

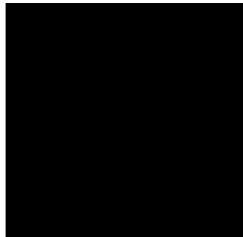


Innovation Park

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



Monthly Owner Report February 2013



Commercial Real Estate Services, Worldwide.

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Tallahassee FL 32303

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

Balance Sheet (With Period Change)

Period = Feb 2013

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4000	Cash - Hancock Bank	205,509.38	185,935.84	19,573.54
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1150-4000	Reserve Fund - Hancock	26,606.91	26,604.87	2.04
1155-4000	Sinking Fund -Cash-Hancock	382,580.75	380,200.02	2,380.73
1190-0000	TOTAL CASH	614,897.04	592,940.73	21,956.31
1200-0000	RECEIVABLES			
1203-0000	A/R-Tenant	53,630.60	42,904.48	10,726.12
1206-0000	Other Receivables	3,046.23	3,700.87	-654.64
1210-0000	Accounts Receivable	50,381.76	73,536.62	-23,154.86
1217-0000	Other Assets	1,989.00	1,989.00	0.00
1299-0000	TOTAL RECEIVABLES	109,047.59	122,130.97	-13,083.38
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	-10,172,504.66	-10,120,884.63	-51,620.03
1620-0000	F/F/E- Improvements	65,330.57	65,330.57	0.00
1625-0000	HVAC	193,559.44	193,559.44	0.00
1661-0000	Admin Centre Assets	166,663.91	166,663.91	0.00
1662-0000	Research Building Assets	4,444,902.47	4,444,902.47	0.00
1663-0000	Phipps Building Assets	1,312,197.90	1,312,197.90	0.00
1664-0000	Collins Building Assets	1,501,576.26	1,501,576.26	0.00
1665-0000	Centennial Building Assets	4,986,364.39	4,986,364.39	0.00
1666-0000	Johnson Building Assets	3,560,696.77	3,560,696.77	0.00
1667-0000	Shaw Building Assets	3,882,842.42	3,882,842.42	0.00
1668-0000	Park Planning/Development	754,960.65	754,960.65	0.00
1669-0000	NE Basin Project - A	213,885.94	213,885.94	0.00
1670-0000	NE Basin Project - B	63,416.00	63,416.00	0.00
1672-0000	CIP - Project North	66,115.50	66,115.50	0.00
1733-0000	Bond Issue Costs	69,344.00	69,344.00	0.00
1753-0000	Accumulated Amortization	-23,935.00	-23,660.00	-275.00
1790-0000	TOTAL PROPERTY	11,816,744.10	11,868,639.13	-51,895.03
1840-0000	OTHER ASSETS			
1905-0000	Trust Escrow	100,000.00	100,000.00	0.00
1913-0000	Prepaid Insurance	22,617.05	23,996.86	-1,379.81
1915-0000	Prepaid Expenses	654.40	0.00	654.40
1925-0000	Investments	2,208,559.08	2,203,307.69	5,251.39
1945-0000	Investments Limited as to Use	1,400,000.00	1,400,000.00	0.00
1980-0000	TOTAL OTHER ASSETS	3,731,830.53	3,727,304.55	4,525.98
1990-0000	TOTAL ASSETS	16,272,519.26	16,311,015.38	-38,496.12
2000-0000	LIABILITIES and CAPITAL			
2236-0000	Accounts Payable	34,358.19	35,259.46	-901.27
2246-0000	Prepaid Rents	3,283.27	4,701.53	-1,418.26
2249-0000	Accrued Other	3,092.65	2,438.25	654.40
2250-0000	Tenant Security Dep	2,829.42	2,529.42	300.00
2251-1000	Accrued Interest	3,707.00	3,707.00	0.00

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

Balance Sheet (With Period Change)

Period = Feb 2013

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
2305-0000	Sales Tax Payable	759.13	819.58	-60.45
2308-0000	Unearned Revenue - Current	246,327.00	246,327.00	0.00
2310-0000	Bonds Payable - Current	153,699.57	153,117.44	582.13
2408-0000	Unearned Revenue - Noncurrent	451,602.56	472,129.92	-20,527.36
2410-0000	Bond Payable - Noncurrent	2,738,341.79	2,751,417.33	-13,075.54
2490-0000	TOTAL LIABILITIES	3,638,000.58	3,672,446.93	-34,446.35
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	8,879,293.74	8,905,394.21	-26,100.47
2740-0000	Restricted for Capital Assets	409,187.66	406,804.89	2,382.77
2750-0000	Unrestricted	1,946,037.28	1,926,369.35	19,667.93
2760-0000	Designated Net Assets	1,400,000.00	1,400,000.00	0.00
2890-0000	TOTAL CAPITAL	12,634,518.68	12,638,568.45	-4,049.77
2990-0000	TOTAL LIABILITIES and CAPITAL	16,272,519.26	16,311,015.38	-38,496.12

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

Income Statement

Period = Feb 2013

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	0.00	0.00	169.05	0.03
3110-0000	Rent	73,783.78	56.63	370,389.48	55.91
3110-5000	Amortized Income	20,527.36	15.76	102,636.80	15.49
3114-5000	Operating Expense Reimbursement	17,873.65	13.72	105,870.47	15.98
3115-0000	CAM	8,588.00	6.59	42,940.00	6.48
3119-0000	Management Fee Income	1,126.83	0.86	5,618.82	0.85
3120-0000	Other Rents	3,712.56	2.85	11,359.44	1.71
3220-0000	Interest Income	4,643.40	3.56	23,225.18	3.51
3310-0000	Other Income	0.00	0.00	119.00	0.02
3315-0000	Sales Tax Discount	8.59	0.01	69.01	0.01
3540-0000	Electricity Pass Thru	21.67	0.02	108.35	0.02
3990-0000	TOTAL REVENUE	130,285.84	100.00	662,505.60	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	0.00	0.00	52.56	0.01
4403-0000	Clerical Salary-Authority	3,802.56	2.92	18,907.68	2.85
4404-0000	Payroll Taxes - Authority	898.87	0.69	2,117.35	0.32
4405-0000	Worker's Compensation-Authority	1,097.00	0.84	1,097.00	0.17
4406-0000	Employee Benefits-Authority	420.50	0.32	2,155.06	0.33
4407-0000	Retention Bonus	8,000.00	6.14	8,000.00	1.21
4415-0000	Interim Admin Pay	10,688.50	8.20	47,717.73	7.20
4460-0000	Employee Benefits	-45.75	-0.04	892.58	0.13
4490-0000	TOTAL PAYROLL EXPENSE	24,861.68	19.08	80,939.96	12.22
4500-0000	LEASING and ADVERTISING				
4540-0000	Advertising - Other	0.00	0.00	53.77	0.01
4599-0000	TOTAL LEASING and ADVERTISING	0.00	0.00	53.77	0.01
4600-0000	UTILITIES				
4605-0000	Electric	2,498.12	1.92	13,235.54	2.00
4607-0000	Electric - NonCam	384.44	0.30	1,791.72	0.27
4622-0000	Demand Credit	-33.65	-0.03	-166.37	-0.03
4635-0000	Refuse Collection	461.10	0.35	2,341.48	0.35
4637-0000	Refuse - NONCAM	8.74	0.01	43.70	0.01
4640-0000	Water/Sewer	411.40	0.32	2,262.14	0.34
4642-0000	Non CAM Water/Sewer	7.18	0.01	39.78	0.01
4648-0000	Irrigation - Utility	132.61	0.10	901.96	0.14
4649-0000	Irrigation-NonCAM	0.98	0.00	6.52	0.00
4650-0000	Stormwater	45.32	0.03	226.60	0.03
4660-0000	Fire Service - Utility	27.29	0.02	136.45	0.02
4799-0000	TOTAL UTILITIES	3,943.53	3.03	20,819.52	3.14
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	124.64	0.10	3,975.98	0.60
5122-0000	NONCAM Electrical Repairs	0.00	0.00	8.97	0.00
5125-0000	Electric Supplies	13.97	0.01	360.81	0.05
5130-0000	Electric Bulbs	0.00	0.00	1,309.18	0.20

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

Income Statement

Period = Feb 2013

Book = Accrual

		Period to Date	%	Year to Date	%
5132-0000	NONCAM Electric Bulbs	0.00	0.00	20.25	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	559.96	0.08
5145-0000	Elevator Phone Maintenance	177.00	0.14	1,531.19	0.23
5160-0000	Exterior Building Maintenance	421.17	0.32	8,804.86	1.33
5162-0000	Non CAM Exterior Bldg Maint.	0.00	0.00	139.90	0.02
5180-0000	HVAC Repair	934.50	0.72	6,445.54	0.97
5185-0000	HVAC Supplies	0.00	0.00	539.29	0.08
5187-0000	Non CAM HVAC Supplies	0.00	0.00	8.97	0.00
5192-0000	Landscaping Expense	70.25	0.05	215.25	0.03
5195-0000	Tree Trimming	0.00	0.00	900.00	0.14
5210-0000	Locks & Keys Repairs	8.00	0.01	239.34	0.04
5217-0000	Non CAM Lock & Keys Supplies	21.50	0.02	21.50	0.00
5220-0000	Parking Lot Repairs	400.00	0.31	1,846.20	0.28
5222-0000	NonCAM Parking Lot Repair	0.00	0.00	1.43	0.00
5230-0000	Plumbing Repairs	394.98	0.30	4,963.85	0.75
5232-0000	Non CAM Plumbing Repairs	4.98	0.00	21.13	0.00
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	6.14	0.00
5245-0000	Irrigation Repairs	0.00	0.00	323.86	0.05
5250-0000	Roof Repairs	0.00	0.00	180.00	0.03
5260-0000	Signage	0.00	0.00	1,361.55	0.21
5261-0000	Non-CAM Signage	0.00	0.00	50.98	0.01
5299-0000	TOTAL REPAIR/MAINTENANCE	2,570.99	1.97	33,836.13	5.11
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	0.00	0.00	2,200.00	0.33
5365-0000	Interior Supplies	49.80	0.04	220.00	0.03
5370-0000	Interior Repairs	0.00	0.00	4,423.04	0.67
5375-0000	Non CAM Interior Repairs	0.00	0.00	2.10	0.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	49.80	0.04	6,845.14	1.03
5400-0000	SERVICES				
5410-0000	Elevator Service	162.57	0.12	812.85	0.12
5412-0000	Elevator Service-NonCAM	2.43	0.00	12.15	0.00
5420-0000	Fire Protection System	0.00	0.00	3,083.70	0.47
5430-0000	Exterminating	352.30	0.27	3,254.65	0.49
5433-0000	Non CAM Exterminating	2.70	0.00	37.59	0.01
5445-0000	Backflow Prevention Service	266.02	0.20	266.02	0.04
5447-0000	HVAC Monthly Service	4,371.30	3.36	8,742.60	1.32
5448-0000	Non CAM HVAC Monthly Maint	20.70	0.02	41.40	0.01
5450-0000	Janitorial Service	8,520.32	6.54	42,116.22	6.36
5455-0000	Non CAM Janitorial	136.95	0.11	680.76	0.10
5460-0000	Landscaping Service	1,889.31	1.45	15,798.44	2.38
5462-0000	Non CAM Landscaping	806.38	0.62	4,087.61	0.62
5482-0000	Non CAM Security	0.00	0.00	240.00	0.04
5499-0000	TOTAL SERVICES	16,530.98	12.69	79,173.99	11.95
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	23,000.00	3.47
5520-0000	Phone Service	105.35	0.08	683.50	0.10
5522-0000	Internet Charge	70.55	0.05	352.75	0.05
5523-0000	Internet Charge-NonCAM	809.00	0.62	2,227.00	0.34

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

Income Statement

Period = Feb 2013

Book = Accrual

		Period to Date	%	Year to Date	%
5530-0000	Copies	23.90	0.02	195.63	0.03
5560-0000	Fees/Licenses/Permits	4.35	0.00	15.95	0.00
5565-0000	Office Supplies	145.94	0.11	334.67	0.05
5567-0000	Office Equip Mtnce-NonCAM	27.33	0.02	172.52	0.03
5575-0000	Professional Fees	2,350.00	1.80	16,967.75	2.56
5585-0000	Subscriptions	30.00	0.02	1,190.00	0.18
5587-0000	General Authority Expense	14.26	0.01	282.35	0.04
5588-0000	Economic Development	0.00	0.00	12,500.00	1.89
5592-0000	Non CAM Professional Fees	3,582.50	2.75	28,426.25	4.29
5596-0000	Other Administration Costs	613.90	0.47	1,113.82	0.17
5599-0000	TOTAL PROPERTY ADMINISTRATION	7,777.08	5.97	87,462.19	13.20
6110-0000	Management Fees TALCOR	5,437.62	4.17	27,188.10	4.10
6111-0000	Management Fees-NonCAM	3,312.38	2.54	16,561.90	2.50
6159-0000	TOTAL OTHER EXPENSES	8,750.00	6.72	43,750.00	6.60
7110-0000	Property Insurance	7,168.93	5.50	30,991.20	4.68
7111-0000	Property Insurance-NonCAM	-227.01	-0.17	6,867.27	1.04
7199-0000	TOTAL INSURANCE/TAXES	6,941.92	5.33	37,858.47	5.71
7800-0000	TOTAL OPERATING EXPENSES	71,425.98	54.82	390,739.17	58.98
7999-0000	NET INCOME - OPERATING	58,859.86	45.18	271,766.43	41.02
8100-0000	DEBT SERVICE				
8122-0000	Bond Interest Expense	11,014.60	8.45	55,538.45	8.38
8199-0000	TOTAL DEBT SERVICE	11,014.60	8.45	55,538.45	8.38
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	51,620.03	39.62	258,100.15	38.96
8220-0000	Amortization Expense	275.00	0.21	1,375.00	0.21
8299-0000	TOTAL OTHER EXPENSES	51,895.03	39.83	259,475.15	39.17
9900-0000	NET INCOME	-4,049.77	-3.11	-43,247.17	-6.53

Budget Comparison

Period = Feb 2013

Book = Accrual

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3100-1000	Miscellaneous Income	0.00	0.00	0.00	N/A	169.05	0.00	169.05	N/A	0.00
3110-0000	Rent	73,783.78	73,652.00	131.78	0.18	370,389.48	370,096.00	293.48	0.08	885,660.00
3110-5000	Amortized Income	20,527.36	20,527.33	0.03	0.00	102,636.80	102,636.65	0.15	0.00	246,328.00
3114-5000	Operating Expense Reimbursement	17,873.65	25,836.00	-7,962.35	-30.82	105,870.47	181,737.00	-75,866.53	-41.75	353,744.00
3115-0000	CAM	8,588.00	8,591.00	-3.00	-0.03	42,940.00	42,943.00	-3.00	-0.01	103,080.00
3119-0000	Management Fee Income	1,126.83	1,277.00	-150.17	-11.76	5,618.82	6,057.00	-438.18	-7.23	14,996.00
3120-0000	Other Rents	3,712.56	2,011.00	1,701.56	84.61	11,359.44	10,055.00	1,304.44	12.97	24,132.00
3220-0000	Interest Income	4,643.40	6,100.00	-1,456.60	-23.88	23,225.18	30,500.00	-7,274.82	-23.85	73,200.00
3310-0000	Other Income	0.00	0.00	0.00	N/A	119.00	0.00	119.00	N/A	0.00
3315-0000	Sales Tax Discount	8.59	0.00	8.59	N/A	69.01	0.00	69.01	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	108.35	0.00	108.35	N/A	0.00
3990-0000	TOTAL REVENUE	130,285.84	137,994.33	-7,708.49	-5.59	662,505.60	744,024.65	-81,519.05	-10.96	1,701,140.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	0.00	0.00	0.00	N/A	52.56	0.00	-52.56	N/A	59,225.00
4403-0000	Clerical Salary-Authority	3,802.56	3,750.00	-52.56	-1.40	18,907.68	18,750.00	-157.68	-0.84	45,000.00
4404-0000	Payroll Taxes - Authority	898.87	350.00	-548.87	-156.82	2,117.35	1,752.00	-365.35	-20.85	8,738.00
4405-0000	Worker's Compensation-Authority	1,097.00	55.00	-1,042.00	-1,894.55	1,097.00	274.00	-823.00	-300.36	1,547.00
4406-0000	Employee Benefits-Authority	420.50	733.00	312.50	42.63	2,155.06	3,665.00	1,509.94	41.20	19,800.00
4407-0000	Retention Bonus	8,000.00	0.00	-8,000.00	N/A	8,000.00	0.00	-8,000.00	N/A	10,000.00
4415-0000	Interim Admin Pay	10,688.50	10,689.00	0.50	0.00	47,717.73	48,172.00	454.27	0.94	58,861.00
4460-0000	Employee Benefits	-45.75	0.00	45.75	N/A	892.58	0.00	-892.58	N/A	0.00
4490-0000	TOTAL PAYROLL EXPENSE	24,861.68	15,577.00	-9,284.68	-59.61	80,939.96	72,613.00	-8,326.96	-11.47	203,171.00
4500-0000	LEASING and ADVERTISING									
4540-0000	Advertising - Other	0.00	0.00	0.00	N/A	53.77	0.00	-53.77	N/A	0.00
4599-0000	TOTAL LEASING and ADVERTISING	0.00	0.00	0.00	N/A	53.77	0.00	-53.77	N/A	0.00
4600-0000	UTILITIES									
4605-0000	Electric	2,498.12	3,542.00	1,043.88	29.47	13,235.54	15,602.00	2,366.46	15.17	38,731.00
4607-0000	Electric - NonCam	384.44	380.00	-4.44	-1.17	1,791.72	1,741.00	-50.72	-2.91	4,230.00
4622-0000	Demand Credit	-33.65	0.00	33.65	N/A	-166.37	0.00	166.37	N/A	0.00
4635-0000	Refuse Collection	461.10	482.00	20.90	4.34	2,341.48	2,383.00	41.52	1.74	5,757.00
4637-0000	Refuse - NONCAM	8.74	9.00	0.26	2.89	43.70	45.00	1.30	2.89	108.00
4640-0000	Water/Sewer	411.40	500.00	88.60	17.72	2,262.14	2,273.00	10.86	0.48	5,453.00
4642-0000	Non CAM Water/Sewer	7.18	9.00	1.82	20.22	39.78	39.00	-0.78	-2.00	97.00
4648-0000	Irrigation - Utility	132.61	217.00	84.39	38.89	901.96	693.00	-208.96	-30.15	2,454.00
4649-0000	Irrigation-NonCAM	0.98	2.00	1.02	51.00	6.52	6.00	-0.52	-8.67	26.00
4650-0000	Stormwater	45.32	47.00	1.68	3.57	226.60	235.00	8.40	3.57	564.00
4660-0000	Fire Service - Utility	27.29	28.00	0.71	2.54	136.45	140.00	3.55	2.54	336.00
4799-0000	TOTAL UTILITIES	3,943.53	5,216.00	1,272.47	24.40	20,819.52	23,157.00	2,337.48	10.09	57,756.00
5116-5000	REPAIR/MAINTENANCE									

Budget Comparison

Period = Feb 2013

Book = Accrual

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5120-0000	Electric Repairs	124.64	1,300.00	1,175.36	90.41	3,975.98	5,850.00	1,874.02	32.03	11,000.00
5122-0000	NONCAM Electrical Repairs	0.00	12.00	12.00	100.00	8.97	45.00	36.03	80.07	81.00
5125-0000	Electric Supplies	13.97	75.00	61.03	81.37	360.81	1,023.00	662.19	64.73	2,567.00
5127-0000	NONCAM Electric Supplies	0.00	0.00	0.00	N/A	0.00	62.00	62.00	100.00	97.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	1,309.18	0.00	-1,309.18	N/A	0.00
5132-0000	NONCAM Electric Bulbs	0.00	0.00	0.00	N/A	20.25	0.00	-20.25	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	559.96	0.00	-559.96	N/A	0.00
5140-0000	Elevator Maintenance	0.00	100.00	100.00	100.00	0.00	515.00	515.00	100.00	885.00
5141-0000	Elevator Maintenance-NonCAM	0.00	6.00	6.00	100.00	0.00	12.00	12.00	100.00	15.00
5145-0000	Elevator Phone Maintenance	177.00	0.00	-177.00	N/A	1,531.19	450.00	-1,081.19	-240.26	900.00
5145-2210	Security Monitor Cont	0.00	0.00	0.00	N/A	0.00	860.00	860.00	100.00	1,720.00
5145-2310	Security Monitro Cont-NonCAM	0.00	0.00	0.00	N/A	0.00	240.00	240.00	100.00	480.00
5145-4400	Security Maint & Repair	0.00	75.00	75.00	100.00	0.00	150.00	150.00	100.00	300.00
5160-0000	Exterior Building Maintenance	421.17	440.00	18.83	4.28	8,804.86	12,760.00	3,955.14	31.00	20,835.00
5161-0000	Exterior Building Supplies	0.00	225.00	225.00	100.00	0.00	1,130.00	1,130.00	100.00	2,280.00
5161-5000	Ext Building Supplies-NonCAM	0.00	6.00	6.00	100.00	0.00	16.00	16.00	100.00	22.00
5162-0000	Non CAM Exterior Bldg Maint.	0.00	3.00	3.00	100.00	139.90	299.00	159.10	53.21	347.00
5170-0000	Fire Extinguisher Maintenance	0.00	345.00	345.00	100.00	0.00	1,265.00	1,265.00	100.00	1,875.00
5175-0000	Fire Alarm/Sprinkler Repair	0.00	780.00	780.00	100.00	0.00	780.00	780.00	100.00	780.00
5180-0000	HVAC Repair	934.50	750.00	-184.50	-24.60	6,445.54	17,150.00	10,704.46	62.42	51,850.00
5182-0000	Non CAM HVAC Repair	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	1,500.00
5185-0000	HVAC Supplies	0.00	100.00	100.00	100.00	539.29	200.00	-339.29	-169.64	300.00
5187-0000	Non CAM HVAC Supplies	0.00	0.00	0.00	N/A	8.97	0.00	-8.97	N/A	0.00
5190-0000	Landscaping Supplies	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	250.00
5192-0000	Landscaping Expense	70.25	750.00	679.75	90.63	215.25	5,200.00	4,984.75	95.86	7,900.00
5193-0000	Landscaping Expense-NonCAM	0.00	0.00	0.00	N/A	0.00	30.00	30.00	100.00	30.00
5195-0000	Tree Trimming	0.00	750.00	750.00	100.00	900.00	2,050.00	1,150.00	56.10	9,036.00
5196-0000	Tree Trimming-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	66.00
5210-0000	Locks & Keys Repairs	8.00	25.00	17.00	68.00	239.34	1,055.00	815.66	77.31	1,605.00
5212-0000	Non CAM Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	50.00	50.00	100.00	75.00
5217-0000	Non CAM Lock & Keys Supplies	21.50	0.00	-21.50	N/A	21.50	0.00	-21.50	N/A	0.00
5220-0000	Parking Lot Repairs	400.00	0.00	-400.00	N/A	1,846.20	16,790.00	14,943.80	89.00	21,290.00
5221-0000	Parking Lot Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	210.00	210.00	100.00	210.00
5222-0000	NonCAM Parking Lot Repair	0.00	0.00	0.00	N/A	1.43	0.00	-1.43	N/A	0.00
5230-0000	Plumbing Repairs	394.98	1,050.00	655.02	62.38	4,963.85	6,075.00	1,111.15	18.29	9,975.00
5232-0000	Non CAM Plumbing Repairs	4.98	0.00	-4.98	N/A	21.13	0.00	-21.13	N/A	0.00
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	0.00	575.00	575.00	100.00	1,275.00
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	0.00	N/A	6.14	20.00	13.86	69.30	30.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	713.00
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	5.00
5245-0000	Irrigation Repairs	0.00	200.00	200.00	100.00	323.86	1,288.00	964.14	74.86	2,188.00
5245-5000	Irrigation Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	12.00	12.00	100.00	12.00
5250-0000	Roof Repairs	0.00	500.00	500.00	100.00	180.00	10,650.00	10,470.00	98.31	25,950.00
5252-0000	Non CAM Roof Repairs	0.00	0.00	0.00	N/A	0.00	60.00	60.00	100.00	180.00
5260-0000	Signage	0.00	0.00	0.00	N/A	1,361.55	8,350.00	6,988.45	83.69	8,350.00
5261-0000	Non-CAM Signage	0.00	0.00	0.00	N/A	50.98	150.00	99.02	66.01	150.00
5290-0000	Other Maintenance	0.00	125.00	125.00	100.00	0.00	1,750.00	1,750.00	100.00	2,000.00

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5299-0000	TOTAL REPAIR/MAINTENANCE	2,570.99	7,617.00	5,046.01	66.25	33,836.13	97,372.00	63,535.87	65.25	189,124.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	2,200.00	16,797.00	14,597.00	86.90	23,576.00
5312-0000	Non CAM Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	268.00	268.00	100.00	268.00
5313-0000	Carpet Repairs	0.00	0.00	0.00	N/A	0.00	2,400.00	2,400.00	100.00	4,400.00
5314-0000	Carpet Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	30.00	30.00	100.00	30.00
5315-0000	Mini Blinds	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	600.00
5340-0000	Painting	0.00	750.00	750.00	100.00	0.00	13,003.00	13,003.00	100.00	17,378.00
5342-0000	Non CAM Painting	0.00	0.00	0.00	N/A	0.00	572.00	572.00	100.00	572.00
5345-0000	Painting Supplies	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	400.00
5365-0000	Interior Supplies	49.80	0.00	-49.80	N/A	220.00	2,900.00	2,680.00	92.41	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	1,425.00	1,425.00	100.00	4,423.04	6,000.00	1,576.96	26.28	11,725.00
5375-0000	Non CAM Interior Repairs	0.00	250.00	250.00	100.00	2.10	500.00	497.90	99.58	750.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	3,125.00	3,125.00	100.00	3,375.00
5385-0000	Non CAM Other Cleaning and Impro.	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	250.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	49.80	2,425.00	2,375.20	97.95	6,845.14	46,245.00	39,399.86	85.20	66,324.00
5400-0000	SERVICES									
5410-0000	Elevator Service	162.57	163.00	0.43	0.26	812.85	815.00	2.15	0.26	1,956.00
5412-0000	Elevator Service-NonCAM	2.43	3.00	0.57	19.00	12.15	15.00	2.85	19.00	36.00
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	3,083.70	2,600.00	-483.70	-18.60	4,913.00
5425-0000	Fire Protection Phone	0.00	0.00	0.00	N/A	0.00	2,676.00	2,676.00	100.00	6,865.00
5430-0000	Exterminating	352.30	303.00	-49.30	-16.27	3,254.65	4,015.00	760.35	18.94	6,136.00
5433-0000	Non CAM Exterminating	2.70	3.00	0.30	10.00	37.59	15.00	-22.59	-150.60	36.00
5445-0000	Backflow Prevention Service	266.02	0.00	-266.02	N/A	266.02	0.00	-266.02	N/A	130.00
5447-0000	HVAC Monthly Service	4,371.30	0.00	-4,371.30	N/A	8,742.60	8,794.00	51.40	0.58	18,438.00
5448-0000	Non CAM HVAC Monthly Maint	20.70	0.00	-20.70	N/A	41.40	44.00	2.60	5.91	90.00
5450-0000	Janitorial Service	8,520.32	8,416.00	-104.32	-1.24	42,116.22	42,080.00	-36.22	-0.09	100,992.00
5455-0000	Non CAM Janitorial	136.95	137.00	0.05	0.04	680.76	685.00	4.24	0.62	1,644.00
5460-0000	Landscaping Service	1,889.31	1,890.00	0.69	0.04	15,798.44	11,774.00	-4,024.44	-34.18	39,470.00
5462-0000	Non CAM Landscaping	806.38	807.00	0.62	0.08	4,087.61	4,841.00	753.39	15.56	16,442.00
5470-0000	Parking Lot Service	0.00	14,254.00	14,254.00	100.00	0.00	14,254.00	14,254.00	100.00	14,254.00
5470-1000	Non CAM Parking Lot Service	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	300.00
5480-0000	Security	0.00	0.00	0.00	N/A	0.00	1,310.00	1,310.00	100.00	2,620.00
5482-0000	Non CAM Security	0.00	0.00	0.00	N/A	240.00	240.00	0.00	0.00	480.00
5485-0000	Sprinkler System Service	0.00	0.00	0.00	N/A	0.00	450.00	450.00	100.00	900.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	11,575.00
5488-0000	Window Washing Svc-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	170.00
5499-0000	TOTAL SERVICES	16,530.98	26,276.00	9,745.02	37.09	79,173.99	94,908.00	15,734.01	16.58	227,447.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	0.00	0.00	0.00	N/A	23,000.00	23,000.00	0.00	0.00	23,000.00
5520-0000	Phone Service	105.35	263.00	157.65	59.94	683.50	1,315.00	631.50	48.02	3,156.00
5521-0000	Phone Service-NonCAM	0.00	2.00	2.00	100.00	0.00	10.00	10.00	100.00	24.00
5522-0000	Internet Charge	70.55	193.00	122.45	63.45	352.75	966.00	613.25	63.48	2,317.00

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5523-0000	Internet Charge-NonCAM	809.00	426.00	-383.00	-89.91	2,227.00	2,130.00	-97.00	-4.55	5,112.00
5530-0000	Copies	23.90	113.00	89.10	78.85	195.63	569.00	373.37	65.62	1,360.00
5560-0000	Fees/Licenses/Permits	4.35	6.00	1.65	27.50	15.95	28.00	12.05	43.04	70.00
5565-0000	Office Supplies	145.94	225.00	79.06	35.14	334.67	1,125.00	790.33	70.25	2,700.00
5566-0000	Office Equipment Maintenance	0.00	200.00	200.00	100.00	0.00	1,000.00	1,000.00	100.00	2,400.00
5567-0000	Office Equip Mtnce-NonCAM	27.33	45.00	17.67	39.27	172.52	155.00	-17.52	-11.30	353.00
5570-0000	Postage/Delivery	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
5575-0000	Professional Fees	2,350.00	3,000.00	650.00	21.67	16,967.75	34,110.00	17,142.25	50.26	55,110.00
5580-0100	Printing	0.00	42.00	42.00	100.00	0.00	206.00	206.00	100.00	500.00
5585-0000	Subscriptions	30.00	35.00	5.00	14.29	1,190.00	1,494.00	304.00	20.35	1,739.00
5587-0000	General Authority Expense	14.26	0.00	-14.26	N/A	282.35	50.00	-232.35	-464.70	100.00
5588-0000	Economic Development	0.00	0.00	0.00	N/A	12,500.00	12,800.00	300.00	2.34	25,300.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	30,000.00
5592-0000	Non CAM Professional Fees	3,582.50	6,167.00	2,584.50	41.91	28,426.25	31,221.00	2,794.75	8.95	74,390.00
5594-0000	Travel	0.00	800.00	800.00	100.00	0.00	7,600.00	7,600.00	100.00	9,100.00
5596-0000	Other Administration Costs	613.90	516.00	-97.90	-18.97	1,113.82	2,877.00	1,763.18	61.29	6,789.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	7,777.08	12,043.00	4,265.92	35.42	87,462.19	120,706.00	33,243.81	27.54	243,640.00
6110-0000	Management Fees TALCOR	5,437.62	5,438.00	0.38	0.01	27,188.10	27,190.00	1.90	0.01	65,256.00
6111-0000	Management Fees-NonCAM	3,312.38	3,312.00	-0.38	-0.01	16,561.90	16,560.00	-1.90	-0.01	39,744.00
6159-0000	TOTAL OTHER EXPENSES	8,750.00	8,750.00	0.00	0.00	43,750.00	43,750.00	0.00	0.00	105,000.00
7110-0000	Property Insurance	7,168.93	6,101.00	-1,067.93	-17.50	30,991.20	30,505.00	-486.20	-1.59	72,827.00
7111-0000	Property Insurance-NonCAM	-227.01	1,583.00	1,810.01	114.34	6,867.27	7,915.00	1,047.73	13.24	17,346.00
7199-0000	TOTAL INSURANCE/TAXES	6,941.92	7,684.00	742.08	9.66	37,858.47	38,420.00	561.53	1.46	90,173.00
7800-0000	TOTAL OPERATING EXPENSES	71,425.98	85,588.00	14,162.02	16.55	390,739.17	537,171.00	146,431.83	27.26	1,182,635.00
7999-0000	NET INCOME - OPERATING	58,859.86	52,406.33	6,453.53	12.31	271,766.43	206,853.65	64,912.78	31.38	518,505.00
8100-0000	DEBT SERVICE									
8122-0000	Bond Interest Expense	11,014.60	11,013.00	-1.60	-0.01	55,538.45	55,535.00	-3.45	-0.01	131,289.00
8199-0000	TOTAL DEBT SERVICE	11,014.60	11,013.00	-1.60	-0.01	55,538.45	55,535.00	-3.45	-0.01	131,289.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	51,620.03	51,216.00	-404.03	-0.79	258,100.15	256,080.00	-2,020.15	-0.79	614,592.00
8220-0000	Amortization Expense	275.00	275.00	0.00	0.00	1,375.00	1,375.00	0.00	0.00	3,300.00
8299-0000	TOTAL OTHER EXPENSES	51,895.03	51,491.00	-404.03	-0.78	259,475.15	257,455.00	-2,020.15	-0.78	617,892.00
9900-0000	NET INCOME	-4,049.77	-10,097.67	6,047.90	59.89	-43,247.17	-106,136.35	62,889.18	59.25	-230,676.00

INNOVATION PARK-CENTENNIAL BLDG (centenn)

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	25,858.82	25,859.00	-0.18	0.00	129,294.10	129,295.00	-0.90	0.00	310,308.00
3114-5000	Operating Expense Reimbursement	5,420.86	4,893.00	527.86	10.79	24,699.61	42,449.00	-17,749.39	-41.81	91,006.00
3990-0000	TOTAL REVENUE	31,279.68	30,752.00	527.68	1.72	153,993.71	171,744.00	-17,750.29	-10.34	401,314.00
4000-0000	OPERATING EXPENSES									
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	124.64	750.00	625.36	83.38	2,067.12	1,500.00	-567.12	-37.81	2,000.00
5125-0000	Electric Supplies	13.97	0.00	-13.97	N/A	67.97	250.00	182.03	72.81	500.00
5160-0000	Exterior Building Maintenance	211.90	90.00	-121.90	-135.44	571.90	950.00	378.10	39.80	3,080.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	500.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	325.00
5180-0000	HVAC Repair	459.50	0.00	-459.50	N/A	1,064.15	2,150.00	1,085.85	50.50	8,350.00
5185-0000	HVAC Supplies	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	300.00
5192-0000	Landscaping Expense	0.00	750.00	750.00	100.00	0.00	1,750.00	1,750.00	100.00	1,750.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	1,250.00
5210-0000	Locks & Keys Repairs	0.00	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	445.00	1,000.00	555.00	55.50	2,000.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	370.00	1,000.00	630.00	63.00	1,500.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	125.00
5245-0000	Irrigation Repairs	0.00	200.00	200.00	100.00	0.00	400.00	400.00	100.00	600.00
5299-0000	TOTAL REPAIR/MAINTENANCE	810.01	1,915.00	1,104.99	57.70	4,586.14	9,750.00	5,163.86	52.96	22,355.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	5,000.00	5,000.00	100.00	6,320.00
5313-0000	Carpet Repairs	0.00	0.00	0.00	N/A	0.00	400.00	400.00	100.00	900.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	650.00	650.00	100.00	1,450.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	19.96	400.00	380.04	95.01	1,200.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	0.00	N/A	19.96	8,950.00	8,930.04	99.78	12,370.00
5400-0000	SERVICES									
5425-0000	Fire Protection Phone	0.00	0.00	0.00	N/A	0.00	2,676.00	2,676.00	100.00	6,865.00
5430-0000	Exterminating	55.00	55.00	0.00	0.00	911.77	2,775.00	1,863.23	67.14	3,160.00
5445-0000	Backflow Prevention Service	60.00	0.00	-60.00	N/A	60.00	0.00	-60.00	N/A	70.00
5447-0000	HVAC Monthly Service	1,647.00	0.00	-1,647.00	N/A	3,294.00	3,426.00	132.00	3.85	6,954.00
5450-0000	Janitorial Service	997.74	978.00	-19.74	-2.02	4,940.22	4,890.00	-50.22	-1.03	11,736.00
5460-0000	Landscaping Service	257.52	258.00	0.48	0.19	1,979.88	1,547.00	-432.88	-27.98	5,252.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,000.00

INNOVATION PARK-CENTENNIAL BLDG (centenn)

Budget Comparison

Period = Feb 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5499-0000	TOTAL SERVICES	3,017.26	1,291.00	-1,726.26	-133.71	11,185.87	15,314.00	4,128.13	26.96	36,037.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	0.00	23.00	23.00	100.00	0.00	115.00	115.00	100.00	276.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	0.00	23.00	23.00	100.00	0.00	115.00	115.00	100.00	276.00
6110-0000	Management Fees TALCOR	1,386.71	1,387.00	0.29	0.02	6,933.55	6,935.00	1.45	0.02	16,644.00
6159-0000	TOTAL OTHER EXPENSES	1,386.71	1,387.00	0.29	0.02	6,933.55	6,935.00	1.45	0.02	16,644.00
7110-0000	Property Insurance	267.50	277.00	9.50	3.43	1,348.77	1,385.00	36.23	2.62	3,324.00
7199-0000	TOTAL INSURANCE/TAXES	267.50	277.00	9.50	3.43	1,348.77	1,385.00	36.23	2.62	3,324.00
7800-0000	TOTAL OPERATING EXPENSES	5,481.48	4,893.00	-588.48	-12.03	24,074.29	42,449.00	18,374.71	43.29	91,006.00
7999-0000	NET INCOME - OPERATING	25,798.20	25,859.00	-60.80	-0.24	129,919.42	129,295.00	624.42	0.48	310,308.00
8100-0000	DEBT SERVICE									
8122-0000	Bond Interest Expense	11,014.60	11,013.00	-1.60	-0.01	55,538.45	55,535.00	-3.45	-0.01	131,289.00
8199-0000	TOTAL DEBT SERVICE	11,014.60	11,013.00	-1.60	-0.01	55,538.45	55,535.00	-3.45	-0.01	131,289.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	12,012.40	11,951.00	-61.40	-0.51	60,062.00	59,755.00	-307.00	-0.51	143,412.00
8220-0000	Amortization Expense	275.00	275.00	0.00	0.00	1,375.00	1,375.00	0.00	0.00	3,300.00
8299-0000	TOTAL OTHER EXPENSES	12,287.40	12,226.00	-61.40	-0.50	61,437.00	61,130.00	-307.00	-0.50	146,712.00
9900-0000	NET INCOME	2,496.20	2,620.00	-123.80	-4.73	12,943.97	12,630.00	313.97	2.49	32,307.00

CENTENNIAL - BUDGET COMPARISON

As of February 28, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$153,993.71	\$171,744.00	-\$17,750.29	-10.34
Total Operating Expenses	\$24,074.29	\$42,449.00	\$18,374.71	43.29
Net Operating Income	\$12,943.97	\$12,630.00	\$313.97	2.49

Major Variances from Budget:

1) Total Revenue

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

2) Net Operating Income

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

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Feb 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	18,986.26	18,986.00	0.26	0.00	94,931.30	94,930.00	1.30	0.00	227,832.00
3990-0000	TOTAL REVENUE	18,986.26	18,986.00	0.26	0.00	94,931.30	94,930.00	1.30	0.00	227,832.00
4000-0000	OPERATING EXPENSES									
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	250.00	250.00	100.00	351.07	500.00	148.93	29.79	750.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	11.98	250.00	238.02	95.21	750.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	461.72	0.00	-461.72	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	30.00	0.00	-30.00	N/A	0.00
5160-0000	Exterior Building Maintenance	90.00	90.00	0.00	0.00	450.00	650.00	200.00	30.77	2,180.00
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	335.00	335.00	100.00	0.00	335.00	335.00	100.00	335.00
5180-0000	HVAC Repair	0.00	500.00	500.00	100.00	135.00	1,000.00	865.00	86.50	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	0.00	0.00	N/A	0.00	40.00	40.00	100.00	80.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	925.51	9,000.00	8,074.49	89.72	9,000.00
5230-0000	Plumbing Repairs	0.00	750.00	750.00	100.00	2,465.51	1,500.00	-965.51	-64.37	2,250.00
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	0.00	200.00	200.00	100.00	600.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	125.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	1,000.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	3,500.00	3,500.00	100.00	10,500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	90.00	2,050.00	1,960.00	95.61	4,830.79	18,775.00	13,944.21	74.27	33,170.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	2,200.00	2,845.00	645.00	22.67	3,305.00
5340-0000	Painting	0.00	750.00	750.00	100.00	0.00	1,500.00	1,500.00	100.00	2,250.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	112.81	1,000.00	887.19	88.72	3,000.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	750.00	750.00	100.00	2,312.81	6,345.00	4,032.19	63.55	9,555.00
5400-0000	SERVICES									
5430-0000	Exterminating	55.00	55.00	0.00	0.00	473.00	275.00	-198.00	-72.00	660.00
5445-0000	Backflow Prevention Service	98.00	0.00	-98.00	N/A	98.00	0.00	-98.00	N/A	0.00
5447-0000	HVAC Monthly Service	735.00	0.00	-735.00	N/A	1,470.00	1,560.00	90.00	5.77	3,166.00
5450-0000	Janitorial Service	1,521.58	1,522.00	0.42	0.03	7,563.58	7,610.00	46.42	0.61	18,264.00
5460-0000	Landscaping Service	337.87	338.00	0.13	0.04	2,472.10	2,463.00	-9.10	-0.37	7,755.00

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Feb 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5485-0000	Sprinkler System Service	0.00	0.00	0.00	N/A	0.00	450.00	450.00	100.00	900.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,650.00
5499-0000	TOTAL SERVICES	2,747.45	1,915.00	-832.45	-43.47	12,076.68	12,358.00	281.32	2.28	32,395.00
6110-0000	Management Fees TALCOR	1,055.96	1,056.00	0.04	0.00	5,279.80	5,280.00	0.20	0.00	12,672.00
6159-0000	TOTAL OTHER EXPENSES	1,055.96	1,056.00	0.04	0.00	5,279.80	5,280.00	0.20	0.00	12,672.00
7110-0000	Property Insurance	203.57	223.00	19.43	8.71	1,035.22	1,115.00	79.78	7.16	2,676.00
7199-0000	TOTAL INSURANCE/TAXES	203.57	223.00	19.43	8.71	1,035.22	1,115.00	79.78	7.16	2,676.00
7800-0000	TOTAL OPERATING EXPENSES	4,096.98	5,994.00	1,897.02	31.65	25,535.30	43,873.00	18,337.70	41.80	90,468.00
7999-0000	NET INCOME - OPERATING	14,889.28	12,992.00	1,897.28	14.60	69,396.00	51,057.00	18,339.00	35.92	137,364.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,031.77	3,723.00	-308.77	-8.29	20,158.85	18,615.00	-1,543.85	-8.29	44,676.00
8299-0000	TOTAL OTHER EXPENSES	4,031.77	3,723.00	-308.77	-8.29	20,158.85	18,615.00	-1,543.85	-8.29	44,676.00
9900-0000	NET INCOME	10,857.51	9,269.00	1,588.51	17.14	49,237.15	32,442.00	16,795.15	51.77	92,688.00

COLLINS - BUDGET COMPARISON

As of February 28, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$94,931.30	\$94,930.00	\$1.30	0.00
Total Operating Expenses	\$25,535.30	\$43,873.00	\$18,337.70	41.80
Net Operating Income	\$49,237.15	\$32,442.00	\$16,795.15	51.77

Major Variances from Budget:

Total Repair and Maintenance is \$13,944 or 74% under budget. Of the total overall amount \$3,500 remains unused for anticipated roof repairs and \$9,000 in parking lot repairs or seal coating and striping.* Due to the unforeseen departure of the Florida Department of Environmental Protection and the subsequent loss of revenue, expenses for this location will be monitored very closely in order to begin to build up reserve Net Operating Income.

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

INNOVATION PARK -TENANTS IN COMMON (inn-tic)

Budget Comparison

Period = Feb 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3100-1000	Miscellaneous Income	0.00	0.00	0.00	N/A	169.05	0.00	169.05	N/A	0.00
3110-0000	Rent	583.33	583.00	0.33	0.06	2,916.65	2,915.00	1.65	0.06	6,996.00
3110-5000	Amortized Income	20,527.36	20,527.33	0.03	0.00	102,636.80	102,636.65	0.15	0.00	246,328.00
3114-5000	Operating Expense Reimbursement	2,138.12	2,007.00	131.12	6.53	10,690.60	10,035.00	655.60	6.53	24,084.00
3115-0000	CAM	8,588.00	8,591.00	-3.00	-0.03	42,940.00	42,943.00	-3.00	-0.01	103,080.00
3120-0000	Other Rents	3,691.41	1,968.00	1,723.41	87.57	11,253.69	9,840.00	1,413.69	14.37	23,616.00
3220-0000	Interest Income	4,643.40	6,100.00	-1,456.60	-23.88	23,225.18	30,500.00	-7,274.82	-23.85	73,200.00
3310-0000	Other Income	0.00	0.00	0.00	N/A	119.00	0.00	119.00	N/A	0.00
3315-0000	Sales Tax Discount	0.00	0.00	0.00	N/A	34.19	0.00	34.19	N/A	0.00
3990-0000	TOTAL REVENUE	40,171.62	39,776.33	395.29	0.99	193,985.16	198,869.65	-4,884.49	-2.46	477,304.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	17.32	27.00	9.68	35.85	88.20	132.00	43.80	33.18	321.00
4635-0000	Refuse Collection	0.00	0.00	0.00	N/A	35.98	0.00	-35.98	N/A	0.00
4648-0000	Irrigation - Utility	80.87	150.00	69.13	46.09	558.20	405.00	-153.20	-37.83	1,630.00
4799-0000	TOTAL UTILITIES	98.19	177.00	78.81	44.53	682.38	537.00	-145.38	-27.07	1,951.00
5116-5000	REPAIR/MAINTENANCE									
5160-0000	Exterior Building Maintenance	14.27	0.00	-14.27	N/A	240.47	0.00	-240.47	N/A	0.00
5192-0000	Landscaping Expense	70.25	0.00	-70.25	N/A	215.25	1,000.00	784.75	78.47	2,000.00
5195-0000	Tree Trimming	0.00	750.00	750.00	100.00	0.00	1,500.00	1,500.00	100.00	2,250.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	33.39	0.00	-33.39	N/A	0.00
5260-0000	Signage	0.00	0.00	0.00	N/A	182.10	0.00	-182.10	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	84.52	750.00	665.48	88.73	671.21	2,500.00	1,828.79	73.15	4,250.00
5300-0000	CLEANING AND IMPROVEMENTS									
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	115.79	0.00	-115.79	N/A	0.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	0.00	N/A	115.79	0.00	-115.79	N/A	0.00
5400-0000	SERVICES									
5430-0000	Exterminating	0.00	0.00	0.00	N/A	2.47	0.00	-2.47	N/A	0.00
5460-0000	Landscaping Service	259.58	260.00	0.42	0.16	2,486.12	1,559.00	-927.12	-59.47	5,332.00
5462-0000	Non CAM Landscaping	792.63	793.00	0.37	0.05	3,963.17	4,758.00	794.83	16.71	16,160.00
5499-0000	TOTAL SERVICES	1,052.21	1,053.00	0.79	0.08	6,451.76	6,317.00	-134.76	-2.13	21,492.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	0.00	0.00	0.00	N/A	23,000.00	23,000.00	0.00	0.00	23,000.00

INNOVATION PARK -TENANTS IN COMMON (inn-tic)

Budget Comparison

Period = Feb 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5520-0000	Phone Service	105.35	215.00	109.65	51.00	578.15	1,075.00	496.85	46.22	2,580.00
5522-0000	Internet Charge	0.00	0.00	0.00	N/A	70.55	0.00	-70.55	N/A	0.00
5575-0000	Professional Fees	2,350.00	3,000.00	650.00	21.67	16,967.75	15,000.00	-1,967.75	-13.12	36,000.00
5585-0000	Subscriptions	30.00	0.00	-30.00	N/A	725.00	0.00	-725.00	N/A	0.00
5588-0000	Economic Development	0.00	0.00	0.00	N/A	12,500.00	12,800.00	300.00	2.34	25,300.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	30,000.00
5592-0000	Non CAM Professional Fees	3,582.50	6,167.00	2,584.50	41.91	25,426.25	30,831.00	5,404.75	17.53	74,000.00
5596-0000	Other Administration Costs	613.90	516.00	-97.90	-18.97	1,113.82	2,877.00	1,763.18	61.29	6,789.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	6,681.75	9,898.00	3,216.25	32.49	80,381.52	85,583.00	5,201.48	6.08	197,669.00
6110-0000	Management Fees TALCOR	875.00	875.00	0.00	0.00	4,375.00	4,375.00	0.00	0.00	10,500.00
6159-0000	TOTAL OTHER EXPENSES	875.00	875.00	0.00	0.00	4,375.00	4,375.00	0.00	0.00	10,500.00
7110-0000	Property Insurance	2,713.39	2,062.00	-651.39	-31.59	8,974.07	10,310.00	1,335.93	12.96	24,359.00
7111-0000	Property Insurance-NonCAM	-294.54	1,525.00	1,819.54	119.31	6,535.84	7,625.00	1,089.16	14.28	16,650.00
7199-0000	TOTAL INSURANCE/TAXES	2,418.85	3,587.00	1,168.15	32.57	15,509.91	17,935.00	2,425.09	13.52	41,009.00
7800-0000	TOTAL OPERATING EXPENSES	11,210.52	16,340.00	5,129.48	31.39	108,187.57	117,247.00	9,059.43	7.73	276,871.00
7999-0000	NET INCOME - OPERATING	28,961.10	23,436.33	5,524.77	23.57	85,797.59	81,622.65	4,174.94	5.11	200,433.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	14,823.49	14,823.00	-0.49	0.00	74,117.45	74,115.00	-2.45	0.00	177,876.00
8299-0000	TOTAL OTHER EXPENSES	14,823.49	14,823.00	-0.49	0.00	74,117.45	74,115.00	-2.45	0.00	177,876.00
9900-0000	NET INCOME	14,137.61	8,613.33	5,524.28	64.14	11,680.14	7,507.65	4,172.49	55.58	22,557.00

INN-TIC - BUDGET COMPARISON

As of February 28, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$193,985.16	\$198,869.65	-\$4,884.49	-2.46
Total Operating Expenses	\$108,187.57	\$117,247.00	\$9,059.43	7.73
Net Operating Income	\$11,680.14	\$7,507.65	\$4,172.49	55.58

Major Variances from Budget:

Total Revenue

Interest Income continues to pull total revenue below the levels that were recognized during the same time period 2011-2012

Net Operating Income

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

INNOVATION PARK - JOHNSON BLDG (johnson)

Budget Comparison

Period = Feb 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3114-5000	Operating Expense Reimbursement	6,036.85	10,614.00	-4,577.15	-43.12	37,828.01	62,124.00	-24,295.99	-39.11	112,388.00
3119-0000	Management Fee Income	580.84	659.00	-78.16	-11.86	2,896.30	3,127.00	-230.70	-7.38	7,740.00
3990-0000	TOTAL REVENUE	6,617.69	11,273.00	-4,655.31	-41.30	40,724.31	65,251.00	-24,526.69	-37.59	120,128.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4635-0000	Refuse Collection	168.58	171.00	2.42	1.42	842.90	840.00	-2.90	-0.35	2,037.00
4640-0000	Water/Sewer	138.51	155.00	16.49	10.64	767.54	718.00	-49.54	-6.90	1,716.00
4648-0000	Irrigation - Utility	18.92	20.00	1.08	5.40	125.67	95.00	-30.67	-32.28	271.00
4799-0000	TOTAL UTILITIES	326.01	346.00	19.99	5.78	1,736.11	1,653.00	-83.11	-5.03	4,024.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	386.78	1,800.00	1,413.22	78.51	3,600.00
5125-0000	Electric Supplies	0.00	25.00	25.00	100.00	53.40	100.00	46.60	46.60	200.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	505.79	0.00	-505.79	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	193.75	0.00	-193.75	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	500.00
5160-0000	Exterior Building Maintenance	105.00	45.00	-60.00	-133.33	2,753.75	3,680.00	926.25	25.17	5,905.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	75.00	75.00	100.00	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	335.00	335.00	100.00	335.00
5175-0000	Fire Alarm/Sprinkler Repair	0.00	780.00	780.00	100.00	0.00	780.00	780.00	100.00	780.00
5180-0000	HVAC Repair	475.00	0.00	-475.00	N/A	3,246.89	1,500.00	-1,746.89	-116.46	4,500.00
5185-0000	HVAC Supplies	0.00	0.00	0.00	N/A	173.09	0.00	-173.09	N/A	0.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,256.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	6.00	0.00	-6.00	N/A	0.00
5220-0000	Parking Lot Repairs	400.00	0.00	-400.00	N/A	427.67	3,500.00	3,072.33	87.78	3,500.00
5230-0000	Plumbing Repairs	101.45	0.00	-101.45	N/A	737.20	1,050.00	312.80	29.79	2,050.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	90.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	118.40	200.00	81.60	40.80	200.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	2,500.00	2,500.00	100.00	5,000.00
5260-0000	Signage	0.00	0.00	0.00	N/A	186.59	3,500.00	3,313.41	94.67	3,500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	1,081.45	850.00	-231.45	-27.23	8,789.31	19,770.00	10,980.69	55.54	32,141.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	3,000.00
5313-0000	Carpet Repairs	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	1,000.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	3,000.00	3,000.00	100.00	3,000.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	40.46	0.00	-40.46	N/A	0.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	388.70	1,000.00	611.30	61.13	1,500.00

INNOVATION PARK - JOHNSON BLDG (johnson)

Budget Comparison

Period = Feb 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	0.00	N/A	429.16	6,000.00	5,570.84	92.85	8,500.00
5400-0000	SERVICES									
5410-0000	Elevator Service	82.50	83.00	0.50	0.60	412.50	415.00	2.50	0.60	996.00
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	3,083.70	2,600.00	-483.70	-18.60	4,765.00
5430-0000	Exterminating	95.00	45.00	-50.00	-111.11	530.98	225.00	-305.98	-135.99	540.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	25.00
5447-0000	HVAC Monthly Service	896.00	0.00	-896.00	N/A	1,792.00	1,846.00	54.00	2.93	3,692.00
5450-0000	Janitorial Service	2,085.67	2,001.00	-84.67	-4.23	10,030.08	10,005.00	-25.08	-0.25	24,012.00
5460-0000	Landscaping Service	265.18	265.00	-0.18	-0.07	2,400.17	1,590.00	-810.17	-50.95	5,405.00
5470-0000	Parking Lot Service	0.00	5,900.00	5,900.00	100.00	0.00	5,900.00	5,900.00	100.00	5,900.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,400.00
5499-0000	TOTAL SERVICES	3,424.35	8,294.00	4,869.65	58.71	18,249.43	22,581.00	4,331.57	19.18	47,735.00
5500-0000	PROPERTY ADMINISTRATION									
5575-0000	Professional Fees	0.00	0.00	0.00	N/A	0.00	6,500.00	6,500.00	100.00	6,500.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	0.00	0.00	0.00	N/A	0.00	6,500.00	6,500.00	100.00	6,500.00
6111-0000	Management Fees-NonCAM	1,668.16	1,668.00	-0.16	-0.01	8,340.80	8,340.00	-0.80	-0.01	20,016.00
6159-0000	TOTAL OTHER EXPENSES	1,668.16	1,668.00	-0.16	-0.01	8,340.80	8,340.00	-0.80	-0.01	20,016.00
7110-0000	Property Insurance	1,302.55	1,124.00	-178.55	-15.89	6,392.90	5,620.00	-772.90	-13.75	13,488.00
7199-0000	TOTAL INSURANCE/TAXES	1,302.55	1,124.00	-178.55	-15.89	6,392.90	5,620.00	-772.90	-13.75	13,488.00
7800-0000	TOTAL OPERATING EXPENSES	7,802.52	12,282.00	4,479.48	36.47	43,937.71	70,464.00	26,526.29	37.65	132,404.00
7999-0000	NET INCOME - OPERATING	-1,184.83	-1,009.00	-175.83	-17.43	-3,213.40	-5,213.00	1,999.60	38.36	-12,276.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	7,681.43	7,681.00	-0.43	-0.01	38,407.15	38,405.00	-2.15	-0.01	92,172.00
8299-0000	TOTAL OTHER EXPENSES	7,681.43	7,681.00	-0.43	-0.01	38,407.15	38,405.00	-2.15	-0.01	92,172.00
9900-0000	NET INCOME	-8,866.26	-8,690.00	-176.26	-2.03	-41,620.55	-43,618.00	1,997.45	4.58	-104,448.00

JOHNSON - BUDGET COMPARISON

As of February 28, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>	
Total Revenue	\$40,724.31	\$65,251.00	-\$24,526.69	-37.59	1
Total Operating Expenses	\$43,937.71	\$70,464.00	\$26,526.29	37.65	
Net Operating Income	-\$41,620.55	-\$43,618.00	\$1,997.45	4.58	

Major Variances from Budget:

Operating Expense Reimbursements are \$24,295 under budget which is also reflective in the Total Revenue variance. Total Repair & Maintenance (\$11,212 - Parking Lot repairs \$3,500 - Signage \$3,500 Roof Repairs \$2,500), Total Cleaning & Improvements (\$5,570 - Painting \$3,000 - Carpet Cleaning \$1,500) and Professional fees (\$6,500 - KW Controls) contain the majority of the Variance

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Feb 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	862.42	855.00	7.42	0.87	4,312.10	4,275.00	37.10	0.87	10,260.00
3120-0000	Other Rents	21.15	21.00	0.15	0.71	105.75	105.00	0.75	0.71	252.00
3315-0000	Sales Tax Discount	3.30	0.00	3.30	N/A	9.64	0.00	9.64	N/A	0.00
3990-0000	TOTAL REVENUE	886.87	876.00	10.87	1.24	4,427.49	4,380.00	47.49	1.08	10,512.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	0.00	0.00	0.00	N/A	52.56	0.00	-52.56	N/A	59,225.00
4403-0000	Clerical Salary-Authority	3,802.56	3,750.00	-52.56	-1.40	18,907.68	18,750.00	-157.68	-0.84	45,000.00
4404-0000	Payroll Taxes - Authority	898.87	350.00	-548.87	-156.82	2,117.35	1,752.00	-365.35	-20.85	8,738.00
4405-0000	Worker's Compensation-Authority	1,097.00	55.00	-1,042.00	-1,894.55	1,097.00	274.00	-823.00	-300.36	1,547.00
4406-0000	Employee Benefits-Authority	420.50	733.00	312.50	42.63	2,155.06	3,665.00	1,509.94	41.20	19,800.00
4407-0000	Retention Bonus	8,000.00	0.00	-8,000.00	N/A	8,000.00	0.00	-8,000.00	N/A	10,000.00
4415-0000	Interim Admin Pay	10,688.50	10,689.00	0.50	0.00	47,717.73	48,172.00	454.27	0.94	58,861.00
4460-0000	Employee Benefits	-45.75	0.00	45.75	N/A	892.58	0.00	-892.58	N/A	0.00
4490-0000	TOTAL PAYROLL EXPENSE	24,861.68	15,577.00	-9,284.68	-59.61	80,939.96	72,613.00	-8,326.96	-11.47	203,171.00
4500-0000	LEASING and ADVERTISING									
4540-0000	Advertising - Other	0.00	0.00	0.00	N/A	53.77	0.00	-53.77	N/A	0.00
4599-0000	TOTAL LEASING and ADVERTISING	0.00	0.00	0.00	N/A	53.77	0.00	-53.77	N/A	0.00
4600-0000	UTILITIES									
4605-0000	Electric	163.42	265.00	101.58	38.33	745.51	1,120.00	374.49	33.44	2,760.00
4635-0000	Refuse Collection	0.00	17.00	17.00	100.00	0.00	85.00	85.00	100.00	204.00
4640-0000	Water/Sewer	32.55	45.00	12.45	27.67	162.77	193.00	30.23	15.66	452.00
4650-0000	Stormwater	45.32	47.00	1.68	3.57	226.60	235.00	8.40	3.57	564.00
4660-0000	Fire Service - Utility	27.29	28.00	0.71	2.54	136.45	140.00	3.55	2.54	336.00
4799-0000	TOTAL UTILITIES	268.58	402.00	133.42	33.19	1,271.33	1,773.00	501.67	28.30	4,316.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	400.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	0.00	123.00	123.00	100.00	492.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	0.00	N/A	904.19	0.00	-904.19	N/A	0.00
5145-2210	Security Monitor Cont	0.00	0.00	0.00	N/A	0.00	860.00	860.00	100.00	1,720.00
5160-0000	Exterior Building Maintenance	0.00	125.00	125.00	100.00	58.31	250.00	191.69	76.68	375.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	75.00	75.00	100.00	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	10.00	10.00	100.00	0.00	10.00	10.00	100.00	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	900.00	0.00	-900.00	N/A	1,500.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	60.70	50.00	-10.70	-21.40	100.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	300.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	90.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	450.00
5290-0000	Other Maintenance	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	360.00	360.00	100.00	1,923.20	2,368.00	444.80	18.78	6,912.00
5300-0000	CLEANING AND IMPROVEMENTS									

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Feb 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5370-0000	Interior Repairs	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	375.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	125.00	125.00	100.00	375.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	125.00	125.00	100.00	0.00	1,375.00	1,375.00	100.00	1,750.00
5400-0000	SERVICES									
5430-0000	Exterminating	25.00	25.00	0.00	0.00	424.00	125.00	-299.00	-239.20	300.00
5433-0000	Non CAM Exterminating	0.00	0.00	0.00	N/A	15.00	0.00	-15.00	N/A	0.00
5447-0000	HVAC Monthly Service	102.00	0.00	-102.00	N/A	204.00	210.00	6.00	2.86	420.00
5450-0000	Janitorial Service	176.21	176.00	-0.21	-0.12	875.92	880.00	4.08	0.46	2,112.00
5460-0000	Landscaping Service	309.02	309.00	-0.02	-0.01	2,295.37	1,854.00	-441.37	-23.81	6,348.00
5480-0000	Security	0.00	0.00	0.00	N/A	0.00	860.00	860.00	100.00	1,720.00
5499-0000	TOTAL SERVICES	612.23	510.00	-102.23	-20.05	3,814.29	3,929.00	114.71	2.92	10,900.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	0.00	0.00	0.00	N/A	105.35	0.00	-105.35	N/A	0.00
5522-0000	Internet Charge	70.55	193.00	122.45	63.45	282.20	966.00	683.80	70.79	2,317.00
5530-0000	Copies	23.90	113.00	89.10	78.85	195.63	569.00	373.37	65.62	1,360.00
5560-0000	Fees/Licenses/Permits	4.35	6.00	1.65	27.50	15.95	28.00	12.05	43.04	70.00
5565-0000	Office Supplies	145.94	225.00	79.06	35.14	334.67	1,125.00	790.33	70.25	2,700.00
5566-0000	Office Equipment Maintenance	0.00	200.00	200.00	100.00	0.00	1,000.00	1,000.00	100.00	2,400.00
5570-0000	Postage/Delivery	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
5580-0100	Printing	0.00	42.00	42.00	100.00	0.00	206.00	206.00	100.00	500.00
5585-0000	Subscriptions	0.00	35.00	35.00	100.00	465.00	1,494.00	1,029.00	68.88	1,739.00
5587-0000	General Authority Expense	14.26	0.00	-14.26	N/A	282.35	50.00	-232.35	-464.70	100.00
5592-0000	Non CAM Professional Fees	0.00	0.00	0.00	N/A	3,000.00	0.00	-3,000.00	N/A	0.00
5594-0000	Travel	0.00	800.00	800.00	100.00	0.00	7,600.00	7,600.00	100.00	9,100.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	259.00	1,624.00	1,365.00	84.05	4,681.15	13,088.00	8,406.85	64.23	20,406.00
6110-0000	Management Fees TALCOR	118.75	119.00	0.25	0.21	593.75	595.00	1.25	0.21	1,428.00
6159-0000	TOTAL OTHER EXPENSES	118.75	119.00	0.25	0.21	593.75	595.00	1.25	0.21	1,428.00
7110-0000	Property Insurance	270.59	289.00	18.41	6.37	1,370.44	1,445.00	74.56	5.16	3,468.00
7199-0000	TOTAL INSURANCE/TAXES	270.59	289.00	18.41	6.37	1,370.44	1,445.00	74.56	5.16	3,468.00
7800-0000	TOTAL OPERATING EXPENSES	26,390.83	19,006.00	-7,384.83	-38.86	94,647.89	97,186.00	2,538.11	2.61	252,351.00
7999-0000	NET INCOME - OPERATING	-25,503.96	-18,130.00	-7,373.96	-40.67	-90,220.40	-92,806.00	2,585.60	2.79	-241,839.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	896.48	886.00	-10.48	-1.18	4,482.40	4,430.00	-52.40	-1.18	10,632.00
8299-0000	TOTAL OTHER EXPENSES	896.48	886.00	-10.48	-1.18	4,482.40	4,430.00	-52.40	-1.18	10,632.00
9900-0000	NET INCOME	-26,400.44	-19,016.00	-7,384.44	-38.83	-94,702.80	-97,236.00	2,533.20	2.61	-252,471.00

KNIGHT - BUDGET COMPARISON

As of February 28, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$4,427.49	\$4,380.00	\$47.49	1.08
Total Operating Expenses	\$94,647.89	\$97,186.00	\$2,538.11	2.61
Net Operating Income	-\$94,702.80	-\$97,236.00	\$2,533.20	2.61

Major Variances from Budget:

No major variances to report

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Feb 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	15,980.52	15,957.00	23.52	0.15	82,144.62	81,621.00	523.62	0.64	193,320.00
3120-0000	Other Rents	0.00	22.00	-22.00	-100.00	0.00	110.00	-110.00	-100.00	264.00
3315-0000	Sales Tax Discount	3.79	0.00	3.79	N/A	18.83	0.00	18.83	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	108.35	0.00	108.35	N/A	0.00
3990-0000	TOTAL REVENUE	16,005.98	15,979.00	26.98	0.17	82,271.80	81,731.00	540.80	0.66	193,584.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	2,317.38	3,250.00	932.62	28.70	12,401.83	14,350.00	1,948.17	13.58	35,650.00
4622-0000	Demand Credit	-33.65	0.00	33.65	N/A	-166.37	0.00	166.37	N/A	0.00
4635-0000	Refuse Collection	136.91	139.00	2.09	1.50	684.55	683.00	-1.55	-0.23	1,656.00
4640-0000	Water/Sewer	112.49	135.00	22.51	16.67	623.35	637.00	13.65	2.14	1,506.00
4648-0000	Irrigation - Utility	15.36	27.00	11.64	43.11	102.08	100.00	-2.08	-2.08	276.00
4799-0000	TOTAL UTILITIES	2,548.49	3,551.00	1,002.51	28.23	13,645.44	15,770.00	2,124.56	13.47	39,088.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	362.99	1,000.00	637.01	63.70	2,500.00
5125-0000	Electric Supplies	0.00	50.00	50.00	100.00	53.85	100.00	46.15	46.15	275.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	159.91	0.00	-159.91	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	157.36	0.00	-157.36	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	65.00	65.00	100.00	130.00
5145-0000	Elevator Phone Maintenance	177.00	0.00	-177.00	N/A	627.00	450.00	-177.00	-39.33	900.00
5145-4400	Security Maint & Repair	0.00	75.00	75.00	100.00	0.00	150.00	150.00	100.00	300.00
5160-0000	Exterior Building Maintenance	0.00	45.00	45.00	100.00	2,159.65	3,105.00	945.35	30.45	3,820.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	500.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	285.00
5180-0000	HVAC Repair	0.00	0.00	0.00	N/A	653.00	1,000.00	347.00	34.70	5,000.00
5185-0000	HVAC Supplies	0.00	0.00	0.00	N/A	140.57	0.00	-140.57	N/A	0.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,020.00
5210-0000	Locks & Keys Repairs	8.00	0.00	-8.00	N/A	8.00	365.00	357.00	97.81	550.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	22.48	0.00	-22.48	N/A	3,500.00
5230-0000	Plumbing Repairs	144.80	200.00	55.20	27.60	426.60	1,175.00	748.40	63.69	1,475.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	75.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	96.16	0.00	-96.16	N/A	200.00
5250-0000	Roof Repairs	0.00	500.00	500.00	100.00	180.00	2,000.00	1,820.00	91.00	2,500.00
5260-0000	Signage	0.00	0.00	0.00	N/A	176.27	2,500.00	2,323.73	92.95	2,500.00
5290-0000	Other Maintenance	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Feb 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5299-0000	TOTAL REPAIR/MAINTENANCE	329.80	870.00	540.20	62.09	5,223.84	14,160.00	8,936.16	63.11	27,530.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	1,250.00	1,250.00	100.00	2,500.00
5313-0000	Carpet Repairs	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	2,000.00
5315-0000	Mini Blinds	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	600.00
5340-0000	Painting	0.00	0.00	0.00	N/A	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	49.80	0.00	-49.80	N/A	63.75	400.00	336.25	84.06	400.00
5370-0000	Interior Repairs	0.00	400.00	400.00	100.00	162.34	800.00	637.66	79.71	2,200.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	49.80	400.00	350.20	87.55	226.09	6,425.00	6,198.91	96.48	12,850.00
5400-0000	SERVICES									
5410-0000	Elevator Service	38.00	38.00	0.00	0.00	190.00	190.00	0.00	0.00	456.00
5430-0000	Exterminating	45.00	45.00	0.00	0.00	367.17	225.00	-142.17	-63.19	540.00
5445-0000	Backflow Prevention Service	30.00	0.00	-30.00	N/A	30.00	0.00	-30.00	N/A	0.00
5447-0000	HVAC Monthly Service	358.00	0.00	-358.00	N/A	716.00	744.00	28.00	3.76	1,510.00
5450-0000	Janitorial Service	1,593.68	1,594.00	0.32	0.02	8,041.71	7,970.00	-71.71	-0.90	19,128.00
5460-0000	Landscaping Service	215.36	215.00	-0.36	-0.17	1,949.27	1,291.00	-658.27	-50.99	4,388.00
5470-0000	Parking Lot Service	0.00	4,754.00	4,754.00	100.00	0.00	4,754.00	4,754.00	100.00	4,754.00
5480-0000	Security	0.00	0.00	0.00	N/A	0.00	450.00	450.00	100.00	900.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,400.00
5499-0000	TOTAL SERVICES	2,280.04	6,646.00	4,365.96	65.69	11,294.15	15,624.00	4,329.85	27.71	33,076.00
5500-0000	PROPERTY ADMINISTRATION									
5575-0000	Professional Fees	0.00	0.00	0.00	N/A	0.00	6,500.00	6,500.00	100.00	6,500.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	0.00	0.00	0.00	N/A	0.00	6,500.00	6,500.00	100.00	6,500.00
6110-0000	Management Fees TALCOR	1,379.47	1,379.00	-0.47	-0.03	6,897.35	6,895.00	-2.35	-0.03	16,548.00
6159-0000	TOTAL OTHER EXPENSES	1,379.47	1,379.00	-0.47	-0.03	6,897.35	6,895.00	-2.35	-0.03	16,548.00
7110-0000	Property Insurance	1,057.87	913.00	-144.87	-15.87	5,192.01	4,565.00	-627.01	-13.74	10,956.00
7199-0000	TOTAL INSURANCE/TAXES	1,057.87	913.00	-144.87	-15.87	5,192.01	4,565.00	-627.01	-13.74	10,956.00
7800-0000	TOTAL OPERATING EXPENSES	7,645.47	13,759.00	6,113.53	44.43	42,478.88	69,939.00	27,460.12	39.26	146,548.00
7999-0000	NET INCOME - OPERATING	8,360.51	2,220.00	6,140.51	276.60	39,792.92	11,792.00	28,000.92	237.46	47,036.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,195.17	4,189.00	-6.17	-0.15	20,975.85	20,945.00	-30.85	-0.15	50,268.00
8299-0000	TOTAL OTHER EXPENSES	4,195.17	4,189.00	-6.17	-0.15	20,975.85	20,945.00	-30.85	-0.15	50,268.00
9900-0000	NET INCOME	4,165.34	-1,969.00	6,134.34	311.55	18,817.07	-9,153.00	27,970.07	305.58	-3,232.00

MORGAN - BUDGET COMPARISON

As of February 28, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$82,271.80	\$81,731.00	\$540.80	0.66
Total Operating Expenses	\$42,478.88	\$69,939.00	\$27,460.12	39.26
Net Operating Income	\$18,817.07	-\$9,153.00	\$27,970.07	305.58

Major Variances from Budget:

1) Total Operating Expenses

Expenses are currently 39% under budget. Specific accounts that have not yet been expensed for the current year are Signage (\$2,323.00), Roof Repairs (\$1,320.00), Other Maintenance (\$1,500.00), Painting (\$2,650.00) and Carpet Cleaning and Repairs (\$2,250.00). Additionally, \$6,500.00 has not been expensed for Professional Services related to a proposal by KW Controls for the installation of a building management system which monitors and displays energy usage. This shortfall in budget expenses equates to the overage in Net Operating Income.

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Feb 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	10,719.57	10,720.00	-0.43	0.00	53,597.85	53,600.00	-2.15	0.00	128,640.00
3990-0000	TOTAL REVENUE	10,719.57	10,720.00	-0.43	0.00	53,597.85	53,600.00	-2.15	0.00	128,640.00
4000-0000	OPERATING EXPENSES									
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	642.67	100.00	-542.67	-542.67	400.00
5160-0000	Exterior Building Maintenance	0.00	0.00	0.00	N/A	90.00	490.00	400.00	81.63	1,070.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	250.00
5180-0000	HVAC Repair	0.00	250.00	250.00	100.00	0.00	500.00	500.00	100.00	1,000.00
5185-0000	HVAC Supplies	0.00	0.00	0.00	N/A	65.86	0.00	-65.86	N/A	0.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	200.00	200.00	100.00	400.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	500.00
5230-0000	Plumbing Repairs	168.08	100.00	-68.08	-68.08	214.88	200.00	-14.88	-7.44	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	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	4,500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	168.08	350.00	181.92	51.98	1,013.41	3,565.00	2,551.59	71.57	8,870.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	3,000.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	750.00	750.00	100.00	1,500.00
5370-0000	Interior Repairs	0.00	500.00	500.00	100.00	1,370.00	1,000.00	-370.00	-37.00	1,500.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	500.00	500.00	100.00	1,370.00	3,250.00	1,880.00	57.85	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	175.00	175.00	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	302.00	0.00	-302.00	N/A	604.00	320.00	-284.00	-88.75	1,300.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,300.00
5499-0000	TOTAL SERVICES	337.00	35.00	-302.00	-862.86	779.00	495.00	-284.00	-57.37	3,203.00
6110-0000	Management Fees TALCOR	621.73	622.00	0.27	0.04	3,108.65	3,110.00	1.35	0.04	7,464.00
6159-0000	TOTAL OTHER EXPENSES	621.73	622.00	0.27	0.04	3,108.65	3,110.00	1.35	0.04	7,464.00
7110-0000	Property Insurance	151.11	176.00	24.89	14.14	776.67	880.00	103.33	11.74	2,112.00
7199-0000	TOTAL INSURANCE/TAXES	151.11	176.00	24.89	14.14	776.67	880.00	103.33	11.74	2,112.00
7800-0000	TOTAL OPERATING EXPENSES	1,277.92	1,683.00	405.08	24.07	7,047.73	11,300.00	4,252.27	37.63	27,649.00

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Feb 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7999-0000	NET INCOME - OPERATING	9,441.65	9,037.00	404.65	4.48	46,550.12	42,300.00	4,250.12	10.05	100,991.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,074.15	3,058.00	-16.15	-0.53	15,370.75	15,290.00	-80.75	-0.53	36,696.00
8299-0000	TOTAL OTHER EXPENSES	3,074.15	3,058.00	-16.15	-0.53	15,370.75	15,290.00	-80.75	-0.53	36,696.00
9900-0000	NET INCOME	6,367.50	5,979.00	388.50	6.50	31,179.37	27,010.00	4,169.37	15.44	64,295.00

PHIPPS - BUDGET COMPARISON

As of February 28, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$53,597.85	\$53,600.00	-\$2.15	0.00
Total Operating Expenses	\$7,047.73	\$11,300.00	\$4,252.27	37.63
Net Operating Income	\$31,179.37	\$27,010.00	\$4,169.37	15.44

Major Variances from Budget:

Expenses continue to be monitored very closely to maximize Net Operating Income. Total Repair and Maintenance is \$2,551 under budget and Cleaning and Improvements is \$1,880 under budget .

INNOVATION PARK - SLIGER BLDG (sliger)

Budget Comparison

Period = Feb 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	792.86	692.00	100.86	14.58	3,192.86	3,460.00	-267.14	-7.72	8,304.00
3114-5000	Operating Expense Reimbursement	4,277.82	8,322.00	-4,044.18	-48.60	32,652.25	67,129.00	-34,476.75	-51.36	126,266.00
3119-0000	Management Fee Income	545.99	618.00	-72.01	-11.65	2,722.52	2,930.00	-207.48	-7.08	7,256.00
3315-0000	Sales Tax Discount	1.50	0.00	1.50	N/A	6.35	0.00	6.35	N/A	0.00
3990-0000	TOTAL REVENUE	5,618.17	9,632.00	-4,013.83	-41.67	38,573.98	73,519.00	-34,945.02	-47.53	141,826.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4607-0000	Electric - NonCam	384.44	380.00	-4.44	-1.17	1,791.72	1,741.00	-50.72	-2.91	4,230.00
4635-0000	Refuse Collection	155.61	155.00	-0.61	-0.39	778.05	775.00	-3.05	-0.39	1,860.00
4637-0000	Refuse - NONCAM	8.74	9.00	0.26	2.89	43.70	45.00	1.30	2.89	108.00
4640-0000	Water/Sewer	127.85	165.00	37.15	22.52	708.48	725.00	16.52	2.28	1,779.00
4642-0000	Non CAM Water/Sewer	7.18	9.00	1.82	20.22	39.78	39.00	-0.78	-2.00	97.00
4648-0000	Irrigation - Utility	17.46	20.00	2.54	12.70	116.01	93.00	-23.01	-24.74	277.00
4649-0000	Irrigation-NonCAM	0.98	2.00	1.02	51.00	6.52	6.00	-0.52	-8.67	26.00
4799-0000	TOTAL UTILITIES	702.26	740.00	37.74	5.10	3,484.26	3,424.00	-60.26	-1.76	8,377.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	200.00	200.00	100.00	165.35	750.00	584.65	77.95	1,350.00
5122-0000	NONCAM Electrical Repairs	0.00	12.00	12.00	100.00	8.97	45.00	36.03	80.07	81.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	173.61	200.00	26.39	13.20	350.00
5127-0000	NONCAM Electric Supplies	0.00	0.00	0.00	N/A	0.00	62.00	62.00	100.00	97.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	181.76	0.00	-181.76	N/A	0.00
5132-0000	NONCAM Electric Bulbs	0.00	0.00	0.00	N/A	20.25	0.00	-20.25	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	178.85	0.00	-178.85	N/A	0.00
5140-0000	Elevator Maintenance	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	255.00
5141-0000	Elevator Maintenance-NonCAM	0.00	6.00	6.00	100.00	0.00	12.00	12.00	100.00	15.00
5145-2310	Security Monitro Cont-NonCAM	0.00	0.00	0.00	N/A	0.00	240.00	240.00	100.00	480.00
5160-0000	Exterior Building Maintenance	0.00	45.00	45.00	100.00	2,480.78	3,635.00	1,154.22	31.75	4,405.00
5161-0000	Exterior Building Supplies	0.00	100.00	100.00	100.00	0.00	230.00	230.00	100.00	330.00
5161-5000	Ext Building Supplies-NonCAM	0.00	6.00	6.00	100.00	0.00	16.00	16.00	100.00	22.00
5162-0000	Non CAM Exterior Bldg Maint.	0.00	3.00	3.00	100.00	139.90	299.00	159.10	53.21	347.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	335.00	335.00	100.00	335.00
5180-0000	HVAC Repair	0.00	0.00	0.00	N/A	1,346.50	10,750.00	9,403.50	87.47	30,250.00
5182-0000	Non CAM HVAC Repair	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	1,500.00
5185-0000	HVAC Supplies	0.00	0.00	0.00	N/A	159.77	0.00	-159.77	N/A	0.00
5187-0000	Non CAM HVAC Supplies	0.00	0.00	0.00	N/A	8.97	0.00	-8.97	N/A	0.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5193-0000	Landscaping Expense-NonCAM	0.00	0.00	0.00	N/A	0.00	30.00	30.00	100.00	30.00

INNOVATION PARK - SLIGER BLDG (sliger)

Budget Comparison

Period = Feb 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,160.00
5196-0000	Tree Trimming-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	66.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	131.25	300.00	168.75	56.25	300.00
5212-0000	Non CAM Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	50.00	50.00	100.00	75.00
5217-0000	Non CAM Lock & Keys Supplies	21.50	0.00	-21.50	N/A	21.50	0.00	-21.50	N/A	0.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	25.54	3,290.00	3,264.46	99.22	3,290.00
5221-0000	Parking Lot Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	210.00	210.00	100.00	210.00
5222-0000	NonCAM Parking Lot Repair	0.00	0.00	0.00	N/A	1.43	0.00	-1.43	N/A	0.00
5230-0000	Plumbing Repairs	-19.35	0.00	19.35	N/A	749.66	1,000.00	250.34	25.03	2,000.00
5232-0000	Non CAM Plumbing Repairs	4.98	0.00	-4.98	N/A	21.13	0.00	-21.13	N/A	0.00
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	450.00
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	0.00	N/A	6.14	20.00	13.86	69.30	30.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	83.00
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	5.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	109.30	188.00	78.70	41.86	188.00
5245-5000	Irrigation Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	12.00	12.00	100.00	12.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	3,000.00
5252-0000	Non CAM Roof Repairs	0.00	0.00	0.00	N/A	0.00	60.00	60.00	100.00	180.00
5260-0000	Signage	0.00	0.00	0.00	N/A	816.59	2,350.00	1,533.41	65.25	2,350.00
5261-0000	Non-CAM Signage	0.00	0.00	0.00	N/A	50.98	150.00	99.02	66.01	150.00
5299-0000	TOTAL REPAIR/MAINTENANCE	7.13	472.00	464.87	98.49	6,798.23	26,484.00	19,685.77	74.33	53,896.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	4,202.00	4,202.00	100.00	4,951.00
5312-0000	Non CAM Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	268.00	268.00	100.00	268.00
5313-0000	Carpet Repairs	0.00	0.00	0.00	N/A	0.00	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	0.00	0.00	N/A	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	400.00	400.00	100.00	2,369.23	1,550.00	-819.23	-52.85	1,950.00
5375-0000	Non CAM Interior Repairs	0.00	250.00	250.00	100.00	2.10	500.00	497.90	99.58	750.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5385-0000	Non CAM Other Cleaning and Impro.	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	250.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	650.00	650.00	100.00	2,371.33	13,900.00	11,528.67	82.94	15,299.00
5400-0000	SERVICES									
5410-0000	Elevator Service	42.07	42.00	-0.07	-0.17	210.35	210.00	-0.35	-0.17	504.00
5412-0000	Elevator Service-NonCAM	2.43	3.00	0.57	19.00	12.15	15.00	2.85	19.00	36.00
5430-0000	Exterminating	42.30	43.00	0.70	1.63	370.26	215.00	-155.26	-72.21	516.00
5433-0000	Non CAM Exterminating	2.70	3.00	0.30	10.00	22.59	15.00	-7.59	-50.60	36.00

INNOVATION PARK - SLIGER BLDG (sliger)

Budget Comparison

Period = Feb 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5445-0000	Backflow Prevention Service	78.02	0.00	-78.02	N/A	78.02	0.00	-78.02	N/A	0.00
5447-0000	HVAC Monthly Service	331.30	0.00	-331.30	N/A	662.60	688.00	25.40	3.69	1,396.00
5448-0000	Non CAM HVAC Monthly Maint	20.70	0.00	-20.70	N/A	41.40	44.00	2.60	5.91	90.00
5450-0000	Janitorial Service	2,145.44	2,145.00	-0.44	-0.02	10,664.71	10,725.00	60.29	0.56	25,740.00
5455-0000	Non CAM Janitorial	136.95	137.00	0.05	0.04	680.76	685.00	4.24	0.62	1,644.00
5460-0000	Landscaping Service	244.78	245.00	0.22	0.09	2,215.53	1,470.00	-745.53	-50.72	4,990.00
5462-0000	Non CAM Landscaping	13.75	14.00	0.25	1.79	124.44	83.00	-41.44	-49.93	282.00
5470-0000	Parking Lot Service	0.00	3,600.00	3,600.00	100.00	0.00	3,600.00	3,600.00	100.00	3,600.00
5470-1000	Non CAM Parking Lot Service	0.00	300.00	300.00	100.00	0.00	300.00	300.00	100.00	300.00
5482-0000	Non CAM Security	0.00	0.00	0.00	N/A	240.00	240.00	0.00	0.00	480.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,825.00
5488-0000	Window Washing Svc-NonCAM	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	170.00
5499-0000	TOTAL SERVICES	3,060.44	6,532.00	3,471.56	53.15	15,322.81	18,290.00	2,967.19	16.22	42,609.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
5521-0000	Phone Service-NonCAM	0.00	2.00	2.00	100.00	0.00	10.00	10.00	100.00	24.00
5523-0000	Internet Charge-NonCAM	809.00	426.00	-383.00	-89.91	2,227.00	2,130.00	-97.00	-4.55	5,112.00
5567-0000	Office Equip Mtnce-NonCAM	27.33	45.00	17.67	39.27	172.52	155.00	-17.52	-11.30	353.00
5575-0000	Professional Fees	0.00	0.00	0.00	N/A	0.00	6,110.00	6,110.00	100.00	6,110.00
5592-0000	Non CAM Professional Fees	0.00	0.00	0.00	N/A	0.00	390.00	390.00	100.00	390.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	836.33	498.00	-338.33	-67.94	2,399.52	8,920.00	6,520.48	73.10	12,289.00
6111-0000	Management Fees-NonCAM	1,644.22	1,644.00	-0.22	-0.01	8,221.10	8,220.00	-1.10	-0.01	19,728.00
6159-0000	TOTAL OTHER EXPENSES	1,644.22	1,644.00	-0.22	-0.01	8,221.10	8,220.00	-1.10	-0.01	19,728.00
7110-0000	Property Insurance	1,202.35	1,037.00	-165.35	-15.94	5,901.12	5,185.00	-716.12	-13.81	12,444.00
7111-0000	Property Insurance-NonCAM	67.53	58.00	-9.53	-16.43	331.43	290.00	-41.43	-14.29	696.00
7199-0000	TOTAL INSURANCE/TAXES	1,269.88	1,095.00	-174.88	-15.97	6,232.55	5,475.00	-757.55	-13.84	13,140.00
7800-0000	TOTAL OPERATING EXPENSES	7,520.26	11,631.00	4,110.74	35.34	44,829.80	84,713.00	39,883.20	47.08	165,338.00
7999-0000	NET INCOME - OPERATING	-1,902.09	-1,999.00	96.91	4.85	-6,255.82	-11,194.00	4,938.18	44.11	-23,512.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,905.14	4,905.00	-0.14	0.00	24,525.70	24,525.00	-0.70	0.00	58,860.00
8299-0000	TOTAL OTHER EXPENSES	4,905.14	4,905.00	-0.14	0.00	24,525.70	24,525.00	-0.70	0.00	58,860.00
9900-0000	NET INCOME	-6,807.23	-6,904.00	96.77	1.40	-30,781.52	-35,719.00	4,937.48	13.82	-82,372.00

SLIGER - BUDGET COMPARISON

As of February 28, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$38,573.98	\$73,519.00	-\$34,945.02	-47.53
Total Operating Expenses	\$44,829.80	\$84,713.00	\$39,883.20	47.08
Net Operating Income	-\$6,255.82	-\$11,194.00	\$4,938.18	44.11

Major Variances from Budget:

Total Revenue/Total Operating Expenses

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

The most significant expenses, HVAC (\$9,403), Carpet Cleaning (\$4,202), Painting (\$3,928), Parking Lot Repairs (\$3,290) and Signage (\$1,533); all remain potentially expensed items.

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

Cash Flow Statement

Period = Feb 2013

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	0.00	0.00	169.05	0.03
3110-0000	Rent	73,783.78	56.63	370,389.48	55.91
3110-5000	Amortized Income	20,527.36	15.76	102,636.80	15.49
3114-5000	Operating Expense Reimbursement	17,873.65	13.72	105,870.47	15.98
3115-0000	CAM	8,588.00	6.59	42,940.00	6.48
3119-0000	Management Fee Income	1,126.83	0.86	5,618.82	0.85
3120-0000	Other Rents	3,712.56	2.85	11,359.44	1.71
3220-0000	Interest Income	4,643.40	3.56	23,225.18	3.51
3310-0000	Other Income	0.00	0.00	119.00	0.02
3315-0000	Sales Tax Discount	8.59	0.01	69.01	0.01
3540-0000	Electricity Pass Thru	21.67	0.02	108.35	0.02
3990-0000	TOTAL REVENUE	130,285.84	100.00	662,505.60	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	0.00	0.00	52.56	0.01
4403-0000	Clerical Salary-Authority	3,802.56	2.92	18,907.68	2.85
4404-0000	Payroll Taxes - Authority	898.87	0.69	2,117.35	0.32
4405-0000	Worker's Compensation-Authority	1,097.00	0.84	1,097.00	0.17
4406-0000	Employee Benefits-Authority	420.50	0.32	2,155.06	0.33
4407-0000	Retention Bonus	8,000.00	6.14	8,000.00	1.21
4415-0000	Interim Admin Pay	10,688.50	8.20	47,717.73	7.20
4460-0000	Employee Benefits	-45.75	-0.04	892.58	0.13
4490-0000	TOTAL PAYROLL EXPENSE	24,861.68	19.08	80,939.96	12.22
4500-0000	LEASING and ADVERTISING				
4540-0000	Advertising - Other	0.00	0.00	53.77	0.01
4599-0000	TOTAL LEASING and ADVERTISING	0.00	0.00	53.77	0.01
4600-0000	UTILITIES				
4605-0000	Electric	2,498.12	1.92	13,235.54	2.00
4607-0000	Electric - NonCam	384.44	0.30	1,791.72	0.27
4622-0000	Demand Credit	-33.65	-0.03	-166.37	-0.03
4635-0000	Refuse Collection	461.10	0.35	2,341.48	0.35
4637-0000	Refuse - NONCAM	8.74	0.01	43.70	0.01
4640-0000	Water/Sewer	411.40	0.32	2,262.14	0.34
4642-0000	Non CAM Water/Sewer	7.18	0.01	39.78	0.01
4648-0000	Irrigation - Utility	132.61	0.10	901.96	0.14
4649-0000	Irrigation-NonCAM	0.98	0.00	6.52	0.00
4650-0000	Stormwater	45.32	0.03	226.60	0.03
4660-0000	Fire Service - Utility	27.29	0.02	136.45	0.02
4799-0000	TOTAL UTILITIES	3,943.53	3.03	20,819.52	3.14
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	124.64	0.10	3,975.98	0.60
5122-0000	NONCAM Electrical Repairs	0.00	0.00	8.97	0.00
5125-0000	Electric Supplies	13.97	0.01	360.81	0.05
5130-0000	Electric Bulbs	0.00	0.00	1,309.18	0.20
5132-0000	NONCAM Electric Bulbs	0.00	0.00	20.25	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	559.96	0.08
5145-0000	Elevator Phone Maintenance	177.00	0.14	1,531.19	0.23
5160-0000	Exterior Building Maintenance	421.17	0.32	8,804.86	1.33
5162-0000	Non CAM Exterior Bldg Maint.	0.00	0.00	139.90	0.02
5180-0000	HVAC Repair	934.50	0.72	6,445.54	0.97

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

Cash Flow Statement

Period = Feb 2013

Book = Accrual

		Period to Date	%	Year to Date	%
5185-0000	HVAC Supplies	0.00	0.00	539.29	0.08
5187-0000	Non CAM HVAC Supplies	0.00	0.00	8.97	0.00
5192-0000	Landscaping Expense	70.25	0.05	215.25	0.03
5195-0000	Tree Trimming	0.00	0.00	900.00	0.14
5210-0000	Locks & Keys Repairs	8.00	0.01	239.34	0.04
5217-0000	Non CAM Lock & Keys Supplies	21.50	0.02	21.50	0.00
5220-0000	Parking Lot Repairs	400.00	0.31	1,846.20	0.28
5222-0000	NonCAM Parking Lot Repair	0.00	0.00	1.43	0.00
5230-0000	Plumbing Repairs	394.98	0.30	4,963.85	0.75
5232-0000	Non CAM Plumbing Repairs	4.98	0.00	21.13	0.00
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	6.14	0.00
5245-0000	Irrigation Repairs	0.00	0.00	323.86	0.05
5250-0000	Roof Repairs	0.00	0.00	180.00	0.03
5260-0000	Signage	0.00	0.00	1,361.55	0.21
5261-0000	Non-CAM Signage	0.00	0.00	50.98	0.01
5299-0000	TOTAL REPAIR/MAINTENANCE	2,570.99	1.97	33,836.13	5.11
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	0.00	0.00	2,200.00	0.33
5365-0000	Interior Supplies	49.80	0.04	220.00	0.03
5370-0000	Interior Repairs	0.00	0.00	4,423.04	0.67
5375-0000	Non CAM Interior Repairs	0.00	0.00	2.10	0.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	49.80	0.04	6,845.14	1.03
5400-0000	SERVICES				
5410-0000	Elevator Service	162.57	0.12	812.85	0.12
5412-0000	Elevator Service-NonCAM	2.43	0.00	12.15	0.00
5420-0000	Fire Protection System	0.00	0.00	3,083.70	0.47
5430-0000	Exterminating	352.30	0.27	3,254.65	0.49
5433-0000	Non CAM Exterminating	2.70	0.00	37.59	0.01
5445-0000	Backflow Prevention Service	266.02	0.20	266.02	0.04
5447-0000	HVAC Monthly Service	4,371.30	3.36	8,742.60	1.32
5448-0000	Non CAM HVAC Monthly Maint	20.70	0.02	41.40	0.01
5450-0000	Janitorial Service	8,520.32	6.54	42,116.22	6.36
5455-0000	Non CAM Janitorial	136.95	0.11	680.76	0.10
5460-0000	Landscaping Service	1,889.31	1.45	15,798.44	2.38
5462-0000	Non CAM Landscaping	806.38	0.62	4,087.61	0.62
5482-0000	Non CAM Security	0.00	0.00	240.00	0.04
5499-0000	TOTAL SERVICES	16,530.98	12.69	79,173.99	11.95
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	23,000.00	3.47
5520-0000	Phone Service	105.35	0.08	683.50	0.10
5522-0000	Internet Charge	70.55	0.05	352.75	0.05
5523-0000	Internet Charge-NonCAM	809.00	0.62	2,227.00	0.34
5530-0000	Copies	23.90	0.02	195.63	0.03
5560-0000	Fees/Licenses/Permits	4.35	0.00	15.95	0.00
5565-0000	Office Supplies	145.94	0.11	334.67	0.05
5567-0000	Office Equip Mtnc-NonCAM	27.33	0.02	172.52	0.03
5575-0000	Professional Fees	2,350.00	1.80	16,967.75	2.56
5585-0000	Subscriptions	30.00	0.02	1,190.00	0.18
5587-0000	General Authority Expense	14.26	0.01	282.35	0.04
5588-0000	Economic Development	0.00	0.00	12,500.00	1.89
5592-0000	Non CAM Professional Fees	3,582.50	2.75	28,426.25	4.29
5596-0000	Other Administration Costs	613.90	0.47	1,113.82	0.17
5599-0000	TOTAL PROPERTY ADMINISTRATION	7,777.08	5.97	87,462.19	13.20
6110-0000	Management Fees TALCOR	5,437.62	4.17	27,188.10	4.10

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

Cash Flow Statement

Period = Feb 2013

Book = Accrual

		Period to Date	%	Year to Date	%
6111-0000	Management Fees-NonCAM	3,312.38	2.54	16,561.90	2.50
6159-0000	TOTAL OTHER EXPENSES	8,750.00	6.72	43,750.00	6.60
7110-0000	Property Insurance	7,168.93	5.50	30,991.20	4.68
7111-0000	Property Insurance-NonCAM	-227.01	-0.17	6,867.27	1.04
7199-0000	TOTAL INSURANCE/TAXES	6,941.92	5.33	37,858.47	5.71
7800-0000	TOTAL OPERATING EXPENSES	71,425.98	54.82	390,739.17	58.98
7999-0000	NET INCOME - OPERATING	58,859.86	45.18	271,766.43	41.02
8100-0000	DEBT SERVICE				
8122-0000	Bond Interest Expense	11,014.60	8.45	55,538.45	8.38
8199-0000	TOTAL DEBT SERVICE	11,014.60	8.45	55,538.45	8.38
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	51,620.03	39.62	258,100.15	38.96
8220-0000	Amortization Expense	275.00	0.21	1,375.00	0.21
8299-0000	TOTAL OTHER EXPENSES	51,895.03	39.83	259,475.15	39.17
9900-0000	NET INCOME	-4,049.77	-3.11	-43,247.17	-6.53

Adjustments

1203-0000	A/R-Tenant	-10,726.12	-8.23	-53,630.60	-8.10
1206-0000	Other Receivables	654.64	0.50	1,757.11	0.27
1210-0000	Accounts Receivable	23,154.86	17.77	155,570.66	23.48
1510-0000	Building Improvements	0.00	0.00	-8,474.00	-1.28
1590-0000	Accumulated Depreciation	51,620.03	39.62	258,100.15	38.96
1625-0000	HVAC	0.00	0.00	-6,783.00	-1.02
1753-0000	Accumulated Amortization	275.00	0.21	1,375.00	0.21
1913-0000	Prepaid Insurance	1,379.81	1.06	-17,741.34	-2.68
1915-0000	Prepaid Expenses	-654.40	-0.50	-654.40	-0.10
1925-0000	Investments	-5,251.39	-4.03	-24,739.95	-3.73
2236-0000	Accounts Payable	-901.27	-0.69	-34,371.56	-5.19
2246-0000	Prepaid Rents	-1,418.26	-1.09	3,283.27	0.50
2249-0000	Accrued Other	654.40	0.50	941.66	0.14
2250-0000	Tenant Security Dep	300.00	0.23	300.00	0.05
2305-0000	Sales Tax Payable	-60.45	-0.05	-1,431.18	-0.22
2310-0000	Bonds Payable - Current	582.13	0.45	2,884.06	0.44
2408-0000	Unearned Revenue - Noncurrent	-20,527.36	-15.76	-102,636.80	-15.49
2410-0000	Bond Payable - Noncurrent	-13,075.54	-10.04	-64,885.66	-9.79
	Total Adjustments	26,006.08	19.96	108,863.42	16.43

Cash Flow

21,956.31	16.85	65,616.25	9.90
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Period to Date

	Beginning Balance	Ending Balance	Difference
1110-4000 Cash - Hancock Bank	185,935.84	205,509.38	19,573.54
1121-6600 Petty Cash Fund	200.00	200.00	0.00
1150-4000 Reserve Fund - Hancock	26,604.87	26,606.91	2.04
1155-4000 Sinking Fund -Cash-Hancock	380,200.02	382,580.75	2,380.73
Total Cash	592,940.73	614,897.04	21,956.31

Year to Date

	Beginning Balance	Ending Balance	Difference
1110-4000 Cash - Hancock Bank	151,995.17	205,509.38	53,514.21
1121-6600 Petty Cash Fund	22.50	200.00	177.50
1150-4000 Reserve Fund - Hancock	26,595.93	26,606.91	10.98
1155-4000 Sinking Fund -Cash-Hancock	370,667.19	382,580.75	11,913.56

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

Cash Flow Statement

Period = Feb 2013

Book = Accrual

	Period to Date	%	Year to Date	%
Total Cash	549,280.79	614,897.04	65,616.25	

**Operating Account
Bank Reconciliation Report
02/28/2013**

03/25/2013

Balance Per Bank Statement as of 02/28/2013

209,518.72

Outstanding Checks

<u>Check date</u>	<u>Check number</u>	<u>Payee</u>	<u>Amount</u>
01/21/2013	695	matson - Julia Matson	65.82
02/28/2013	22813	utital - City of Tallahassee	386.03
02/28/2013	22813	utital - City of Tallahassee	8.66
02/28/2013	22813	utital - City of Tallahassee	89.53
02/28/2013	22813	utital - City of Tallahassee	176.52
02/28/2013	22813	utital - City of Tallahassee	384.44
02/28/2013	22813	utital - City of Tallahassee	277.86
02/28/2013	22813	utital - City of Tallahassee	522.56
02/28/2013	22813	utital - City of Tallahassee	1,173.57
02/28/2013	22813	utital - City of Tallahassee	268.58
02/28/2013	22813	utital - City of Tallahassee	655.78

Less: Outstanding Checks

4,009.35

Reconciled Bank Balance

205,509.37

Balance per GL as of 02/28/2013

205,509.38

Book Reconciling Items

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

Plus/Minus: Book Reconciling Items

-0.01

Reconciled Balance Per G/L

205,509.37

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

0.00

Cleared Items :

Cleared Checks

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
01/21/2013	698	nwrdc - Florida State University	405.00	02/28/2013
01/31/2013	1312013	utital - City of Tallahassee	330.69	02/28/2013
01/31/2013	1312013	utital - City of Tallahassee	8.66	02/28/2013

**Operating Account
Bank Reconciliation Report
02/28/2013**

03/25/2013

Cleared Checks

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
01/31/2013	1312013	utlital - City of Tallahassee	81.35	02/28/2013
01/31/2013	1312013	utlital - City of Tallahassee	182.16	02/28/2013
01/31/2013	1312013	utlital - City of Tallahassee	381.72	02/28/2013
01/31/2013	1312013	utlital - City of Tallahassee	275.78	02/28/2013
01/31/2013	1312013	utlital - City of Tallahassee	518.28	02/28/2013
01/31/2013	1312013	utlital - City of Tallahassee	1,224.05	02/28/2013
01/31/2013	1312013	utlital - City of Tallahassee	262.90	02/28/2013
01/31/2013	1312013	utlital - City of Tallahassee	611.54	02/28/2013
02/04/2013	705	1hour - 1 Hour Signs, Inc. d/b/a Apogee Graphics	207.10	02/28/2013
02/04/2013	706	aireserv - TONY KELLY	2,183.50	02/28/2013
02/04/2013	707	comcast - COMCAST	175.90	02/28/2013
02/04/2013	708	cureton - Cureton-Johnson & Associates, LLC	3,000.00	02/28/2013
02/04/2013	709	dcvisage - DC Visage Enterprises Inc.	348.00	02/28/2013
02/04/2013	710	hdsupply - HD Supply	605.98	02/28/2013
02/04/2013	711	heinzbro - Heinz Brothers Nurseries, INC.	2,695.69	02/28/2013
02/04/2013	712	ipgraing - Grainger	673.58	02/28/2013
02/04/2013	713	lboc - LEON COUNTY BD OF COMMISSIONER	525.62	02/28/2013
02/04/2013	714	marpan - Marpan Supply Company, Inc.	344.85	02/28/2013
02/04/2013	715	metal - Metal Building Services, Inc.	180.00	02/28/2013
02/04/2013	716	mgttlal - Talcor Commercial Real Estate Svc Inc	8,750.00	02/28/2013
02/04/2013	717	milltree - Miller's Tree Service, LLC	900.00	02/28/2013
02/04/2013	718	nbia - NATIONAL BUSINESS INCUBATION ASSOCIATION	395.00	02/28/2013
02/04/2013	719	officede - OFFICE DEPOT CARD PLAN	15.95	02/28/2013
02/04/2013	720	orkin - Capital Solutions of Big Bend	50.00	02/28/2013
02/04/2013	721	ronmill - Miller Jr.	10,688.50	02/28/2013
02/04/2013	722	ssmower - Southside Mower & Magneto Repair Inc.	145.00	02/28/2013
02/14/2013	723	absystem - STA of Tallahassee, Inc.	71.20	02/28/2013
02/14/2013	724	ana - AmTrust North America, Inc.	273.00	02/28/2013
02/14/2013	725	bc - Broad and Cassel, P.A.	4,700.00	02/28/2013
02/14/2013	726	classoci - C&L Associates Commercial Cleaning	8,657.27	02/28/2013
02/14/2013	727	estes - Estes Seal Coating, Inc.	400.00	02/28/2013
02/14/2013	728	growuti - City of Tallahassee	459.00	02/28/2013
02/14/2013	729	nwrdr - Florida State University	405.00	02/28/2013
02/14/2013	730	rocksolli - ROCK SOLID TERMITE AND PEST CONTROL	305.00	02/28/2013
02/14/2013	731	talladem - Tallahassee Democrat	109.75	02/28/2013
02/14/2013	732	trutech - TruTech, LLC	498.00	02/28/2013
02/18/2013	21813	stax - Florida Department of Revenue	334.97	02/28/2013
02/23/2013	2232013	cnainsur - CNA INSURANCE	6,386.11	02/28/2013

Total Cleared Checks

59,066.10

Cleared Deposits

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
02/08/2013	92	2012.13-21	48,400.58	02/28/2013
02/18/2013	93	2012.13-22	12,734.85	02/28/2013
02/28/2013	95	2012.13-23	29,705.83	02/28/2013

Total Cleared Deposits

90,841.26

**Operating Account
Bank Reconciliation Report
02/28/2013**

03/25/2013

Cleared Other Items

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
02/28/2013	JE 11611	Payroll for Feb 2013	-8,066.42	02/28/2013
02/28/2013	JE 11617	Interest income on bank accounts-2.13	14.69	02/28/2013
02/28/2013	JE 11618	FRS posted Feb for Jan	-306.75	02/28/2013
02/28/2013	JE 11621	Payroll taxes posted Feb for Feb	-4,181.74	02/28/2013
Total Cleared Other Items			<u><u>-12,540.22</u></u>	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

8210 001000 002

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



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Statements Dates

02/01/2013 - 02/28/2013

Account Number:

Images:

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

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

Checking Account Summary

PREVIOUS BALANCE	190,283.78	AVERAGE BALANCE	
+ 3 CREDITS	90,841.26		198,306.69
- 46 DEBITS	71,621.01	YTD INTEREST PAID	
- SERVICE CHARGES	.00		30.34
+ INTEREST PAID	14.69		
ENDING BALANCE	209,518.72		

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

● Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
02/08	48,400.58	DEPOSIT	02/28	29,705.83	DEPOSIT
02/19	12,734.85	DEPOSIT	02/28	14.69	IOD INTEREST PAID



001000002

● Checks

Date	Serial	Amount	Date	Serial	Amount
02/20	698	405.00	02/11	719	15.95
02/06	705 *	207.10	02/08	720	50.00
02/07	706	2,183.50	02/07	721	10,688.50
02/11	707	175.90	02/07	722	145.00
02/19	708	3,000.00	02/21	723	71.20
02/07	709	348.00	02/25	724	273.00
02/11	710	605.98	02/20	726 *	8,657.27
02/06	711	2,695.69	02/22	727	400.00
02/11	712	673.58	02/21	728	459.00
02/08	713	525.62	02/27	729	405.00
02/07	714	344.85	02/20	730	305.00
02/08	715	180.00	02/20	731	109.75
02/11	716	8,750.00	02/22	732	498.00
02/08	717	900.00	02/19	45669855 *	4,700.00
02/11	718	695.00			



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



8210

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Statements Dates

02/01/2013 - 02/28/2013

Account Number:

Images:

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

● **Other Debits**

Date	Amount	Description
02/05	8.66	PAYMENT CITYOFTALBKDRAFT 013036007917356PPD
02/05	81.35	PAYMENT CITYOFTALBKDRAFT 013036007917355PPD
02/05	182.16	PAYMENT CITYOFTALBKDRAFT 013036007917352PPD
02/05	262.90	PAYMENT CITYOFTALBKDRAFT 013036007917344PPD
02/05	275.78	PAYMENT CITYOFTALBKDRAFT 013036007917349PPD
02/05	306.75	CRC FLA DEPT REVENUE 013036007897194CCD
02/05	330.69	PAYMENT CITYOFTALBKDRAFT 013036007917358PPD
02/05	381.72	PAYMENT CITYOFTALBKDRAFT 013036007917350PPD
02/05	518.28	PAYMENT CITYOFTALBKDRAFT

Date	Amount	Description
02/05	611.54	PAYMENT CITYOFTALBKDRAFT 013036007917340PPD
02/05	1,224.05	PAYMENT CITYOFTALBKDRAFT 013036007917345PPD
02/14	1,428.49	QUICKBOOKS INTUIT PAYROLL S 013045009513088CCD
02/15	508.86	USATAXPYMT IRS 013046009710853CCD
02/20	334.97	C01 FLA DEPT REVENUE 013051000421511CCD
02/25	6,386.11	PREM-PYMT CNA ACH 013056001057551CCD
02/27	6,637.93	QUICKBOOKS INTUIT PAYROLL S 013058001631682CCD
02/28	3,672.88	USATAXPYMT IRS 013059001894261CCD

● **Balance By Date**

Date	Balance
01/31	190,283.78
02/05	186,099.90
02/06	183,197.11
02/07	169,487.26
02/08	216,232.22

Date	Balance
02/11	205,315.81
02/14	203,887.32
02/15	203,378.46
02/19	208,413.31
02/20	198,601.32

Date	Balance
02/21	198,071.12
02/22	197,173.12
02/25	190,514.01
02/27	183,471.08
02/28	209,518.72



**Reserve Account-Hancock
Bank Reconciliation Report
02/28/2013**

03/25/2013

Balance Per Bank Statement as of 02/28/2013

26,606.91

Reconciled Bank Balance

26,606.91

Balance per GL as of 02/28/2013

26,606.91

Reconciled Balance Per G/L

26,606.91

Difference

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

0.00

Cleared Items :

Cleared Other Items

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
02/28/2013	JE 11617	Interest income on bank accounts-2.13	2.04	02/28/2013
Total Cleared Other Items			<u><u>2.04</u></u>	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

2581 001000 001

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



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Statements Dates
02/01/2013 - 02/28/2013

Account Number:

Images:

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***ZERO CHECKS* E0**

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

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

Checking Account Summary

PREVIOUS BALANCE	26,604.87	AVERAGE BALANCE
+ 0 CREDITS	.00	26,604.94
- 0 DEBITS	.00	YTD INTEREST PAID
- SERVICE CHARGES	.00	4.30
+ INTEREST PAID	2.04	
ENDING BALANCE	26,606.91	

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

● Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
02/28	2.04	IOD INTEREST PAID			

● Balance By Date

Date	Balance	Date	Balance	Date	Balance
01/31	26,604.87	02/28	26,606.91		

**Cash - Sinking Fund Reserve
Bank Reconciliation Report
02/28/2013**

03/25/2013

Balance Per Bank Statement as of 02/28/2013	382,580.75	
Reconciled Bank Balance		<u>382,580.75</u>
Balance per GL as of 02/28/2013	382,580.75	
Reconciled Balance Per G/L		<u>382,580.75</u>
Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	<u><u>0.00</u></u>

Cleared Items :

Cleared Deposits

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
02/08/2013	18	2012.13-05 (SF)	25,858.82	02/28/2013
Total Cleared Deposits			<u><u>25,858.82</u></u>	

Cleared Other Items

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
02/28/2013	JE 11613	Payment of bond-2.13	-23,508.01	02/28/2013
02/28/2013	JE 11617	Interest income on bank accounts-2.13	29.92	02/28/2013
Total Cleared Other Items			<u><u>-23,478.09</u></u>	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

2583 001000 001

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



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Statements Dates

02/01/2013 - 02/28/2013

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Images:

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***ZERO CHECKS* E0**

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

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

Checking Account Summary

PREVIOUS BALANCE	380,200.02	AVERAGE BALANCE	
+ 1 CREDITS	25,858.82		392,878.62
- 2 DEBITS	23,508.01	YTD INTEREST PAID	
- SERVICE CHARGES	.00		62.92
+ INTEREST PAID	29.92		
ENDING BALANCE	382,580.75		

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

● **Deposits and Other Credits**

Date	Amount	Description	Date	Amount	Description
02/08	25,858.82	DEPOSIT	02/28	29.92	IOD INTEREST PAID

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
02/21	11,014.60	DEBITS WFB COMM. LOAN 013052000636426PPD	02/21	12,493.41	DEBITS WFB COMM. LOAN 013052000636425PPD

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
01/31	380,200.02	02/21	382,550.83		
02/08	406,058.84	02/28	382,580.75		

Payment Detail

Bank=inn1104 AND mm/yy=02/2013-02/2013 AND Check Date=02/01/2013-02/28/2013 AND All Checks=Yes AND Include Voids=All Checks

Check#	Bank - Vendor - Date	Payable #	Property	Amount	Account
705 (inn1104) - 1 Hour Signs, Inc. d/b/a Apogee Graphics (1hour) - 02/04/13 (02/13)					
	Building Managed By signs for al	P-68401	inn-tic	120	52600000 - Signage
	signs for food truck area	P-68402	inn-tic	62.1	52600000 - Signage
	sign to designate parking for CO	P-68403	johnson	25	52600000 - Signage
Total 705 (inn1104) - 1 Hour Signs, Inc. d/b/a Apogee Graphics				207.1	
706 (inn1104) - TONY KELLY (aireserv) - 02/04/13 (02/13)					
	Repairs to duct work - second fl	P-68404	sliger	813.5	51800000 - HVAC Repair
	Install new grill and duct work	P-68405	phippis	1,370.00	53700000 - Interior Repairs
Total 706 (inn1104) - TONY KELLY (aireserv) - 02/04/13 (02/13)				2,183.50	
707 (inn1104) - COMCAST (comcast) - 02/04/13 (02/13)					
	#09587317042017; 2/4/13-3/3/13 s	P-68406	inn-tic	105.35	55200000 - Phone Service
	#09587317042017; 2/4/13-3/3/13 s	P-68406	knight	70.55	55220000 - Internet Charge
Total 707 (inn1104) - COMCAST (comcast) - 02/04/13 (02/13)				175.9	
708 (inn1104) - Cureton-Johnson & Associates, LLC (cureton) - 02/04/13 (02/13)					
	Appraisal of 12.05 and 18.33 acr	P-68407	knight	3,000.00	55920000 - Non CAM Professional Fees
Total 708 (inn1104) - Cureton-Johnson & Associates, LLC (cureton) - 02/04/13 (02/13)				3,000.00	
709 (inn1104) - DC Visage Enterprises Inc. (dcvisage) - 02/04/13 (02/13)					
	sliger - first floor office in c	P-68408	sliger	181	52300000 - Plumbing Repairs
	remove-clean-replace line and wa	P-68409	sliger	156.98	52300000 - Plumbing Repairs
	remove-clean-replace line and wa	P-68409	sliger	10.02	52320000 - Non CAM Plumbing Repairs
Total 709 (inn1104) - DC Visage Enterprises Inc. (dcvisage) - 02/04/13 (02/13)				348	
710 (inn1104) - HD Supply (hdsupply) - 02/04/13 (02/13)					
	door closers for main exterior d	P-68410	sliger	578	53700000 - Interior Repairs
	commercial door stop - second fl	P-68411	sliger	27.98	53700000 - Interior Repairs
Total 710 (inn1104) - HD Supply (hdsupply) - 02/04/13 (02/13)				605.98	
711 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 02/04/13 (02/13)					
	1/13 grounds maintenance	P-68412	johnson	265.18	54600000 - Landscaping Service
	1/13 grounds maintenance	P-68412	sliger	244.78	54600000 - Landscaping Service
	1/13 grounds maintenance	P-68412	morgan	215.36	54600000 - Landscaping Service
	1/13 grounds maintenance	P-68412	sliger	13.75	54620000 - Non CAM Landscaping
	1/13 grounds maintenance	P-68412	centenn	257.52	54600000 - Landscaping Service
	1/13 grounds maintenance	P-68412	collins	337.87	54600000 - Landscaping Service
	1/13 grounds maintenance	P-68412	knight	309.02	54600000 - Landscaping Service
	1/13 grounds maintenance	P-68412	inn-tic	259.58	54600000 - Landscaping Service
	1/13 grounds maintenance	P-68412	inn-tic	792.63	54620000 - Non CAM Landscaping
Total 711 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 02/04/13 (02/13)				2,695.69	
712 (inn1104) - Grainger (ipgraing) - 02/04/13 (02/13)					
	wall heater - common bathrooms -	P-68414	johnson	173.09	51200000 - Electric Repairs
	wall heater - common bathrooms -	P-68414	sliger	159.77	51200000 - Electric Repairs
	wall heater - common bathrooms -	P-68414	morgan	140.57	51200000 - Electric Repairs
	wall heater - common bathrooms -	P-68414	sliger	8.97	51220000 - NONCAM Electrical Repairs
	thermostate line for wall mounte	P-68415	morgan	24.12	51200000 - Electric Repairs
	parts to rebuilt toilets	P-68416	sliger	109.22	52300000 - Plumbing Repairs
	diaphragms for womens restroom to	P-68417	morgan	43.38	52300000 - Plumbing Repairs
	toilet repair kit	P-68418	morgan	14.46	52300000 - Plumbing Repairs
Total 712 (inn1104) - Grainger (ipgraing) - 02/04/13 (02/13)				673.58	
713 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lcboc) - 02/04/13 (02/13)					
	Patty's Benefits (1/13)	P-68433	knight	473.06	44060000 - Employee Benefits-Authority
	Patty's Benefits (1/13)	P-68433	knight	52.56	44030000 - Clerical Salary-Authority
Total 713 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lcboc) - 02/04/13 (02/13)				525.62	
714 (inn1104) - Marpan Supply Company, Inc. (marpan) - 02/04/13 (02/13)					
	T-8 Bulbs to change out in lab (	P-68419	johnson	186	51300000 - Electric Bulbs
	battery back up T-8 ballasts for	P-68421	johnson	105	51200000 - Electric Repairs
	batteries for exit lights	P-68422	morgan	53.85	51250000 - Electric Supplies
Total 714 (inn1104) - Marpan Supply Company, Inc. (marpan) - 02/04/13 (02/13)				344.85	

715 (inn1104) - Metal Building Services, Inc. (metal) - 02/04/13 (02/13)				
#13-8910; 1/13 service	P-68423	centenn	90	51600000 - Exterior Building Maintenance
#13-8910; 1/13 service	P-68423	collins	90	51600000 - Exterior Building Maintenance
Total 715 (inn1104) - Metal Building Services, Inc. (metal) - 02/04/13 (02/13)			180	
716 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttl) - 02/04/13 (02/13)				
property management fee (1/13)	P-68424	inn-tic	675	61100000 - Management Fees TALCOR
property management fee (1/13)	P-68424	knight	91.61	61100000 - Management Fees TALCOR
property management fee (1/13)	P-68424	centenn	1,069.75	61100000 - Management Fees TALCOR
property management fee (1/13)	P-68424	collins	814.6	61100000 - Management Fees TALCOR
property management fee (1/13)	P-68424	morgan	1,064.16	61100000 - Management Fees TALCOR
property management fee (1/13)	P-68424	sliger	1,268.40	61110000 - Management Fees-NonCAM
property management fee (1/13)	P-68424	johnson	1,286.86	61110000 - Management Fees-NonCAM
property management fee (1/13)	P-68424	phipp	479.62	61100000 - Management Fees TALCOR
accounting mgmt fee (1/13)	P-68425	inn-tic	200	61100000 - Management Fees TALCOR
accounting mgmt fee (1/13)	P-68425	knight	27.14	61100000 - Management Fees TALCOR
accounting mgmt fee (1/13)	P-68425	centenn	316.96	61100000 - Management Fees TALCOR
accounting mgmt fee (1/13)	P-68425	collins	241.36	61100000 - Management Fees TALCOR
accounting mgmt fee (1/13)	P-68425	morgan	315.31	61100000 - Management Fees TALCOR
accounting mgmt fee (1/13)	P-68425	sliger	375.82	61110000 - Management Fees-NonCAM
accounting mgmt fee (1/13)	P-68425	johnson	381.3	61110000 - Management Fees-NonCAM
accounting mgmt fee (1/13)	P-68425	phipp	142.11	61100000 - Management Fees TALCOR
Total 716 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttl) - 02/04/13 (02/13)			8,750.00	
717 (inn1104) - Miller's Tree Service, LLC (milltree) - 02/04/13 (02/13)				
Tree trimming over the administr	P-68426	knight	900	51950000 - Tree Trimming
Total 717 (inn1104) - Miller's Tree Service, LLC (milltree) - 02/04/13 (02/13)			900	
718 (inn1104) - NATIONAL BUSINESS INCUBATION ASSOCIATION (nbia) - 02/04/13 (02/13)				
#60204; 3/2/13-3/31/14 contract	P-68427	inn-tic	695	55850000 - Subscriptions
Total 718 (inn1104) - NATIONAL BUSINESS INCUBATION ASSOC			695	
719 (inn1104) - OFFICE DEPOT CARD PLAN (officede) - 02/04/13 (02/13)				
office supplies for board meetin	P-68428	knight	12.59	55650000 - Office Supplies
spiral receipt pad	P-68429	knight	3.36	55650000 - Office Supplies
Total 719 (inn1104) - OFFICE DEPOT CARD PLAN (officede) - 02/04/13 (02/13)			15.95	
720 (inn1104) - Capital Solutions of Big Bend (orkin) - 02/04/13 (02/13)				
#1477; 1/13 service	P-68430	johnson	50	54300000 - Exterminating
Total 720 (inn1104) - Capital Solutions of Big Bend (orkin) - 02/04/13 (02/13)			50	
721 (inn1104) - Miller Jr. (ronmill) - 02/04/13 (02/13)				
Ron Miller-1/8/13-2/7/13 contrac	P-68114	knight	8,259.30	44150000 - Interim Admin Pay
Ron Miller-1/8/13-2/7/13 contrac	P-68115	knight	2,429.20	44150000 - Interim Admin Pay
Total 721 (inn1104) - Miller Jr. (ronmill) - 02/04/13 (02/13)			10,688.50	
722 (inn1104) - Southside Mower & Magneto Repair Inc. (ssmower) - 02/04/13 (02/13)				
hand held blower	P-68431	inn-tic	145	51920000 - Landscaping Expense
Total 722 (inn1104) - Southside Mower & Magneto Repair Inc. (ssmower) - 02/04/13 (02/13)			145	
723 (inn1104) - STA of Tallahassee, Inc. (absystem) - 02/14/13 (02/13)				
#LC20; 69276; 1/7/13-2/6/13 over	P-68647	knight	43.87	55300000 - Copies
#LC28; 66591; 2/7/13-3/6/13 svc;	P-68653	sliger	27.33	55670000 - Office Equip Mtnce-NonCAM
Total 723 (inn1104) - STA of Tallahassee, Inc. (absystem) - 02/14/13 (02/13)			71.2	
724 (inn1104) - AmTrust North America, Inc. (ana) - 02/14/13 (02/13)				
#115919; 1/13 installment	P-68648	inn-tic	273	71110000 - Property Insurance-NonCAM
Total 724 (inn1104) - AmTrust North America, Inc. (ana) - 02/14/13 (02/13)			273	
725 (inn1104) - Broad and Cassel, P.A. (bc) - 02/14/13 (02/13)				
#44809.0001; 1/13 service	P-68649	inn-tic	2,350.00	55750000 - Professional Fees
#44809.0001; 1/13 service	P-68649	inn-tic	2,350.00	55920000 - Non CAM Professional Fees
Total 725 (inn1104) - Broad and Cassel, P.A. (bc) - 02/14/13 (02/13)			4,700.00	
726 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 02/14/13 (02/13)				
2/13 service	P-68660	johnson	2,000.67	54500000 - Janitorial Service
2/13 service	P-68660	morgan	1,593.68	54500000 - Janitorial Service
2/13 service	P-68660	collins	1,521.58	54500000 - Janitorial Service
2/13 service	P-68660	centenn	977.74	54500000 - Janitorial Service
2/13 service	P-68660	knight	176.21	54500000 - Janitorial Service
2/13 service	P-68660	sliger	2,145.44	54500000 - Janitorial Service

2/13 service	P-68660	sliger	136.95	54550000 - Non CAM Janitorial
2/13 service	P-68660	centenn	20	54500000 - Janitorial Service
2/13 service	P-68660	johnson	85	54500000 - Janitorial Service
Total 726 (inn1104) - C&L Associates Commercial Cleaning (clas			8,657.27	
727 (inn1104) - Estes Seal Coating, Inc. (estes) - 02/14/13 (02/13)				
misc striping in front of Johnso	P-68663	johnson	400	52200000 - Parking Lot Repairs
Total 727 (inn1104) - Estes Seal Coating, Inc. (estes) - 02/14/1			400	
728 (inn1104) - City of Tallahassee (growutl) - 02/14/13 (02/13)				
TOP090845; id#410327 B0040; 3yr	P-68661	inn-tic	459	55960000 - Other Administration Costs
Total 728 (inn1104) - City of Tallahassee (growutl) - 02/14/13 (			459	
729 (inn1104) - Florida State University (nwrdc) - 02/14/13 (02/13)				
#5089-LCR-SERVR; 1/13 service	P-68650	sliger	405	55230000 - Internet Charge-NonCAM
Total 729 (inn1104) - Florida State University (nwrdc) - 02/14/1			405	
730 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksol) - 02/14/13 (02/13)				
2/13 pest control svc	P-68664	centenn	55	54300000 - Exterminating
2/13 pest control svc	P-68664	collins	55	54300000 - Exterminating
2/13 pest control svc	P-68664	knight	25	54300000 - Exterminating
2/13 pest control svc	P-68664	johnson	45	54300000 - Exterminating
2/13 pest control svc	P-68664	morgan	45	54300000 - Exterminating
2/13 pest control svc	P-68664	phippis	35	54300000 - Exterminating
2/13 pest control svc	P-68664	sliger	42.3	54300000 - Exterminating
2/13 pest control svc	P-68664	sliger	2.7	54330000 - Non CAM Exterminating
Total 730 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL			305	
731 (inn1104) - Tallahassee Democrat (talladem) - 02/14/13 (02/13)				
#C69347; 12/31/12-2/3/13 service	P-68651	inn-tic	109.75	55960000 - Other Administration Costs
Total 731 (inn1104) - Tallahassee Democrat (talladem) - 02/14/			109.75	
732 (inn1104) - TruTech, LLC (trutech) - 02/14/13 (02/13)				
squirrel extraction	P-68652	centenn	498	54300000 - Exterminating
Total 732 (inn1104) - TruTech, LLC (trutech) - 02/14/13 (02/13			498	
21813 (inn1104) - Florida Department of Revenue (stax) - 02/18/13 (02/13)				
#130218380651; 1/13 sales tax	P-69272	knight	132.03	23050000 - Sales Tax Payable
#130218380651; 1/13 sales tax	P-69272	knight	-3.3	33150000 - Sales Tax Discount
#130218380651; 1/13 sales tax	P-69272	morgan	151.53	23050000 - Sales Tax Payable
#130218380651; 1/13 sales tax	P-69272	morgan	-3.79	33150000 - Sales Tax Discount
#130218380651; 1/13 sales tax	P-69272	sliger	60	23050000 - Sales Tax Payable
#130218380651; 1/13 sales tax	P-69272	sliger	-1.5	33150000 - Sales Tax Discount
Total 21813 (inn1104) - Florida Department of Revenue (stax) -			334.97	
22813 (inn1104) - City of Tallahassee (utltal) - 02/28/13 (02/13)				
#0721285610; 20135EPD; 1/4/13-2/	P-69273	johnson	138.51	46400000 - Water/Sewer
#0721285610; 20135EPD; 1/4/13-2/	P-69273	sliger	127.85	46400000 - Water/Sewer
#0721285610; 20135EPD; 1/4/13-2/	P-69273	morgan	112.49	46400000 - Water/Sewer
#0721285610; 20135EPD; 1/4/13-2/	P-69273	sliger	7.18	46420000 - Non CAM Water/Sewer
#1721285610; 1736WPD; 1/4/13-2/2	P-69274	inn-tic	8.66	46050000 - Electric
#3588865610; 1631NPD; 1/4/13-2/2	P-69275	inn-tic	8.66	46050000 - Electric
#3588865610; 1631NPD; 1/4/13-2/2	P-69275	inn-tic	80.87	46480000 - Irrigation - Utility
#4621285610; 2035EPD; 1/4/13-2/2	P-69276	morgan	176.52	46050000 - Electric
#5621285610; 2035EPD; 1/4/13-2/2	P-69277	sliger	384.44	46070000 - Electric - NonCam
#6621285610; 2035EPD; 1/4/13-2/2	P-69278	morgan	277.86	46050000 - Electric
#7621285610; 2035EPD; 1/4/13-1/3	P-69279	johnson	18.92	46480000 - Irrigation - Utility
#7621285610; 2035EPD; 1/4/13-1/3	P-69279	sliger	17.46	46480000 - Irrigation - Utility
#7621285610; 2035EPD; 1/4/13-1/3	P-69279	morgan	15.36	46480000 - Irrigation - Utility
#7621285610; 2035EPD; 1/4/13-1/3	P-69279	sliger	0.98	46490000 - Irrigation-NonCAM
#7621285610; 2035EPD; 1/4/13-1/3	P-69279	johnson	168.58	46350000 - Refuse Collection
#7621285610; 2035EPD; 1/4/13-1/3	P-69279	sliger	155.61	46350000 - Refuse Collection
#7621285610; 2035EPD; 1/4/13-1/3	P-69279	morgan	136.91	46350000 - Refuse Collection
#7621285610; 2035EPD; 1/4/13-1/3	P-69279	sliger	8.74	46370000 - Refuse - NONCAM
#8559156780; 2035EPD; 1/4/13-1/3	P-69280	morgan	1,173.57	46050000 - Electric
#8621285610; 1736WPD; 1/4/13-2/2	P-69281	knight	163.42	46050000 - Electric
#8621285610; 1736WPD; 1/4/13-2/2	P-69281	knight	32.55	46400000 - Water/Sewer
#8621285610; 1736WPD; 1/4/13-2/2	P-69281	knight	45.32	46500000 - Stormwater

#8621285610; 1736WPD; 1/4/13-2/2	P-69281	knight	27.29	46600000 - Fire Service - Utility
#9621285610; 2035EPD; 1/4/13-1/3	P-69282	morgan	689.43	46050000 - Electric
#9621285610; 2035EPD; 1/4/13-1/3	P-69282	morgan	-33.65	46220000 - Demand Credit
Total 22813 (inn1104) - City of Tallahassee (utltal) - 02/28/13 (			3,943.53	
2232013 (inn1104) - CNA INSURANCE (cnainsur) - 02/23/13 (02/13)				
#0115148524; 2/13 installment	P-68662	centenn	206.88	71100000 - Property Insurance
#0115148524; 2/13 installment	P-68662	collins	146.96	71100000 - Property Insurance
#0115148524; 2/13 installment	P-68662	johnson	1,205.04	71100000 - Property Insurance
#0115148524; 2/13 installment	P-68662	knight	209.77	71100000 - Property Insurance
#0115148524; 2/13 installment	P-68662	morgan	978.67	71100000 - Property Insurance
#0115148524; 2/13 installment	P-68662	phipp	97.79	71100000 - Property Insurance
#0115148524; 2/13 installment	P-68662	sliger	1,112.34	71100000 - Property Insurance
#0115148524; 2/13 installment	P-68662	sliger	62.47	71110000 - Property Insurance-NonCAM
#0115148524; 2/13 installment	P-68662	inn-tic	2,121.21	71100000 - Property Insurance
#0115148524; 2/13 installment	P-68662	inn-tic	244.98	71110000 - Property Insurance-NonCAM
Total 2232013 (inn1104) - CNA INSURANCE (cnainsur) - 02/23/			6,386.11	
			58,727.50	

Deposit Register

Bank=inn1104,inn1154 AND Deposit Date=02/01/2013-02/28/2013

Name	Property	Unit	Tenant	Period	Date	Amount	Check #
(inn1104) - 92 02/08/2013							
THE FLORIDA STATE UNIVERSITY RESEARCH	johnson	100	fsujohn	02/2013	02/08/2013	303.58	082190
THE FLORIDA STATE UNIVERSITY RESEARCH	johnson	100	fsujohn	02/2013	02/08/2013	9,981.84	082189
DESIGN ARTS SEMINARS, INC.,	sliger	100-C	design	02/2013	02/08/2013	537.5	9000000228
Prevacus, Inc.,	morgan	105	prevacus	02/2013	02/08/2013	205.23	1146
Danfoss Turbocor Compressors, Inc.,	morgan	115	dan-mgn	02/2013	02/08/2013	1,966.62	29511
INSTITUTE OF SCIENCE & PUBLIC AFFAIRS,	morgan	131	ispa	02/2013	02/08/2013	178.75	00559214
FLORIDA RESEARCH FOUNDATION,	inn-tic	1C	fsurf-ab	02/2013	02/08/2013	3,957.11	082189
FSU-MATERIALS RESEARCH CENTER,	inn-tic	2B	material	02/2013	02/08/2013	5,086.17	00558649
FSU-AEROPULSION & MECHATRONICS ENER	inn-tic	3B	aero	02/2013	02/08/2013	5,086.17	00558649
STATE OF FLORIDA DEPARTMENT OF ENVIR	collins	75	ip-dep	02/2013	02/08/2013	14,315.18	0755821-0
THE FLORIDA STATE UNIVERSITY RESEARCH	sliger	FSU-RF	fsurf	02/2013	02/08/2013	3,388.35	082190
THE FLORIDA STATE UNIVERSITY RESEARCH	sliger	FSU-RF	fsurf	02/2013	02/08/2013	3,394.08	082189
Total (inn1104) - 92 02/08/2013						48,400.58	
(inn1104) - 93 02/18/2013							
THE FLORIDA STATE UNIVERSITY RESEARCH	johnson	100	fsujohn	02/2013	02/18/2013	580.84	082253
FLORIDA A&M UNIVERSITY BOARD OF TRUS	morgan	130	mgn-famu	02/2013	02/18/2013	2,459.25	0000120873
FLORIDA A&M UNIVERSITY BOARD OF TRUS	morgan	130	mgn-famu	02/2013	02/18/2013	100	0000120941
FLORIDA RESEARCH FOUNDATION,	inn-tic	1C	fsurf-ab	02/2013	02/18/2013	86.25	082292
BEACHES & SHORES,	morgan	202-208	beaches	02/2013	02/18/2013	1,919.44	00559683
CENTER FOR INFORMATION MANAGEMENT &	morgan	214.215	cimes	02/2013	02/18/2013	1,462.69	00560222
CENTER FOR ADVANCEMENT OF LEARNING /	morgan	222	cala1	02/2013	02/18/2013	1,387.17	00560222
CENTER FOR ADVANCEMENT OF LEARNING /	morgan	222A	cala2	02/2013	02/18/2013	568.22	00560222
CENTER FOR BIOMEDICAL & TOXICOLOGICA	morgan	226-235	cbtr	02/2013	02/18/2013	3,625.00	00559353
THE FLORIDA STATE UNIVERSITY RESEARCH	sliger	FSU-RF	fsurf	02/2013	02/18/2013	545.99	082253
Total (inn1104) - 93 02/18/2013						12,734.85	
(inn1104) - 95 02/28/2013							
STATE OF FLORIDA DEPARTMENT OF AGRIC	collins	25	ip-dacs	02/2013	02/28/2013	4,671.08	0818320
STATE OF FLORIDA DEPARTMENT OF ENVIR	collins	75	ip-dep	02/2013	02/28/2013	14,315.18	0839388
DEPARTMENT OF TRANSPORTATION,	phipps	PHIPPS	ip-dot	02/2013	02/28/2013	10,719.57	0836304
Total (inn1104) - 95 02/28/2013						29,705.83	
(inn1154) - 18 02/08/2013							
THE FLORIDA A & M UNIVERSITY BOARD OF	centenn	2077EPD	ip-famu	02/2013	02/08/2013	25,858.82	0000120497
Total (inn1154) - 18 02/08/2013						25,858.82	
						116,700.08	

Aged Receivables Report

Detail by Resident
 Property List: INNOVATION PARK (innvntn)
 Trans through: 2/2013
 Age As of: 2/28/2013

Page 1

Unit	Resident	Charge Code	Total Unpaid Charges	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Prepayments	Balance
centenn - INNOVATION PARK-CENTENNIAL BLDG									
2077EPD	ip-famu	THE FLORIDA A & M UNIVERSITY BOARD	7,941.12	7,941.12	0.00	0.00	0.00	0.00	7,941.12
Total centenn			7,941.12	7,941.12	0.00	0.00	0.00	0.00	7,941.12
inn-tic - INNOVATION PARK -TENANTS IN COMMON									
1C	fsurf-ab	FLORIDA RESEARCH FOUNDATION	3,605.16	3,605.16	0.00	0.00	0.00	0.00	3,605.16
1F	sunny	SunnyLand Solar RE, LLC	0.00	0.00	0.00	0.00	0.00	-2,916.69	-2,916.69
3F-4F	elbit	ELBIT SYSTEMS OF AMERICA	11,129.68	0.00	0.00	0.00	11,129.68	0.00	11,129.68
Total inn-tic			14,734.84	3,605.16	0.00	0.00	11,129.68	-2,916.69	11,818.15
johnson - INNOVATION PARK - JOHNSON BLDG									
100	fsujohn	THE FLORIDA STATE UNIVERSITY	10,618.11	10,618.11	0.00	0.00	0.00	0.00	10,618.11
Total johnson			10,618.11	10,618.11	0.00	0.00	0.00	0.00	10,618.11
knight - INNOVATION PARK - KNIGHT ADMIN BLDG									
103	ip-team	TEAM SIMULATIONS	0.00	0.00	0.00	0.00	0.00	-259.08	-259.08
114	ip-buc	BUC TECHNOLOGIES, LLC	220.83	220.83	0.00	0.00	0.00	0.00	220.83
Total knight			220.83	220.83	0.00	0.00	0.00	-259.08	-38.25
morgan - INNOVATION PARK -MORGAN BLDG									
105	prevacus	Prevacus, Inc.	106.53	106.53	0.00	0.00	0.00	0.00	106.53
130	mgn-famu	FLORIDA A&M UNIVERSITY BOARD	100.00	100.00	0.00	0.00	0.00	0.00	100.00
222	cala1	CENTER FOR ADVANCEMENT OF	1,546.67	1,387.17	0.00	0.00	159.50	0.00	1,546.67
222A	cala2	CENTER FOR ADVANCEMENT OF	568.22	568.22	0.00	0.00	0.00	0.00	568.22
236	frc	FLORIDA CONFLICT RESOLUTION	2,182.25	2,182.25	0.00	0.00	0.00	0.00	2,182.25
Total morgan			4,503.67	4,344.17	0.00	0.00	159.50	0.00	4,503.67
sliger - INNOVATION PARK - SLIGER BLDG									
100-A	3ddata	3D DATA, LLC	507.32	507.32	0.00	0.00	0.00	0.00	507.32
100-D	benham	Richard Benham	0.00	0.00	0.00	0.00	0.00	-107.50	-107.50
FSU-RF	fsurf	THE FLORIDA STATE UNIVERSITY	11,855.95	11,855.95	0.00	0.00	0.00	0.00	11,855.95
Total sliger			12,363.27	12,363.27	0.00	0.00	0.00	-107.50	12,255.77
Total			50,381.84	39,092.66	0.00	0.00	11,289.18	-3,283.27	47,098.57

Monday, March 25, 2013

Payable - Aging Detail

Property=innvntn AND mm/yy=02/2013 AND Age as of=02/28/2013

Vendor Code - Name						Invoice	Current	0 - 30	31 - 60	61 - 90	Over 90
Invoice Notes		Tran#	Property	Date	Account	Number	Owed	Owed	Owed	Owed	Owed
absystem - STA of Tallahassee, Inc.											
A#LC20; #69276; 2/7/13-3/6/13 svc		P-69561	knight	02/28/2013	5530-0000	172256	23.9	23.9	0	0	0
Total absystem - STA of Tallahassee, Inc.							23.9	23.9	0	0	0
ana - AmTrust North America, Inc.											
#115919; 2/13 payment		P-69562	inn-tic	02/28/2013	7111-0000	115919 (02/13)	273	273	0	0	0
Total ana - AmTrust North America, Inc.							273	273	0	0	0
bc - Broad and Cassel, P.A.											
#44809.0001; 2/13 services		P-69563	inn-tic	02/28/2013	5575-0000	894579	2,350.00	2,350.00	0	0	0
#44809.0001; 2/13 services		P-69563	inn-tic	02/28/2013	5592-0000	894579	2,350.00	2,350.00	0	0	0
Total bc - Broad and Cassel, P.A.							4,700.00	4,700.00	0	0	0
comcast - COMCAST											
#09587317042017; 3/4/13-4/3/13 svc		P-69601	inn-tic	02/21/2013	5520-0000	09587317042017 (2/13)	105.35	105.35	0	0	0
#09587317042017; 3/4/13-4/3/13 svc		P-69601	knight	02/21/2013	5522-0000	09587317042017 (2/13)	70.55	70.55	0	0	0
Total comcast - COMCAST							175.9	175.9	0	0	0
davissaf - Davis Safe and Lock, Inc.											
keys for sliger 100		P-69246	sliger	02/14/2013	5217-0000	208410	21.5	21.5	0	0	0
Key for Prevacus office		P-69247	morgan	02/18/2013	5210-0000	208421	8	8	0	0	0
Total davissaf - Davis Safe and Lock, Inc.							29.5	29.5	0	0	0
dcvisage - DC Visage Enterprises Inc.											
Backflow device testing		P-69602	centenn	02/23/2013	5445-0000	10523	60	60	0	0	0
Backflow device testing		P-69602	collins	02/23/2013	5445-0000	10523	98	98	0	0	0
Backflow device testing		P-69602	morgan	02/23/2013	5445-0000	10523	30	30	0	0	0
Backflow device testing		P-69602	sliger	02/23/2013	5445-0000	10523	78.02	78.02	0	0	0
Backflow device testing		P-69602	sliger	02/23/2013	5447-0000	10523	4.98	4.98	0	0	0
Total dcvisage - DC Visage Enterprises Inc.							271	271	0	0	0
doorprod - Door Products											
rubber pads for doors		P-69252	morgan	02/20/2013	5365-0000	54531	49.8	49.8	0	0	0
Total doorprod - Door Products							49.8	49.8	0	0	0
gafburg - Georgia- Florida Burglar Alarm Company,											
repair cut wire & replace battery		P-69603	morgan	02/28/2013	5145-0000	341474	177	177	0	0	0
Total gafburg - Georgia- Florida Burglar Alarm Company,							177	177	0	0	0
hancdnt - Hancock Bank											
#4802-3900-0042-1666; 2/13 statement		P-69604	inn-tic	02/28/2013	5585-0000	4802390000421666 (2/13)	30	30	0	0	0
#4802-3900-0042-1666; 2/13 statement		P-69604	johnson	02/28/2013	5160-0000	4802390000421666 (2/13)	105	105	0	0	0
#4802-3900-0042-1666; 2/13 statement		P-69604	knight	02/28/2013	5565-0000	4802390000421666 (2/13)	89.99	89.99	0	0	0
#4802-3900-0042-1666; 2/13 statement		P-69604	knight	02/28/2013	5587-0000	4802390000421666 (2/13)	14.26	14.26	0	0	0
Total hancdnt - Hancock Bank							239.25	239.25	0	0	0
heinzbro - Heinz Brothers Nurseries, INC.											
2/13 grounds maintenance		P-69605	centenn	02/15/2013	5460-0000	14300	257.52	257.52	0	0	0
2/13 grounds maintenance		P-69605	collins	02/15/2013	5460-0000	14300	337.87	337.87	0	0	0
2/13 grounds maintenance		P-69605	inn-tic	02/15/2013	5460-0000	14300	259.58	259.58	0	0	0
2/13 grounds maintenance		P-69605	inn-tic	02/15/2013	5462-0000	14300	792.63	792.63	0	0	0
2/13 grounds maintenance		P-69605	johnson	02/15/2013	5460-0000	14300	265.18	265.18	0	0	0
2/13 grounds maintenance		P-69605	knight	02/15/2013	5460-0000	14300	309.02	309.02	0	0	0
2/13 grounds maintenance		P-69605	morgan	02/15/2013	5460-0000	14300	215.36	215.36	0	0	0
2/13 grounds maintenance		P-69605	sliger	02/15/2013	5460-0000	14300	244.78	244.78	0	0	0
2/13 grounds maintenance		P-69605	sliger	02/15/2013	5462-0000	14300	13.75	13.75	0	0	0
Total heinzbro - Heinz Brothers Nurseries, INC.							2,695.69	2,695.69	0	0	0
highqual - High Quality Heating & Air, Inc.											
#Liebert unit; qtlly service		P-69606	centenn	02/26/2013	5180-0000	022613-2	459.5	459.5	0	0	0
Pomona & Liebert units; qtlly service		P-69607	johnson	02/26/2013	5180-0000	022613	475	475	0	0	0
qtlly preventative maintenance		P-69608	centenn	02/26/2013	5447-0000	10376-1	1,647.00	1,647.00	0	0	0
qtlly preventative maintenance		P-69608	collins	02/26/2013	5447-0000	10376-1	735	735	0	0	0
qtlly preventative maintenance		P-69608	johnson	02/26/2013	5447-0000	10376-1	896	896	0	0	0
qtlly preventative maintenance		P-69608	knight	02/26/2013	5447-0000	10376-1	102	102	0	0	0
qtlly preventative maintenance		P-69608	morgan	02/26/2013	5447-0000	10376-1	358	358	0	0	0
qtlly preventative maintenance		P-69608	phippes	02/26/2013	5447-0000	10376-1	302	302	0	0	0
qtlly preventative maintenance		P-69608	sliger	02/26/2013	5447-0000	10376-1	331.3	331.3	0	0	0
qtlly preventative maintenance		P-69608	sliger	02/26/2013	5448-0000	10376-1	20.7	20.7	0	0	0
Total highqual - High Quality Heating & Air, Inc.							5,326.50	5,326.50	0	0	0
ipgraing - Grainger											
flush valve diaphragm		P-69253	johnson	02/15/2013	5230-0000	9068487389	54.43	54.43	0	0	0
toilet repair		P-69254	sliger	02/19/2013	5230-0000	9070537023	125.45	125.45	0	0	0
manual Flushometer		P-69609	phippes	02/26/2013	5230-0000	9077059419	168.08	168.08	0	0	0
dispensing unit cleaner		P-69611	inn-tic	02/28/2013	5160-0000	9079357803	14.27	14.27	0	0	0
foam and applicator to exclude rodents		P-69610	centenn	02/28/2013	5160-0000	9079357811	108.01	108.01	0	0	0
Total ipgraing - Grainger							470.24	470.24	0	0	0
iphome - Home Depot Credit Services											
mixed fuel for blower		P-69255	inn-tic	02/15/2013	5192-0000	8234573	70.25	70.25	0	0	0
electric supplies		P-69257	centenn	02/25/2013	5125-0000	8032882	13.97	13.97	0	0	0
wire mesh to exclude rodents		P-69256	centenn	02/25/2013	5160-0000	8032884	13.89	13.89	0	0	0
Total iphome - Home Depot Credit Services							98.11	98.11	0	0	0
lowes - Lowes's Business Account											

2nd fl men's rm-binding screws for toilet	P-69245	johnson	02/12/2013	5230-0000	01963	47.02	47.02	0	0	0
Total lowes - Lowes's Business Account						47.02	47.02	0	0	0
marpan - Marpan Supply Company, Inc.										
#004540; bulbs & ballasts	P-69244	centenn	02/26/2013	5120-0000	1247725	124.64	124.64	0	0	0
Total marpan - Marpan Supply Company, Inc.						124.64	124.64	0	0	0
metal - Metal Building Services, Inc.										
#13-8963; 2/13 services	P-69258	centenn	02/12/2013	5160-0000	009232	90	90	0	0	0
#13-8963; 2/13 services	P-69258	collins	02/12/2013	5160-0000	009232	90	90	0	0	0
Total metal - Metal Building Services, Inc.						180	180	0	0	0
mgttal - Talcor Commercial Real Estate Svc Inc										
2/13 accounting/reporting fees	P-69259	centenn	02/28/2013	6110-0000	2/13 mgmt fee-acg (IP)	316.96	316.96	0	0	0
2/13 accounting/reporting fees	P-69259	collins	02/28/2013	6110-0000	2/13 mgmt fee-acg (IP)	241.36	241.36	0	0	0
2/13 accounting/reporting fees	P-69259	inn-tic	02/28/2013	6110-0000	2/13 mgmt fee-acg (IP)	200	200	0	0	0
2/13 accounting/reporting fees	P-69259	johnson	02/28/2013	6111-0000	2/13 mgmt fee-acg (IP)	381.3	381.3	0	0	0
2/13 accounting/reporting fees	P-69259	knight	02/28/2013	6110-0000	2/13 mgmt fee-acg (IP)	27.14	27.14	0	0	0
2/13 accounting/reporting fees	P-69259	morgan	02/28/2013	6110-0000	2/13 mgmt fee-acg (IP)	315.31	315.31	0	0	0
2/13 accounting/reporting fees	P-69259	phipps	02/28/2013	6110-0000	2/13 mgmt fee-acg (IP)	142.11	142.11	0	0	0
2/13 accounting/reporting fees	P-69259	sliger	02/28/2013	6111-0000	2/13 mgmt fee-acg (IP)	375.82	375.82	0	0	0
2/13 management fee	P-69260	centenn	02/28/2013	6110-0000	2/13 mgmt fee (IP)	1,069.75	1,069.75	0	0	0
2/13 management fee	P-69260	collins	02/28/2013	6110-0000	2/13 mgmt fee (IP)	814.6	814.6	0	0	0
2/13 management fee	P-69260	inn-tic	02/28/2013	6110-0000	2/13 mgmt fee (IP)	675	675	0	0	0
2/13 management fee	P-69260	johnson	02/28/2013	6111-0000	2/13 mgmt fee (IP)	1,286.86	1,286.86	0	0	0
2/13 management fee	P-69260	knight	02/28/2013	6110-0000	2/13 mgmt fee (IP)	91.61	91.61	0	0	0
2/13 management fee	P-69260	morgan	02/28/2013	6110-0000	2/13 mgmt fee (IP)	1,064.16	1,064.16	0	0	0
2/13 management fee	P-69260	phipps	02/28/2013	6110-0000	2/13 mgmt fee (IP)	479.62	479.62	0	0	0
2/13 management fee	P-69260	sliger	02/28/2013	6111-0000	2/13 mgmt fee (IP)	1,268.40	1,268.40	0	0	0
Total mgttal - Talcor Commercial Real Estate Svc Inc						8,750.00	8,750.00	0	0	0
mowrey - Mowrey Elevator Company of Florida, Inc.										
#602126; 2/13 service	P-69264	morgan	02/01/2013	5410-0000	272523	38	38	0	0	0
#602126; 2/13 service	P-69264	sliger	02/01/2013	5410-0000	272523	42.07	42.07	0	0	0
#602126; 2/13 service	P-69264	sliger	02/01/2013	5412-0000	272523	2.43	2.43	0	0	0
#602126; 2/13 services	P-69261	johnson	02/01/2013	5410-0000	272524	82.5	82.5	0	0	0
Total mowrey - Mowrey Elevator Company of Florida, Inc.						165	165	0	0	0
nwrdc - Florida State University										
#5089-LCR-SERVER; 8/12 service shortage	P-69266	sliger	02/01/2013	5523-0000	NW1208022-0213	202	202	0	0	0
5089-LCR-SERVER; 10/12 service shortage	P-69265	sliger	02/01/2013	5523-0000	NW1210022-0213	202	202	0	0	0
#5089-LCR-SERVER; 2/13 service	P-69613	sliger	02/28/2013	5523-0000	NW1302022	405	405	0	0	0
Total nwrdc - Florida State University						809	809	0	0	0
orkin - Capital Solutions of Big Bend										
#1477; 2/13 service	P-69267	johnson	02/15/2013	5430-0000	12443	50	50	0	0	0
Total orkin - Capital Solutions of Big Bend						50	50	0	0	0
ronmill - Miller Jr.										
Ron Miller: 2/8/13-3/7/13 service contract	P-69268	knight	02/28/2013	4415-0000	Miller (2/13)-2	8,259.30	8,259.30	0	0	0
Total ronmill - Miller Jr.						8,259.30	8,259.30	0	0	0
safeguar - Safeguard Business Systems										
#A6D4LD; deposit books	P-69270	knight	02/18/2013	5565-0000	028628025	55.95	55.95	0	0	0
Total safeguar - Safeguard Business Systems						55.95	55.95	0	0	0
talladem - Tallahassee Democrat										
#C69347; 2/4/13-3/3/13 services	P-69909	inn-tic	02/28/2013	5596-0000	0000583848	154.9	154.9	0	0	0
Total talladem - Tallahassee Democrat						154.9	154.9	0	0	0
woodplus - Wood Plus Partners, Inc.										
#02-12009; 12/29/12-1/25/13 PUD svcs	P-69614	inn-tic	02/01/2013	5592-0000	31876	1,015.00	1,015.00	0	0	0
#02-12009; 1/26/13-2/22/13 PUD svcs	P-69615	inn-tic	02/28/2013	5592-0000	31909	217.5	217.5	0	0	0
Total woodplus - Wood Plus Partners, Inc.						1,232.50	1,232.50	0	0	0
						34,358.20	34,358.20	0	0	0

Loan Billing Statement

Loan Customer # 0264469650

WELLS
FARGO

Payment Due Date: Feb. 21, 2013
Charge Date: Feb. 21, 2013

Principal 12,493.41
Interest 11,014.60
Total Amount Due: \$23,508.01

DCFSSGDTX 004624

|||||
MAC R4057-01Q

Amount to be charged 23,508.01



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

|||||
GIB GOV JACKSONVILLE

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

SU 0132398

MOC
0132398 31

Loan Customer #
0264469650

4320

Total Amount Due
000000002350801

Invoice #
1310281720-31

AMOUNT TO BE DEDUCTED FROM ACCOUNT 0045669871 ON CHARGE DATE
02-21-2013

AU 0132398

SU 0132398

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

LEON COUNTY RESEARCH AND

Loan Customer #: 0264469650

Invoice #: 1310281720

Statement Date: 02-15-2013

Payment Due Date: 02-21-2013

Page 1 of 1

Obligation # 18

Maturity Date: 12-21-2026

Effective Date

From Date	Thru Date	Transaction Type	Amount	Principal Balance	Rate	Days	Interest/Fee Balance
01-16-13		Balance Forward		2,916,982.37			
01-21-13	01-21-13	Interest Calc		2,916,982.37	4.55000	1	368.68
01-22-13		Principal Pmt	-12,447.79	2,904,534.58			
01-22-13	02-20-13	Interest Calc		2,904,534.58	4.55000	29	10,645.92

OBLIGATION SUMMARY

Interest Paid YTD 11,060.22

Interest Paid in 2012 136,350.35

Principal Due 12,493.41
Interest Due 11,014.60
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.

Any Questions Please Call 1-800-At-Wells

DCFSSGDTX 004624 NNNNNNNNNN NNN NNN 001 001

005851 10494277.1.1



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	\$ 31,279.68	\$ 2,520.26	\$ 33,799.94	\$ 25,858.82		\$ 7,941.12		\$ -
	COLLINS	\$ 18,986.26	\$ 14,315.18	\$ 33,301.44	\$ 33,301.44		\$ -		\$ -
	JOHNSON	\$ 6,617.69	\$ 14,866.68	\$ 21,484.37	\$ 10,866.26		\$ 10,618.11		\$ -
	KNIGHT	\$ 948.25	\$ (986.52)	\$ (38.27)	\$ -		\$ (38.27)		\$ -
	MORGAN	\$ 16,161.15	\$ 2,214.89	\$ 18,376.04	\$ 13,872.37		\$ 4,503.67		\$ 151.52
	PHIPPS	\$ 10,719.57	\$ -	\$ 10,719.57	\$ 10,719.57		\$ -		\$ -
	SLIGER	\$ 5,676.13	\$ 14,145.56	\$ 19,821.69	\$ 7,865.92		\$ 11,955.77		\$ 37.50
	TENANTS IN COMMON	\$ 4,274.74	\$ 21,759.11	\$ 26,033.85	\$ 14,215.70		\$ 11,818.15		\$ -
					\$ -			misc TIC payments	
	=====	=====	= = = = =	= = = = =	= = = = =	= = = = =	= = = = =	=====	=====
	TOTALS	\$ 94,663.48	\$ 68,835.16	\$ 163,498.64	\$ 116,700.08		\$ 46,798.56		\$ 189.02

A/R \$ 50,381.84
Prepaid \$ (3,283.28)

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

A/R	\$	7,941.12
Prepaid	\$	-

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

A/R	\$	-
Prepaid	\$	-

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

A/R	\$	10,618.11
Prepaid	\$	-

A/R	\$	10,618.11
Prepaid	\$	-

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

	TOTALS	\$ 1,829.42	22587.00	14.28	\$ 15,903.10	\$ 15,881.43	\$ 151.51	\$ 106.53	\$ 16,161.15	\$ 2,214.89	\$ 18,376.04	\$ 13,872.37	\$ 4,503.67	\$ 151.52
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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	\$	12,363.27
Prepaid	\$	(107.50)

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							\$ -	\$ -	\$ -			\$ -	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						\$ 1,675.74	\$ 1,675.74	\$ 2,113.94	\$ 3,789.68	\$ 2,113.94	2/8	\$ 1,675.74		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						\$ 2,015.67	\$ 2,015.67	\$ 1,843.17	\$ 3,858.84	\$ 1,929.42	2/8, 2/18	\$ 1,929.42		EXEMPT
GROUND 4B	VACANT					7.40						\$ -	\$ -	\$ -			\$ -		EXEMPT
GROUND 1C	FSU MATERIALS RESEARCH CENTER					4.50						\$ -	\$ 5,086.17	\$ 5,086.17	\$ 5,086.17	2/8	\$ -	OWNED BY FSURF	EXEMPT
GROUND 2C	FSU-AEROPULSION & MECHATRONICS ENERGY					4.50						\$ -	\$ 5,086.17	\$ 5,086.17	\$ 5,086.17	2/8	\$ -	OWNED BY FSURF	EXEMPT
GROUND 3C	VACANT					3.60													
GROUND 4C	VACANT					3.90													
GROUND 5C	VACANT					3.70													
GROUND 6C	VACANT					3.03													
GROUND 1D-2D 3D	DANFOSS TURBOCOR, INC.	3/15/07	3/31/27	\$ -	6.83							\$ -	\$ -	\$ -			\$ -	3D HAS SEPARATE/SPECIAL OPTION	\$ -
GROUND 1E 2E-3E	AVALANCHE PARTNERS COLLEGE CENTER FOR LIBRARY EXPANSION COLLEGE CENTER FOR LIBRARY AUTOMATION	1/7/08 1/7/02	1/28/74	\$ -	2.42 4.01							\$ - \$ -	\$ - \$ -	\$ - \$ -			\$ - \$ -		\$ -

INNOVATION PARK
TENANTS IN COMMON BLDG.

[illegible]

A/R	\$	14,734.84
Prepaid	\$	(2,916.69)