

Monthly Owner Report



Innovation Park

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

May
2013



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

Balance Sheet (With Period Change)

Period = May 2013

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4000	Cash - Hancock Bank	207,356.24	211,085.70	-3,729.46
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1150-4000	Reserve Fund - Hancock	26,613.62	26,611.36	2.26
1155-4000	Sinking Fund -Cash-Hancock	389,732.67	387,348.33	2,384.34
1190-0000	TOTAL CASH	623,902.53	625,245.39	-1,342.86
1200-0000	RECEIVABLES			
1203-0000	A/R-Tenant	85,808.96	75,082.84	10,726.12
1206-0000	Other Receivables	2,793.84	3,485.09	-691.25
1210-0000	Accounts Receivable	40,770.20	42,008.58	-1,238.38
1217-0000	Other Assets	1,989.00	1,989.00	0.00
1299-0000	TOTAL RECEIVABLES	131,362.00	122,565.51	8,796.49
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	-10,327,364.75	-10,275,744.72	-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	-24,760.00	-24,485.00	-275.00
1790-0000	TOTAL PROPERTY	11,661,059.01	11,712,954.04	-51,895.03
1840-0000	OTHER ASSETS			
1905-0000	Trust Escrow	90,000.00	90,000.00	0.00
1913-0000	Prepaid Insurance	18,477.62	19,857.43	-1,379.81
1915-0000	Prepaid Expenses	0.00	40.90	-40.90
1925-0000	Investments	2,217,323.90	2,216,140.25	1,183.65
1945-0000	Investments Limited as to Use	1,400,000.00	1,400,000.00	0.00
1980-0000	TOTAL OTHER ASSETS	3,725,801.52	3,726,038.58	-237.06
1990-0000	TOTAL ASSETS	16,142,125.06	16,186,803.52	-44,678.46
2000-0000	LIABILITIES and CAPITAL			
2236-0000	Accounts Payable	48,150.94	41,895.04	6,255.90
2246-0000	Prepaid Rents	1,533.28	2,483.19	-949.91
2249-0000	Accrued Other	5,589.20	2,131.50	3,457.70
2250-0000	Tenant Security Dep	2,829.42	2,829.42	0.00
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 = May 2013

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
2305-0000	Sales Tax Payable	1.29	171.88	-170.59
2308-0000	Unearned Revenue - Current	246,327.00	246,327.00	0.00
2310-0000	Bonds Payable - Current	155,456.09	154,867.31	588.78
2408-0000	Unearned Revenue - Noncurrent	390,020.48	410,547.84	-20,527.36
2410-0000	Bond Payable - Noncurrent	2,698,816.95	2,712,041.79	-13,224.84
2490-0000	TOTAL LIABILITIES	3,552,431.65	3,577,001.97	-24,570.32
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	8,762,201.97	8,801,185.94	-38,983.97
2740-0000	Restricted for Capital Assets	416,346.29	413,959.69	2,386.60
2750-0000	Unrestricted	2,011,145.15	1,994,655.92	16,489.23
2760-0000	Designated Net Assets	1,400,000.00	1,400,000.00	0.00
2890-0000	TOTAL CAPITAL	12,589,693.41	12,609,801.55	-20,108.14
2990-0000	TOTAL LIABILITIES and CAPITAL	16,142,125.06	16,186,803.52	-44,678.46

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

Income Statement

Period = May 2013

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	575.98	0.46	745.03	0.07
3110-0000	Rent	73,615.91	58.66	591,352.71	56.31
3110-5000	Amortized Income	20,527.36	16.36	164,218.88	15.64
3114-5000	Operating Expense Reimbursement	18,697.20	14.90	167,289.93	15.93
3115-0000	CAM	8,588.00	6.84	68,704.09	6.54
3119-0000	Management Fee Income	1,126.83	0.90	8,999.31	0.86
3120-0000	Other Rents	1,777.22	1.42	16,478.77	1.57
3220-0000	Interest Income	545.60	0.43	31,893.43	3.04
3310-0000	Other Income	0.00	0.00	119.00	0.01
3315-0000	Sales Tax Discount	11.03	0.01	108.77	0.01
3540-0000	Electricity Pass Thru	21.67	0.02	173.36	0.02
3990-0000	TOTAL REVENUE	125,486.80	100.00	1,050,083.28	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	9,875.00	7.87	9,927.56	0.95
4403-0000	Clerical Salary-Authority	3,802.56	3.03	30,315.36	2.89
4404-0000	Payroll Taxes - Authority	1,042.32	0.83	3,886.42	0.37
4405-0000	Worker's Compensation-Authority	272.00	0.22	971.00	0.09
4406-0000	Employee Benefits-Authority	367.94	0.29	3,364.00	0.32
4407-0000	Retention Bonus	0.00	0.00	10,000.00	0.95
4415-0000	Interim Admin Pay	0.00	0.00	69,094.73	6.58
4460-0000	Employee Benefits	777.02	0.62	2,226.85	0.21
4490-0000	TOTAL PAYROLL EXPENSE	16,136.84	12.86	129,785.92	12.36
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	2,674.24	2.13	21,349.00	2.03
4607-0000	Electric - NonCAM	313.44	0.25	2,866.39	0.27
4622-0000	Demand Credit	-35.30	-0.03	-267.68	-0.03
4635-0000	Refuse Collection	461.10	0.37	3,947.57	0.38
4637-0000	Refuse - NONCAM	8.74	0.01	69.92	0.01
4640-0000	Water/Sewer	410.88	0.33	3,515.97	0.33
4642-0000	Non CAM Water/Sewer	7.18	0.01	61.72	0.01
4648-0000	Irrigation - Utility	175.41	0.14	1,428.54	0.14
4649-0000	Irrigation-NonCAM	1.05	0.00	9.82	0.00
4650-0000	Stormwater	45.32	0.04	362.56	0.03
4660-0000	Fire Service - Utility	27.29	0.02	218.32	0.02
4799-0000	TOTAL UTILITIES	4,089.35	3.26	33,562.13	3.20
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	114.20	0.09	5,115.59	0.49
5122-0000	NONCAM Electrical Repairs	0.00	0.00	8.97	0.00
5125-0000	Electric Supplies	295.40	0.24	841.16	0.08
5130-0000	Electric Bulbs	295.08	0.24	2,501.03	0.24
5132-0000	NONCAM Electric Bulbs	0.00	0.00	33.38	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	559.96	0.05
5140-0000	Elevator Maintenance	413.82	0.33	413.82	0.04
5141-0000	Elevator Maintenance-NonCAM	6.18	0.00	6.18	0.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	2,186.57	0.21
5160-0000	Exterior Building Maintenance	262.42	0.21	12,842.06	1.22
5161-0000	Exterior Building Supplies	103.37	0.08	103.37	0.01
5162-0000	Non CAM Exterior Bldg Maint.	1.56	0.00	199.67	0.02
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	573.40	0.05
5180-0000	HVAC Repair	2,020.70	1.61	17,850.74	1.70
5182-0000	Non CAM HVAC Repair	0.00	0.00	267.66	0.03
5185-0000	HVAC Supplies	0.00	0.00	1,044.82	0.10
5187-0000	Non CAM HVAC Supplies	0.00	0.00	8.97	0.00
5192-0000	Landscaping Expense	0.00	0.00	215.25	0.02
5195-0000	Tree Trimming	0.00	0.00	900.00	0.09
5210-0000	Locks & Keys Repairs	137.40	0.11	384.74	0.04

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

Income Statement

Period = May 2013

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		Period to Date	%	Year to Date	%
5212-0000	Non CAM Locks & Keys Repairs	2.60	0.00	2.60	0.00
5215-0000	Locks & Keys Supplies	6.40	0.01	84.40	0.01
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	21.50	0.00
5220-0000	Parking Lot Repairs	0.00	0.00	1,926.66	0.18
5222-0000	NonCAM Parking Lot Repair	0.00	0.00	1.43	0.00
5230-0000	Plumbing Repairs	672.56	0.54	6,551.85	0.62
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	18.25	0.00
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	6.14	0.00
5245-0000	Irrigation Repairs	593.53	0.47	1,212.79	0.12
5245-5000	Irrigation Repairs-NonCAM	9.00	0.01	14.60	0.00
5250-0000	Roof Repairs	0.00	0.00	759.20	0.07
5252-0000	Non CAM Roof Repairs	0.00	0.00	10.80	0.00
5260-0000	Signage	0.00	0.00	1,361.55	0.13
5261-0000	Non-CAM Signage	0.00	0.00	50.98	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	4,934.22	3.93	58,080.09	5.53
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	0.00	0.00	2,200.00	0.21
5365-0000	Interior Supplies	44.94	0.04	546.01	0.05
5367-0000	Non CAM Interior Supplies	2.87	0.00	2.87	0.00
5370-0000	Interior Repairs	371.05	0.30	6,035.88	0.57
5375-0000	Non CAM Interior Repairs	0.00	0.00	2.10	0.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	418.86	0.33	8,786.86	0.84
5400-0000	SERVICES				
5410-0000	Elevator Service	162.57	0.13	1,300.56	0.12
5412-0000	Elevator Service-NonCAM	2.43	0.00	19.44	0.00
5420-0000	Fire Protection System	0.00	0.00	3,083.70	0.29
5430-0000	Exterminating	352.30	0.28	4,391.09	0.42
5433-0000	Non CAM Exterminating	2.70	0.00	45.69	0.00
5445-0000	Backflow Prevention Service	0.00	0.00	268.90	0.03
5447-0000	HVAC Monthly Service	0.00	0.00	8,742.60	0.83
5448-0000	Non CAM HVAC Monthly Maint	0.00	0.00	41.40	0.00
5450-0000	Janitorial Service	8,289.32	6.61	67,170.18	6.40
5455-0000	Non CAM Janitorial	132.95	0.11	1,083.61	0.10
5460-0000	Landscaping Service	7,376.78	5.88	33,304.83	3.17
5462-0000	Non CAM Landscaping	1,715.78	1.37	9,074.82	0.86
5480-0000	Security	24.00	0.02	24.00	0.00
5482-0000	Non CAM Security	0.00	0.00	360.00	0.03
5499-0000	TOTAL SERVICES	18,058.83	14.39	128,910.82	12.28
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	23,000.00	2.19
5520-0000	Phone Service	108.00	0.09	1,002.20	0.10
5522-0000	Internet Charge	70.85	0.06	564.70	0.05
5523-0000	Internet Charge-NonCAM	405.00	0.32	3,442.00	0.33
5530-0000	Copies	90.40	0.07	322.89	0.03
5560-0000	Fees/Licenses/Permits	5.80	0.00	29.00	0.00
5565-0000	Office Supplies	74.23	0.06	498.76	0.05
5566-0000	Office Equipment Maintenance	99.00	0.08	99.00	0.01
5567-0000	Office Equip Mtnc-NonCAM	30.44	0.02	263.79	0.03
5575-0000	Professional Fees	2,350.00	1.87	24,137.75	2.30
5585-0000	Subscriptions	0.00	0.00	1,250.00	0.12
5586-0000	Marketing/PR	1,743.54	1.39	1,643.54	0.16
5587-0000	General Authority Expense	158.38	0.13	452.63	0.04
5588-0000	Economic Development	0.00	0.00	35,000.00	3.33
5589-0000	Research Grants	15,000.00	11.95	15,000.00	1.43
5592-0000	Non CAM Professional Fees	2,350.00	1.87	35,963.75	3.42
5596-0000	Other Administration Costs	185.30	0.15	1,686.49	0.16
5599-0000	TOTAL PROPERTY ADMINISTRATION	22,670.94	18.07	144,356.50	13.75
6110-0000	Management Fees TALCOR	5,437.62	4.33	43,500.96	4.14
6111-0000	Management Fees-NonCAM	3,312.38	2.64	26,499.04	2.52
6159-0000	TOTAL OTHER EXPENSES	8,750.00	6.97	70,000.00	6.67
7110-0000	Property Insurance	7,168.93	5.71	52,497.99	5.00
7111-0000	Property Insurance-NonCAM	599.99	0.48	8,667.24	0.83
7199-0000	TOTAL INSURANCE/TAXES	7,768.92	6.19	61,165.23	5.82

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

Income Statement

Period = May 2013

Book = Accrual

		Period to Date	%	Year to Date	%
7800-0000	TOTAL OPERATING EXPENSE:	82,827.96	66.01	634,701.32	60.44
7999-0000	NET INCOME - OPERATING	42,658.84	33.99	415,381.96	39.56
8100-0000	DEBT SERVICE				
8122-0000	Bond Interest Expense	10,871.95	8.66	88,294.16	8.41
8199-0000	TOTAL DEBT SERVICE	10,871.95	8.66	88,294.16	8.41
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	51,620.03	41.14	412,960.24	39.33
8220-0000	Amortization Expense	275.00	0.22	2,200.00	0.21
8299-0000	TOTAL OTHER EXPENSES	51,895.03	41.36	415,160.24	39.54
9900-0000	NET INCOME	-20,108.14	-16.02	-88,072.44	-8.39

Budget Comparison

Period = May 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	575.98	0.00	575.98	N/A	745.03	0.00	745.03	N/A	0.00
3110-0000	Rent	73,615.91	73,652.00	-36.09	-0.05	591,352.71	591,052.00	300.71	0.05	885,660.00
3110-5000	Amortized Income	20,527.36	20,527.33	0.03	0.00	164,218.88	164,218.64	0.24	0.00	246,328.00
3114-5000	Operating Expense Reimbursement	18,697.20	27,931.00	-9,233.80	-33.06	167,289.93	253,553.00	-86,263.07	-34.02	353,744.00
3115-0000	CAM	8,588.00	8,590.00	-2.00	-0.02	68,704.09	68,709.00	-4.91	-0.01	103,080.00
3119-0000	Management Fee Income	1,126.83	1,277.00	-150.17	-11.76	8,999.31	9,888.00	-888.69	-8.99	14,996.00
3120-0000	Other Rents	1,777.22	2,011.00	-233.78	-11.63	16,478.77	16,088.00	390.77	2.43	24,132.00
3220-0000	Interest Income	545.60	6,100.00	-5,554.40	-91.06	31,893.43	48,800.00	-16,906.57	-34.64	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	11.03	0.00	11.03	N/A	108.77	0.00	108.77	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	173.36	0.00	173.36	N/A	0.00
3990-0000	TOTAL REVENUE	125,486.80	140,088.33	-14,601.53	-10.42	1,050,083.28	1,152,308.64	-102,225.36	-8.87	1,701,140.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	9,875.00	9,871.00	-4.00	-0.04	9,927.56	19,742.00	9,814.44	49.71	59,225.00
4403-0000	Clerical Salary-Authority	3,802.56	3,750.00	-52.56	-1.40	30,315.36	30,000.00	-315.36	-1.05	45,000.00
4404-0000	Payroll Taxes - Authority	1,042.32	1,106.00	63.68	5.76	3,886.42	4,314.00	427.58	9.91	8,738.00
4405-0000	Worker's Compensation-Authority	272.00	203.00	-69.00	-33.99	971.00	735.00	-236.00	-32.11	1,547.00
4406-0000	Employee Benefits-Authority	367.94	2,567.00	2,199.06	85.67	3,364.00	9,532.00	6,168.00	64.71	19,800.00
4407-0000	Retention Bonus	0.00	10,000.00	10,000.00	100.00	10,000.00	10,000.00	0.00	0.00	10,000.00
4415-0000	Interim Admin Pay	0.00	0.00	0.00	N/A	69,094.73	58,861.00	-10,233.73	-17.39	58,861.00
4460-0000	Employee Benefits	777.02	0.00	-777.02	N/A	2,226.85	0.00	-2,226.85	N/A	0.00
4490-0000	TOTAL PAYROLL EXPENSE	16,136.84	27,497.00	11,360.16	41.31	129,785.92	133,184.00	3,398.08	2.55	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	2,674.24	2,962.00	287.76	9.72	21,349.00	24,528.00	3,179.00	12.96	38,731.00
4607-0000	Electric - NonCam	313.44	306.00	-7.44	-2.43	2,866.39	2,723.00	-143.39	-5.27	4,230.00
4622-0000	Demand Credit	-35.30	0.00	35.30	N/A	-267.68	0.00	267.68	N/A	0.00
4635-0000	Refuse Collection	461.10	482.00	20.90	4.34	3,947.57	3,829.00	-118.57	-3.10	5,757.00
4637-0000	Refuse - NONCAM	8.74	9.00	0.26	2.89	69.92	72.00	2.08	2.89	108.00
4640-0000	Water/Sewer	410.88	437.00	26.12	5.98	3,515.97	3,656.00	140.03	3.83	5,453.00
4642-0000	Non CAM Water/Sewer	7.18	8.00	0.82	10.25	61.72	64.00	2.28	3.56	97.00
4648-0000	Irrigation - Utility	175.41	256.00	80.59	31.48	1,428.54	1,441.00	12.46	0.86	2,454.00
4649-0000	Irrigation-NonCAM	1.05	3.00	1.95	65.00	9.82	14.00	4.18	29.86	26.00
4650-0000	Stormwater	45.32	47.00	1.68	3.57	362.56	376.00	13.44	3.57	564.00
4660-0000	Fire Service - Utility	27.29	28.00	0.71	2.54	218.32	224.00	5.68	2.54	336.00
4799-0000	TOTAL UTILITIES	4,089.35	4,538.00	448.65	9.89	33,562.13	36,927.00	3,364.87	9.11	57,756.00
5116-5000	REPAIR/MAINTENANCE									

Budget Comparison

Period = May 2013

Book = Accrual

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5120-0000	Electric Repairs	114.20	600.00	485.80	80.97	5,115.59	8,650.00	3,534.41	40.86	11,000.00
5122-0000	NONCAM Electrical Repairs	0.00	0.00	0.00	N/A	8.97	54.00	45.03	83.39	81.00
5125-0000	Electric Supplies	295.40	150.00	-145.40	-96.93	841.16	1,746.00	904.84	51.82	2,567.00
5127-0000	NONCAM Electric Supplies	0.00	25.00	25.00	100.00	0.00	92.00	92.00	100.00	97.00
5130-0000	Electric Bulbs	295.08	0.00	-295.08	N/A	2,501.03	0.00	-2,501.03	N/A	0.00
5132-0000	NONCAM Electric Bulbs	0.00	0.00	0.00	N/A	33.38	0.00	-33.38	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	413.82	65.00	-348.82	-536.65	413.82	705.00	291.18	41.30	885.00
5141-0000	Elevator Maintenance-NonCAM	6.18	0.00	-6.18	N/A	6.18	12.00	5.82	48.50	15.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	0.00	N/A	2,186.57	675.00	-1,511.57	-223.94	900.00
5145-2210	Security Monitor Cont	0.00	0.00	0.00	N/A	0.00	1,290.00	1,290.00	100.00	1,720.00
5145-2310	Security Monitro Cont-NonCAM	0.00	0.00	0.00	N/A	0.00	360.00	360.00	100.00	480.00
5145-4400	Security Maint & Repair	0.00	75.00	75.00	100.00	0.00	225.00	225.00	100.00	300.00
5160-0000	Exterior Building Maintenance	262.42	415.00	152.58	36.77	12,842.06	16,050.00	3,207.94	19.99	20,835.00
5161-0000	Exterior Building Supplies	103.37	125.00	21.63	17.30	103.37	1,530.00	1,426.63	93.24	2,280.00
5161-5000	Ext Building Supplies-NonCAM	0.00	0.00	0.00	N/A	0.00	16.00	16.00	100.00	22.00
5162-0000	Non CAM Exterior Bldg Maint.	1.56	3.00	1.44	48.00	199.67	308.00	108.33	35.17	347.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	573.40	1,875.00	1,301.60	69.42	1,875.00
5175-0000	Fire Alarm/Sprinkler Repair	0.00	0.00	0.00	N/A	0.00	780.00	780.00	100.00	780.00
5180-0000	HVAC Repair	2,020.70	4,500.00	2,479.30	55.10	17,850.74	24,600.00	6,749.26	27.44	51,850.00
5182-0000	Non CAM HVAC Repair	0.00	0.00	0.00	N/A	267.66	500.00	232.34	46.47	1,500.00
5185-0000	HVAC Supplies	0.00	100.00	100.00	100.00	1,044.82	300.00	-744.82	-248.27	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	250.00	250.00	100.00	250.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	215.25	7,900.00	7,684.75	97.28	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	6,986.00	6,986.00	100.00	900.00	9,036.00	8,136.00	90.04	9,036.00
5196-0000	Tree Trimming-NonCAM	0.00	66.00	66.00	100.00	0.00	66.00	66.00	100.00	66.00
5210-0000	Locks & Keys Repairs	137.40	0.00	-137.40	N/A	384.74	1,075.00	690.26	64.21	1,605.00
5212-0000	Non CAM Locks & Keys Repairs	2.60	0.00	-2.60	N/A	2.60	50.00	47.40	94.80	75.00
5215-0000	Locks & Keys Supplies	6.40	0.00	-6.40	N/A	84.40	0.00	-84.40	N/A	0.00
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	0.00	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	1,926.66	21,290.00	19,363.34	90.95	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	672.56	600.00	-72.56	-12.09	6,551.85	7,775.00	1,223.15	15.73	9,975.00
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	0.00	N/A	18.25	0.00	-18.25	N/A	0.00
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,275.00
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	0.00	N/A	6.14	30.00	23.86	79.53	30.00
5240-0000	Backflow Maintenance	0.00	83.00	83.00	100.00	0.00	713.00	713.00	100.00	713.00
5242-0000	Backflow Maintenance-NonCAM	0.00	5.00	5.00	100.00	0.00	5.00	5.00	100.00	5.00
5245-0000	Irrigation Repairs	593.53	0.00	-593.53	N/A	1,212.79	2,188.00	975.21	44.57	2,188.00
5245-5000	Irrigation Repairs-NonCAM	9.00	0.00	-9.00	N/A	14.60	12.00	-2.60	-21.67	12.00
5250-0000	Roof Repairs	0.00	1,500.00	1,500.00	100.00	759.20	16,300.00	15,540.80	95.34	25,950.00
5252-0000	Non CAM Roof Repairs	0.00	0.00	0.00	N/A	10.80	90.00	79.20	88.00	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

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5290-0000	Other Maintenance	0.00	125.00	125.00	100.00	0.00	1,875.00	1,875.00	100.00	2,000.00
5299-0000	TOTAL REPAIR/MAINTENANCE	4,934.22	15,423.00	10,488.78	68.01	58,080.09	138,163.00	80,082.91	57.96	189,124.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	1,500.00	1,500.00	100.00	2,200.00	19,617.00	17,417.00	88.79	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	500.00	500.00	100.00	0.00	3,400.00	3,400.00	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	300.00	300.00	100.00	0.00	600.00	600.00	100.00	600.00
5340-0000	Painting	0.00	750.00	750.00	100.00	0.00	16,578.00	16,578.00	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	400.00	400.00	100.00	0.00	400.00	400.00	100.00	400.00
5365-0000	Interior Supplies	44.94	0.00	-44.94	N/A	546.01	2,900.00	2,353.99	81.17	2,900.00
5367-0000	Non CAM Interior Supplies	2.87	0.00	-2.87	N/A	2.87	100.00	97.13	97.13	100.00
5370-0000	Interior Repairs	371.05	1,300.00	928.95	71.46	6,035.88	9,200.00	3,164.12	34.39	11,725.00
5375-0000	Non CAM Interior Repairs	0.00	250.00	250.00	100.00	2.10	750.00	747.90	99.72	750.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	3,250.00	3,250.00	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	418.86	5,000.00	4,581.14	91.62	8,786.86	57,915.00	49,128.14	84.83	66,324.00
5400-0000	SERVICES									
5410-0000	Elevator Service	162.57	163.00	0.43	0.26	1,300.56	1,304.00	3.44	0.26	1,956.00
5412-0000	Elevator Service-NonCAM	2.43	3.00	0.57	19.00	19.44	24.00	4.56	19.00	36.00
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	3,083.70	2,748.00	-335.70	-12.22	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	4,391.09	4,924.00	532.91	10.82	6,136.00
5433-0000	Non CAM Exterminating	2.70	3.00	0.30	10.00	45.69	24.00	-21.69	-90.38	36.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	268.90	130.00	-138.90	-106.85	130.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	8,742.60	13,446.00	4,703.40	34.98	18,438.00
5448-0000	Non CAM HVAC Monthly Maint	0.00	0.00	0.00	N/A	41.40	67.00	25.60	38.21	90.00
5450-0000	Janitorial Service	8,289.32	8,416.00	126.68	1.51	67,170.18	67,328.00	157.82	0.23	100,992.00
5455-0000	Non CAM Janitorial	132.95	137.00	4.05	2.96	1,083.61	1,096.00	12.39	1.13	1,644.00
5460-0000	Landscaping Service	7,376.78	3,923.00	-3,453.78	-88.04	33,304.83	23,778.00	-9,526.83	-40.07	39,470.00
5462-0000	Non CAM Landscaping	1,715.78	1,675.00	-40.78	-2.43	9,074.82	9,742.00	667.18	6.85	16,442.00
5470-0000	Parking Lot Service	0.00	0.00	0.00	N/A	0.00	14,254.00	14,254.00	100.00	14,254.00
5470-1000	Non CAM Parking Lot Service	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	300.00
5480-0000	Security	24.00	0.00	-24.00	N/A	24.00	1,965.00	1,941.00	98.78	2,620.00
5482-0000	Non CAM Security	0.00	0.00	0.00	N/A	360.00	360.00	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 Svc	0.00	8,750.00	8,750.00	100.00	0.00	11,575.00	11,575.00	100.00	11,575.00
5488-0000	Window Washing Svc-NonCAM	0.00	0.00	0.00	N/A	0.00	170.00	170.00	100.00	170.00
5499-0000	TOTAL SERVICES	18,058.83	23,373.00	5,314.17	22.74	128,910.82	156,361.00	27,450.18	17.56	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	108.00	263.00	155.00	58.94	1,002.20	2,104.00	1,101.80	52.37	3,156.00
5521-0000	Phone Service-NonCAM	0.00	2.00	2.00	100.00	0.00	16.00	16.00	100.00	24.00

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5522-0000	Internet Charge	70.85	193.00	122.15	63.29	564.70	1,545.00	980.30	63.45	2,317.00
5523-0000	Internet Charge-NonCAM	405.00	426.00	21.00	4.93	3,442.00	3,408.00	-34.00	-1.00	5,112.00
5530-0000	Copies	90.40	113.00	22.60	20.00	322.89	908.00	585.11	64.44	1,360.00
5560-0000	Fees/Licenses/Permits	5.80	6.00	0.20	3.33	29.00	46.00	17.00	36.96	70.00
5565-0000	Office Supplies	74.23	225.00	150.77	67.01	498.76	1,800.00	1,301.24	72.29	2,700.00
5566-0000	Office Equipment Maintenance	99.00	200.00	101.00	50.50	99.00	1,600.00	1,501.00	93.81	2,400.00
5567-0000	Office Equip Mtncce-NonCAM	30.44	28.00	-2.44	-8.71	263.79	237.00	-26.79	-11.30	353.00
5570-0000	Postage/Delivery	0.00	10.00	10.00	100.00	0.00	80.00	80.00	100.00	120.00
5575-0000	Professional Fees	2,350.00	3,000.00	650.00	21.67	24,137.75	43,110.00	18,972.25	44.01	55,110.00
5580-0100	Printing	0.00	42.00	42.00	100.00	0.00	332.00	332.00	100.00	500.00
5585-0000	Subscriptions	0.00	35.00	35.00	100.00	1,250.00	1,599.00	349.00	21.83	1,739.00
5586-0000	Marketing/PR	1,743.54	0.00	-1,743.54	N/A	1,643.54	0.00	-1,643.54	N/A	0.00
5587-0000	General Authority Expense	158.38	0.00	-158.38	N/A	452.63	75.00	-377.63	-503.51	100.00
5588-0000	Economic Development	0.00	0.00	0.00	N/A	35,000.00	25,300.00	-9,700.00	-38.34	25,300.00
5589-0000	Research Grants	15,000.00	30,000.00	15,000.00	50.00	15,000.00	30,000.00	15,000.00	50.00	30,000.00
5592-0000	Non CAM Professional Fees	2,350.00	6,167.00	3,817.00	61.89	35,963.75	49,722.00	13,758.25	27.67	74,390.00
5594-0000	Travel	0.00	0.00	0.00	N/A	0.00	9,100.00	9,100.00	100.00	9,100.00
5596-0000	Other Administration Costs	185.30	516.00	330.70	64.09	1,686.49	4,425.00	2,738.51	61.89	6,789.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	22,670.94	41,226.00	18,555.06	45.01	144,356.50	198,407.00	54,050.50	27.24	243,640.00
6110-0000	Management Fees TALCOR	5,437.62	5,438.00	0.38	0.01	43,500.96	43,504.00	3.04	0.01	65,256.00
6111-0000	Management Fees-NonCAM	3,312.38	3,312.00	-0.38	-0.01	26,499.04	26,496.00	-3.04	-0.01	39,744.00
6159-0000	TOTAL OTHER EXPENSES	8,750.00	8,750.00	0.00	0.00	70,000.00	70,000.00	0.00	0.00	105,000.00
7110-0000	Property Insurance	7,168.93	6,046.00	-1,122.93	-18.57	52,497.99	48,643.00	-3,854.99	-7.93	72,827.00
7111-0000	Property Insurance-NonCAM	599.99	1,583.00	983.01	62.10	8,667.24	12,664.00	3,996.76	31.56	17,346.00
7199-0000	TOTAL INSURANCE/TAXES	7,768.92	7,629.00	-139.92	-1.83	61,165.23	61,307.00	141.77	0.23	90,173.00
7800-0000	TOTAL OPERATING EXPENSES	82,827.96	133,436.00	50,608.04	37.93	634,701.32	852,264.00	217,562.68	25.53	1,182,635.00
7999-0000	NET INCOME - OPERATING	42,658.84	6,652.33	36,006.51	541.26	415,381.96	300,044.64	115,337.32	38.44	518,505.00
8100-0000	DEBT SERVICE									
8122-0000	Bond Interest Expense	10,871.95	10,870.00	-1.95	-0.02	88,294.16	88,289.00	-5.16	-0.01	131,289.00
8199-0000	TOTAL DEBT SERVICE	10,871.95	10,870.00	-1.95	-0.02	88,294.16	88,289.00	-5.16	-0.01	131,289.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	51,620.03	51,216.00	-404.03	-0.79	412,960.24	409,728.00	-3,232.24	-0.79	614,592.00
8220-0000	Amortization Expense	275.00	275.00	0.00	0.00	2,200.00	2,200.00	0.00	0.00	3,300.00
8299-0000	TOTAL OTHER EXPENSES	51,895.03	51,491.00	-404.03	-0.78	415,160.24	411,928.00	-3,232.24	-0.78	617,892.00
9900-0000	NET INCOME	-20,108.14	-55,708.67	35,600.53	63.90	-88,072.44	-200,172.36	112,099.92	56.00	-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	206,870.56	206,872.00	-1.44	0.00	310,308.00
3114-5000	Operating Expense Reimbursement	4,988.66	8,695.00	-3,706.34	-42.63	40,212.58	64,698.00	-24,485.42	-37.85	91,006.00
3990-0000	TOTAL REVENUE	30,847.48	34,554.00	-3,706.52	-10.73	247,083.14	271,570.00	-24,486.86	-9.02	401,314.00
4000-0000	OPERATING EXPENSES									
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	54.82	500.00	445.18	89.04	2,261.02	2,000.00	-261.02	-13.05	2,000.00
5125-0000	Electric Supplies	295.40	0.00	-295.40	N/A	363.37	375.00	11.63	3.10	500.00
5130-0000	Electric Bulbs	160.20	0.00	-160.20	N/A	320.40	0.00	-320.40	N/A	0.00
5160-0000	Exterior Building Maintenance	90.00	90.00	0.00	0.00	987.80	1,720.00	732.20	42.57	3,080.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	375.00	375.00	100.00	500.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	224.00	325.00	101.00	31.08	325.00
5180-0000	HVAC Repair	838.27	750.00	-88.27	-11.77	3,297.55	3,850.00	552.45	14.35	8,350.00
5185-0000	HVAC Supplies	0.00	100.00	100.00	100.00	505.53	300.00	-205.53	-68.51	300.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	1,750.00	1,750.00	100.00	1,750.00
5195-0000	Tree Trimming	0.00	1,000.00	1,000.00	100.00	0.00	1,250.00	1,250.00	100.00	1,250.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	50.00	50.00	100.00	75.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	525.46	2,000.00	1,474.54	73.73	2,000.00
5230-0000	Plumbing Repairs	0.00	500.00	500.00	100.00	949.18	1,500.00	550.82	36.72	1,500.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	125.00	125.00	100.00	125.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	0.00	600.00	600.00	100.00	600.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	410.00	0.00	-410.00	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	1,438.69	2,940.00	1,501.31	51.06	9,844.31	16,220.00	6,375.69	39.31	22,355.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	6,320.00	6,320.00	100.00	6,320.00
5313-0000	Carpet Repairs	0.00	500.00	500.00	100.00	0.00	900.00	900.00	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	400.53	800.00	399.47	49.93	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	500.00	500.00	100.00	400.53	11,170.00	10,769.47	96.41	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	1,076.77	2,940.00	1,863.23	63.38	3,160.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	60.00	70.00	10.00	14.29	70.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	3,294.00	5,190.00	1,896.00	36.53	6,954.00
5450-0000	Janitorial Service	949.26	978.00	28.74	2.94	7,836.48	7,824.00	-12.48	-0.16	11,736.00

INNOVATION PARK-CENTENNIAL BLDG (centenn)

Budget Comparison

Period = May 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5460-0000	Landscaping Service	952.12	535.00	-417.12	-77.97	4,012.08	3,112.00	-900.08	-28.92	5,252.00
5487-0000	Window Washing Service	0.00	2,000.00	2,000.00	100.00	0.00	2,000.00	2,000.00	100.00	2,000.00
5499-0000	TOTAL SERVICES	1,956.38	3,568.00	1,611.62	45.17	16,279.33	23,812.00	7,532.67	31.63	36,037.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	0.00	23.00	23.00	100.00	0.00	184.00	184.00	100.00	276.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	0.00	23.00	23.00	100.00	0.00	184.00	184.00	100.00	276.00
6110-0000	Management Fees TALCOR	1,386.71	1,387.00	0.29	0.02	11,093.68	11,096.00	2.32	0.02	16,644.00
6159-0000	TOTAL OTHER EXPENSES	1,386.71	1,387.00	0.29	0.02	11,093.68	11,096.00	2.32	0.02	16,644.00
7110-0000	Property Insurance	267.50	277.00	9.50	3.43	2,151.27	2,216.00	64.73	2.92	3,324.00
7199-0000	TOTAL INSURANCE/TAXES	267.50	277.00	9.50	3.43	2,151.27	2,216.00	64.73	2.92	3,324.00
7800-0000	TOTAL OPERATING EXPENSES	5,049.28	8,695.00	3,645.72	41.93	39,769.12	64,698.00	24,928.88	38.53	91,006.00
7999-0000	NET INCOME - OPERATING	25,798.20	25,859.00	-60.80	-0.24	207,314.02	206,872.00	442.02	0.21	310,308.00
8100-0000	DEBT SERVICE									
8122-0000	Bond Interest Expense	10,871.95	10,870.00	-1.95	-0.02	88,294.16	88,289.00	-5.16	-0.01	131,289.00
8199-0000	TOTAL DEBT SERVICE	10,871.95	10,870.00	-1.95	-0.02	88,294.16	88,289.00	-5.16	-0.01	131,289.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	12,012.40	11,951.00	-61.40	-0.51	96,099.20	95,608.00	-491.20	-0.51	143,412.00
8220-0000	Amortization Expense	275.00	275.00	0.00	0.00	2,200.00	2,200.00	0.00	0.00	3,300.00
8299-0000	TOTAL OTHER EXPENSES	12,287.40	12,226.00	-61.40	-0.50	98,299.20	97,808.00	-491.20	-0.50	146,712.00
9900-0000	NET INCOME	2,638.85	2,763.00	-124.15	-4.49	20,720.66	20,775.00	-54.34	-0.26	32,307.00

CENTENNIAL - BUDGET COMPARISON

As of May 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$247,083.14	\$271,570.00	-\$24,486.86	-9.02
Total Operating Expenses	\$39,769.12	\$64,698.00	\$24,928.88	38.53
Net Operating Income	\$207,314.02	\$206,872.00	\$442.02	0.21

Major Variances from Budget:

1) Total Revenue

Total Revenue shortage is the result of Operating Expense Reimbursement projects that have not, and may not, be completed during the current year. Most notable accounts are Repair & Maintenance (-\$6,375.00), Cleaning & Improvements (-\$10,679) and Services (-\$7,532). As we begin the budget process for 2013/2014 we will need to discuss how these expenses are reflected in order to meet the expectation.

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = May 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	151,890.08	151,888.00	2.08	0.00	227,832.00
3990-0000	TOTAL REVENUE	18,986.26	18,986.00	0.26	0.00	151,890.08	151,888.00	2.08	0.00	227,832.00
4000-0000	OPERATING EXPENSES									
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	532.17	500.00	-32.17	-6.43	750.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	11.98	500.00	488.02	97.60	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	720.00	1,120.00	400.00	35.71	2,180.00
5161-0000	Exterior Building Supplies	0.00	125.00	125.00	100.00	0.00	375.00	375.00	100.00	500.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	184.40	335.00	150.60	44.96	335.00
5180-0000	HVAC Repair	1,182.43	500.00	-682.43	-136.49	1,452.43	1,500.00	47.57	3.17	2,000.00
5190-0000	Landscaping Supplies	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	250.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	2,250.00	2,250.00	100.00	2,250.00
5195-0000	Tree Trimming	0.00	300.00	300.00	100.00	0.00	600.00	600.00	100.00	600.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	60.00	60.00	100.00	80.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	925.51	9,000.00	8,074.49	89.72	9,000.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	2,512.07	1,500.00	-1,012.07	-67.47	2,250.00
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	0.00	400.00	400.00	100.00	600.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	125.00	125.00	100.00	125.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	7,000.00	7,000.00	100.00	10,500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	1,272.43	1,015.00	-257.43	-25.36	6,830.28	26,515.00	19,684.72	74.24	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	2,250.00	2,250.00	100.00	2,250.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	199.00	0.00	-199.00	N/A	0.00
5370-0000	Interior Repairs	86.99	0.00	-86.99	N/A	451.80	2,500.00	2,048.20	81.93	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	86.99	750.00	663.01	88.40	2,850.80	8,595.00	5,744.20	66.83	9,555.00
5400-0000	SERVICES									
5430-0000	Exterminating	55.00	55.00	0.00	0.00	638.00	440.00	-198.00	-45.00	660.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	98.00	0.00	-98.00	N/A	0.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	1,470.00	2,363.00	893.00	37.79	3,166.00
5450-0000	Janitorial Service	1,477.26	1,522.00	44.74	2.94	12,049.68	12,176.00	126.32	1.04	18,264.00

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = May 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5460-0000	Landscaping Service	1,118.92	701.00	-417.92	-59.62	4,992.48	4,951.00	-41.48	-0.84	7,755.00
5485-0000	Sprinkler System Service	0.00	0.00	0.00	N/A	0.00	450.00	450.00	100.00	900.00
5487-0000	Window Washing Service	0.00	1,650.00	1,650.00	100.00	0.00	1,650.00	1,650.00	100.00	1,650.00
5499-0000	TOTAL SERVICES	2,651.18	3,928.00	1,276.82	32.51	19,248.16	22,030.00	2,781.84	12.63	32,395.00
6110-0000	Management Fees TALCOR	1,055.96	1,056.00	0.04	0.00	8,447.68	8,448.00	0.32	0.00	12,672.00
6159-0000	TOTAL OTHER EXPENSES	1,055.96	1,056.00	0.04	0.00	8,447.68	8,448.00	0.32	0.00	12,672.00
7110-0000	Property Insurance	203.57	223.00	19.43	8.71	1,645.93	1,784.00	138.07	7.74	2,676.00
7199-0000	TOTAL INSURANCE/TAXES	203.57	223.00	19.43	8.71	1,645.93	1,784.00	138.07	7.74	2,676.00
7800-0000	TOTAL OPERATING EXPENSES	5,270.13	6,972.00	1,701.87	24.41	39,022.85	67,372.00	28,349.15	42.08	90,468.00
7999-0000	NET INCOME - OPERATING	13,716.13	12,014.00	1,702.13	14.17	112,867.23	84,516.00	28,351.23	33.55	137,364.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,031.77	3,723.00	-308.77	-8.29	32,254.16	29,784.00	-2,470.16	-8.29	44,676.00
8299-0000	TOTAL OTHER EXPENSES	4,031.77	3,723.00	-308.77	-8.29	32,254.16	29,784.00	-2,470.16	-8.29	44,676.00
9900-0000	NET INCOME	9,684.36	8,291.00	1,393.36	16.81	80,613.07	54,732.00	25,881.07	47.29	92,688.00

COLLINS - BUDGET COMPARISON

As of May 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$151,890.08	\$151,888.00	\$2.08	0.00
Total Operating Expenses	\$39,022.85	\$67,372.00	\$28,349.15	42.08
Net Operating Income	\$112,867.23	\$84,516.00	\$28,351.23	33.55

Major Variances from Budget:

As the move out date of Department of Revenue rapidly approaches, we continue to "build" Income reserves to hopefully level of any negative impact to the year end budget. Services are not being comprised as a result and there has been no negative impact to the level of tenant satisfaction that we are aware of.

INNOVATION PARK -TENANTS IN COMMON (inn-tic)

Budget Comparison

Period = May 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	575.98	0.00	575.98	N/A	745.03	0.00	745.03	N/A	0.00
3110-0000	Rent	583.33	583.00	0.33	0.06	4,666.64	4,664.00	2.64	0.06	6,996.00
3110-5000	Amortized Income	20,527.36	20,527.33	0.03	0.00	164,218.88	164,218.64	0.24	0.00	246,328.00
3114-5000	Operating Expense Reimbursement	2,138.12	2,007.00	131.12	6.53	17,104.96	16,056.00	1,048.96	6.53	24,084.00
3115-0000	CAM	8,588.00	8,590.00	-2.00	-0.02	68,704.09	68,709.00	-4.91	-0.01	103,080.00
3120-0000	Other Rents	1,756.07	1,968.00	-211.93	-10.77	16,309.57	15,744.00	565.57	3.59	23,616.00
3220-0000	Interest Income	545.60	6,100.00	-5,554.40	-91.06	31,893.43	48,800.00	-16,906.57	-34.64	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	3.01	0.00	3.01	N/A	53.60	0.00	53.60	N/A	0.00
3990-0000	TOTAL REVENUE	34,717.47	39,775.33	-5,057.86	-12.72	303,815.20	318,191.64	-14,376.44	-4.52	477,304.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	18.26	27.00	8.74	32.37	142.04	213.00	70.96	33.31	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	119.81	180.00	60.19	33.44	910.44	930.00	19.56	2.10	1,630.00
4799-0000	TOTAL UTILITIES	138.07	207.00	68.93	33.30	1,088.46	1,143.00	54.54	4.77	1,951.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	59.38	0.00	-59.38	N/A	137.75	0.00	-137.75	N/A	0.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	17.06	0.00	-17.06	N/A	0.00
5160-0000	Exterior Building Maintenance	0.00	0.00	0.00	N/A	324.74	0.00	-324.74	N/A	0.00
5161-0000	Exterior Building Supplies	103.37	0.00	-103.37	N/A	103.37	0.00	-103.37	N/A	0.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	215.25	2,000.00	1,784.75	89.24	2,000.00
5195-0000	Tree Trimming	0.00	750.00	750.00	100.00	0.00	2,250.00	2,250.00	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	162.75	750.00	587.25	78.30	1,013.66	4,250.00	3,236.34	76.15	4,250.00
5300-0000	CLEANING AND IMPROVEMENTS									
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	197.86	0.00	-197.86	N/A	0.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	0.00	N/A	197.86	0.00	-197.86	N/A	0.00
5400-0000	SERVICES									
5430-0000	Exterminating	0.00	0.00	0.00	N/A	82.01	0.00	-82.01	N/A	0.00
5460-0000	Landscaping Service	538.88	539.00	0.12	0.02	4,063.32	3,176.00	-887.32	-27.94	5,332.00
5462-0000	Non CAM Landscaping	1,645.51	1,646.00	0.49	0.03	8,779.22	9,576.00	796.78	8.32	16,160.00
5499-0000	TOTAL SERVICES	2,184.39	2,185.00	0.61	0.03	12,924.55	12,752.00	-172.55	-1.35	21,492.00

INNOVATION PARK -TENANTS IN COMMON (inn-tic)

Budget Comparison

Period = May 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
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	108.00	215.00	107.00	49.77	896.85	1,720.00	823.15	47.86	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	24,137.75	24,000.00	-137.75	-0.57	36,000.00
5585-0000	Subscriptions	0.00	0.00	0.00	N/A	725.00	0.00	-725.00	N/A	0.00
5588-0000	Economic Development	0.00	0.00	0.00	N/A	35,000.00	25,300.00	-9,700.00	-38.34	25,300.00
5589-0000	Research Grants	15,000.00	30,000.00	15,000.00	50.00	15,000.00	30,000.00	15,000.00	50.00	30,000.00
5592-0000	Non CAM Professional Fees	2,350.00	6,167.00	3,817.00	61.89	32,963.75	49,332.00	16,368.25	33.18	74,000.00
5596-0000	Other Administration Costs	185.30	516.00	330.70	64.09	1,686.49	4,425.00	2,738.51	61.89	6,789.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	19,993.30	39,898.00	19,904.70	49.89	133,480.39	157,777.00	24,296.61	15.40	197,669.00
6110-0000	Management Fees TALCOR	875.00	875.00	0.00	0.00	7,000.00	7,000.00	0.00	0.00	10,500.00
6159-0000	TOTAL OTHER EXPENSES	875.00	875.00	0.00	0.00	7,000.00	7,000.00	0.00	0.00	10,500.00
7110-0000	Property Insurance	2,713.39	2,007.00	-706.39	-35.20	17,114.24	16,331.00	-783.24	-4.80	24,359.00
7111-0000	Property Insurance-NonCAM	532.46	1,525.00	992.54	65.08	8,133.22	12,200.00	4,066.78	33.33	16,650.00
7199-0000	TOTAL INSURANCE/TAXES	3,245.85	3,532.00	286.15	8.10	25,247.46	28,531.00	3,283.54	11.51	41,009.00
7800-0000	TOTAL OPERATING EXPENSES	26,599.36	47,447.00	20,847.64	43.94	180,952.38	211,453.00	30,500.62	14.42	276,871.00
7999-0000	NET INCOME - OPERATING	8,118.11	-7,671.67	15,789.78	205.82	122,862.82	106,738.64	16,124.18	15.11	200,433.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	14,823.49	14,823.00	-0.49	0.00	118,587.92	118,584.00	-3.92	0.00	177,876.00
8299-0000	TOTAL OTHER EXPENSES	14,823.49	14,823.00	-0.49	0.00	118,587.92	118,584.00	-3.92	0.00	177,876.00
9900-0000	NET INCOME	-6,705.38	-22,494.67	15,789.29	70.19	4,274.90	-11,845.36	16,120.26	136.09	22,557.00

INN-TIC - BUDGET COMPARISON

As of May 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$303,815.20	\$318,191.64	-\$14,376.44	-4.52
Total Operating Expenses	\$180,952.38	\$211,453.00	\$30,500.62	14.42
Net Operating Income	\$122,862.82	\$106,738.64	\$16,124.18	15.11

Major Variances from Budget:

Total Revenue

Interest Income continues to perform unfavorably as compared to 2011-2012 actuals. The account is currently 34.64% - \$16,906 below budget. This is due in large part to the fact that the Dow Jones Industrial average has risen nearly 3000 points year over year which has decreased the bond yield on the investments.

INNOVATION PARK - JOHNSON BLDG (johnson)

Budget Comparison

Period = May 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	5,606.70	9,910.00	-4,303.30	-43.42	54,767.62	85,067.00	-30,299.38	-35.62	112,388.00
3119-0000	Management Fee Income	580.84	659.00	-78.16	-11.86	4,638.82	5,104.00	-465.18	-9.11	7,740.00
3990-0000	TOTAL REVENUE	6,187.54	10,569.00	-4,381.46	-41.46	59,406.44	90,171.00	-30,764.56	-34.12	120,128.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4635-0000	Refuse Collection	168.58	171.00	2.42	1.42	1,348.64	1,353.00	4.36	0.32	2,037.00
4640-0000	Water/Sewer	138.51	135.00	-3.51	-2.60	1,190.61	1,151.00	-39.61	-3.44	1,716.00
4648-0000	Irrigation - Utility	20.33	24.00	3.67	15.29	189.41	163.00	-26.41	-16.20	271.00
4799-0000	TOTAL UTILITIES	327.42	330.00	2.58	0.78	2,728.66	2,667.00	-61.66	-2.31	4,024.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	386.78	3,000.00	2,613.22	87.11	3,600.00
5125-0000	Electric Supplies	0.00	75.00	75.00	100.00	53.40	175.00	121.60	69.49	200.00
5130-0000	Electric Bulbs	134.88	0.00	-134.88	N/A	889.75	0.00	-889.75	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	210.00	0.00	-210.00	N/A	210.00	375.00	165.00	44.00	500.00
5160-0000	Exterior Building Maintenance	30.13	45.00	14.87	33.04	3,917.06	4,770.00	852.94	17.88	5,905.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	335.00	335.00	100.00	335.00
5175-0000	Fire Alarm/Sprinkler Repair	0.00	0.00	0.00	N/A	0.00	780.00	780.00	100.00	780.00
5180-0000	HVAC Repair	0.00	1,500.00	1,500.00	100.00	3,560.39	3,000.00	-560.39	-18.68	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	1,256.00	1,256.00	100.00	0.00	1,256.00	1,256.00	100.00	1,256.00
5210-0000	Locks & Keys Repairs	50.23	0.00	-50.23	N/A	56.23	0.00	-56.23	N/A	0.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	427.67	3,500.00	3,072.33	87.78	3,500.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	737.20	1,850.00	1,112.80	60.15	2,050.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	90.00	90.00	100.00	90.00
5245-0000	Irrigation Repairs	173.52	0.00	-173.52	N/A	399.91	200.00	-199.91	-99.96	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	598.76	2,876.00	2,277.24	79.18	11,191.82	25,981.00	14,789.18	56.92	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	1,000.00	1,000.00	100.00	1,000.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	3,000.00	3,000.00	100.00	3,000.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	40.46	0.00	-40.46	N/A	0.00
5370-0000	Interior Repairs	0.00	500.00	500.00	100.00	537.70	1,500.00	962.30	64.15	1,500.00

INNOVATION PARK - JOHNSON BLDG (johnson)

Budget Comparison

Period = May 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	500.00	500.00	100.00	578.16	7,000.00	6,421.84	91.74	8,500.00
5400-0000	SERVICES									
5410-0000	Elevator Service	82.50	83.00	0.50	0.60	660.00	664.00	4.00	0.60	996.00
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	3,083.70	2,600.00	-483.70	-18.60	4,765.00
5430-0000	Exterminating	95.00	45.00	-50.00	-111.11	815.98	360.00	-455.98	-126.66	540.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	40.54	25.00	-15.54	-62.16	25.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	1,792.00	2,769.00	977.00	35.28	3,692.00
5450-0000	Janitorial Service	1,942.40	2,001.00	58.60	2.93	15,935.55	16,008.00	72.45	0.45	24,012.00
5460-0000	Landscaping Service	1,355.58	551.00	-804.58	-146.02	5,702.09	3,201.00	-2,501.09	-78.13	5,405.00
5470-0000	Parking Lot Service	0.00	0.00	0.00	N/A	0.00	5,900.00	5,900.00	100.00	5,900.00
5487-0000	Window Washing Service	0.00	2,400.00	2,400.00	100.00	0.00	2,400.00	2,400.00	100.00	2,400.00
5499-0000	TOTAL SERVICES	3,475.48	5,080.00	1,604.52	31.58	28,029.86	33,927.00	5,897.14	17.38	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	13,345.28	13,344.00	-1.28	-0.01	20,016.00
6159-0000	TOTAL OTHER EXPENSES	1,668.16	1,668.00	-0.16	-0.01	13,345.28	13,344.00	-1.28	-0.01	20,016.00
7110-0000	Property Insurance	1,302.55	1,124.00	-178.55	-15.89	10,300.55	8,992.00	-1,308.55	-14.55	13,488.00
7199-0000	TOTAL INSURANCE/TAXES	1,302.55	1,124.00	-178.55	-15.89	10,300.55	8,992.00	-1,308.55	-14.55	13,488.00
7800-0000	TOTAL OPERATING EXPENSES	7,372.37	11,578.00	4,205.63	36.32	66,174.33	98,411.00	32,236.67	32.76	132,404.00
7999-0000	NET INCOME - OPERATING	-1,184.83	-1,009.00	-175.83	-17.43	-6,767.89	-8,240.00	1,472.11	17.87	-12,276.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	7,681.43	7,681.00	-0.43	-0.01	61,451.44	61,448.00	-3.44	-0.01	92,172.00
8299-0000	TOTAL OTHER EXPENSES	7,681.43	7,681.00	-0.43	-0.01	61,451.44	61,448.00	-3.44	-0.01	92,172.00
9900-0000	NET INCOME	-8,866.26	-8,690.00	-176.26	-2.03	-68,219.33	-69,688.00	1,468.67	2.11	-104,448.00

JOHNSON - BUDGET COMPARISON

As of May 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$59,406.44	\$90,171.00	-\$30,764.56	-34.12
Total Operating Expenses	\$66,174.33	\$98,411.00	\$32,236.67	32.76
Net Operating Income	-\$6,767.89	-\$8,240.00	\$1,472.11	17.87

Major Variances from Budget:

Operating Expense Reimbursements are \$30,299 under budget which is also reflective in the Total Revenue variance. Total Repair & Maintenance (\$14,789), Total Cleaning & Improvements (\$6,421), and Total Property Administration (\$6,500) make up the shortfall of Operating Expenses.

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = May 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	6,899.36	6,840.00	59.36	0.87	10,260.00
3120-0000	Other Rents	21.15	21.00	0.15	0.71	169.20	168.00	1.20	0.71	252.00
3315-0000	Sales Tax Discount	2.13	0.00	2.13	N/A	13.72	0.00	13.72	N/A	0.00
3990-0000	TOTAL REVENUE	885.70	876.00	9.70	1.11	7,082.28	7,008.00	74.28	1.06	10,512.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	9,875.00	9,871.00	-4.00	-0.04	9,927.56	19,742.00	9,814.44	49.71	59,225.00
4403-0000	Clerical Salary-Authority	3,802.56	3,750.00	-52.56	-1.40	30,315.36	30,000.00	-315.36	-1.05	45,000.00
4404-0000	Payroll Taxes - Authority	1,042.32	1,106.00	63.68	5.76	3,886.42	4,314.00	427.58	9.91	8,738.00
4405-0000	Worker's Compensation-Authority	272.00	203.00	-69.00	-33.99	971.00	735.00	-236.00	-32.11	1,547.00
4406-0000	Employee Benefits-Authority	367.94	2,567.00	2,199.06	85.67	3,364.00	9,532.00	6,168.00	64.71	19,800.00
4407-0000	Retention Bonus	0.00	10,000.00	10,000.00	100.00	10,000.00	10,000.00	0.00	0.00	10,000.00
4415-0000	Interim Admin Pay	0.00	0.00	0.00	N/A	69,094.73	58,861.00	-10,233.73	-17.39	58,861.00
4460-0000	Employee Benefits	777.02	0.00	-777.02	N/A	2,226.85	0.00	-2,226.85	N/A	0.00
4490-0000	TOTAL PAYROLL EXPENSE	16,136.84	27,497.00	11,360.16	41.31	129,785.92	133,184.00	3,398.08	2.55	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	87.11	185.00	97.89	52.91	1,165.42	1,765.00	599.58	33.97	2,760.00
4635-0000	Refuse Collection	0.00	17.00	17.00	100.00	0.00	136.00	136.00	100.00	204.00
4640-0000	Water/Sewer	32.03	35.00	2.97	8.49	259.38	301.00	41.62	13.83	452.00
4650-0000	Stormwater	45.32	47.00	1.68	3.57	362.56	376.00	13.44	3.57	564.00
4660-0000	Fire Service - Utility	27.29	28.00	0.71	2.54	218.32	224.00	5.68	2.54	336.00
4799-0000	TOTAL UTILITIES	191.75	312.00	120.25	38.54	2,005.68	2,802.00	796.32	28.42	4,316.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	400.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	0.00	246.00	246.00	100.00	492.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	0.00	N/A	1,334.57	0.00	-1,334.57	N/A	0.00
5145-2210	Security Monitor Cont	0.00	0.00	0.00	N/A	0.00	1,290.00	1,290.00	100.00	1,720.00
5160-0000	Exterior Building Maintenance	0.00	0.00	0.00	N/A	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	150.00	150.00	100.00	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	7.00	10.00	3.00	30.00	10.00
5180-0000	HVAC Repair	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	750.00
5195-0000	Tree Trimming	0.00	1,500.00	1,500.00	100.00	900.00	1,500.00	600.00	40.00	1,500.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	68.70	50.00	-18.70	-37.40	100.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	300.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	90.00	90.00	100.00	90.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	450.00
5290-0000	Other Maintenance	0.00	125.00	125.00	100.00	0.00	375.00	375.00	100.00	500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	1,725.00	1,725.00	100.00	2,368.58	5,361.00	2,992.42	55.82	6,912.00
5300-0000	CLEANING AND IMPROVEMENTS									

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = May 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	36.06	0.00	-36.06	N/A	36.06	250.00	213.94	85.58	375.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	375.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	36.06	0.00	-36.06	N/A	36.06	1,500.00	1,463.94	97.60	1,750.00
5400-0000	SERVICES									
5430-0000	Exterminating	25.00	25.00	0.00	0.00	499.00	200.00	-299.00	-149.50	300.00
5433-0000	Non CAM Exterminating	0.00	0.00	0.00	N/A	15.00	0.00	-15.00	N/A	0.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	204.00	315.00	111.00	35.24	420.00
5450-0000	Janitorial Service	171.08	176.00	4.92	2.80	1,394.29	1,408.00	13.71	0.97	2,112.00
5460-0000	Landscaping Service	1,059.04	642.00	-417.04	-64.96	4,640.49	3,780.00	-860.49	-22.76	6,348.00
5480-0000	Security	0.00	0.00	0.00	N/A	0.00	1,290.00	1,290.00	100.00	1,720.00
5499-0000	TOTAL SERVICES	1,255.12	843.00	-412.12	-48.89	6,752.78	6,993.00	240.22	3.44	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	70.85	193.00	122.15	63.29	494.15	1,545.00	1,050.85	68.02	2,317.00
5530-0000	Copies	90.40	113.00	22.60	20.00	322.89	908.00	585.11	64.44	1,360.00
5560-0000	Fees/Licenses/Permits	5.80	6.00	0.20	3.33	29.00	46.00	17.00	36.96	70.00
5565-0000	Office Supplies	74.23	225.00	150.77	67.01	498.76	1,800.00	1,301.24	72.29	2,700.00
5566-0000	Office Equipment Maintenance	99.00	200.00	101.00	50.50	99.00	1,600.00	1,501.00	93.81	2,400.00
5570-0000	Postage/Delivery	0.00	10.00	10.00	100.00	0.00	80.00	80.00	100.00	120.00
5580-0100	Printing	0.00	42.00	42.00	100.00	0.00	332.00	332.00	100.00	500.00
5585-0000	Subscriptions	0.00	35.00	35.00	100.00	525.00	1,599.00	1,074.00	67.17	1,739.00
5586-0000	Marketing/PR	1,743.54	0.00	-1,743.54	N/A	1,643.54	0.00	-1,643.54	N/A	0.00
5587-0000	General Authority Expense	158.38	0.00	-158.38	N/A	452.63	75.00	-377.63	-503.51	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	0.00	0.00	N/A	0.00	9,100.00	9,100.00	100.00	9,100.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	2,242.20	824.00	-1,418.20	-172.11	7,170.32	17,085.00	9,914.68	58.03	20,406.00
6110-0000	Management Fees TALCOR	118.75	119.00	0.25	0.21	950.00	952.00	2.00	0.21	1,428.00
6159-0000	TOTAL OTHER EXPENSES	118.75	119.00	0.25	0.21	950.00	952.00	2.00	0.21	1,428.00
7110-0000	Property Insurance	270.59	289.00	18.41	6.37	2,182.21	2,312.00	129.79	5.61	3,468.00
7199-0000	TOTAL INSURANCE/TAXES	270.59	289.00	18.41	6.37	2,182.21	2,312.00	129.79	5.61	3,468.00
7800-0000	TOTAL OPERATING EXPENSES	20,251.31	31,609.00	11,357.69	35.93	151,305.32	170,189.00	18,883.68	11.10	252,351.00
7999-0000	NET INCOME - OPERATING	-19,365.61	-30,733.00	11,367.39	36.99	-144,223.04	-163,181.00	18,957.96	11.62	-241,839.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	896.48	886.00	-10.48	-1.18	7,171.84	7,088.00	-83.84	-1.18	10,632.00
8299-0000	TOTAL OTHER EXPENSES	896.48	886.00	-10.48	-1.18	7,171.84	7,088.00	-83.84	-1.18	10,632.00
9900-0000	NET INCOME	-20,262.09	-31,619.00	11,356.91	35.92	-151,394.88	-170,269.00	18,874.12	11.08	-252,471.00

KNIGHT - BUDGET COMPARISON

As of May 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$7,082.28	\$7,008.00	\$74.28	1.06
Total Operating Expenses	\$151,305.32	\$170,189.00	\$18,883.68	11.10
Net Operating Income	-\$144,223.04	-\$163,181.00	\$18,957.96	11.62

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

Within Total Property Administration account 5594, Travel, is \$9,100 under budget. It was assumed during the budget process for the current year that travel expenses should be inserted to cover potential costs associated with the search for an Executive Director. This did not take place and is not anticipated to take place for the remainder of the current operating year. Total Payroll Expense (-\$3,398), Total Repair & Maintenance (-\$2,992) and Total Cleaning and Improvements (-\$1,464) make up the remainder of the Operating Expense shortfall leading to the lessening of the budgets loss.

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = May 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	15,980.51	15,957.00	23.51	0.15	129,926.65	129,492.00	434.65	0.34	193,320.00
3120-0000	Other Rents	0.00	22.00	-22.00	-100.00	0.00	176.00	-176.00	-100.00	264.00
3315-0000	Sales Tax Discount	4.34	0.00	4.34	N/A	30.75	0.00	30.75	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	173.36	0.00	173.36	N/A	0.00
3990-0000	TOTAL REVENUE	16,006.52	15,979.00	27.52	0.17	130,130.76	129,668.00	462.76	0.36	193,584.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	2,568.87	2,750.00	181.13	6.59	20,041.54	22,550.00	2,508.46	11.12	35,650.00
4622-0000	Demand Credit	-35.30	0.00	35.30	N/A	-267.68	0.00	267.68	N/A	0.00
4635-0000	Refuse Collection	136.91	139.00	2.09	1.50	1,095.28	1,100.00	4.72	0.43	1,656.00
4640-0000	Water/Sewer	112.49	118.00	5.51	4.67	966.96	1,015.00	48.04	4.73	1,506.00
4648-0000	Irrigation - Utility	16.51	25.00	8.49	33.96	153.85	177.00	23.15	13.08	276.00
4799-0000	TOTAL UTILITIES	2,799.48	3,032.00	232.52	7.67	21,989.95	24,842.00	2,852.05	11.48	39,088.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	808.29	1,750.00	941.71	53.81	2,500.00
5125-0000	Electric Supplies	0.00	75.00	75.00	100.00	53.85	175.00	121.15	69.23	275.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	424.59	0.00	-424.59	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	96.72	65.00	-31.72	-48.80	96.72	130.00	33.28	25.60	130.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	0.00	N/A	852.00	675.00	-177.00	-26.22	900.00
5145-4400	Security Maint & Repair	0.00	75.00	75.00	100.00	0.00	225.00	225.00	100.00	300.00
5160-0000	Exterior Building Maintenance	24.48	45.00	20.52	45.60	3,112.89	3,440.00	327.11	9.51	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	48.50	285.00	236.50	82.98	285.00
5180-0000	HVAC Repair	0.00	0.00	0.00	N/A	2,305.51	2,000.00	-305.51	-15.28	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	1,020.00	1,020.00	100.00	0.00	1,020.00	1,020.00	100.00	1,020.00
5210-0000	Locks & Keys Repairs	40.80	0.00	-40.80	N/A	48.80	365.00	316.20	86.63	550.00
5215-0000	Locks & Keys Supplies	0.00	0.00	0.00	N/A	78.00	0.00	-78.00	N/A	0.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	22.48	3,500.00	3,477.52	99.36	3,500.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	551.60	1,175.00	623.40	53.06	1,475.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	75.00	75.00	100.00	75.00
5245-0000	Irrigation Repairs	259.83	0.00	-259.83	N/A	443.71	200.00	-243.71	-121.86	200.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	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

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = May 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5290-0000	Other Maintenance	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	421.83	1,280.00	858.17	67.04	9,501.14	21,765.00	12,263.86	56.35	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	300.00	300.00	100.00	0.00	600.00	600.00	100.00	600.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	4,750.00	4,750.00	100.00	4,750.00
5345-0000	Painting Supplies	0.00	400.00	400.00	100.00	0.00	400.00	400.00	100.00	400.00
5365-0000	Interior Supplies	0.00	0.00	0.00	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	1,200.00	1,037.66	86.47	2,200.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	1,100.00	1,100.00	100.00	226.09	9,600.00	9,373.91	97.64	12,850.00
5400-0000	SERVICES									
5410-0000	Elevator Service	38.00	38.00	0.00	0.00	304.00	304.00	0.00	0.00	456.00
5430-0000	Exterminating	45.00	45.00	0.00	0.00	502.17	360.00	-142.17	-39.49	540.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	32.93	0.00	-32.93	N/A	0.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	716.00	1,127.00	411.00	36.47	1,510.00
5450-0000	Janitorial Service	1,666.37	1,594.00	-72.37	-4.54	12,978.13	12,752.00	-226.13	-1.77	19,128.00
5460-0000	Landscaping Service	1,100.94	447.00	-653.94	-146.30	4,630.92	2,600.00	-2,030.92	-78.11	4,388.00
5470-0000	Parking Lot Service	0.00	0.00	0.00	N/A	0.00	4,754.00	4,754.00	100.00	4,754.00
5480-0000	Security	24.00	0.00	-24.00	N/A	24.00	675.00	651.00	96.44	900.00
5487-0000	Window Washing Service	0.00	1,400.00	1,400.00	100.00	0.00	1,400.00	1,400.00	100.00	1,400.00
5499-0000	TOTAL SERVICES	2,874.31	3,524.00	649.69	18.44	19,188.15	23,972.00	4,783.85	19.96	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	11,035.76	11,032.00	-3.76	-0.03	16,548.00
6159-0000	TOTAL OTHER EXPENSES	1,379.47	1,379.00	-0.47	-0.03	11,035.76	11,032.00	-3.76	-0.03	16,548.00
7110-0000	Property Insurance	1,057.87	913.00	-144.87	-15.87	8,365.62	7,304.00	-1,061.62	-14.53	10,956.00
7199-0000	TOTAL INSURANCE/TAXES	1,057.87	913.00	-144.87	-15.87	8,365.62	7,304.00	-1,061.62	-14.53	10,956.00
7800-0000	TOTAL OPERATING EXPENSES	8,532.96	11,228.00	2,695.04	24.00	70,306.71	105,015.00	34,708.29	33.05	146,548.00
7999-0000	NET INCOME - OPERATING	7,473.56	4,751.00	2,722.56	57.30	59,824.05	24,653.00	35,171.05	142.66	47,036.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,195.17	4,189.00	-6.17	-0.15	33,561.36	33,512.00	-49.36	-0.15	50,268.00
8299-0000	TOTAL OTHER EXPENSES	4,195.17	4,189.00	-6.17	-0.15	33,561.36	33,512.00	-49.36	-0.15	50,268.00

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = May 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9900-0000	NET INCOME	3,278.39	562.00	2,716.39	483.34	26,262.69	-8,859.00	35,121.69	396.45	-3,232.00

MORGAN - BUDGET COMPARISON

As of May 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$130,130.76	\$129,668.00	\$462.76	0.36
Total Operating Expenses	\$70,306.71	\$105,015.00	\$34,708.29	33.05
Net Operating Income	\$59,824.05	\$24,653.00	\$35,171.05	142.66

Major Variances from Budget:

1) Total Operating Expenses

Expenses are currently 33% (\$34,708) under budget thus creating an overage of Net Operating Income of 142% (\$35,171). As discussions began a few months ago regarding the future financial situation and potential division of the Park, minimizing expenses and maximizing income became an even greater commodity.

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = May 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	85,756.56	85,760.00	-3.44	0.00	128,640.00
3990-0000	TOTAL REVENUE	10,719.57	10,720.00	-0.43	0.00	85,756.56	85,760.00	-3.44	0.00	128,640.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4635-0000	Refuse Collection	0.00	0.00	0.00	N/A	222.79	0.00	-222.79	N/A	0.00
4799-0000	TOTAL UTILITIES	0.00	0.00	0.00	N/A	222.79	0.00	-222.79	N/A	0.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	642.67	200.00	-442.67	-221.34	400.00
5160-0000	Exterior Building Maintenance	0.00	100.00	100.00	100.00	180.00	980.00	800.00	81.63	1,070.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	109.50	250.00	140.50	56.20	250.00
5180-0000	HVAC Repair	0.00	250.00	250.00	100.00	471.02	750.00	278.98	37.20	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	400.00	400.00	100.00	400.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	500.00
5230-0000	Plumbing Repairs	182.40	100.00	-82.40	-82.40	397.28	300.00	-97.28	-32.43	400.00
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	225.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	125.00	125.00	100.00	125.00
5250-0000	Roof Repairs	0.00	1,500.00	1,500.00	100.00	0.00	3,000.00	3,000.00	100.00	4,500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	182.40	1,950.00	1,767.60	90.65	1,866.33	6,405.00	4,538.67	70.86	8,870.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	1,500.00	1,500.00	100.00	0.00	3,000.00	3,000.00	100.00	3,000.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	1,689.10	1,000.00	-689.10	-68.91	1,500.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	1,500.00	1,500.00	100.00	1,689.10	5,500.00	3,810.90	69.29	6,000.00
5400-0000	SERVICES									
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	0.00	148.00	148.00	100.00	148.00
5430-0000	Exterminating	35.00	35.00	0.00	0.00	280.00	280.00	0.00	0.00	420.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	35.00	35.00	100.00	35.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	604.00	640.00	36.00	5.62	1,300.00
5487-0000	Window Washing Service	0.00	1,300.00	1,300.00	100.00	0.00	1,300.00	1,300.00	100.00	1,300.00
5499-0000	TOTAL SERVICES	35.00	1,335.00	1,300.00	97.38	884.00	2,403.00	1,519.00	63.21	3,203.00
6110-0000	Management Fees TALCOR	621.73	622.00	0.27	0.04	4,973.84	4,976.00	2.16	0.04	7,464.00
6159-0000	TOTAL OTHER EXPENSES	621.73	622.00	0.27	0.04	4,973.84	4,976.00	2.16	0.04	7,464.00

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = May 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7110-0000	Property Insurance	151.11	176.00	24.89	14.14	1,230.00	1,408.00	178.00	12.64	2,112.00
7199-0000	TOTAL INSURANCE/TAXES	151.11	176.00	24.89	14.14	1,230.00	1,408.00	178.00	12.64	2,112.00
7800-0000	TOTAL OPERATING EXPENSES	990.24	5,583.00	4,592.76	82.26	10,866.06	20,692.00	9,825.94	47.49	27,649.00
7999-0000	NET INCOME - OPERATING	9,729.33	5,137.00	4,592.33	89.40	74,890.50	65,068.00	9,822.50	15.10	100,991.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,074.15	3,058.00	-16.15	-0.53	24,593.20	24,464.00	-129.20	-0.53	36,696.00
8299-0000	TOTAL OTHER EXPENSES	3,074.15	3,058.00	-16.15	-0.53	24,593.20	24,464.00	-129.20	-0.53	36,696.00
9900-0000	NET INCOME	6,655.18	2,079.00	4,576.18	220.11	50,297.30	40,604.00	9,693.30	23.87	64,295.00

PHIPPS - BUDGET COMPARISON

As of May 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$85,756.56	\$85,760.00	-\$3.44	0.00
Total Operating Expenses	\$10,866.06	\$20,692.00	\$9,825.94	47.49
Net Operating Income	\$74,890.50	\$65,068.00	\$9,822.50	15.10

Major Variances from Budget:

Expenses continue to be monitored very closely to maximize Net Operating Income. Total Repair and Maintenance is \$4,539 under budget and Cleaning and Improvements is \$3,811 under budget .

INNOVATION PARK - SLIGER BLDG (sliger)

Budget Comparison

Period = May 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	625.00	692.00	-67.00	-9.68	5,342.86	5,536.00	-193.14	-3.49	8,304.00
3114-5000	Operating Expense Reimbursement	5,963.72	7,319.00	-1,355.28	-18.52	55,204.77	87,732.00	-32,527.23	-37.08	126,266.00
3119-0000	Management Fee Income	545.99	618.00	-72.01	-11.65	4,360.49	4,784.00	-423.51	-8.85	7,256.00
3315-0000	Sales Tax Discount	1.55	0.00	1.55	N/A	10.70	0.00	10.70	N/A	0.00
3990-0000	TOTAL REVENUE	7,136.26	8,629.00	-1,492.74	-17.30	64,918.82	98,052.00	-33,133.18	-33.79	141,826.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4607-0000	Electric - NonCam	313.44	306.00	-7.44	-2.43	2,866.39	2,723.00	-143.39	-5.27	4,230.00
4635-0000	Refuse Collection	155.61	155.00	-0.61	-0.39	1,244.88	1,240.00	-4.88	-0.39	1,860.00
4637-0000	Refuse - NONCAM	8.74	9.00	0.26	2.89	69.92	72.00	2.08	2.89	108.00
4640-0000	Water/Sewer	127.85	149.00	21.15	14.19	1,099.02	1,189.00	89.98	7.57	1,779.00
4642-0000	Non CAM Water/Sewer	7.18	8.00	0.82	10.25	61.72	64.00	2.28	3.56	97.00
4648-0000	Irrigation - Utility	18.76	27.00	8.24	30.52	174.84	171.00	-3.84	-2.25	277.00
4649-0000	Irrigation-NonCAM	1.05	3.00	1.95	65.00	9.82	14.00	4.18	29.86	26.00
4799-0000	TOTAL UTILITIES	632.63	657.00	24.37	3.71	5,526.59	5,473.00	-53.59	-0.98	8,377.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	346.91	900.00	553.09	61.45	1,350.00
5122-0000	NONCAM Electrical Repairs	0.00	0.00	0.00	N/A	8.97	54.00	45.03	83.39	81.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	358.56	275.00	-83.56	-30.39	350.00
5127-0000	NONCAM Electric Supplies	0.00	25.00	25.00	100.00	0.00	92.00	92.00	100.00	97.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	387.51	0.00	-387.51	N/A	0.00
5132-0000	NONCAM Electric Bulbs	0.00	0.00	0.00	N/A	33.38	0.00	-33.38	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	107.10	0.00	-107.10	N/A	107.10	200.00	92.90	46.45	255.00
5141-0000	Elevator Maintenance-NonCAM	6.18	0.00	-6.18	N/A	6.18	12.00	5.82	48.50	15.00
5145-2310	Security Monitro Cont-NonCAM	0.00	0.00	0.00	N/A	0.00	360.00	360.00	100.00	480.00
5160-0000	Exterior Building Maintenance	27.81	45.00	17.19	38.20	3,541.26	3,770.00	228.74	6.07	4,405.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	230.00	230.00	100.00	330.00
5161-5000	Ext Building Supplies-NonCAM	0.00	0.00	0.00	N/A	0.00	16.00	16.00	100.00	22.00
5162-0000	Non CAM Exterior Bldg Maint.	1.56	3.00	1.44	48.00	199.67	308.00	108.33	35.17	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	1,500.00	1,500.00	100.00	6,763.84	13,000.00	6,236.16	47.97	30,250.00
5182-0000	Non CAM HVAC Repair	0.00	0.00	0.00	N/A	267.66	500.00	232.34	46.47	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 = May 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5195-0000	Tree Trimming	0.00	1,160.00	1,160.00	100.00	0.00	1,160.00	1,160.00	100.00	1,160.00
5196-0000	Tree Trimming-NonCAM	0.00	66.00	66.00	100.00	0.00	66.00	66.00	100.00	66.00
5210-0000	Locks & Keys Repairs	46.37	0.00	-46.37	N/A	177.62	300.00	122.38	40.79	300.00
5212-0000	Non CAM Locks & Keys Repairs	2.60	0.00	-2.60	N/A	2.60	50.00	47.40	94.80	75.00
5215-0000	Locks & Keys Supplies	6.40	0.00	-6.40	N/A	6.40	0.00	-6.40	N/A	0.00
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	0.00	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	490.16	0.00	-490.16	N/A	1,404.52	1,150.00	-254.52	-22.13	2,000.00
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	0.00	N/A	18.25	0.00	-18.25	N/A	0.00
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	0.00	450.00	450.00	100.00	450.00
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	0.00	N/A	6.14	30.00	23.86	79.53	30.00
5240-0000	Backflow Maintenance	0.00	83.00	83.00	100.00	0.00	83.00	83.00	100.00	83.00
5242-0000	Backflow Maintenance-NonCAM	0.00	5.00	5.00	100.00	0.00	5.00	5.00	100.00	5.00
5245-0000	Irrigation Repairs	160.18	0.00	-160.18	N/A	369.17	188.00	-181.17	-96.37	188.00
5245-5000	Irrigation Repairs-NonCAM	9.00	0.00	-9.00	N/A	14.60	12.00	-2.60	-21.67	12.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	169.20	1,500.00	1,330.80	88.72	3,000.00
5252-0000	Non CAM Roof Repairs	0.00	0.00	0.00	N/A	10.80	90.00	79.20	88.00	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	857.36	2,887.00	2,029.64	70.30	15,463.97	31,666.00	16,202.03	51.17	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	44.94	0.00	-44.94	N/A	44.94	1,500.00	1,455.06	97.00	1,500.00
5367-0000	Non CAM Interior Supplies	2.87	0.00	-2.87	N/A	2.87	100.00	97.13	97.13	100.00
5370-0000	Interior Repairs	248.00	400.00	152.00	38.00	2,758.35	1,950.00	-808.35	-41.45	1,950.00
5375-0000	Non CAM Interior Repairs	0.00	250.00	250.00	100.00	2.10	750.00	747.90	99.72	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	295.81	650.00	354.19	54.49	2,808.26	14,550.00	11,741.74	80.70	15,299.00
5400-0000	SERVICES									
5410-0000	Elevator Service	42.07	42.00	-0.07	-0.17	336.56	336.00	-0.56	-0.17	504.00
5412-0000	Elevator Service-NonCAM	2.43	3.00	0.57	19.00	19.44	24.00	4.56	19.00	36.00
5430-0000	Exterminating	42.30	43.00	0.70	1.63	497.16	344.00	-153.16	-44.52	516.00

INNOVATION PARK - SLIGER BLDG (sliger)

Budget Comparison

Period = May 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5433-0000	Non CAM Exterminating	2.70	3.00	0.30	10.00	30.69	24.00	-6.69	-27.88	36.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	37.43	0.00	-37.43	N/A	0.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	662.60	1,042.00	379.40	36.41	1,396.00
5448-0000	Non CAM HVAC Monthly Maint	0.00	0.00	0.00	N/A	41.40	67.00	25.60	38.21	90.00
5450-0000	Janitorial Service	2,082.95	2,145.00	62.05	2.89	16,976.05	17,160.00	183.95	1.07	25,740.00
5455-0000	Non CAM Janitorial	132.95	137.00	4.05	2.96	1,083.61	1,096.00	12.39	1.13	1,644.00
5460-0000	Landscaping Service	1,251.30	508.00	-743.30	-146.32	5,263.45	2,958.00	-2,305.45	-77.94	4,990.00
5462-0000	Non CAM Landscaping	70.27	29.00	-41.27	-142.31	295.60	166.00	-129.60	-78.07	282.00
5470-0000	Parking Lot Service	0.00	0.00	0.00	N/A	0.00	3,600.00	3,600.00	100.00	3,600.00
5470-1000	Non CAM Parking Lot Service	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	300.00
5482-0000	Non CAM Security	0.00	0.00	0.00	N/A	360.00	360.00	0.00	0.00	480.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	2,825.00	2,825.00	100.00	2,825.00
5488-0000	Window Washing Svc-NonCAM	0.00	0.00	0.00	N/A	0.00	170.00	170.00	100.00	170.00
5499-0000	TOTAL SERVICES	3,626.97	2,910.00	-716.97	-24.64	25,603.99	30,472.00	4,868.01	15.98	42,609.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
5521-0000	Phone Service-NonCAM	0.00	2.00	2.00	100.00	0.00	16.00	16.00	100.00	24.00
5523-0000	Internet Charge-NonCAM	405.00	426.00	21.00	4.93	3,442.00	3,408.00	-34.00	-1.00	5,112.00
5567-0000	Office Equip Mtnce-NonCAM	30.44	28.00	-2.44	-8.71	263.79	237.00	-26.79	-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	435.44	481.00	45.56	9.47	3,705.79	10,361.00	6,655.21	64.23	12,289.00
6111-0000	Management Fees-NonCAM	1,644.22	1,644.00	-0.22	-0.01	13,153.76	13,152.00	-1.76	-0.01	19,728.00
6159-0000	TOTAL OTHER EXPENSES	1,644.22	1,644.00	-0.22	-0.01	13,153.76	13,152.00	-1.76	-0.01	19,728.00
7110-0000	Property Insurance	1,202.35	1,037.00	-165.35	-15.94	9,508.17	8,296.00	-1,212.17	-14.61	12,444.00
7111-0000	Property Insurance-NonCAM	67.53	58.00	-9.53	-16.43	534.02	464.00	-70.02	-15.09	696.00
7199-0000	TOTAL INSURANCE/TAXES	1,269.88	1,095.00	-174.88	-15.97	10,042.19	8,760.00	-1,282.19	-14.64	13,140.00
7800-0000	TOTAL OPERATING EXPENSES	8,762.31	10,324.00	1,561.69	15.13	76,304.55	114,434.00	38,129.45	33.32	165,338.00
7999-0000	NET INCOME - OPERATING	-1,626.05	-1,695.00	68.95	4.07	-11,385.73	-16,382.00	4,996.27	30.50	-23,512.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,905.14	4,905.00	-0.14	0.00	39,241.12	39,240.00	-1.12	0.00	58,860.00
8299-0000	TOTAL OTHER EXPENSES	4,905.14	4,905.00	-0.14	0.00	39,241.12	39,240.00	-1.12	0.00	58,860.00
9900-0000	NET INCOME	-6,531.19	-6,600.00	68.81	1.04	-50,626.85	-55,622.00	4,995.15	8.98	-82,372.00

SLIGER - BUDGET COMPARISON

As of May 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$64,918.82	\$98,052.00	-\$33,133.18	-33.79
Total Operating Expenses	\$76,304.55	\$114,434.00	\$38,129.45	33.32
Net Operating Income	-\$11,385.73	-\$16,382.00	\$4,996.27	30.50

Major Variances from Budget:

Total Revenue/Total Operating Expenses

Operating Expense reimbursements for the period to date are \$32,537 or 38% 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.

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

Cash Flow Statement

Period = May 2013

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	575.98	0.46	745.03	0.07
3110-0000	Rent	73,615.91	58.66	591,352.71	56.31
3110-5000	Amortized Income	20,527.36	16.36	164,218.88	15.64
3114-5000	Operating Expense Reimbursement	18,697.20	14.90	167,289.93	15.93
3115-0000	CAM	8,588.00	6.84	68,704.09	6.54
3119-0000	Management Fee Income	1,126.83	0.90	8,999.31	0.86
3120-0000	Other Rents	1,777.22	1.42	16,478.77	1.57
3220-0000	Interest Income	545.60	0.43	31,893.43	3.04
3310-0000	Other Income	0.00	0.00	119.00	0.01
3315-0000	Sales Tax Discount	11.03	0.01	108.77	0.01
3540-0000	Electricity Pass Thru	21.67	0.02	173.36	0.02
3990-0000	TOTAL REVENUE	125,486.80	100.00	1,050,083.28	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	9,875.00	7.87	9,927.56	0.95
4403-0000	Clerical Salary-Authority	3,802.56	3.03	30,315.36	2.89
4404-0000	Payroll Taxes - Authority	1,042.32	0.83	3,886.42	0.37
4405-0000	Worker's Compensation-Authority	272.00	0.22	971.00	0.09
4406-0000	Employee Benefits-Authority	367.94	0.29	3,364.00	0.32
4407-0000	Retention Bonus	0.00	0.00	10,000.00	0.95
4415-0000	Interim Admin Pay	0.00	0.00	69,094.73	6.58
4460-0000	Employee Benefits	777.02	0.62	2,226.85	0.21
4490-0000	TOTAL PAYROLL EXPENSE	16,136.84	12.86	129,785.92	12.36
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	2,674.24	2.13	21,349.00	2.03
4607-0000	Electric - NonCAM	313.44	0.25	2,866.39	0.27
4622-0000	Demand Credit	-35.30	-0.03	-267.68	-0.03
4635-0000	Refuse Collection	461.10	0.37	3,947.57	0.38
4637-0000	Refuse - NONCAM	8.74	0.01	69.92	0.01
4640-0000	Water/Sewer	410.88	0.33	3,515.97	0.33
4642-0000	Non CAM Water/Sewer	7.18	0.01	61.72	0.01
4648-0000	Irrigation - Utility	175.41	0.14	1,428.54	0.14
4649-0000	Irrigation-NonCAM	1.05	0.00	9.82	0.00
4650-0000	Stormwater	45.32	0.04	362.56	0.03
4660-0000	Fire Service - Utility	27.29	0.02	218.32	0.02
4799-0000	TOTAL UTILITIES	4,089.35	3.26	33,562.13	3.20
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	114.20	0.09	5,115.59	0.49
5122-0000	NONCAM Electrical Repairs	0.00	0.00	8.97	0.00
5125-0000	Electric Supplies	295.40	0.24	841.16	0.08
5130-0000	Electric Bulbs	295.08	0.24	2,501.03	0.24
5132-0000	NONCAM Electric Bulbs	0.00	0.00	33.38	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	559.96	0.05
5140-0000	Elevator Maintenance	413.82	0.33	413.82	0.04
5141-0000	Elevator Maintenance-NonCAM	6.18	0.00	6.18	0.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	2,186.57	0.21
5160-0000	Exterior Building Maintenance	262.42	0.21	12,842.06	1.22
5161-0000	Exterior Building Supplies	103.37	0.08	103.37	0.01
5162-0000	Non CAM Exterior Bldg Maint.	1.56	0.00	199.67	0.02
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	573.40	0.05
5180-0000	HVAC Repair	2,020.70	1.61	17,850.74	1.70
5182-0000	Non CAM HVAC Repair	0.00	0.00	267.66	0.03
5185-0000	HVAC Supplies	0.00	0.00	1,044.82	0.10
5187-0000	Non CAM HVAC Supplies	0.00	0.00	8.97	0.00
5192-0000	Landscaping Expense	0.00	0.00	215.25	0.02
5195-0000	Tree Trimming	0.00	0.00	900.00	0.09
5210-0000	Locks & Keys Repairs	137.40	0.11	384.74	0.04

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

Cash Flow Statement

Period = May 2013

Book = Accrual

		Period to Date	%	Year to Date	%
5212-0000	Non CAM Locks & Keys Repairs	2.60	0.00	2.60	0.00
5215-0000	Locks & Keys Supplies	6.40	0.01	84.40	0.01
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	21.50	0.00
5220-0000	Parking Lot Repairs	0.00	0.00	1,926.66	0.18
5222-0000	NonCAM Parking Lot Repair	0.00	0.00	1.43	0.00
5230-0000	Plumbing Repairs	672.56	0.54	6,551.85	0.62
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	18.25	0.00
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	6.14	0.00
5245-0000	Irrigation Repairs	593.53	0.47	1,212.79	0.12
5245-5000	Irrigation Repairs-NonCAM	9.00	0.01	14.60	0.00
5250-0000	Roof Repairs	0.00	0.00	759.20	0.07
5252-0000	Non CAM Roof Repairs	0.00	0.00	10.80	0.00
5260-0000	Signage	0.00	0.00	1,361.55	0.13
5261-0000	Non-CAM Signage	0.00	0.00	50.98	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	4,934.22	3.93	58,080.09	5.53
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	0.00	0.00	2,200.00	0.21
5365-0000	Interior Supplies	44.94	0.04	546.01	0.05
5367-0000	Non CAM Interior Supplies	2.87	0.00	2.87	0.00
5370-0000	Interior Repairs	371.05	0.30	6,035.88	0.57
5375-0000	Non CAM Interior Repairs	0.00	0.00	2.10	0.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	418.86	0.33	8,786.86	0.84
5400-0000	SERVICES				
5410-0000	Elevator Service	162.57	0.13	1,300.56	0.12
5412-0000	Elevator Service-NonCAM	2.43	0.00	19.44	0.00
5420-0000	Fire Protection System	0.00	0.00	3,083.70	0.29
5430-0000	Exterminating	352.30	0.28	4,391.09	0.42
5433-0000	Non CAM Exterminating	2.70	0.00	45.69	0.00
5445-0000	Backflow Prevention Service	0.00	0.00	268.90	0.03
5447-0000	HVAC Monthly Service	0.00	0.00	8,742.60	0.83
5448-0000	Non CAM HVAC Monthly Maint	0.00	0.00	41.40	0.00
5450-0000	Janitorial Service	8,289.32	6.61	67,170.18	6.40
5455-0000	Non CAM Janitorial	132.95	0.11	1,083.61	0.10
5460-0000	Landscaping Service	7,376.78	5.88	33,304.83	3.17
5462-0000	Non CAM Landscaping	1,715.78	1.37	9,074.82	0.86
5480-0000	Security	24.00	0.02	24.00	0.00
5482-0000	Non CAM Security	0.00	0.00	360.00	0.03
5499-0000	TOTAL SERVICES	18,058.83	14.39	128,910.82	12.28
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	23,000.00	2.19
5520-0000	Phone Service	108.00	0.09	1,002.20	0.10
5522-0000	Internet Charge	70.85	0.06	564.70	0.05
5523-0000	Internet Charge-NonCAM	405.00	0.32	3,442.00	0.33
5530-0000	Copies	90.40	0.07	322.89	0.03
5560-0000	Fees/Licenses/Permits	5.80	0.00	29.00	0.00
5565-0000	Office Supplies	74.23	0.06	498.76	0.05
5566-0000	Office Equipment Maintenance	99.00	0.08	99.00	0.01
5567-0000	Office Equip Mtnc-NonCAM	30.44	0.02	263.79	0.03
5575-0000	Professional Fees	2,350.00	1.87	24,137.75	2.30
5585-0000	Subscriptions	0.00	0.00	1,250.00	0.12
5586-0000	Marketing/PR	1,743.54	1.39	1,643.54	0.16
5587-0000	General Authority Expense	158.38	0.13	452.63	0.04
5588-0000	Economic Development	0.00	0.00	35,000.00	3.33
5589-0000	Research Grants	15,000.00	11.95	15,000.00	1.43
5592-0000	Non CAM Professional Fees	2,350.00	1.87	35,963.75	3.42
5596-0000	Other Administration Costs	185.30	0.15	1,686.49	0.16
5599-0000	TOTAL PROPERTY ADMINISTRATION	22,670.94	18.07	144,356.50	13.75
6110-0000	Management Fees TALCOR	5,437.62	4.33	43,500.96	4.14
6111-0000	Management Fees-NonCAM	3,312.38	2.64	26,499.04	2.52
6159-0000	TOTAL OTHER EXPENSES	8,750.00	6.97	70,000.00	6.67
7110-0000	Property Insurance	7,168.93	5.71	52,497.99	5.00
7111-0000	Property Insurance-NonCAM	599.99	0.48	8,667.24	0.83
7199-0000	TOTAL INSURANCE/TAXES	7,768.92	6.19	61,165.23	5.82

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

Cash Flow Statement

Period = May 2013

Book = Accrual

		Period to Date	%	Year to Date	%
7800-0000	TOTAL OPERATING EXPENSE:	82,827.96	66.01	634,701.32	60.44
7999-0000	NET INCOME - OPERATING	42,658.84	33.99	415,381.96	39.56
8100-0000	DEBT SERVICE				
8122-0000	Bond Interest Expense	10,871.95	8.66	88,294.16	8.41
8199-0000	TOTAL DEBT SERVICE	10,871.95	8.66	88,294.16	8.41
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	51,620.03	41.14	412,960.24	39.33
8220-0000	Amortization Expense	275.00	0.22	2,200.00	0.21
8299-0000	TOTAL OTHER EXPENSES	51,895.03	41.36	415,160.24	39.54
9900-0000	NET INCOME	-20,108.14	-16.02	-88,072.44	-8.39
	Adjustments				
1203-0000	A/R-Tenant	-10,726.12	-8.55	-85,808.96	-8.17
1206-0000	Other Receivables	691.25	0.55	2,009.50	0.19
1210-0000	Accounts Receivable	1,238.38	0.99	165,182.22	15.73
1510-0000	Building Improvements	0.00	0.00	-8,474.00	-0.81
1590-0000	Accumulated Depreciation	51,620.03	41.14	412,960.24	39.33
1625-0000	HVAC	0.00	0.00	-6,783.00	-0.65
1753-0000	Accumulated Amortization	275.00	0.22	2,200.00	0.21
1905-0000	Trust Escrow	0.00	0.00	10,000.00	0.95
1913-0000	Prepaid Insurance	1,379.81	1.10	-13,601.91	-1.30
1915-0000	Prepaid Expenses	40.90	0.03	0.00	0.00
1925-0000	Investments	-1,183.65	-0.94	-33,504.77	-3.19
2236-0000	Accounts Payable	6,255.90	4.99	-20,578.81	-1.96
2246-0000	Prepaid Rents	-949.91	-0.76	1,533.28	0.15
2249-0000	Accrued Other	3,457.70	2.76	3,438.21	0.33
2250-0000	Tenant Security Dep	0.00	0.00	300.00	0.03
2305-0000	Sales Tax Payable	-170.59	-0.14	-2,189.02	-0.21
2310-0000	Bonds Payable - Current	588.78	0.47	4,640.58	0.44
2408-0000	Unearned Revenue - Noncurrent	-20,527.36	-16.36	-164,218.88	-15.64
2410-0000	Bond Payable - Noncurrent	-13,224.84	-10.54	-104,410.50	-9.94
	Total Adjustments	18,765.28	14.95	162,694.18	15.49
	Cash Flow	-1,342.86	-1.07	74,621.74	7.11
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	211,085.70	207,356.24	-3,729.46	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
1150-4000	Reserve Fund - Hancock	26,611.36	26,613.62	2.26	
1155-4000	Sinking Fund -Cash-Hancock	387,348.33	389,732.67	2,384.34	
	Total Cash	625,245.39	623,902.53	-1,342.86	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	151,995.17	207,356.24	55,361.07	
1121-6600	Petty Cash Fund	22.50	200.00	177.50	
1150-4000	Reserve Fund - Hancock	26,595.93	26,613.62	17.69	
1155-4000	Sinking Fund -Cash-Hancock	370,667.19	389,732.67	19,065.48	
	Total Cash	549,280.79	623,902.53	74,621.74	

LCRDA - OPERATING ACCOUNT
Bank Reconciliation Report
05312013

06/26/2013

Balance Per Bank Statement as of 05312013	211,852.83
Less: Outstanding Checks	4,496.60
Reconciled Bank Balance	207,356.23

Balance per GL as of 05312013	207,356.24
Plus/Minus: Book Reconciling Items	-0.01
Reconciled Balance Per G/L	207,356.23

Difference	0.00

Cleared Items :

Cleared Checks

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
04/30/2013	50113	utital - City of Tallahassee	393.93	05/31/2013
04/30/2013	50113	utital - City of Tallahassee	9.13	05/31/2013
04/30/2013	50113	utital - City of Tallahassee	126.71	05/31/2013
04/30/2013	50113	utital - City of Tallahassee	208.44	05/31/2013
04/30/2013	50113	utital - City of Tallahassee	355.24	05/31/2013
04/30/2013	50113	utital - City of Tallahassee	301.36	05/31/2013
04/30/2013	50113	utital - City of Tallahassee	528.03	05/31/2013
04/30/2013	50113	utital - City of Tallahassee	1,278.32	05/31/2013
04/30/2013	50113	utital - City of Tallahassee	255.54	05/31/2013
04/30/2013	50113	utital - City of Tallahassee	611.14	05/31/2013
05/02/2013	808	aireserv - TONY KELLY	233.50	05/31/2013
05/02/2013	809	comcast - COMCAST	175.90	05/31/2013
05/02/2013	810	davissaf - Davis Safe and Lock, Inc.	78.00	05/31/2013
05/02/2013	811	elecsupp - City Electric Supply Co.	3,576.58	05/31/2013
05/02/2013	812	ewing - EWING IRRIGATION PRODUCTS INC.	301.00	05/31/2013
05/02/2013	813	ipgraing - Grainger	61.92	05/31/2013
05/02/2013	814	iphdsup - HD Supply Facilities Maintenance	203.97	05/31/2013
05/02/2013	815	iphone - Home Depot Credit Services	113.49	05/31/2013
05/02/2013	816	johnston - Johnstone Supply	227.32	05/31/2013
05/02/2013	817	lcboc - LEON COUNTY BD OF COMMISSIONER	525.62	05/31/2013
05/02/2013	818	marpan - Marpan Supply Company, Inc.	732.64	05/31/2013
05/02/2013	819	mgital - Talcor Commercial Real Estate Svc Inc	8,750.00	05/31/2013
05/02/2013	820	offcede - OFFICE DEPOT CARD PLAN	83.64	05/31/2013
05/02/2013	821	orkin - Capital Solutions of Big Bend	50.00	05/31/2013
05/02/2013	822	ronmill - Miller Jr.	8,259.30	05/31/2013

LCRDA - OPERATING ACCOUNT
Bank Reconciliation Report
05312013

06/26/2013

Cleared Checks

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
05/02/2013	823	specicon - SPECIALTY CONTRACTORS OF TALLAHASSEE, INC.	352.00	05/31/2013
05/10/2013	5102013	stax - Florida Department of Revenue	430.09	05/31/2013
05/17/2013	825	absystem - STA of Tallahassee, Inc.	54.64	05/31/2013
05/17/2013	826	accnurse - ACCENT NURSERY INC.	248.00	05/31/2013
05/17/2013	827	aireserv - TONY KELLY	6,185.35	05/31/2013
05/17/2013	828	ana - AmTrust North America, Inc.	272.00	05/31/2013
05/17/2013	829	bc - Broad and Cassel, P.A.	4,940.00	05/31/2013
05/17/2013	830	classoci - C&L Associates Commercial Cleaning	8,422.27	05/31/2013
05/17/2013	831	elecsupp - City Electric Supply Co.	101.08	05/31/2013
05/17/2013	832	ewing - EWING IRRIGATION PRODUCTS INC.	79.54	05/31/2013
05/17/2013	833	hancdt - Hancock Bank	38.98	05/31/2013
05/17/2013	834	heinzbro - Heinz Brothers Nurseries, INC.	5,606.87	05/31/2013
05/17/2013	835	ipgraing - Grainger	94.80	05/31/2013
05/17/2013	836	iphdsup - HD Supply Facilities Maintenance	348.00	05/31/2013
05/17/2013	837	iphome - Home Depot Credit Services	54.82	05/31/2013
05/17/2013	838	marpan - Marpan Supply Company, Inc.	160.20	05/31/2013
05/17/2013	839	mowrey - Mowrey Elevator Company of Florida, Inc.	165.00	05/31/2013
05/17/2013	841	rocksol - ROCK SOLID TERMITE AND PEST CONTROL	305.00	05/31/2013
05/17/2013	842	specicon - SPECIALTY CONTRACTORS OF TALLAHASSEE, INC.	352.00	05/31/2013
05/17/2013	843	talladem - Tallahassee Democrat	191.00	05/31/2013
05/17/2013	844	trane - Trane, CORP.	505.53	05/31/2013
05/17/2013	845	vertical - Vertical Assesment Associates, LLC	270.00	05/31/2013
05/23/2013	5232013	cnainsur - CNA INSURANCE	6,389.11	05/31/2013
Total Cleared Checks			62,850.81	

Cleared Deposits

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
05/10/2013	105	2012.13-33	21,766.62	05/31/2013
05/10/2013	106	2012.13.34	10,319.76	05/31/2013
05/21/2013	107	2012.13-35	12,050.35	05/31/2013
05/31/2013	110	2012.13-36	27,240.14	05/31/2013
Total Cleared Deposits			71,376.87	

Cleared Other Items

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
05/31/2013	JE 12181	Interest income on bank accts-5.13	17.41	05/31/2013
05/31/2013	JE 12185	Payroll for May 2013	-9,474.85	05/31/2013
05/31/2013	JE 12187	Payroll taxes posted May for May	-2,369.32	05/31/2013
05/31/2013	JE 12190	Test Check for CheckScan	-2.25	05/31/2013
Total Cleared Other Items			-11,829.01	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



Page: 1 of 2

Statements Dates

05/01/2013 - 05/31/2013

REC'D JUN 06 2013

Account Number:

7637 000000 002

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

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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

PREVIOUS BALANCE	215,153.53	AVERAGE BALANCE	
+ 4 CREDITS	71,376.87		209,388.09
- 52 DEBITS	74,694.98	YTD INTEREST PAID	
- SERVICE CHARGES	.00		79.96
+ INTEREST PAID	17.41		
ENDING BALANCE	211,852.83		

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

• Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
05/10	10,319.76	DEPOSIT	05/31	27,240.14	DEPOSIT
05/10	21,766.62	DEPOSIT	05/31	17.41	IOD INTEREST PAID
05/21	12,050.35	DEPOSIT			

• Checks

Date	Serial	Amount	Date	Serial	Amount
05/07	808	233.50	05/30	828	272.00
05/09	809	175.90	05/28	829	4,940.00
05/07	810	78.00	05/29	830	8,422.27
05/08	811	3,576.58	05/30	831	101.08
05/08	812	301.00	05/21	833 *	38.98
05/09	813	61.92	05/28	834	5,606.87
05/08	814	203.97	05/28	835	94.80
05/09	815	113.49	05/29	836	348.00
05/07	816	227.32	05/28	837	54.82
05/09	817	525.62	05/28	838	160.20
05/07	818	732.64	05/29	839	165.00
05/07	819	8,750.00	05/24	841 *	305.00
05/07	821 *	50.00	05/30	842	295.81
05/06	822	8,259.30	05/28	843	191.00
05/15	823	252.00	05/28	844	505.53
05/28	825 *	54.64	05/24	845	270.00
05/29	826	248.00	05/10	45669855 *	83.64
05/24	827	6,185.35	05/29	45669855	79.54



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



7637

Page: 2 of 2

Statements Dates

05/01/2013 - 05/31/2013

Account Number:

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

• **Other Debits**

Date	Amount	Description	Date	Amount	Description
05/02	9.13	PAYMENT CITYOFTALBKDRAFT 013122002677989PPD	05/02	611.14	PAYMENT CITYOFTALBKDRAFT 013122002677980PPD
05/02	126.71	PAYMENT CITYOFTALBKDRAFT 013122002677987PPD	05/02	1,278.32	PAYMENT CITYOFTALBKDRAFT 013122002677981PPD
05/02	208.44	PAYMENT CITYOFTALBKDRAFT 013122002677986PPD	05/10	430.09	C01 FLA DEPT REVENUE 013130004146609CCD
05/02	255.54	PAYMENT CITYOFTALBKDRAFT 013122002677982PPD	05/14	4,710.30	QUICKBOOKS INTUIT PAYROLL S 013134004626751CCD
05/02	301.36	PAYMENT CITYOFTALBKDRAFT 013122002677984PPD	05/15	2,369.32	USATAXPYMT IRS 013134004707456CCD
05/02	355.24	PAYMENT CITYOFTALBKDRAFT 013122002677985PPD	05/23	6,389.11	PREM-PYMT CNA ACH 013143006160311CCD
05/02	393.93	PAYMENT CITYOFTALBKDRAFT 013122002677990PPD	05/30	1,482.73	QUICKBOOKS INTUIT PAYROLL S 013150007208709CCD
05/02	528.03	PAYMENT CITYOFTALBKDRAFT 013122002677983PPD	05/30	3,281.82	QUICKBOOKS INTUIT PAYROLL S 013150007208710CCD

• **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
04/30	215,153.53	05/10	219,369.10	05/28	199,291.53
05/02	211,085.69	05/14	214,658.80	05/29	190,028.72
05/06	202,826.39	05/15	212,037.48	05/30	184,595.28
05/07	192,754.93	05/21	224,048.85	05/31	211,852.83
05/08	188,673.38	05/23	217,659.74		
05/09	187,796.45	05/24	210,899.39		

LCRDA - SINKING FUND RESERVE
Bank Reconciliation Report
05/31/2013

06/26/2013

Balance Per Bank Statement as of 05/31/2013	389,732.67	
Reconciled Bank Balance		<u>389,732.67</u>
Balance per GL as of 05/31/2013	389,732.67	
Reconciled Balance Per G/L		<u>389,732.67</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>
05/10/2013	21	2012.13-08 (SF)	25,858.82	05/31/2013
Total Cleared Deposits			<u><u>25,858.82</u></u>	

Cleared Other Items

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
05/31/2013	JE 12177	Payment of bond-5.13	-23,508.01	05/31/2013
05/31/2013	JE 12181	Interest income on bank accts-5.13	33.53	05/31/2013
Total Cleared Other Items			<u><u>-23,474.48</u></u>	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



Page: 1 of 1

Statements Dates

05/01/2013 - 05/31/2013

Account Number:

2460

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

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

PREVIOUS BALANCE	387,348.33	AVERAGE BALANCE
+ 1 CREDITS	25,858.82	397,359.28
- 2 DEBITS	23,508.01	YTD INTEREST PAID
- SERVICE CHARGES	.00	162.41
+ INTEREST PAID	33.53	
ENDING BALANCE	389,732.67	

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

● **Deposits and Other Credits**

Date	Amount	Description	Date	Amount	Description
05/10	25,858.82	DEPOSIT	05/31	33.53	IOD INTEREST PAID

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
05/21	10,871.95	DEBITS WFB COMM. LOAN 013140005611811PPD	05/21	12,636.06	DEBITS WFB COMM. LOAN 013140005611810PPD

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
04/30	387,348.33	05/21	389,699.14		
05/10	413,207.15	05/31	389,732.67		

**LCRDA - RESERVE ACCOUNT
Bank Reconciliation Report
05/31/2013**

06/26/2013

Balance Per Bank Statement as of 05/31/2013	26,613.62	
Reconciled Bank Balance		<u>26,613.62</u>
Balance per GL as of 05/31/2013	26,613.62	
Reconciled Balance Per G/L		<u>26,613.62</u>
Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	<u><u>0.00</u></u>

Cleared Items :

Cleared Other Items

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
05/31/2013	JE 12181	Interest income on bank accts-5.13	2.26	05/31/2013
Total Cleared Other Items			<u><u>2.26</u></u>	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

2458 000000 001

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



Page: 1 of 1

Statements Dates
05/01/2013 - 05/31/2013

Account Number:

REC'D JUN 06 2013

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

PREVIOUS BALANCE	26,611.36	AVERAGE BALANCE
+ 0 CREDITS	.00	26,611.43
- 0 DEBITS	.00	YTD INTEREST PAID
- SERVICE CHARGES	.00	11.01
+ INTEREST PAID	2.26	
ENDING BALANCE	26,613.62	

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

● **Deposits and Other Credits**

Date	Amount	Description	Date	Amount	Description
05/31	2.26	IOD INTEREST PAID			

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
04/30	26,611.36	05/31	26,613.62		



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Payment Detail

Bank=inn1104 AND mm/yy=05/2013-05/2013 AND Check Date=05/01/2013-05/31/2013 AND All Checks=Yes AND Include Voids=All Checks

Check#	Bank - Vendor - Date	Payable #	Property	Amount	Account
808	(inn1104) - TONY KELLY (aireserv) - 05/02/13 (05/13)				
	replaced caps (squirrels chewed)	P-71241	centenn	233.5	51800000 - HVAC Repair
Total 808 (inn1104) - TONY KELLY (aireserv) - 05/02/13 (05/13)				233.5	
809	(inn1104) - COMCAST (comcast) - 05/02/13 (05/13)				
	#09587317042-01-7; 5/4/13-6/3/13	P-71242	inn-tic	105.35	55200000 - Phone Service
	#09587317042-01-7; 5/4/13-6/3/13	P-71242	knight	70.55	55220000 - Internet Charge
Total 809 (inn1104) - COMCAST (comcast) - 05/02/13 (05/13)				175.9	
810	(inn1104) - Davis Safe and Lock, Inc. (davissaf) - 05/02/13 (05/13)				
	Key for Morgan Conference Room	P-71247	morgan	78	52150000 - Locks & Keys Supplies
Total 810 (inn1104) - Davis Safe and Lock, Inc. (davissaf) - 05/02/13 (05/13)				78	
811	(inn1104) - City Electric Supply Co. (elecsupp) - 05/02/13 (05/13)				
	materials/supplies for bollards	P-71243	johnson	1,088.18	51600000 - Exterior Building Maintenance
	materials/supplies for bollards	P-71243	sliger	1,004.47	51600000 - Exterior Building Maintenance
	materials/supplies for bollards	P-71243	morgan	883.76	51600000 - Exterior Building Maintenance
	materials/supplies for bollards	P-71243	sliger	56.41	51620000 - Non CAM Exterior Bldg Maint.
	Ballasts - unit 130	P-71244	morgan	181.1	51200000 - Electric Repairs
	ballasts for collins	P-71245	collins	181.1	51200000 - Electric Repairs
	FSURF space only-pre-annual insp	P-71246	sliger	181.56	51200000 - Electric Repairs
Total 811 (inn1104) - City Electric Supply Co. (elecsupp) - 05/02/13 (05/13)				3,576.58	
812	(inn1104) - EWING IRRIGATION PRODUCTS INC. (ewing) - 05/02/13 (05/13)				
	misc irrigation parts for repair	P-71248	johnson	19.59	52450000 - Irrigation Repairs
	misc irrigation parts for repair	P-71248	sliger	18.09	52450000 - Irrigation Repairs
	misc irrigation parts for repair	P-71248	morgan	15.91	52450000 - Irrigation Repairs
	misc irrigation parts for repair	P-71248	sliger	1.02	52455000 - Irrigation Repairs-NonCAM
	irrigation repair parts for area	P-71249	johnson	88.4	52450000 - Irrigation Repairs
	irrigation repair parts for area	P-71249	sliger	81.6	52450000 - Irrigation Repairs
	irrigation repair parts for area	P-71249	morgan	71.81	52450000 - Irrigation Repairs
	irrigation repair parts for area	P-71249	sliger	4.58	52455000 - Irrigation Repairs-NonCAM
Total 812 (inn1104) - EWING IRRIGATION PRODUCTS INC. (ewing) - 05/02/13 (05/13)				301	
813	(inn1104) - Grainger (ipgraing) - 05/02/13 (05/13)				
	fan motor for restroom exhaust f	P-71250	centenn	157.5	51800000 - HVAC Repair
	#884934167; fan motor for restro	P-71251	centenn	-157.5	51800000 - HVAC Repair
	vacuum breaker for faucet in lab	P-71252	centenn	61.92	52300000 - Plumbing Repairs
Total 813 (inn1104) - Grainger (ipgraing) - 05/02/13 (05/13)				61.92	
814	(inn1104) - HD Supply Facilities Maintenance (iphdsup) - 05/02/13 (05/13)				
	#13174136; Toilet rebuild kit	P-71253	morgan	125	52300000 - Plumbing Repairs
	#13174136; Urinal rebuild kit	P-71254	centenn	78.97	52300000 - Plumbing Repairs
Total 814 (inn1104) - HD Supply Facilities Maintenance (iphdsup) - 05/02/13 (05/13)				203.97	
815	(inn1104) - Home Depot Credit Services (iphome) - 05/02/13 (05/13)				
	bulbs for signage	P-71255	inn-tic	78.37	51200000 - Electric Repairs
	door stops sink repair	P-71256	centenn	18.06	53700000 - Interior Repairs
	bulbs and supplies for signage	P-71257	inn-tic	17.06	51300000 - Electric Bulbs
Total 815 (inn1104) - Home Depot Credit Services (iphome) - 05/02/13 (05/13)				113.49	
816	(inn1104) - Johnstone Supply (johnston) - 05/02/13 (05/13)				
	motor for roof vent	P-71258	morgan	119.8	51800000 - HVAC Repair
	filters for building environmtal	P-71259	centenn	161.76	51800000 - HVAC Repair
	return-filters for bldg environm	P-71260	centenn	-54.24	51800000 - HVAC Repair
Total 816 (inn1104) - Johnstone Supply (johnston) - 05/02/13 (05/13)				227.32	
817	(inn1104) - LEON COUNTY BD OF COMMISSIONER (lcboc) - 05/02/13 (05/13)				
	Patty-5/13 benefits	P-71261	knight	473.06	44060000 - Employee Benefits-Authority
	Patty-5/13 benefits	P-71261	knight	52.56	44030000 - Clerical Salary-Authority
Total 817 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lcboc) - 05/02/13 (05/13)				525.62	

818 (inn1104) - Marpan Supply Company, Inc. (marpan) - 05/02/13 (05/13)				
T-12 Bulbs	P-71262	johnson	249.08	51300000 - Electric Bulbs
Light bulbs T-12	P-71263	morgan	111.6	51300000 - Electric Bulbs
Bulbs for unit 130	P-71264	morgan	153.08	51300000 - Electric Bulbs
T-12 Bulbs	P-71265	sliger	205.75	51300000 - Electric Bulbs
T-12 Bulbs	P-71265	sliger	13.13	51320000 - NONCAM Electric Bulbs
Total 818 (inn1104) - Marpan Supply Company, Inc. (marpan) -			732.64	
819 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 05/02/13 (05/13)				
4/13 management-accounting	P-71266	inn-tic	200	61100000 - Management Fees TALCOR
4/13 management-accounting	P-71266	knight	27.14	61100000 - Management Fees TALCOR
4/13 management-accounting	P-71266	centenn	316.96	61100000 - Management Fees TALCOR
4/13 management-accounting	P-71266	collins	241.36	61100000 - Management Fees TALCOR
4/13 management-accounting	P-71266	morgan	315.31	61100000 - Management Fees TALCOR
4/13 management-accounting	P-71266	sliger	375.82	61110000 - Management Fees-NonCAM
4/13 management-accounting	P-71266	johnson	381.3	61110000 - Management Fees-NonCAM
4/13 management-accounting	P-71266	phippis	142.11	61100000 - Management Fees TALCOR
4/13 Management-Property	P-71267	inn-tic	675	61100000 - Management Fees TALCOR
4/13 Management-Property	P-71267	knight	91.61	61100000 - Management Fees TALCOR
4/13 Management-Property	P-71267	centenn	1,069.75	61100000 - Management Fees TALCOR
4/13 Management-Property	P-71267	collins	814.6	61100000 - Management Fees TALCOR
4/13 Management-Property	P-71267	morgan	1,064.16	61100000 - Management Fees TALCOR
4/13 Management-Property	P-71267	sliger	1,268.40	61110000 - Management Fees-NonCAM
4/13 Management-Property	P-71267	johnson	1,286.86	61110000 - Management Fees-NonCAM
4/13 Management-Property	P-71267	phippis	479.62	61100000 - Management Fees TALCOR
Total 819 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) -			8,750.00	
820 (inn1104) - OFFICE DEPOT CARD PLAN (officede) - 05/02/13 (05/13)				
Paper	P-71268	knight	65.88	55650000 - Office Supplies
#6011564240540046; finance/late	P-71269	knight	17.76	55870000 - General Authority Expense
Total 820 (inn1104) - OFFICE DEPOT CARD PLAN (officede) - 05/02/13 (05/13)			83.64	
821 (inn1104) - Capital Solutions of Big Bend (orkin) - 05/02/13 (05/13)				
#1477; 4/13 service	P-71270	johnson	50	54300000 - Exterminating
Total 821 (inn1104) - Capital Solutions of Big Bend (orkin) - 05/02/13 (05/13)			50	
822 (inn1104) - Miller Jr. (ronmill) - 05/02/13 (05/13)				
Ron Miller-4/13 contract	P-71271	knight	8,259.30	44150000 - Interim Admin Pay
Total 822 (inn1104) - Miller Jr. (ronmill) - 05/02/13 (05/13)			8,259.30	
823 (inn1104) - SPECIALTY CONTRACTORS OF TALLAHASSEE Inc (specicon) - 05/02/13 (05/13)				
remove and replace ceiling tile	P-71272	collins	252	53700000 - Interior Repairs
Total 823 (inn1104) - SPECIALTY CONTRACTORS OF TALLAHASSEE Inc (specicon) - 05/02/13 (05/13)			252	
824 (inn1104) - Leon County Research & Development (innvntion) - 05/17/13 (05/13)				
check scan inv test	P-71925	inn-tic	1.12	22490000 - Accrued Other
check scan inv test	P-71926	inn-tic	1.13	22490000 - Accrued Other
Total 824 (inn1104) - Leon County Research & Development (innvntion) - 05/17/13 (05/13)			2.25	
825 (inn1104) - STA of Tallahassee, Inc. (absystem) - 05/17/13 (05/13)				
A#LC20; #69276; 4/7/13-5/6/13 ov	P-71839	knight	24.2	55300000 - Copies
#LC28, #66591; 5/7/13-6/6/13 bas	P-71858	sliger	30.44	55670000 - Office Equip Mtnce-NonCAM
Total 825 (inn1104) - STA of Tallahassee, Inc. (absystem) - 05/17/13 (05/13)			54.64	
826 (inn1104) - ACCENT NURSERY INC. (accnurse) - 05/17/13 (05/13)				
MJS-irrigation repair	P-71857	johnson	88.98	52450000 - Irrigation Repairs
MJS-irrigation repair	P-71857	sliger	82.14	52450000 - Irrigation Repairs
MJS-irrigation repair	P-71857	morgan	72.27	52450000 - Irrigation Repairs
MJS-irrigation repair	P-71857	sliger	4.61	52455000 - Irrigation Repairs-NonCAM
Total 826 (inn1104) - ACCENT NURSERY INC. (accnurse) - 05/17/13 (05/13)			248	
827 (inn1104) - TONY KELLY (aireserv) - 05/17/13 (05/13)				
move supply grill from hallway t	P-71840	phippis	471.02	51800000 - HVAC Repair
Sliger bldg.- Duck Work per quot	P-71841	sliger	4,193.34	51800000 - HVAC Repair
Sliger bldg.- Duck Work per quot	P-71841	sliger	267.66	51820000 - Non CAM HVAC Repair
Collins Bldg-repaired thermostat	P-71842	collins	135	51800000 - HVAC Repair

replaced pulleys, belts, bearing	P-71843	morgan	1,118.33	51800000 - HVAC Repair
Total 827 (inn1104) - TONY KELLY (aireserv) - 05/17/13 (05/13)			6,185.35	
828 (inn1104) - AmTrust North America, Inc. (ana) - 05/17/13 (05/13)				
#115919; 4/13 installment	P-71844	inn-tic	272	44050000 - Worker's Compensation-Authority
Total 828 (inn1104) - AmTrust North America, Inc. (ana) - 05/17/13 (05/13)			272	
829 (inn1104) - Broad and Cassel, P.A. (bc) - 05/17/13 (05/13)				
#44809.0001; 4/13 services	P-71845	inn-tic	2,350.00	55750000 - Professional Fees
#44809.0001; 4/13 services	P-71845	inn-tic	2,350.00	55920000 - Non CAM Professional Fees
#44809.0003; PUD Amend service	P-71846	inn-tic	120	55750000 - Professional Fees
#44809.0003; PUD Amend service	P-71846	inn-tic	120	55920000 - Non CAM Professional Fees
Total 829 (inn1104) - Broad and Cassel, P.A. (bc) - 05/17/13 (05/13)			4,940.00	
830 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 05/17/13 (05/13)				
5/13 janitorial services	P-71859	johnson	1,942.40	54500000 - Janitorial Service
5/13 janitorial services	P-71859	morgan	1,666.37	54500000 - Janitorial Service
5/13 janitorial services	P-71859	collins	1,477.26	54500000 - Janitorial Service
5/13 janitorial services	P-71859	centenn	949.26	54500000 - Janitorial Service
5/13 janitorial services	P-71859	knight	171.08	54500000 - Janitorial Service
5/13 janitorial services	P-71859	sliger	2,082.95	54500000 - Janitorial Service
5/13 janitorial services	P-71859	sliger	132.95	54550000 - Non CAM Janitorial
Total 830 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 05/17/13 (05/13)			8,422.27	
831 (inn1104) - City Electric Supply Co. (elecsupp) - 05/17/13 (05/13)				
emergency exit lights	P-71847	morgan	104.52	51200000 - Electric Repairs
lab 163-ballasts	P-71860	centenn	181	51200000 - Electric Repairs
lab 163-ballasts-return	P-71861	centenn	-181	51200000 - Electric Repairs
MJS-light bulb reimbursement-po#	P-71862	johnson	-22.54	51600000 - Exterior Building Maintenance
MJS-light bulb reimbursement-po#	P-71862	sliger	-20.81	51600000 - Exterior Building Maintenance
MJS-light bulb reimbursement-po#	P-71862	morgan	-18.3	51600000 - Exterior Building Maintenance
MJS-light bulb reimbursement-po#	P-71862	sliger	-1.17	51620000 - Non CAM Exterior Bldg Maint.
lights for signage by park entra	P-71863	inn-tic	59.38	51200000 - Electric Repairs
Total 831 (inn1104) - City Electric Supply Co. (elecsupp) - 05/17/13 (05/13)			101.08	
832 (inn1104) - EWING IRRIGATION PRODUCTS INC. (ewing) - 05/17/13 (05/13)				
ant killer for common areas.	P-71848	inn-tic	79.54	54300000 - Exterminating
Total 832 (inn1104) - EWING IRRIGATION PRODUCTS INC. (ewing) - 05/17/13 (05/13)			79.54	
833 (inn1104) - Hancock Bank (hancdt) - 05/17/13 (05/13)				
WM-#4802-3900-0042-1666	P-71854	knight	8.98	55870000 - General Authority Expense
CC-#4802-3900-0042-1666	P-71854	knight	30	55850000 - Subscriptions
Total 833 (inn1104) - Hancock Bank (hancdt) - 05/17/13 (05/13)			38.98	
834 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 05/17/13 (05/13)				
4/13 grounds maintenance & ferti	P-71850	johnson	530.36	54600000 - Landscaping Service
4/13 grounds maintenance & ferti	P-71850	sliger	489.56	54600000 - Landscaping Service
4/13 grounds maintenance & ferti	P-71850	morgan	430.73	54600000 - Landscaping Service
4/13 grounds maintenance & ferti	P-71850	sliger	27.49	54620000 - Non CAM Landscaping
4/13 grounds maintenance & ferti	P-71850	centenn	515.04	54600000 - Landscaping Service
4/13 grounds maintenance & ferti	P-71850	collins	675.73	54600000 - Landscaping Service
4/13 grounds maintenance & ferti	P-71850	knight	618.04	54600000 - Landscaping Service
4/13 grounds maintenance & ferti	P-71850	inn-tic	519.16	54600000 - Landscaping Service
4/13 grounds maintenance & ferti	P-71850	inn-tic	1,585.27	54620000 - Non CAM Landscaping
4/13 grounds maintenance & ferti	P-71850	johnson	23.5	54600000 - Landscaping Service
4/13 grounds maintenance & ferti	P-71850	sliger	21.69	54600000 - Landscaping Service
4/13 grounds maintenance & ferti	P-71850	morgan	19.08	54600000 - Landscaping Service
4/13 grounds maintenance & ferti	P-71850	sliger	1.22	54620000 - Non CAM Landscaping
4/13 grounds maintenance & ferti	P-71850	centenn	50	54600000 - Landscaping Service
4/13 grounds maintenance & ferti	P-71850	collins	50	54600000 - Landscaping Service
4/13 grounds maintenance & ferti	P-71850	knight	50	54600000 - Landscaping Service
Total 834 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 05/17/13 (05/13)			5,606.87	
835 (inn1104) - Grainger (ipgraing) - 05/17/13 (05/13)				
filters for large a/c units that	P-71849	centenn	94.8	51800000 - HVAC Repair

Total 835 (inn1104) - Grainger (ipgraing) - 05/17/13 (05/13)			94.8	
836 (inn1104) - HD Supply Facilities Maintenance (iphdsup) - 05/17/13 (05/13)				
back doorcloser for Bing needs	P-71851	collins	199	53650000 - Interior Supplies
back door closer worn out	P-71852	johnson	149	53700000 - Interior Repairs
Total 836 (inn1104) - HD Supply Facilities Maintenance (iphdsup)			348	
837 (inn1104) - Home Depot Credit Services (iphome) - 05/17/13 (05/13)				
disconnect switch burnt up	P-71864	centenn	57.16	51200000 - Electric Repairs
disconnect switch burnt up-retur	P-71865	centenn	-54.71	51200000 - Electric Repairs
disconnect switch burnt up-repla	P-71866	centenn	52.37	51200000 - Electric Repairs
Total 837 (inn1104) - Home Depot Credit Services (iphome) - 05/17/13 (05/13)			54.82	
838 (inn1104) - Marpan Supply Company, Inc. (marpan) - 05/17/13 (05/13)				
bulbs for building	P-71867	centenn	160.2	51300000 - Electric Bulbs
Total 838 (inn1104) - Marpan Supply Company, Inc. (marpan) - 05/17/13 (05/13)			160.2	
839 (inn1104) - Mowrey Elevator Company of Florida, Inc. (mowrey) - 05/17/13 (05/13)				
#8181; SN#50410; 5/13 service	P-71868	johnson	82.5	54100000 - Elevator Service
#8180; SN#39498; 5/13 service	P-71869	sliger	42.07	54100000 - Elevator Service
#8180; SN#39498; 5/13 service	P-71869	morgan	38	54100000 - Elevator Service
#8180; SN#39498; 5/13 service	P-71869	sliger	2.43	54120000 - Elevator Service-NonCAM
Total 839 (inn1104) - Mowrey Elevator Company of Florida, Inc. (mowrey) - 05/17/13 (05/13)			165	
840 (inn1104) - Florida State University (nwrdc) - 05/17/13 (05/13)				
#5089-LCR-SERVR; 4/13 service	P-71853	sliger	405	55230000 - Internet Charge-NonCAM
Total 840 (inn1104) - Florida State University (nwrdc) - 05/17/13 (05/13)			405	
841 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksolid) - 05/17/13 (05/13)				
5/13 service	P-71870	centenn	55	54300000 - Exterminating
5/13 service	P-71870	collins	55	54300000 - Exterminating
5/13 service	P-71870	knight	25	54300000 - Exterminating
5/13 service	P-71870	johnson	45	54300000 - Exterminating
5/13 service	P-71870	morgan	45	54300000 - Exterminating
5/13 service	P-71870	phipps	35	54300000 - Exterminating
5/13 service	P-71870	sliger	42.3	54300000 - Exterminating
5/13 service	P-71870	sliger	2.7	54330000 - Non CAM Exterminating
Total 841 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksolid) - 05/17/13 (05/13)			305	
842 (inn1104) - SPECIALTY CONTRACTORS OF TALLAHASSEE Inc (specicon) - 05/17/13 (05/13)				
2nd fl-ceiling replacement in of	P-71871	sliger	248	53700000 - Interior Repairs
1st floor men's rm-ceiling tiles	P-71872	sliger	44.94	53650000 - Interior Supplies
1st floor men's rm-ceiling tiles	P-71872	sliger	2.87	53670000 - Non CAM Interior Supplies
Total 842 (inn1104) - SPECIALTY CONTRACTORS OF TALLAHASSEE Inc (specicon) - 05/17/13 (05/13)			295.81	
843 (inn1104) - Tallahassee Democrat (talladem) - 05/17/13 (05/13)				
#C69347; 4/1/13-5/5/13 services	P-71855	inn-tic	191	55960000 - Other Administration Costs
Total 843 (inn1104) - Tallahassee Democrat (talladem) - 05/17/13 (05/13)			191	
844 (inn1104) - Trane, CORP. (trane) - 05/17/13 (05/13)				
large fresh air filters for whol	P-71856	centenn	505.53	51850000 - HVAC Supplies
Total 844 (inn1104) - Trane, CORP. (trane) - 05/17/13 (05/13)			505.53	
845 (inn1104) - Vertical Assesment Associates, LLC (vertical) - 05/17/13 (05/13)				
#39498; annual inspection	P-71873	sliger	68.85	51400000 - Elevator Maintenance
#39498; annual inspection	P-71873	morgan	62.18	51400000 - Elevator Maintenance
#39498; annual inspection	P-71873	sliger	3.97	51410000 - Elevator Maintenance-NonCAM
#50410; annual inspection	P-71873	johnson	135	51400000 - Elevator Maintenance
Total 845 (inn1104) - Vertical Assesment Associates, LLC (vertical) - 05/17/13 (05/13)			270	
5102013 (inn1104) - Florida Department of Revenue (stax) - 05/10/13 (05/13)				
#47-8012978518-0; 4/13 sales tax	P-71875	knight	85.04	23050000 - Sales Tax Payable
#47-8012978518-0; 4/13 sales tax	P-71875	knight	-2.13	33150000 - Sales Tax Discount
#47-8012978518-0; 4/13 sales tax	P-71875	morgan	173.81	23050000 - Sales Tax Payable
#47-8012978518-0; 4/13 sales tax	P-71875	morgan	-4.34	33150000 - Sales Tax Discount
#47-8012978518-0; 4/13 sales tax	P-71875	sliger	61.88	23050000 - Sales Tax Payable
#47-8012978518-0; 4/13 sales tax	P-71875	sliger	-1.55	33150000 - Sales Tax Discount
#47-8012978518-0; 4/13 sales tax	P-71875	inn-tic	120.39	23050000 - Sales Tax Payable

#47-8012978518-0; 4/13 sales tax	P-71875	inn-tic	-3.01	33150000 - Sales Tax Discount
Total 5102013 (inn1104) - Florida Department of Revenue (stax			430.09	
5232013 (inn1104) - CNA INSURANCE (cnainsur) - 05/23/13 (05/13)				
#0115148524; 5/13 installment	P-71874	centenn	206.88	71100000 - Property Insurance
#0115148524; 5/13 installment	P-71874	collins	146.96	71100000 - Property Insurance
#0115148524; 5/13 installment	P-71874	johnson	1,205.04	71100000 - Property Insurance
#0115148524; 5/13 installment	P-71874	knight	209.77	71100000 - Property Insurance
#0115148524; 5/13 installment	P-71874	morgan	978.67	71100000 - Property Insurance
#0115148524; 5/13 installment	P-71874	phipps	97.79	71100000 - Property Insurance
#0115148524; 5/13 installment	P-71874	sliger	1,112.34	71100000 - Property Insurance
#0115148524; 5/13 installment	P-71874	sliger	62.47	71110000 - Property Insurance-NonCAM
#0115148524; 5/13 installment	P-71874	inn-tic	2,121.21	71100000 - Property Insurance
#0115148524; 5/13 installment	P-71874	inn-tic	244.04	71110000 - Property Insurance-NonCAM
#0115148524; 5/13 installment	P-71874	inn-tic	3.94	71110000 - Property Insurance-NonCAM
Total 5232013 (inn1104) - CNA INSURANCE (cnainsur) - 05/23/			6,389.11	
6032013 (inn1104) - City of Tallahassee (utltal) - 05/30/13 (05/13)				
2035 EPD; 4/3/13-5/2/13 service	P-71876	johnson	138.51	46400000 - Water/Sewer
2035 EPD; 4/3/13-5/2/13 service	P-71876	sliger	127.85	46400000 - Water/Sewer
2035 EPD; 4/3/13-5/2/13 service	P-71876	morgan	112.49	46400000 - Water/Sewer
2035 EPD; 4/3/13-5/2/13 service	P-71876	sliger	7.18	46420000 - Non CAM Water/Sewer
1736 WPD; 4/3/13-5/2/13 service	P-71877	inn-tic	9.13	46050000 - Electric
1631 NPD; 4/3/13-5/2/13 service	P-71878	inn-tic	9.13	46050000 - Electric
1631 NPD; 4/3/13-5/2/13 service	P-71878	inn-tic	119.81	46480000 - Irrigation - Utility
2035 EPD; 4/5/13-5/6/13 service	P-71879	morgan	197.94	46050000 - Electric
2035 EPD; 4/3/13-5/2/13 service	P-71897	sliger	313.44	46070000 - Electric - NonCam
2035 EPD; 4/3/13-5/2/13 service	P-71898	morgan	338.38	46050000 - Electric
2035 EPD; 4/3/13-5/1/13 service	P-71899	johnson	20.33	46480000 - Irrigation - Utility
2035 EPD; 4/3/13-5/1/13 service	P-71899	sliger	18.76	46480000 - Irrigation - Utility
2035 EPD; 4/3/13-5/1/13 service	P-71899	morgan	16.51	46480000 - Irrigation - Utility
2035 EPD; 4/3/13-5/1/13 service	P-71899	sliger	1.05	46490000 - Irrigation-NonCAM
2035 EPD; 4/3/13-5/1/13 service	P-71899	johnson	168.58	46350000 - Refuse Collection
2035 EPD; 4/3/13-5/1/13 service	P-71899	sliger	155.61	46350000 - Refuse Collection
2035 EPD; 4/3/13-5/1/13 service	P-71899	morgan	136.91	46350000 - Refuse Collection
2035 EPD; 4/3/13-5/1/13 service	P-71899	sliger	8.74	46370000 - Refuse - NONCAM
2035 EPD; 4/3/13-5/1/13 service	P-71900	morgan	1,309.33	46050000 - Electric
1736 WPD; 4/3/13-5/2/13 service	P-71901	knight	87.11	46050000 - Electric
1736 WPD; 4/3/13-5/2/13 service	P-71901	knight	32.03	46400000 - Water/Sewer
1736 WPD; 4/3/13-5/2/13 service	P-71901	knight	45.32	46500000 - Stormwater
1736 WPD; 4/3/13-5/2/13 service	P-71901	knight	27.29	46600000 - Fire Service - Utility
2035 EPD; 4/3/13-5/1/13 service	P-71902	morgan	723.22	46050000 - Electric
2035 EPD; 4/3/13-5/1/13 service	P-71902	morgan	-35.3	46220000 - Demand Credit
Total 6032013 (inn1104) - City of Tallahassee (utltal) - 05/30/1			4,089.35	
			63,279.57	

Deposit Register

Bank=inn1104,inn1154 AND Deposit Date=05/01/2013-05/31/2013

Name	Property	Unit	Tenant	Period	Date	Amount	Check #
(inn1104) - 105 05/10/2013							
Redwire	knight			05/2013	05/10/2013	250	005636
M. Rodriquez	knight			05/2013	05/10/2013	250	1412
TALCOR	knight			05/2013	05/10/2013	500	3451
Teligent EMS	knight			05/2013	05/10/2013	500	61302
THE FLORIDA STATE UNIVERSITY RESEARCH	johnson	100	fsujohn	05/2013	05/10/2013	5,207.24	083194
NANOSTRATA, INC.,	knight	110	ip-nano	05/2013	05/10/2013	468.35	1945
FLORIDA A&M UNIVERSITY BOARD OF TRUS	morgan	130	mgn-famu	05/2013	05/10/2013	2,459.25	0000125114
THE FLORIDA A & M UNIVERSITY BOARD OF	centenn	2077EPD	ip-famu	05/2013	05/10/2013	5,670.28	0000125114
THE FLORIDA STATE UNIVERSITY RESEARCH	sliger	FSU-RF	fsurf	05/2013	05/10/2013	6,461.50	083194
Total (inn1104) - 105 05/10/2013						21,766.62	
(inn1104) - 106 05/10/2013							
Prevacus, Inc.,	morgan	105	prevacus	05/2013	05/10/2013	106.52	10612
Prevacus, Inc.,	morgan	105	prevacus	05/2013	05/10/2013	205.23	1229
Danfoss Turbocor Compressors, Inc.,	morgan	115	dan-mgn	05/2013	05/10/2013	1,966.62	30095
FLORIDA A&M UNIVERSITY BOARD OF TRUS	morgan	130	mgn-famu	05/2013	05/10/2013	100	0000125003
INSTITUTE OF SCIENCE & PUBLIC AFFAIRS,	morgan	131	ispa	05/2013	05/10/2013	178.75	00569329
CENTER FOR ADVANCEMENT OF LEARNING A	morgan	222	cala1	05/2013	05/10/2013	1,387.17	00568519
CENTER FOR ADVANCEMENT OF LEARNING A	morgan	222A	cala2	05/2013	05/10/2013	568.22	00568519
CENTER FOR BIOMEDICAL & TOXICOLOGICA	morgan	226-235	cbtr	05/2013	05/10/2013	3,625.00	00568838
FLORIDA CONFLICT RESOLUTION CENTER-CI	morgan	236	fcrc	05/2013	05/10/2013	2,182.25	00569329
Total (inn1104) - 106 05/10/2013						10,319.76	
(inn1104) - 107 05/21/2013							
Capital City Bank	knight			05/2013	05/21/2013	250	201647
C&L Associates	knight			05/2013	05/21/2013	250	6166
Thomas Howell Ferguson	knight			05/2013	05/21/2013	250	30285
Brown & Brown	knight			05/2013	05/21/2013	500	013807
US Treasury	inn-tic			05/2013	05/21/2013	575.98	00260981
DESIGN ARTS SEMINARS, INC.,	sliger	100-C	design	05/2013	05/21/2013	564.38	9000000235
FLORIDA RESEARCH FOUNDATION,	inn-tic	1C	fsurf-ab	05/2013	05/21/2013	1,606.78	083235
BEACHES & SHORES,	morgan	203-208	beaches	05/2013	05/21/2013	1,919.44	00570077
CENTER FOR INFORMATION MANAGEMENT &	morgan	214.215	cimes	05/2013	05/21/2013	1,462.69	00570077
STATE OF FLORIDA DEPARTMENT OF AGRICU	collins	25	ip-dacs	05/2013	05/21/2013	4,671.08	1137496
Total (inn1104) - 107 05/21/2013						12,050.35	
(inn1104) - 108 05/30/2013							
LCRDA	inn-tic			05/2013	05/30/2013	2.25	000824
LCRDA	inn-tic			06/2013	06/07/2013	-2.25	000824
Total (inn1104) - 108 05/30/2013						0	
(inn1104) - 110 05/31/2013							
T. Edmond	knight			05/2013	05/31/2013	250	5205
CENTER FOR ADVANCEMENT OF LEARNING A	morgan	222	cala1	05/2013	05/31/2013	1,387.17	00571106
CENTER FOR ADVANCEMENT OF LEARNING A	morgan	222A	cala2	05/2013	05/31/2013	568.22	00571106
STATE OF FLORIDA DEPARTMENT OF ENVIRC	collins	75	ip-dep	05/2013	05/31/2013	14,315.18	1162328
DEPARTMENT OF TRANSPORTATION,	phipps	PHIPPS	ip-dot	05/2013	05/31/2013	10,719.57	1173894
Total (inn1104) - 110 05/31/2013						27,240.14	
(inn1154) - 21 05/10/2013							
THE FLORIDA A & M UNIVERSITY BOARD OF	centenn	2077EPD	ip-famu	05/2013	05/10/2013	25,858.82	0000124812
Total (inn1154) - 21 05/10/2013						25,858.82	
						97,235.69	

Aged Receivables Report

Detail by Resident
 Property List: INNOVATION PARK (innvntion)
 Trans through: 5/2013
 Age As of: 5/31/2013

Page 1

Unit	Resident	Charge Code	Total Unpaid Charges	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Prepayments	Balance
centenn - INNOVATION PARK-CENTENNIAL BLDG									
2077EPD	ip-famu	THE FLORIDA A & M UNIVERSITY BOARD	9,842.69	4,988.66	4,854.03	0.00	0.00	0.00	9,842.69
Total centenn			9,842.69	4,988.66	4,854.03	0.00	0.00	0.00	9,842.69
inn-tic - INNOVATION PARK -TENANTS IN COMMON									
1C	fsurf-ab	FLORIDA RESEARCH FOUNDATION	1,756.07	1,756.07	0.00	0.00	0.00	0.00	1,756.07
1F	sunny	SunnyLand Solar RE, LLC	0.00	0.00	0.00	0.00	0.00	-1,166.70	-1,166.70
Total inn-tic			1,756.07	1,756.07	0.00	0.00	0.00	-1,166.70	589.37
johnson - INNOVATION PARK - JOHNSON BLDG									
100	fsujohn	THE FLORIDA STATE UNIVERSITY	12,272.67	5,606.70	6,665.97	0.00	0.00	0.00	12,272.67
Total johnson			12,272.67	5,606.70	6,665.97	0.00	0.00	0.00	12,272.67
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
sliger - INNOVATION PARK - SLIGER BLDG									
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	16,678.02	5,964.14	10,713.88	0.00	0.00	0.00	16,678.02
Total sliger			16,678.02	5,964.14	10,713.88	0.00	0.00	-107.50	16,570.52
Total			40,770.28	18,536.40	22,233.88	0.00	0.00	-1,533.28	39,237.00

Payable - Aging Detail

Property=innvntn AND mm/yy=05/2013 AND Age as of=05/31/2013

Vendor Code - Name						Invoice	Current	0 - 30	31 - 60	61 - 90	Over 90
Invoice Notes		Tran#	Property	Date	Account	Number	Owed	Owed	Owed	Owed	Owed
absystem - STA of Tallahassee, Inc.											
#LC20; 69276; 5/7/13-6/6/13 overage char	P-72497	knight	05/31/2013	5530-0000	180287		90.4	90.4	0	0	0
Total absystem - STA of Tallahassee, Inc.							90.4	90.4	0	0	0
aireserv - TONY KELLY											
clean coils - leibert centennial	P-72085	centenn	05/15/2013	5180-0000	17190CS		150	150	0	0	0
replaced evap coil per quote	P-72088	collins	05/15/2013	5180-0000	17113CS		450	450	0	0	0
Total aireserv - TONY KELLY							600	600	0	0	0
ana - AmTrust North America, Inc.											
#115919; 5/13 payment	P-72498	knight	05/31/2013	4405-0000	115919 (5/13)		272	272	0	0	0
Total ana - AmTrust North America, Inc.							272	272	0	0	0
bc - Broad and Cassel, P.A.											
#44809.0001; 5/13 professional services	P-72499	inn-tic	05/31/2013	5575-0000	904957		2,350.00	2,350.00	0	0	0
#44809.0001; 5/13 professional services	P-72499	inn-tic	05/31/2013	5592-0000	904957		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
bureau - BUREAU OF ELEVATOR SAFETY											
#39498; Lic.2101; 2013 License Renewal ap	P-72105	morgan	05/22/2013	5140-0000	39498 (2013)		34.54	34.54	0	0	0
#39498; Lic.2101; 2013 License Renewal ap	P-72105	sliger	05/22/2013	5140-0000	39498 (2013)		38.25	38.25	0	0	0
#39498; Lic.2101; 2013 License Renewal ap	P-72105	sliger	05/22/2013	5141-0000	39498 (2013)		2.21	2.21	0	0	0
#50410; Lic.2101; 2013 License renewal ap	P-72104	johnson	05/22/2013	5140-0000	50410 (2013)		75	75	0	0	0
Total bureau - BUREAU OF ELEVATOR SAFETY							150	150	0	0	0
comcast - COMCAST											
#09587317042017; 6/4/13-7/3/13 svcs	P-72103	inn-tic	05/21/2013	5520-0000	09587317042017 (5/13)		108	108	0	0	0
#09587317042017; 6/4/13-7/3/13 svcs	P-72103	knight	05/21/2013	5522-0000	09587317042017 (5/13)		70.85	70.85	0	0	0
Total comcast - COMCAST							178.85	178.85	0	0	0
csu - COMMUNICATION SOLUTIONS UNLIMITED											
repair lines that were not worki	P-72089	knight	05/24/2013	5566-0000	7511		99	99	0	0	0
Total csu - COMMUNICATION SOLUTIONS UNLIMITED							99	99	0	0	0
elecsupp - City Electric Supply Co.											
#01760336001; 1&2 bulb ballasts for lab lgt	P-72106	centenn	05/16/2013	5125-0000	TAL/078742		295.4	295.4	0	0	0
Total elecsupp - City Electric Supply Co.							295.4	295.4	0	0	0
elsasser - Elsasser's Lock & Key, Inc.											
get key made for 215 Sliger	P-72107	sliger	05/14/2013	5215-0000	62491		6.4	6.4	0	0	0
common bathrooms locksets	P-72108	johnson	05/17/2013	5210-0000	62570		50.23	50.23	0	0	0
common bathrooms locksets	P-72108	morgan	05/17/2013	5210-0000	62570		40.8	40.8	0	0	0
common bathrooms locksets	P-72108	sliger	05/17/2013	5210-0000	62570		46.37	46.37	0	0	0
common bathrooms locksets	P-72108	sliger	05/17/2013	5212-0000	62570		2.6	2.6	0	0	0
Total elsasser - Elsasser's Lock & Key, Inc.							146.4	146.4	0	0	0
ewing - EWING IRRIGATION PRODUCTS INC.											
#24387; 2in & 1.5in repair fitting & pipe	P-72109	morgan	05/15/2013	5245-0000	6354123		118.9	118.9	0	0	0
#24387; MJS-2in line & valve box	P-72110	johnson	05/21/2013	5245-0000	6389650		75.42	75.42	0	0	0
#24387; MJS-2in line & valve box	P-72110	morgan	05/21/2013	5245-0000	6389650		61.26	61.26	0	0	0
#24387; MJS-2in line & valve box	P-72110	sliger	05/21/2013	5245-0000	6389650		69.62	69.62	0	0	0
#24387; MJS-2in line & valve box	P-72110	sliger	05/21/2013	5245-5000	6389650		3.91	3.91	0	0	0
Total ewing - EWING IRRIGATION PRODUCTS INC.							329.11	329.11	0	0	0
fastsign - Fast Signs											
banner for elevator pitch night	P-72111	knight	05/17/2013	5580-0000	37340543		184.41	184.41	0	0	0
Total fastsign - Fast Signs							184.41	184.41	0	0	0
gaffburg - Georgia- Florida Burglar Alarm Company,											
Bill ID#11091; CSID#730827; HID FOBS	P-72118	morgan	05/13/2013	5480-0000	347456		24	24	0	0	0
Total gaffburg - Georgia- Florida Burglar Alarm Company,							24	24	0	0	0
govclub - The Governor's Club, Inc.											
Elevator Pitch Night Event-7200; Chit#04061	P-72125	knight	05/21/2013	5586-0000	04061694		4,487.88	4,487.88	0	0	0
Total govclub - The Governor's Club, Inc.							4,487.88	4,487.88	0	0	0
hancdt - Hancock Bank											
#4802390000421666; 5/13 credit card stmt	P-72505	knight	05/31/2013	5586-0000	4802390000421666 (05/13)		71.25	71.25	0	0	0
#4802390000421666; 5/13 credit card stmt	P-72505	knight	05/31/2013	5587-0000	4802390000421666 (05/13)		9.48	9.48	0	0	0
Total hancdt - Hancock Bank							80.73	80.73	0	0	0
heinzbro - Heinz Brothers Nurseries, INC.											
5/13 grounds maintenance; 5/13 pinestraw	P-72521	centenn	05/02/2013	5460-0000	14767		952.12	952.12	0	0	0
5/13 grounds maintenance; 5/13 pinestraw	P-72521	collins	05/02/2013	5460-0000	14767		1,118.92	1,118.92	0	0	0
5/13 grounds maintenance; 5/13 pinestraw	P-72521	inn-tic	05/02/2013	5460-0000	14767		538.88	538.88	0	0	0
5/13 grounds maintenance; 5/13 pinestraw	P-72521	inn-tic	05/02/2013	5462-0000	14767		1,645.51	1,645.51	0	0	0
5/13 grounds maintenance; 5/13 pinestraw	P-72521	johnson	05/02/2013	5460-0000	14767		1,355.58	1,355.58	0	0	0
5/13 grounds maintenance; 5/13 pinestraw	P-72521	knight	05/02/2013	5460-0000	14767		1,059.04	1,059.04	0	0	0
5/13 grounds maintenance; 5/13 pinestraw	P-72521	morgan	05/02/2013	5460-0000	14767		1,100.94	1,100.94	0	0	0
5/13 grounds maintenance; 5/13 pinestraw	P-72521	sliger	05/02/2013	5460-0000	14767		1,251.30	1,251.30	0	0	0
5/13 grounds maintenance; 5/13 pinestraw	P-72521	sliger	05/02/2013	5462-0000	14767		70.27	70.27	0	0	0
Total heinzbro - Heinz Brothers Nurseries, INC.							9,092.56	9,092.56	0	0	0
ipgraing - Grainger											
(MJS)-supplies needed to repaint mail boxes	P-72126	johnson	05/16/2013	5160-0000	9143971241		33.52	33.52	0	0	0
(MJS)-supplies needed to repaint mail boxes	P-72126	morgan	05/16/2013	5160-0000	9143971241		27.23	27.23	0	0	0
(MJS)-supplies needed to repaint mail boxes	P-72126	sliger	05/16/2013	5160-0000	9143971241		30.95	30.95	0	0	0
(MJS)-supplies needed to repaint mail boxes	P-72126	sliger	05/16/2013	5162-0000	9143971241		1.74	1.74	0	0	0

MJS -11/2"□ schedule 80 adapter	P-72522	johnson	05/29/2013	5245-0000	9153646568	6.27	6.27	0	0	0
MJS -11/2"□ schedule 80 adapter	P-72522	morgan	05/29/2013	5245-0000	9153646568	5.09	5.09	0	0	0
MJS -11/2"□ schedule 80 adapter	P-72522	sliger	05/29/2013	5245-0000	9153646568	5.79	5.79	0	0	0
MJS -11/2"□ schedule 80 adapter	P-72522	sliger	05/29/2013	5245-5000	9153646568	0.33	0.33	0	0	0
Total ipgraing - Grainger						110.92	110.92	0	0	0
iphdsup - HD Supply Facilities Maintenance										
door closure conference room	P-72523	collins	05/23/2013	5370-0000	9122499258	86.99	86.99	0	0	0
Total iphdsup - HD Supply Facilities Maintenance						86.99	86.99	0	0	0
iphome - Home Depot Credit Services										
#-2825; (MJS) -1 1/4 pipe for irrigation	P-72129	johnson	05/16/2013	5245-0000	8592155	2.85	2.85	0	0	0
#-2825; (MJS) -1 1/4 pipe for irrigation	P-72129	morgan	05/16/2013	5245-0000	8592155	2.31	2.31	0	0	0
#-2825; (MJS) -1 1/4 pipe for irrigation	P-72129	sliger	05/16/2013	5245-0000	8592155	2.63	2.63	0	0	0
#-2825; (MJS) -1 1/4 pipe for irrigation	P-72129	sliger	05/16/2013	5245-5000	8592155	0.15	0.15	0	0	0
#-2825; blinds for office	P-72128	knight	05/16/2013	5370-0000	8592157	36.06	36.06	0	0	0
#-2825; Wheelborrow for use around IP	P-72127	inn-tic	05/16/2013	5161-0000	8592153	103.37	103.37	0	0	0
Total iphome - Home Depot Credit Services						147.37	147.37	0	0	0
johnston - Johnstone Supply										
MJS - supplies and materials to repair mailbo	P-72524	johnson	05/01/2013	5160-0000	s3434294.001	19.15	0	19.15	0	0
MJS - supplies and materials to repair mailbo	P-72524	morgan	05/01/2013	5160-0000	s3434294.001	15.55	0	15.55	0	0
MJS - supplies and materials to repair mailbo	P-72524	sliger	05/01/2013	5160-0000	s3434294.001	17.67	0	17.67	0	0
MJS - supplies and materials to repair mailbo	P-72524	sliger	05/01/2013	5162-0000	s3434294.001	0.99	0	0.99	0	0
#40620; both restrooms and elec. room	P-72131	collins	05/14/2013	5180-0000	s3488601.001	732.43	732.43	0	0	0
#40620; Motor for building attic fans	P-72134	centenn	05/14/2013	5180-0000	S3495706.001	136.53	136.53	0	0	0
#40620; damper returned	P-72136	centenn	05/15/2013	5180-0000	s3507796.001	-124.53	-124.53	0	0	0
#40620; hepa filters	P-72132	centenn	05/15/2013	5180-0000	s3506997.001	147.6	147.6	0	0	0
#40620; motors and kits to replace exhaust	P-72137	centenn	05/29/2013	5180-0000	s3504958.001	528.67	528.67	0	0	0
Total johnston - Johnstone Supply						1,474.06	1,420.70	53.36	0	0
marpan - Marpan Supply Company, Inc.										
T-8 Ushaped bulbs	P-72525	johnson	05/30/2013	5130-0000	1259219	134.88	134.88	0	0	0
Total marpan - Marpan Supply Company, Inc.						134.88	134.88	0	0	0
matson - Julia Matson										
Petty Cash Reimbursement	P-72139	knight	05/30/2013	5587-0000	Petty Cash (05.30.13)	147.66	147.66	0	0	0
Total matson - Julia Matson						147.66	147.66	0	0	0
metal - Metal Building Services, Inc.										
#13-0974; 5/13 gutter cleaning	P-72140	centenn	05/14/2013	5160-0000	009400	90	90	0	0	0
#13-0974; 5/13 gutter cleaning	P-72140	collins	05/14/2013	5160-0000	009400	90	90	0	0	0
Total metal - Metal Building Services, Inc.						180	180	0	0	0
mgttal - Talcor Commercial Real Estate Svc Inc										
5/13 Accounting & Reporting mgmt fee	P-72148	centenn	05/31/2013	6110-0000	MgmtFee-AR (05/13)	316.96	316.96	0	0	0
5/13 Accounting & Reporting mgmt fee	P-72148	collins	05/31/2013	6110-0000	MgmtFee-AR (05/13)	241.36	241.36	0	0	0
5/13 Accounting & Reporting mgmt fee	P-72148	inn-tic	05/31/2013	6110-0000	MgmtFee-AR (05/13)	200	200	0	0	0
5/13 Accounting & Reporting mgmt fee	P-72148	johnson	05/31/2013	6111-0000	MgmtFee-AR (05/13)	381.3	381.3	0	0	0
5/13 Accounting & Reporting mgmt fee	P-72148	knight	05/31/2013	6110-0000	MgmtFee-AR (05/13)	27.14	27.14	0	0	0
5/13 Accounting & Reporting mgmt fee	P-72148	morgan	05/31/2013	6110-0000	MgmtFee-AR (05/13)	315.31	315.31	0	0	0
5/13 Accounting & Reporting mgmt fee	P-72148	phipps	05/31/2013	6110-0000	MgmtFee-AR (05/13)	142.11	142.11	0	0	0
5/13 Accounting & Reporting mgmt fee	P-72148	sliger	05/31/2013	6111-0000	MgmtFee-AR (05/13)	375.82	375.82	0	0	0
5/13 Prop Mgmt mgmt fee	P-72149	centenn	05/31/2013	6110-0000	MgmtFee-PM (05/13)	1,069.75	1,069.75	0	0	0
5/13 Prop Mgmt mgmt fee	P-72149	collins	05/31/2013	6110-0000	MgmtFee-PM (05/13)	814.6	814.6	0	0	0
5/13 Prop Mgmt mgmt fee	P-72149	inn-tic	05/31/2013	6110-0000	MgmtFee-PM (05/13)	675	675	0	0	0
5/13 Prop Mgmt mgmt fee	P-72149	johnson	05/31/2013	6111-0000	MgmtFee-PM (05/13)	1,286.86	1,286.86	0	0	0
5/13 Prop Mgmt mgmt fee	P-72149	knight	05/31/2013	6110-0000	MgmtFee-PM (05/13)	91.61	91.61	0	0	0
5/13 Prop Mgmt mgmt fee	P-72149	morgan	05/31/2013	6110-0000	MgmtFee-PM (05/13)	1,064.16	1,064.16	0	0	0
5/13 Prop Mgmt mgmt fee	P-72149	phipps	05/31/2013	6110-0000	MgmtFee-PM (05/13)	479.62	479.62	0	0	0
5/13 Prop Mgmt mgmt fee	P-72149	sliger	05/31/2013	6111-0000	MgmtFee-PM (05/13)	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
nwrdc - Florida State University										
5089-LCR-SERVER-5/13 services	P-72526	sliger	05/31/2013	5523-0000	NW1305022	405	405	0	0	0
Total nwrdc - Florida State University						405	405	0	0	0
officede - OFFICE DEPOT CARD PLAN										
#-40540046; board mtg supplies	P-72150	knight	05/15/2013	5565-0000	657612570001	29.23	29.23	0	0	0
#-40540046; board mtg supplies	P-72151	knight	05/15/2013	5565-0000	657613799001	45	45	0	0	0
#-40540046; remaining balance on act	P-72152	knight	05/31/2013	5587-0000	6011564240540046 (5/13)	1.24	1.24	0	0	0
Total officede - OFFICE DEPOT CARD PLAN						75.47	75.47	0	0	0
orkin - Capital Solutions of Big Bend										
#1477; 5/13 service	P-72154	johnson	05/15/2013	5430-0000	14743	50	50	0	0	0
Total orkin - Capital Solutions of Big Bend						50	50	0	0	0
speccrys - Specialized Crystal Processing, Inc.										
2013 Tech Grant program	P-72156	inn-tic	05/28/2013	5589-0000	2013 Tech Grant (05.28.13)	15,000.00	15,000.00	0	0	0
Total speccrys - Specialized Crystal Processing, Inc.						15,000.00	15,000.00	0	0	0
talladem - Tallahassee Democrat										
#C69347; 5/13 services	P-72527	inn-tic	05/31/2013	5596-0000	0000619817	185.3	185.3	0	0	0
Total talladem - Tallahassee Democrat						185.3	185.3	0	0	0
whites - White's Plumbing, Inc.										
repair to main line into building	P-72157	phipps	05/10/2013	5230-0000	158357	182.4	182.4	0	0	0
FSU-shower leaking badly	P-72158	sliger	05/13/2013	5230-0000	158449	490.16	490.16	0	0	0
Total whites - White's Plumbing, Inc.						672.56	672.56	0	0	0
						48,150.95	48,097.59	53.36	0	0

Loan Billing Statement

Loan Customer # 0264469650

**WELLS
FARGO**

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

DCFSSCDT10 000993

|||||
MAC R4057-01Q



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

Principal 12,636.06
Interest 10,871.95
Total Amount Due: \$23,508.01

Amount to be charged 23,508.01

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

SU 0132398

MOC

Loan Customer #
0264469650

4320

Total Amount Due
000000002350801

Invoice #
1310814216-31

AMOUNT TO BE DEDUCTED FROM ACCOUNT 0045669871 ON CHARGE DATE
05-21-2013

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 #: 1310814216

Statement Date: 05-16-2013

Payment Due Date: 05-21-2013
Page 1 of 1

Obligation # 18

Effective Date	From Date	Thru Date	Transaction Type	Amount	Principal Balance	Rate	Days	Interest/Fee Balance
04-16-13			Balance Forward		2,879,498.82			
04-21-13	04-21-13		Interest Calc		2,879,498.82	4.55000	1	363.94
04-22-13			Principal Pmt	-12,589.91	2,866,908.91			
04-22-13	05-20-13		Interest Calc		2,866,908.91	4.55000	29	10,508.01

OBLIGATION SUMMARY

Interest Paid YTD 43,958.58
Interest Paid in 2012 136,350.35

Principal Due 12,636.06
Interest Due 10,871.95
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



DCFSSCDT10 000993 NNNNNNNNN NNN NNN 001 001 001142 10571034.1.1

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

A/R	\$	9,842.69
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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	MGMT FEE INCOME	STAX (7.5%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
100	FSU RESEARCH FOUNDATION, INC. National Park Service-SE Archeological Center Center for Ocean-Atmospheric Prediction Studies	12/7/94	11/1/13	\$ -	39,337	0.00		\$ 580.84	EXEMPT		\$ 580.84	\$ -	\$ 580.84	\$ 580.84	5/10	\$ -	LESSEE PAYS UTILITIES & TAXES Other: LESSEE PAYS CAM ON BUILDING & PARK COMMON AREAS OTHER: RELLB Auto Renewals additional year every November-must notify 12 months in advance of vacating-Rent increase every November based on CPI-11/12-10/13 2.2% Increase	EXEMPT
	TOTALS			\$ -	39,337	0.00	\$ -	\$ 580.84	\$ -	\$ 5,606.70	\$ 6,187.54	\$ 11,292.37	\$ 17,479.91	\$ 5,207.24		\$ 12,272.67		\$ -

A/R	\$	12,272.67
Prepaid	\$	-

INNOVATION PARK
KNIGHT BLDG.

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	DSL CHARGE	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
102,104,105	LEON COUNTY RESEARCH & DEVELOPMENT AUTHORITY	MTM			1,782	0.00	\$ -	\$ -	\$ -			\$ -		\$ -			\$ -	OWNER-FREE RENT	\$ -
103	TEAM SIMULATIONS, LLC	9/14/07	9/30/13	\$ -	188	15.38	\$ 241.00	\$ 241.00	\$ 18.08			\$ 259.08	\$ (518.17)	\$ (259.10)			\$ (259.10)	Lease Auto Renewal Per Lease with 3% Increase	\$ -
110, 111	NANOSTRATA, INC.	7/1/10	6/30/13	\$ -	344	14.51	\$ 416.00	\$ 416.00	\$ 31.20			\$ 447.20	\$ -	\$ 447.20	\$ 447.20	5/10	\$ -	QTLY BILLBACK FOR COPY/FAX MTHLY DSL CHARGE \$21.15-CAME FROM INVOICE FROM LANIGAN	\$ 31.20
										\$ 21.15		\$ 21.15	\$ -	\$ 21.15	\$ 21.15	5/10	\$ -		EXEMPT
112	VACANT				152	0.00	\$ -	\$ -	\$ -			\$ -		\$ -			\$ -		\$ -
113	VACANT				164	0.00	\$ -	\$ -	\$ -			\$ -	\$ -	\$ -			\$ -		\$ -
114	BUC TECHNOLOGIES, LLC	7/1/10	6/30/13	\$ -	170	14.50	\$ 205.42	\$ 205.42	\$ 15.41			\$ 220.83	\$ -	\$ 220.83			\$ 220.83	Mthly DSL Charge?	\$ -
												\$ -	\$ -	\$ -			\$ -	Qty copies bill back (Oct-Dec)	EXEMPT
															\$ 3,000.00	5/10, 5/21, 5/31		Elevator Pitch	
														\$ -					
	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
	TOTALS			\$ -	2,800	11.10	\$ 862.42	\$ 862.42	\$ 64.68		\$ -	\$ 948.25	\$ (518.17)	\$ 430.08	\$ 3,468.35		\$ (38.27)		\$ 31.20

A/R \$ 220.83
Prepaid \$ (259.10)

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

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

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	\$	16,678.02
Prepaid	\$	(107.50)

INNOVATION PARK
TENANTS IN COMMON BLDG.

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						\$ 728.32	\$ 728.32	\$ 728.32	\$ 1,456.64	\$ 728.32	5/21	\$ 728.32		EXEMPT
GROUND																			
3B	FSU RESEARCH FOUNDATION-B LEARNING SYSTEMS INSTITUTE ENTERPRISE RESOURCE PLANNING FSU FOUNDATION, INC. FSU OFFICE OF INTELLECTUAL PROPERTY & COMMERCIALIZATION FSU OFFICE OF RESEARCH+HUMAN SUBJECTS COMMITTEE FLORIDA CENTER FOR READING RESEARCH CYBER SECURITY CENTER ON BETTER HEALTH & LIFE FOR UNDERSERVED POPULATIONS CENTER FOR INTERACTIVE MEDIA	10/25/01	1/28/74	\$ -	6.54						\$ 1,027.75	\$ 1,027.75	\$ 878.46	\$ 1,906.21	\$ 878.46	5/21	\$ 1,027.75		EXEMPT
GROUND																			
4B	VACANT				7.40														
GROUND																			
1C	FSU MATERIALS RESEARCH CENTER				4.50							\$ -	\$ -	\$ -			\$ -	OWNED BY FSURF	EXEMPT
GROUND																			
2C	FSU-AEROPULSION & MECHATRONICS ENERGY				4.50							\$ -	\$ -	\$ -			\$ -	OWNED BY FSURF	EXEMPT
GROUND																			
3C	VACANT				3.60														
GROUND																			
4C	VACANT				3.90														
GROUND																			
5C	VACANT				3.70														
GROUND																			
6C	VACANT				3.03														
GROUND																			
1D-2D 3D	DANFOSS TURBOCOR, INC.	3/15/07	3/31/27	\$ -	6.83 2.87							\$ -	\$ -	\$ -			\$ -	3D HAS SEPARATE/SPECIAL OPTION	\$ -
GROUND																			
1E 2E-3E	AVALANCHE PARTNERS COLLEGE CENTER FOR LIBRARY EXPANSION COLLEGE CENTER FOR LIBRARY AUTOMATION	1/7/08 1/7/02	1/28/74 1/28/74	\$ -	2.42 4.01							\$ -	\$ -	\$ -			\$ -		\$ -

INNOVATION PARK
TENANTS IN COMMON BLDG.

GROUND 4E	VACANT				3.45														
GROUND 5E	VACANT				1.80														
GROUND 6E	VACANT				2.00														
GROUND 7E/1F	Sunnyland Solar	8/3/11	8/2/18		9.80	\$ 7,000.00	\$ 583.33	EXEMPT		\$ 583.33	\$ (1,750.03)	\$ (1,166.70)			\$ (1,166.70)	PAID ANNUALLY-AUGUST CAM CAPPED AT 8% INCREASE PER YEAR	EXEMPT		
GROUND 8E	VACANT				9.24														
GROUND 2F	VACANT				8.65														
GROUND 3F-4F	ELBIT SYSTEMS OF AMERICA	8/4/89	8/3/39	\$ -	9.16					\$ -	\$ -	\$ -			\$ -	CAM CAPPED AT 8% INCREASE PER YEAR	\$ -		
GROUND 1G	VACANT				2.10														
GROUND 2G	VACANT				2.30														
GROUND 3G	VACANT				5.30														
GROUND 4G	CENTENNIAL BUILDING				3.94					\$ -	\$ -	\$ -			\$ -		EXEMPT		
GROUND 5G	COLLINS BUILDING				3.47											TENANTS IN COMMON CHARGES INCLUDED IN RENT; NO ADD'L REIMBURSEMENT FROM TENANTS			
GROUND 6G	MORGAN BUILDING		LCRDA		2.25											TENANTS IN COMMON CHARGES INCLUDED IN RENT; NO ADD'L REIMBURSEMENT FROM TENANTS			
	SLIGER BUILDING		11/1/13		2.52					\$ -	\$ -	\$ -			\$ -	2.52 ACRES OF TENANTS IN COMMON CHARGES ARE REIMBURSED BY FSURF	EXEMPT		
	OTHER TENANTS				0.16														
	JOHNSON BUILDING		11/1/13		2.71					\$ -	\$ -	\$ -			\$ -		EXEMPT		
	SHAW BUILDING	11/24/96	12/23/15		2.71					\$ -	\$ -	\$ -			\$ -	Insurance Policy : 2011-2012	EXEMPT		
	APPLIED SUPERCONDUCTIVITY CENTER TAI-YANG RESEARCH COMPANY															TO PAY 5% RENTS COLLECTED AFTER INITIAL LEASE TERM 12/23/15			
EBP	VACANT																		
	Eisenhower Borrow Pit																		
	MISCELLANEOUS PAYMENTS												\$ 575.98	5/21		US Treasury-S.Lewis			
												\$ -							
=====																			
	TOTALS			\$ -	174.60	0.00	\$ 7,000.00	\$ 583.33	\$ -	\$ 1,756.07	\$ 2,339.40	\$ (143.25)	\$ 2,196.15	\$ 2,182.76	\$ 589.37			\$ -	

AR \$ 1,756.07
Prepaid \$ (1,166.70)

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	\$ 30,847.48	\$ 10,524.31	\$ 41,371.79	\$ 31,529.10		\$ 9,842.69		\$ -
	COLLINS	\$ 18,986.26	\$ -	\$ 18,986.26	\$ 18,986.26		\$ -		\$ -
	JOHNSON	\$ 6,187.54	\$ 11,292.37	\$ 17,479.91	\$ 5,207.24		\$ 12,272.67		\$ -
	KNIGHT	\$ 948.25	\$ (518.17)	\$ 430.08	\$ 468.35		\$ (38.27)		\$ 31.20
					\$ 3,000.00			Misc payments	
	MORGAN	\$ 16,161.14	\$ 1,955.39	\$ 18,116.53	\$ 18,116.53		\$ (0.00)		\$ 158.96
	PHIPPS	\$ 10,719.57	\$ -	\$ 10,719.57	\$ 10,719.57		\$ -		\$ -
	SLIGER	\$ 7,181.59	\$ 16,414.81	\$ 23,596.40	\$ 7,025.88		\$ 16,570.52		\$ 39.38
	TENANTS IN COMMON	\$ 2,339.40	\$ (143.25)	\$ 2,196.15	\$ 1,606.78		\$ 589.37		\$ -
					\$ 575.98			misc TIC payments	
	=====		= = = = =	= = = = =	= = = = =	= = = = =	= = = = =	=====	
	TOTALS	\$ 93,371.23	\$ 39,525.46	\$ 132,896.69	\$ 97,235.69		\$ 39,236.98		\$ 229.53
							A/R	\$ 40,770.28	
							Prepaid	\$ (1,533.29)	