interest Expense	11,060.22	11,060.00	-0.22	0.00	44,523.85	44,522.00	-1.85	0.00	131,289.00
8199-0000	TOTAL DEBT SERVICE	11,060.22	11,060.00	-0.22	0.00	44,523.85	44,522.00	-1.85	0.00	131,289.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	51,620.03	51,216.00	-404.03	-0.79	206,480.12	204,864.00	-1,616.12	-0.79	614,592.00
8220-0000	Amortization Expense	275.00	275.00	0.00	0.00	1,100.00	1,100.00	0.00	0.00	3,300.00
8299-0000	TOTAL OTHER EXPENSES	51,895.03	51,491.00	-404.03	-0.78	207,580.12	205,964.00	-1,616.12	-0.78	617,892.00
9900-0000	NET INCOME	358.44	-20,527.67	20,886.11	101.75	-39,197.40	-96,038.68	56,841.28	59.19	-230,676.00

INNOVATION PARK-CENTENNIAL BLDG (centenn)

Budget Comparison

Period = Jan 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	25,858.82	25,859.00	-0.18	0.00	103,435.28	103,436.00	-0.72	0.00	310,308.00
3114-5000	Operating Expense Reimbursement	3,633.87	12,646.00	-9,012.13	-71.26	19,278.75	37,556.00	-18,277.25	-48.67	91,006.00
3990-0000	TOTAL REVENUE	29,492.69	38,505.00	-9,012.31	-23.41	122,714.03	140,992.00	-18,277.97	-12.96	401,314.00
4000-0000	OPERATING EXPENSES									
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	88.62	0.00	-88.62	N/A	1,942.48	750.00	-1,192.48	-159.00	2,000.00
5125-0000	Electric Supplies	53.40	125.00	71.60	57.28	54.00	250.00	196.00	78.40	500.00
5160-0000	Exterior Building Maintenance	90.00	90.00	0.00	0.00	360.00	860.00	500.00	58.14	3,080.00
5161-0000	Exterior Building Supplies	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	500.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	325.00
5180-0000	HVAC Repair	0.00	450.00	450.00	100.00	604.65	2,150.00	1,545.35	71.88	8,350.00
5185-0000	HVAC Supplies	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	300.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,750.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	1,250.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	25.00	25.00	100.00	75.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	445.00	1,000.00	555.00	55.50	2,000.00
5230-0000	Plumbing Repairs	0.00	500.00	500.00	100.00	370.00	1,000.00	630.00	63.00	1,500.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	125.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	0.00	200.00	200.00	100.00	600.00
5299-0000	TOTAL REPAIR/MAINTENANCE	232.02	1,290.00	1,057.98	82.01	3,776.13	7,835.00	4,058.87	51.80	22,355.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	2,500.00	2,500.00	100.00	0.00	5,000.00	5,000.00	100.00	6,320.00
5313-0000	Carpet Repairs	0.00	0.00	0.00	N/A	0.00	400.00	400.00	100.00	900.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	650.00	650.00	100.00	1,450.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	19.96	400.00	380.04	95.01	1,200.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	2,500.00	2,500.00	100.00	19.96	8,950.00	8,930.04	99.78	12,370.00
5400-0000	SERVICES									
5425-0000	Fire Protection Phone	0.00	1,665.00	1,665.00	100.00	0.00	2,676.00	2,676.00	100.00	6,865.00
5430-0000	Exterminating	553.00	2,555.00	2,002.00	78.36	856.77	2,720.00	1,863.23	68.50	3,160.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	70.00
5447-0000	HVAC Monthly Service	0.00	1,713.00	1,713.00	100.00	1,647.00	3,426.00	1,779.00	51.93	6,954.00
5450-0000	Janitorial Service	997.74	978.00	-19.74	-2.02	3,942.48	3,912.00	-30.48	-0.78	11,736.00
5460-0000	Landscaping Service	257.52	258.00	0.48	0.19	1,722.36	1,289.00	-433.36	-33.62	5,252.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,000.00

INNOVATION PARK-CENTENNIAL BLDG (centenn)

Budget Comparison

Period = Jan 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5499-0000	TOTAL SERVICES	1,808.26	7,169.00	5,360.74	74.78	8,168.61	14,023.00	5,854.39	41.75	36,037.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	0.00	23.00	23.00	100.00	0.00	92.00	92.00	100.00	276.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	0.00	23.00	23.00	100.00	0.00	92.00	92.00	100.00	276.00
6110-0000	Management Fees TALCOR	1,386.71	1,387.00	0.29	0.02	5,546.84	5,548.00	1.16	0.02	16,644.00
6159-0000	TOTAL OTHER EXPENSES	1,386.71	1,387.00	0.29	0.02	5,546.84	5,548.00	1.16	0.02	16,644.00
7110-0000	Property Insurance	267.50	277.00	9.50	3.43	1,081.27	1,108.00	26.73	2.41	3,324.00
7199-0000	TOTAL INSURANCE/TAXES	267.50	277.00	9.50	3.43	1,081.27	1,108.00	26.73	2.41	3,324.00
7800-0000	TOTAL OPERATING EXPENSES	3,694.49	12,646.00	8,951.51	70.79	18,592.81	37,556.00	18,963.19	50.49	91,006.00
7999-0000	NET INCOME - OPERATING	25,798.20	25,859.00	-60.80	-0.24	104,121.22	103,436.00	685.22	0.66	310,308.00
8100-0000	DEBT SERVICE									
8122-0000	Bond Interest Expense	11,060.22	11,060.00	-0.22	0.00	44,523.85	44,522.00	-1.85	0.00	131,289.00
8199-0000	TOTAL DEBT SERVICE	11,060.22	11,060.00	-0.22	0.00	44,523.85	44,522.00	-1.85	0.00	131,289.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	12,012.40	11,951.00	-61.40	-0.51	48,049.60	47,804.00	-245.60	-0.51	143,412.00
8220-0000	Amortization Expense	275.00	275.00	0.00	0.00	1,100.00	1,100.00	0.00	0.00	3,300.00
8299-0000	TOTAL OTHER EXPENSES	12,287.40	12,226.00	-61.40	-0.50	49,149.60	48,904.00	-245.60	-0.50	146,712.00
9900-0000	NET INCOME	2,450.58	2,573.00	-122.42	-4.76	10,447.77	10,010.00	437.77	4.37	32,307.00

CENTENNIAL - BUDGET COMPARISON

As of January 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$122,714.03	\$140,992.00	-\$18,277.97	-12.96
Total Operating Expenses	\$18,592.81	\$37,556.00	\$18,963.19	50.49
Net Operating Income	\$10,447.77	\$10,010.00	\$437.77	4.37

Major Variances from Budget:

1) Total Revenue

Total Revenue is under budget due to Operating Expense Reimbursements. Of the Major Expense categories, Carpet Cleaning (\$5,000.00), Fire Protection (\$2,676.00 - Contract with Simplex Grinnell to be completed this spring), Exterminating (\$1,863.00 - Annual inspection to be completed this spring), Quarterly HVAC Service (\$1,779.00 - completed in month of February), Landscaping (\$1,000), Interior Supplies (\$1,500) and Other Cleaning and improvements (\$1,000) make up the bulk of the shortfall.

2) Net Operating Income

Generally speaking, Net Operating Income is most reflective of the current health of the budget for the building. A shortfall in Total Operating expenses result in a shortfall in Total Revenue which balances itself out in Net Operating Income.

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Jan 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	18,986.26	18,986.00	0.26	0.00	75,945.04	75,944.00	1.04	0.00	227,832.00
3990-0000	TOTAL REVENUE	18,986.26	18,986.00	0.26	0.00	75,945.04	75,944.00	1.04	0.00	227,832.00
4000-0000	OPERATING EXPENSES									
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	108.66	0.00	-108.66	N/A	351.07	250.00	-101.07	-40.43	750.00
5125-0000	Electric Supplies	11.98	0.00	-11.98	N/A	11.98	250.00	238.02	95.21	750.00
5130-0000	Electric Bulbs	161.20	0.00	-161.20	N/A	461.72	0.00	-461.72	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	30.00	0.00	-30.00	N/A	0.00
5160-0000	Exterior Building Maintenance	90.00	90.00	0.00	0.00	360.00	560.00	200.00	35.71	2,180.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	125.00	125.00	100.00	500.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	335.00
5180-0000	HVAC Repair	0.00	0.00	0.00	N/A	135.00	500.00	365.00	73.00	2,000.00
5190-0000	Landscaping Supplies	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	250.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	750.00	750.00	100.00	2,250.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	600.00
5210-0000	Locks & Keys Repairs	0.00	20.00	20.00	100.00	0.00	40.00	40.00	100.00	80.00
5220-0000	Parking Lot Repairs	0.00	4,500.00	4,500.00	100.00	925.51	9,000.00	8,074.49	89.72	9,000.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	2,465.51	750.00	-1,715.51	-228.73	2,250.00
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	0.00	200.00	200.00	100.00	600.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	125.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	1,000.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	3,500.00	3,500.00	100.00	10,500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	371.84	4,610.00	4,238.16	91.93	4,740.79	16,725.00	11,984.21	71.65	33,170.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	2,845.00	2,845.00	100.00	2,200.00	2,845.00	645.00	22.67	3,305.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	750.00	750.00	100.00	2,250.00
5370-0000	Interior Repairs	0.00	500.00	500.00	100.00	112.81	1,000.00	887.19	88.72	3,000.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	3,345.00	3,345.00	100.00	2,312.81	5,595.00	3,282.19	58.66	9,555.00
5400-0000	SERVICES									
5430-0000	Exterminating	55.00	55.00	0.00	0.00	418.00	220.00	-198.00	-90.00	660.00
5447-0000	HVAC Monthly Service	0.00	780.00	780.00	100.00	735.00	1,560.00	825.00	52.88	3,166.00
5450-0000	Janitorial Service	1,521.58	1,522.00	0.42	0.03	6,042.00	6,088.00	46.00	0.76	18,264.00
5460-0000	Landscaping Service	337.87	338.00	0.13	0.04	2,134.23	2,125.00	-9.23	-0.43	7,755.00
5485-0000	Sprinkler System Service	0.00	0.00	0.00	N/A	0.00	450.00	450.00	100.00	900.00

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Jan 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,650.00
5499-0000	TOTAL SERVICES	1,914.45	2,695.00	780.55	28.96	9,329.23	10,443.00	1,113.77	10.67	32,395.00
6110-0000	Management Fees TALCOR	1,055.96	1,056.00	0.04	0.00	4,223.84	4,224.00	0.16	0.00	12,672.00
6159-0000	TOTAL OTHER EXPENSES	1,055.96	1,056.00	0.04	0.00	4,223.84	4,224.00	0.16	0.00	12,672.00
7110-0000	Property Insurance	203.57	223.00	19.43	8.71	831.65	892.00	60.35	6.77	2,676.00
7199-0000	TOTAL INSURANCE/TAXES	203.57	223.00	19.43	8.71	831.65	892.00	60.35	6.77	2,676.00
7800-0000	TOTAL OPERATING EXPENSES	3,545.82	11,929.00	8,383.18	70.28	21,438.32	37,879.00	16,440.68	43.40	90,468.00
7999-0000	NET INCOME - OPERATING	15,440.44	7,057.00	8,383.44	118.80	54,506.72	38,065.00	16,441.72	43.19	137,364.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,031.77	3,723.00	-308.77	-8.29	16,127.08	14,892.00	-1,235.08	-8.29	44,676.00
8299-0000	TOTAL OTHER EXPENSES	4,031.77	3,723.00	-308.77	-8.29	16,127.08	14,892.00	-1,235.08	-8.29	44,676.00
9900-0000	NET INCOME	11,408.67	3,334.00	8,074.67	242.19	38,379.64	23,173.00	15,206.64	65.62	92,688.00

COLLINS - BUDGET COMPARISON

As of January 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$75,945.04	\$75,944.00	\$1.04	0.00
Total Operating Expenses	\$21,438.32	\$37,879.00	\$16,440.68	43.40
Net Operating Income	\$38,379.64	\$23,173.00	\$15,206.64	65.62

Major Variances from Budget:

Total Repair and Maintenance is \$11,984 or 71% under budget. Of the total overall amount \$3,500 remains unused for anticipated roof repairs and \$9,000 in parking lot repairs or seal coating and striping.*

* I believe this may have been entered incorrectly and a revision may want to be considered.

INNOVATION PARK -TENANTS IN COMMON (inn-tic)

Budget Comparison

Period = Jan 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3100-1000	Miscellaneous Income	0.00	0.00	0.00	N/A	169.05	0.00	169.05	N/A	0.00
3110-0000	Rent	583.33	583.00	0.33	0.06	2,333.32	2,332.00	1.32	0.06	6,996.00
3110-5000	Amortized Income	20,527.36	20,527.33	0.03	0.00	82,109.44	82,109.32	0.12	0.00	246,328.00
3114-5000	Operating Expense Reimbursement	2,138.12	2,007.00	131.12	6.53	8,552.48	8,028.00	524.48	6.53	24,084.00
3115-0000	CAM	8,588.00	8,588.00	0.00	0.00	34,352.00	34,352.00	0.00	0.00	103,080.00
3120-0000	Other Rents	3,957.11	1,968.00	1,989.11	101.07	7,562.28	7,872.00	-309.72	-3.93	23,616.00
3220-0000	Interest Income	3,977.83	6,100.00	-2,122.17	-34.79	18,581.78	24,400.00	-5,818.22	-23.85	73,200.00
3310-0000	Other Income	0.00	0.00	0.00	N/A	119.00	0.00	119.00	N/A	0.00
3315-0000	Sales Tax Discount	20.56	0.00	20.56	N/A	34.19	0.00	34.19	N/A	0.00
3990-0000	TOTAL REVENUE	39,792.31	39,773.33	18.98	0.05	153,813.54	159,093.32	-5,279.78	-3.32	477,304.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	17.32	27.00	9.68	35.85	70.88	105.00	34.12	32.50	321.00
4635-0000	Refuse Collection	0.00	0.00	0.00	N/A	35.98	0.00	-35.98	N/A	0.00
4648-0000	Irrigation - Utility	72.69	75.00	2.31	3.08	477.33	255.00	-222.33	-87.19	1,630.00
4799-0000	TOTAL UTILITIES	90.01	102.00	11.99	11.75	584.19	360.00	-224.19	-62.28	1,951.00
5116-5000	REPAIR/MAINTENANCE									
5160-0000	Exterior Building Maintenance	0.00	0.00	0.00	N/A	226.20	0.00	-226.20	N/A	0.00
5192-0000	Landscaping Expense	145.00	0.00	-145.00	N/A	145.00	1,000.00	855.00	85.50	2,000.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	750.00	750.00	100.00	2,250.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	33.39	0.00	-33.39	N/A	0.00
5260-0000	Signage	182.10	0.00	-182.10	N/A	182.10	0.00	-182.10	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	327.10	0.00	-327.10	N/A	586.69	1,750.00	1,163.31	66.47	4,250.00
5300-0000	CLEANING AND IMPROVEMENTS									
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	115.79	0.00	-115.79	N/A	0.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	0.00	N/A	115.79	0.00	-115.79	N/A	0.00
5400-0000	SERVICES									
5430-0000	Exterminating	0.00	0.00	0.00	N/A	2.47	0.00	-2.47	N/A	0.00
5460-0000	Landscaping Service	259.58	260.00	0.42	0.16	2,226.54	1,299.00	-927.54	-71.40	5,332.00
5462-0000	Non CAM Landscaping	792.63	793.00	0.37	0.05	3,170.54	3,965.00	794.46	20.04	16,160.00
5499-0000	TOTAL SERVICES	1,052.21	1,053.00	0.79	0.08	5,399.55	5,264.00	-135.55	-2.58	21,492.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	0.00	0.00	0.00	N/A	23,000.00	23,000.00	0.00	0.00	23,000.00

INNOVATION PARK -TENANTS IN COMMON (inn-tic)

Budget Comparison

Period = Jan 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5520-0000	Phone Service	105.35	215.00	109.65	51.00	472.80	860.00	387.20	45.02	2,580.00
5522-0000	Internet Charge	0.00	0.00	0.00	N/A	70.55	0.00	-70.55	N/A	0.00
5575-0000	Professional Fees	2,350.00	3,000.00	650.00	21.67	14,617.75	12,000.00	-2,617.75	-21.81	36,000.00
5585-0000	Subscriptions	695.00	0.00	-695.00	N/A	695.00	0.00	-695.00	N/A	0.00
5588-0000	Economic Development	0.00	0.00	0.00	N/A	12,500.00	12,800.00	300.00	2.34	25,300.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	30,000.00
5592-0000	Non CAM Professional Fees	2,350.00	6,166.00	3,816.00	61.89	21,843.75	24,664.00	2,820.25	11.43	74,000.00
5596-0000	Other Administration Costs	109.75	515.00	405.25	78.69	499.92	2,361.00	1,861.08	78.83	6,789.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	5,610.10	9,896.00	4,285.90	43.31	73,699.77	75,685.00	1,985.23	2.62	197,669.00
6110-0000	Management Fees TALCOR	875.00	875.00	0.00	0.00	3,500.00	3,500.00	0.00	0.00	10,500.00
6159-0000	TOTAL OTHER EXPENSES	875.00	875.00	0.00	0.00	3,500.00	3,500.00	0.00	0.00	10,500.00
7110-0000	Property Insurance	809.20	2,062.00	1,252.80	60.76	6,260.68	8,248.00	1,987.32	24.09	24,359.00
7111-0000	Property Insurance-NonCAM	2,709.65	1,525.00	-1,184.65	-77.68	6,830.38	6,100.00	-730.38	-11.97	16,650.00
7199-0000	TOTAL INSURANCE/TAXES	3,518.85	3,587.00	68.15	1.90	13,091.06	14,348.00	1,256.94	8.76	41,009.00
7800-0000	TOTAL OPERATING EXPENSES	11,473.27	15,513.00	4,039.73	26.04	96,977.05	100,907.00	3,929.95	3.89	276,871.00
7999-0000	NET INCOME - OPERATING	28,319.04	24,260.33	4,058.71	16.73	56,836.49	58,186.32	-1,349.83	-2.32	200,433.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	14,823.49	14,823.00	-0.49	0.00	59,293.96	59,292.00	-1.96	0.00	177,876.00
8299-0000	TOTAL OTHER EXPENSES	14,823.49	14,823.00	-0.49	0.00	59,293.96	59,292.00	-1.96	0.00	177,876.00
9900-0000	NET INCOME	13,495.55	9,437.33	4,058.22	43.00	-2,457.47	-1,105.68	-1,351.79	-122.26	22,557.00

INN-TIC - BUDGET COMPARISON

As of January 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$153,813.54	\$159,093.32	-\$5,279.78	-3.32
Total Operating Expenses	\$96,977.05	\$100,907.00	\$3,929.95	3.89
Net Operating Income	-\$2,457.47	-\$1,105.68	-\$1,351.79	-122.26

Major Variances from Budget:

Total Revenue

Interest Income is the sole account bringing the Total Revenue Variance down. At this same point during the 2011 - 2012 budget year Interest Income was \$22,323 as opposed to where the account currently sits at \$18,581. This is especially disturbing due to the fact that there is a combined \$70,600.00 increase in the two investment funds (SPIA & FLGIT) over last year month ending January 31, 2012.

Net Operating Income

Net Operating income is under budget as a direct result of the shortfall in Interest Income.

INNOVATION PARK - JOHNSON BLDG (johnson)

Budget Comparison

Period = Jan 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3114-5000	Operating Expense Reimbursement	4,581.26	12,132.00	-7,550.74	-62.24	31,791.16	51,510.00	-19,718.84	-38.28	112,388.00
3119-0000	Management Fee Income	580.84	659.00	-78.16	-11.86	2,315.46	2,468.00	-152.54	-6.18	7,740.00
3990-0000	TOTAL REVENUE	5,162.10	12,791.00	-7,628.90	-59.64	34,106.62	53,978.00	-19,871.38	-36.81	120,128.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4635-0000	Refuse Collection	168.58	171.00	2.42	1.42	674.32	669.00	-5.32	-0.80	2,037.00
4640-0000	Water/Sewer	118.66	145.00	26.34	18.17	629.03	563.00	-66.03	-11.73	1,716.00
4648-0000	Irrigation - Utility	17.38	20.00	2.62	13.10	106.75	75.00	-31.75	-42.33	271.00
4799-0000	TOTAL UTILITIES	304.62	336.00	31.38	9.34	1,410.10	1,307.00	-103.10	-7.89	4,024.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	363.85	600.00	236.15	39.36	386.78	1,800.00	1,413.22	78.51	3,600.00
5125-0000	Electric Supplies	53.40	0.00	-53.40	N/A	53.40	75.00	21.60	28.80	200.00
5130-0000	Electric Bulbs	186.00	0.00	-186.00	N/A	505.79	0.00	-505.79	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	193.75	0.00	-193.75	N/A	0.00
5140-0000	Elevator Maintenance	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	500.00
5160-0000	Exterior Building Maintenance	0.00	45.00	45.00	100.00	2,648.75	3,635.00	986.25	27.13	5,905.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	75.00	75.00	100.00	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	335.00	335.00	100.00	0.00	335.00	335.00	100.00	335.00
5175-0000	Fire Alarm/Sprinkler Repair	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	780.00
5180-0000	HVAC Repair	0.00	750.00	750.00	100.00	2,771.89	1,500.00	-1,271.89	-84.79	4,500.00
5185-0000	HVAC Supplies	0.00	0.00	0.00	N/A	173.09	0.00	-173.09	N/A	0.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,256.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	6.00	0.00	-6.00	N/A	0.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	27.67	3,500.00	3,472.33	99.21	3,500.00
5230-0000	Plumbing Repairs	0.00	200.00	200.00	100.00	635.75	1,050.00	414.25	39.45	2,050.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	90.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	118.40	200.00	81.60	40.80	200.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	2,500.00	2,500.00	100.00	5,000.00
5260-0000	Signage	25.00	3,500.00	3,475.00	99.29	186.59	3,500.00	3,313.41	94.67	3,500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	628.25	5,555.00	4,926.75	88.69	7,707.86	18,920.00	11,212.14	59.26	32,141.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	3,000.00
5313-0000	Carpet Repairs	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	1,000.00
5340-0000	Painting	0.00	1,800.00	1,800.00	100.00	0.00	3,000.00	3,000.00	100.00	3,000.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	40.46	0.00	-40.46	N/A	0.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	388.70	1,000.00	611.30	61.13	1,500.00

INNOVATION PARK - JOHNSON BLDG (johnson)

Budget Comparison

Period = Jan 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	1,800.00	1,800.00	100.00	429.16	6,000.00	5,570.84	92.85	8,500.00
5400-0000	SERVICES									
5410-0000	Elevator Service	82.50	83.00	0.50	0.60	330.00	332.00	2.00	0.60	996.00
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	3,083.70	2,600.00	-483.70	-18.60	4,765.00
5430-0000	Exterminating	95.00	45.00	-50.00	-111.11	435.98	180.00	-255.98	-142.21	540.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	25.00
5447-0000	HVAC Monthly Service	0.00	923.00	923.00	100.00	896.00	1,846.00	950.00	51.46	3,692.00
5450-0000	Janitorial Service	2,000.67	2,001.00	0.33	0.02	7,944.41	8,004.00	59.59	0.74	24,012.00
5460-0000	Landscaping Service	265.18	265.00	-0.18	-0.07	2,134.99	1,325.00	-809.99	-61.13	5,405.00
5470-0000	Parking Lot Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	5,900.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,400.00
5499-0000	TOTAL SERVICES	2,443.35	3,317.00	873.65	26.34	14,825.08	14,287.00	-538.08	-3.77	47,735.00
5500-0000	PROPERTY ADMINISTRATION									
5575-0000	Professional Fees	0.00	0.00	0.00	N/A	0.00	6,500.00	6,500.00	100.00	6,500.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	0.00	0.00	0.00	N/A	0.00	6,500.00	6,500.00	100.00	6,500.00
6111-0000	Management Fees-NonCAM	1,668.16	1,668.00	-0.16	-0.01	6,672.64	6,672.00	-0.64	-0.01	20,016.00
6159-0000	TOTAL OTHER EXPENSES	1,668.16	1,668.00	-0.16	-0.01	6,672.64	6,672.00	-0.64	-0.01	20,016.00
7110-0000	Property Insurance	1,302.55	1,124.00	-178.55	-15.89	5,090.35	4,496.00	-594.35	-13.22	13,488.00
7199-0000	TOTAL INSURANCE/TAXES	1,302.55	1,124.00	-178.55	-15.89	5,090.35	4,496.00	-594.35	-13.22	13,488.00
7800-0000	TOTAL OPERATING EXPENSES	6,346.93	13,800.00	7,453.07	54.01	36,135.19	58,182.00	22,046.81	37.89	132,404.00
7999-0000	NET INCOME - OPERATING	-1,184.83	-1,009.00	-175.83	-17.43	-2,028.57	-4,204.00	2,175.43	51.75	-12,276.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	7,681.43	7,681.00	-0.43	-0.01	30,725.72	30,724.00	-1.72	-0.01	92,172.00
8299-0000	TOTAL OTHER EXPENSES	7,681.43	7,681.00	-0.43	-0.01	30,725.72	30,724.00	-1.72	-0.01	92,172.00
9900-0000	NET INCOME	-8,866.26	-8,690.00	-176.26	-2.03	-32,754.29	-34,928.00	2,173.71	6.22	-104,448.00

JOHNSON - BUDGET COMPARISON

As of January 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>	
Total Revenue	\$34,106.62	\$53,978.00	-\$19,871.38	-36.81	1
Total Operating Expenses	\$36,135.19	\$58,182.00	\$22,046.81	37.89	
Net Operating Income	-\$32,754.29	-\$34,928.00	\$2,173.71	6.22	

Major Variances from Budget:

Operating Expense Reimbursements are \$19,718 under budget which is also reflective in the Total Revenue variance. Total Repair & Maintenance (\$11,212 - Parking Lot repairs \$3,500 - Signage \$3,500 Roof Repairs \$2,500), Total Cleaning & Improvements (\$5,570 - Painting \$3,000 - Carpet Cleaning \$1,500) and Professional fees (\$6,500 - KW Controls) contain the majority of the Variance

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Jan 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	862.42	855.00	7.42	0.87	3,449.68	3,420.00	29.68	0.87	10,260.00
3120-0000	Other Rents	21.15	21.00	0.15	0.71	84.60	84.00	0.60	0.71	252.00
3315-0000	Sales Tax Discount	1.17	0.00	1.17	N/A	6.34	0.00	6.34	N/A	0.00
3990-0000	TOTAL REVENUE	884.74	876.00	8.74	1.00	3,540.62	3,504.00	36.62	1.05	10,512.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	0.00	0.00	0.00	N/A	52.56	0.00	-52.56	N/A	59,225.00
4403-0000	Clerical Salary-Authority	3,750.00	3,750.00	0.00	0.00	15,105.12	15,000.00	-105.12	-0.70	45,000.00
4404-0000	Payroll Taxes - Authority	286.88	350.00	63.12	18.03	1,218.48	1,402.00	183.52	13.09	8,738.00
4405-0000	Worker's Compensation-Authority	0.00	55.00	55.00	100.00	0.00	219.00	219.00	100.00	1,547.00
4406-0000	Employee Benefits-Authority	473.06	733.00	259.94	35.46	1,734.56	2,932.00	1,197.44	40.84	19,800.00
4407-0000	Retention Bonus	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	10,000.00
4415-0000	Interim Admin Pay	10,688.50	10,689.00	0.50	0.00	37,029.23	37,483.00	453.77	1.21	58,861.00
4460-0000	Employee Benefits	194.25	0.00	-194.25	N/A	938.33	0.00	-938.33	N/A	0.00
4490-0000	TOTAL PAYROLL EXPENSE	15,392.69	15,577.00	184.31	1.18	56,078.28	57,036.00	957.72	1.68	203,171.00
4500-0000	LEASING and ADVERTISING									
4540-0000	Advertising - Other	0.00	0.00	0.00	N/A	53.77	0.00	-53.77	N/A	0.00
4599-0000	TOTAL LEASING and ADVERTISING	0.00	0.00	0.00	N/A	53.77	0.00	-53.77	N/A	0.00
4600-0000	UTILITIES									
4605-0000	Electric	160.37	265.00	104.63	39.48	582.09	855.00	272.91	31.92	2,760.00
4635-0000	Refuse Collection	0.00	17.00	17.00	100.00	0.00	68.00	68.00	100.00	204.00
4640-0000	Water/Sewer	29.92	40.00	10.08	25.20	130.22	148.00	17.78	12.01	452.00
4650-0000	Stormwater	45.32	47.00	1.68	3.57	181.28	188.00	6.72	3.57	564.00
4660-0000	Fire Service - Utility	27.29	28.00	0.71	2.54	109.16	112.00	2.84	2.54	336.00
4799-0000	TOTAL UTILITIES	262.90	397.00	134.10	33.78	1,002.75	1,371.00	368.25	26.86	4,316.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	400.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	0.00	123.00	123.00	100.00	492.00
5145-0000	Elevator Phone Maintenance	430.38	0.00	-430.38	N/A	904.19	0.00	-904.19	N/A	0.00
5145-2210	Security Monitor Cont	0.00	430.00	430.00	100.00	0.00	860.00	860.00	100.00	1,720.00
5160-0000	Exterior Building Maintenance	0.00	0.00	0.00	N/A	58.31	125.00	66.69	53.35	375.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	75.00	75.00	100.00	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	10.00
5180-0000	HVAC Repair	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	750.00
5195-0000	Tree Trimming	900.00	0.00	-900.00	N/A	900.00	0.00	-900.00	N/A	1,500.00
5210-0000	Locks & Keys Repairs	0.00	50.00	50.00	100.00	60.70	50.00	-10.70	-21.40	100.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	300.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	90.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	450.00
5290-0000	Other Maintenance	0.00	0.00	0.00	N/A	0.00	125.00	125.00	100.00	500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	1,330.38	480.00	-850.38	-177.16	1,923.20	2,008.00	84.80	4.22	6,912.00
5300-0000	CLEANING AND IMPROVEMENTS									

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Jan 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5310-0000	Carpet Cleaning	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	500.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	0.00	125.00	125.00	100.00	375.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	125.00	125.00	100.00	375.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	500.00	500.00	100.00	0.00	1,250.00	1,250.00	100.00	1,750.00
5400-0000	SERVICES									
5430-0000	Exterminating	294.00	25.00	-269.00	-1,076.00	399.00	100.00	-299.00	-299.00	300.00
5433-0000	Non CAM Exterminating	0.00	0.00	0.00	N/A	15.00	0.00	-15.00	N/A	0.00
5447-0000	HVAC Monthly Service	0.00	105.00	105.00	100.00	102.00	210.00	108.00	51.43	420.00
5450-0000	Janitorial Service	176.21	176.00	-0.21	-0.12	699.71	704.00	4.29	0.61	2,112.00
5460-0000	Landscaping Service	309.02	309.00	-0.02	-0.01	1,986.35	1,545.00	-441.35	-28.57	6,348.00
5480-0000	Security	0.00	430.00	430.00	100.00	0.00	860.00	860.00	100.00	1,720.00
5499-0000	TOTAL SERVICES	779.23	1,045.00	265.77	25.43	3,202.06	3,419.00	216.94	6.35	10,900.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	0.00	0.00	0.00	N/A	105.35	0.00	-105.35	N/A	0.00
5522-0000	Internet Charge	70.55	193.00	122.45	63.45	211.65	773.00	561.35	72.62	2,317.00
5530-0000	Copies	43.89	114.00	70.11	61.50	171.73	456.00	284.27	62.34	1,360.00
5560-0000	Fees/Licenses/Permits	2.90	6.00	3.10	51.67	11.60	22.00	10.40	47.27	70.00
5565-0000	Office Supplies	15.95	225.00	209.05	92.91	188.73	900.00	711.27	79.03	2,700.00
5566-0000	Office Equipment Maintenance	0.00	200.00	200.00	100.00	0.00	800.00	800.00	100.00	2,400.00
5570-0000	Postage/Delivery	0.00	10.00	10.00	100.00	0.00	40.00	40.00	100.00	120.00
5580-0100	Printing	0.00	41.00	41.00	100.00	0.00	164.00	164.00	100.00	500.00
5585-0000	Subscriptions	0.00	203.00	203.00	100.00	465.00	1,459.00	994.00	68.13	1,739.00
5587-0000	General Authority Expense	-111.68	25.00	136.68	546.72	268.09	50.00	-218.09	-436.18	100.00
5592-0000	Non CAM Professional Fees	3,000.00	0.00	-3,000.00	N/A	3,000.00	0.00	-3,000.00	N/A	0.00
5594-0000	Travel	0.00	3,000.00	3,000.00	100.00	0.00	6,800.00	6,800.00	100.00	9,100.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	3,021.61	4,017.00	995.39	24.78	4,422.15	11,464.00	7,041.85	61.43	20,406.00
6110-0000	Management Fees TALCOR	118.75	119.00	0.25	0.21	475.00	476.00	1.00	0.21	1,428.00
6159-0000	TOTAL OTHER EXPENSES	118.75	119.00	0.25	0.21	475.00	476.00	1.00	0.21	1,428.00
7110-0000	Property Insurance	270.59	289.00	18.41	6.37	1,099.85	1,156.00	56.15	4.86	3,468.00
7199-0000	TOTAL INSURANCE/TAXES	270.59	289.00	18.41	6.37	1,099.85	1,156.00	56.15	4.86	3,468.00
7800-0000	TOTAL OPERATING EXPENSES	21,176.15	22,424.00	1,247.85	5.56	68,257.06	78,180.00	9,922.94	12.69	252,351.00
7999-0000	NET INCOME - OPERATING	-20,291.41	-21,548.00	1,256.59	5.83	-64,716.44	-74,676.00	9,959.56	13.34	-241,839.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	896.48	886.00	-10.48	-1.18	3,585.92	3,544.00	-41.92	-1.18	10,632.00
8299-0000	TOTAL OTHER EXPENSES	896.48	886.00	-10.48	-1.18	3,585.92	3,544.00	-41.92	-1.18	10,632.00
9900-0000	NET INCOME	-21,187.89	-22,434.00	1,246.11	5.55	-68,302.36	-78,220.00	9,917.64	12.68	-252,471.00

KNIGHT - BUDGET COMPARISON

As of January 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	3,540.62	3,504.00	36.62	1.05
Total Operating Expenses	68,257.06	78,180.00	9,922.94	12.69
Net Operating Income	-68,302.36	-78,220.00	9,917.64	12.68

Major Variances from Budget:

Total Operating Expenses

Total Property Administration is currently \$7,041 or 61% under budget. This is reflective of \$6,800 that remains available in the travel account for use to cover potential expenses in the search for an Executive Director.

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Jan 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	15,881.42	15,957.00	-75.58	-0.47	66,164.10	65,664.00	500.10	0.76	193,320.00
3120-0000	Other Rents	0.00	22.00	-22.00	-100.00	0.00	88.00	-88.00	-100.00	264.00
3315-0000	Sales Tax Discount	3.79	0.00	3.79	N/A	15.04	0.00	15.04	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	86.68	0.00	86.68	N/A	0.00
3990-0000	TOTAL REVENUE	15,906.88	15,979.00	-72.12	-0.45	66,265.82	65,752.00	513.82	0.78	193,584.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	2,324.91	2,900.00	575.09	19.83	10,084.45	11,100.00	1,015.55	9.15	35,650.00
4622-0000	Demand Credit	-31.38	0.00	31.38	N/A	-132.72	0.00	132.72	N/A	0.00
4635-0000	Refuse Collection	136.91	139.00	2.09	1.50	547.64	544.00	-3.64	-0.67	1,656.00
4640-0000	Water/Sewer	96.36	117.00	20.64	17.64	510.86	502.00	-8.86	-1.76	1,506.00
4648-0000	Irrigation - Utility	14.12	23.00	8.88	38.61	86.72	73.00	-13.72	-18.79	276.00
4799-0000	TOTAL UTILITIES	2,540.92	3,179.00	638.08	20.07	11,096.95	12,219.00	1,122.05	9.18	39,088.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	164.69	250.00	85.31	34.12	362.99	1,000.00	637.01	63.70	2,500.00
5125-0000	Electric Supplies	53.85	0.00	-53.85	N/A	53.85	50.00	-3.85	-7.70	275.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	159.91	0.00	-159.91	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	157.36	0.00	-157.36	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	65.00	65.00	100.00	130.00
5145-0000	Elevator Phone Maintenance	225.00	225.00	0.00	0.00	450.00	450.00	0.00	0.00	900.00
5145-4400	Security Maint & Repair	0.00	0.00	0.00	N/A	0.00	75.00	75.00	100.00	300.00
5160-0000	Exterior Building Maintenance	0.00	45.00	45.00	100.00	2,159.65	3,060.00	900.35	29.42	3,820.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	500.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	285.00
5180-0000	HVAC Repair	0.00	0.00	0.00	N/A	653.00	1,000.00	347.00	34.70	5,000.00
5185-0000	HVAC Supplies	0.00	0.00	0.00	N/A	140.57	0.00	-140.57	N/A	0.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,020.00
5210-0000	Locks & Keys Repairs	0.00	180.00	180.00	100.00	0.00	365.00	365.00	100.00	550.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	22.48	0.00	-22.48	N/A	3,500.00
5230-0000	Plumbing Repairs	81.20	0.00	-81.20	N/A	281.80	975.00	693.20	71.10	1,475.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	75.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	96.16	0.00	-96.16	N/A	200.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	180.00	1,500.00	1,320.00	88.00	2,500.00
5260-0000	Signage	0.00	2,500.00	2,500.00	100.00	176.27	2,500.00	2,323.73	92.95	2,500.00
5290-0000	Other Maintenance	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Jan 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5299-0000	TOTAL REPAIR/MAINTENANCE	524.74	3,200.00	2,675.26	83.60	4,894.04	13,290.00	8,395.96	63.18	27,530.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	1,250.00	1,250.00	100.00	0.00	1,250.00	1,250.00	100.00	2,500.00
5313-0000	Carpet Repairs	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	2,000.00
5315-0000	Mini Blinds	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	600.00
5340-0000	Painting	0.00	1,800.00	1,800.00	100.00	0.00	2,675.00	2,675.00	100.00	4,750.00
5345-0000	Painting Supplies	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	400.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	13.95	400.00	386.05	96.51	400.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	162.34	400.00	237.66	59.42	2,200.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	3,050.00	3,050.00	100.00	176.29	6,025.00	5,848.71	97.07	12,850.00
5400-0000	SERVICES									
5410-0000	Elevator Service	38.00	38.00	0.00	0.00	152.00	152.00	0.00	0.00	456.00
5430-0000	Exterminating	45.00	45.00	0.00	0.00	322.17	180.00	-142.17	-78.98	540.00
5447-0000	HVAC Monthly Service	0.00	372.00	372.00	100.00	358.00	744.00	386.00	51.88	1,510.00
5450-0000	Janitorial Service	1,593.68	1,594.00	0.32	0.02	6,448.03	6,376.00	-72.03	-1.13	19,128.00
5460-0000	Landscaping Service	215.36	215.00	-0.36	-0.17	1,733.91	1,076.00	-657.91	-61.14	4,388.00
5470-0000	Parking Lot Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	4,754.00
5480-0000	Security	0.00	225.00	225.00	100.00	0.00	450.00	450.00	100.00	900.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,400.00
5499-0000	TOTAL SERVICES	1,892.04	2,489.00	596.96	23.98	9,014.11	8,978.00	-36.11	-0.40	33,076.00
5500-0000	PROPERTY ADMINISTRATION									
5575-0000	Professional Fees	0.00	0.00	0.00	N/A	0.00	6,500.00	6,500.00	100.00	6,500.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	0.00	0.00	0.00	N/A	0.00	6,500.00	6,500.00	100.00	6,500.00
6110-0000	Management Fees TALCOR	1,379.47	1,379.00	-0.47	-0.03	5,517.88	5,516.00	-1.88	-0.03	16,548.00
6159-0000	TOTAL OTHER EXPENSES	1,379.47	1,379.00	-0.47	-0.03	5,517.88	5,516.00	-1.88	-0.03	16,548.00
7110-0000	Property Insurance	1,057.87	913.00	-144.87	-15.87	4,134.14	3,652.00	-482.14	-13.20	10,956.00
7199-0000	TOTAL INSURANCE/TAXES	1,057.87	913.00	-144.87	-15.87	4,134.14	3,652.00	-482.14	-13.20	10,956.00
7800-0000	TOTAL OPERATING EXPENSES	7,395.04	14,210.00	6,814.96	47.96	34,833.41	56,180.00	21,346.59	38.00	146,548.00
7999-0000	NET INCOME - OPERATING	8,511.84	1,769.00	6,742.84	381.17	31,432.41	9,572.00	21,860.41	228.38	47,036.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,195.17	4,189.00	-6.17	-0.15	16,780.68	16,756.00	-24.68	-0.15	50,268.00
8299-0000	TOTAL OTHER EXPENSES	4,195.17	4,189.00	-6.17	-0.15	16,780.68	16,756.00	-24.68	-0.15	50,268.00
9900-0000	NET INCOME	4,316.67	-2,420.00	6,736.67	278.37	14,651.73	-7,184.00	21,835.73	303.95	-3,232.00

MORGAN - BUDGET COMPARISON

As of January 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$66,265.82	\$65,752.00	\$513.82	0.78
Total Operating Expenses	\$34,833.41	\$56,180.00	\$21,346.59	38.00
Net Operating Income	\$14,651.73	-\$7,184.00	\$21,835.73	303.95

Major Variances from Budget:

1) Total Operating Expenses

Expenses are currently 38% under budget. Specific accounts that have not yet been expensed for the current year are Signage (\$2,323.00), Roof Repairs (\$1,320.00), Other Maintenance (\$1,500.00), Painting (\$2,650.00) and Carpet Cleaning and Repairs (\$2,250.00). Additionally, \$6,500.00 has not been expensed for Professional Services related to a proposal by KW Controls for the installation of a building management system which monitors and displays energy usage. This shortfall in budget expenses equates to the overage in Net Operating Income.

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Jan 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	10,719.57	10,720.00	-0.43	0.00	42,878.28	42,880.00	-1.72	0.00	128,640.00
3990-0000	TOTAL REVENUE	10,719.57	10,720.00	-0.43	0.00	42,878.28	42,880.00	-1.72	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	642.67	100.00	-542.67	-542.67	400.00
5160-0000	Exterior Building Maintenance	0.00	90.00	90.00	100.00	90.00	490.00	400.00	81.63	1,070.00
5170-0000	Fire Extinguisher Maintenance	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	250.00
5180-0000	HVAC Repair	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	1,000.00
5185-0000	HVAC Supplies	0.00	0.00	0.00	N/A	65.86	0.00	-65.86	N/A	0.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	200.00	200.00	100.00	400.00
5210-0000	Locks & Keys Repairs	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	500.00
5230-0000	Plumbing Repairs	46.80	0.00	-46.80	N/A	46.80	100.00	53.20	53.20	400.00
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	0.00	75.00	75.00	100.00	225.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	125.00
5250-0000	Roof Repairs	0.00	1,500.00	1,500.00	100.00	0.00	1,500.00	1,500.00	100.00	4,500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	46.80	2,090.00	2,043.20	97.76	845.33	3,215.00	2,369.67	73.71	8,870.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	3,000.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	750.00	750.00	100.00	1,500.00
5370-0000	Interior Repairs	1,370.00	0.00	-1,370.00	N/A	1,370.00	500.00	-870.00	-174.00	1,500.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	1,370.00	0.00	-1,370.00	N/A	1,370.00	2,750.00	1,380.00	50.18	6,000.00
5400-0000	SERVICES									
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	148.00
5430-0000	Exterminating	35.00	35.00	0.00	0.00	140.00	140.00	0.00	0.00	420.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	35.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	302.00	320.00	18.00	5.62	1,300.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,300.00
5499-0000	TOTAL SERVICES	35.00	35.00	0.00	0.00	442.00	460.00	18.00	3.91	3,203.00
6110-0000	Management Fees TALCOR	621.73	622.00	0.27	0.04	2,486.92	2,488.00	1.08	0.04	7,464.00
6159-0000	TOTAL OTHER EXPENSES	621.73	622.00	0.27	0.04	2,486.92	2,488.00	1.08	0.04	7,464.00
7110-0000	Property Insurance	151.11	176.00	24.89	14.14	625.56	704.00	78.44	11.14	2,112.00
7199-0000	TOTAL INSURANCE/TAXES	151.11	176.00	24.89	14.14	625.56	704.00	78.44	11.14	2,112.00
7800-0000	TOTAL OPERATING EXPENSES	2,224.64	2,923.00	698.36	23.89	5,769.81	9,617.00	3,847.19	40.00	27,649.00

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Jan 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7999-0000	NET INCOME - OPERATING	8,494.93	7,797.00	697.93	8.95	37,108.47	33,263.00	3,845.47	11.56	100,991.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,074.15	3,058.00	-16.15	-0.53	12,296.60	12,232.00	-64.60	-0.53	36,696.00
8299-0000	TOTAL OTHER EXPENSES	3,074.15	3,058.00	-16.15	-0.53	12,296.60	12,232.00	-64.60	-0.53	36,696.00
9900-0000	NET INCOME	5,420.78	4,739.00	681.78	14.39	24,811.87	21,031.00	3,780.87	17.98	64,295.00

PHIPPS - BUDGET COMPARISON

As of Janaury 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$42,878.28	\$42,880.00	-\$1.72	0.00
Total Operating Expenses	\$5,769.81	\$9,617.00	\$3,847.19	40.00
Net Operating Income	\$24,811.87	\$21,031.00	\$3,780.87	17.98

Major Variances from Budget:

Total Repair and Maintenance is \$2,369 under budget. This is largely reflective of \$1,500 in roof repairs and various other services (landscaping, exterior building repairs, lock and key repair) that have yet to be expensed.

INNOVATION PARK - SLIGER BLDG (sliger)

Budget Comparison

Period = Jan 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	600.00	692.00	-92.00	-13.29	2,400.00	2,768.00	-368.00	-13.29	8,304.00
3114-5000	Operating Expense Reimbursement	7,577.61	24,522.00	-16,944.39	-69.10	28,374.43	58,807.00	-30,432.57	-51.75	126,266.00
3119-0000	Management Fee Income	545.99	618.00	-72.01	-11.65	2,176.53	2,312.00	-135.47	-5.86	7,256.00
3315-0000	Sales Tax Discount	0.94	0.00	0.94	N/A	4.85	0.00	4.85	N/A	0.00
3990-0000	TOTAL REVENUE	8,724.54	25,832.00	-17,107.46	-66.23	32,955.81	63,887.00	-30,931.19	-48.42	141,826.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4607-0000	Electric - NonCam	381.72	385.00	3.28	0.85	1,407.28	1,361.00	-46.28	-3.40	4,230.00
4635-0000	Refuse Collection	155.61	155.00	-0.61	-0.39	622.44	620.00	-2.44	-0.39	1,860.00
4637-0000	Refuse - NONCAM	8.74	9.00	0.26	2.89	34.96	36.00	1.04	2.89	108.00
4640-0000	Water/Sewer	109.52	131.00	21.48	16.40	580.63	560.00	-20.63	-3.68	1,779.00
4642-0000	Non CAM Water/Sewer	6.15	7.00	0.85	12.14	32.60	30.00	-2.60	-8.67	97.00
4648-0000	Irrigation - Utility	16.04	18.00	1.96	10.89	98.55	73.00	-25.55	-35.00	277.00
4649-0000	Irrigation-NonCAM	0.90	1.00	0.10	10.00	5.54	4.00	-1.54	-38.50	26.00
4799-0000	TOTAL UTILITIES	678.68	706.00	27.32	3.87	2,782.00	2,684.00	-98.00	-3.65	8,377.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	165.35	0.00	-165.35	N/A	165.35	550.00	384.65	69.94	1,350.00
5122-0000	NONCAM Electrical Repairs	8.97	0.00	-8.97	N/A	8.97	33.00	24.03	72.82	81.00
5125-0000	Electric Supplies	0.00	100.00	100.00	100.00	173.61	200.00	26.39	13.20	350.00
5127-0000	NONCAM Electric Supplies	0.00	6.00	6.00	100.00	0.00	62.00	62.00	100.00	97.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	181.76	0.00	-181.76	N/A	0.00
5132-0000	NONCAM Electric Bulbs	0.00	0.00	0.00	N/A	20.25	0.00	-20.25	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	178.85	0.00	-178.85	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	255.00
5141-0000	Elevator Maintenance-NonCAM	0.00	0.00	0.00	N/A	0.00	6.00	6.00	100.00	15.00
5145-2310	Security Monitro Cont-NonCAM	0.00	120.00	120.00	100.00	0.00	240.00	240.00	100.00	480.00
5160-0000	Exterior Building Maintenance	0.00	500.00	500.00	100.00	2,480.78	3,590.00	1,109.22	30.90	4,405.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	130.00	130.00	100.00	330.00
5161-5000	Ext Building Supplies-NonCAM	0.00	0.00	0.00	N/A	0.00	10.00	10.00	100.00	22.00
5162-0000	Non CAM Exterior Bldg Maint.	0.00	30.00	30.00	100.00	139.90	296.00	156.10	52.74	347.00
5170-0000	Fire Extinguisher Maintenance	0.00	335.00	335.00	100.00	0.00	335.00	335.00	100.00	335.00
5180-0000	HVAC Repair	813.50	10,000.00	9,186.50	91.86	1,346.50	10,750.00	9,403.50	87.47	30,250.00
5182-0000	Non CAM HVAC Repair	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	1,500.00
5185-0000	HVAC Supplies	0.00	0.00	0.00	N/A	159.77	0.00	-159.77	N/A	0.00
5187-0000	Non CAM HVAC Supplies	0.00	0.00	0.00	N/A	8.97	0.00	-8.97	N/A	0.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5193-0000	Landscaping Expense-NonCAM	0.00	0.00	0.00	N/A	0.00	30.00	30.00	100.00	30.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,160.00

INNOVATION PARK - SLIGER BLDG (sliger)

Budget Comparison

Period = Jan 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5196-0000	Tree Trimming-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	66.00
5210-0000	Locks & Keys Repairs	0.00	150.00	150.00	100.00	131.25	300.00	168.75	56.25	300.00
5212-0000	Non CAM Locks & Keys Repairs	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	75.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	25.54	3,290.00	3,264.46	99.22	3,290.00
5221-0000	Parking Lot Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	210.00	210.00	100.00	210.00
5222-0000	NonCAM Parking Lot Repair	0.00	0.00	0.00	N/A	1.43	0.00	-1.43	N/A	0.00
5230-0000	Plumbing Repairs	447.20	0.00	-447.20	N/A	769.01	1,000.00	230.99	23.10	2,000.00
5232-0000	Non CAM Plumbing Repairs	10.02	0.00	-10.02	N/A	16.15	0.00	-16.15	N/A	0.00
5235-0000	Plumbing Supplies	0.00	150.00	150.00	100.00	0.00	300.00	300.00	100.00	450.00
5237-0000	Non CAM Plumbing Supplies	0.00	10.00	10.00	100.00	6.14	20.00	13.86	69.30	30.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	83.00
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	5.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	109.30	188.00	78.70	41.86	188.00
5245-5000	Irrigation Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	12.00	12.00	100.00	12.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	3,000.00
5252-0000	Non CAM Roof Repairs	0.00	0.00	0.00	N/A	0.00	60.00	60.00	100.00	180.00
5260-0000	Signage	0.00	2,350.00	2,350.00	100.00	816.59	2,350.00	1,533.41	65.25	2,350.00
5261-0000	Non-CAM Signage	0.00	150.00	150.00	100.00	50.98	150.00	99.02	66.01	150.00
5299-0000	TOTAL REPAIR/MAINTENANCE	1,445.04	13,926.00	12,480.96	89.62	6,791.10	26,012.00	19,220.90	73.89	53,896.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	4,202.00	4,202.00	100.00	0.00	4,202.00	4,202.00	100.00	4,951.00
5312-0000	Non CAM Carpet Cleaning	0.00	268.00	268.00	100.00	0.00	268.00	268.00	100.00	268.00
5313-0000	Carpet Repairs	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5314-0000	Carpet Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	30.00	30.00	100.00	30.00
5340-0000	Painting	0.00	1,800.00	1,800.00	100.00	0.00	3,928.00	3,928.00	100.00	3,928.00
5342-0000	Non CAM Painting	0.00	0.00	0.00	N/A	0.00	572.00	572.00	100.00	572.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
5367-0000	Non CAM Interior Supplies	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	100.00
5370-0000	Interior Repairs	2,283.98	750.00	-1,533.98	-204.53	2,369.23	1,150.00	-1,219.23	-106.02	1,950.00
5375-0000	Non CAM Interior Repairs	0.00	0.00	0.00	N/A	2.10	250.00	247.90	99.16	750.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5385-0000	Non CAM Other Cleaning and Impro.	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	250.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	2,283.98	7,020.00	4,736.02	67.46	2,371.33	13,250.00	10,878.67	82.10	15,299.00
5400-0000	SERVICES									
5410-0000	Elevator Service	42.07	42.00	-0.07	-0.17	168.28	168.00	-0.28	-0.17	504.00
5412-0000	Elevator Service-NonCAM	2.43	3.00	0.57	19.00	9.72	12.00	2.28	19.00	36.00
5430-0000	Exterminating	42.30	43.00	0.70	1.63	327.96	172.00	-155.96	-90.67	516.00
5433-0000	Non CAM Exterminating	2.70	3.00	0.30	10.00	19.89	12.00	-7.89	-65.75	36.00
5447-0000	HVAC Monthly Service	0.00	344.00	344.00	100.00	331.30	688.00	356.70	51.85	1,396.00
5448-0000	Non CAM HVAC Monthly Maint	0.00	22.00	22.00	100.00	20.70	44.00	23.30	52.95	90.00
5450-0000	Janitorial Service	2,145.44	2,145.00	-0.44	-0.02	8,519.27	8,580.00	60.73	0.71	25,740.00

INNOVATION PARK - SLIGER BLDG (sliger)

Budget Comparison

Period = Jan 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5455-0000	Non CAM Janitorial	136.95	137.00	0.05	0.04	543.81	548.00	4.19	0.76	1,644.00
5460-0000	Landscaping Service	244.78	245.00	0.22	0.09	1,970.75	1,225.00	-745.75	-60.88	4,990.00
5462-0000	Non CAM Landscaping	13.75	14.00	0.25	1.79	110.69	69.00	-41.69	-60.42	282.00
5470-0000	Parking Lot Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,600.00
5470-1000	Non CAM Parking Lot Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	300.00
5482-0000	Non CAM Security	120.00	120.00	0.00	0.00	240.00	240.00	0.00	0.00	480.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,825.00
5488-0000	Window Washing Svc-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	170.00
5499-0000	TOTAL SERVICES	2,750.42	3,118.00	367.58	11.79	12,262.37	11,758.00	-504.37	-4.29	42,609.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
5521-0000	Phone Service-NonCAM	0.00	2.00	2.00	100.00	0.00	8.00	8.00	100.00	24.00
5523-0000	Internet Charge-NonCAM	405.00	426.00	21.00	4.93	1,418.00	1,704.00	286.00	16.78	5,112.00
5567-0000	Office Equip Mtnce-NonCAM	21.84	32.00	10.16	31.75	145.19	110.00	-35.19	-31.99	353.00
5575-0000	Professional Fees	0.00	0.00	0.00	N/A	0.00	6,110.00	6,110.00	100.00	6,110.00
5592-0000	Non CAM Professional Fees	0.00	0.00	0.00	N/A	0.00	390.00	390.00	100.00	390.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	426.84	485.00	58.16	11.99	1,563.19	8,422.00	6,858.81	81.44	12,289.00
6111-0000	Management Fees-NonCAM	1,644.22	1,644.00	-0.22	-0.01	6,576.88	6,576.00	-0.88	-0.01	19,728.00
6159-0000	TOTAL OTHER EXPENSES	1,644.22	1,644.00	-0.22	-0.01	6,576.88	6,576.00	-0.88	-0.01	19,728.00
7110-0000	Property Insurance	1,202.35	1,037.00	-165.35	-15.94	4,698.77	4,148.00	-550.77	-13.28	12,444.00
7111-0000	Property Insurance-NonCAM	67.53	58.00	-9.53	-16.43	263.90	232.00	-31.90	-13.75	696.00
7199-0000	TOTAL INSURANCE/TAXES	1,269.88	1,095.00	-174.88	-15.97	4,962.67	4,380.00	-582.67	-13.30	13,140.00
7800-0000	TOTAL OPERATING EXPENSES	10,499.06	27,994.00	17,494.94	62.50	37,309.54	73,082.00	35,772.46	48.95	165,338.00
7999-0000	NET INCOME - OPERATING	-1,774.52	-2,162.00	387.48	17.92	-4,353.73	-9,195.00	4,841.27	52.65	-23,512.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,905.14	4,905.00	-0.14	0.00	19,620.56	19,620.00	-0.56	0.00	58,860.00
8299-0000	TOTAL OTHER EXPENSES	4,905.14	4,905.00	-0.14	0.00	19,620.56	19,620.00	-0.56	0.00	58,860.00
9900-0000	NET INCOME	-6,679.66	-7,067.00	387.34	5.48	-23,974.29	-28,815.00	4,840.71	16.80	-82,372.00

SLIGER - BUDGET COMPARISON

As of January 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$32,955.81	\$63,887.00	-\$30,931.19	-48.42
Total Operating Expenses	\$37,309.54	\$73,082.00	\$35,772.46	48.95
Net Operating Income	-\$23,974.29	-\$28,815.00	\$4,840.71	16.80

Major Variances from Budget:

Total Revenue/Total Operating Expenses

Operating Expense reimbursements for the period to date are \$30,432 or 51% under budget. Any of the larger repairs/projects/services that may be needed must be preapproved by the Florida State University Research Foundation. The reduction in expenses results in reduction in Revenue which result in an increase in Net Operating Income.

The most significant expenses, HVAC (\$10,000), Carpet Cleaning (\$4,202), Painting (\$3,928), Parking Lot Repairs (\$3,290) and Signage (\$2,500); all remain potentially expensed items.

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

Cash Flow Statement

Period = Jan 2013

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	0.00	0.00	169.05	0.03
3110-0000	Rent	73,491.82	56.68	296,605.70	55.73
3110-5000	Amortized Income	20,527.36	15.83	82,109.44	15.43
3114-5000	Operating Expense Reimbursement	17,930.86	13.83	87,996.82	16.53
3115-0000	CAM	8,588.00	6.62	34,352.00	6.45
3119-0000	Management Fee Income	1,126.83	0.87	4,491.99	0.84
3120-0000	Other Rents	3,978.26	3.07	7,646.88	1.44
3220-0000	Interest Income	3,977.83	3.07	18,581.78	3.49
3310-0000	Other Income	0.00	0.00	119.00	0.02
3315-0000	Sales Tax Discount	26.46	0.02	60.42	0.01
3540-0000	Electricity Pass Thru	21.67	0.02	86.68	0.02
3990-0000	TOTAL REVENUE	129,669.09	100.00	532,219.76	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	0.00	0.00	52.56	0.01
4403-0000	Clerical Salary-Authority	3,750.00	2.89	15,105.12	2.84
4404-0000	Payroll Taxes - Authority	286.88	0.22	1,218.48	0.23
4406-0000	Employee Benefits-Authority	473.06	0.36	1,734.56	0.33
4415-0000	Interim Admin Pay	10,688.50	8.24	37,029.23	6.96
4460-0000	Employee Benefits	194.25	0.15	938.33	0.18
4490-0000	TOTAL PAYROLL EXPENSE	15,392.69	11.87	56,078.28	10.54
4500-0000	LEASING and ADVERTISING				
4540-0000	Advertising - Other	0.00	0.00	53.77	0.01
4599-0000	TOTAL LEASING and ADVERTISING	0.00	0.00	53.77	0.01
4600-0000	UTILITIES				
4605-0000	Electric	2,502.60	1.93	10,737.42	2.02
4607-0000	Electric - NonCam	381.72	0.29	1,407.28	0.26
4622-0000	Demand Credit	-31.38	-0.02	-132.72	-0.02
4635-0000	Refuse Collection	461.10	0.36	1,880.38	0.35
4637-0000	Refuse - NONCAM	8.74	0.01	34.96	0.01
4640-0000	Water/Sewer	354.46	0.27	1,850.74	0.35
4642-0000	Non CAM Water/Sewer	6.15	0.00	32.60	0.01
4648-0000	Irrigation - Utility	120.23	0.09	769.35	0.14
4649-0000	Irrigation-NonCAM	0.90	0.00	5.54	0.00
4650-0000	Stormwater	45.32	0.04	181.28	0.03
4660-0000	Fire Service - Utility	27.29	0.02	109.16	0.02
4799-0000	TOTAL UTILITIES	3,877.13	2.99	16,875.99	3.17
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	891.17	0.69	3,851.34	0.72
5122-0000	NONCAM Electrical Repairs	8.97	0.01	8.97	0.00
5125-0000	Electric Supplies	172.63	0.13	346.84	0.07
5130-0000	Electric Bulbs	347.20	0.27	1,309.18	0.25
5132-0000	NONCAM Electric Bulbs	0.00	0.00	20.25	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	559.96	0.11
5145-0000	Elevator Phone Maintenance	655.38	0.51	1,354.19	0.25
5160-0000	Exterior Building Maintenance	180.00	0.14	8,383.69	1.58
5162-0000	Non CAM Exterior Bldg Maint.	0.00	0.00	139.90	0.03
5180-0000	HVAC Repair	813.50	0.63	5,511.04	1.04
5185-0000	HVAC Supplies	0.00	0.00	539.29	0.10
5187-0000	Non CAM HVAC Supplies	0.00	0.00	8.97	0.00

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

Cash Flow Statement

Period = Jan 2013

Book = Accrual

		Period to Date	%	Year to Date	%
5192-0000	Landscaping Expense	145.00	0.11	145.00	0.03
5195-0000	Tree Trimming	900.00	0.69	900.00	0.17
5210-0000	Locks & Keys Repairs	0.00	0.00	231.34	0.04
5220-0000	Parking Lot Repairs	0.00	0.00	1,446.20	0.27
5222-0000	NonCAM Parking Lot Repair	0.00	0.00	1.43	0.00
5230-0000	Plumbing Repairs	575.20	0.44	4,568.87	0.86
5232-0000	Non CAM Plumbing Repairs	10.02	0.01	16.15	0.00
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	6.14	0.00
5245-0000	Irrigation Repairs	0.00	0.00	323.86	0.06
5250-0000	Roof Repairs	0.00	0.00	180.00	0.03
5260-0000	Signage	207.10	0.16	1,361.55	0.26
5261-0000	Non-CAM Signage	0.00	0.00	50.98	0.01
5299-0000	TOTAL REPAIR/MAINTENANCE	4,906.17	3.78	31,265.14	5.87
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	0.00	0.00	2,200.00	0.41
5365-0000	Interior Supplies	0.00	0.00	170.20	0.03
5370-0000	Interior Repairs	3,653.98	2.82	4,423.04	0.83
5375-0000	Non CAM Interior Repairs	0.00	0.00	2.10	0.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	3,653.98	2.82	6,795.34	1.28
5400-0000	SERVICES				
5410-0000	Elevator Service	162.57	0.13	650.28	0.12
5412-0000	Elevator Service-NonCAM	2.43	0.00	9.72	0.00
5420-0000	Fire Protection System	0.00	0.00	3,083.70	0.58
5430-0000	Exterminating	1,119.30	0.86	2,902.35	0.55
5433-0000	Non CAM Exterminating	2.70	0.00	34.89	0.01
5447-0000	HVAC Monthly Service	0.00	0.00	4,371.30	0.82
5448-0000	Non CAM HVAC Monthly Maint	0.00	0.00	20.70	0.00
5450-0000	Janitorial Service	8,435.32	6.51	33,595.90	6.31
5455-0000	Non CAM Janitorial	136.95	0.11	543.81	0.10
5460-0000	Landscaping Service	1,889.31	1.46	13,909.13	2.61
5462-0000	Non CAM Landscaping	806.38	0.62	3,281.23	0.62
5482-0000	Non CAM Security	120.00	0.09	240.00	0.05
5499-0000	TOTAL SERVICES	12,674.96	9.77	62,643.01	11.77
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	23,000.00	4.32
5520-0000	Phone Service	105.35	0.08	578.15	0.11
5522-0000	Internet Charge	70.55	0.05	282.20	0.05
5523-0000	Internet Charge-NonCAM	405.00	0.31	1,418.00	0.27
5530-0000	Copies	43.89	0.03	171.73	0.03
5560-0000	Fees/Licenses/Permits	2.90	0.00	11.60	0.00
5565-0000	Office Supplies	15.95	0.01	188.73	0.04
5567-0000	Office Equip Mtnc-NonCAM	21.84	0.02	145.19	0.03
5575-0000	Professional Fees	2,350.00	1.81	14,617.75	2.75
5585-0000	Subscriptions	695.00	0.54	1,160.00	0.22
5587-0000	General Authority Expense	-111.68	-0.09	268.09	0.05
5588-0000	Economic Development	0.00	0.00	12,500.00	2.35
5592-0000	Non CAM Professional Fees	5,350.00	4.13	24,843.75	4.67
5596-0000	Other Administration Costs	109.75	0.08	499.92	0.09
5599-0000	TOTAL PROPERTY ADMINISTRATION	9,058.55	6.99	79,685.11	14.97
6110-0000	Management Fees TALCOR	5,437.62	4.19	21,750.48	4.09
6111-0000	Management Fees-NonCAM	3,312.38	2.55	13,249.52	2.49
6159-0000	TOTAL OTHER EXPENSES	8,750.00	6.75	35,000.00	6.58
7110-0000	Property Insurance	5,264.74	4.06	23,822.27	4.48
7111-0000	Property Insurance-NonCAM	2,777.18	2.14	7,094.28	1.33

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

Cash Flow Statement

Period = Jan 2013

Book = Accrual

		Period to Date	%	Year to Date	%
7199-0000	TOTAL INSURANCE/TAXES	8,041.92	6.20	30,916.55	5.81
7800-0000	TOTAL OPERATING EXPENSES	66,355.40	51.17	319,313.19	60.00
7999-0000	NET INCOME - OPERATING	63,313.69	48.83	212,906.57	40.00
8100-0000	DEBT SERVICE				
8122-0000	Bond Interest Expense	11,060.22	8.53	44,523.85	8.37
8199-0000	TOTAL DEBT SERVICE	11,060.22	8.53	44,523.85	8.37
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	51,620.03	39.81	206,480.12	38.80
8220-0000	Amortization Expense	275.00	0.21	1,100.00	0.21
8299-0000	TOTAL OTHER EXPENSES	51,895.03	40.02	207,580.12	39.00
9900-0000	NET INCOME	358.44	0.28	-39,197.40	-7.36

Adjustments

1203-0000	A/R-Tenant	-10,726.12	-8.27	-42,904.48	-8.06
1206-0000	Other Receivables	1,140.49	0.88	1,102.47	0.21
1210-0000	Accounts Receivable	10,479.69	8.08	132,415.80	24.88
1510-0000	Building Improvements	0.00	0.00	-8,474.00	-1.59
1590-0000	Accumulated Depreciation	51,620.03	39.81	206,480.12	38.80
1625-0000	HVAC	0.00	0.00	-6,783.00	-1.27
1753-0000	Accumulated Amortization	275.00	0.21	1,100.00	0.21
1913-0000	Prepaid Insurance	7,768.92	5.99	-19,121.15	-3.59
1925-0000	Investments	-5,067.41	-3.91	-19,488.56	-3.66
2236-0000	Accounts Payable	-27,097.31	-20.90	-33,470.29	-6.29
2246-0000	Prepaid Rents	618.18	0.48	4,701.53	0.88
2249-0000	Accrued Other	-493.40	-0.38	287.26	0.05
2305-0000	Sales Tax Payable	-796.69	-0.61	-1,370.73	-0.26
2310-0000	Bonds Payable - Current	578.36	0.45	2,301.93	0.43
2408-0000	Unearned Revenue - Noncurrent	-20,527.36	-15.83	-82,109.44	-15.43
2410-0000	Bond Payable - Noncurrent	-13,026.15	-10.05	-51,810.12	-9.73
	Total Adjustments	-5,253.77	-4.05	82,857.34	15.57

Cash Flow

-4,895.33	-3.78	43,659.94	8.20
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Period to Date

Beginning Balance	Ending Balance	Difference
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1110-4000	Cash - Hancock Bank	193,394.74	185,935.84	-7,458.90
1121-6600	Petty Cash Fund	22.50	200.00	177.50
1150-4000	Reserve Fund - Hancock	26,602.61	26,604.87	2.26
1155-4000	Sinking Fund -Cash-Hancock	377,816.21	380,200.02	2,383.81
	Total Cash	597,836.06	592,940.73	-4,895.33

Year to Date

Beginning Balance	Ending Balance	Difference
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1110-4000	Cash - Hancock Bank	151,995.17	185,935.84	33,940.67
1121-6600	Petty Cash Fund	22.50	200.00	177.50
1150-4000	Reserve Fund - Hancock	26,595.93	26,604.87	8.94
1155-4000	Sinking Fund -Cash-Hancock	370,667.19	380,200.02	9,532.83
	Total Cash	549,280.79	592,940.73	43,659.94

**Operating Account
Bank Reconciliation Report
01/31/2013**

02/25/2013

Balance Per Bank Statement as of 01/31/2013

190,283.78

Outstanding Checks

<u>Check date</u>	<u>Check number</u>	<u>Payee</u>	<u>Amount</u>
01/21/2013	695	matson - Julia Matson	65.82
01/21/2013	698	nwrdc - Florida State University	405.00
01/31/2013	1312013	utlital - City of Tallahassee	330.69
01/31/2013	1312013	utlital - City of Tallahassee	8.66
01/31/2013	1312013	utlital - City of Tallahassee	81.35
01/31/2013	1312013	utlital - City of Tallahassee	182.16
01/31/2013	1312013	utlital - City of Tallahassee	381.72
01/31/2013	1312013	utlital - City of Tallahassee	275.78
01/31/2013	1312013	utlital - City of Tallahassee	518.28
01/31/2013	1312013	utlital - City of Tallahassee	1,224.05
01/31/2013	1312013	utlital - City of Tallahassee	262.90
01/31/2013	1312013	utlital - City of Tallahassee	611.54

Less: Outstanding Checks

4,347.95

Reconciled Bank Balance

185,935.83

Balance per GL as of 01/31/2013

185,935.84

Book Reconciling Items

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

Plus/Minus: Book Reconciling Items

-0.01

Reconciled Balance Per G/L

185,935.83

Difference

(Reconciled Bank Balance And Reconciled Balance Per G/L)

0.00

Cleared Items :

Cleared Checks

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
12/31/2012	12312012	utlital - City of Tallahassee	441.36	01/31/2013
12/31/2012	12312012	utlital - City of Tallahassee	8.66	01/31/2013

Operating Account Bank Reconciliation Report 01/31/2013

02/25/2013

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
12/31/2012	12312012	utltal - City of Tallahassee	109.87	01/31/2013
12/31/2012	12312012	utltal - City of Tallahassee	129.39	01/31/2013
12/31/2012	12312012	utltal - City of Tallahassee	376.16	01/31/2013
12/31/2012	12312012	utltal - City of Tallahassee	274.28	01/31/2013
12/31/2012	12312012	utltal - City of Tallahassee	544.44	01/31/2013
12/31/2012	12312012	utltal - City of Tallahassee	1,396.81	01/31/2013
12/31/2012	12312012	utltal - City of Tallahassee	258.29	01/31/2013
12/31/2012	12312012	utltal - City of Tallahassee	594.98	01/31/2013
01/05/2013	658	absystem - STA of Tallahassee, Inc.	83.82	01/31/2013
01/05/2013	659	adminsvc - DIVISION OF ADMINISTRATIVE SVCS	53.77	01/31/2013
01/05/2013	660	aireserv - TONY KELLY	2,016.89	01/31/2013
01/05/2013	661	ana - AmTrust North America, Inc.	313.00	01/31/2013
01/05/2013	662	capelout - Capelouto Termite & Pest Control, Inc.	269.00	01/31/2013
01/05/2013	663	cityelec - C.E.S. (Tallahassee West)	113.31	01/31/2013
01/05/2013	664	classoci - C&L Associates Commercial Cleaning	8,572.27	01/31/2013
01/05/2013	665	comcast - COMCAST	175.90	01/31/2013
01/05/2013	666	dcvisage - DC Visage Enterprises Inc.	438.00	01/31/2013
01/05/2013	667	heinzbro - Heinz Brothers Nurseries, INC.	2,695.69	01/31/2013
01/05/2013	668	highqual - High Quality Heating & Air, Inc.	180.00	01/31/2013
01/05/2013	669	ipgraing - Grainger	338.90	01/31/2013
01/05/2013	670	jacksonc - Jackson-Cook LC	25.00	01/31/2013
01/05/2013	671	johnston - Johnstone Supply	139.15	01/31/2013
01/05/2013	672	lcboc - LEON COUNTY BD OF COMMISSIONER	525.62	01/31/2013
01/05/2013	673	lowes - Lowes's Business Account	188.94	01/31/2013
01/05/2013	674	metal - Metal Building Services, Inc.	180.00	01/31/2013
01/05/2013	675	mgttal - Talcor Commercial Real Estate Svc Inc	8,750.00	01/31/2013
01/05/2013	676	nwrddc - Florida State University	405.00	01/31/2013
01/05/2013	677	officede - OFFICE DEPOT CARD PLAN	40.67	01/31/2013
01/05/2013	678	orkin - Capital Solutions of Big Bend	50.00	01/31/2013
01/05/2013	679	pauls - Pauls' Pest Control, Inc.	248.00	01/31/2013
01/05/2013	680	ronmill - Miller Jr.	10,688.50	01/31/2013
01/05/2013	681	simplex - Simplex Grinnell	391.00	01/31/2013
01/05/2013	682	sonitrol - Sonitrol of Tallahassee, Inc.	430.38	01/31/2013
01/05/2013	683	specicon - SPECIALTY CONTRACTORS OF TALLAHASSEE, FL	377.00	01/31/2013
01/05/2013	684	woodplus - Wood Plus Partners, Inc.	6,400.00	01/31/2013
01/18/2013	1182013	stax - Florida Department of Revenue	1,031.45	01/31/2013
01/21/2013	685	absystem - STA of Tallahassee, Inc.	21.84	01/31/2013
01/21/2013	686	bc - Broad and Cassel, P.A.	4,700.00	01/31/2013
01/21/2013	687	cityelec - C.E.S. (Tallahassee West)	305.94	01/31/2013
01/21/2013	688	gaflburg - Georgia- Florida Burglar Alarm Company,	356.25	01/31/2013
01/21/2013	689	hancdt - Hancock Bank	57.15	01/31/2013
01/21/2013	690	home - Home Depot Credit Services	16.56	01/31/2013
01/21/2013	691	ipgraing - Grainger	23.90	01/31/2013
01/21/2013	692	kcwelec - KCW ELECTRIC CO & WATER WELL SERVICE	500.00	01/31/2013
01/21/2013	693	lowes - Lowes's Business Account	18.78	01/31/2013
01/21/2013	694	marpan - Marpan Supply Company, Inc.	268.00	01/31/2013
01/21/2013	696	misctho - Thomas Howell Ferguson, PA	23,000.00	01/31/2013
01/21/2013	697	mowrey - Mowrey Elevator Company of Florida, Inc.	165.00	01/31/2013
01/21/2013	699	redwire - REDWIRE	120.00	01/31/2013
01/21/2013	700	rocksolid - ROCK SOLID TERMITE AND PEST CONTROL	610.00	01/31/2013
01/21/2013	701	specicon - SPECIALTY CONTRACTORS OF TALLAHASSEE, FL	377.00	01/31/2013
01/21/2013	702	talladem - Tallahassee Democrat	112.60	01/31/2013
01/21/2013	703	verizonh - Verizon Wireless	47.52	01/31/2013

**Operating Account
Bank Reconciliation Report
01/31/2013**

02/25/2013

Cleared Checks

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
01/21/2013	704	woodplus - Wood Plus Partners, Inc.	1,900.00	01/31/2013
Total Cleared Checks			<u>82,497.54</u>	

Cleared Deposits

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
01/09/2013	88	2012.13-17	19,806.28	01/31/2013
01/18/2013	89	2012.13-18	28,103.43	01/31/2013
01/24/2013	90	2012.13-19	12,224.51	01/31/2013
01/31/2013	91	2012.13-20	19,777.35	01/31/2013
Total Cleared Deposits			<u>79,911.57</u>	

Cleared Other Items

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
01/31/2013	JE 11453	Payroll for Jan 2013	-2,851.96	01/31/2013
01/31/2013	JE 11459	Interest income on bank accounts-1.13	15.65	01/31/2013
01/31/2013	JE 11460	FRS posted Jan for Dec	-306.75	01/31/2013
01/31/2013	JE 11461	payroll taxes - Jan for Dec	-493.40	01/31/2013
01/31/2013	JE 11464	Payroll taxes posted Jan for Jan	-1,022.76	01/31/2013
Total Cleared Other Items			<u>-4,659.22</u>	



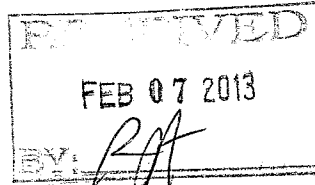
P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

8238

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



Page: 1 of 2

Statements Dates

01/01/2013 - 01/31/2013

Account Number:

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

***** CHECKING ACCOUNT SUMMARY *****

Checking Account Summary

PREVIOUS BALANCE	197,528.97	AVERAGE BALANCE	
+ 4 CREDITS	79,911.57		189,647.41
- 62 DEBITS	87,172.41	YTD INTEREST PAID	
- SERVICE CHARGES	.00		15.65
+ INTEREST PAID	15.65		
ENDING BALANCE	190,283.78		

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

● Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
01/09	19,806.28	DEPOSIT	01/31	19,777.35	DEPOSIT
01/18	28,103.43	DEPOSIT	01/31	15.65	IOD INTEREST PAID
01/24	12,224.51	DEPOSIT			

● Checks

Date	Serial	Amount	Date	Serial	Amount
01/15	658	83.82	01/14	678	50.00
01/14	659	53.77	01/14	679	248.00
01/14	660	2,016.89	01/08	680	10,688.50
01/16	661	313.00	01/14	681	391.00
01/14	662	269.00	01/11	682	430.38
01/16	663	113.31	01/18	683	117.50
01/15	664	8,572.27	01/14	684	6,400.00
01/22	665	175.90	01/25	685	21.84
01/14	666	438.00	01/25	686	4,700.00
01/14	667	2,695.69	01/25	687	305.94
01/14	669 *	338.90	01/28	688	356.25
01/14	671 *	139.15	01/22	689	57.15
01/16	672	525.62	01/31	690	16.56
01/15	673	188.94	01/28	691	23.90
01/14	674	180.00	01/28	692	100.00
01/10	675	8,750.00	01/29	693	18.78
01/29	676	405.00	01/28	694	268.00
01/15	677	40.67	01/28	696 *	23,000.00



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



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Page: 2 of 2

Statements Dates

01/01/2013 - 01/31/2013

Account Number:

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

● **Checks**

Date	Serial	Amount	Date	Serial	Amount
01/29	697	165.00	01/29	702	112.60
01/25	699 *	120.00	01/29	703	47.52
01/28	700	610.00	01/11	45669855 *	25.00
01/30	701	1,678.00	01/14	45669855	180.00

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
01/02	306.75	CRC FLA DEPT REVENUE 013002001679500CCD	01/03	544.44	PAYMENT CITYOFTALBKDRAFT 013003002006982PPD
01/02	493.40	USATAXPYMT IRS 013002001703908CCD	01/03	594.98	PAYMENT CITYOFTALBKDRAFT 013003002006979PPD
01/03	8.66	PAYMENT CITYOFTALBKDRAFT 013003002006988PPD	01/03	1,396.81	PAYMENT CITYOFTALBKDRAFT 013003002006981PPD
01/03	109.87	PAYMENT CITYOFTALBKDRAFT 013003002006988PPD	01/14	1,423.48	QUICKBOOKS INTUIT PAYROLL S 013014003845584CCD
01/03	129.39	PAYMENT CITYOFTALBKDRAFT 013003002006987PPD	01/17	513.88	USATAXPYMT IRS 013017004648047CCD
01/03	258.29	PAYMENT CITYOFTALBKDRAFT 013003002006980PPD	01/17	1,031.45	C01 FLA DEPT REVENUE 013017004658897CCD
01/03	274.28	PAYMENT CITYOFTALBKDRAFT 013003002006984PPD	01/30	1,428.48	QUICKBOOKS INTUIT PAYROLL S 013030006777106CCD
01/03	376.16	PAYMENT CITYOFTALBKDRAFT 013003002006985PPD	01/31	508.88	USATAXPYMT IRS 013031007047896CCD
01/03	441.36	PAYMENT CITYOFTALBKDRAFT 013003002006990PPD	01/29	1,900.00	FORCE PD CHECK 704

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
12/31	197,528.97	01/14	177,683.10	01/25	201,129.75
01/02	196,728.82	01/15	168,797.40	01/28	176,771.60
01/03	192,594.58	01/16	167,845.47	01/29	174,122.70
01/08	181,906.08	01/17	166,300.14	01/30	171,016.22
01/09	201,712.36	01/18	194,286.07	01/31	190,283.78
01/10	192,962.36	01/22	194,053.02		
01/11	192,506.98	01/24	206,277.53		

**Cash - Sinking Fund Reserve
Bank Reconciliation Report
01/31/2013**

02/25/2013

Balance Per Bank Statement as of 01/31/2013	380,200.02	
Reconciled Bank Balance		<u>380,200.02</u>
 Balance per GL as of 01/31/2013	 380,200.02	
Reconciled Balance Per G/L		<u>380,200.02</u>
 Difference	 (Reconciled Bank Balance And Reconciled Balance Per G/L)	 <u><u>0.00</u></u>

Cleared Items :

Cleared Deposits

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
01/09/2013	17	2012.13-04 (SF)	25,858.82	01/31/2013
Total Cleared Deposits			<u><u>25,858.82</u></u>	

Cleared Other Items

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
01/31/2013	JE 11455	Payment of bond-1.13	-23,508.01	01/31/2013
01/31/2013	JE 11459	Interest income on bank accounts-1.13	33.00	01/31/2013
Total Cleared Other Items			<u><u>-23,475.01</u></u>	

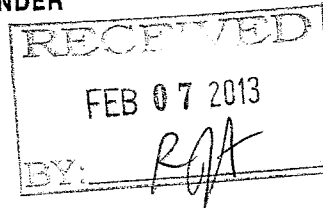


P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

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



Page: 1 of 1

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

Account Number:

Images:

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***ZERO CHECKS* E0**

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

***** CHECKING ACCOUNT SUMMARY *****

Checking Account Summary

PREVIOUS BALANCE	377,816.21	AVERAGE BALANCE	
+ 1 CREDITS	25,858.82		389,419.62
- 2 DEBITS	23,508.01	YTD INTEREST PAID	
- SERVICE CHARGES	.00		33.00
+ INTEREST PAID	33.00		
ENDING BALANCE	380,200.02		

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

● **Deposits and Other Credits**

Date	Amount	Description	Date	Amount	Description
01/09	25,858.82	DEPOSIT	01/31	33.00	IOD INTEREST PAID

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● **Other Debits**

Date	Amount	Description	Date	Amount	Description
01/22	11,060.22	DEBITS WFB COMM. LOAN 013022005162958PPD	01/22	12,447.79	DEBITS WFB COMM. LOAN 013022005162957PPD

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
12/31	377,816.21	01/22	380,167.02		
01/09	403,675.03	01/31	380,200.02		

**Reserve Account-Hancock
Bank Reconciliation Report
01/31/2013**

02/25/2013

Balance Per Bank Statement as of 01/31/2013	26,604.87	
Reconciled Bank Balance		<u>26,604.87</u>
Balance per GL as of 01/31/2013	26,604.87	
Reconciled Balance Per G/L		<u>26,604.87</u>
Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	<u><u>0.00</u></u>

Cleared Items :

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
01/31/2013	JE 11459	Interest income on bank accounts-1.13	2.26	01/31/2013
Total Cleared Other Items			<u><u>2.26</u></u>	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

2605 000000 001

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



Page: 1 of 1

Statements Dates

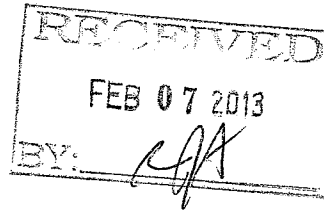
01/01/2013 - 01/31/2013

Account Number:

Images:

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***ZERO CHECKS* E0**



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

***** CHECKING ACCOUNT SUMMARY *****

Checking Account Summary

PREVIOUS BALANCE	26,602.61	AVERAGE BALANCE
+ 0 CREDITS	.00	26,602.68
- 0 DEBITS	.00	YTD INTEREST PAID
- SERVICE CHARGES	.00	2.26
+ INTEREST PAID	2.26	
ENDING BALANCE	26,604.87	

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

● **Deposits and Other Credits**



Date	Amount	Description	Date	Amount	Description
01/31	2.26	IOD INTEREST PAID			

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● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
12/31	26,602.61	01/31	26,604.87		

Payment Detail

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

Check#	Bank - Vendor - Date	Payable #	Property	Amount	Account
658 (inn1104) - STA of Tallahassee, Inc. (absystem) - 01/05/13 (01/13)					
	#LC20; 69276; overage 11/7/12-12	P-67511	knight	28.83	55300000 - Copies
	#LC20; 69276; overage 12/7/12-1/	P-67523	knight	54.99	55300000 - Copies
Total 658 (inn1104) - STA of Tallahassee, Inc. (absystem) - 01/05/13 (01/13)				83.82	
659 (inn1104) - DIVISION OF ADMINISTRATIVE SVCS (adminsvc) - 01/05/13 (01/13)					
	#1191; Public Notice of 2013 Boa	P-67533	knight	53.77	45400000 - Advertising - Other
Total 659 (inn1104) - DIVISION OF ADMINISTRATIVE SVCS (adminsvc) - 01/05/13 (01/13)				53.77	
660 (inn1104) - TONY KELLY (aireserv) - 01/05/13 (01/13)					
	repair to leibert unit-dryer clo	P-67524	johnson	2,016.89	51800000 - HVAC Repair
Total 660 (inn1104) - TONY KELLY (aireserv) - 01/05/13 (01/13)				2,016.89	
661 (inn1104) - AmTrust North America, Inc. (ana) - 01/05/13 (01/13)					
	#115919; P#twc3338402; 1/13 pmt	P-67525	inn-tic	313	71110000 - Property Insurance-NonCAM
Total 661 (inn1104) - AmTrust North America, Inc. (ana) - 01/05/13 (01/13)				313	
662 (inn1104) - Capelouto Termite & Pest Control, Inc. (capelout) - 01/05/13 (01/13)					
	#01-0006949; yearly renewal	P-67565	knight	269	54300000 - Exterminating
Total 662 (inn1104) - Capelouto Termite & Pest Control, Inc. (capelout) - 01/05/13 (01/13)				269	
663 (inn1104) - C.E.S. (Tallahassee West) (cityelec) - 01/05/13 (01/13)					
	#01760336001; emergancy exit lig	P-67526	morgan	113.31	51200000 - Electric Repairs
Total 663 (inn1104) - C.E.S. (Tallahassee West) (cityelec) - 01/05/13 (01/13)				113.31	
664 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 01/05/13 (01/13)					
	#383; 1/13 services	P-67564	johnson	2,000.67	54500000 - Janitorial Service
	#383; 1/13 services	P-67564	morgan	1,593.68	54500000 - Janitorial Service
	#383; 1/13 services	P-67564	collins	1,521.58	54500000 - Janitorial Service
	#383; 1/13 services	P-67564	centenn	977.74	54500000 - Janitorial Service
	#383; 1/13 services	P-67564	knight	176.21	54500000 - Janitorial Service
	#383; 1/13 services	P-67564	sliger	2,145.44	54500000 - Janitorial Service
	#383; 1/13 services	P-67564	sliger	136.95	54550000 - Non CAM Janitorial
	#383; 1/13 services	P-67564	centenn	20	54500000 - Janitorial Service
Total 664 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 01/05/13 (01/13)				8,572.27	
665 (inn1104) - COMCAST (comcast) - 01/05/13 (01/13)					
	09587317042-01-7;1/4/13-2/3/13 s	P-67529	inn-tic	105.35	55200000 - Phone Service
	09587317042-01-7;1/4/13-2/3/13 s	P-67529	knight	70.55	55220000 - Internet Charge
Total 665 (inn1104) - COMCAST (comcast) - 01/05/13 (01/13)				175.9	
666 (inn1104) - DC Visage Enterprises Inc. (dcvisage) - 01/05/13 (01/13)					
	plumbing repair to 2" main at ba	P-67530	centenn	370	52300000 - Plumbing Repairs
	augar toilet - replace flush val	P-67531	collins	68	52300000 - Plumbing Repairs
Total 666 (inn1104) - DC Visage Enterprises Inc. (dcvisage) - 01/05/13 (01/13)				438	
667 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 01/05/13 (01/13)					
	12/12 grounds maintenance	P-67534	johnson	265.18	54600000 - Landscaping Service
	12/12 grounds maintenance	P-67534	sliger	244.78	54600000 - Landscaping Service
	12/12 grounds maintenance	P-67534	morgan	215.36	54600000 - Landscaping Service
	12/12 grounds maintenance	P-67534	sliger	13.75	54620000 - Non CAM Landscaping
	12/12 grounds maintenance	P-67534	centenn	257.52	54600000 - Landscaping Service
	12/12 grounds maintenance	P-67534	collins	337.86	54600000 - Landscaping Service
	12/12 grounds maintenance	P-67534	knight	309.02	54600000 - Landscaping Service
	12/12 grounds maintenance	P-67534	inn-tic	259.58	54600000 - Landscaping Service
	12/12 grounds maintenance	P-67534	inn-tic	792.64	54620000 - Non CAM Landscaping
Total 667 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 01/05/13 (01/13)				2,695.69	
668 (inn1104) - High Quality Heating & Air, Inc. (highqual) - 01/05/13 (01/13)					
	server room overheating	P-67535	johnson	90	51800000 - HVAC Repair
	Liebert unit not working-dryer p	P-67536	johnson	90	51800000 - HVAC Repair
Total 668 (inn1104) - High Quality Heating & Air, Inc. (highqual) - 01/05/13 (01/13)				180	

669 (inn1104) - Grainger (ipgraing) - 01/05/13 (01/13)					
Rebuild kit for toilet flush val	P-67537	collins	37.31	52300000 - Plumbing Repairs	
light fixtures / bulbs / battery	P-67538	johnson	278.66	53700000 - Interior Repairs	
light fixture for fire exit stai	P-67547	johnson	22.93	51200000 - Electric Repairs	
Total 669 (inn1104) - Grainger (ipgraing) - 01/05/13 (01/13)			338.9		
670 (inn1104) - Jackson-Cook LC (jacksonc) - 01/05/13 (01/13)					
cut old sign posts to extend new	P-67541	johnson	8.96	52600000 - Signage	
cut old sign posts to extend new	P-67541	sliger	8.28	52600000 - Signage	
cut old sign posts to extend new	P-67541	morgan	7.29	52600000 - Signage	
cut old sign posts to extend new	P-67541	sliger	0.47	52610000 - Non-CAM Signage	
Total 670 (inn1104) - Jackson-Cook LC (jacksonc) - 01/05/13 (01/13)			25		
671 (inn1104) - Johnstone Supply (johnston) - 01/05/13 (01/13)					
a/c float switch	P-67542	centenn	10.15	51800000 - HVAC Repair	
30A breaker for HVAC system pane	P-67543	phipps	63.14	51200000 - Electric Repairs	
switches	P-67544	phipps	65.86	51850000 - HVAC Supplies	
switches	P-67545	phipps	63.1	51850000 - HVAC Supplies	
switches	P-67546	phipps	-63.1	51850000 - HVAC Supplies	
Total 671 (inn1104) - Johnstone Supply (johnston) - 01/05/13 (01/13)			139.15		
672 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lcboc) - 01/05/13 (01/13)					
Patty Health Insurance (1/13)	P-67566	knight	473.06	44060000 - Employee Benefits-Authority	
Patty Health Insurance (1/13)	P-67566	knight	52.56	44060000 - Employee Benefits-Authority	
Total 672 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lcboc) - 01/05/13 (01/13)			525.62		
673 (inn1104) - Lowes's Business Account (lowes) - 01/05/13 (01/13)					
2nd fl-toilet seats and nuts	P-67550	sliger	67.57	52300000 - Plumbing Repairs	
100' extension cord. filters for	P-67551	inn-tic	115.79	53650000 - Interior Supplies	
2nd floor-longer screws for inst	P-67567	sliger	5.58	51200000 - Electric Repairs	
Total 673 (inn1104) - Lowes's Business Account (lowes) - 01/05/13 (01/13)			188.94		
674 (inn1104) - Metal Building Services, Inc. (metal) - 01/05/13 (01/13)					
roof leak repair	P-67552	morgan	180	52500000 - Roof Repairs	
Total 674 (inn1104) - Metal Building Services, Inc. (metal) - 01/05/13 (01/13)			180		
675 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 01/05/13 (01/13)					
accounting & reporting services	P-67553	inn-tic	200	61100000 - Management Fees TALCOR	
accounting & reporting services	P-67553	knight	27.14	61100000 - Management Fees TALCOR	
accounting & reporting services	P-67553	centenn	316.96	61100000 - Management Fees TALCOR	
accounting & reporting services	P-67553	collins	241.36	61100000 - Management Fees TALCOR	
accounting & reporting services	P-67553	morgan	315.31	61100000 - Management Fees TALCOR	
accounting & reporting services	P-67553	sliger	375.82	61110000 - Management Fees-NonCAM	
accounting & reporting services	P-67553	johnson	381.3	61110000 - Management Fees-NonCAM	
accounting & reporting services	P-67553	phipps	142.11	61100000 - Management Fees TALCOR	
property management services (12	P-67554	inn-tic	675	61100000 - Management Fees TALCOR	
property management services (12	P-67554	knight	91.61	61100000 - Management Fees TALCOR	
property management services (12	P-67554	centenn	1,069.75	61100000 - Management Fees TALCOR	
property management services (12	P-67554	collins	814.6	61100000 - Management Fees TALCOR	
property management services (12	P-67554	morgan	1,064.16	61100000 - Management Fees TALCOR	
property management services (12	P-67554	sliger	1,268.40	61110000 - Management Fees-NonCAM	
property management services (12	P-67554	johnson	1,286.86	61110000 - Management Fees-NonCAM	
property management services (12	P-67554	phipps	479.62	61100000 - Management Fees TALCOR	
Total 675 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 01/05/13 (01/13)			8,750.00		
676 (inn1104) - Florida State University (nwrdc) - 01/05/13 (01/13)					
#5089-LCR-SERVER; 11/12 services	P-67277	sliger	405	55230000 - Internet Charge-NonCAM	
Total 676 (inn1104) - Florida State University (nwrdc) - 01/05/13 (01/13)			405		
677 (inn1104) - OFFICE DEPOT CARD PLAN (officede) - 01/05/13 (01/13)					
Office Supplies - Board Mtg. Sup	P-67555	knight	40.67	55870000 - General Authority Expense	
Total 677 (inn1104) - OFFICE DEPOT CARD PLAN (officede) - 01/05/13 (01/13)			40.67		
678 (inn1104) - Capital Solutions of Big Bend (orkin) - 01/05/13 (01/13)					
#1477; 12/12 service	P-67556	johnson	50	54300000 - Exterminating	
Total 678 (inn1104) - Capital Solutions of Big Bend (orkin) - 01/05/13 (01/13)			50		

679 (inn1104) - Pauls' Pest Control, Inc. (pauls) - 01/05/13 (01/13)					
#1513600; 12/12 service	P-67557	collins	66	54300000 - Exterminating	
#1513800; 12/12 service	P-67559	johnson	18.66	54300000 - Exterminating	
#1513800; 12/12 service	P-67559	sliger	17.22	54300000 - Exterminating	
#1513800; 12/12 service	P-67559	morgan	15.15	54300000 - Exterminating	
#1513800; 12/12 service	P-67559	sliger	0.97	54330000 - Non CAM Exterminating	
#1513800; 12/12 service	P-67559	sliger	35.7	54300000 - Exterminating	
#1513800; 12/12 service	P-67559	morgan	32.24	54300000 - Exterminating	
#1513800; 12/12 service	P-67559	sliger	2.06	54330000 - Non CAM Exterminating	
#1513800; 12/12 service	P-67559	knight	15	54300000 - Exterminating	
#1700480; 12/12 service	P-67560	centenn	45	54300000 - Exterminating	
Total 679 (inn1104) - Pauls' Pest Control, Inc. (pauls) - 01/05/13 (01/13)			248		
680 (inn1104) - Miller Jr. (ronmill) - 01/05/13 (01/13)					
Miller contract (12/7/12-1/7/13)	P-66942	knight	8,259.30	44150000 - Interim Admin Pay	
Miller contract (12/7/12-1/7/13)	P-66943	knight	2,429.20	44150000 - Interim Admin Pay	
Total 680 (inn1104) - Miller Jr. (ronmill) - 01/05/13 (01/13)			10,688.50		
681 (inn1104) - Simplex Grinnell (simplex) - 01/05/13 (01/13)					
#266-00638493; disable smoke det	P-67561	johnson	391	54200000 - Fire Protection System	
Total 681 (inn1104) - Simplex Grinnell (simplex) - 01/05/13 (01/13)			391		
682 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 01/05/13 (01/13)					
#R1M150181; 1/13-3/13 qtly servi	P-67568	knight	430.38	51450000 - Elevator Phone Maintenance	
Total 682 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 01/05/13 (01/13)			430.38		
683 (inn1104) - SPECIALTY CONTRACTORS OF TALLAHASSEE Inc (specicon) - 01/05/13 (01/13)					
ceiling tiles to replace stained	P-67562	morgan	117.5	53700000 - Interior Repairs	
Total 683 (inn1104) - SPECIALTY CONTRACTORS OF TALLAHASS			117.5		
684 (inn1104) - Wood Plus Partners, Inc. (woodplus) - 01/05/13 (01/13)					
#02-12009; PUD svcs 10/27/12-11/	P-67278	inn-tic	6,400.00	55920000 - Non CAM Professional Fees	
Total 684 (inn1104) - Wood Plus Partners, Inc. (woodplus) - 01/05/13 (01/13)			6,400.00		
685 (inn1104) - STA of Tallahassee, Inc. (absystem) - 01/21/13 (01/13)					
#LC28; CT1285-01; 1/7/13-2/6/13	P-68095	sliger	21.84	55670000 - Office Equip Mtnce-NonCAM	
Total 685 (inn1104) - STA of Tallahassee, Inc. (absystem) - 01/21/13 (01/13)			21.84		
686 (inn1104) - Broad and Cassel, P.A. (bc) - 01/21/13 (01/13)					
#44809.0001; 12/12 services	P-68092	inn-tic	2,350.00	55750000 - Professional Fees	
#44809.0001; 12/12 services	P-68092	inn-tic	2,350.00	55920000 - Non CAM Professional Fees	
Total 686 (inn1104) - Broad and Cassel, P.A. (bc) - 01/21/13 (01/13)			4,700.00		
687 (inn1104) - C.E.S. (Tallahassee West) (cityelec) - 01/21/13 (01/13)					
T-8 ballasts	P-68096	johnson	108.66	51200000 - Electric Repairs	
T-8 ballasts	P-68097	centenn	88.62	51200000 - Electric Repairs	
T-8 ballasts	P-68098	collins	108.66	51200000 - Electric Repairs	
Total 687 (inn1104) - C.E.S. (Tallahassee West) (cityelec) - 01/21/13 (01/13)			305.94		
688 (inn1104) - Georgia- Florida Burglar Alarm Company, (gafburg) - 01/21/13 (01/13)					
2nd fl-labor to work on door loc	P-67681	sliger	131.25	52100000 - Locks & Keys Repairs	
#11091; CSID 730827; 1/13-3/13 s	P-68099	morgan	225	51450000 - Elevator Phone Maintenance	
Total 688 (inn1104) - Georgia- Florida Burglar Alarm Company, (gafburg) - 01/21/13 (01/13)			356.25		
689 (inn1104) - Hancock Bank (hancdt) - 01/21/13 (01/13)					
#4802-3900-0042-1666; office sup	P-67682	knight	57.15	55870000 - General Authority Expense	
Total 689 (inn1104) - Hancock Bank (hancdt) - 01/21/13 (01/13)			57.15		
690 (inn1104) - Home Depot Credit Services (home) - 01/21/13 (01/13)					
B&S-washer for sink drain	P-68103	morgan	4.58	52300000 - Plumbing Repairs	
Wire conectors	P-68104	collins	11.98	51250000 - Electric Supplies	
Total 690 (inn1104) - Home Depot Credit Services (home) - 01/21/13 (01/13)			16.56		
691 (inn1104) - Grainger (ipgraing) - 01/21/13 (01/13)					
battery return	P-68100	johnson	-21.17	51200000 - Electric Repairs	
battery return	P-68101	johnson	-1.73	51200000 - Electric Repairs	
rebuild kit for urinal	P-68102	phipps	46.8	52300000 - Plumbing Repairs	
Total 691 (inn1104) - Grainger (ipgraing) - 01/21/13 (01/13)			23.9		
692 (inn1104) - KCW ELECTRIC CO & WATER WELL SERVICE (kcwelec) - 01/21/13 (01/13)					

repair fan motor for pomona hvac	P-67683	johnson	100	51800000 - HVAC Repair
Total 692 (inn1104) - KCW ELECTRIC CO & WATER WELL SERVIC			100	
693 (inn1104) - Lowes's Business Account (lowes) - 01/21/13 (01/13)				
p - trap and silicone to repair	P-68105	morgan	18.78	52300000 - Plumbing Repairs
Total 693 (inn1104) - Lowes's Business Account (lowes) - 01/21/13 (01/13)			18.78	
694 (inn1104) - Marpan Supply Company, Inc. (marpan) - 01/21/13 (01/13)				
T-8 and T-12 bulbs	P-68106	collins	161.2	51300000 - Electric Bulbs
t-8 bulbs	P-68107	johnson	53.4	51250000 - Electric Supplies
t-8 bulbs	P-68108	centenn	53.4	51250000 - Electric Supplies
Total 694 (inn1104) - Marpan Supply Company, Inc. (marpan) - 01/21/13 (01/13)			268	
695 (inn1104) - Julia Matson (matson) - 01/21/13 (01/13)				
Petty Cash Reimbursement 01.11.1	P-68109	knight	65.82	55870000 - General Authority Expense
Total 695 (inn1104) - Julia Matson (matson) - 01/21/13 (01/13)			65.82	
696 (inn1104) - Thomas Howell Ferguson, PA (misctho) - 01/21/13 (01/13)				
#65215.0; 10.11-09.12 audit fees	P-68094	inn-tic	23,000.00	55100000 - Accounting
Total 696 (inn1104) - Thomas Howell Ferguson, PA (misctho) - 01/21/13 (01/13)			23,000.00	
697 (inn1104) - Mowrey Elevator Company of Florida, Inc. (mowrey) - 01/21/13 (01/13)				
#8181; 1/13 service	P-68110	johnson	82.5	54100000 - Elevator Service
#8180; 1/13 service	P-68111	morgan	38	54100000 - Elevator Service
#8180; 1/13 service	P-68111	sliger	42.07	54100000 - Elevator Service
#8180; 1/13 service	P-68111	sliger	2.43	54120000 - Elevator Service-NonCAM
Total 697 (inn1104) - Mowrey Elevator Company of Florida, Inc. (mowrey) - 01/21/13 (01/13)			165	
698 (inn1104) - Florida State University (nwrdc) - 01/21/13 (01/13)				
#5089-LCR-SERVER; 12/12 service	P-68093	sliger	405	55230000 - Internet Charge-NonCAM
Total 698 (inn1104) - Florida State University (nwrdc) - 01/21/13 (01/13)			405	
699 (inn1104) - REDWIRE (redwire) - 01/21/13 (01/13)				
#W1C0734; 1/13-3/13 service	P-68112	sliger	120	54820000 - Non CAM Security
Total 699 (inn1104) - REDWIRE (redwire) - 01/21/13 (01/13)			120	
700 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksolid) - 01/21/13 (01/13)				
12/12 termite/pest control servi	P-67686	centenn	55	54300000 - Exterminating
12/12 termite/pest control servi	P-67686	collins	55	54300000 - Exterminating
12/12 termite/pest control servi	P-67686	knight	25	54300000 - Exterminating
12/12 termite/pest control servi	P-67686	johnson	45	54300000 - Exterminating
12/12 termite/pest control servi	P-67686	morgan	45	54300000 - Exterminating
12/12 termite/pest control servi	P-67686	phippis	35	54300000 - Exterminating
12/12 termite/pest control servi	P-67686	sliger	42.3	54300000 - Exterminating
12/12 termite/pest control servi	P-67686	sliger	2.7	54330000 - Non CAM Exterminating
1/13 termite/pest control servi	P-68113	centenn	55	54300000 - Exterminating
1/13 termite/pest control servi	P-68113	collins	55	54300000 - Exterminating
1/13 termite/pest control servi	P-68113	knight	25	54300000 - Exterminating
1/13 termite/pest control servi	P-68113	johnson	45	54300000 - Exterminating
1/13 termite/pest control servi	P-68113	morgan	45	54300000 - Exterminating
1/13 termite/pest control servi	P-68113	phippis	35	54300000 - Exterminating
1/13 termite/pest control servi	P-68113	sliger	42.3	54300000 - Exterminating
1/13 termite/pest control servi	P-68113	sliger	2.7	54330000 - Non CAM Exterminating
Total 700 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksolid) - 01/21/13 (01/13)			610	
701 (inn1104) - SPECIALTY CONTRACTORS OF TALLAHASSEE Inc (specicon) - 01/21/13 (01/13)				
2nd floor ceiling tile upgrade	P-68116	sliger	1,678.00	53700000 - Interior Repairs
Total 701 (inn1104) - SPECIALTY CONTRACTORS OF TALLAHASSEE Inc (specicon) - 01/21/13 (01/13)			1,678.00	
702 (inn1104) - Tallahassee Democrat (talladem) - 01/21/13 (01/13)				
#C69347; 12/12 service	P-67687	inn-tic	112.6	55960000 - Other Administration Costs
Total 702 (inn1104) - Tallahassee Democrat (talladem) - 01/21/13 (01/13)			112.6	
703 (inn1104) - Verizon Wireless (verizonh) - 01/21/13 (01/13)				
#613701427-00001; FINAL VERIZON	P-67701	inn-tic	47.52	55200000 - Phone Service
Total 703 (inn1104) - Verizon Wireless (verizonh) - 01/21/13 (01/13)			47.52	
704 (inn1104) - Wood Plus Partners, Inc. (woodplus) - 01/21/13 (01/13)				
12/12 PUD services	P-67689	inn-tic	1,900.00	55920000 - Non CAM Professional Fees

Total 704 (inn1104) - Wood Plus Partners, Inc. (woodplus) - 01, 1,900.00

1182013 (inn1104) - Florida Department of Revenue (stax) - 01/18/13 (01/13)

#47-8012978518-0; 12/12 sales ta	P-68117	knight	46.61	23050000 - Sales Tax Payable
#47-8012978518-0; 12/12 sales ta	P-68117	knight	-1.17	33150000 - Sales Tax Discount
#47-8012978518-0; 12/12 sales ta	P-68117	morgan	151.53	23050000 - Sales Tax Payable
#47-8012978518-0; 12/12 sales ta	P-68117	morgan	-3.79	33150000 - Sales Tax Discount
#47-8012978518-0; 12/12 sales ta	P-68117	sliger	37.5	23050000 - Sales Tax Payable
#47-8012978518-0; 12/12 sales ta	P-68117	sliger	-0.94	33150000 - Sales Tax Discount
#47-8012978518-0; 12/12 sales ta	P-68117	inn-tic	822.27	23050000 - Sales Tax Payable
#47-8012978518-0; 12/12 sales ta	P-68117	inn-tic	-20.56	33150000 - Sales Tax Discount

Total 1182013 (inn1104) - Florida Department of Revenue (stax 1,031.45

1312013 (inn1104) - City of Tallahassee (utltal) - 01/31/13 (01/13)

2035 EPD; 12/5/12-1/3/13 svc	P-68118	johnson	118.66	46400000 - Water/Sewer
2035 EPD; 12/5/12-1/3/13 svc	P-68118	sliger	109.52	46400000 - Water/Sewer
2035 EPD; 12/5/12-1/3/13 svc	P-68118	morgan	96.36	46400000 - Water/Sewer
2035 EPD; 12/5/12-1/3/13 svc	P-68118	sliger	6.15	46420000 - Non CAM Water/Sewer
1736 WPD; 12/5/12-1/3/13 service	P-68119	inn-tic	8.66	46050000 - Electric
#3588865610; 12/5/12-1/3/13 serv	P-68120	inn-tic	8.66	46050000 - Electric
#3588865610; 12/5/12-1/3/13 serv	P-68120	inn-tic	72.69	46480000 - Irrigation - Utility
2035 EPD; 12/5/12-1/3/13 service	P-68121	morgan	182.16	46050000 - Electric
2035 EPD; 12/5/12-1/3/13 service	P-68122	sliger	381.72	46070000 - Electric - NonCam
2035 EPD; 12/5/12-1/3/13 service	P-68123	morgan	275.78	46050000 - Electric
2035 EPD; 12/5/12-1/3/13 service	P-68124	johnson	17.38	46480000 - Irrigation - Utility
2035 EPD; 12/5/12-1/3/13 service	P-68124	sliger	16.04	46480000 - Irrigation - Utility
2035 EPD; 12/5/12-1/3/13 service	P-68124	morgan	14.12	46480000 - Irrigation - Utility
2035 EPD; 12/5/12-1/3/13 service	P-68124	sliger	0.9	46490000 - Irrigation-NonCAM
2035 EPD; 12/5/12-1/3/13 service	P-68124	johnson	168.58	46350000 - Refuse Collection
2035 EPD; 12/5/12-1/3/13 service	P-68124	sliger	155.61	46350000 - Refuse Collection
2035 EPD; 12/5/12-1/3/13 service	P-68124	morgan	136.91	46350000 - Refuse Collection
2035 EPD; 12/5/12-1/3/13 service	P-68124	sliger	8.74	46370000 - Refuse - NONCAM
2035 EPD; 12/5/12-1/3/13 service	P-68125	morgan	1,224.05	46050000 - Electric
1736 WPD; 12/5/12-1/3/13 service	P-68126	knight	160.37	46050000 - Electric
1736 WPD; 12/5/12-1/3/13 service	P-68126	knight	29.92	46400000 - Water/Sewer
1736 WPD; 12/5/12-1/3/13 service	P-68126	knight	45.32	46500000 - Stormwater
1736 WPD; 12/5/12-1/3/13 service	P-68126	knight	27.29	46600000 - Fire Service - Utility
2035 EPD; 12/5/12-1/3/13 service	P-68127	morgan	642.92	46050000 - Electric
2035 EPD; 12/5/12-1/3/13 service	P-68127	morgan	-31.38	46220000 - Demand Credit

Total 1312013 (inn1104) - City of Tallahassee (utltal) - 01/31/1 3,877.13

82,711.25

Deposit Register

Bank=inn1104,inn1154 AND Deposit Date=01/01/2013-01/31/2013

Name	Property	Unit	Tenant	Period	Date	Amount	Check #
(inn1104) - 88 01/09/2013							
DESIGN ARTS SEMINARS, INC.,	sliger	100-C	design	01/2013	01/09/2013	537.5	9000000227
Richard Benham,	sliger	100-D	benham	01/2013	01/09/2013	322.5	2266
Prevacus, Inc.,	morgan	106	prevacus	01/2013	01/09/2013	205.23	1101
Danfoss Turbocor Compressors, Inc.,	morgan	115	dan-mgn	01/2013	01/09/2013	1,966.62	29273
FLORIDA A&M UNIVERSITY BOARD OF TRUS	morgan	130	mgn-famu	01/2013	01/09/2013	2,459.25	0000119170
STATE OF FLORIDA DEPARTMENT OF ENVIRI	collins	75	ip-dep	01/2013	01/09/2013	14,315.18	0632689
Total (inn1104) - 88 01/09/2013						19,806.28	
(inn1104) - 89 01/18/2013							
THE FLORIDA STATE UNIVERSITY RESEARCH	johnson	100	fsujohn	01/2013	01/18/2013	7,257.63	081936
NANOSTRATA, INC.,	knight	110	ip-nano	01/2013	01/18/2013	468.35	1925
NANOSTRATA, INC.,	knight	110	ip-nano	01/2013	01/18/2013	468.35	1926
FLORIDA A&M UNIVERSITY BOARD OF TRUS	morgan	130	mgn-famu	01/2013	01/18/2013	2,459.25	0000119573
INSTITUTE OF SCIENCE & PUBLIC AFFAIRS,	morgan	131	ispa	01/2013	01/18/2013	178.75	00556652
BEACHES & SHORES,	morgan	202-208	beaches	01/2013	01/18/2013	1,919.44	00556355
CENTER FOR INFORMATION MANAGEMENT &	morgan	214.215	cimes	01/2013	01/18/2013	1,462.69	00556652
CENTER FOR ADVANCEMENT OF LEARNING /	morgan	222	cala1	01/2013	01/18/2013	1,387.17	00556354
CENTER FOR ADVANCEMENT OF LEARNING /	morgan	222A	cala2	01/2013	01/18/2013	568.22	00556354
CENTER FOR BIOMEDICAL & TOXICOLOGICA	morgan	226-235	cbtr	01/2013	01/18/2013	3,625.00	00556354
FLORIDA CONFLICT RESOLUTION CENTER-C	morgan	236	fcrf	01/2013	01/18/2013	2,182.25	00556652
THE FLORIDA STATE UNIVERSITY RESEARCH	sliger	FSU-RF	fsurf	01/2013	01/18/2013	6,126.33	081936
Total (inn1104) - 89 01/18/2013						28,103.43	
(inn1104) - 90 01/24/2013							
TEAM SIMULATIONS,	knight	103	ip-team	01/2013	01/24/2013	777.24	1096
THE FLORIDA A & M UNIVERSITY BOARD OF	centenn	2077EPD	ip-famu	01/2013	01/24/2013	6,776.19	0000119871
STATE OF FLORIDA DEPARTMENT OF AGRICI	collins	25	ip-dacs	01/2013	01/24/2013	4,671.08	0690068
Total (inn1104) - 90 01/24/2013						12,224.51	
(inn1104) - 91 01/31/2013							
BUC TECHNOLOGIES, LLC,	knight	114	ip-buc	01/2013	01/31/2013	225.63	1049
THE FLORIDA A & M UNIVERSITY BOARD OF	centenn	2077EPD	ip-famu	01/2013	01/31/2013	3,542.53	0000120073
NORTHWEST REGIONAL DATA CENTER,	inn-tic	3A	data	01/2013	01/31/2013	5,289.62	00558445
DEPARTMENT OF TRANSPORTATION,	phipp	PHIPPS	ip-dot	01/2013	01/31/2013	10,719.57	0742293-0
Total (inn1104) - 91 01/31/2013						19,777.35	
(inn1154) - 17 01/09/2013							
THE FLORIDA A & M UNIVERSITY BOARD OF	centenn	2077EPD	ip-famu	01/2013	01/09/2013	25,858.82	0000119124
Total (inn1154) - 17 01/09/2013						25,858.82	
						105,770.39	

Aged Receivables Report

Detail by Resident
Property List: INNOVATION PARK (innvntn)
Trans through: 1/2013
Age As of: 1/31/2013

Page 1

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	2,520.26	2,520.26	0.00	0.00	0.00	0.00	2,520.26
Total centenn			2,520.26	2,520.26	0.00	0.00	0.00	0.00	2,520.26
collins - INNOVATION PARK-COLLINS BLDG									
75	ip-dep	STATE OF FLORIDA DEPARTMENT OF	14,315.18	14,315.18	0.00	0.00	0.00	0.00	14,315.18
Total collins			14,315.18	14,315.18	0.00	0.00	0.00	0.00	14,315.18
inn-tic - INNOVATION PARK -TENANTS IN COMMON									
1C	fsurf-ab	FLORIDA RESEARCH FOUNDATION	3,957.11	3,957.11	0.00	0.00	0.00	0.00	3,957.11
1F	sunny	SunnyLand Solar RE, LLC	0.00	0.00	0.00	0.00	0.00	-3,500.02	-3,500.02
2B	material	FSU-MATERIALS RESEARCH CENTER	5,086.17	0.00	0.00	0.00	5,086.17	0.00	5,086.17
3B	aero	FSU-AEROPULSION & MECHATRONICS	5,086.17	0.00	0.00	0.00	5,086.17	0.00	5,086.17
3F-4F	elbit	ELBIT SYSTEMS OF AMERICA	11,129.68	0.00	0.00	0.00	11,129.68	0.00	11,129.68
Total inn-tic			25,259.13	3,957.11	0.00	0.00	21,302.02	-3,500.02	21,759.11
johnson - INNOVATION PARK - JOHNSON BLDG									
100	fsujohn	THE FLORIDA STATE UNIVERSITY	14,866.68	4,581.26	10,285.42	0.00	0.00	0.00	14,866.68
Total johnson			14,866.68	4,581.26	10,285.42	0.00	0.00	0.00	14,866.68
knight - INNOVATION PARK - KNIGHT ADMIN BLDG									
103	ip-team	TEAM SIMULATIONS	0.00	0.00	0.00	0.00	0.00	-518.16	-518.16
110	ip-nano	NANOSTRATA, INC.	0.00	0.00	0.00	0.00	0.00	-468.35	-468.35
Total knight			0.00	0.00	0.00	0.00	0.00	-986.51	-986.51
morgan - INNOVATION PARK -MORGAN BLDG									
130	mgn-famu	FLORIDA A&M UNIVERSITY BOARD	100.00	100.00	0.00	0.00	0.00	0.00	100.00
222	cala1	CENTER FOR ADVANCEMENT OF	1,546.67	1,387.17	0.00	0.00	159.50	0.00	1,546.67
222A	cala2	CENTER FOR ADVANCEMENT OF	568.22	568.22	0.00	0.00	0.00	0.00	568.22
Total morgan			2,214.89	2,055.39	0.00	0.00	159.50	0.00	2,214.89
sliger - INNOVATION PARK - SLIGER BLDG									
100-D	benham	Richard Benham	0.00	0.00	0.00	0.00	0.00	-215.00	-215.00
FSU-RF	fsurf	THE FLORIDA STATE UNIVERSITY	14,360.56	7,578.13	6,782.43	0.00	0.00	0.00	14,360.56
Total sliger			14,360.56	7,578.13	6,782.43	0.00	0.00	-215.00	14,145.56
Total			73,536.70	35,007.33	17,067.85	0.00	21,461.52	-4,701.53	68,835.17

Monday, February 25, 2013

Payable - Aging Detail

Property=innvntn AND mm/yy=01/2013 AND Age as of=01/31/2013

Vendor Code - Name						Invoice	Current	0 - 30	31 - 60	61 - 90	Over 90
Invoice Notes		Tran#	Property	Date	Account	Number	Owed	Owed	Owed	Owed	Owed
1hour - 1 Hour Signs, Inc. d/b/a Apogee Graphics											
Building Managed By signs for all properties	P-68401	inn-tic	01/18/2013	5260-0000	32666		120	120	0	0	0
sign to designate parking for COAPS van	P-68403	johnson	01/22/2013	5260-0000	32704		25	25	0	0	0
signs for food truck area	P-68402	inn-tic	01/31/2013	5260-0000	32766		62.1	62.1	0	0	0
Total 1hour - 1 Hour Signs, Inc. d/b/a Apogee Graphics							207.1	207.1	0	0	0
absystem - STA of Tallahassee, Inc.											
#LC20; 69276; 1/7/13-2/6/13 overage	P-68647	knight	01/31/2013	5530-0000	169792		43.87	43.87	0	0	0
Total absystem - STA of Tallahassee, Inc.							43.87	43.87	0	0	0
aireserv - TONY KELLY											
Install new grill and duct work to create air	P-68405	phipps	01/23/2013	5370-0000	15756		1,370.00	1,370.00	0	0	0
Repairs to duct work - second fl-gaps & ope	P-68404	sliger	01/23/2013	5180-0000	15912CS		813.5	813.5	0	0	0
Total aireserv - TONY KELLY							2,183.50	2,183.50	0	0	0
ana - AmTrust North America, Inc.											
#115919; 1/13 installment	P-68648	inn-tic	01/31/2013	7111-0000	115919 (1/13)		273	273	0	0	0
Total ana - AmTrust North America, Inc.							273	273	0	0	0
bc - Broad and Cassel, P.A.											
#44809.0001; 1/13 service	P-68649	inn-tic	01/31/2013	5575-0000	891760		2,350.00	2,350.00	0	0	0
#44809.0001; 1/13 service	P-68649	inn-tic	01/31/2013	5592-0000	891760		2,350.00	2,350.00	0	0	0
Total bc - Broad and Cassel, P.A.							4,700.00	4,700.00	0	0	0
comcast - COMCAST											
#09587317042017; 2/4/13-3/3/13 svc	P-68406	inn-tic	01/21/2013	5520-0000	09587317042017 (1/13)		105.35	105.35	0	0	0
#09587317042017; 2/4/13-3/3/13 svc	P-68406	knight	01/21/2013	5522-0000	09587317042017 (1/13)		70.55	70.55	0	0	0
Total comcast - COMCAST							175.9	175.9	0	0	0
cureton - Cureton-Johnson & Associates, LLC											
Appraisal of 12.05 and 18.33 acre parcels	P-68407	knight	01/20/2013	5592-0000	130004		3,000.00	3,000.00	0	0	0
Total cureton - Cureton-Johnson & Associates, LLC							3,000.00	3,000.00	0	0	0
dcvisage - DC Visage Enterprises Inc.											
sliger - first floor office in computer lab	P-68408	sliger	01/14/2013	5230-0000	10464		181	181	0	0	0
remove-clean-replace line and wax rings	P-68409	sliger	01/22/2013	5230-0000	10472		156.98	156.98	0	0	0
remove-clean-replace line and wax rings	P-68409	sliger	01/22/2013	5232-0000	10472		10.02	10.02	0	0	0
Total dcvisage - DC Visage Enterprises Inc.							348	348	0	0	0
hdsupply - HD Supply											
door closers for main exterior doors	P-68410	sliger	01/21/2013	5370-0000	9120067249		578	578	0	0	0
commercial door stop - second floor	P-68411	sliger	01/22/2013	5370-0000	9120098103		27.98	27.98	0	0	0
Total hdsupply - HD Supply							605.98	605.98	0	0	0
heinzbro - Heinz Brothers Nurseries, INC.											
1/13 grounds maintenance	P-68412	centenn	01/15/2013	5460-0000	14162		257.52	257.52	0	0	0
1/13 grounds maintenance	P-68412	collins	01/15/2013	5460-0000	14162		337.87	337.87	0	0	0
1/13 grounds maintenance	P-68412	inn-tic	01/15/2013	5460-0000	14162		259.58	259.58	0	0	0
1/13 grounds maintenance	P-68412	inn-tic	01/15/2013	5462-0000	14162		792.63	792.63	0	0	0
1/13 grounds maintenance	P-68412	johnson	01/15/2013	5460-0000	14162		265.18	265.18	0	0	0
1/13 grounds maintenance	P-68412	knight	01/15/2013	5460-0000	14162		309.02	309.02	0	0	0
1/13 grounds maintenance	P-68412	morgan	01/15/2013	5460-0000	14162		215.36	215.36	0	0	0
1/13 grounds maintenance	P-68412	sliger	01/15/2013	5460-0000	14162		244.78	244.78	0	0	0
1/13 grounds maintenance	P-68412	sliger	01/15/2013	5462-0000	14162		13.75	13.75	0	0	0
Total heinzbro - Heinz Brothers Nurseries, INC.							2,695.69	2,695.69	0	0	0
ipgraing - Grainger											
parts to rebuilt toilets	P-68416	sliger	01/21/2013	5230-0000	9045850758		109.22	109.22	0	0	0
thermostate line for wall mounted heater	P-68415	morgan	01/21/2013	5120-0000	9045850733		24.12	24.12	0	0	0
wall heater - common bathrooms	P-68414	johnson	01/21/2013	5120-0000	9045850741		173.09	173.09	0	0	0
wall heater - common bathrooms	P-68414	morgan	01/21/2013	5120-0000	9045850741		140.57	140.57	0	0	0
wall heater - common bathrooms	P-68414	sliger	01/21/2013	5120-0000	9045850741		159.77	159.77	0	0	0
wall heater - common bathrooms	P-68414	sliger	01/21/2013	5122-0000	9045850741		8.97	8.97	0	0	0
diaphrams for womens restroom toilets	P-68417	morgan	01/22/2013	5230-0000	9047334173		43.38	43.38	0	0	0
toilet repair kit	P-68418	morgan	01/22/2013	5230-0000	9047334165		14.46	14.46	0	0	0
Total ipgraing - Grainger							673.58	673.58	0	0	0
marpan - Marpan Supply Company, Inc.											
batteries for exit lights	P-68422	morgan	01/25/2013	5125-0000	1244095		53.85	53.85	0	0	0
battery back up T-8 ballasts for lab	P-68421	johnson	01/25/2013	5120-0000	1244096		105	105	0	0	0
T-8 Bulbs to change out in lab	P-68419	johnson	01/25/2013	5130-0000	1244094		186	186	0	0	0
Total marpan - Marpan Supply Company, Inc.							344.85	344.85	0	0	0
metal - Metal Building Services, Inc.											
#13-8910; 1/13 service	P-68423	centenn	01/17/2013	5160-0000	009205		90	90	0	0	0
#13-8910; 1/13 service	P-68423	collins	01/17/2013	5160-0000	009205		90	90	0	0	0
Total metal - Metal Building Services, Inc.							180	180	0	0	0
mgttl - Talcor Commercial Real Estate Svc Inc											
accounting mgmt fee (1/13)	P-68425	centenn	01/31/2013	6110-0000	act mgmt fee (1/13)		316.96	316.96	0	0	0
accounting mgmt fee (1/13)	P-68425	collins	01/31/2013	6110-0000	act mgmt fee (1/13)		241.36	241.36	0	0	0
accounting mgmt fee (1/13)	P-68425	inn-tic	01/31/2013	6110-0000	act mgmt fee (1/13)		200	200	0	0	0

accounting mgmt fee (1/13)	P-68425	johnson	01/31/2013	6111-0000	act mgmt fee (1/13)	381.3	381.3	0	0	0
accounting mgmt fee (1/13)	P-68425	knight	01/31/2013	6110-0000	act mgmt fee (1/13)	27.14	27.14	0	0	0
accounting mgmt fee (1/13)	P-68425	morgan	01/31/2013	6110-0000	act mgmt fee (1/13)	315.31	315.31	0	0	0
accounting mgmt fee (1/13)	P-68425	phipps	01/31/2013	6110-0000	act mgmt fee (1/13)	142.11	142.11	0	0	0
accounting mgmt fee (1/13)	P-68425	sliger	01/31/2013	6111-0000	act mgmt fee (1/13)	375.82	375.82	0	0	0
property management fee (1/13)	P-68424	centenn	01/31/2013	6110-0000	prop mgmt fee (1/13)	1,069.75	1,069.75	0	0	0
property management fee (1/13)	P-68424	collins	01/31/2013	6110-0000	prop mgmt fee (1/13)	814.6	814.6	0	0	0
property management fee (1/13)	P-68424	inn-tic	01/31/2013	6110-0000	prop mgmt fee (1/13)	675	675	0	0	0
property management fee (1/13)	P-68424	johnson	01/31/2013	6111-0000	prop mgmt fee (1/13)	1,286.86	1,286.86	0	0	0
property management fee (1/13)	P-68424	knight	01/31/2013	6110-0000	prop mgmt fee (1/13)	91.61	91.61	0	0	0
property management fee (1/13)	P-68424	morgan	01/31/2013	6110-0000	prop mgmt fee (1/13)	1,064.16	1,064.16	0	0	0
property management fee (1/13)	P-68424	phipps	01/31/2013	6110-0000	prop mgmt fee (1/13)	479.62	479.62	0	0	0
property management fee (1/13)	P-68424	sliger	01/31/2013	6111-0000	prop mgmt fee (1/13)	1,268.40	1,268.40	0	0	0
Total mgttal - Talcot Commercial Real Estate Svc Inc						8,750.00	8,750.00	0	0	0
milltree - Miller's Tree Service, LLC										
Tree trimming over the administration ofc	P-68426	knight	01/01/2013	5195-0000	13401	900	0	900	0	0
Total milltree - Miller's Tree Service, LLC						900	0	900	0	0
nbia - NATIONAL BUSINESS INCUBATION ASSOCIATION										
#60204; 3/2/13-3/31/14 contract	P-68427	inn-tic	01/04/2013	5585-0000	020620	695	695	0	0	0
Total nbia - NATIONAL BUSINESS INCUBATION ASSOCIATION						695	695	0	0	0
nwrdc - Florida State University										
#5089-LCR-SERVER; 1/13 service	P-68650	sliger	01/31/2013	5523-0000	NW1301022	405	405	0	0	0
Total nwrdc - Florida State University						405	405	0	0	0
officede - OFFICE DEPOT CARD PLAN										
office supplies for board meeting	P-68428	knight	01/01/2013	5565-0000	637670591001	12.59	0	12.59	0	0
spiral receipt pad	P-68429	knight	01/01/2013	5565-0000	637667327001	3.36	0	3.36	0	0
Total officede - OFFICE DEPOT CARD PLAN						15.95	0	15.95	0	0
orkin - Capital Solutions of Big Bend										
#1477; 1/13 service	P-68430	johnson	01/30/2013	5430-0000	11668	50	50	0	0	0
Total orkin - Capital Solutions of Big Bend						50	50	0	0	0
ronmill - Miller Jr.										
Ron Miller-1/8/13-2/7/13 contract service	P-68114	knight	01/18/2013	4415-0000	Miller (1/13)-2	8,259.30	8,259.30	0	0	0
Total ronmill - Miller Jr.						8,259.30	8,259.30	0	0	0
ssmower - Southside Mower & Magneto Repair Inc.										
hand held blower	P-68431	inn-tic	01/11/2013	5192-0000	4918270	145	145	0	0	0
Total ssmower - Southside Mower & Magneto Repair Inc.						145	145	0	0	0
talladem - Tallahassee Democrat										
#C69347; 12/31/12-2/3/13 service	P-68651	inn-tic	01/31/2013	5596-0000	0000571973	109.75	109.75	0	0	0
Total talladem - Tallahassee Democrat						109.75	109.75	0	0	0
trutech - TruTech, LLC										
squirrel extraction	P-68652	centenn	01/31/2013	5430-0000	937030	498	498	0	0	0
Total trutech - TruTech, LLC						498	498	0	0	0
						35,259.47	34,343.52	915.95	0	0

Loan Billing Statement

Loan Customer # 0264469650

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

Principal 12,447.79
 Interest 11,060.22
Total Amount Due: \$23,508.01

DCFSSCDTDL 001033



Amount to be charged 23,508.01



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



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

SU 0132398 MOC Loan Customer # 4320 Total Amount Due Invoice #
 0132398 31 0264469650 000000002350801 1310082984-31

AMOUNT TO BE DEDUCTED FROM ACCOUNT 0045669871 ON CHARGE DATE
 01-22-2013

AU 0132398
 SU 0132398

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

LEON COUNTY RESEARCH AND
 Loan Customer #: 0264469650
 Invoice #: 1310082984

Statement Date: 01-16-2013

Payment Due Date: 01-21-2013
 Page 1 of 1

Maturity Date: 12-21-2026

Obligation # 18

Effective Date	From Date	Thru Date	Transaction Type	Amount	Principal Balance	Rate	Days	Interest/Fee Balance
12-16-12			Balance Forward		2,929,383.13			
12-21-12			Principal Pmt	-12,400.76	2,916,982.37			
12-21-12	12-31-12		Interest Calc		2,916,982.37	4.55000	10	3,686.74
01-01-13	01-20-13		Interest Calc		2,916,982.37	4.55000	20	7,373.48

OBLIGATION SUMMARY

Interest Paid in 2012 136,350.35

Principal Due 12,447.79
 Interest Due 11,060.22
Total Due 23,508.01

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

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

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

A/R	\$	2,520.26
Prepaid	\$	-

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

A/R	\$	14,315.18
Prepaid	\$	-

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

A/R	\$	14,866.68
Prepaid	\$	-

A/R	\$	14,866.68
Prepaid	\$	-

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

A/R	\$	-
Prepaid	\$	(986.52)

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

[illegible]

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

A/R	\$	-
Prepaid	\$	-

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	MGMT FEE INCOME	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
100-A	VACANT				176	0.00	\$ -		\$ -			\$ -		\$ -			\$ -		\$ -
100-A1	VACANT				158														
100-B	VACANT				162														
100-C	DESIGN ARTS SEMINARS	1/1/10	3/31/13	\$ 500.00	171	35.09	\$ 500.00	\$ 500.00	\$ 37.50			\$ 537.50	\$ -	\$ 537.50	\$ 537.50	1/9	\$ -		\$ 37.50
100-D	Richard Benham	1/1/12	12/31/12	\$ 200.00	192		\$ 100.00	\$ 100.00	\$ 7.50			\$ 107.50	\$ -	\$ 107.50	\$ 322.50	1/9	\$ (215.00)		\$ 22.50
100-D1	VACANT				176														
100-E	VACANT/BREAKROOM				442														
100-F	VACANT				134														
100-G	VACANT				134														
100-H	VACANT				134														
100-I	VACANT				134														
100-J	VACANT				133														
100-K	VACANT				134														
ENTIRE BLDG LESS #100	FLORIDA STATE RESEARCH FOUNDATION	10/2/85	11/1/13	\$ -	36,493	0.00			EXEMPT	\$ 545.99		\$ 545.99	\$ -	\$ 545.99	\$ 545.99	1/18	\$ -	PAYMENT IS LESSOR'S MGMT FEE AFTER INITIAL LEASE TERM. FEE WILL BE \$470 + CPI INCREASE FOR EACH YEAR SINCE EFFECTIVE DATE Other:	EXEMPT
	ACADEMIC COMPUTING & NETWORK SERVICES										\$ 7,577.61	\$ 7,577.61	\$ 12,363.29	\$ 19,940.90	\$ 5,580.34	1/18	\$ 14,360.56	LESSEE PAYS 94% OF CAM ON BUILDING & PARK COMMON AREAS Other: Rehabil	
	CENTER FOR ADVANCEMENT LEARNING & ASSESSMENT																	Auto Renewals additional year every November- must notify 12 months in advance of vacating-Rent increase every November based on CPI- 11/12-10/13 2.2% increase	
	CENTER FOR INFORMATION MANAGEMENT & EDUCATIONAL SERVICES																		
	=====	=	=	=====	=====	=====	= = = =	= = = =	= = = =	= = = =	= = = =	= = = =	= = = =	= = = =	= = = =	= = = =	= = = =	= = = =	=====
	TOTALS			\$ 700.00	38,773	11.70	\$ 600.00	\$ 600.00	\$ 45.00		\$ 7,577.61	\$ 8,768.60	\$ 12,363.29	\$ 21,131.89	\$ 6,986.33		\$ 14,145.56		\$ 60.00

A/R	\$	14,360.56
Prepaid	\$	(215.00)

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

BLDG/UNIT	TENANT	START	END	SECURITY DEPOSIT	ACRES	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER RENT	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
GROUND 1A	VACANT					2.80													
GROUND 2A	VACANT					3.00													
GROUND 3A	NORTHWEST REGIONAL DATA CENTER	11/1/81	10/31/21	\$ -	4.68							\$ -	\$ 5,289.62	\$ 5,289.62	\$ 5,289.62	1/31	\$ -	CAM CAPPED AT 8% INCREASE PER YEAR	EXEMPT
GROUND 4A-8A 9A-10A	NATIONAL HIGH MAGNETIC FIELD LABORATORY	OWN OWN		\$ - \$ -	23.52							\$ -	\$ -	\$ -			\$ -	OWNED BY LEON COUNTY RESEARCH & DEVELOPMENT AUTHORITY	EXEMPT
GROUND 11A	VACANT					3.70													
GROUND 12A	KNIGHT ADMINISTRATIVE CENTRE					3.00												SEE KNIGHT PROPERTY CONFIGURATION	
GROUND 1B	PHIPPS BUILDING					2.50												SEE PHIPPS PROPERTY CONFIGURATION	
GROUND 2B-3B 2B	FSU RESEARCH FOUNDATION-A CENTER FOR ADVANCED POWER SYSTEMS LEARNING SYSTEMS INSTITUTE ENTERPRISE RESOURCE PLANNING	10/25/01	1/28/74	\$ -	6.54						\$ 2,113.94	\$ 2,113.94	\$ -	\$ 2,113.94			\$ 2,113.94		EXEMPT
GROUND 3B	FSU RESEARCH FOUNDATION-B LEARNING SYSTEMS INSTITUTE ENTERPRISE RESOURCE PLANNING FSU FOUNDATION, INC. FSU OFFICE OF INTELLECTUAL PROPERTY & COMMERCIALIZATION FSU OFFICE OF RESEARCH-HUMAN SUBJECTS COMMITTEE FLORIDA CENTER FOR READING RESEARCH CYBER SECURITY CENTER ON BETTER HEALTH & LIFE FOR UNDERSERVED POPULATIONS CENTER FOR INTERACTIVE MEDIA	10/25/01	1/28/74	\$ -	6.54						\$ 1,843.17	\$ 1,843.17	\$ -	\$ 1,843.17			\$ 1,843.17		EXEMPT
GROUND 4B	VACANT					7.40						\$ -	\$ -	\$ -			\$ -		EXEMPT
GROUND 1C	FSU MATERIALS RESEARCH CENTER					4.50						\$ -	\$ 5,086.17	\$ 5,086.17			\$ 5,086.17	OWNED BY FSURF	EXEMPT
GROUND 2C	FSU-AEROPULSION & MECHATRONICS ENERGY					4.50						\$ -	\$ 5,086.17	\$ 5,086.17			\$ 5,086.17	OWNED BY FSURF	EXEMPT
GROUND 3C	VACANT					3.60													
GROUND 4C	VACANT					3.90													
GROUND 5C	VACANT					3.70													
GROUND 6C	VACANT					3.03													
GROUND 1D-2D 3D	DANFOSS TURBOCOR, INC.	3/15/07	3/31/27	\$ -	6.83							\$ -	\$ -	\$ -			\$ -	3D HAS SEPARATE/SPECIAL OPTION	\$ -
GROUND 1E 2E-3E	AVALANCHE PARTNERS COLLEGE CENTER FOR LIBRARY EXPANSION COLLEGE CENTER FOR LIBRARY AUTOMATION	1/7/08 1/7/02	1/28/74	\$ -	2.42 4.01							\$ -	\$ -	\$ -			\$ -		\$ -

INNOVATION PARK
TENANTS IN COMMON BLDG.

[illegible]

A/R	\$	25,259.13
Prepaid	\$	(3,500.02)

innovation Park
(A Reseach & Development Centre)

Innovation Park									
UNIT	TENANT	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
	CENTENNIAL	\$ 29,492.69	\$ 9,205.11	\$ 38,697.80	\$ 36,177.54		\$ 2,520.26		\$ -
	COLLINS	\$ 18,986.26	\$ 14,315.18	\$ 33,301.44	\$ 18,986.26		\$ 14,315.18		\$ -
	JOHNSON	\$ 5,162.10	\$ 16,962.21	\$ 22,124.31	\$ 7,257.63		\$ 14,866.68		\$ -
	KNIGHT	\$ 948.23	\$ 4.82	\$ 953.05	\$ 1,939.57		\$ (986.52)		\$ 132.03
	MORGAN	\$ 16,054.62	\$ 4,574.14	\$ 20,628.76	\$ 18,413.87		\$ 2,214.89		\$ 151.52
	PHIPPS	\$ 10,719.57	\$ -	\$ 10,719.57	\$ 10,719.57		\$ -		\$ -
	SLIGER	\$ 8,768.60	\$ 12,363.29	\$ 21,131.89	\$ 6,986.33		\$ 14,145.56		\$ 60.00
	TENANTS IN COMMON	\$ 4,540.44	\$ 22,508.29	\$ 27,048.73	\$ 5,289.62		\$ 21,759.11		\$ -
					\$ -			misc TIC payments	
	=====		= = = = =	= = = = =	= = = = =	= = = = =	= = = = =	=====	
	TOTALS	\$ 94,672.51	\$ 79,933.04	\$ 174,605.55	\$ 105,770.39		\$ 68,835.16		\$ 343.56

A/R \$ 73,536.70
Prepaid \$ (4,701.53)