

Monthly Owner Report



Innovation Park

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

January
2014



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 2014

Book = Accrual

	Balance	Beginning	Net
	Current Period	Balance	Change
1000-0000 ASSETS			
1100-0000 CASH			
1110-4000 Cash - Hancock Bank	267,148.23	278,473.19	-11,324.96
1121-6600 Petty Cash Fund	200.00	200.00	0.00
1150-4000 Reserve Fund - Hancock	26,631.49	26,629.23	2.26
1155-4000 Sinking Fund -Cash-Hancock	408,808.29	406,423.32	2,384.97
1190-0000 TOTAL CASH	702,788.01	711,725.74	-8,937.73
1200-0000 RECEIVABLES			
1203-0000 A/R-Tenant	42,186.36	31,639.77	10,546.59
1206-0000 Other Receivables	173.86	174.54	-0.68
1210-0000 Accounts Receivable	55,822.61	55,561.17	261.44
1217-0000 Other Assets	1,989.00	1,989.00	0.00
1299-0000 TOTAL RECEIVABLES	100,171.83	89,364.48	10,807.35
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	-10,733,553.01	-10,682,356.22	-51,196.79
1620-0000 F/F/E- Improvements	65,330.57	65,330.57	0.00
1625-0000 HVAC	207,384.44	193,559.44	13,825.00
1661-0000 Admin Centre Assets	166,663.91	166,663.91	0.00
1662-0000 Research Building Assets	4,444,902.47	4,444,902.47	0.00
1663-0000 Phipps Building Assets	1,312,197.90	1,312,197.90	0.00
1664-0000 Collins Building Assets	1,501,576.26	1,501,576.26	0.00
1665-0000 Centennial Building Assets	4,986,364.39	4,986,364.39	0.00
1666-0000 Johnson Building Assets	3,560,696.77	3,560,696.77	0.00
1667-0000 Shaw Building Assets	3,882,842.42	3,882,842.42	0.00
1668-0000 Park Planning/Development	754,960.65	754,960.65	0.00
1669-0000 NE Basin Project - A	213,885.94	213,885.94	0.00
1670-0000 NE Basin Project - B	63,416.00	63,416.00	0.00
1672-0000 CIP - Project North	66,115.50	66,115.50	0.00
1733-0000 Bond Issue Costs	69,344.00	69,344.00	0.00
1753-0000 Accumulated Amortization	-26,960.00	-26,685.00	-275.00
1790-0000 TOTAL PROPERTY	11,266,495.75	11,304,142.54	-37,646.79
1840-0000 OTHER ASSETS			
1905-0000 Trust Escrow	90,000.00	90,000.00	0.00
1913-0000 Prepaid Insurance	25,363.75	26,879.90	-1,516.15

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

Balance Sheet (With Period Change)

Period = Jan 2014

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1925-0000	Investments	2,122,789.01	2,122,304.39	484.62
1945-0000	Investments Limited as to Use	1,400,000.00	1,400,000.00	0.00
1980-0000	TOTAL OTHER ASSETS	3,638,152.76	3,639,184.29	-1,031.53
1990-0000	TOTAL ASSETS	15,707,608.35	15,744,417.05	-36,808.70
2000-0000	LIABILITIES and CAPITAL			
2236-0000	Accounts Payable	55,890.62	38,557.97	17,332.65
2246-0000	Prepaid Rents	13,368.33	4,083.43	9,284.90
2249-0000	Accrued Other	7,323.89	7,323.89	0.00
2250-0000	Tenant Security Dep	3,409.43	3,211.26	198.17
2251-1000	Accrued Interest	3,707.00	3,707.00	0.00
2305-0000	Sales Tax Payable	582.02	1,950.63	-1,368.61
2308-0000	Unearned Revenue - Current	246,327.00	246,327.00	0.00
2310-0000	Bonds Payable - Current	160,242.75	159,634.20	608.55
2408-0000	Unearned Revenue - Noncurrent	225,801.60	246,328.96	-20,527.36
2410-0000	Bond Payable - Noncurrent	2,591,196.98	2,604,828.34	-13,631.36
2490-0000	TOTAL LIABILITIES	3,307,849.62	3,315,952.68	-8,103.06
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	8,472,672.02	8,497,021.00	-24,348.98
2740-0000	Restricted for Capital Assets	435,439.78	433,052.55	2,387.23
2750-0000	Unrestricted	2,091,646.93	2,098,390.82	-6,743.89
2760-0000	Designated Net Assets	1,400,000.00	1,400,000.00	0.00
2890-0000	TOTAL CAPITAL	12,399,758.73	12,428,464.37	-28,705.64
2990-0000	TOTAL LIABILITIES and CAPITAL	15,707,608.35	15,744,417.05	-36,808.70

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

Income Statement

Period = Jan 2014

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	0.00	0.00	194.38	0.04
3110-0000	Rent	59,516.94	51.37	241,097.51	51.63
3110-5000	Amortized Income	20,527.36	17.72	82,109.44	17.58
3114-5000	Operating Expense Reimbursement	25,728.86	22.20	95,246.01	20.40
3115-0000	CAM	8,268.50	7.14	33,074.00	7.08
3119-0000	Management Fee Income	1,140.18	0.98	4,547.37	0.97
3120-0000	Other Rents	93.59	0.08	8,304.55	1.78
3220-0000	Interest Income	542.34	0.47	2,234.38	0.48
3315-0000	Sales Tax Discount	30.00	0.03	81.24	0.02
3540-0000	Electricity Pass Thru	21.67	0.02	86.68	0.02
3990-0000	TOTAL REVENUE	115,869.44	100.00	466,975.56	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	9,875.00	8.52	39,500.00	8.46
4403-0000	Clerical Salary-Authority	3,856.68	3.33	15,422.04	3.30
4404-0000	Payroll Taxes - Authority	1,042.32	0.90	4,169.25	0.89
4405-0000	Worker's Compensation-Authority	28.00	0.02	-57.00	-0.01
4406-0000	Employee Benefits-Authority	853.36	0.74	3,376.36	0.72
4460-0000	Employee Benefits	946.93	0.82	3,787.75	0.81
4490-0000	TOTAL PAYROLL EXPENSE	16,602.29	14.33	66,198.40	14.18
4600-0000	UTILITIES				
4605-0000	Electric	5,545.70	4.79	20,426.56	4.37
4607-0000	Electric - NonCam	387.93	0.33	1,474.32	0.32
4622-0000	Demand Credit	-40.84	-0.04	-160.87	-0.03
4635-0000	Refuse Collection	902.74	0.78	2,469.88	0.53
4637-0000	Refuse - NONCAM	8.87	0.01	35.48	0.01
4640-0000	Water/Sewer	521.39	0.45	2,196.79	0.47
4642-0000	Non CAM Water/Sewer	6.22	0.01	26.22	0.01
4648-0000	Irrigation - Utility	146.48	0.13	585.58	0.13
4649-0000	Irrigation-NonCAM	0.91	0.00	3.64	0.00
4650-0000	Stormwater	263.15	0.23	1,052.60	0.23
4660-0000	Fire Service - Utility	141.16	0.12	564.64	0.12
4799-0000	TOTAL UTILITIES	7,883.71	6.80	28,674.84	6.14
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	712.34	0.15
5125-0000	Electric Supplies	0.00	0.00	1,866.60	0.40
5127-0000	NONCAM Electric Supplies	0.00	0.00	16.81	0.00
5130-0000	Electric Bulbs	0.00	0.00	791.66	0.17

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Income Statement

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		Period to Date	%	Year to Date	%
5132-0000	NONCAM Electric Bulbs	0.00	0.00	10.02	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	475.29	0.10
5145-0000	Elevator Phone Maintenance	897.28	0.77	2,075.56	0.44
5160-0000	Exterior Building Maintenance	180.00	0.16	2,025.14	0.43
5161-0000	Exterior Building Supplies	0.00	0.00	212.48	0.05
5162-0000	Non CAM Exterior Bldg Maint.	0.00	0.00	21.15	0.00
5165-0000	Emergency Light Repair	0.00	0.00	81.18	0.02
5175-0000	Fire Alarm/Sprinkler Repair	0.00	0.00	2,540.40	0.54
5180-0000	HVAC Repair	5,025.29	4.34	18,708.31	4.01
5185-0000	HVAC Supplies	0.00	0.00	47.07	0.01
5195-0000	Tree Trimming	0.00	0.00	600.00	0.13
5197-0000	Holding Pond Maintenance	0.00	0.00	4,200.00	0.90
5210-0000	Locks & Keys Repairs	0.00	0.00	471.00	0.10
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	7.80	0.00
5230-0000	Plumbing Repairs	380.54	0.33	1,378.02	0.30
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	11.15	0.00
5235-0000	Plumbing Supplies	0.00	0.00	39.33	0.01
5240-0000	Backflow Maintenance	0.00	0.00	136.50	0.03
5250-0000	Roof Repairs	135.00	0.12	135.00	0.03
5270-0000	Small Tools	0.00	0.00	113.49	0.02
5285-0000	General Building R&M & Supplies	0.00	0.00	39.37	0.01
5299-0000	TOTAL REPAIR/MAINTENANCE	6,618.11	5.71	36,715.67	7.86
5300-0000	CLEANING AND IMPROVEMENTS				
5320-0000	Cleaning Supplies	0.00	0.00	6.97	0.00
5365-0000	Interior Supplies	0.00	0.00	33.01	0.01
5370-0000	Interior Repairs	0.00	0.00	12.39	0.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	723.71	0.16
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	776.08	0.17
5400-0000	SERVICES				
5410-0000	Elevator Service	162.57	0.14	650.28	0.14
5412-0000	Elevator Service-NonCAM	2.43	0.00	9.72	0.00
5420-0000	Fire Protection System	558.32	0.48	2,723.52	0.58
5430-0000	Exterminating	629.30	0.54	1,776.06	0.38
5433-0000	Non CAM Exterminating	2.70	0.00	11.08	0.00
5447-0000	HVAC Monthly Service	206.37	0.18	7,598.03	1.63
5448-0000	Non CAM HVAC Monthly Maint	0.00	0.00	37.14	0.01
5450-0000	Janitorial Service	5,888.53	5.08	28,193.94	6.04
5455-0000	Non CAM Janitorial	138.07	0.12	552.28	0.12
5460-0000	Landscaping Service	1,961.10	1.69	13,474.35	2.89
5462-0000	Non CAM Landscaping	837.02	0.72	4,228.06	0.91
5482-0000	Non CAM Security	123.60	0.11	247.20	0.05
5499-0000	TOTAL SERVICES	10,510.01	9.07	59,501.66	12.74

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Income Statement

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		Period to Date	%	Year to Date	%
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	8,000.00	6.90	18,000.00	3.85
5520-0000	Phone Service	160.05	0.14	645.19	0.14
5522-0000	Internet Charge	71.24	0.06	285.26	0.06
5523-0000	Internet Charge-NonCAM	0.00	0.00	978.00	0.21
5530-0000	Copies	34.78	0.03	91.31	0.02
5560-0000	Fees/Licenses/Permits	6.00	0.01	24.00	0.01
5566-0000	Office Equipment Maintenance	0.00	0.00	204.24	0.04
5567-0000	Office Equip Mtnce-NonCAM	168.28	0.15	343.79	0.07
5568-0000	Dues/Seminars	-195.00	-0.17	350.00	0.08
5570-0000	Postage/Delivery	9.28	0.01	9.28	0.00
5575-0000	Professional Fees	12,270.00	10.59	19,320.00	4.14
5585-0000	Subscriptions	40.00	0.03	305.00	0.07
5586-0000	Marketing/PR	1,200.00	1.04	1,200.00	0.26
5587-0000	General Authority Expense	34.38	0.03	228.11	0.05
5588-0000	Economic Development	0.00	0.00	12,500.00	2.68
5592-0000	Non CAM Professional Fees	2,350.00	2.03	9,400.00	2.01
5594-0000	Travel	0.00	0.00	749.42	0.16
5596-0000	Other Administration Costs	185.30	0.16	477.50	0.10
5599-0000	TOTAL PROPERTY ADMINISTRATION	24,334.31	21.00	65,111.10	13.94
6110-0000	Management Fees TALCOR	5,437.62	4.69	21,750.48	4.66
6111-0000	Management Fees-NonCAM	3,312.38	2.86	13,249.52	2.84
6159-0000	TOTAL OTHER EXPENSES	8,750.00	7.55	35,000.00	7.50
7110-0000	Property Insurance	5,575.20	4.81	22,300.80	4.78
7111-0000	Property Insurance-NonCAM	2,344.46	2.02	9,345.84	2.00
7199-0000	TOTAL INSURANCE/TAXES	7,919.66	6.84	31,646.64	6.78
7800-0000	TOTAL OPERATING EXPENSES	82,618.09	71.30	323,624.39	69.30
7999-0000	NET INCOME - OPERATING	33,251.35	28.70	143,351.17	30.70
8100-0000	DEBT SERVICE				
8122-0000	Bond Interest Expense	10,485.20	9.05	42,228.67	9.04
8199-0000	TOTAL DEBT SERVICE	10,485.20	9.05	42,228.67	9.04
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	51,196.79	44.18	204,787.16	43.85
8220-0000	Amortization Expense	275.00	0.24	1,100.00	0.24
8299-0000	TOTAL OTHER EXPENSES	51,471.79	44.42	205,887.16	44.09
9900-0000	NET INCOME	-28,705.64	-24.77	-104,764.66	-22.43

Budget Comparison

Period = Jan 2014

Book = Accrual

2/26/2014 3:11 PM

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3100-1000	Miscellaneous Income	0.00	0.00	0.00	N/A	194.38	0.00	194.38	N/A	0.00
3110-0000	Rent	59,516.94	59,526.25	-9.31	-0.02	241,097.51	238,105.00	2,992.51	1.26	714,082.00
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	25,728.86	36,964.08	-11,235.22	-30.40	95,246.01	127,460.32	-32,214.31	-25.27	320,412.00
3115-0000	CAM	8,268.50	8,268.50	0.00	0.00	33,074.00	33,074.00	0.00	0.00	99,222.00
3119-0000	Management Fee Income	1,140.18	1,279.00	-138.82	-10.85	4,547.37	4,770.00	-222.63	-4.67	15,002.00
3120-0000	Other Rents	93.59	1,730.67	-1,637.08	-94.59	8,304.55	6,922.68	1,381.87	19.96	20,768.00
3220-0000	Interest Income	542.34	3,650.00	-3,107.66	-85.14	2,234.38	14,750.00	-12,515.62	-84.85	42,600.00
3315-0000	Sales Tax Discount	30.00	0.00	30.00	N/A	81.24	0.00	81.24	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	115,869.44	131,945.83	-16,076.39	-12.18	466,975.56	507,191.32	-40,215.76	-7.93	1,458,414.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	9,875.00	9,875.00	0.00	0.00	39,500.00	39,500.00	0.00	0.00	118,500.00
4403-0000	Clerical Salary-Authority	3,856.68	3,900.00	43.32	1.11	15,422.04	15,600.00	177.96	1.14	46,800.00
4404-0000	Payroll Taxes - Authority	1,042.32	1,054.00	11.68	1.11	4,169.25	4,216.00	46.75	1.11	12,645.00
4405-0000	Worker's Compensation-Authority	28.00	261.25	233.25	89.28	-57.00	1,045.00	1,102.00	105.45	3,135.00
4406-0000	Employee Benefits-Authority	853.36	1,977.42	1,124.06	56.84	3,376.36	7,909.68	4,533.32	57.31	23,729.00
4460-0000	Employee Benefits	946.93	0.00	-946.93	N/A	3,787.75	0.00	-3,787.75	N/A	0.00
4490-0000	TOTAL PAYROLL EXPENSE	16,602.29	17,067.67	465.38	2.73	66,198.40	68,270.68	2,072.28	3.04	204,809.00
4600-0000	UTILITIES									
4605-0000	Electric	5,545.70	3,959.00	-1,586.70	-40.08	20,426.56	16,915.00	-3,511.56	-20.76	54,781.00
4607-0000	Electric - NonCam	387.93	385.00	-2.93	-0.76	1,474.32	1,361.00	-113.32	-8.33	4,230.00
4622-0000	Demand Credit	-40.84	0.00	40.84	N/A	-160.87	0.00	160.87	N/A	0.00
4635-0000	Refuse Collection	902.74	513.00	-389.74	-75.97	2,469.88	1,982.00	-487.88	-24.62	5,876.00
4637-0000	Refuse - NONCAM	8.87	9.00	0.13	1.44	35.48	36.00	0.52	1.44	108.00
4640-0000	Water/Sewer	521.39	563.00	41.61	7.39	2,196.79	2,376.00	179.21	7.54	7,256.00
4642-0000	Non CAM Water/Sewer	6.22	7.00	0.78	11.14	26.22	30.00	3.78	12.60	97.00
4648-0000	Irrigation - Utility	146.48	176.00	29.52	16.77	585.58	773.00	187.42	24.25	2,556.00
4649-0000	Irrigation-NonCAM	0.91	1.00	0.09	9.00	3.64	4.00	0.36	9.00	26.00
4650-0000	Stormwater	263.15	47.00	-216.15	-459.89	1,052.60	188.00	-864.60	-459.89	564.00
4660-0000	Fire Service - Utility	141.16	28.00	-113.16	-404.14	564.64	112.00	-452.64	-404.14	336.00
4799-0000	TOTAL UTILITIES	7,883.71	5,688.00	-2,195.71	-38.60	28,674.84	23,777.00	-4,897.84	-20.60	75,830.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	1,400.00	1,400.00	100.00	712.34	5,050.00	4,337.66	85.89	11,000.00

Budget Comparison

Period = Jan 2014

Book = Accrual

2/26/2014 3:11 PM

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5122-0000	NONCAM Electrical Repairs	0.00	0.00	0.00	N/A	0.00	33.00	33.00	100.00	81.00
5125-0000	Electric Supplies	0.00	225.00	225.00	100.00	1,866.60	948.00	-918.60	-96.90	2,567.00
5127-0000	NONCAM Electric Supplies	0.00	6.00	6.00	100.00	16.81	62.00	45.19	72.89	97.00
5130-0000	Electric Bulbs	0.00	320.00	320.00	100.00	791.66	640.00	-151.66	-23.70	1,280.00
5132-0000	NONCAM Electric Bulbs	0.00	0.00	0.00	N/A	10.02	0.00	-10.02	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	475.29	0.00	-475.29	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	535.00	535.00	100.00	1,445.00
5141-0000	Elevator Maintenance-NonCAM	0.00	0.00	0.00	N/A	0.00	6.00	6.00	100.00	15.00
5145-0000	Elevator Phone Maintenance	897.28	225.00	-672.28	-298.79	2,075.56	450.00	-1,625.56	-361.24	900.00
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	1,120.00	940.00	83.93	2,025.14	4,740.00	2,714.86	57.28	12,235.00
5161-0000	Exterior Building Supplies	0.00	125.00	125.00	100.00	212.48	905.00	692.52	76.52	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	21.15	296.00	274.85	92.85	347.00
5165-0000	Emergency Light Repair	0.00	0.00	0.00	N/A	81.18	0.00	-81.18	N/A	0.00
5170-0000	Fire Extinguisher Maintenance	0.00	920.00	920.00	100.00	0.00	920.00	920.00	100.00	1,775.00
5175-0000	Fire Alarm/Sprinkler Repair	0.00	0.00	0.00	N/A	2,540.40	0.00	-2,540.40	N/A	780.00
5180-0000	HVAC Repair	5,025.29	2,250.00	-2,775.29	-123.35	18,708.31	7,750.00	-10,958.31	-141.40	30,750.00
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	47.07	100.00	52.93	52.93	400.00
5190-0000	Landscaping Supplies	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	250.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	3,450.00	3,450.00	100.00	5,900.00
5193-0000	Landscaping Expense-NonCAM	0.00	0.00	0.00	N/A	0.00	30.00	30.00	100.00	30.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	600.00	300.00	-300.00	-100.00	8,036.00
5196-0000	Tree Trimming-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	66.00
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	4,200.00	3,700.00	-500.00	-13.51	3,700.00
5210-0000	Locks & Keys Repairs	0.00	650.00	650.00	100.00	471.00	1,105.00	634.00	57.38	1,830.00
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
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	0.00	N/A	7.80	0.00	-7.80	N/A	0.00
5220-0000	Parking Lot Repairs	0.00	4,500.00	4,500.00	100.00	0.00	12,290.00	12,290.00	100.00	16,790.00
5221-0000	Parking Lot Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	210.00	210.00	100.00	210.00
5230-0000	Plumbing Repairs	380.54	800.00	419.46	52.43	1,378.02	5,125.00	3,746.98	73.11	10,925.00
5232-0000	Non CAM Plumbing Repairs	0.00	3.00	3.00	100.00	11.15	43.00	31.85	74.07	101.00
5235-0000	Plumbing Supplies	0.00	150.00	150.00	100.00	39.33	575.00	535.67	93.16	1,275.00
5237-0000	Non CAM Plumbing Supplies	0.00	10.00	10.00	100.00	0.00	20.00	20.00	100.00	30.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	136.50	0.00	-136.50	N/A	713.00
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	5.00
5245-0000	Irrigation Repairs	0.00	250.00	250.00	100.00	0.00	550.00	550.00	100.00	2,050.00
5245-5000	Irrigation Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	200.00	200.00	100.00	675.00
5250-0000	Roof Repairs	135.00	1,500.00	1,365.00	91.00	135.00	6,000.00	5,865.00	97.75	13,000.00

Budget Comparison

Period = Jan 2014

Book = Accrual

2/26/2014 3:11 PM

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
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	4,850.00	4,850.00	100.00	0.00	5,350.00	5,350.00	100.00	5,350.00
5261-0000	Non-CAM Signage	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	150.00
5270-0000	Small Tools	0.00	0.00	0.00	N/A	113.49	0.00	-113.49	N/A	0.00
5285-0000	General Building R&M & Supplies	0.00	0.00	0.00	N/A	39.37	0.00	-39.37	N/A	0.00
5290-0000	Other Maintenance	0.00	0.00	0.00	N/A	0.00	1,625.00	1,625.00	100.00	2,000.00
5299-0000	TOTAL REPAIR/MAINTENANCE	6,618.11	19,629.00	13,010.89	66.28	36,715.67	63,843.00	27,127.33	42.49	141,595.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	8,797.00	8,797.00	100.00	0.00	14,297.00	14,297.00	100.00	21,796.00
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
5315-5000	Mini Blinds-NonCAM	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	600.00
5320-0000	Cleaning Supplies	0.00	0.00	0.00	N/A	6.97	0.00	-6.97	N/A	0.00
5340-0000	Painting	0.00	5,400.00	5,400.00	100.00	0.00	11,003.00	11,003.00	100.00	14,628.00
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	33.01	2,900.00	2,866.99	98.86	2,900.00
5367-0000	Non CAM Interior Supplies	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	100.00
5370-0000	Interior Repairs	0.00	1,250.00	1,250.00	100.00	12.39	5,575.00	5,562.61	99.78	10,725.00
5375-0000	Non CAM Interior Repairs	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	750.00
5380-0000	Other Cleaning and Improvements	0.00	1,000.00	1,000.00	100.00	723.71	3,875.00	3,151.29	81.32	4,125.00
5385-0000	Non CAM Other Cleaning and Impro.	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	16,715.00	16,715.00	100.00	776.08	42,070.00	41,293.92	98.16	61,794.00
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	558.32	0.00	-558.32	N/A	2,723.52	3,015.00	291.48	9.67	7,391.00
5425-0000	Fire Protection Phone	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	4,189.00
5430-0000	Exterminating	629.30	353.00	-276.30	-78.27	1,776.06	1,712.00	-64.06	-3.74	4,836.00
5433-0000	Non CAM Exterminating	2.70	3.00	0.30	10.00	11.08	12.00	0.92	7.67	36.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	195.00	195.00	100.00	255.00
5445-5000	Backflow Prevention Svc-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	70.00
5447-0000	HVAC Monthly Service	206.37	6,420.00	6,213.63	96.79	7,598.03	12,840.00	5,241.97	40.83	25,804.00
5448-0000	Non CAM HVAC Monthly Maint	0.00	22.00	22.00	100.00	37.14	44.00	6.86	15.59	90.00
5450-0000	Janitorial Service	5,888.53	7,356.00	1,467.47	19.95	28,193.94	29,424.00	1,230.06	4.18	88,272.00
5455-0000	Non CAM Janitorial	138.07	133.00	-5.07	-3.81	552.28	532.00	-20.28	-3.81	1,596.00
5460-0000	Landscaping Service	1,961.10	1,960.00	-1.10	-0.06	13,474.35	9,802.00	-3,672.35	-37.47	39,633.00
5462-0000	Non CAM Landscaping	837.02	836.00	-1.02	-0.12	4,228.06	4,182.00	-46.06	-1.10	16,736.00

Budget Comparison

Period = Jan 2014

Book = Accrual

2/26/2014 3:11 PM

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5465-0000	Grounds Cleaning	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	1,000.00
5480-0000	Security	0.00	825.00	825.00	100.00	0.00	1,990.00	1,990.00	100.00	4,660.00
5482-0000	Non CAM Security	123.60	120.00	-3.60	-3.00	247.20	240.00	-7.20	-3.00	480.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	10,440.00
5488-0000	Window Washing Svc-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	115.00
5499-0000	TOTAL SERVICES	10,510.01	18,694.00	8,183.99	43.78	59,501.66	65,152.00	5,650.34	8.67	207,595.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	8,000.00	0.00	-8,000.00	N/A	18,000.00	18,000.00	0.00	0.00	18,000.00
5520-0000	Phone Service	160.05	138.00	-22.05	-15.98	645.19	552.00	-93.19	-16.88	1,656.00
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	71.24	71.00	-0.24	-0.34	285.26	843.00	557.74	66.16	1,970.00
5523-0000	Internet Charge-NonCAM	0.00	326.00	326.00	100.00	978.00	1,304.00	326.00	25.00	3,912.00
5530-0000	Copies	34.78	142.00	107.22	75.51	91.31	368.00	276.69	75.19	1,000.00
5560-0000	Fees/Licenses/Permits	6.00	6.00	0.00	0.00	24.00	22.00	-2.00	-9.09	710.00
5565-0000	Office Supplies	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
5566-0000	Office Equipment Maintenance	0.00	100.00	100.00	100.00	204.24	300.00	95.76	31.92	500.00
5567-0000	Office Equip Mtnce-NonCAM	168.28	32.00	-136.28	-425.88	343.79	110.00	-233.79	-212.54	353.00
5568-0000	Dues/Seminars	-195.00	0.00	195.00	N/A	350.00	0.00	-350.00	N/A	0.00
5570-0000	Postage/Delivery	9.28	10.00	0.72	7.20	9.28	40.00	30.72	76.80	120.00
5575-0000	Professional Fees	12,270.00	2,350.00	-9,920.00	-422.13	19,320.00	9,400.00	-9,920.00	-105.53	28,200.00
5580-0100	Printing	0.00	41.00	41.00	100.00	0.00	164.00	164.00	100.00	500.00
5585-0000	Subscriptions	40.00	350.00	310.00	88.57	305.00	2,970.00	2,665.00	89.73	3,225.00
5586-0000	Marketing/PR	1,200.00	26.00	-1,174.00	-4,515.38	1,200.00	126.00	-1,074.00	-852.38	509.00
5587-0000	General Authority Expense	34.38	67.00	32.62	48.69	228.11	268.00	39.89	14.88	800.00
5588-0000	Economic Development	0.00	200.00	200.00	100.00	12,500.00	12,800.00	300.00	2.34	25,500.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	30,000.00
5592-0000	Non CAM Professional Fees	2,350.00	4,433.33	2,083.33	46.99	9,400.00	17,733.32	8,333.32	46.99	53,200.00
5594-0000	Travel	0.00	1,600.00	1,600.00	100.00	749.42	3,100.00	2,350.58	75.83	10,100.00
5596-0000	Other Administration Costs	185.30	254.00	68.70	27.05	477.50	1,016.00	538.50	53.00	3,044.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	24,334.31	10,248.33	-14,085.98	-137.45	65,111.10	69,524.32	4,413.22	6.35	184,523.00
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	5,575.20	5,575.24	0.04	0.00	22,300.80	22,300.96	0.16	0.00	66,903.00
7111-0000	Property Insurance-NonCAM	2,344.46	2,344.42	-0.04	0.00	9,345.84	9,377.68	31.84	0.34	28,133.00
7199-0000	TOTAL INSURANCE/TAXES	7,919.66	7,919.66	0.00	0.00	31,646.64	31,678.64	32.00	0.10	95,036.00
7800-0000	TOTAL OPERATING EXPENSES	82,618.09	104,711.66	22,093.57	21.10	323,624.39	399,315.64	75,691.25	18.96	1,076,182.00
7999-0000	NET INCOME - OPERATING	33,251.35	27,234.17	6,017.18	22.09	143,351.17	107,875.68	35,475.49	32.89	382,232.00

Budget Comparison

Period = Jan 2014

Book = Accrual

2/26/2014 3:11 PM

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8100-0000	DEBT SERVICE									
8122-0000	Bond Interest Expense	10,485.20	10,482.00	-3.20	-0.03	42,228.67	42,222.00	-6.67	-0.02	124,282.00
8199-0000	TOTAL DEBT SERVICE	10,485.20	10,482.00	-3.20	-0.03	42,228.67	42,222.00	-6.67	-0.02	124,282.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	51,196.79	51,601.00	404.21	0.78	204,787.16	206,404.00	1,616.84	0.78	619,212.00
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	51,471.79	51,876.00	404.21	0.78	205,887.16	207,504.00	1,616.84	0.78	622,512.00
9900-0000	NET INCOME	-28,705.64	-35,123.83	6,418.19	18.27	-104,764.66	-141,850.32	37,085.66	26.14	-364,562.00

INNOVATION PARK-CENTENNIAL BLDG (centenn)

Budget Comparison

Period = Jan 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	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	13,116.35	7,798.00	5,318.35	68.20	28,383.61	31,883.00	-3,499.39	-10.98	86,692.00
3990-0000	TOTAL REVENUE	38,975.17	33,657.00	5,318.17	15.80	131,818.89	135,319.00	-3,500.11	-2.59	397,000.00
4000-0000	OPERATING EXPENSES									
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	550.00	550.00	100.00	566.04	1,100.00	533.96	48.54	2,200.00
5125-0000	Electric Supplies	0.00	125.00	125.00	100.00	532.89	250.00	-282.89	-113.16	500.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	55.08	0.00	-55.08	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	95.00	0.00	-95.00	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	160.00	160.00	100.00	640.00
5160-0000	Exterior Building Maintenance	90.00	350.00	260.00	74.29	360.00	700.00	340.00	48.57	1,400.00
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	225.00
5180-0000	HVAC Repair	0.00	1,500.00	1,500.00	100.00	1,630.67	3,000.00	1,369.33	45.64	6,000.00
5185-0000	HVAC Supplies	0.00	0.00	0.00	N/A	47.07	100.00	52.93	52.93	400.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,750.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	300.00	0.00	-300.00	N/A	1,000.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	25.00	25.00	100.00	75.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	2,000.00
5230-0000	Plumbing Repairs	0.00	500.00	500.00	100.00	5.09	1,000.00	994.91	99.49	2,000.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	125.00
5245-5000	Irrigation Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	200.00	200.00	100.00	600.00
5250-0000	Roof Repairs	135.00	0.00	-135.00	N/A	135.00	500.00	365.00	73.00	1,000.00
5285-0000	General Building R&M & Supplies	0.00	0.00	0.00	N/A	12.98	0.00	-12.98	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	225.00	3,150.00	2,925.00	92.86	3,739.82	9,285.00	5,545.18	59.72	20,415.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	2,500.00	2,500.00	100.00	5,000.00
5313-0000	Carpet Repairs	0.00	0.00	0.00	N/A	0.00	400.00	400.00	100.00	900.00
5320-0000	Cleaning Supplies	0.00	0.00	0.00	N/A	6.97	0.00	-6.97	N/A	0.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	650.00	650.00	100.00	1,450.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	33.01	1,000.00	966.99	96.70	1,000.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	0.00	400.00	400.00	100.00	1,200.00

INNOVATION PARK-CENTENNIAL BLDG (centenn)

Budget Comparison

Period = Jan 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	0.00	N/A	39.98	6,450.00	6,410.02	99.38	11,050.00
5400-0000	SERVICES									
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	0.00	415.00	415.00	100.00	4,313.00
5425-0000	Fire Protection Phone	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	4,189.00
5430-0000	Exterminating	55.00	55.00	0.00	0.00	220.00	520.00	300.00	57.69	1,260.00
5445-5000	Backflow Prevention Svc-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	70.00
5447-0000	HVAC Monthly Service	0.00	1,713.00	1,713.00	100.00	2,063.60	3,426.00	1,362.40	39.77	6,954.00
5450-0000	Janitorial Service	985.77	949.00	-36.77	-3.87	3,943.08	3,796.00	-147.08	-3.87	11,388.00
5460-0000	Landscaping Service	267.31	267.00	-0.31	-0.12	1,804.05	1,335.00	-469.05	-35.13	5,340.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,750.00
5499-0000	TOTAL SERVICES	1,308.08	2,984.00	1,675.92	56.16	8,030.73	9,492.00	1,461.27	15.39	35,264.00
5500-0000	PROPERTY ADMINISTRATION									
5575-0000	Professional Fees	9,920.00	0.00	-9,920.00	N/A	9,920.00	0.00	-9,920.00	N/A	0.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	9,920.00	0.00	-9,920.00	N/A	9,920.00	0.00	-9,920.00	N/A	0.00
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	276.56	276.58	0.02	0.01	1,106.24	1,106.32	0.08	0.01	3,319.00
7199-0000	TOTAL INSURANCE/TAXES	276.56	276.58	0.02	0.01	1,106.24	1,106.32	0.08	0.01	3,319.00
7800-0000	TOTAL OPERATING EXPENSES	13,116.35	7,797.58	-5,318.77	-68.21	28,383.61	31,881.32	3,497.71	10.97	86,692.00
7999-0000	NET INCOME - OPERATING	25,858.82	25,859.42	-0.60	0.00	103,435.28	103,437.68	-2.40	0.00	310,308.00
8100-0000	DEBT SERVICE									
8122-0000	Bond Interest Expense	10,485.20	10,482.00	-3.20	-0.03	42,228.67	42,222.00	-6.67	-0.02	124,282.00
8199-0000	TOTAL DEBT SERVICE	10,485.20	10,482.00	-3.20	-0.03	42,228.67	42,222.00	-6.67	-0.02	124,282.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	11,524.15	12,012.00	487.85	4.06	46,096.60	48,048.00	1,951.40	4.06	144,144.00
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	11,799.15	12,287.00	487.85	3.97	47,196.60	49,148.00	1,951.40	3.97	147,444.00
9900-0000	NET INCOME	3,574.47	3,090.42	484.05	15.66	14,010.01	12,067.68	1,942.33	16.10	38,582.00

CENTENNIAL - BUDGET COMPARISON

As of January 31, 2014	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	131,818.89	135,319.00	-3,500.11	-2.59
Total Operating Expenses	28,383.61	31,881.32	3,497.71	10.97
Net Operating Income	103,435.28	103,437.68	-2.40	0.00

Major Variances from Budget:

Total Revenue/Operating Expense Reimbursements

Operating Expense Reimbursement, primarily in Cleaning & Improvements and Repairs and Maintenance, are a combined \$12,000 under budget. The property did recognize an unanticipated expense of \$9,920 for the survey of the 7 lots that are included in the Authorities planned disbursement of buildings and land.

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Jan 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	7,561.72	7,451.00	110.72	1.49	30,246.88	29,804.00	442.88	1.49	89,412.00
3114-5000	Operating Expense Reimbursement	1,609.44	1,440.00	169.44	11.77	6,437.77	5,760.00	677.77	11.77	17,280.00
3315-0000	Sales Tax Discount	3.38	0.00	3.38	N/A	21.78	0.00	21.78	N/A	0.00
3990-0000	TOTAL REVENUE	9,174.54	8,891.00	283.54	3.19	36,706.43	35,564.00	1,142.43	3.21	106,692.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	2,412.37	1,400.00	-1,012.37	-72.31	8,495.12	5,600.00	-2,895.12	-51.70	18,500.00
4635-0000	Refuse Collection	434.59	0.00	-434.59	N/A	597.28	0.00	-597.28	N/A	0.00
4640-0000	Water/Sewer	159.52	150.00	-9.52	-6.35	638.09	600.00	-38.09	-6.35	1,800.00
4648-0000	Irrigation - Utility	24.57	0.00	-24.57	N/A	98.28	0.00	-98.28	N/A	0.00
4650-0000	Stormwater	217.83	0.00	-217.83	N/A	871.32	0.00	-871.32	N/A	0.00
4660-0000	Fire Service - Utility	113.87	0.00	-113.87	N/A	455.48	0.00	-455.48	N/A	0.00
4799-0000	TOTAL UTILITIES	3,362.75	1,550.00	-1,812.75	-116.95	11,155.57	6,200.00	-4,955.57	-79.93	20,300.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	146.30	250.00	103.70	41.48	750.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	75.94	250.00	174.06	69.62	750.00
5130-0000	Electric Bulbs	0.00	160.00	160.00	100.00	0.00	320.00	320.00	100.00	640.00
5145-0000	Elevator Phone Maintenance	229.00	0.00	-229.00	N/A	739.00	0.00	-739.00	N/A	0.00
5160-0000	Exterior Building Maintenance	90.00	90.00	0.00	0.00	407.44	560.00	152.56	27.24	2,180.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	125.00	125.00	100.00	500.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	335.00
5180-0000	HVAC Repair	0.00	0.00	0.00	N/A	2,588.36	500.00	-2,088.36	-417.67	2,000.00
5190-0000	Landscaping Supplies	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	250.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	750.00	750.00	100.00	2,250.00
5195-0000	Tree Trimming	0.00	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	0.00	4,500.00	4,500.00	100.00	4,500.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	0.00	750.00	750.00	100.00	2,250.00
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	39.33	200.00	160.67	80.33	600.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	125.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	200.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	350.00	350.00	100.00	1,050.00

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Jan 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5285-0000	General Building R&M & Supplies	0.00	0.00	0.00	N/A	26.39	0.00	-26.39	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	319.00	4,770.00	4,451.00	93.31	4,022.76	8,995.00	4,972.24	55.28	19,060.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	2,845.00	2,845.00	100.00	0.00	2,845.00	2,845.00	100.00	2,845.00
5370-0000	Interior Repairs	0.00	500.00	500.00	100.00	0.00	2,000.00	2,000.00	100.00	2,000.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	650.00	1,000.00	350.00	35.00	1,000.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	3,345.00	3,345.00	100.00	650.00	5,845.00	5,195.00	88.88	5,845.00
5400-0000	SERVICES									
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	330.00
5430-0000	Exterminating	55.00	55.00	0.00	0.00	295.00	220.00	-75.00	-34.09	660.00
5447-0000	HVAC Monthly Service	0.00	1,285.00	1,285.00	100.00	2,063.60	2,570.00	506.40	19.70	5,140.00
5450-0000	Janitorial Service	659.68	635.00	-24.68	-3.89	2,638.72	2,540.00	-98.72	-3.89	7,620.00
5460-0000	Landscaping Service	350.70	350.00	-0.70	-0.20	2,221.02	1,751.00	-470.02	-26.84	7,425.00
5480-0000	Security	0.00	170.00	170.00	100.00	0.00	680.00	680.00	100.00	2,040.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,450.00
5499-0000	TOTAL SERVICES	1,065.38	2,495.00	1,429.62	57.30	7,218.34	7,761.00	542.66	6.99	24,665.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	48.44	0.00	-48.44	N/A	197.56	0.00	-197.56	N/A	0.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	48.44	0.00	-48.44	N/A	197.56	0.00	-197.56	N/A	0.00
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	917.30	917.33	0.03	0.00	3,669.20	3,669.32	0.12	0.00	11,008.00
7199-0000	TOTAL INSURANCE/TAXES	917.30	917.33	0.03	0.00	3,669.20	3,669.32	0.12	0.00	11,008.00
7800-0000	TOTAL OPERATING EXPENSES	6,768.83	14,133.33	7,364.50	52.11	31,137.27	36,694.32	5,557.05	15.14	93,550.00
7999-0000	NET INCOME - OPERATING	2,405.71	-5,242.33	7,648.04	145.89	5,569.16	-1,130.32	6,699.48	592.71	13,142.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,048.25	4,031.00	-17.25	-0.43	16,193.00	16,124.00	-69.00	-0.43	48,372.00
8299-0000	TOTAL OTHER EXPENSES	4,048.25	4,031.00	-17.25	-0.43	16,193.00	16,124.00	-69.00	-0.43	48,372.00
9900-0000	NET INCOME	-1,642.54	-9,273.33	7,630.79	82.29	-10,623.84	-17,254.32	6,630.48	38.43	-35,230.00

COLLINS - BUDGET COMPARISON

As of January 31, 2014	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	36,706.43	35,564.00	1,142.43	3.21
Total Operating Expenses	31,137.27	36,694.32	5,557.05	15.14
Net Operating Income	5,569.16	-1,130.32	6,699.48	592.71

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

With the many variables associated with loss of DEP from the Collins Building last year we remain very conservative in the Cleaning & Improvements; without sacrificing acceptable building standards. We have, therefore, been able to improve upon the projected loss to the Budget to a slight gain. With the possibility of BING Energy expanding in the near future we may see this trend continuing, barring any major failures.

INNOVATION PARK -TENANTS IN COMMON (inn-tic)

Budget Comparison

Period = Jan 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3100-1000	Miscellaneous Income	0.00	0.00	0.00	N/A	194.38	0.00	194.38	N/A	0.00
3110-0000	Rent	583.33	583.00	0.33	0.06	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	2,278.09	2,278.08	0.01	0.00	9,034.69	9,112.32	-77.63	-0.85	27,337.00
3115-0000	CAM	8,268.50	8,268.50	0.00	0.00	33,074.00	33,074.00	0.00	0.00	99,222.00
3120-0000	Other Rents	0.00	1,666.67	-1,666.67	-100.00	8,023.09	6,666.68	1,356.41	20.35	20,000.00
3220-0000	Interest Income	542.34	3,650.00	-3,107.66	-85.14	2,234.38	14,750.00	-12,515.62	-84.85	42,600.00
3315-0000	Sales Tax Discount	22.29	0.00	22.29	N/A	34.42	0.00	34.42	N/A	0.00
3990-0000	TOTAL REVENUE	32,221.91	36,973.58	-4,751.67	-12.85	137,037.72	148,044.32	-11,006.60	-7.43	442,483.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	21.31	22.00	0.69	3.14	85.59	88.00	2.41	2.74	264.00
4635-0000	Refuse Collection	0.00	35.00	35.00	100.00	0.00	70.00	70.00	100.00	140.00
4648-0000	Irrigation - Utility	73.71	115.00	41.29	35.90	294.50	520.00	225.50	43.37	1,700.00
4799-0000	TOTAL UTILITIES	95.02	172.00	76.98	44.76	380.09	678.00	297.91	43.94	2,104.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,500.00
5160-0000	Exterior Building Maintenance	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	1,000.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	158.61	0.00	-158.61	N/A	0.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,500.00
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	4,200.00	3,700.00	-500.00	-13.51	3,700.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	136.50	0.00	-136.50	N/A	0.00
5245-0000	Irrigation Repairs	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	500.00
5260-0000	Signage	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5270-0000	Small Tools	0.00	0.00	0.00	N/A	113.49	0.00	-113.49	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	250.00	250.00	100.00	4,608.60	5,950.00	1,341.40	22.54	8,700.00
5400-0000	SERVICES									
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	195.00	195.00	100.00	195.00
5460-0000	Landscaping Service	269.44	270.00	0.56	0.21	1,347.20	1,349.00	1.80	0.13	5,392.00
5462-0000	Non CAM Landscaping	822.75	822.00	-0.75	-0.09	4,113.76	4,111.00	-2.76	-0.07	16,448.00

INNOVATION PARK -TENANTS IN COMMON (inn-tic)

Budget Comparison

Period = Jan 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5465-0000	Grounds Cleaning	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	1,000.00
5499-0000	TOTAL SERVICES	1,092.19	1,592.00	499.81	31.40	5,460.96	6,155.00	694.04	11.28	23,035.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	8,000.00	0.00	-8,000.00	N/A	18,000.00	18,000.00	0.00	0.00	18,000.00
5520-0000	Phone Service	111.61	113.00	1.39	1.23	447.63	452.00	4.37	0.97	1,356.00
5560-0000	Fees/Licenses/Permits	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	640.00
5575-0000	Professional Fees	2,350.00	2,350.00	0.00	0.00	9,400.00	9,400.00	0.00	0.00	28,200.00
5585-0000	Subscriptions	0.00	350.00	350.00	100.00	0.00	2,970.00	2,970.00	100.00	3,225.00
5586-0000	Marketing/PR	0.00	26.00	26.00	100.00	0.00	126.00	126.00	100.00	509.00
5588-0000	Economic Development	0.00	200.00	200.00	100.00	12,500.00	12,800.00	300.00	2.34	25,500.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	30,000.00
5592-0000	Non CAM Professional Fees	2,350.00	4,433.33	2,083.33	46.99	9,400.00	17,733.32	8,333.32	46.99	53,200.00
5596-0000	Other Administration Costs	185.30	254.00	68.70	27.05	477.50	1,016.00	538.50	53.00	3,044.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	12,996.91	7,726.33	-5,270.58	-68.22	50,225.13	62,497.32	12,272.19	19.64	163,674.00
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	691.97	692.00	0.03	0.00	2,767.88	2,768.00	0.12	0.00	8,304.00
7111-0000	Property Insurance-NonCAM	2,282.80	2,282.75	-0.05	0.00	9,099.20	9,131.00	31.80	0.35	27,393.00
7199-0000	TOTAL INSURANCE/TAXES	2,974.77	2,974.75	-0.02	0.00	11,867.08	11,899.00	31.92	0.27	35,697.00
7800-0000	TOTAL OPERATING EXPENSES	18,033.89	13,590.08	-4,443.81	-32.70	76,041.86	90,679.32	14,637.46	16.14	243,710.00
7999-0000	NET INCOME - OPERATING	14,188.02	23,383.50	-9,195.48	-39.32	60,995.86	57,365.00	3,630.86	6.33	198,773.00
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	-635.47	8,560.50	-9,195.97	-107.42	1,701.90	-1,927.00	3,628.90	188.32	20,897.00

INN-TIC - BUDGET COMPARISON

As of January 31, 2014	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	137,037.72	148,044.32	-11,006.60	-7.43
Total Operating Expenses	76,041.86	90,679.32	14,637.46	16.14
Net Operating Income	60,995.86	57,365.00	3,630.86	6.33

Major Variances from Budget:

Total Revenue

Interest Income is well below projected amounts. (\$12,515)

Total Operating Expenses

Total Professional Fees is \$12,727 under Budget. Non CAM Professional Fees represents 65% (\$8,333) of the shortage which is designated for continued use during the transfer phase of buildings and lands.

INNOVATION PARK - JOHNSON BLDG (johnson)

Budget Comparison

Period = Jan 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3114-5000	Operating Expense Reimbursement	4,727.90	10,243.00	-5,515.10	-53.84	25,539.92	39,357.00	-13,817.08	-35.11	91,860.00
3119-0000	Management Fee Income	587.72	661.00	-73.28	-11.09	2,344.00	2,458.00	-114.00	-4.64	7,746.00
3990-0000	TOTAL REVENUE	5,315.62	10,904.00	-5,588.38	-51.25	27,883.92	41,815.00	-13,931.08	-33.32	99,606.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4635-0000	Refuse Collection	171.16	168.00	-3.16	-1.88	684.64	672.00	-12.64	-1.88	2,016.00
4640-0000	Water/Sewer	120.02	125.00	4.98	3.98	505.81	566.00	60.19	10.63	1,719.00
4648-0000	Irrigation - Utility	17.62	20.00	2.38	11.90	70.48	107.00	36.52	34.13	303.00
4799-0000	TOTAL UTILITIES	308.80	313.00	4.20	1.34	1,260.93	1,345.00	84.07	6.25	4,038.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	600.00	600.00	100.00	0.00	950.00	950.00	100.00	1,900.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	460.61	75.00	-385.61	-514.15	200.00
5130-0000	Electric Bulbs	0.00	160.00	160.00	100.00	294.14	320.00	25.86	8.08	640.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	139.03	0.00	-139.03	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	210.00	210.00	100.00	420.00
5160-0000	Exterior Building Maintenance	0.00	45.00	45.00	100.00	418.15	1,140.00	721.85	63.32	3,410.00
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	2,540.40	0.00	-2,540.40	N/A	780.00
5180-0000	HVAC Repair	2,046.59	750.00	-1,296.59	-172.88	2,938.99	1,500.00	-1,438.99	-95.93	4,500.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,256.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	75.00	75.00	100.00	225.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	0.00	3,500.00	3,500.00	100.00	3,500.00
5230-0000	Plumbing Repairs	0.00	200.00	200.00	100.00	237.48	1,050.00	812.52	77.38	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	0.00	200.00	200.00	100.00	400.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	2,000.00
5299-0000	TOTAL REPAIR/MAINTENANCE	2,046.59	2,090.00	43.41	2.08	7,028.80	10,930.00	3,901.20	35.69	22,431.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	3,000.00
5313-0000	Carpet Repairs	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	1,000.00

INNOVATION PARK - JOHNSON BLDG (johnson)

Budget Comparison

Period = Jan 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
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
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,500.00
5380-0000	Other Cleaning and Improvements	0.00	1,000.00	1,000.00	100.00	0.00	1,000.00	1,000.00	100.00	1,000.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	2,800.00	2,800.00	100.00	0.00	7,000.00	7,000.00	100.00	9,500.00
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	558.32	0.00	-558.32	N/A	2,723.52	2,600.00	-123.52	-4.75	2,600.00
5430-0000	Exterminating	95.00	95.00	0.00	0.00	385.44	380.00	-5.44	-1.43	1,140.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	25.00
5447-0000	HVAC Monthly Service	0.00	1,477.00	1,477.00	100.00	1,547.70	2,954.00	1,406.30	47.61	5,908.00
5450-0000	Janitorial Service	171.91	1,920.00	1,748.09	91.05	5,300.59	7,680.00	2,379.41	30.98	23,040.00
5460-0000	Landscaping Service	275.26	275.00	-0.26	-0.09	2,204.86	1,376.00	-828.86	-60.24	5,508.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,400.00
5499-0000	TOTAL SERVICES	1,182.99	3,850.00	2,667.01	69.27	12,492.11	15,322.00	2,829.89	18.47	41,617.00
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	1,189.52	1,189.50	-0.02	0.00	4,758.08	4,758.00	-0.08	0.00	14,274.00
7199-0000	TOTAL INSURANCE/TAXES	1,189.52	1,189.50	-0.02	0.00	4,758.08	4,758.00	-0.08	0.00	14,274.00
7800-0000	TOTAL OPERATING EXPENSES	6,396.06	11,910.50	5,514.44	46.30	32,212.56	46,027.00	13,814.44	30.01	111,876.00
7999-0000	NET INCOME - OPERATING	-1,080.44	-1,006.50	-73.94	-7.35	-4,328.64	-4,212.00	-116.64	-2.77	-12,270.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	7,737.96	7,681.00	-56.96	-0.74	30,951.84	30,724.00	-227.84	-0.74	92,172.00
8299-0000	TOTAL OTHER EXPENSES	7,737.96	7,681.00	-56.96	-0.74	30,951.84	30,724.00	-227.84	-0.74	92,172.00
9900-0000	NET INCOME	-8,818.40	-8,687.50	-130.90	-1.51	-35,280.48	-34,936.00	-344.48	-0.99	-104,442.00

JOHNSON - BUDGET COMPARISON

As of January 31, 2014	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	27,883.92	41,815.00	-13,931.08	-33.32
Total Operating Expenses	32,212.56	46,027.00	13,814.44	30.01
Net Operating Income	-4,328.64	-4,212.00	-116.64	-2.77

Major Variances from Budget:

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

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Jan 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	1,028.87	888.00	140.87	15.86	3,875.05	3,552.00	323.05	9.09	10,656.00
3120-0000	Other Rents	93.59	42.00	51.59	122.83	281.46	168.00	113.46	67.54	504.00
3315-0000	Sales Tax Discount	1.04	0.00	1.04	N/A	5.41	0.00	5.41	N/A	0.00
3990-0000	TOTAL REVENUE	1,123.50	930.00	193.50	20.81	4,161.92	3,720.00	441.92	11.88	11,160.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	9,875.00	9,875.00	0.00	0.00	39,500.00	39,500.00	0.00	0.00	118,500.00
4403-0000	Clerical Salary-Authority	3,856.68	3,900.00	43.32	1.11	15,422.04	15,600.00	177.96	1.14	46,800.00
4404-0000	Payroll Taxes - Authority	1,042.32	1,054.00	11.68	1.11	4,169.25	4,216.00	46.75	1.11	12,645.00
4405-0000	Worker's Compensation-Authority	28.00	261.25	233.25	89.28	-57.00	1,045.00	1,102.00	105.45	3,135.00
4406-0000	Employee Benefits-Authority	853.36	1,977.42	1,124.06	56.84	3,376.36	7,909.68	4,533.32	57.31	23,729.00
4460-0000	Employee Benefits	946.93	0.00	-946.93	N/A	3,787.75	0.00	-3,787.75	N/A	0.00
4490-0000	TOTAL PAYROLL EXPENSE	16,602.29	17,067.67	465.38	2.73	66,198.40	68,270.68	2,072.28	3.04	204,809.00
4600-0000	UTILITIES									
4605-0000	Electric	207.46	162.00	-45.46	-28.06	750.09	627.00	-123.09	-19.63	1,942.00
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	33.58	40.00	6.42	16.05	175.18	148.00	-27.18	-18.36	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	313.65	294.00	-19.65	-6.68	1,215.71	1,143.00	-72.71	-6.36	3,498.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	400.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	24.66	123.00	98.34	79.95	492.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	208.85	0.00	-208.85	N/A	0.00
5145-0000	Elevator Phone Maintenance	443.28	0.00	-443.28	N/A	886.56	0.00	-886.56	N/A	0.00
5160-0000	Exterior Building Maintenance	0.00	0.00	0.00	N/A	0.00	125.00	125.00	100.00	375.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	53.87	75.00	21.13	28.17	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	10.00
5180-0000	HVAC Repair	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	750.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	300.00	0.00	-300.00	N/A	1,500.00
5210-0000	Locks & Keys Repairs	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	100.00
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	0.00	N/A	7.80	0.00	-7.80	N/A	0.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	233.37	150.00	-83.37	-55.58	300.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	90.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	450.00
5290-0000	Other Maintenance	0.00	0.00	0.00	N/A	0.00	125.00	125.00	100.00	500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	443.28	50.00	-393.28	-786.56	1,715.11	1,148.00	-567.11	-49.40	5,192.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	500.00

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Jan 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	0.00	125.00	125.00	100.00	375.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	125.00	125.00	100.00	375.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	500.00	500.00	100.00	0.00	750.00	750.00	100.00	1,250.00
5400-0000	SERVICES									
5430-0000	Exterminating	302.00	25.00	-277.00	-1,108.00	377.00	100.00	-277.00	-277.00	300.00
5447-0000	HVAC Monthly Service	206.37	168.00	-38.37	-22.84	206.37	336.00	129.63	38.58	672.00
5450-0000	Janitorial Service	177.66	176.00	-1.66	-0.94	710.64	704.00	-6.64	-0.94	2,112.00
5460-0000	Landscaping Service	320.76	320.00	-0.76	-0.24	2,071.32	1,602.00	-469.32	-29.30	6,416.00
5480-0000	Security	0.00	430.00	430.00	100.00	0.00	860.00	860.00	100.00	1,720.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	290.00
5499-0000	TOTAL SERVICES	1,006.79	1,119.00	112.21	10.03	3,365.33	3,602.00	236.67	6.57	11,510.00
5500-0000	PROPERTY ADMINISTRATION									
5522-0000	Internet Charge	71.24	71.00	-0.24	-0.34	285.26	843.00	557.74	66.16	1,970.00
5530-0000	Copies	34.78	142.00	107.22	75.51	91.31	368.00	276.69	75.19	1,000.00
5560-0000	Fees/Licenses/Permits	6.00	6.00	0.00	0.00	24.00	22.00	-2.00	-9.09	70.00
5565-0000	Office Supplies	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
5566-0000	Office Equipment Maintenance	0.00	100.00	100.00	100.00	204.24	300.00	95.76	31.92	500.00
5568-0000	Dues/Seminars	-195.00	0.00	195.00	N/A	350.00	0.00	-350.00	N/A	0.00
5570-0000	Postage/Delivery	9.28	10.00	0.72	7.20	9.28	40.00	30.72	76.80	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	40.00	0.00	-40.00	N/A	305.00	0.00	-305.00	N/A	0.00
5586-0000	Marketing/PR	1,200.00	0.00	-1,200.00	N/A	1,200.00	0.00	-1,200.00	N/A	0.00
5587-0000	General Authority Expense	34.38	67.00	32.62	48.69	228.11	268.00	39.89	14.88	800.00
5594-0000	Travel	0.00	1,600.00	1,600.00	100.00	749.42	3,100.00	2,350.58	75.83	10,100.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	1,200.68	2,137.00	936.32	43.81	3,446.62	5,505.00	2,058.38	37.39	16,260.00
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	307.26	307.25	-0.01	0.00	1,229.04	1,229.00	-0.04	0.00	3,687.00
7199-0000	TOTAL INSURANCE/TAXES	307.26	307.25	-0.01	0.00	1,229.04	1,229.00	-0.04	0.00	3,687.00
7800-0000	TOTAL OPERATING EXPENSES	19,992.70	21,593.92	1,601.22	7.42	77,645.21	82,123.68	4,478.47	5.45	247,634.00
7999-0000	NET INCOME - OPERATING	-18,869.20	-20,663.92	1,794.72	8.69	-73,483.29	-78,403.68	4,920.39	6.28	-236,474.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	888.48	896.00	7.52	0.84	3,553.92	3,584.00	30.08	0.84	10,752.00
8299-0000	TOTAL OTHER EXPENSES	888.48	896.00	7.52	0.84	3,553.92	3,584.00	30.08	0.84	10,752.00
9900-0000	NET INCOME	-19,757.68	-21,559.92	1,802.24	8.36	-77,037.21	-81,987.68	4,950.47	6.04	-247,226.00

KNIGHT - BUDGET COMPARISON

As of January 31, 2014	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	4,161.92	3,720.00	441.92	11.88
Total Operating Expenses	77,645.21	82,123.68	4,478.47	5.45
Net Operating Income	-73,483.29	-78,403.68	4,920.39	6.28

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

No major Variances to report for the month of January

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Jan 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	13,139.63	13,100.25	39.38	0.30	54,928.70	52,401.00	2,527.70	4.82	157,203.00
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	2.29	0.00	2.29	N/A	13.42	0.00	13.42	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	13,163.59	13,122.25	41.34	0.32	55,028.80	52,489.00	2,539.80	4.84	157,467.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	2,904.56	2,375.00	-529.56	-22.30	11,095.76	10,600.00	-495.76	-4.68	34,075.00
4622-0000	Demand Credit	-40.84	0.00	40.84	N/A	-160.87	0.00	160.87	N/A	0.00
4635-0000	Refuse Collection	139.00	138.00	-1.00	-0.72	556.00	552.00	-4.00	-0.72	1,656.00
4640-0000	Water/Sewer	97.48	117.00	19.52	16.68	410.80	502.00	91.20	18.17	1,506.00
4648-0000	Irrigation - Utility	14.31	23.00	8.69	37.78	57.24	73.00	15.76	21.59	276.00
4799-0000	TOTAL UTILITIES	3,114.51	2,653.00	-461.51	-17.40	11,958.93	11,727.00	-231.93	-1.98	37,513.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	250.00	250.00	100.00	0.00	1,000.00	1,000.00	100.00	2,500.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	473.32	50.00	-423.32	-846.64	275.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	183.62	0.00	-183.62	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	112.92	0.00	-112.92	N/A	0.00
5140-0000	Elevator Maintenance	0.00	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	376.90	585.00	208.10	35.57	1,345.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	500.00
5165-0000	Emergency Light Repair	0.00	0.00	0.00	N/A	81.18	0.00	-81.18	N/A	0.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	285.00
5180-0000	HVAC Repair	2,866.20	0.00	-2,866.20	N/A	4,138.79	1,000.00	-3,138.79	-313.88	5,000.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,020.00
5210-0000	Locks & Keys Repairs	0.00	180.00	180.00	100.00	471.00	365.00	-106.00	-29.04	550.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	3,500.00
5230-0000	Plumbing Repairs	380.54	0.00	-380.54	N/A	555.26	975.00	419.74	43.05	1,475.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	75.00

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Jan 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	200.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	2,500.00
5260-0000	Signage	0.00	2,500.00	2,500.00	100.00	0.00	2,500.00	2,500.00	100.00	2,500.00
5290-0000	Other Maintenance	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	3,471.74	3,200.00	-271.74	-8.49	6,842.99	10,815.00	3,972.01	36.73	25,055.00
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
5315-5000	Mini Blinds-NonCAM	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	600.00
5340-0000	Painting	0.00	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	0.00	400.00	400.00	100.00	400.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	12.39	400.00	387.61	96.90	2,200.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	3,050.00	3,050.00	100.00	12.39	6,025.00	6,012.61	99.79	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	184.41	180.00	-4.41	-2.45	540.00
5447-0000	HVAC Monthly Service	0.00	372.00	372.00	100.00	619.00	744.00	125.00	16.80	1,510.00
5450-0000	Janitorial Service	1,730.45	1,594.00	-136.45	-8.56	6,948.67	6,376.00	-572.67	-8.98	19,128.00
5460-0000	Landscaping Service	223.55	224.00	0.45	0.20	1,790.67	1,119.00	-671.67	-60.02	4,472.00
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	2,037.00	2,498.00	461.00	18.45	9,694.75	9,021.00	-673.75	-7.47	28,406.00
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	966.07	966.08	0.01	0.00	3,864.28	3,864.32	0.04	0.00	11,593.00
7199-0000	TOTAL INSURANCE/TAXES	966.07	966.08	0.01	0.00	3,864.28	3,864.32	0.04	0.00	11,593.00
7800-0000	TOTAL OPERATING EXPENSES	10,968.79	13,746.08	2,777.29	20.20	37,891.22	46,968.32	9,077.10	19.33	131,965.00
7999-0000	NET INCOME - OPERATING	2,194.80	-623.83	2,818.63	451.83	17,137.58	5,520.68	11,616.90	210.43	25,502.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,195.17	4,195.00	-0.17	0.00	16,780.68	16,780.00	-0.68	0.00	50,340.00
8299-0000	TOTAL OTHER EXPENSES	4,195.17	4,195.00	-0.17	0.00	16,780.68	16,780.00	-0.68	0.00	50,340.00

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Jan 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9900-0000	NET INCOME	-2,000.37	-4,818.83	2,818.46	58.49	356.90	-11,259.32	11,616.22	103.17	-24,838.00

MORGAN - BUDGET COMPARISON

As of January 31, 2014	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	55,028.80	52,489.00	2,539.80	4.84
Total Operating Expenses	37,891.22	46,968.32	9,077.10	19.33
Net Operating Income	17,137.58	5,520.68	11,616.90	210.43

Major Variances from Budget:

1) Total Operating Expenses

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

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Jan 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	10,719.57	10,720.00	-0.43	0.00	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	0.00	100.00	100.00	100.00	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
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	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	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	3,000.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	2,090.00	2,090.00	100.00	90.00	3,215.00	3,125.00	97.20	7,370.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	3,000.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	750.00	750.00	100.00	1,500.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	1,500.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	0.00	N/A	0.00	2,750.00	2,750.00	100.00	6,000.00
5400-0000	SERVICES									
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	148.00
5430-0000	Exterminating	35.00	35.00	0.00	0.00	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	485.00	485.00	100.00	515.90	970.00	454.10	46.81	1,940.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,300.00
5499-0000	TOTAL SERVICES	35.00	520.00	485.00	93.27	655.90	1,110.00	454.10	40.91	3,843.00
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	128.50	128.50	0.00	0.00	514.00	514.00	0.00	0.00	1,542.00
7199-0000	TOTAL INSURANCE/TAXES	128.50	128.50	0.00	0.00	514.00	514.00	0.00	0.00	1,542.00

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Jan 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7800-0000	TOTAL OPERATING EXPENSES	785.23	3,360.50	2,575.27	76.63	3,746.82	10,077.00	6,330.18	62.82	26,219.00
7999-0000	NET INCOME - OPERATING	9,934.34	7,359.50	2,574.84	34.99	39,131.46	32,803.00	6,328.46	19.29	102,421.00
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	6,860.19	4,301.50	2,558.69	59.48	26,834.86	20,571.00	6,263.86	30.45	65,725.00

PHIPPS - BUDGET COMPARISON

As of January 31, 2014	<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	3,746.82	10,077.00	6,330.18	62.82
Net Operating Income	39,131.46	32,803.00	6,328.46	19.29

Major Variances from Budget:

Total Operating Expenses

Repairs and Maintenance, Cleaning & Improvements are a combined \$5,875 under budget. It is projected that these 2 accounts will, in time over the course of the year, balance out once the projects are completed.

INNOVATION PARK - SLIGER BLDG (sliger)

Budget Comparison

Period = Jan 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	625.00	925.00	-300.00	-32.43	3,400.00	3,700.00	-300.00	-8.11	10,867.00
3114-5000	Operating Expense Reimbursement	3,997.08	15,205.00	-11,207.92	-73.71	25,850.02	41,348.00	-15,497.98	-37.48	97,243.00
3119-0000	Management Fee Income	552.46	618.00	-65.54	-10.61	2,203.37	2,312.00	-108.63	-4.70	7,256.00
3315-0000	Sales Tax Discount	1.00	0.00	1.00	N/A	6.21	0.00	6.21	N/A	0.00
3990-0000	TOTAL REVENUE	5,175.54	16,748.00	-11,572.46	-69.10	31,459.60	47,360.00	-15,900.40	-33.57	115,366.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4607-0000	Electric - NonCam	387.93	385.00	-2.93	-0.76	1,474.32	1,361.00	-113.32	-8.33	4,230.00
4635-0000	Refuse Collection	157.99	155.00	-2.99	-1.93	631.96	620.00	-11.96	-1.93	1,860.00
4637-0000	Refuse - NONCAM	8.87	9.00	0.13	1.44	35.48	36.00	0.52	1.44	108.00
4640-0000	Water/Sewer	110.79	131.00	20.21	15.43	466.91	560.00	93.09	16.62	1,779.00
4642-0000	Non CAM Water/Sewer	6.22	7.00	0.78	11.14	26.22	30.00	3.78	12.60	97.00
4648-0000	Irrigation - Utility	16.27	18.00	1.73	9.61	65.08	73.00	7.92	10.85	277.00
4649-0000	Irrigation-NonCAM	0.91	1.00	0.09	9.00	3.64	4.00	0.36	9.00	26.00
4799-0000	TOTAL UTILITIES	688.98	706.00	17.02	2.41	2,703.61	2,684.00	-19.61	-0.73	8,377.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	0.00	550.00	550.00	100.00	1,350.00
5122-0000	NONCAM Electrical Repairs	0.00	0.00	0.00	N/A	0.00	33.00	33.00	100.00	81.00
5125-0000	Electric Supplies	0.00	100.00	100.00	100.00	299.18	200.00	-99.18	-49.59	350.00
5127-0000	NONCAM Electric Supplies	0.00	6.00	6.00	100.00	16.81	62.00	45.19	72.89	97.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	49.97	0.00	-49.97	N/A	0.00
5132-0000	NONCAM Electric Bulbs	0.00	0.00	0.00	N/A	10.02	0.00	-10.02	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	128.34	0.00	-128.34	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	255.00
5141-0000	Elevator Maintenance-NonCAM	0.00	0.00	0.00	N/A	0.00	6.00	6.00	100.00	15.00
5145-2310	Security Monitro Cont-NonCAM	0.00	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	372.65	640.00	267.35	41.77	1,455.00
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	21.15	296.00	274.85	92.85	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	112.50	0.00	-112.50	N/A	7,411.50	1,250.00	-6,161.50	-492.92	11,500.00
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

INNOVATION PARK - SLIGER BLDG (sliger)

Budget Comparison

Period = Jan 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5193-0000	Landscaping Expense-NonCAM	0.00	0.00	0.00	N/A	0.00	30.00	30.00	100.00	30.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,160.00
5196-0000	Tree Trimming-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	66.00
5210-0000	Locks & Keys Repairs	0.00	150.00	150.00	100.00	0.00	300.00	300.00	100.00	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	0.00	3,290.00	3,290.00	100.00	3,290.00
5221-0000	Parking Lot Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	210.00	210.00	100.00	210.00
5230-0000	Plumbing Repairs	0.00	100.00	100.00	100.00	346.82	1,100.00	753.18	68.47	2,450.00
5232-0000	Non CAM Plumbing Repairs	0.00	3.00	3.00	100.00	11.15	43.00	31.85	74.07	101.00
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	0.00	20.00	20.00	100.00	30.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	83.00
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	5.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	750.00
5245-5000	Irrigation Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	75.00
5250-0000	Roof Repairs	0.00	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	0.00	2,350.00	2,350.00	100.00	2,350.00
5261-0000	Non-CAM Signage	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	150.00
5299-0000	TOTAL REPAIR/MAINTENANCE	112.50	4,029.00	3,916.50	97.21	8,667.59	13,505.00	4,837.41	35.82	33,372.00
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	0.00	750.00	750.00	100.00	0.00	1,150.00	1,150.00	100.00	1,950.00
5375-0000	Non CAM Interior Repairs	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	750.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	73.71	250.00	176.29	70.52	250.00
5385-0000	Non CAM Other Cleaning and Impro.	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	7,020.00	7,020.00	100.00	73.71	13,250.00	13,176.29	99.44	15,299.00
5400-0000	SERVICES									

INNOVATION PARK - SLIGER BLDG (sliger)

Budget Comparison

Period = Jan 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
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	174.21	172.00	-2.21	-1.28	516.00
5433-0000	Non CAM Exterminating	2.70	3.00	0.30	10.00	11.08	12.00	0.92	7.67	36.00
5447-0000	HVAC Monthly Service	0.00	920.00	920.00	100.00	581.86	1,840.00	1,258.14	68.38	3,680.00
5448-0000	Non CAM HVAC Monthly Maint	0.00	22.00	22.00	100.00	37.14	44.00	6.86	15.59	90.00
5450-0000	Janitorial Service	2,163.06	2,082.00	-81.06	-3.89	8,652.24	8,328.00	-324.24	-3.89	24,984.00
5455-0000	Non CAM Janitorial	138.07	133.00	-5.07	-3.81	552.28	532.00	-20.28	-3.81	1,596.00
5460-0000	Landscaping Service	254.08	254.00	-0.08	-0.03	2,035.23	1,270.00	-765.23	-60.25	5,080.00
5462-0000	Non CAM Landscaping	14.27	14.00	-0.27	-1.93	114.30	71.00	-43.30	-60.99	288.00
5482-0000	Non CAM Security	123.60	120.00	-3.60	-3.00	247.20	240.00	-7.20	-3.00	480.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,850.00
5488-0000	Window Washing Svc-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	115.00
5499-0000	TOTAL SERVICES	2,782.58	3,636.00	853.42	23.47	12,583.54	12,689.00	105.46	0.83	39,255.00
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	0.00	326.00	326.00	100.00	978.00	1,304.00	326.00	25.00	3,912.00
5567-0000	Office Equip Mtnce-NonCAM	168.28	32.00	-136.28	-425.88	343.79	110.00	-233.79	-212.54	353.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	168.28	385.00	216.72	56.29	1,321.79	1,522.00	200.21	13.15	4,589.00
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	1,098.02	1,098.00	-0.02	0.00	4,392.08	4,392.00	-0.08	0.00	13,176.00
7111-0000	Property Insurance-NonCAM	61.66	61.67	0.01	0.02	246.64	246.68	0.04	0.02	740.00
7199-0000	TOTAL INSURANCE/TAXES	1,159.68	1,159.67	-0.01	0.00	4,638.72	4,638.68	-0.04	0.00	13,916.00
7800-0000	TOTAL OPERATING EXPENSES	6,556.24	18,579.67	12,023.43	64.71	36,565.84	54,864.68	18,298.84	33.35	134,536.00
7999-0000	NET INCOME - OPERATING	-1,380.70	-1,831.67	450.97	24.62	-5,106.24	-7,504.68	2,398.44	31.96	-19,170.00
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	-6,285.84	-6,736.67	450.83	6.69	-24,726.80	-27,124.68	2,397.88	8.84	-78,030.00

SLIGER - BUDGET COMPARISON

As of January 31, 2014	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	31,459.60	47,360.00	-15,900.40	-33.57
Total Operating Expenses	36,565.84	54,864.68	18,298.84	33.35
Net Operating Income	-5,106.24	-7,504.68	2,398.44	31.96

Major Variances from Budget:

Total Revenue/Total Operating Expenses

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

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

Cash Flow Statement

Period = Jan 2014

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	0.00	0.00	194.38	0.04
3110-0000	Rent	59,516.94	51.37	241,097.51	51.63
3110-5000	Amortized Income	20,527.36	17.72	82,109.44	17.58
3114-5000	Operating Expense Reimbursement	25,728.86	22.20	95,246.01	20.40
3115-0000	CAM	8,268.50	7.14	33,074.00	7.08
3119-0000	Management Fee Income	1,140.18	0.98	4,547.37	0.97
3120-0000	Other Rents	93.59	0.08	8,304.55	1.78
3220-0000	Interest Income	542.34	0.47	2,234.38	0.48
3315-0000	Sales Tax Discount	30.00	0.03	81.24	0.02
3540-0000	Electricity Pass Thru	21.67	0.02	86.68	0.02
3990-0000	TOTAL REVENUE	115,869.44	100.00	466,975.56	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	9,875.00	8.52	39,500.00	8.46
4403-0000	Clerical Salary-Authority	3,856.68	3.33	15,422.04	3.30
4404-0000	Payroll Taxes - Authority	1,042.32	0.90	4,169.25	0.89
4405-0000	Worker's Compensation-Authority	28.00	0.02	-57.00	-0.01
4406-0000	Employee Benefits-Authority	853.36	0.74	3,376.36	0.72
4460-0000	Employee Benefits	946.93	0.82	3,787.75	0.81
4490-0000	TOTAL PAYROLL EXPENSE	16,602.29	14.33	66,198.40	14.18
4600-0000	UTILITIES				
4605-0000	Electric	5,545.70	4.79	20,426.56	4.37
4607-0000	Electric - NonCam	387.93	0.33	1,474.32	0.32
4622-0000	Demand Credit	-40.84	-0.04	-160.87	-0.03
4635-0000	Refuse Collection	902.74	0.78	2,469.88	0.53
4637-0000	Refuse - NONCAM	8.87	0.01	35.48	0.01
4640-0000	Water/Sewer	521.39	0.45	2,196.79	0.47
4642-0000	Non CAM Water/Sewer	6.22	0.01	26.22	0.01
4648-0000	Irrigation - Utility	146.48	0.13	585.58	0.13
4649-0000	Irrigation-NonCAM	0.91	0.00	3.64	0.00
4650-0000	Stormwater	263.15	0.23	1,052.60	0.23
4660-0000	Fire Service - Utility	141.16	0.12	564.64	0.12
4799-0000	TOTAL UTILITIES	7,883.71	6.80	28,674.84	6.14
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	712.34	0.15
5125-0000	Electric Supplies	0.00	0.00	1,866.60	0.40
5127-0000	NONCAM Electric Supplies	0.00	0.00	16.81	0.00
5130-0000	Electric Bulbs	0.00	0.00	791.66	0.17
5132-0000	NONCAM Electric Bulbs	0.00	0.00	10.02	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	475.29	0.10
5145-0000	Elevator Phone Maintenance	897.28	0.77	2,075.56	0.44
5160-0000	Exterior Building Maintenance	180.00	0.16	2,025.14	0.43
5161-0000	Exterior Building Supplies	0.00	0.00	212.48	0.05
5162-0000	Non CAM Exterior Bldg Maint.	0.00	0.00	21.15	0.00

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

Cash Flow Statement

Period = Jan 2014

Book = Accrual

		Period to Date	%	Year to Date	%
5165-0000	Emergency Light Repair	0.00	0.00	81.18	0.02
5175-0000	Fire Alarm/Sprinkler Repair	0.00	0.00	2,540.40	0.54
5180-0000	HVAC Repair	5,025.29	4.34	18,708.31	4.01
5185-0000	HVAC Supplies	0.00	0.00	47.07	0.01
5195-0000	Tree Trimming	0.00	0.00	600.00	0.13
5197-0000	Holding Pond Maintenance	0.00	0.00	4,200.00	0.90
5210-0000	Locks & Keys Repairs	0.00	0.00	471.00	0.10
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	7.80	0.00
5230-0000	Plumbing Repairs	380.54	0.33	1,378.02	0.30
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	11.15	0.00
5235-0000	Plumbing Supplies	0.00	0.00	39.33	0.01
5240-0000	Backflow Maintenance	0.00	0.00	136.50	0.03
5250-0000	Roof Repairs	135.00	0.12	135.00	0.03
5270-0000	Small Tools	0.00	0.00	113.49	0.02
5285-0000	General Building R&M & Supplies	0.00	0.00	39.37	0.01
5299-0000	TOTAL REPAIR/MAINTENANCE	6,618.11	5.71	36,715.67	7.86
5300-0000	CLEANING AND IMPROVEMENTS				
5320-0000	Cleaning Supplies	0.00	0.00	6.97	0.00
5365-0000	Interior Supplies	0.00	0.00	33.01	0.01
5370-0000	Interior Repairs	0.00	0.00	12.39	0.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	723.71	0.16
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	776.08	0.17
5400-0000	SERVICES				
5410-0000	Elevator Service	162.57	0.14	650.28	0.14
5412-0000	Elevator Service-NonCAM	2.43	0.00	9.72	0.00
5420-0000	Fire Protection System	558.32	0.48	2,723.52	0.58
5430-0000	Exterminating	629.30	0.54	1,776.06	0.38
5433-0000	Non CAM Exterminating	2.70	0.00	11.08	0.00
5447-0000	HVAC Monthly Service	206.37	0.18	7,598.03	1.63
5448-0000	Non CAM HVAC Monthly Maint	0.00	0.00	37.14	0.01
5450-0000	Janitorial Service	5,888.53	5.08	28,193.94	6.04
5455-0000	Non CAM Janitorial	138.07	0.12	552.28	0.12
5460-0000	Landscaping Service	1,961.10	1.69	13,474.35	2.89
5462-0000	Non CAM Landscaping	837.02	0.72	4,228.06	0.91
5482-0000	Non CAM Security	123.60	0.11	247.20	0.05
5499-0000	TOTAL SERVICES	10,510.01	9.07	59,501.66	12.74
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	8,000.00	6.90	18,000.00	3.85
5520-0000	Phone Service	160.05	0.14	645.19	0.14
5522-0000	Internet Charge	71.24	0.06	285.26	0.06
5523-0000	Internet Charge-NonCAM	0.00	0.00	978.00	0.21
5530-0000	Copies	34.78	0.03	91.31	0.02
5560-0000	Fees/Licenses/Permits	6.00	0.01	24.00	0.01
5566-0000	Office Equipment Maintenance	0.00	0.00	204.24	0.04
5567-0000	Office Equip Mtnc-NonCAM	168.28	0.15	343.79	0.07
5568-0000	Dues/Seminars	-195.00	-0.17	350.00	0.08
5570-0000	Postage/Delivery	9.28	0.01	9.28	0.00

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

Cash Flow Statement

Period = Jan 2014

Book = Accrual

		Period to Date	%	Year to Date	%
5575-0000	Professional Fees	12,270.00	10.59	19,320.00	4.14
5585-0000	Subscriptions	40.00	0.03	305.00	0.07
5586-0000	Marketing/PR	1,200.00	1.04	1,200.00	0.26
5587-0000	General Authority Expense	34.38	0.03	228.11	0.05
5588-0000	Economic Development	0.00	0.00	12,500.00	2.68
5592-0000	Non CAM Professional Fees	2,350.00	2.03	9,400.00	2.01
5594-0000	Travel	0.00	0.00	749.42	0.16
5596-0000	Other Administration Costs	185.30	0.16	477.50	0.10
5599-0000	TOTAL PROPERTY ADMINISTRATION	24,334.31	21.00	65,111.10	13.94
6110-0000	Management Fees TALCOR	5,437.62	4.69	21,750.48	4.66
6111-0000	Management Fees-NonCAM	3,312.38	2.86	13,249.52	2.84
6159-0000	TOTAL OTHER EXPENSES	8,750.00	7.55	35,000.00	7.50
7110-0000	Property Insurance	5,575.20	4.81	22,300.80	4.78
7111-0000	Property Insurance-NonCAM	2,344.46	2.02	9,345.84	2.00
7199-0000	TOTAL INSURANCE/TAXES	7,919.66	6.84	31,646.64	6.78
7800-0000	TOTAL OPERATING EXPENSES	82,618.09	71.30	323,624.39	69.30
7999-0000	NET INCOME - OPERATING	33,251.35	28.70	143,351.17	30.70
8100-0000	DEBT SERVICE				
8122-0000	Bond Interest Expense	10,485.20	9.05	42,228.67	9.04
8199-0000	TOTAL DEBT SERVICE	10,485.20	9.05	42,228.67	9.04
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	51,196.79	44.18	204,787.16	43.85
8220-0000	Amortization Expense	275.00	0.24	1,100.00	0.24
8299-0000	TOTAL OTHER EXPENSES	51,471.79	44.42	205,887.16	44.09
9900-0000	NET INCOME	-28,705.64	-24.77	-104,764.66	-22.43
Adjustments					
1203-0000	A/R-Tenant	-10,546.59	-9.10	-42,186.36	-9.03
1204-0000	AR-Tenant Expenses to be Reimbursed	0.00	0.00	20.00	0.00
1206-0000	Other Receivables	0.68	0.00	0.09	0.00
1210-0000	Accounts Receivable	-261.44	-0.23	139,574.36	29.89
1590-0000	Accumulated Depreciation	51,196.79	44.18	204,787.16	43.85
1625-0000	HVAC	-13,825.00	-11.93	-13,825.00	-2.96
1753-0000	Accumulated Amortization	275.00	0.24	1,100.00	0.24
1913-0000	Prepaid Insurance	1,516.15	1.31	-13,133.91	-2.81
1925-0000	Investments	-484.62	-0.42	-2,013.46	-0.43
2236-0000	Accounts Payable	17,332.65	14.96	35,071.06	7.51
2246-0000	Prepaid Rents	9,284.90	8.01	11,417.75	2.44
2249-0000	Accrued Other	0.00	0.00	1,355.69	0.29
2250-0000	Tenant Security Dep	198.17	0.17	198.17	0.04
2305-0000	Sales Tax Payable	-1,368.61	-1.18	-1,922.44	-0.41
2310-0000	Bonds Payable - Current	608.55	0.53	2,413.90	0.52
2408-0000	Unearned Revenue - Noncurrent	-20,527.36	-17.72	-82,109.44	-17.58
2410-0000	Bond Payable - Noncurrent	-13,631.36	-11.76	-54,217.27	-11.61
	Total Adjustments	19,767.91	17.06	186,530.30	39.94

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

Cash Flow Statement

Period = Jan 2014

Book = Accrual

		Period to Date	%	Year to Date	%
Cash Flow		-8,937.73	-7.71	81,765.64	17.51
Period to Date		Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	278,473.19	267,148.23	-11,324.96	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
1150-4000	Reserve Fund - Hancock	26,629.23	26,631.49	2.26	
1155-4000	Sinking Fund -Cash-Hancock	406,423.32	408,808.29	2,384.97	
Total Cash		711,725.74	702,788.01	-8,937.73	
Year to Date		Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	220,789.55	267,148.23	46,358.68	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
1150-4000	Reserve Fund - Hancock	26,622.52	26,631.49	8.97	
1155-4000	Sinking Fund -Cash-Hancock	373,410.30	408,808.29	35,397.99	
Total Cash		621,022.37	702,788.01	81,765.64	

LCRDA - OPERATING ACCOUNT

2/24/2014

Bank Reconciliation Report**01/31/2014****Balance Per Bank Statement as of 01/31/2014****271,429.16****Outstanding Deposits**

Deposit Date	Deposit Number	Amount
01/31/2014	156	5,243.81
01/31/2014	157	4,671.08
Plus:	Outstanding Deposits	9,914.89
Outstanding Checks		

Check Date	Check Number	Payee	Amount
01/13/2014	1116	nwrdc - Florida State University	-326.00
01/31/2014	20314	utltal - City of Tallahassee	-210.53
01/31/2014	2012014	cnainsur - CNA INSURANCE	-6,403.51
01/31/2014	2032014	utltal - City of Tallahassee	-334.51
01/31/2014	2032014	utltal - City of Tallahassee	-9.26
01/31/2014	2032014	utltal - City of Tallahassee	-85.76
01/31/2014	2032014	utltal - City of Tallahassee	-387.93
01/31/2014	2032014	utltal - City of Tallahassee	-2,945.39
01/31/2014	2032014	utltal - City of Tallahassee	-384.23
01/31/2014	2032014	utltal - City of Tallahassee	-526.13
01/31/2014	2032014	utltal - City of Tallahassee	-1,473.17
01/31/2014	2032014	utltal - City of Tallahassee	-313.65
01/31/2014	2032014	utltal - City of Tallahassee	-795.79
Less:	Outstanding Checks		-14,195.86
	Reconciled Bank Balance		267,148.19

Balance per GL as of 01/31/2014**267,148.23****Bank Reconciling Items**

Date	Notes	Amount
07/31/2013	1cent difference	-0.01
08/31/2013	rounding diff	-0.03
blank	Book Reconciling Items	-0.04
	Reconciled Balance Per G/L	267,148.19
Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	0.00

Cleared Items:

LCRDA - OPERATING ACCOUNT

2/24/2014

Bank Reconciliation Report

01/31/2014

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
12/16/2013	1092	nwrdc - Florida State University	326.00	01/31/2014
12/31/2013	1012014	cnainsur - CNA INSURANCE	6,403.51	01/31/2014
12/31/2013	1012014	utltal - City of Tallahassee	358.59	01/31/2014
12/31/2013	1012014	utltal - City of Tallahassee	9.26	01/31/2014
12/31/2013	1012014	utltal - City of Tallahassee	86.03	01/31/2014
12/31/2013	1012014	utltal - City of Tallahassee	174.98	01/31/2014
12/31/2013	1012014	utltal - City of Tallahassee	362.22	01/31/2014
12/31/2013	1012014	utltal - City of Tallahassee	2,238.37	01/31/2014
12/31/2013	1012014	utltal - City of Tallahassee	310.13	01/31/2014
12/31/2013	1012014	utltal - City of Tallahassee	526.13	01/31/2014
12/31/2013	1012014	utltal - City of Tallahassee	1,227.09	01/31/2014
12/31/2013	1012014	utltal - City of Tallahassee	304.50	01/31/2014
12/31/2013	1012014	utltal - City of Tallahassee	861.97	01/31/2014
01/13/2014	1095	absystem - STA of Tallahassee, Inc.	20.45	01/31/2014
01/13/2014	1096	adminsdc - DIVISION OF ADMINISTRATIVE SVCS	60.99	01/31/2014
01/13/2014	1097	aireserv - TONY KELLY	6,435.65	01/31/2014
01/13/2014	1098	bc - Broad and Cassel, P.A.	4,700.00	01/31/2014
01/13/2014	1099	capelout - Capelouto Termite & Pest Control, Inc.	277.00	01/31/2014
01/13/2014	1100	centuryl - CENTURY LINK	55.44	01/31/2014
01/13/2014	1101	classoci - C&L Associates Commercial Cleaning	6,676.60	01/31/2014
01/13/2014	1102	comcast - COMCAST	183.85	01/31/2014
01/13/2014	1103	gaflburg - Georgia- Florida Burglar Alarm Company,	225.00	01/31/2014
01/13/2014	1104	hancdt - Hancock Bank	229.76	01/31/2014
01/13/2014	1105	heinzbro - Heinz Brothers Nurseries, INC.	2,798.12	01/31/2014
01/13/2014	1106	ipgraing - Grainger	152.82	01/31/2014
01/13/2014	1107	iphone - Home Depot Credit Services	75.94	01/31/2014
01/13/2014	1108	lcboc - LEON COUNTY BD OF COMMISSIONER	1,066.72	01/31/2014
01/13/2014	1109	lightman - LIGHTMAN LIGHTING & ELECTRICAL INC	534.50	01/31/2014
01/13/2014	1110	lowes - Lowes's Business Account	16.98	01/31/2014
01/13/2014	1111	marpan - Marpan Supply Company, Inc.	655.20	01/31/2014
01/13/2014	1112	metal - Metal Building Services, Inc.	390.00	01/31/2014
01/13/2014	1113	mgttal - Talcor Commercial Real Estate Svc Inc	8,750.00	01/31/2014
01/13/2014	1114	misccho - Thomas Howell Ferguson, PA	10,000.00	01/31/2014
01/13/2014	1115	mowrey - Mowrey Elevator Company of Florida, Inc.	165.00	01/31/2014
01/13/2014	1117	orkin - Capital Solutions of Big Bend	50.00	01/31/2014
01/13/2014	1118	redwire - REDWIRE	123.60	01/31/2014
01/13/2014	1119	rocksolli - ROCK SOLID TERMITE AND PEST CONTROL	305.00	01/31/2014
01/13/2014	1120	ronmill - Miller Jr.	204.24	01/31/2014
01/13/2014	1121	simplex - Simplex Grinnell	3,098.72	01/31/2014
01/13/2014	1122	sonitrol - Sonitrol of Tallahassee, Inc.	633.28	01/31/2014
01/18/2014	1182014	stax - Florida Department of Revenue	1,820.78	01/31/2014
Total Cleared Checks			62,894.42	

LCRDA - OPERATING ACCOUNT

2/24/2014

Bank Reconciliation Report

01/31/2014

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
12/31/2013	148	:CHECKscan Deposit	48,658.23	01/31/2014
12/31/2013	149	:CHECKscan Deposit	32,856.33	01/31/2014
12/31/2013	150	:CHECKscan Deposit	20,918.15	01/31/2014
12/31/2013	151	:CHECKscan Deposit	14,582.84	01/31/2014
01/24/2014	152	:CHECKscan Deposit	30,978.26	01/31/2014
01/27/2014	153	:CHECKscan Deposit	1,955.39	01/31/2014
01/27/2014	154	:CHECKscan Deposit	11,283.95	01/31/2014
01/30/2014	155	:CHECKscan Deposit	13,935.64	01/31/2014
Total Cleared Deposits			175,168.79	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
01/31/2014	JE 13732	Interest income on bank accounts	21.98	01/31/2014
01/31/2014	JE 13735	Payroll taxes posted Jan for Jan	-2,083.32	01/31/2014
01/31/2014	JE 13736	Payroll for Jan 2014	-9,991.24	01/31/2014
01/31/2014	JE 13737	Payroll taxes posted Jan for Jan	-2,083.32	01/31/2014
01/31/2014	JE 13740	Benefits posted Jan for Dec	-1,355.69	01/31/2014
Total Cleared Other Items			-15,491.59	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

6854

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



Page: 1 of 2

Statements Dates

01/01/2014 - 01/31/2014

Account Number:

Images:

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REC'D FEB 06 2014

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

Checking Account Summary

PREVIOUS BALANCE	174,646.38	AVERAGE BALANCE	
+ 4 CREDITS	175,168.79		258,759.25
- 46 DEBITS	78,407.99	YTD INTEREST PAID	
- SERVICE CHARGES	.00		21.98
+ INTEREST PAID	21.98		
ENDING BALANCE	271,429.16		

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

• Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
01/02	117,015.55	Settlement TALCOR Commercia			014028007347606CCD
		014002003207951CCD	01/31	13,935.64	Settlement TALCOR Commercia
01/27	30,978.26	Settlement TALCOR Commercia			014031007991271CCD
		014027007126224CCD	01/31	21.98	IOD INTEREST PAID
01/28	13,239.34	Settlement TALCOR Commercia			

• Checks

Date	Serial	Amount	Date	Serial	Amount
01/09	1092	326.00	01/23	1108	1,066.72
01/21	1095 *	20.45	01/22	1109	534.50
01/24	1096	60.99	01/21	1110	16.98
01/22	1097	6,435.65	01/22	1111	655.20
01/21	1098	4,700.00	01/22	1112	390.00
01/22	1099	277.00	01/16	1113	8,750.00
01/21	1100	55.44	01/21	1114	10,000.00
01/22	1101	6,676.60	01/22	1115	165.00
01/21	1102	183.85	01/23	1117 *	50.00
01/21	1103	225.00	01/21	1118	123.60
01/22	1104	229.76	01/21	1119	305.00
01/22	1105	2,798.12	01/22	1120	204.24
01/21	1106	152.82	01/23	1121	3,098.72
01/21	1107	75.94	01/21	1122	633.28



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



6854

Page: 2 of 2

Statements Dates

01/01/2014 - 01/31/2014

Account Number:

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

REC'D FEB 06 2014

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• Other Debits

Date	Amount	Description	Date	Amount	Description
01/02	6,403.51	PREM-PYMT CNA ACH 014002003157133CCD	01/03	861.97	PAYMENT CITYOFTALBKDRAFT 014003003446119PPD
01/03	9.26	PAYMENT CITYOFTALBKDRAFT 014003003446104PPD	01/03	1,227.09	PAYMENT CITYOFTALBKDRAFT 014003003446114PPD
01/03	86.03	PAYMENT CITYOFTALBKDRAFT 014003003446101PPD	01/03	2,238.37	PAYMENT CITYOFTALBKDRAFT 014003003446110PPD
01/03	174.98	PAYMENT CITYOFTALBKDRAFT 014003003446098PPD	01/08	1,355.69	CRC FLA DEPT REVENUE 014008004279106CCD
01/03	304.50	PAYMENT CITYOFTALBKDRAFT 014003003446117PPD	01/15	4,995.62	QUICKBOOKS INTUIT PAYROLL S 014015005420185CCD
01/03	310.13	PAYMENT CITYOFTALBKDRAFT 014003003446109PPD	01/16	2,083.32	USATAXPYMT IRS 014016005627403CCD
01/03	358.59	PAYMENT CITYOFTALBKDRAFT 014003003446106PPD	01/17	1,820.78	C01 FLA DEPT REVENUE 014017005871351CCD
01/03	362.22	PAYMENT CITYOFTALBKDRAFT 014003003446107PPD	01/29	2,083.32	USATAXPYMT IRS 014029007550147CCD
01/03	526.13	PAYMENT CITYOFTALBKDRAFT 014003003446112PPD	01/30	4,995.62	QUICKBOOKS INTUIT PAYROLL S 014030007774504CCD

• Balance By Date

Date	Balance	Date	Balance	Date	Balance
12/31	174,646.38	01/16	261,288.52	01/27	251,311.14
01/02	285,258.42	01/17	259,467.74	01/28	264,550.48
01/03	278,799.15	01/21	242,975.38	01/29	262,467.16
01/08	277,443.46	01/22	224,609.31	01/30	257,471.54
01/09	277,117.46	01/23	220,393.87	01/31	271,429.16
01/15	272,121.84	01/24	220,332.88		



LCRDA - SINKING FUND RESERVE

2/24/2014

Bank Reconciliation Report**01/31/2014**

Balance Per Bank Statement as of 01/31/2014	408,808.29
Reconciled Bank Balance	<u>408,808.29</u>

Balance per GL as of 01/31/2014	408,808.29
Reconciled Balance Per G/L	<u>408,808.29</u>
Difference	<u>0.00</u>

Cleared Items:**Cleared Deposits**

Date	Tran #	Notes	Amount	Date Cleared
01/24/2014	28	:CHECKscan Deposit	25,858.82	01/31/2014
Total Cleared Deposits			<u>25,858.82</u>	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
01/31/2014	JE 13728	payment of bond-01.14	-23,508.01	01/31/2014
01/31/2014	JE 13732	Interest income on bank accounts	34.16	01/31/2014
Total Cleared Other Items			<u>-23,473.85</u>	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

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



Page: 1 of 1

Statements Dates

01/01/2014 - 01/31/2014

Account Number:

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***ZERO CHECKS* E0**

REC'D FEB 06 2014

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

Checking Account Summary

PREVIOUS BALANCE	406,423.32	AVERAGE BALANCE	
+ 1 CREDITS	25,858.82		402,253.64
- 2 DEBITS	23,508.01	YTD INTEREST PAID	
- SERVICE CHARGES	.00		34.16
+ INTEREST PAID	34.16		
ENDING BALANCE	408,808.29		

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

● Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
01/27	25,858.82	Settlement TALCOR Commercia 014027007126225CCD	01/31	34.16	IOD INTEREST PAID

● Other Debits

Date	Amount	Description	Date	Amount	Description
01/21	10,485.20	DEBITS WFB COMM. LOAN 014021006143597PPD	01/21	13,022.81	DEBITS WFB COMM. LOAN 014021006143596PPD

● Balance By Date

Date	Balance	Date	Balance	Date	Balance
12/31	406,423.32	01/27	408,774.13		
01/21	382,915.31	01/31	408,808.29		



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LCRDA - RESERVE ACCOUNT

2/24/2014

Bank Reconciliation Report**01/31/2014**

Balance Per Bank Statement as of 01/31/2014	26,631.49
Reconciled Bank Balance	<u>26,631.49</u>

Balance per GL as of 01/31/2014	26,631.49
Reconciled Balance Per G/L	<u>26,631.49</u>
Difference	<u>0.00</u>

Cleared Items:**Cleared Other Items**

Date	Tran #	Notes	Amount	Date Cleared
01/31/2014	JE 13732	Interest income on bank accounts	2.26	01/31/2014
Total Cleared Other Items			<u>2.26</u>	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

2050 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

01/01/2014 - 01/31/2014

Account Number:

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REC'D FEB 06 2014

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

Checking Account Summary

PREVIOUS BALANCE	26,629.23	AVERAGE BALANCE
+ 1 CREDITS	.01	26,629.30
- 1 DEBITS	.01	YTD INTEREST PAID
- SERVICE CHARGES	.00	2.26
+ INTEREST PAID	2.26	
ENDING BALANCE	26,631.49	

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

● Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
01/03	0.01	DEPOSIT	01/31	2.26	IOD INTEREST PAID

● Other Debits

Date	Amount	Description	Date	Amount	Description
01/03	0.01	MISC. DEBIT			

● Balance By Date

Date	Balance	Date	Balance	Date	Balance
12/31	26,629.23	01/03	26,629.23	01/31	26,631.49



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Check Register

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
47584	11052	01-2014	1/13/2014	STA of Tallahassee, Inc. (absystem)	knight	5530-0000 Copies	20.45	1095	LC20; #69276; 12/7/13-1/6/14 overage
47585	11052	01-2014	1/13/2014	DIVISION OF ADMINISTRATIVE SVCS (adminsvc)	knight	5587-0000 General Authority Expense	60.99	1096	Public notice of Board meetings
47586	11052	01-2014	1/13/2014	TONY KELLY (aireserv)	johnson	5180-0000 HVAC Repair	141.75	1097	#991001; qtlly maintenance-contractor replacement
					sliger	5447-0000 HVAC Monthly Service	619.00	1097	#991001; qtlly maintenance
					centenn	5447-0000 HVAC Monthly Service	2,063.60	1097	#991001; qtlly maintenance
					collins	5447-0000 HVAC Monthly Service	2,063.60	1097	#991001; qtlly maintenance
					johnson	5447-0000 HVAC Monthly Service	1,547.70	1097	#991001; qtlly maintenance-contractor replacement
47587	11052	01-2014	1/13/2014	Broad and Cassel, P.A. (bc)	inn-tic	5575-0000 Professional Fees	2,350.00	1098	#44809.0001; 12.13 services
					inn-tic	5592-0000 Non CAM Professional Fees	2,350.00	1098	#44809.0001; 12.13 services
47588	11052	01-2014	1/13/2014	Capelouto Termite & Pest Control, Inc. (capelout)	knight	5430-0000 Exterminating	277.00	1099	#01-0006949; annual inspection
47589	11052	01-2014	1/13/2014	CENTURY LINK (centuryl)	collins	5520-0000 Phone Service	55.44	1100	#433132824; 12/18/13-1/17/14 svcs
47590	11052	01-2014	1/13/2014	C&L Associates Commercial Cleaning (classoci)	collins	5380-0000 Other Cleaning and Improvements	650.00	1101	stripped and waxed floors in big kitchen
					johnson	5450-0000 Janitorial Service	171.91	1101	1/14 janitorial services
					morgan	5450-0000 Janitorial Service	1,730.45	1101	1/14 janitorial services
					collins	5450-0000 Janitorial Service	659.68	1101	1/14 janitorial services
					centenn	5450-0000 Janitorial Service	985.77	1101	1/14 janitorial services
					knight	5450-0000 Janitorial Service	177.66	1101	1/14 janitorial services
					sliger	5450-0000 Janitorial Service	2,163.06	1101	1/14 janitorial services
					sliger	5455-0000 Non CAM Janitorial	138.07	1101	1/14 janitorial services
47591	11052	01-2014	1/13/2014	COMCAST (comcast)	inn-tic	5520-0000 Phone Service	112.51	1102	#09587317042017; 1/4/14-2/3/14 svcs
					knight	5522-0000 Internet Charge	71.34	1102	#09587317042017; 1/4/14-2/3/14 svcs
47592	11052	01-2014	1/13/2014	Georgia- Florida Burglar Alarm Company, (gafilburg)	morgan	5145-0000 Elevator Phone Maintenance	225.00	1103	ID11091; CSID730827; 1/14-3/14 service
47593	11052	01-2014	1/13/2014	Hancock Bank (handct)	knight	5568-0000 Dues/Seminars	195.00	1104	#4802390000421666-fl innv summit
					knight	5585-0000 Subscriptions	30.00	1104	#4802390000421666-constant contact
					knight	5587-0000 General Authority Expense	4.76	1104	#4802390000421666-publix
47594	11052	01-2014	1/13/2014	Heinz Brothers Nurseries, INC. (heinzbro)	sliger	5462-0000 Non CAM Landscaping	14.27	1105	12.13 grounds service
					inn-tic	5462-0000 Non CAM Landscaping	822.75	1105	12.13 grounds service
					centenn	5460-0000 Landscaping Service	267.31	1105	12.13 grounds service
					collins	5460-0000 Landscaping Service	350.70	1105	12.13 grounds service
					knight	5460-0000 Landscaping Service	320.76	1105	12.13 grounds service
					inn-tic	5460-0000 Landscaping Service	269.44	1105	12.13 grounds service
					johnson	5460-0000 Landscaping Service	275.26	1105	12.13 grounds service
					sliger	5460-0000 Landscaping Service	254.08	1105	12.13 grounds service
					morgan	5460-0000 Landscaping Service	223.55	1105	12.13 grounds service
47595	11052	01-2014	1/13/2014	Grainger (ipgraing)	collins	5230-0000 Plumbing Repairs	55.00	1106	faucets
					collins	5230-0000 Plumbing Repairs	-55.00	1106	faucets
					collins	5235-0000 Plumbing Supplies	39.33	1106	vaccum breaker repair kits
					inn-tic	5270-0000 Small Tools	113.49	1106	bulb changer - squeegeetoilet paper dispensor holders
47596	11052	01-2014	1/13/2014	Home Depot Credit Services (iphome)	collins	5125-0000 Electric Supplies	75.94	1107	emergency light fixture
47597	11052	01-2014	1/13/2014	LEON COUNTY BD OF COMMISSIONER (lcboc)	knight	4403-0000 Clerical Salary-Authority	53.34	1108	01.14 Benefits
					knight	4403-0000 Clerical Salary-Authority	53.34	1108	1/14 benefits
					knight	4406-0000 Employee Benefits-Authority	480.02	1108	01.14 Benefits
					knight	4406-0000 Employee Benefits-Authority	480.02	1108	1/14 benefits
47598	11052	01-2014	1/13/2014	LIGHTMAN LIGHTING & ELECTRICAL INC (lightman)	centenn	5180-0000 HVAC Repair	534.50	1109	replace 3 ballasts in under canopy light at main facility entrance
47599	11052	01-2014	1/13/2014	Lowes's Business Account (lowes)	knight	5130-0000 Electric Bulbs	16.98	1110	light fixtures for hall lights
47600	11052	01-2014	1/13/2014	Marpan Supply Company, Inc. (marpan)	morgan	5130-0000 Electric Bulbs	106.80	1111	light bulbs
					collins	4635-0000 Refuse Collection	417.36	1111	#007410; 1/14 service
					centenn	5120-0000 Electric Repairs	131.04	1111	emergency battery ballast
47601	11052	01-2014	1/13/2014	Metal Building Services, Inc. (metal)	centenn	5160-0000 Exterior Building Maintenance	90.00	1112	#14-9383; 01.14 services
					collins	5160-0000 Exterior Building Maintenance	90.00	1112	#14-9383; 01.14 services
					johnson	5160-0000 Exterior Building Maintenance	45.00	1112	#14-9383; qtlly services
					morgan	5160-0000 Exterior Building Maintenance	45.00	1112	#14-9383; qtlly services
					phippis	5160-0000 Exterior Building Maintenance	90.00	1112	#14-9383; qtlly services
					sliger	5160-0000 Exterior Building Maintenance	28.20	1112	#14-9383; qtlly services
					sliger	5162-0000 Non CAM Exterior Bldg Maint.	1.80	1112	#14-9383; qtlly services
47602	11052	01-2014	1/13/2014	Talcor Commercial Real Estate Svc Inc (mgttal)	centenn	6110-0000 Management Fees TALCOR	316.96	1113	12.13 mgmt fee-ar
					collins	6110-0000 Management Fees TALCOR	241.36	1113	12.13 mgmt fee-ar
					morgan	6110-0000 Management Fees TALCOR	315.31	1113	12.13 mgmt fee-ar
					phippis	6110-0000 Management Fees TALCOR	479.62	1113	12.13 mgmt fee-pm
					phippis	6110-0000 Management Fees TALCOR	142.11	1113	12.13 mgmt fee-ar

Check Register

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
					inn-tic	6110-0000 Management Fees TALCOR	675.00	1113	12.13 mgmt fee-pm
					knight	6110-0000 Management Fees TALCOR	91.61	1113	12.13 mgmt fee-pm
					centenn	6110-0000 Management Fees TALCOR	1,069.75	1113	12.13 mgmt fee-pm
					collins	6110-0000 Management Fees TALCOR	814.60	1113	12.13 mgmt fee-pm
					morgan	6110-0000 Management Fees TALCOR	1,064.16	1113	12.13 mgmt fee-pm
					sliger	6111-0000 Management Fees-NonCAM	375.82	1113	12.13 mgmt fee-ar
					johnson	6111-0000 Management Fees-NonCAM	381.30	1113	12.13 mgmt fee-ar
					sliger	6111-0000 Management Fees-NonCAM	1,268.40	1113	12.13 mgmt fee-pm
					johnson	6111-0000 Management Fees-NonCAM	1,286.86	1113	12.13 mgmt fee-pm
					inn-tic	6110-0000 Management Fees TALCOR	200.00	1113	12.13 mgmt fee-ar
					knight	6110-0000 Management Fees TALCOR	27.14	1113	12.13 mgmt fee-ar
47603	11052	01-2014	1/13/2014	Thomas Howell Ferguson, PA (misctho)	inn-tic	5510-0000 Accounting	10,000.00	1114	#65215.0; 2012.2013 audit
47604	11052	01-2014	1/13/2014	Mowrey Elevator Company of Florida, Inc. (mowrey)	sliger	5412-0000 Elevator Service-NonCAM	2.43	1115	SN#39498; 8180; 01.14 services
					johnson	5410-0000 Elevator Service	82.50	1115	SN#50410; 8181; 1.14 service
					sliger	5410-0000 Elevator Service	42.07	1115	SN#39498; 8180; 01.14 services
					morgan	5410-0000 Elevator Service	38.00	1115	SN#39498; 8180; 01.14 services
47605	11052	01-2014	1/13/2014	Florida State University (nwrdc)	sliger	5523-0000 Internet Charge-NonCAM	326.00	1116	#5089-LCR-SERVR-12.13 services
47606	11052	01-2014	1/13/2014	Capital Solutions of Big Bend (orkin)	johnson	5430-0000 Exterminating	50.00	1117	#1477; 12.13 services
47607	11052	01-2014	1/13/2014	REDWIRE (redwire)	sliger	5482-0000 Non CAM Security	123.60	1118	#W1C0734; 1/14-3/14 service
47608	11052	01-2014	1/13/2014	ROCK SOLID TERMITE AND PEST CONTROL (rocksolli)	centenn	5430-0000 Exterminating	55.00	1119	12.13 services
					collins	5430-0000 Exterminating	55.00	1119	12.13 services
					knight	5430-0000 Exterminating	25.00	1119	12.13 services
					johnson	5430-0000 Exterminating	45.00	1119	12.13 services
					morgan	5430-0000 Exterminating	45.00	1119	12.13 services
					phippis	5430-0000 Exterminating	35.00	1119	12.13 services
					sliger	5430-0000 Exterminating	42.30	1119	12.13 services
					sliger	5433-0000 Non CAM Exterminating	2.70	1119	12.13 services
47609	11052	01-2014	1/13/2014	Miller Jr. (ronmill)	knight	5566-0000 Office Equipment Maintenance	204.24	1120	12.12.13 expense report
47610	11052	01-2014	1/13/2014	Simplex Grinnell (simplex)	johnson	5420-0000 Fire Protection System	558.32	1121	#134413; 1/14-12/14 alarm & detection monitoring
					johnson	5175-0000 Fire Alarm/Sprinkler Repair	2,540.40	1121	replace silent knight panel
47611	11052	01-2014	1/13/2014	Sonitrol of Tallahassee, Inc. (sonitrol)	knight	5145-0000 Elevator Phone Maintenance	443.28	1122	R1M150181; 1/14-3/14 service
					collins	5145-0000 Elevator Phone Maintenance	170.00	1122	R1M150181; 1/14 service
					collins	1204-0000 AR-Tenant Expenses to be Reimbursed	20.00	1122	#R1M150181; HID prox card (D. Bautista)
48124		01-2014	1/31/2014	CNA INSURANCE (cnainsur)	centenn	1913-0000 Prepaid Insurance	218.64	2012014	#0115148524; 1.14 insurance pmt
					collins	1913-0000 Prepaid Insurance	813.69	2012014	#0115148524; 1.14 insurance pmt
					johnson	1913-0000 Prepaid Insurance	1,051.10	2012014	#0115148524; 1.14 insurance pmt
					knight	1913-0000 Prepaid Insurance	168.86	2012014	#0115148524; 1.14 insurance pmt
					morgan	1913-0000 Prepaid Insurance	853.65	2012014	#0115148524; 1.14 insurance pmt
					phippis	1913-0000 Prepaid Insurance	102.15	2012014	#0115148524; 1.14 insurance pmt
					sliger	1913-0000 Prepaid Insurance	1,024.74	2012014	#0115148524; 1.14 insurance pmt
					inn-tic	1913-0000 Prepaid Insurance	2,170.68	2012014	#0115148524; 1.14 insurance pmt
48125		01-2014	1/18/2014	Florida Department of Revenue (stax)	collins	2305-0000 Sales Tax Payable	208.56	1182014	47-8012978518-0; 12.13 STAX
					knight	2305-0000 Sales Tax Payable	63.87	1182014	47-8012978518-0; 12.13 STAX
					morgan	2305-0000 Sales Tax Payable	141.32	1182014	47-8012978518-0; 12.13 STAX
					sliger	2305-0000 Sales Tax Payable	61.88	1182014	47-8012978518-0; 12.13 STAX
					inn-tic	2305-0000 Sales Tax Payable	1,375.15	1182014	47-8012978518-0; 12.13 STAX
					inn-tic	3315-0000 Sales Tax Discount	-22.29	1182014	47-8012978518-0; 12.13 STAX
					sliger	3315-0000 Sales Tax Discount	-1.00	1182014	47-8012978518-0; 12.13 STAX
					morgan	3315-0000 Sales Tax Discount	-2.29	1182014	47-8012978518-0; 12.13 STAX
					knight	3315-0000 Sales Tax Discount	-1.04	1182014	47-8012978518-0; 12.13 STAX
					collins	3315-0000 Sales Tax Discount	-3.38	1182014	47-8012978518-0; 12.13 STAX
48126		01-2014	1/31/2014	City of Tallahassee (uttal)	johnson	4640-0000 Water/Sewer	120.02	2032014	2035EPD; 12.4.13-1.3.14 SVC
					sliger	4640-0000 Water/Sewer	110.79	2032014	2035EPD; 12.4.13-1.3.14 SVC
					morgan	4640-0000 Water/Sewer	97.48	2032014	2035EPD; 12.4.13-1.3.14 SVC
					sliger	4642-0000 Non CAM Water/Sewer	6.22	2032014	2035EPD; 12.4.13-1.3.14 SVC
48127		01-2014	1/31/2014	City of Tallahassee (uttal)	inn-tic	4605-0000 Electric	9.26	2032014	1736WPD; 12.4.13-1.3.14 SVCS
48128		01-2014	1/31/2014	City of Tallahassee (uttal)	inn-tic	4605-0000 Electric	12.05	2032014	1631NPD; 12.4.13-1.3.14 SVCS
					inn-tic	4648-0000 Irrigation - Utility	73.71	2032014	1631NPD; 12.4.13-1.3.14 SVCS
48129		01-2014	1/31/2014	City of Tallahassee (uttal)	morgan	4605-0000 Electric	210.53	20314	2035EPD; 12.7.13-1.7.14 SVCS
48130		01-2014	1/31/2014	City of Tallahassee (uttal)	sliger	4607-0000 Electric - Non Cam	387.93	2032014	2035EPD; 12.4.13-1.3.14 SVCS
48131		01-2014	1/31/2014	City of Tallahassee (uttal)	collins	4640-0000 Water/Sewer	159.52	2032014	2051EPD; 12.4.13-1.3.14 SVCS

Check Register

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
					collins	4650-0000 Stormwater	217.83	2032014	2051EPD; 12.4.13-1.3.14 SVCS
					collins	4660-0000 Fire Service - Utility	113.87	2032014	2051EPD; 12.4.13-1.3.14 SVCS
					collins	4635-0000 Refuse Collection	17.23	2032014	2051EPD; 12.4.13-1.3.14 SVCS
					collins	4648-0000 Irrigation - Utility	24.57	2032014	2051EPD; 12.4.13-1.3.14 SVCS
					collins	4605-0000 Electric	2,412.37	2032014	2051EPD; 12.4.13-1.3.14 SVCS
48132		01-2014	1/31/2014	City of Tallahassee (uttal)	morgan	4605-0000 Electric	384.23	2032014	2035EPD; 12.4.13-1.3.14 SVCS
48133		01-2014	1/31/2014	City of Tallahassee (uttal)	sliger	4637-0000 Refuse - NONCAM	8.87	2032014	2035EPD; 12.4.13-1.4.14 SVCS
					johnson	4635-0000 Refuse Collection	171.16	2032014	2035EPD; 12.4.13-1.4.14 SVCS
					sliger	4635-0000 Refuse Collection	157.99	2032014	2035EPD; 12.4.13-1.4.14 SVCS
					morgan	4635-0000 Refuse Collection	139.00	2032014	2035EPD; 12.4.13-1.4.14 SVCS
					johnson	4648-0000 Irrigation - Utility	17.62	2032014	2035EPD; 12.4.13-1.4.14 SVCS
					sliger	4648-0000 Irrigation - Utility	16.27	2032014	2035EPD; 12.4.13-1.4.14 SVCS
					morgan	4648-0000 Irrigation - Utility	14.31	2032014	2035EPD; 12.4.13-1.4.14 SVCS
					sliger	4649-0000 Irrigation-NonCAM	0.91	2032014	2035EPD; 12.4.13-1.4.14 SVCS
48134		01-2014	1/31/2014	City of Tallahassee (uttal)	morgan	4605-0000 Electric	1,473.17	2032014	2035EPD; 12.4.13-1.3.14 SVCS
48135		01-2014	1/31/2014	City of Tallahassee (uttal)	knight	4605-0000 Electric	207.46	2032014	1736WPD; 12.4.13-1.3.14 SVCS
					knight	4640-0000 Water/Sewer	33.58	2032014	1736WPD; 12.4.13-1.3.14 SVCS
					knight	4650-0000 Stormwater	45.32	2032014	1736WPD; 12.4.13-1.3.14 SVCS
					knight	4660-0000 Fire Service - Utility	27.29	2032014	1736WPD; 12.4.13-1.3.14 SVCS
48136		01-2014	1/31/2014	City of Tallahassee (uttal)	morgan	4622-0000 Demand Credit	-40.84	2032014	2035EPD; 12.4.13-1.3.14 SVCS
					morgan	4605-0000 Electric	836.63	2032014	2035EPD; 12.4.13-1.3.14 SVCS
Total							63,901.50		

INNOVATION PARK (innvtn)

Deposit Register

Name	Property	Unit	Tenant	Period	Date	Amount	Check #
(inn1104) - 152 01/24/2014							
Florida State University	morgan	102	fcrc2013	01-2014	1/24/2014	1,495.92	00595018
TEAM SIMULATIONS	knight	103	ip-team	01-2014	1/24/2014	161.25	001109
NANOSTRATA, INC.	knight	110	ip-nano	01-2014	1/24/2014	481.77	001998
Danfoss Turbocor Compressors, Inc.	morgan	115	dan-mgn	01-2014	1/24/2014	2,025.62	00031319
FLORIDA A&M UNIVERSITY BOARD OF TR	morgan	130	mgn-famu	01-2014	1/24/2014	12,319.98	0000136571
INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	morgan	131	ispa	01-2014	1/24/2014	178.75	00595018
Bing Energy International, LLC	collins	152	bingcol	01-2014	1/24/2014	3,107.44	002376
FLORIDA RESEARCH FOUNDATION	inn-tic	1C	fsurf-ab	01-2014	1/24/2014	3,450.74	085555
THE FLORIDA A & M UNIVERSITY BOARD OF	centenn	2077EPD	ip-famu	01-2014	1/24/2014	4,131.79	0000137272
CENTER FOR BIOMEDICAL & TOXICOLOGY	morgan	226-235	cbtr	01-2014	1/24/2014	3,625.00	00594553
Total (inn1104) - 152 01/24/2014						30,978.26	
(inn1104) - 153 01/27/2014							
CENTER FOR ADVANCEMENT OF LEARNING	morgan	222	cala1	01-2014	1/27/2014	1,387.17	00595595
CENTER FOR ADVANCEMENT OF LEARNING	morgan	222A	cala2	01-2014	1/27/2014	568.22	00595595
Total (inn1104) - 153 01/27/2014						1,955.39	
(inn1104) - 154 01/27/2014							
DESIGN ARTS SEMINARS, INC.	sliger	100-C	design	01-2014	1/27/2014	564.38	9000000258
DEPARTMENT OF TRANSPORTATION	phipps	PHIPPS	ip-dot	01-2014	1/27/2014	10,719.57	4407020210
Total (inn1104) - 154 01/27/2014						11,283.95	
(inn1104) - 155 01/30/2014							
THE FLORIDA STATE UNIVERSITY RESEARCH	johnson	100	fsujohn	01-2014	1/30/2014	6,907.83	085654
THE FLORIDA STATE UNIVERSITY RESEARCH	sliger	FSU-RF	fsurf	01-2014	1/30/2014	6,475.35	085654
THE FLORIDA STATE UNIVERSITY RESEARCH	sliger	FSU-RF	fsurf	01-2014	1/30/2014	552.46	085655
Total (inn1104) - 155 01/30/2014						13,935.64	
(inn1104) - 156 01/31/2014							
Bing Energy International, LLC	collins	152	bingcol	01-2014	1/31/2014	3,781.12	002432
CENTER FOR INFORMATION MANAGEMENT	morgan	214.215	cimes	01-2014	1/31/2014	1,462.69	00596142
Total (inn1104) - 156 01/31/2014						5,243.81	
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE	collins	25	ip-dacs	01-2014	1/31/2014	4,671.08	4407093590
Total (inn1104) - 157 01/31/2014						4,671.08	
Grand Total						68,068.13	

Aged Receivables Report

Detail by Resident
For Selected Properties
Trans through: 1/2014
Age As of: 1/31/2014

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	19,498.91	13,116.35	6,382.56	0.00	0.00	0.00	19,498.91
Total centenn			19,498.91	13,116.35	6,382.56	0.00	0.00	0.00	19,498.91
collins - INNOVATION PARK-COLLINS BLDG									
152	bingcol	Bing Energy International, LLC	655.67	655.67	0.00	0.00	0.00	0.00	655.67
25	ip-dacs	STATE OF FLORIDA DEPARTMENT OF	1,904.18	953.77	950.41	0.00	0.00	0.00	1,904.18
Total collins			2,559.85	1,609.44	950.41	0.00	0.00	0.00	2,559.85
inn-tic - INNOVATION PARK -TENANTS IN COMMON									
1F	sunny	SunnyLand Solar RE, LLC	0.00	0.00	0.00	0.00	0.00	-3,500.02	-3,500.02
3A	data	NORTHWEST REGIONAL DATA	4,709.37	0.00	0.00	0.00	4,709.37	0.00	4,709.37
3F-4F	elbit	ELBIT SYSTEMS OF AMERICA	691.31	0.00	0.00	0.00	691.31	0.00	691.31
Total inn-tic			5,400.68	0.00	0.00	0.00	5,400.68	-3,500.02	1,900.66
johnson - INNOVATION PARK - JOHNSON BLDG									
100	fsujohn	THE FLORIDA STATE UNIVERSITY	12,247.89	4,727.90	7,519.99	0.00	0.00	0.00	12,247.89
Total johnson			12,247.89	4,727.90	7,519.99	0.00	0.00	0.00	12,247.89
knight - INNOVATION PARK - KNIGHT ADMIN BLDG									
103	ip-team	TEAM SIMULATIONS	0.00	0.00	0.00	0.00	0.00	-107.50	-107.50
112	exquisit	Team Exquisite Corporation	568.36	127.88	440.48	0.00	0.00	0.00	568.36
113	bluefuel	Reamonn Soto	613.68	613.68	0.00	0.00	0.00	0.00	613.68
114	ip-buc	BUC TECHNOLOGIES, LLC	544.76	248.60	267.03	29.13	0.00	0.00	544.76
Total knight			1,726.80	862.28	-294.17	689.08	469.61	-107.50	1,619.30
morgan - INNOVATION PARK -MORGAN BLDG									
130	mgn-famu	FLORIDA A&M UNIVERSITY BOARD	0.00	0.00	0.00	0.00	0.00	-9,760.73	-9,760.73
Total morgan			0.00	0.00	0.00	0.00	0.00	-9,760.73	-9,760.73
sliger - INNOVATION PARK - SLIGER BLDG									
100-D	benham	Richard Benham	107.50	107.50	0.00	0.00	0.00	0.00	107.50
FSU-RF	fsurf	THE FLORIDA STATE UNIVERSITY	14,280.98	3,997.08	10,283.90	0.00	0.00	0.00	14,280.98
Total sliger			14,388.48	4,104.58	10,283.90	0.00	0.00	0.00	14,388.48
Total			55,822.61	24,420.55	24,842.69	689.08	5,870.29	-13,368.25	42,454.36

Tuesday, February 25, 2014

Payables Aging Report

innvtion

Period: 01/2014

As of : 01/31/2014

Payee	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	0-30	31-60	61-90	Over	Notes
Code		Notes							Owed	Owed	Owed	Owed	90	
Owed														
absystem STA of Tallahassee, Inc.														
		#LC20#66591; 1/7/14-2/6/14 svc; 12/7/13-1/3/14 overage	P-79952	20950	sliger	1/10/2014	5567-0000 Office Equip Mtnce-NonCAM	198415	168.28	168.28	0.00	0.00	0.00	#LC20#66591; 1/7/14-2/6/14 svc; 12/7/13-1/3/14 overage
		LC20; 69276; 1/7/14-2/6/14 svcs	P-80495	21028	knight	1/31/2014	5530-0000 Copies	200316	34.78	34.78	0.00	0.00	0.00	LC20; 69276; 1/7/14-2/6/14 svcs
Total absystem									203.06	203.06	0.00	0.00	0.00	
aireserv TONY KELLY														
		INSTALL AIR CLEANER IN SUPPLY DUCT	P-80523	21029	johnson	1/31/2014	5180-0000 HVAC Repair	20094CS	446.32	446.32	0.00	0.00	0.00	INSTALL AIR CLEANER IN SUPPLY DUCT
		LEAK SERACH & RECHARGE UNIT	P-80522	21029	morgan	1/31/2014	5180-0000 HVAC Repair	19965cs	1,593.00	1,593.00	0.00	0.00	0.00	LEAK SERACH & RECHARGE UNIT
		NEW 15 TON HEAT PUMP	P-79964	20950	morgan	1/28/2014	1625-0000 HVAC	19956CI	13,825.00	13,825.00	0.00	0.00	0.00	NEW 15 TON HEAT PUMP
		NO HEAT	P-80524	21029	johnson	1/31/2014	5180-0000 HVAC Repair	20143CS	75.00	75.00	0.00	0.00	0.00	NO HEAT
		NO HEAT	P-80528	21029	morgan	1/16/2014	5180-0000 HVAC Repair	19885CS	127.50	127.50	0.00	0.00	0.00	NO HEAT
		QTLY MAINTENANCE	P-80496	21028	knight	1/31/2014	5447-0000 HVAC Monthly Service	19704MC	206.37	206.37	0.00	0.00	0.00	QTLY MAINTENANCE
		REINSULATE SUCTION LINES	P-79963	20950	johnson	1/28/2014	5180-0000 HVAC Repair	19372CS	1,525.27	1,525.27	0.00	0.00	0.00	REINSULATE SUCTION LINES
		REPAIR ZONE DAMPER	P-79965	20950	morgan	1/20/2014	5180-0000 HVAC Repair	19892CS	434.45	434.45	0.00	0.00	0.00	REPAIR ZONE DAMPER
		REPLACED DROP DRILL AND DUCT BOARD	P-79966	20950	morgan	1/20/2014	5180-0000 HVAC Repair	20041CS	198.75	198.75	0.00	0.00	0.00	REPLACED DROP DRILL AND DUCT BOARD
		UNIT TRIPPING-2ND FLOOR	P-79967	20950	sliger	1/14/2014	5180-0000 HVAC Repair	19937CS	112.50	112.50	0.00	0.00	0.00	UNIT TRIPPING-2ND FLOOR
Total aireserv									18,544.16	18,544.16	0.00	0.00	0.00	
bc Broad and Cassel, P.A.														
		44809.0001; 1.14 SERVICES	P-80497	21028	inn-tic	1/31/2014	5575-0000 Professional Fees	928207	2,350.00	2,350.00	0.00	0.00	0.00	44809.0001; 1.14 SERVICES
		44809.0001; 1.14 SERVICES	P-80497	21028	inn-tic	1/31/2014	5592-0000 Non CAM Professional Fees	928207	2,350.00	2,350.00	0.00	0.00	0.00	44809.0001; 1.14 SERVICES
Total bc									4,700.00	4,700.00	0.00	0.00	0.00	
centuryl CENTURY LINK														
		#433132824; 1.18.14-2.17.14 svcs	P-79957	20950	collins	1/18/2014	5520-0000 Phone Service	433132824 (1.14)	48.44	48.44	0.00	0.00	0.00	#433132824; 1.18.14-2.17.14 svcs
Total centuryl									48.44	48.44	0.00	0.00	0.00	
comcast COMCAST														
		#09587317042017; 1.14 svcs	P-79949	20950	inn-tic	1/21/2014	5520-0000 Phone Service	09587317042017 (1.14)	111.61	111.61	0.00	0.00	0.00	#09587317042017; 1.14 svcs
		#09587317042017; 1.14 svcs	P-79949	20950	knight	1/21/2014	5522-0000 Internet Charge	09587317042017 (1.14)	71.24	71.24	0.00	0.00	0.00	#09587317042017; 1.14 svcs
Total comcast									182.85	182.85	0.00	0.00	0.00	
fsu-rf The Florida State University Research Foundation														
		conference sponsorship	P-79950	20950	knight	1/15/2014	5586-0000 Marketing/PR	2860	1,200.00	1,200.00	0.00	0.00	0.00	conference sponsorship
Total fsu-rf									1,200.00	1,200.00	0.00	0.00	0.00	
hancdt Hancock Bank														
		#4802390000421666; 1.14 stmt	P-79986	20955	knight	1/27/2014	5568-0000 Dues/Seminars	4802390000421666 (1.14)	-195.00	-195.00	0.00	0.00	0.00	Innovation Summit
		#4802390000421666; 1.14 stmt	P-79986	20955	knight	1/27/2014	5570-0000 Postage/Delivery	4802390000421666 (1.14)	9.28	9.28	0.00	0.00	0.00	USPS
		#4802390000421666; 1.14 stmt	P-79986	20955	knight	1/27/2014	5585-0000 Subscriptions	4802390000421666 (1.14)	30.00	30.00	0.00	0.00	0.00	Constant Contact
		#4802390000421666; 1.14 stmt	P-79986	20955	knight	1/27/2014	5585-0000 Subscriptions	4802390000421666 (1.14)	10.00	10.00	0.00	0.00	0.00	Florida Trend
		#4802390000421666; 1.14 stmt	P-79986	20955	knight	1/27/2014	5587-0000 General Authority Expense	4802390000421666 (1.14)	19.90	19.90	0.00	0.00	0.00	Aswards4U
		#4802390000421666; 1.14 stmt	P-79986	20955	knight	1/27/2014	5587-0000 General Authority Expense	4802390000421666 (1.14)	14.48	14.48	0.00	0.00	0.00	Publix
Total hancdt									-111.34	-111.34	0.00	0.00	0.00	
heinzbro Heinz Brothers Nurseries, INC.														
		1.14 services	P-79946	20950	centenn	1/15/2014	5460-0000 Landscaping Service	16125	267.31	267.31	0.00	0.00	0.00	1.14 services
		1.14 services	P-79946	20950	collins	1/15/2014	5460-0000 Landscaping Service	16125	350.70	350.70	0.00	0.00	0.00	1.14 services
		1.14 services	P-79946	20950	inn-tic	1/15/2014	5460-0000 Landscaping Service	16125	269.44	269.44	0.00	0.00	0.00	1.14 services
		1.14 services	P-79946	20950	inn-tic	1/15/2014	5462-0000 Non CAM Landscaping	16125	822.75	822.75	0.00	0.00	0.00	1.14 services
		1.14 services	P-79946	20950	johnson	1/15/2014	5460-0000 Landscaping Service	16125	275.26	275.26	0.00	0.00	0.00	1.14 services
		1.14 services	P-79946	20950	knight	1/15/2014	5460-0000 Landscaping Service	16125	320.76	320.76	0.00	0.00	0.00	1.14 services
		1.14 services	P-79946	20950	morgan	1/15/2014	5460-0000 Landscaping Service	16125	223.55	223.55	0.00	0.00	0.00	1.14 services
		1.14 services	P-79946	20950	sliger	1/15/2014	5460-0000 Landscaping Service	16125	254.08	254.08	0.00	0.00	0.00	1.14 services
		1.14 services	P-79946	20950	sliger	1/15/2014	5462-0000 Non CAM Landscaping	16125	14.27	14.27	0.00	0.00	0.00	1.14 services
Total heinzbro									2,798.12	2,798.12	0.00	0.00	0.00	

Payables Aging Report

innvntn
Period: 01/2014
As of : 01/31/2014

Payee	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	0-30	31-60	61-90	Over	Notes
Code		Notes							Owed	Owed	Owed	Owed	90	
Owed														

metal	Metal Building Services, Inc.	#14-9397; roof leak lab 113	P-79961	20950	centenn	1/14/2014	5250-0000 Roof Repairs	009856	135.00	135.00	0.00	0.00	0.00	#14-9397; roof leak lab 113
Total metal									135.00	135.00	0.00	0.00	0.00	

mgttl	Talcor Commercial Real Estate Svc Inc	1.14 AR mgmt fee	P-79953	20950	centenn	1/31/2014	6110-0000 Management Fees TALCOR	MGMT FEE (01.14)-AR	316.96	316.96	0.00	0.00	0.00	1.14 AR mgmt fee
		1.14 AR mgmt fee	P-79953	20950	collins	1/31/2014	6110-0000 Management Fees TALCOR	MGMT FEE (01.14)-AR	241.36	241.36	0.00	0.00	0.00	1.14 AR mgmt fee
		1.14 AR mgmt fee	P-79953	20950	inn-tic	1/31/2014	6110-0000 Management Fees TALCOR	MGMT FEE (01.14)-AR	200.00	200.00	0.00	0.00	0.00	1.14 AR mgmt fee
		1.14 AR mgmt fee	P-79953	20950	johnson	1/31/2014	6111-0000 Management Fees-NonCAM	MGMT FEE (01.14)-AR	381.30	381.30	0.00	0.00	0.00	1.14 AR mgmt fee
		1.14 AR mgmt fee	P-79953	20950	knight	1/31/2014	6110-0000 Management Fees TALCOR	MGMT FEE (01.14)-AR	27.14	27.14	0.00	0.00	0.00	1.14 AR mgmt fee
		1.14 AR mgmt fee	P-79953	20950	morgan	1/31/2014	6110-0000 Management Fees TALCOR	MGMT FEE (01.14)-AR	315.31	315.31	0.00	0.00	0.00	1.14 AR mgmt fee
		1.14 AR mgmt fee	P-79953	20950	phipps	1/31/2014	6110-0000 Management Fees TALCOR	MGMT FEE (01.14)-AR	142.11	142.11	0.00	0.00	0.00	1.14 AR mgmt fee
		1.14 AR mgmt fee	P-79953	20950	sliger	1/31/2014	6111-0000 Management Fees-NonCAM	MGMT FEE (01.14)-AR	375.82	375.82	0.00	0.00	0.00	1.14 AR mgmt fee
		1.14 mgmt fee-pm	P-79954	20950	centenn	1/31/2014	6110-0000 Management Fees TALCOR	Mgmt Fee (1.14)-PM	1,069.75	1,069.75	0.00	0.00	0.00	1.14 mgmt fee-pm
		1.14 mgmt fee-pm	P-79954	20950	collins	1/31/2014	6110-0000 Management Fees TALCOR	Mgmt Fee (1.14)-PM	814.60	814.60	0.00	0.00	0.00	1.14 mgmt fee-pm
		1.14 mgmt fee-pm	P-79954	20950	inn-tic	1/31/2014	6110-0000 Management Fees TALCOR	Mgmt Fee (1.14)-PM	675.00	675.00	0.00	0.00	0.00	1.14 mgmt fee-pm
		1.14 mgmt fee-pm	P-79954	20950	johnson	1/31/2014	6111-0000 Management Fees-NonCAM	Mgmt Fee (1.14)-PM	1,286.86	1,286.86	0.00	0.00	0.00	1.14 mgmt fee-pm
		1.14 mgmt fee-pm	P-79954	20950	knight	1/31/2014	6110-0000 Management Fees TALCOR	Mgmt Fee (1.14)-PM	91.61	91.61	0.00	0.00	0.00	1.14 mgmt fee-pm
		1.14 mgmt fee-pm	P-79954	20950	morgan	1/31/2014	6110-0000 Management Fees TALCOR	Mgmt Fee (1.14)-PM	1,064.16	1,064.16	0.00	0.00	0.00	1.14 mgmt fee-pm
		1.14 mgmt fee-pm	P-79954	20950	phipps	1/31/2014	6110-0000 Management Fees TALCOR	Mgmt Fee (1.14)-PM	479.62	479.62	0.00	0.00	0.00	1.14 mgmt fee-pm
		1.14 mgmt fee-pm	P-79954	20950	sliger	1/31/2014	6111-0000 Management Fees-NonCAM	Mgmt Fee (1.14)-PM	1,268.40	1,268.40	0.00	0.00	0.00	1.14 mgmt fee-pm
Total mgttl									8,750.00	8,750.00	0.00	0.00	0.00	

misctho	Thomas Howell Ferguson, PA	65215.0; FINAL BILL FOR AUDIT	P-80508	21028	inn-tic	1/31/2014	5510-0000 Accounting	85413	8,000.00	8,000.00	0.00	0.00	0.00	65215.0; FINAL BILL FOR AUDIT
Total misctho									8,000.00	8,000.00	0.00	0.00	0.00	

ncg	NOBLES CONSULTING GROUP, INC.	12.13 professional svcs	P-79947	20950	centenn	1/8/2014	5575-0000 Professional Fees	64031	9,920.00	9,920.00	0.00	0.00	0.00	12.13 professional svcs
Total ncg									9,920.00	9,920.00	0.00	0.00	0.00	

orkin	Capital Solutions of Big Bend	#1477-1/14 svcs	P-79955	20950	johnson	1/21/2014	5430-0000 Exterminating	22153	50.00	50.00	0.00	0.00	0.00	#1477-1/14 svcs
Total orkin									50.00	50.00	0.00	0.00	0.00	

rocksoli	ROCK SOLID TERMITE AND PEST CONTROL	1.14 svcs	P-79956	20950	centenn	1/16/2014	5430-0000 Exterminating	19415	55.00	55.00	0.00	0.00	0.00	1.14 svcs
		1.14 svcs	P-79956	20950	collins	1/16/2014	5430-0000 Exterminating	19415	55.00	55.00	0.00	0.00	0.00	1.14 svcs
		1.14 svcs	P-79956	20950	johnson	1/16/2014	5430-0000 Exterminating	19415	45.00	45.00	0.00	0.00	0.00	1.14 svcs
		1.14 svcs	P-79956	20950	knight	1/16/2014	5430-0000 Exterminating	19415	25.00	25.00	0.00	0.00	0.00	1.14 svcs
		1.14 svcs	P-79956	20950	morgan	1/16/2014	5430-0000 Exterminating	19415	45.00	45.00	0.00	0.00	0.00	1.14 svcs
		1.14 svcs	P-79956	20950	phipps	1/16/2014	5430-0000 Exterminating	19415	35.00	35.00	0.00	0.00	0.00	1.14 svcs
		1.14 svcs	P-79956	20950	sliger	1/16/2014	5430-0000 Exterminating	19415	42.30	42.30	0.00	0.00	0.00	1.14 svcs
		1.14 svcs	P-79956	20950	sliger	1/16/2014	5433-0000 Non CAM Exterminating	19415	2.70	2.70	0.00	0.00	0.00	1.14 svcs
Total rocksoli									305.00	305.00	0.00	0.00	0.00	

sonitrol	Sonitrol of Tallahassee, Inc.	PHONE LINE REPAIR/REPORT	P-79968	20950	collins	1/6/2014	5145-0000 Elevator Phone Maintenance	225838	59.00	59.00	0.00	0.00	0.00	PHONE LINE REPAIR/REPORT
Total sonitrol									59.00	59.00	0.00	0.00	0.00	

talladem	Tallahassee Democrat	C69347; 12.30.13-2.2.14 SVCS	P-80498	21028	inn-tic	1/31/2014	5596-0000 Other Administrative Costs	717927	185.30	185.30	0.00	0.00	0.00	C69347; 12.30.13-2.2.14 SVCS
Total talladem									185.30	185.30	0.00	0.00	0.00	

trane	Trane, CORP.													
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Payables Aging Report

innvtion

Period: 01/2014

As of : 01/31/2014

Payee	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	0-30	31-60	61-90	Over	Notes
Code	Notes								Owed	Owed	Owed	Owed	90	
Owed														
		3054916; BYPASS CONTROL BOARD REPAIRS	P-80526	21029	morgan	1/24/2014	5180-0000 HVAC Repair	33032430	512.50	512.50	0.00	0.00	0.00	3054916; BYPASS CONTROL BOARD REPAIRS
Total trane									512.50	512.50	0.00	0.00	0.00	
whites	White's Plumbing, Inc.													
		TOILET REPAIRS	P-79962	20950	morgan	1/16/2014	5230-0000 Plumbing Repairs	161999	380.54	380.54	0.00	0.00	0.00	TOILET REPAIRS
Total whites									380.54	380.54	0.00	0.00	0.00	
zenith	Zenith Insurance Comapny													
		A013661; Z073003901; 1.14 PMT	P-79990	20956	knight	1/1/2014	4405-0000 Worker's Compensation-Authority	DP073003901001	28.00	0.00	28.00	0.00	0.00	A013661; Z073003901; 1.14 PMT
Total zenith									28.00	0.00	28.00	0.00	0.00	
Grand Total									55,890.63	55,862.63	28.00	0.00	0.00	

Loan Billing Statement

Loan Customer # 0264469650

Payment Due Date: Jan. 21, 2014
 Charge Date: Jan. 21, 2014

Principal 13,022.81
 Interest 10,485.20
Total Amount Due: \$23,508.01

DCFSSCDTTY 000823



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

Amount to be charged 23,508.01

|||||
 GIB - CENTRALIZED SERVICE (FL)
 MAC R4057-01Q
 7711 PLANTATION RD.
 ROANOKE, VA 24019-3224

SU 0011818 MOC Loan Customer # 0264469650 4320 Total Amount Due 000000002350801 Invoice # 1410075167-31

AMOUNT TO BE DEDUCTED FROM ACCOUNT 0045669871 ON CHARGE DATE 01-21-2014

AU 0011818 GIB - CENTRALIZED SERVICE (FL)
 SU 0011818 MAC R4057-01Q
 7711 PLANTATION RD.
 ROANOKE, VA 24019-3224

LEON COUNTY RESEARCH AND
 Loan Customer #: 0264469650
 Invoice #: 1410075167

Statement Date: 01-16-2014

Payment Due Date: 01-21-2014

Page 1 of 1

Obligation # 18

Maturity Date: 12-21-2026

Effective Date		Transaction	Amount	Principal Balance	Rate	Days	Interest/Fee Balance
From Date	Thru Date	Type					
12-16-13		Balance Forward		2,777,439.23			
12-21-13	12-22-13	Interest Calc		2,777,439.23	4.55000	2	702.07
12-23-13		Principal Pmt	-12,976.88	2,764,462.35			
12-23-13	12-31-13	Interest Calc		2,764,462.35	4.55000	8	2,795.18
01-01-14	01-20-14	Interest Calc		2,764,462.35	4.55000	20	6,987.95

OBLIGATION SUMMARY

Principal Due	13,022.81
Interest Paid in 2013 129,576.10	Interest Due 10,485.20
	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	\$	19,498.91
Prepaid	\$	-

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

% OF BLDG	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
75	VACANT			\$ -	14,983	0.00	\$ -				\$ -		\$ -			\$ -		
lab-4ofc	Bing Energy International, LLC	7/18/13	6/30/15		3,791	9.15	\$ 2,890.64	\$ 2,890.64	\$ 216.80		\$ 3,107.44	\$ 3,107.44	\$ 6,214.88	\$ 6,214.88	1/24, 1/31	\$ (0.00)	10/1/13 expanded to rm 152 Rent to increase to \$2890.64	\$ 433.60
										\$ 655.67	\$ 655.67	\$ 673.68	\$ 1,329.35	\$ 673.68	1/31	\$ 655.67	Utilities	EXEMPT
25	DEPT OF AGRICULTURE & CONSUMER SERVICES-SEAFOOD & AQUACULTURE	7/1/07	6/30/22	\$ -	6,126	9.15	\$ 4,671.08	\$ 4,671.08	EXEMPT		\$ 4,671.08	\$ -	\$ 4,671.08	\$ 4,671.08	1/31	\$ -	RENT SAME TILL END OF LEASE	EXEMPT
										\$ 953.77	\$ 953.77	\$ 950.41	\$ 1,904.18			\$ 1,904.18	Utilities	EXEMPT
	TOTALS			\$ -	24,900	9.15	\$ 7,561.72	\$ 7,561.72	\$ 216.80	\$ 1,609.44	\$ 9,387.96	\$ 4,731.53	\$ 14,119.49	\$ 11,559.64		\$ 2,559.85		\$ 433.60

A/R	\$	2,559.85
Prepaid	\$	-

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

A/R	\$	12,247.89
Prepaid	\$	-

A/R	\$	12,247.89
Prepaid	\$	-

INNOVATION PARK
KNIGHT BLDG.

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	DSL CHARGE	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
102,104,105	LEON COUNTY RESEARCH & DEVELOPMENT AUTHORITY	MTM			1,782	0.00	\$ -	\$ -	\$ -			\$ -		\$ -			\$ -	OWNER-FREE RENT	\$ -
103	VACANT			\$ -	188	0.00	\$ -		\$ -			\$ -	\$ -	\$ -			\$ -		\$ -
110, 111	NANOSTRATA, INC.	7/1/10	8/31/14	\$ -	344	14.95	\$ 428.48	\$ 428.48	\$ 32.14			\$ 460.62	\$ -	\$ 460.62	\$ 460.62	1/24	\$ (0.00)		\$ 32.14
										\$ 21.15		\$ 21.15	\$ -	\$ 21.15	\$ 21.15	1/24	\$ -	MTHLY DSL CHARGE \$21.15	EXEMPT
112	VACANT				152	0.00	\$ -		\$ -			\$ -		\$ -			\$ -		\$ -
												\$ -		\$ -			\$ -		EXEMPT
113	Blue Fuels (Reamonn Soto)	12/10/13	11/30/14		164	14.50	\$ 198.17	\$ 198.17	\$ 14.86		\$ 151.19	\$ 364.22		\$ 562.39			\$ 562.39	Rent Commenced 12/10/13 SECDEP 198.17 still due	\$ -
										\$ 30.00	\$ 21.29	\$ 51.29		\$ 51.29			\$ 51.29	MTHLY DSL CHARGE \$30.00	EXEMPT
114	BUC TECHNOLOGIES, LLC	7/1/10	6/30/14	\$ -	170	14.94	\$ 211.58	\$ 211.58	\$ 15.87			\$ 227.45	\$ 227.45	\$ 454.90			\$ 454.90	Mthly DSL charge \$21.15 Other: Qtrly copies bill back	\$ -
										\$ 21.15		\$ 21.15	\$ 68.71	\$ 89.86			\$ 89.86		EXEMPT
	TEAM SIMULATIONS, LLC	9/14/07	9/30/14				\$ 50.00	\$ 50.00	\$ 3.75			\$ 53.75	\$ -	\$ 53.75	\$ 161.25	1/24	\$ (107.50)	Lease terminating 9/30/13-10/13 begin svc agmt	\$ 11.25
																		Elevator Pitch	
former	Team Exquisite Corporation	8/9/13	12/9/13	\$ 381.84			\$ -		\$ -			\$ -	\$ 529.65	\$ 529.65			\$ 529.65	Terminated 12/9/13	\$ -
												\$ -	\$ 38.71	\$ 38.71			\$ 38.71	MTHLY DSL CHARGE	EXEMPT
														\$ -					
																			\$ 43.39
	TOTALS			\$ 381.84	2,800	11.10	\$ 888.23	\$ 888.23	\$ 66.62		\$ 172.48	\$ 1,199.63	\$ 864.52	\$ 2,262.32	\$ 643.02		\$ 1,619.30		

A/R \$ 1,726.80
Prepaid \$ (107.50)

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

A/R	\$	-
Prepaid	\$	(9,760.73)

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

A/R	\$	14,388.48
Prepaid	\$	-

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

BLDG/UNIT	TENANT	START	END	SECURITY DEPOSIT	ACRES	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER RENT	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
GROUND 1A	VACANT					2.80													
GROUND 2A	VACANT					3.00													
GROUND 3A	NORTHWEST REGIONAL DATA CENTER	11/1/81	10/31/21	\$ -		4.68						\$ -	\$ 4,709.37	\$ 4,709.37			\$ 4,709.37	CAM CAPPED AT 8% INCREASE PER YEAR	EXEMPT
GROUND 4A-8A 9A-10A	NATIONAL HIGH MAGNETIC FIELD LABORATORY	OWN OWN		\$ - \$ -		23.52						\$ -	\$ -	\$ -			\$ -	OWNED BY LEON COUNTY RESEARCH & DEVELOPMENT AUTHORITY	EXEMPT
GROUND 11A	VACANT					3.70													
GROUND 12A	KNIGHT ADMINISTRATIVE CENTRE					3.00												SEE KNIGHT PROPERTY CONFIGURATION	
GROUND 1B	PHIPPS BUILDING					2.50												SEE PHIPPS PROPERTY CONFIGURATION	
GROUND 2B-3B 2B	FSU RESEARCH FOUNDATION-A CENTER FOR ADVANCED POWER SYSTEMS LEARNING SYSTEMS INSTITUTE ENTERPRISE RESOURCE PLANNING	10/25/01	1/28/74	\$ -		6.54						\$ -	\$ 1,686.78	\$ 1,686.78	\$ 1,686.78	1/24	\$ -		EXEMPT
3B	FSU RESEARCH FOUNDATION-B LEARNING SYSTEMS INSTITUTE ENTERPRISE RESOURCE PLANNING FSU FOUNDATION, INC. FSU OFFICE OF INTELLECTUAL PROPERTY & COMMERCIALIZATION FSU OFFICE OF RESEARCH HUMAN SUBJECTS COMMITTEE FLORIDA CENTER FOR READING RESEARCH CYBER SECURITY CENTER ON BETTER HEALTH & LIFE FOR UNDERSERVED POPULATIONS CENTER FOR INTERACTIVE MEDIA	10/25/01	1/28/74	\$ -		6.54						\$ -	\$ 1,763.96	\$ 1,763.96	\$ 1,763.96	1/24	\$ -		EXEMPT
GROUND 4B	VACANT					7.40						\$ -	\$ -	\$ -			\$ -		EXEMPT
GROUND 1C	FSU MATERIALS RESEARCH CENTER					4.50						\$ -	\$ -	\$ -			\$ -	OWNED BY FSURF	EXEMPT
GROUND 2C	FSU-AEROPULSION & MECHATRONICS ENERGY					4.50						\$ -	\$ -	\$ -			\$ -	OWNED BY FSURF	EXEMPT
GROUND 3C	VACANT					3.60													
GROUND 4C	VACANT					3.90													
GROUND 5C	VACANT					3.70													
GROUND 6C	VACANT					3.03													
GROUND 1D-2D 3D	DANFOSS TURBOCOR, INC.	3/15/07	3/31/27	\$ -		6.83 2.87						\$ -	\$ -	\$ -			\$ -	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	\$	5,400.68
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	\$ 38,975.17	\$ 10,514.35	\$ 49,489.52	\$ 29,990.61		\$ 19,498.91		\$ -
	COLLINS	\$ 9,387.96	\$ 4,731.53	\$ 14,119.49	\$ 11,559.64		\$ 2,559.85		\$ 433.60
	JOHNSON	\$ 5,315.62	\$ 13,840.10	\$ 19,155.72	\$ 6,907.83		\$ 12,247.89		\$ -
	KNIGHT	\$ 1,199.63	\$ 864.52	\$ 2,064.15	\$ 643.02		\$ 1,421.13		\$ 43.39
					\$ -			Misc payments	
	MORGAN	\$ 13,302.62	\$ -	\$ 13,302.62	\$ 23,063.35		\$ (9,760.73)		\$ 141.32
	PHIPPS	\$ 10,719.57	\$ -	\$ 10,719.57	\$ 10,719.57		\$ -		\$ -
	SLIGER	\$ 5,221.42	\$ 16,759.25	\$ 21,980.67	\$ 7,592.19		\$ 14,388.48		\$ 39.38
	TENANTS IN COMMON	\$ 583.33	\$ 4,768.07	\$ 5,351.40	\$ 3,450.74		\$ 1,900.66		\$ -
					\$ -			misc TIC payments	
	=====		= = = = =	= = = = =	= = = = =	= = = = =	= = = = =	=====	
	TOTALS	\$ 84,705.31	\$ 51,477.82	\$ 136,183.13	\$ 93,926.95		\$ 42,256.18		\$ 657.68
							A/R	\$ 55,822.61	
							Prepaid	\$ (13,368.25)	