

Monthly Owner Report



Innovation Park

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

July
2013



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

Balance Sheet (With Period Change)

Period = Jul 2013

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4000	Cash - Hancock Bank	132,104.25	157,587.41	-25,483.16
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1150-4000	Reserve Fund - Hancock	26,618.07	26,615.81	2.26
1155-4000	Sinking Fund -Cash-Hancock	394,500.89	392,116.36	2,384.53
1190-0000	TOTAL CASH	553,423.21	576,519.58	-23,096.37
1200-0000	RECEIVABLES			
1203-0000	A/R-Tenant	107,261.20	96,535.08	10,726.12
1204-0000	AR-Tenant Expenses to be Reimbursed	39.00	0.00	39.00
1206-0000	Other Receivables	2,028.44	1,402.94	625.50
1210-0000	Accounts Receivable	64,621.89	51,028.68	13,593.21
1217-0000	Other Assets	1,989.00	1,989.00	0.00
1299-0000	TOTAL RECEIVABLES	175,939.53	150,955.70	24,983.83
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	-10,430,604.81	-10,378,984.78	-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	-25,310.00	-25,035.00	-275.00
1790-0000	TOTAL PROPERTY	11,557,268.95	11,609,163.98	-51,895.03
1840-0000	OTHER ASSETS			
1905-0000	Trust Escrow	90,000.00	90,000.00	0.00
1913-0000	Prepaid Insurance	15,529.94	17,097.81	-1,567.87
1925-0000	Investments	2,220,246.43	2,216,847.19	3,399.24
1945-0000	Investments Limited as to Use	1,400,000.00	1,400,000.00	0.00
1980-0000	TOTAL OTHER ASSETS	3,725,776.37	3,723,945.00	1,831.37
1990-0000	TOTAL ASSETS	16,012,408.06	16,060,584.26	-48,176.20
2000-0000	LIABILITIES and CAPITAL			
2236-0000	Accounts Payable	17,311.33	23,101.53	-5,790.20
2246-0000	Prepaid Rents	685.85	583.37	102.48
2249-0000	Accrued Other	3,487.20	5,615.35	-2,128.15
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 = Jul 2013

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
2305-0000	Sales Tax Payable	169.62	42.28	127.34
2308-0000	Unearned Revenue - Current	246,327.00	246,327.00	0.00
2310-0000	Bonds Payable - Current	156,637.18	156,045.51	591.67
2408-0000	Unearned Revenue - Noncurrent	348,965.76	369,493.12	-20,527.36
2410-0000	Bond Payable - Noncurrent	2,672,216.65	2,685,541.97	-13,325.32
2490-0000	TOTAL LIABILITIES	3,452,337.01	3,493,286.55	-40,949.54
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	8,684,381.12	8,709,992.52	-25,611.40
2740-0000	Restricted for Capital Assets	421,118.96	418,732.17	2,386.79
2750-0000	Unrestricted	2,054,570.97	2,038,573.02	15,997.95
2760-0000	Designated Net Assets	1,400,000.00	1,400,000.00	0.00
2890-0000	TOTAL CAPITAL	12,560,071.05	12,567,297.71	-7,226.66
2990-0000	TOTAL LIABILITIES and CAPITAL	16,012,408.06	16,060,584.26	-48,176.20

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Income Statement

Period = Jul 2013

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	186.57	0.15	931.60	0.07
3110-0000	Rent	68,713.05	54.66	733,681.67	56.64
3110-5000	Amortized Income	20,527.36	16.33	205,273.60	15.85
3114-5000	Operating Expense Reimbursement	22,428.76	17.84	207,339.81	16.01
3115-0000	CAM	8,588.00	6.83	85,880.09	6.63
3119-0000	Management Fee Income	1,126.83	0.90	11,252.97	0.87
3120-0000	Other Rents	42.30	0.03	16,542.22	1.28
3220-0000	Interest Income	4,073.71	3.24	34,069.66	2.63
3310-0000	Other Income	0.00	0.00	119.00	0.01
3315-0000	Sales Tax Discount	6.51	0.01	121.02	0.01
3540-0000	Electricity Pass Thru	21.67	0.02	216.70	0.02
3990-0000	TOTAL REVENUE	125,714.76	100.00	1,295,428.34	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	9,875.00	7.86	29,677.56	2.29
4403-0000	Clerical Salary-Authority	3,855.12	3.07	38,025.60	2.94
4404-0000	Payroll Taxes - Authority	1,042.31	0.83	5,971.04	0.46
4405-0000	Worker's Compensation-Authority	272.00	0.22	1,515.00	0.12
4406-0000	Employee Benefits-Authority	841.00	0.67	5,046.00	0.39
4407-0000	Retention Bonus	0.00	0.00	10,000.00	0.77
4415-0000	Interim Admin Pay	0.00	0.00	69,094.73	5.33
4460-0000	Employee Benefits	946.94	0.75	3,879.57	0.30
4490-0000	TOTAL PAYROLL EXPENSE	16,832.37	13.39	163,209.50	12.60
4500-0000	LEASING and ADVERTISING				
4540-0000	Advertising - Other	0.00	0.00	53.77	0.00
4599-0000	TOTAL LEASING and ADVERTISING	0.00	0.00	53.77	0.00
4600-0000	UTILITIES				
4605-0000	Electric	3,448.58	2.74	27,854.71	2.15
4607-0000	Electric - NonCam	327.52	0.26	3,514.51	0.27
4622-0000	Demand Credit	-42.80	-0.03	-350.37	-0.03
4635-0000	Refuse Collection	461.10	0.37	4,869.77	0.38
4637-0000	Refuse - NONCAM	8.74	0.01	87.40	0.01
4640-0000	Water/Sewer	411.40	0.33	4,346.00	0.34
4642-0000	Non CAM Water/Sewer	7.18	0.01	76.23	0.01
4648-0000	Irrigation - Utility	83.20	0.07	1,647.91	0.13
4649-0000	Irrigation-NonCAM	0.20	0.00	11.11	0.00
4650-0000	Stormwater	45.32	0.04	453.20	0.04
4660-0000	Fire Service - Utility	27.29	0.02	272.90	0.02
4799-0000	TOTAL UTILITIES	4,777.73	3.80	42,783.37	3.30
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	112.91	0.09	5,345.34	0.41
5122-0000	NONCAM Electrical Repairs	3.49	0.00	12.46	0.00
5125-0000	Electric Supplies	0.00	0.00	841.16	0.06
5130-0000	Electric Bulbs	0.00	0.00	2,501.03	0.19

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Income Statement

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		Period to Date	%	Year to Date	%
5132-0000	NONCAM Electric Bulbs	0.00	0.00	33.38	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	559.96	0.04
5140-0000	Elevator Maintenance	0.00	0.00	413.82	0.03
5141-0000	Elevator Maintenance-NonCAM	0.00	0.00	6.18	0.00
5145-0000	Elevator Phone Maintenance	798.62	0.64	2,985.19	0.23
5160-0000	Exterior Building Maintenance	180.00	0.14	13,590.26	1.05
5161-0000	Exterior Building Supplies	0.00	0.00	103.37	0.01
5162-0000	Non CAM Exterior Bldg Maint.	0.00	0.00	201.47	0.02
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	573.40	0.04
5180-0000	HVAC Repair	4,493.40	3.57	26,591.23	2.05
5182-0000	Non CAM HVAC Repair	0.00	0.00	267.66	0.02
5185-0000	HVAC Supplies	0.00	0.00	1,044.82	0.08
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	1,050.00	0.08
5210-0000	Locks & Keys Repairs	0.00	0.00	449.74	0.03
5212-0000	Non CAM Locks & Keys Repairs	0.00	0.00	2.60	0.00
5215-0000	Locks & Keys Supplies	0.00	0.00	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	0.15
5222-0000	NonCAM Parking Lot Repair	0.00	0.00	1.43	0.00
5230-0000	Plumbing Repairs	487.32	0.39	8,210.90	0.63
5232-0000	Non CAM Plumbing Repairs	1.30	0.00	19.55	0.00
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	6.14	0.00
5245-0000	Irrigation Repairs	0.00	0.00	1,229.45	0.09
5245-5000	Irrigation Repairs-NonCAM	0.00	0.00	14.92	0.00
5250-0000	Roof Repairs	650.00	0.52	1,409.20	0.11
5252-0000	Non CAM Roof Repairs	0.00	0.00	10.80	0.00
5260-0000	Signage	23.40	0.02	1,398.71	0.11
5261-0000	Non-CAM Signage	0.00	0.00	50.98	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	6,750.44	5.37	71,181.93	5.49
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	0.00	0.00	2,200.00	0.17
5365-0000	Interior Supplies	0.00	0.00	592.07	0.05
5367-0000	Non CAM Interior Supplies	0.00	0.00	2.87	0.00
5370-0000	Interior Repairs	0.00	0.00	6,074.74	0.47
5375-0000	Non CAM Interior Repairs	0.00	0.00	2.10	0.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	8,871.78	0.68
5400-0000	SERVICES				
5410-0000	Elevator Service	162.57	0.13	1,625.70	0.13
5412-0000	Elevator Service-NonCAM	2.43	0.00	24.30	0.00
5420-0000	Fire Protection System	3,984.50	3.17	7,068.20	0.55
5430-0000	Exterminating	363.38	0.29	5,230.71	0.40
5433-0000	Non CAM Exterminating	2.91	0.00	51.30	0.00
5445-0000	Backflow Prevention Service	0.00	0.00	268.90	0.02
5447-0000	HVAC Monthly Service	0.00	0.00	8,742.60	0.67
5448-0000	Non CAM HVAC Monthly Maint	0.00	0.00	41.40	0.00
5450-0000	Janitorial Service	8,289.32	6.59	83,748.82	6.46
5455-0000	Non CAM Janitorial	132.95	0.11	1,387.66	0.11

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

Income Statement

Period = Jul 2013

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		Period to Date	%	Year to Date	%
5460-0000	Landscaping Service	3,922.20	3.12	41,149.23	3.18
5462-0000	Non CAM Landscaping	1,674.05	1.33	12,422.92	0.96
5480-0000	Security	59.00	0.05	83.00	0.01
5482-0000	Non CAM Security	123.60	0.10	483.60	0.04
5499-0000	TOTAL SERVICES	18,716.91	14.89	162,328.34	12.53
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	23,000.00	1.78
5520-0000	Phone Service	112.51	0.09	1,222.71	0.09
5522-0000	Internet Charge	71.34	0.06	706.89	0.05
5523-0000	Internet Charge-NonCAM	0.00	0.00	3,847.00	0.30
5530-0000	Copies	20.71	0.02	368.50	0.03
5560-0000	Fees/Licenses/Permits	5.80	0.00	40.60	0.00
5565-0000	Office Supplies	242.59	0.19	795.94	0.06
5566-0000	Office Equipment Maintenance	0.00	0.00	99.00	0.01
5567-0000	Office Equip Mtnce-NonCAM	36.23	0.03	354.56	0.03
5575-0000	Professional Fees	2,350.00	1.87	28,837.75	2.23
5585-0000	Subscriptions	20.00	0.02	1,831.05	0.14
5586-0000	Marketing/PR	-470.00	-0.37	703.54	0.05
5587-0000	General Authority Expense	32.16	0.03	501.06	0.04
5588-0000	Economic Development	0.00	0.00	35,000.00	2.70
5589-0000	Research Grants	0.00	0.00	30,000.00	2.32
5592-0000	Non CAM Professional Fees	2,350.00	1.87	40,663.75	3.14
5594-0000	Travel	1,137.00	0.90	1,137.00	0.09
5596-0000	Other Administration Costs	579.35	0.46	2,352.79	0.18
5599-0000	TOTAL PROPERTY ADMINISTRATION	6,487.69	5.16	171,462.14	13.24
6110-0000	Management Fees TALCOR	5,437.62	4.33	54,376.20	4.20
6111-0000	Management Fees-NonCAM	3,312.38	2.63	33,123.80	2.56
6159-0000	TOTAL OTHER EXPENSES	8,750.00	6.96	87,500.00	6.75
7110-0000	Property Insurance	16,593.81	13.20	76,260.73	5.89
7111-0000	Property Insurance-NonCAM	-8,636.92	-6.87	630.31	0.05
7199-0000	TOTAL INSURANCE/TAXES	7,956.89	6.33	76,891.04	5.94
7800-0000	TOTAL OPERATING EXPENSES	70,272.03	55.90	784,281.87	60.54
7999-0000	NET INCOME - OPERATING	55,442.73	44.10	511,146.47	39.46
8100-0000	DEBT SERVICE				
8122-0000	Bond Interest Expense	10,774.36	8.57	109,890.97	8.48
8199-0000	TOTAL DEBT SERVICE	10,774.36	8.57	109,890.97	8.48
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	51,620.03	41.06	516,200.30	39.85
8220-0000	Amortization Expense	275.00	0.22	2,750.00	0.21
8299-0000	TOTAL OTHER EXPENSES	51,895.03	41.28	518,950.30	40.06
9900-0000	NET INCOME	-7,226.66	-5.75	-117,694.80	-9.09

Budget Comparison

Period = Jul 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	186.57	0.00	186.57	N/A	931.60	0.00	931.60	N/A	0.00
3110-0000	Rent	68,713.05	73,652.00	-4,938.95	-6.71	733,681.67	738,356.00	-4,674.33	-0.63	885,660.00
3110-5000	Amortized Income	20,527.36	20,527.33	0.03	0.00	205,273.60	205,273.30	0.30	0.00	246,328.00
3114-5000	Operating Expense Reimbursement	22,428.76	25,216.00	-2,787.24	-11.05	207,339.81	316,268.00	-108,928.19	-34.44	353,744.00
3115-0000	CAM	8,588.00	8,590.00	-2.00	-0.02	85,880.09	85,889.00	-8.91	-0.01	103,080.00
3119-0000	Management Fee Income	1,126.83	1,277.00	-150.17	-11.76	11,252.97	12,442.00	-1,189.03	-9.56	14,996.00
3120-0000	Other Rents	42.30	2,011.00	-1,968.70	-97.90	16,542.22	20,110.00	-3,567.78	-17.74	24,132.00
3220-0000	Interest Income	4,073.71	6,100.00	-2,026.29	-33.22	34,069.66	61,000.00	-26,930.34	-44.15	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	6.51	0.00	6.51	N/A	121.02	0.00	121.02	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	216.70	0.00	216.70	N/A	0.00
3990-0000	TOTAL REVENUE	125,714.76	137,373.33	-11,658.57	-8.49	1,295,428.34	1,439,338.30	-143,909.96	-10.00	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	29,677.56	39,484.00	9,806.44	24.84	59,225.00
4403-0000	Clerical Salary-Authority	3,855.12	3,750.00	-105.12	-2.80	38,025.60	37,500.00	-525.60	-1.40	45,000.00
4404-0000	Payroll Taxes - Authority	1,042.31	1,106.00	63.69	5.76	5,971.04	6,526.00	554.96	8.50	8,738.00
4405-0000	Worker's Compensation-Authority	272.00	203.00	-69.00	-33.99	1,515.00	1,141.00	-374.00	-32.78	1,547.00
4406-0000	Employee Benefits-Authority	841.00	2,567.00	1,726.00	67.24	5,046.00	14,666.00	9,620.00	65.59	19,800.00
4407-0000	Retention Bonus	0.00	0.00	0.00	N/A	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	946.94	0.00	-946.94	N/A	3,879.57	0.00	-3,879.57	N/A	0.00
4490-0000	TOTAL PAYROLL EXPENSE	16,832.37	17,497.00	664.63	3.80	163,209.50	168,178.00	4,968.50	2.95	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	3,448.58	3,472.00	23.42	0.67	27,854.71	31,327.00	3,472.29	11.08	38,731.00
4607-0000	Electric - NonCam	327.52	378.00	50.48	13.35	3,514.51	3,415.00	-99.51	-2.91	4,230.00
4622-0000	Demand Credit	-42.80	0.00	42.80	N/A	-350.37	0.00	350.37	N/A	0.00
4635-0000	Refuse Collection	461.10	482.00	20.90	4.34	4,869.77	4,793.00	-76.77	-1.60	5,757.00
4637-0000	Refuse - NONCAM	8.74	9.00	0.26	2.89	87.40	90.00	2.60	2.89	108.00
4640-0000	Water/Sewer	411.40	455.00	43.60	9.58	4,346.00	4,560.00	214.00	4.69	5,453.00
4642-0000	Non CAM Water/Sewer	7.18	8.00	0.82	10.25	76.23	80.00	3.77	4.71	97.00
4648-0000	Irrigation - Utility	83.20	256.00	172.80	67.50	1,647.91	1,954.00	306.09	15.66	2,454.00
4649-0000	Irrigation-NonCAM	0.20	3.00	2.80	93.33	11.11	20.00	8.89	44.45	26.00
4650-0000	Stormwater	45.32	47.00	1.68	3.57	453.20	470.00	16.80	3.57	564.00
4660-0000	Fire Service - Utility	27.29	28.00	0.71	2.54	272.90	280.00	7.10	2.54	336.00
4799-0000	TOTAL UTILITIES	4,777.73	5,138.00	360.27	7.01	42,783.37	46,989.00	4,205.63	8.95	57,756.00
5116-5000	REPAIR/MAINTENANCE									

Budget Comparison

Period = Jul 2013

Book = Accrual

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5120-0000	Electric Repairs	112.91	1,350.00	1,237.09	91.64	5,345.34	10,550.00	5,204.66	49.33	11,000.00
5122-0000	NONCAM Electrical Repairs	3.49	0.00	-3.49	N/A	12.46	66.00	53.54	81.12	81.00
5125-0000	Electric Supplies	0.00	450.00	450.00	100.00	841.16	2,369.00	1,527.84	64.49	2,567.00
5127-0000	NONCAM Electric Supplies	0.00	5.00	5.00	100.00	0.00	97.00	97.00	100.00	97.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	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	0.00	125.00	125.00	100.00	413.82	885.00	471.18	53.24	885.00
5141-0000	Elevator Maintenance-NonCAM	0.00	0.00	0.00	N/A	6.18	15.00	8.82	58.80	15.00
5145-0000	Elevator Phone Maintenance	798.62	225.00	-573.62	-254.94	2,985.19	900.00	-2,085.19	-231.69	900.00
5145-2210	Security Monitor Cont	0.00	430.00	430.00	100.00	0.00	1,720.00	1,720.00	100.00	1,720.00
5145-2310	Security Monitro Cont-NonCAM	0.00	120.00	120.00	100.00	0.00	480.00	480.00	100.00	480.00
5145-4400	Security Maint & Repair	0.00	0.00	0.00	N/A	0.00	225.00	225.00	100.00	300.00
5160-0000	Exterior Building Maintenance	180.00	1,560.00	1,380.00	88.46	13,590.26	19,705.00	6,114.74	31.03	20,835.00
5161-0000	Exterior Building Supplies	0.00	300.00	300.00	100.00	103.37	2,080.00	1,976.63	95.03	2,280.00
5161-5000	Ext Building Supplies-NonCAM	0.00	6.00	6.00	100.00	0.00	22.00	22.00	100.00	22.00
5162-0000	Non CAM Exterior Bldg Maint.	0.00	3.00	3.00	100.00	201.47	341.00	139.53	40.92	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	4,493.40	2,250.00	-2,243.40	-99.71	26,591.23	43,350.00	16,758.77	38.66	51,850.00
5182-0000	Non CAM HVAC Repair	0.00	0.00	0.00	N/A	267.66	1,500.00	1,232.34	82.16	1,500.00
5185-0000	HVAC Supplies	0.00	0.00	0.00	N/A	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	0.00	0.00	N/A	1,050.00	9,036.00	7,986.00	88.38	9,036.00
5196-0000	Tree Trimming-NonCAM	0.00	0.00	0.00	N/A	0.00	66.00	66.00	100.00	66.00
5210-0000	Locks & Keys Repairs	0.00	70.00	70.00	100.00	449.74	1,605.00	1,155.26	71.98	1,605.00
5212-0000	Non CAM Locks & Keys Repairs	0.00	0.00	0.00	N/A	2.60	75.00	72.40	96.53	75.00
5215-0000	Locks & Keys Supplies	0.00	0.00	0.00	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	487.32	200.00	-287.32	-143.66	8,210.90	9,750.00	1,539.10	15.79	9,975.00
5232-0000	Non CAM Plumbing Repairs	1.30	0.00	-1.30	N/A	19.55	0.00	-19.55	N/A	0.00
5235-0000	Plumbing Supplies	0.00	275.00	275.00	100.00	0.00	1,275.00	1,275.00	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	0.00	0.00	N/A	0.00	713.00	713.00	100.00	713.00
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	0.00	N/A	0.00	5.00	5.00	100.00	5.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	1,229.45	2,188.00	958.55	43.81	2,188.00
5245-5000	Irrigation Repairs-NonCAM	0.00	0.00	0.00	N/A	14.92	12.00	-2.92	-24.33	12.00
5250-0000	Roof Repairs	650.00	1,150.00	500.00	43.48	1,409.20	20,450.00	19,040.80	93.11	25,950.00
5252-0000	Non CAM Roof Repairs	0.00	60.00	60.00	100.00	10.80	150.00	139.20	92.80	180.00
5260-0000	Signage	23.40	0.00	-23.40	N/A	1,398.71	8,350.00	6,951.29	83.25	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	0.00	0.00	N/A	0.00	1,875.00	1,875.00	100.00	2,000.00
5299-0000	TOTAL REPAIR/MAINTENANCE	6,750.44	8,579.00	1,828.56	21.31	71,181.93	172,670.00	101,488.07	58.78	189,124.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	2,459.00	2,459.00	100.00	2,200.00	23,576.00	21,376.00	90.67	23,576.00
5312-0000	Non CAM Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	268.00	268.00	100.00	268.00
5313-0000	Carpet Repairs	0.00	0.00	0.00	N/A	0.00	4,400.00	4,400.00	100.00	4,400.00
5314-0000	Carpet Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	30.00	30.00	100.00	30.00
5315-0000	Mini Blinds	0.00	0.00	0.00	N/A	0.00	600.00	600.00	100.00	600.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	17,378.00	17,378.00	100.00	17,378.00
5342-0000	Non CAM Painting	0.00	0.00	0.00	N/A	0.00	572.00	572.00	100.00	572.00
5345-0000	Painting Supplies	0.00	0.00	0.00	N/A	0.00	400.00	400.00	100.00	400.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	592.07	2,900.00	2,307.93	79.58	2,900.00
5367-0000	Non CAM Interior Supplies	0.00	0.00	0.00	N/A	2.87	100.00	97.13	97.13	100.00
5370-0000	Interior Repairs	0.00	500.00	500.00	100.00	6,074.74	10,725.00	4,650.26	43.36	11,725.00
5375-0000	Non CAM Interior Repairs	0.00	0.00	0.00	N/A	2.10	750.00	747.90	99.72	750.00
5380-0000	Other Cleaning and Improvements	0.00	125.00	125.00	100.00	0.00	3,375.00	3,375.00	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	0.00	3,084.00	3,084.00	100.00	8,871.78	65,324.00	56,452.22	86.42	66,324.00
5400-0000	SERVICES									
5410-0000	Elevator Service	162.57	163.00	0.43	0.26	1,625.70	1,630.00	4.30	0.26	1,956.00
5412-0000	Elevator Service-NonCAM	2.43	3.00	0.57	19.00	24.30	30.00	5.70	19.00	36.00
5420-0000	Fire Protection System	3,984.50	2,165.00	-1,819.50	-84.04	7,068.20	4,913.00	-2,155.20	-43.87	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	363.38	303.00	-60.38	-19.93	5,230.71	5,530.00	299.29	5.41	6,136.00
5433-0000	Non CAM Exterminating	2.91	3.00	0.09	3.00	51.30	30.00	-21.30	-71.00	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	4,332.00	4,332.00	100.00	8,742.60	18,108.00	9,365.40	51.72	18,438.00
5448-0000	Non CAM HVAC Monthly Maint	0.00	23.00	23.00	100.00	41.40	90.00	48.60	54.00	90.00
5450-0000	Janitorial Service	8,289.32	8,416.00	126.68	1.51	83,748.82	84,160.00	411.18	0.49	100,992.00
5455-0000	Non CAM Janitorial	132.95	137.00	4.05	2.96	1,387.66	1,370.00	-17.66	-1.29	1,644.00
5460-0000	Landscaping Service	3,922.20	3,923.00	0.80	0.02	41,149.23	31,624.00	-9,525.23	-30.12	39,470.00
5462-0000	Non CAM Landscaping	1,674.05	1,675.00	0.95	0.06	12,422.92	13,092.00	669.08	5.11	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	59.00	655.00	596.00	90.99	83.00	2,620.00	2,537.00	96.83	2,620.00
5482-0000	Non CAM Security	123.60	120.00	-3.60	-3.00	483.60	480.00	-3.60	-0.75	480.00
5485-0000	Sprinkler System Service	0.00	0.00	0.00	N/A	0.00	900.00	900.00	100.00	900.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	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	18,716.91	21,918.00	3,201.09	14.60	162,328.34	193,682.00	31,353.66	16.19	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	112.51	263.00	150.49	57.22	1,222.71	2,630.00	1,407.29	53.51	3,156.00
5521-0000	Phone Service-NonCAM	0.00	2.00	2.00	100.00	0.00	20.00	20.00	100.00	24.00

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5522-0000	Internet Charge	71.34	193.00	121.66	63.04	706.89	1,931.00	1,224.11	63.39	2,317.00
5523-0000	Internet Charge-NonCAM	0.00	426.00	426.00	100.00	3,847.00	4,260.00	413.00	9.69	5,112.00
5530-0000	Copies	20.71	113.00	92.29	81.67	368.50	1,134.00	765.50	67.50	1,360.00
5560-0000	Fees/Licenses/Permits	5.80	6.00	0.20	3.33	40.60	58.00	17.40	30.00	70.00
5565-0000	Office Supplies	242.59	225.00	-17.59	-7.82	795.94	2,250.00	1,454.06	64.62	2,700.00
5566-0000	Office Equipment Maintenance	0.00	200.00	200.00	100.00	99.00	2,000.00	1,901.00	95.05	2,400.00
5567-0000	Office Equip Mtnce-NonCAM	36.23	28.00	-8.23	-29.39	354.56	297.00	-57.56	-19.38	353.00
5570-0000	Postage/Delivery	0.00	10.00	10.00	100.00	0.00	100.00	100.00	100.00	120.00
5575-0000	Professional Fees	2,350.00	3,000.00	650.00	21.67	28,837.75	49,110.00	20,272.25	41.28	55,110.00
5580-0100	Printing	0.00	42.00	42.00	100.00	0.00	416.00	416.00	100.00	500.00
5585-0000	Subscriptions	20.00	35.00	15.00	42.86	1,831.05	1,669.00	-162.05	-9.71	1,739.00
5586-0000	Marketing/PR	-470.00	0.00	470.00	N/A	703.54	0.00	-703.54	N/A	0.00
5587-0000	General Authority Expense	32.16	25.00	-7.16	-28.64	501.06	100.00	-401.06	-401.06	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	0.00	0.00	0.00	N/A	30,000.00	30,000.00	0.00	0.00	30,000.00
5592-0000	Non CAM Professional Fees	2,350.00	6,167.00	3,817.00	61.89	40,663.75	62,056.00	21,392.25	34.47	74,390.00
5594-0000	Travel	1,137.00	0.00	-1,137.00	N/A	1,137.00	9,100.00	7,963.00	87.51	9,100.00
5596-0000	Other Administration Costs	579.35	516.00	-63.35	-12.28	2,352.79	5,757.00	3,404.21	59.13	6,789.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	6,487.69	11,251.00	4,763.31	42.34	171,462.14	221,188.00	49,725.86	22.48	243,640.00
6110-0000	Management Fees TALCOR	5,437.62	5,438.00	0.38	0.01	54,376.20	54,380.00	3.80	0.01	65,256.00
6111-0000	Management Fees-NonCAM	3,312.38	3,312.00	-0.38	-0.01	33,123.80	33,120.00	-3.80	-0.01	39,744.00
6159-0000	TOTAL OTHER EXPENSES	8,750.00	8,750.00	0.00	0.00	87,500.00	87,500.00	0.00	0.00	105,000.00
7110-0000	Property Insurance	16,593.81	6,046.00	-10,547.81	-174.46	76,260.73	60,735.00	-15,525.73	-25.56	72,827.00
7111-0000	Property Insurance-NonCAM	-8,636.92	1,583.00	10,219.92	645.60	630.31	15,830.00	15,199.69	96.02	17,346.00
7199-0000	TOTAL INSURANCE/TAXES	7,956.89	7,629.00	-327.89	-4.30	76,891.04	76,565.00	-326.04	-0.43	90,173.00
7800-0000	TOTAL OPERATING EXPENSES	70,272.03	83,846.00	13,573.97	16.19	784,281.87	1,032,096.00	247,814.13	24.01	1,182,635.00
7999-0000	NET INCOME - OPERATING	55,442.73	53,527.33	1,915.40	3.58	511,146.47	407,242.30	103,904.17	25.51	518,505.00
8100-0000	DEBT SERVICE									
8122-0000	Bond Interest Expense	10,774.36	10,774.00	-0.36	0.00	109,890.97	109,885.00	-5.97	-0.01	131,289.00
8199-0000	TOTAL DEBT SERVICE	10,774.36	10,774.00	-0.36	0.00	109,890.97	109,885.00	-5.97	-0.01	131,289.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	51,620.03	51,216.00	-404.03	-0.79	516,200.30	512,160.00	-4,040.30	-0.79	614,592.00
8220-0000	Amortization Expense	275.00	275.00	0.00	0.00	2,750.00	2,750.00	0.00	0.00	3,300.00
8299-0000	TOTAL OTHER EXPENSES	51,895.03	51,491.00	-404.03	-0.78	518,950.30	514,910.00	-4,040.30	-0.78	617,892.00
9900-0000	NET INCOME	-7,226.66	-8,737.67	1,511.01	17.29	-117,694.80	-217,552.70	99,857.90	45.90	-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	258,588.20	258,590.00	-1.80	0.00	310,308.00
3114-5000	Operating Expense Reimbursement	7,870.58	6,109.00	1,761.58	28.84	53,071.45	77,377.00	-24,305.55	-31.41	91,006.00
3990-0000	TOTAL REVENUE	33,729.40	31,968.00	1,761.40	5.51	311,659.65	335,967.00	-24,307.35	-7.24	401,314.00
4000-0000	OPERATING EXPENSES									
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	2,261.02	2,000.00	-261.02	-13.05	2,000.00
5125-0000	Electric Supplies	0.00	125.00	125.00	100.00	363.37	500.00	136.63	27.33	500.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	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	1,167.80	2,400.00	1,232.20	51.34	3,080.00
5161-0000	Exterior Building Supplies	0.00	125.00	125.00	100.00	0.00	500.00	500.00	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	616.77	750.00	133.23	17.76	5,225.79	6,100.00	874.21	14.33	8,350.00
5185-0000	HVAC Supplies	0.00	0.00	0.00	N/A	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	0.00	0.00	N/A	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	75.00	75.00	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	35.15	0.00	-35.15	N/A	1,438.69	1,500.00	61.31	4.09	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
5260-0000	Signage	11.70	0.00	-11.70	N/A	11.70	0.00	-11.70	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	753.62	1,090.00	336.38	30.86	12,453.76	19,425.00	6,971.24	35.89	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	0.00	0.00	N/A	0.00	900.00	900.00	100.00	900.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	1,450.00	1,450.00	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	1,200.00	799.47	66.62	1,200.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	0.00	N/A	400.53	12,370.00	11,969.47	96.76	12,370.00
5400-0000	SERVICES									
5420-0000	Fire Protection System	3,984.50	0.00	-3,984.50	N/A	3,984.50	0.00	-3,984.50	N/A	0.00
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	55.00	55.00	0.00	0.00	1,186.77	3,050.00	1,863.23	61.09	3,160.00

INNOVATION PARK-CENTENNIAL BLDG (centenn)

Budget Comparison

Period = Jul 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
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	1,764.00	1,764.00	100.00	3,294.00	6,954.00	3,660.00	52.63	6,954.00
5450-0000	Janitorial Service	949.26	978.00	28.74	2.94	9,735.00	9,780.00	45.00	0.46	11,736.00
5460-0000	Landscaping Service	534.61	535.00	0.39	0.07	5,081.30	4,182.00	-899.30	-21.50	5,252.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	2,000.00	2,000.00	100.00	2,000.00
5499-0000	TOTAL SERVICES	5,523.37	3,332.00	-2,191.37	-65.77	23,341.57	28,712.00	5,370.43	18.70	36,037.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	0.00	23.00	23.00	100.00	0.00	230.00	230.00	100.00	276.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	0.00	23.00	23.00	100.00	0.00	230.00	230.00	100.00	276.00
6110-0000	Management Fees TALCOR	1,386.71	1,387.00	0.29	0.02	13,867.10	13,870.00	2.90	0.02	16,644.00
6159-0000	TOTAL OTHER EXPENSES	1,386.71	1,387.00	0.29	0.02	13,867.10	13,870.00	2.90	0.02	16,644.00
7110-0000	Property Insurance	267.50	277.00	9.50	3.43	2,686.27	2,770.00	83.73	3.02	3,324.00
7199-0000	TOTAL INSURANCE/TAXES	267.50	277.00	9.50	3.43	2,686.27	2,770.00	83.73	3.02	3,324.00
7800-0000	TOTAL OPERATING EXPENSES	7,931.20	6,109.00	-1,822.20	-29.83	52,749.23	77,377.00	24,627.77	31.83	91,006.00
7999-0000	NET INCOME - OPERATING	25,798.20	25,859.00	-60.80	-0.24	258,910.42	258,590.00	320.42	0.12	310,308.00
8100-0000	DEBT SERVICE									
8122-0000	Bond Interest Expense	10,774.36	10,774.00	-0.36	0.00	109,890.97	109,885.00	-5.97	-0.01	131,289.00
8199-0000	TOTAL DEBT SERVICE	10,774.36	10,774.00	-0.36	0.00	109,890.97	109,885.00	-5.97	-0.01	131,289.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	12,012.40	11,951.00	-61.40	-0.51	120,124.00	119,510.00	-614.00	-0.51	143,412.00
8220-0000	Amortization Expense	275.00	275.00	0.00	0.00	2,750.00	2,750.00	0.00	0.00	3,300.00
8299-0000	TOTAL OTHER EXPENSES	12,287.40	12,226.00	-61.40	-0.50	122,874.00	122,260.00	-614.00	-0.50	146,712.00
9900-0000	NET INCOME	2,736.44	2,859.00	-122.56	-4.29	26,145.45	26,445.00	-299.55	-1.13	32,307.00

CENTENNIAL - BUDGET COMPARISON

As of July 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$311,659.65	\$335,967.00	-\$24,307.35	-7.24
Total Operating Expenses	\$52,749.23	\$77,377.00	\$24,627.77	31.83
Net Operating Income	\$258,910.42	\$258,590.00	\$320.42	0.12

Major Variances from Budget:

1) Total Revenue

Expenses that were placed in the budget, nearly half of which in cleaning and improvements, were not required to be preformed to date. This amount is directly reflective in the Total Operating Expense current shortfall. As with most other building budgets, the 2013-2014 projections will be narrowed down to avoid such differentiation between Revenue and Expenses.

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Jul 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	13,777.20	18,986.00	-5,208.80	-27.44	184,653.54	189,860.00	-5,206.46	-2.74	227,832.00
3990-0000 TOTAL REVENUE	13,777.20	18,986.00	-5,208.80	-27.44	184,653.54	189,860.00	-5,206.46	-2.74	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	750.00	217.83	29.04	750.00
5125-0000 Electric Supplies	0.00	250.00	250.00	100.00	11.98	750.00	738.02	98.40	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
5145-0000 Elevator Phone Maintenance	130.34	0.00	-130.34	N/A	130.34	0.00	-130.34	N/A	0.00
5160-0000 Exterior Building Maintenance	90.00	90.00	0.00	0.00	1,080.00	2,000.00	920.00	46.00	2,180.00
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	184.40	335.00	150.60	44.96	335.00
5180-0000 HVAC Repair	406.00	0.00	-406.00	N/A	3,013.07	1,500.00	-1,513.07	-100.87	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	0.00	0.00	N/A	0.00	600.00	600.00	100.00	600.00
5210-0000 Locks & Keys Repairs	0.00	20.00	20.00	100.00	0.00	80.00	80.00	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	2,700.32	2,250.00	-450.32	-20.01	2,250.00
5235-0000 Plumbing Supplies	0.00	200.00	200.00	100.00	0.00	600.00	600.00	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
5260-0000 Signage	11.70	0.00	-11.70	N/A	11.70	0.00	-11.70	N/A	0.00
5299-0000 TOTAL REPAIR/MAINTENANCE	638.04	560.00	-78.04	-13.94	9,081.21	28,865.00	19,783.79	68.54	33,170.00
5300-0000 CLEANING AND IMPROVEMENTS									
5310-0000 Carpet Cleaning	0.00	460.00	460.00	100.00	2,200.00	3,305.00	1,105.00	33.43	3,305.00
5340-0000 Painting	0.00	0.00	0.00	N/A	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	0.00	500.00	500.00	100.00	451.80	3,000.00	2,548.20	84.94	3,000.00
5380-0000 Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5399-0000 TOTAL CLEANING AND IMPROVEMENTS	0.00	960.00	960.00	100.00	2,850.80	9,555.00	6,704.20	70.16	9,555.00
5400-0000 SERVICES									
5430-0000 Exterminating	55.00	55.00	0.00	0.00	873.00	550.00	-323.00	-58.73	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	803.00	803.00	100.00	1,470.00	3,166.00	1,696.00	53.57	3,166.00

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Jul 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5450-0000	Janitorial Service	1,477.26	1,522.00	44.74	2.94	15,004.20	15,220.00	215.80	1.42	18,264.00
5460-0000	Landscaping Service	701.41	701.00	-0.41	-0.06	6,395.30	6,353.00	-42.30	-0.67	7,755.00
5485-0000	Sprinkler System Service	0.00	0.00	0.00	N/A	0.00	900.00	900.00	100.00	900.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	1,650.00	1,650.00	100.00	1,650.00
5499-0000	TOTAL SERVICES	2,233.67	3,081.00	847.33	27.50	23,840.50	27,839.00	3,998.50	14.36	32,395.00
6110-0000	Management Fees TALCOR	1,055.96	1,056.00	0.04	0.00	10,559.60	10,560.00	0.40	0.00	12,672.00
6159-0000	TOTAL OTHER EXPENSES	1,055.96	1,056.00	0.04	0.00	10,559.60	10,560.00	0.40	0.00	12,672.00
7110-0000	Property Insurance	203.57	223.00	19.43	8.71	2,053.07	2,230.00	176.93	7.93	2,676.00
7199-0000	TOTAL INSURANCE/TAXES	203.57	223.00	19.43	8.71	2,053.07	2,230.00	176.93	7.93	2,676.00
7800-0000	TOTAL OPERATING EXPENSES	4,131.24	5,880.00	1,748.76	29.74	48,385.18	79,049.00	30,663.82	38.79	90,468.00
7999-0000	NET INCOME - OPERATING	9,645.96	13,106.00	-3,460.04	-26.40	136,268.36	110,811.00	25,457.36	22.97	137,364.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,031.77	3,723.00	-308.77	-8.29	40,317.70	37,230.00	-3,087.70	-8.29	44,676.00
8299-0000	TOTAL OTHER EXPENSES	4,031.77	3,723.00	-308.77	-8.29	40,317.70	37,230.00	-3,087.70	-8.29	44,676.00
9900-0000	NET INCOME	5,614.19	9,383.00	-3,768.81	-40.17	95,950.66	73,581.00	22,369.66	30.40	92,688.00

COLLINS - BUDGET COMPARISON

As of July 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$184,653.54	\$189,860.00	-\$5,206.46	-2.74
Total Operating Expenses	\$48,385.18	\$79,049.00	\$30,663.82	38.79
Net Operating Income	\$136,268.36	\$110,811.00	\$25,457.36	22.97

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

The Variance in Total Revenue will continue to negatively increase with the loss of DEP. When we were first informed of the intent to vacate expenses that were not necessary were avoided. It appears at this point of the year the effort to build Income Reserves to avoid a major negative annual NOI impact may have been worth while.

INNOVATION PARK -TENANTS IN COMMON (inn-tic)

Budget Comparison

Period = Jul 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	186.57	0.00	186.57	N/A	931.60	0.00	931.60	N/A	0.00
3110-0000	Rent	583.37	583.00	0.37	0.06	5,833.34	5,830.00	3.34	0.06	6,996.00
3110-5000	Amortized Income	20,527.36	20,527.33	0.03	0.00	205,273.60	205,273.30	0.30	0.00	246,328.00
3114-5000	Operating Expense Reimbursement	2,138.12	2,007.00	131.12	6.53	21,381.20	20,070.00	1,311.20	6.53	24,084.00
3115-0000	CAM	8,588.00	8,590.00	-2.00	-0.02	85,880.09	85,889.00	-8.91	-0.01	103,080.00
3120-0000	Other Rents	0.00	1,968.00	-1,968.00	-100.00	16,309.57	19,680.00	-3,370.43	-17.13	23,616.00
3220-0000	Interest Income	4,073.71	6,100.00	-2,026.29	-33.22	34,069.66	61,000.00	-26,930.34	-44.15	73,200.00
3310-0000	Other Income	0.00	0.00	0.00	N/A	119.00	0.00	119.00	N/A	0.00
3315-0000	Sales Tax Discount	0.00	0.00	0.00	N/A	53.60	0.00	53.60	N/A	0.00
3990-0000	TOTAL REVENUE	36,097.13	39,775.33	-3,678.20	-9.25	369,851.66	397,742.30	-27,890.64	-7.01	477,304.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4403-0000	Clerical Salary-Authority	-52.56	0.00	52.56	N/A	0.00	0.00	0.00	N/A	0.00
4406-0000	Employee Benefits-Authority	-473.06	0.00	473.06	N/A	0.00	0.00	0.00	N/A	0.00
4490-0000	TOTAL PAYROLL EXPENSE	-525.62	0.00	525.62	N/A	0.00	0.00	0.00	N/A	0.00
4600-0000	UTILITIES									
4605-0000	Electric	20.66	27.00	6.34	23.48	181.88	267.00	85.12	31.88	321.00
4635-0000	Refuse Collection	0.00	0.00	0.00	N/A	35.98	0.00	-35.98	N/A	0.00
4648-0000	Irrigation - Utility	72.69	175.00	102.31	58.46	1,061.52	1,285.00	223.48	17.39	1,630.00
4799-0000	TOTAL UTILITIES	93.35	202.00	108.65	53.79	1,279.38	1,552.00	272.62	17.57	1,951.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	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	0.00	0.00	0.00	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	0.00	0.00	N/A	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	195.86	0.00	-195.86	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	0.00	0.00	N/A	1,027.42	4,250.00	3,222.58	75.83	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									

INNOVATION PARK -TENANTS IN COMMON (inn-tic)

Budget Comparison

Period = Jul 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5430-0000	Exterminating	0.00	0.00	0.00	N/A	80.95	0.00	-80.95	N/A	0.00
5460-0000	Landscaping Service	538.88	539.00	0.12	0.02	5,141.08	4,254.00	-887.08	-20.85	5,332.00
5462-0000	Non CAM Landscaping	1,645.51	1,646.00	0.49	0.03	12,070.24	12,868.00	797.76	6.20	16,160.00
5499-0000	TOTAL SERVICES	2,184.39	2,185.00	0.61	0.03	17,292.27	17,122.00	-170.27	-0.99	21,492.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	0.00	0.00	0.00	N/A	23,000.00	23,000.00	0.00	0.00	23,000.00
5520-0000	Phone Service	112.51	215.00	102.49	47.67	1,117.36	2,150.00	1,032.64	48.03	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	28,837.75	30,000.00	1,162.25	3.87	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	0.00	0.00	0.00	N/A	30,000.00	30,000.00	0.00	0.00	30,000.00
5592-0000	Non CAM Professional Fees	2,350.00	6,167.00	3,817.00	61.89	37,663.75	61,666.00	24,002.25	38.92	74,000.00
5596-0000	Other Administration Costs	579.35	516.00	-63.35	-12.28	2,352.79	5,757.00	3,404.21	59.13	6,789.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	5,391.86	9,898.00	4,506.14	45.53	158,767.20	177,873.00	19,105.80	10.74	197,669.00
6110-0000	Management Fees TALCOR	875.00	875.00	0.00	0.00	8,750.00	8,750.00	0.00	0.00	10,500.00
6159-0000	TOTAL OTHER EXPENSES	875.00	875.00	0.00	0.00	8,750.00	8,750.00	0.00	0.00	10,500.00
7110-0000	Property Insurance	12,138.27	2,007.00	-10,131.27	-504.80	31,965.90	20,345.00	-11,620.90	-57.12	24,359.00
7111-0000	Property Insurance-NonCAM	-8,704.45	1,525.00	10,229.45	670.78	-38.77	15,250.00	15,288.77	100.25	16,650.00
7199-0000	TOTAL INSURANCE/TAXES	3,433.82	3,532.00	98.18	2.78	31,927.13	35,595.00	3,667.87	10.30	41,009.00
7800-0000	TOTAL OPERATING EXPENSES	11,452.80	16,692.00	5,239.20	31.39	219,241.26	245,142.00	25,900.74	10.57	276,871.00
7999-0000	NET INCOME - OPERATING	24,644.33	23,083.33	1,561.00	6.76	150,610.40	152,600.30	-1,989.90	-1.30	200,433.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	14,823.49	14,823.00	-0.49	0.00	148,234.90	148,230.00	-4.90	0.00	177,876.00
8299-0000	TOTAL OTHER EXPENSES	14,823.49	14,823.00	-0.49	0.00	148,234.90	148,230.00	-4.90	0.00	177,876.00
9900-0000	NET INCOME	9,820.84	8,260.33	1,560.51	18.89	2,375.50	4,370.30	-1,994.80	-45.64	22,557.00

INN-TIC - BUDGET COMPARISON

As of July 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$369,851.66	\$397,742.30	-\$27,890.64	-7.01
Total Operating Expenses	\$219,241.26	\$245,142.00	\$25,900.74	10.57
Net Operating Income	\$150,610.40	\$152,600.30	-\$1,989.90	-1.30

Major Variances from Budget:

Total Revenue

Interest Income, or the lack of Interest Income, is responsible for 97% of the overall revenue variance. As the result of the early detection indicating that there was the potential lack of income in performance of the interest accounts, expenses have been closely monitored to reflect the shortfall, ultimately balancing out the NOI which current realizes a -1.3% variance.

INNOVATION PARK - JOHNSON BLDG (johnson)

Budget Comparison

Period = Jul 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	6,255.06	9,151.00	-2,895.94	-31.65	66,367.91	102,409.00	-36,041.09	-35.19	112,388.00
3119-0000	580.84	659.00	-78.16	-11.86	5,800.50	6,422.00	-621.50	-9.68	7,740.00
3990-0000	6,835.90	9,810.00	-2,974.10	-30.32	72,168.41	108,831.00	-36,662.59	-33.69	120,128.00
4000-0000	OPERATING EXPENSES								
4600-0000	UTILITIES								
4635-0000	168.58	171.00	2.42	1.42	1,685.80	1,695.00	9.20	0.54	2,037.00
4640-0000	138.51	135.00	-3.51	-2.60	1,470.46	1,431.00	-39.46	-2.76	1,716.00
4648-0000	3.84	28.00	24.16	86.29	214.38	217.00	2.62	1.21	271.00
4799-0000	310.93	334.00	23.07	6.91	3,370.64	3,343.00	-27.64	-0.83	4,024.00
5116-5000	REPAIR/MAINTENANCE								
5120-0000	58.20	600.00	541.80	90.30	444.98	3,600.00	3,155.02	87.64	3,600.00
5125-0000	0.00	0.00	0.00	N/A	53.40	175.00	121.60	69.49	200.00
5130-0000	0.00	0.00	0.00	N/A	889.75	0.00	-889.75	N/A	0.00
5135-0000	0.00	0.00	0.00	N/A	193.75	0.00	-193.75	N/A	0.00
5140-0000	0.00	125.00	125.00	100.00	210.00	500.00	290.00	58.00	500.00
5160-0000	0.00	1,000.00	1,000.00	100.00	3,962.06	5,815.00	1,852.94	31.86	5,905.00
5161-0000	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	225.00
5170-0000	0.00	0.00	0.00	N/A	0.00	335.00	335.00	100.00	335.00
5175-0000	0.00	0.00	0.00	N/A	0.00	780.00	780.00	100.00	780.00
5180-0000	1,322.63	0.00	-1,322.63	N/A	5,530.62	3,000.00	-2,530.62	-84.35	4,500.00
5185-0000	0.00	0.00	0.00	N/A	173.09	0.00	-173.09	N/A	0.00
5192-0000	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5195-0000	0.00	0.00	0.00	N/A	0.00	1,256.00	1,256.00	100.00	1,256.00
5210-0000	0.00	0.00	0.00	N/A	56.23	0.00	-56.23	N/A	0.00
5220-0000	0.00	0.00	0.00	N/A	427.67	3,500.00	3,072.33	87.78	3,500.00
5230-0000	408.80	200.00	-208.80	-104.40	1,547.18	2,050.00	502.82	24.53	2,050.00
5240-0000	0.00	0.00	0.00	N/A	0.00	90.00	90.00	100.00	90.00
5245-0000	0.00	0.00	0.00	N/A	406.00	200.00	-206.00	-103.00	200.00
5250-0000	275.00	0.00	-275.00	N/A	275.00	5,000.00	4,725.00	94.50	5,000.00
5260-0000	0.00	0.00	0.00	N/A	186.59	3,500.00	3,313.41	94.67	3,500.00
5299-0000	2,064.63	1,925.00	-139.63	-7.25	14,356.32	30,451.00	16,094.68	52.85	32,141.00
5300-0000	CLEANING AND IMPROVEMENTS								
5310-0000	0.00	0.00	0.00	N/A	0.00	3,000.00	3,000.00	100.00	3,000.00
5313-0000	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5340-0000	0.00	0.00	0.00	N/A	0.00	3,000.00	3,000.00	100.00	3,000.00
5365-0000	0.00	0.00	0.00	N/A	40.46	0.00	-40.46	N/A	0.00
5370-0000	0.00	0.00	0.00	N/A	576.56	1,500.00	923.44	61.56	1,500.00

INNOVATION PARK - JOHNSON BLDG (johnson)

Budget Comparison

Period = Jul 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	0.00	N/A	617.02	8,500.00	7,882.98	92.74	8,500.00
5400-0000	SERVICES									
5410-0000	Elevator Service	82.50	83.00	0.50	0.60	825.00	830.00	5.00	0.60	996.00
5420-0000	Fire Protection System	0.00	2,165.00	2,165.00	100.00	3,083.70	4,765.00	1,681.30	35.28	4,765.00
5430-0000	Exterminating	99.05	45.00	-54.05	-120.11	1,010.03	450.00	-560.03	-124.45	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	923.00	923.00	100.00	1,792.00	3,692.00	1,900.00	51.46	3,692.00
5450-0000	Janitorial Service	1,942.40	2,001.00	58.60	2.93	19,820.35	20,010.00	189.65	0.95	24,012.00
5460-0000	Landscaping Service	550.51	551.00	0.49	0.09	6,803.11	4,303.00	-2,500.11	-58.10	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	0.00	0.00	N/A	0.00	2,400.00	2,400.00	100.00	2,400.00
5499-0000	TOTAL SERVICES	2,674.46	5,768.00	3,093.54	53.63	33,374.73	42,375.00	9,000.27	21.24	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	16,681.60	16,680.00	-1.60	-0.01	20,016.00
6159-0000	TOTAL OTHER EXPENSES	1,668.16	1,668.00	-0.16	-0.01	16,681.60	16,680.00	-1.60	-0.01	20,016.00
7110-0000	Property Insurance	1,302.55	1,124.00	-178.55	-15.89	12,905.65	11,240.00	-1,665.65	-14.82	13,488.00
7199-0000	TOTAL INSURANCE/TAXES	1,302.55	1,124.00	-178.55	-15.89	12,905.65	11,240.00	-1,665.65	-14.82	13,488.00
7800-0000	TOTAL OPERATING EXPENSES	8,020.73	10,819.00	2,798.27	25.86	81,305.96	119,089.00	37,783.04	31.73	132,404.00
7999-0000	NET INCOME - OPERATING	-1,184.83	-1,009.00	-175.83	-17.43	-9,137.55	-10,258.00	1,120.45	10.92	-12,276.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	7,681.43	7,681.00	-0.43	-0.01	76,814.30	76,810.00	-4.30	-0.01	92,172.00
8299-0000	TOTAL OTHER EXPENSES	7,681.43	7,681.00	-0.43	-0.01	76,814.30	76,810.00	-4.30	-0.01	92,172.00
9900-0000	NET INCOME	-8,866.26	-8,690.00	-176.26	-2.03	-85,951.85	-87,068.00	1,116.15	1.28	-104,448.00

JOHNSON - BUDGET COMPARISON

As of July 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	72,168.41	108,831.00	-36,662.59	-33.69
Total Operating Expenses	81,305.96	119,089.00	37,783.04	31.73
Net Operating Income	-9,137.55	-10,258.00	1,120.45	10.92

Major Variances from Budget:

Operating Expense Reimbursements are \$36,041 under budget which is also reflective in the Total Revenue variance. Total Repair & Maintenance (\$16,094), Total Services (\$9,000), Total Cleaning & Improvements (\$7,882), and Total Property Administration (\$6,500) make up the shortfall of Operating Expenses.

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)
Budget Comparison
 Period = Jul 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	868.58	855.00	13.58	1.59	8,630.36	8,550.00	80.36	0.94	10,260.00
3120-0000	42.30	21.00	21.30	101.43	232.65	210.00	22.65	10.79	252.00
3315-0000	1.55	0.00	1.55	N/A	16.05	0.00	16.05	N/A	0.00
3990-0000	912.43	876.00	36.43	4.16	8,879.06	8,760.00	119.06	1.36	10,512.00
4000-0000	OPERATING EXPENSES								
4400-0000	PAYROLL EXPENSE								
4401-0000	9,875.00	9,871.00	-4.00	-0.04	29,677.56	39,484.00	9,806.44	24.84	59,225.00
4403-0000	3,907.68	3,750.00	-157.68	-4.20	38,025.60	37,500.00	-525.60	-1.40	45,000.00
4404-0000	1,042.31	1,106.00	63.69	5.76	5,971.04	6,526.00	554.96	8.50	8,738.00
4405-0000	272.00	203.00	-69.00	-33.99	1,515.00	1,141.00	-374.00	-32.78	1,547.00
4406-0000	1,314.06	2,567.00	1,252.94	48.81	5,046.00	14,666.00	9,620.00	65.59	19,800.00
4407-0000	0.00	0.00	0.00	N/A	10,000.00	10,000.00	0.00	0.00	10,000.00
4415-0000	0.00	0.00	0.00	N/A	69,094.73	58,861.00	-10,233.73	-17.39	58,861.00
4460-0000	946.94	0.00	-946.94	N/A	3,879.57	0.00	-3,879.57	N/A	0.00
4490-0000	17,357.99	17,497.00	139.01	0.79	163,209.50	168,178.00	4,968.50	2.95	203,171.00
4500-0000	LEASING and ADVERTISING								
4540-0000	0.00	0.00	0.00	N/A	53.77	0.00	-53.77	N/A	0.00
4599-0000	0.00	0.00	0.00	N/A	53.77	0.00	-53.77	N/A	0.00
4600-0000	UTILITIES								
4605-0000	176.44	245.00	68.56	27.98	1,460.62	2,210.00	749.38	33.91	2,760.00
4635-0000	0.00	17.00	17.00	100.00	0.00	170.00	170.00	100.00	204.00
4640-0000	32.55	40.00	7.45	18.62	323.96	379.00	55.04	14.52	452.00
4650-0000	45.32	47.00	1.68	3.57	453.20	470.00	16.80	3.57	564.00
4660-0000	27.29	28.00	0.71	2.54	272.90	280.00	7.10	2.54	336.00
4799-0000	281.60	377.00	95.40	25.30	2,510.68	3,509.00	998.32	28.45	4,316.00
5116-5000	REPAIR/MAINTENANCE								
5120-0000	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	400.00
5125-0000	0.00	0.00	0.00	N/A	0.00	369.00	369.00	100.00	492.00
5145-0000	443.28	0.00	-443.28	N/A	1,777.85	0.00	-1,777.85	N/A	0.00
5145-2210	0.00	430.00	430.00	100.00	0.00	1,720.00	1,720.00	100.00	1,720.00
5160-0000	0.00	0.00	0.00	N/A	58.31	375.00	316.69	84.45	375.00
5161-0000	0.00	75.00	75.00	100.00	0.00	225.00	225.00	100.00	225.00
5170-0000	0.00	0.00	0.00	N/A	7.00	10.00	3.00	30.00	10.00
5180-0000	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	750.00
5195-0000	0.00	0.00	0.00	N/A	1,050.00	1,500.00	450.00	30.00	1,500.00
5210-0000	0.00	50.00	50.00	100.00	68.70	100.00	31.30	31.30	100.00
5230-0000	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	300.00
5240-0000	0.00	0.00	0.00	N/A	0.00	90.00	90.00	100.00	90.00
5250-0000	0.00	150.00	150.00	100.00	0.00	450.00	450.00	100.00	450.00
5290-0000	0.00	0.00	0.00	N/A	0.00	375.00	375.00	100.00	500.00
5299-0000	443.28	705.00	261.72	37.12	2,961.86	6,314.00	3,352.14	53.09	6,912.00
5300-0000	CLEANING AND IMPROVEMENTS								

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)
Budget Comparison

Period = Jul 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	36.06	375.00	338.94	90.38	375.00
5380-0000	Other Cleaning and Improvements	0.00	125.00	125.00	100.00	0.00	375.00	375.00	100.00	375.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	125.00	125.00	100.00	36.06	1,750.00	1,713.94	97.94	1,750.00
5400-0000	SERVICES									
5430-0000	Exterminating	25.00	25.00	0.00	0.00	549.00	250.00	-299.00	-119.60	300.00
5433-0000	Non CAM Exterminating	0.00	0.00	0.00	N/A	15.00	0.00	-15.00	N/A	0.00
5447-0000	HVAC Monthly Service	0.00	105.00	105.00	100.00	204.00	420.00	216.00	51.43	420.00
5450-0000	Janitorial Service	171.08	176.00	4.92	2.80	1,736.45	1,760.00	23.55	1.34	2,112.00
5455-0000	Non CAM Janitorial	0.00	0.00	0.00	N/A	38.15	0.00	-38.15	N/A	0.00
5460-0000	Landscaping Service	641.53	642.00	0.47	0.07	5,923.55	5,064.00	-859.55	-16.97	6,348.00
5480-0000	Security	59.00	430.00	371.00	86.28	59.00	1,720.00	1,661.00	96.57	1,720.00
5499-0000	TOTAL SERVICES	896.61	1,378.00	481.39	34.93	8,525.15	9,214.00	688.85	7.48	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	71.34	193.00	121.66	63.04	636.34	1,931.00	1,294.66	67.05	2,317.00
5530-0000	Copies	20.71	113.00	92.29	81.67	368.50	1,134.00	765.50	67.50	1,360.00
5560-0000	Fees/Licenses/Permits	5.80	6.00	0.20	3.33	40.60	58.00	17.40	30.00	70.00
5565-0000	Office Supplies	242.59	225.00	-17.59	-7.82	795.94	2,250.00	1,454.06	64.62	2,700.00
5566-0000	Office Equipment Maintenance	0.00	200.00	200.00	100.00	99.00	2,000.00	1,901.00	95.05	2,400.00
5570-0000	Postage/Delivery	0.00	10.00	10.00	100.00	0.00	100.00	100.00	100.00	120.00
5580-0100	Printing	0.00	42.00	42.00	100.00	0.00	416.00	416.00	100.00	500.00
5585-0000	Subscriptions	20.00	35.00	15.00	42.86	1,106.05	1,669.00	562.95	33.73	1,739.00
5586-0000	Marketing/PR	-470.00	0.00	470.00	N/A	703.54	0.00	-703.54	N/A	0.00
5587-0000	General Authority Expense	32.16	25.00	-7.16	-28.64	501.06	100.00	-401.06	-401.06	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	1,137.00	0.00	-1,137.00	N/A	1,137.00	9,100.00	7,963.00	87.51	9,100.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	1,059.60	849.00	-210.60	-24.81	8,493.38	18,758.00	10,264.62	54.72	20,406.00
6110-0000	Management Fees TALCOR	118.75	119.00	0.25	0.21	1,187.50	1,190.00	2.50	0.21	1,428.00
6159-0000	TOTAL OTHER EXPENSES	118.75	119.00	0.25	0.21	1,187.50	1,190.00	2.50	0.21	1,428.00
7110-0000	Property Insurance	270.59	289.00	18.41	6.37	2,723.39	2,890.00	166.61	5.77	3,468.00
7199-0000	TOTAL INSURANCE/TAXES	270.59	289.00	18.41	6.37	2,723.39	2,890.00	166.61	5.77	3,468.00
7800-0000	TOTAL OPERATING EXPENSES	20,428.42	21,339.00	910.58	4.27	189,701.29	211,803.00	22,101.71	10.44	252,351.00
7999-0000	NET INCOME - OPERATING	-19,515.99	-20,463.00	947.01	4.63	-180,822.23	-203,043.00	22,220.77	10.94	-241,839.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	896.48	886.00	-10.48	-1.18	8,964.80	8,860.00	-104.80	-1.18	10,632.00
8299-0000	TOTAL OTHER EXPENSES	896.48	886.00	-10.48	-1.18	8,964.80	8,860.00	-104.80	-1.18	10,632.00
9900-0000	NET INCOME	-20,412.47	-21,349.00	936.53	4.39	-189,787.03	-211,903.00	22,115.97	10.44	-252,471.00

KNIGHT - BUDGET COMPARISON

As of July 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$8,879.06	\$8,760.00	\$119.06	1.36
Total Operating Expenses	189,701.29	211,803.00	22,101.71	10.44
Net Operating Income	-180,822.23	-203,043.00	22,220.77	10.94

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

The account totals have been monitored very closely over the course of the year as we attempted to as accurate as possible in managing the expenses. The shortage is reflected nearly to the dollar in the actual Net Operating Income. Revenue in the Knight building, unfortunately, is near maximum capacity. With That being said, the revenue stream that does enter into the property covers nearly all of the expenses associated with the services (landscaping, janitorial, HVAC maintenance) associated with the upkeep of the building.

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Jul 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	161,887.67	161,406.00	481.67	0.30	193,320.00
3120-0000	Other Rents	0.00	22.00	-22.00	-100.00	0.00	220.00	-220.00	-100.00	264.00
3315-0000	Sales Tax Discount	3.98	0.00	3.98	N/A	38.71	0.00	38.71	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	216.70	0.00	216.70	N/A	0.00
3990-0000	TOTAL REVENUE	16,006.16	15,979.00	27.16	0.17	162,143.08	161,626.00	517.08	0.32	193,584.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	3,251.48	3,200.00	-51.48	-1.61	26,212.21	28,850.00	2,637.79	9.14	35,650.00
4622-0000	Demand Credit	-42.80	0.00	42.80	N/A	-350.37	0.00	350.37	N/A	0.00
4635-0000	Refuse Collection	136.91	139.00	2.09	1.50	1,369.10	1,378.00	8.90	0.65	1,656.00
4640-0000	Water/Sewer	112.49	135.00	22.51	16.67	1,194.24	1,271.00	76.76	6.04	1,506.00
4648-0000	Irrigation - Utility	3.12	27.00	23.88	88.44	174.12	229.00	54.88	23.97	276.00
4799-0000	TOTAL UTILITIES	3,461.20	3,501.00	39.80	1.14	28,599.30	31,728.00	3,128.70	9.86	39,088.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	750.00	750.00	100.00	912.81	2,500.00	1,587.19	63.49	2,500.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	53.85	225.00	171.15	76.07	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	0.00	0.00	0.00	N/A	96.72	130.00	33.28	25.60	130.00
5145-0000	Elevator Phone Maintenance	225.00	225.00	0.00	0.00	1,077.00	900.00	-177.00	-19.67	900.00
5145-4400	Security Maint & Repair	0.00	0.00	0.00	N/A	0.00	225.00	225.00	100.00	300.00
5160-0000	Exterior Building Maintenance	0.00	245.00	245.00	100.00	3,157.89	3,730.00	572.11	15.34	3,820.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	500.00	500.00	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	139.35	0.00	-139.35	N/A	2,461.61	2,000.00	-461.61	-23.08	5,000.00
5185-0000	HVAC Supplies	0.00	0.00	0.00	N/A	140.57	0.00	-140.57	N/A	0.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	1,020.00	1,020.00	100.00	1,020.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	48.80	550.00	501.20	91.13	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	20.30	0.00	-20.30	N/A	571.90	1,350.00	778.10	57.64	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	0.00	0.00	0.00	N/A	448.66	200.00	-248.66	-124.33	200.00
5250-0000	Roof Repairs	375.00	0.00	-375.00	N/A	555.00	2,500.00	1,945.00	77.80	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 = Jul 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	759.65	1,220.00	460.35	37.73	10,432.01	24,190.00	13,757.99	56.87	27,530.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	1,250.00	1,250.00	100.00	0.00	2,500.00	2,500.00	100.00	2,500.00
5313-0000	Carpet Repairs	0.00	0.00	0.00	N/A	0.00	2,000.00	2,000.00	100.00	2,000.00
5315-0000	Mini Blinds	0.00	0.00	0.00	N/A	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	0.00	0.00	N/A	0.00	400.00	400.00	100.00	400.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	109.81	400.00	290.19	72.55	400.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	162.34	1,200.00	1,037.66	86.47	2,200.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	1,250.00	1,250.00	100.00	272.15	11,850.00	11,577.85	97.70	12,850.00
5400-0000	SERVICES									
5410-0000	Elevator Service	38.00	38.00	0.00	0.00	380.00	380.00	0.00	0.00	456.00
5430-0000	Exterminating	48.29	45.00	-3.29	-7.31	595.46	450.00	-145.46	-32.32	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	383.00	383.00	100.00	716.00	1,510.00	794.00	52.58	1,510.00
5450-0000	Janitorial Service	1,666.37	1,594.00	-72.37	-4.54	16,310.87	15,940.00	-370.87	-2.33	19,128.00
5460-0000	Landscaping Service	447.10	447.00	-0.10	-0.02	5,525.12	3,494.00	-2,031.12	-58.13	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	0.00	225.00	225.00	100.00	24.00	900.00	876.00	97.33	900.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	1,400.00	1,400.00	100.00	1,400.00
5499-0000	TOTAL SERVICES	2,199.76	2,732.00	532.24	19.48	23,584.38	28,828.00	5,243.62	18.19	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	13,794.70	13,790.00	-4.70	-0.03	16,548.00
6159-0000	TOTAL OTHER EXPENSES	1,379.47	1,379.00	-0.47	-0.03	13,794.70	13,790.00	-4.70	-0.03	16,548.00
7110-0000	Property Insurance	1,057.87	913.00	-144.87	-15.87	10,481.36	9,130.00	-1,351.36	-14.80	10,956.00
7199-0000	TOTAL INSURANCE/TAXES	1,057.87	913.00	-144.87	-15.87	10,481.36	9,130.00	-1,351.36	-14.80	10,956.00
7800-0000	TOTAL OPERATING EXPENSES	8,857.95	10,995.00	2,137.05	19.44	87,163.90	126,016.00	38,852.10	30.83	146,548.00
7999-0000	NET INCOME - OPERATING	7,148.21	4,984.00	2,164.21	43.42	74,979.18	35,610.00	39,369.18	110.56	47,036.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,195.17	4,189.00	-6.17	-0.15	41,951.70	41,890.00	-61.70	-0.15	50,268.00
8299-0000	TOTAL OTHER EXPENSES	4,195.17	4,189.00	-6.17	-0.15	41,951.70	41,890.00	-61.70	-0.15	50,268.00

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Jul 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9900-0000	NET INCOME	2,953.04	795.00	2,158.04	271.45	33,027.48	-6,280.00	39,307.48	625.92	-3,232.00

MORGAN - BUDGET COMPARISON

As of July 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$162,143.08	\$161,626.00	\$517.08	0.32
Total Operating Expenses	\$87,163.90	\$126,016.00	\$38,852.10	30.83
Net Operating Income	\$74,979.18	\$35,610.00	\$39,369.18	110.56

Major Variances from Budget:

1) Total Operating Expenses

Expenses are currently 31% (\$38,852) under budget thus creating an overage of Net Operating Income of 110% (\$39,369). The acquired history of associated building expense will work in our favor going forward in building more closely reflective budgets with more acute variances.

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Jul 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	107,195.70	107,200.00	-4.30	0.00	128,640.00
3990-0000 TOTAL REVENUE	10,719.57	10,720.00	-0.43	0.00	107,195.70	107,200.00	-4.30	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	300.00	-342.67	-114.22	400.00
5160-0000 Exterior Building Maintenance	0.00	90.00	90.00	100.00	270.00	1,070.00	800.00	74.77	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	0.00	0.00	N/A	770.65	750.00	-20.65	-2.75	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	500.00	500.00	100.00	500.00
5230-0000 Plumbing Repairs	0.00	0.00	0.00	N/A	397.28	300.00	-97.28	-32.43	400.00
5235-0000 Plumbing Supplies	0.00	75.00	75.00	100.00	0.00	225.00	225.00	100.00	225.00
5240-0000 Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	125.00	125.00	100.00	125.00
5250-0000 Roof Repairs	0.00	0.00	0.00	N/A	0.00	3,000.00	3,000.00	100.00	4,500.00
5299-0000 TOTAL REPAIR/MAINTENANCE	0.00	165.00	165.00	100.00	2,255.96	6,920.00	4,664.04	67.40	8,870.00
5300-0000 CLEANING AND IMPROVEMENTS									
5310-0000 Carpet Cleaning	0.00	0.00	0.00	N/A	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	1,500.00	-189.10	-12.61	1,500.00
5399-0000 TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	0.00	N/A	1,689.10	6,000.00	4,310.90	71.85	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	350.00	350.00	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	970.00	366.00	37.73	1,300.00
5487-0000 Window Washing Service	0.00	0.00	0.00	N/A	0.00	1,300.00	1,300.00	100.00	1,300.00
5499-0000 TOTAL SERVICES	35.00	35.00	0.00	0.00	954.00	2,803.00	1,849.00	65.96	3,203.00
6110-0000 Management Fees TALCOR	621.73	622.00	0.27	0.04	6,217.30	6,220.00	2.70	0.04	7,464.00
6159-0000 TOTAL OTHER EXPENSES	621.73	622.00	0.27	0.04	6,217.30	6,220.00	2.70	0.04	7,464.00
7110-0000 Property Insurance	151.11	176.00	24.89	14.14	1,532.22	1,760.00	227.78	12.94	2,112.00

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Jul 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7199-0000	TOTAL INSURANCE/TAXES	151.11	176.00	24.89	14.14	1,532.22	1,760.00	227.78	12.94	2,112.00
7800-0000	TOTAL OPERATING EXPENSES	807.84	998.00	190.16	19.05	12,871.37	23,703.00	10,831.63	45.70	27,649.00
7999-0000	NET INCOME - OPERATING	9,911.73	9,722.00	189.73	1.95	94,324.33	83,497.00	10,827.33	12.97	100,991.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,074.15	3,058.00	-16.15	-0.53	30,741.50	30,580.00	-161.50	-0.53	36,696.00
8299-0000	TOTAL OTHER EXPENSES	3,074.15	3,058.00	-16.15	-0.53	30,741.50	30,580.00	-161.50	-0.53	36,696.00
9900-0000	NET INCOME	6,837.58	6,664.00	173.58	2.60	63,582.83	52,917.00	10,665.83	20.16	64,295.00

PHIPPS - BUDGET COMPARISON

As of July 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$107,195.70	\$107,200.00	-\$4.30	0.00
Total Operating Expenses	\$12,871.37	\$23,703.00	\$10,831.63	45.70
Net Operating Income	\$94,324.33	\$83,497.00	\$10,827.33	12.97

Major Variances from Budget:

Total Repair and Maintenance is \$4,644 under budget, Cleaning and Improvements \$4,310 under budget and Total Services \$1,849 under budget. This shortfall in expenses has created an equal overage in NOI.

INNOVATION PARK - SLIGER BLDG (sliger)

Budget Comparison

Period = Jul 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	925.00	692.00	233.00	33.67	6,892.86	6,920.00	-27.14	-0.39	8,304.00
3114-5000	Operating Expense Reimbursement	6,165.00	7,949.00	-1,784.00	-22.44	66,519.25	116,412.00	-49,892.75	-42.86	126,266.00
3119-0000	Management Fee Income	545.99	618.00	-72.01	-11.65	5,452.47	6,020.00	-567.53	-9.43	7,256.00
3315-0000	Sales Tax Discount	0.98	0.00	0.98	N/A	12.66	0.00	12.66	N/A	0.00
3990-0000	TOTAL REVENUE	7,636.97	9,259.00	-1,622.03	-17.52	78,877.24	129,352.00	-50,474.76	-39.02	141,826.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4607-0000	Electric - NonCam	327.52	378.00	50.48	13.35	3,514.51	3,415.00	-99.51	-2.91	4,230.00
4635-0000	Refuse Collection	155.61	155.00	-0.61	-0.39	1,556.10	1,550.00	-6.10	-0.39	1,860.00
4637-0000	Refuse - NONCAM	8.74	9.00	0.26	2.89	87.40	90.00	2.60	2.89	108.00
4640-0000	Water/Sewer	127.85	145.00	17.15	11.83	1,357.34	1,479.00	121.66	8.23	1,779.00
4642-0000	Non CAM Water/Sewer	7.18	8.00	0.82	10.25	76.23	80.00	3.77	4.71	97.00
4648-0000	Irrigation - Utility	3.55	26.00	22.45	86.35	197.89	223.00	25.11	11.26	277.00
4649-0000	Irrigation-NonCAM	0.20	3.00	2.80	93.33	11.11	20.00	8.89	44.45	26.00
4799-0000	TOTAL UTILITIES	630.65	724.00	93.35	12.89	6,800.58	6,857.00	56.42	0.82	8,377.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	54.71	0.00	-54.71	N/A	413.94	1,100.00	686.06	62.37	1,350.00
5122-0000	NONCAM Electrical Repairs	3.49	0.00	-3.49	N/A	12.46	66.00	53.54	81.12	81.00
5125-0000	Electric Supplies	0.00	75.00	75.00	100.00	358.56	350.00	-8.56	-2.45	350.00
5127-0000	NONCAM Electric Supplies	0.00	5.00	5.00	100.00	0.00	97.00	97.00	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	0.00	0.00	0.00	N/A	107.10	255.00	147.90	58.00	255.00
5141-0000	Elevator Maintenance-NonCAM	0.00	0.00	0.00	N/A	6.18	15.00	8.82	58.80	15.00
5145-2310	Security Monitro Cont-NonCAM	0.00	120.00	120.00	100.00	0.00	480.00	480.00	100.00	480.00
5160-0000	Exterior Building Maintenance	0.00	45.00	45.00	100.00	3,569.46	4,315.00	745.54	17.28	4,405.00
5161-0000	Exterior Building Supplies	0.00	100.00	100.00	100.00	0.00	330.00	330.00	100.00	330.00
5161-5000	Ext Building Supplies-NonCAM	0.00	6.00	6.00	100.00	0.00	22.00	22.00	100.00	22.00
5162-0000	Non CAM Exterior Bldg Maint.	0.00	3.00	3.00	100.00	201.47	341.00	139.53	40.92	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	2,008.65	1,500.00	-508.65	-33.91	9,589.49	29,500.00	19,910.51	67.49	30,250.00
5182-0000	Non CAM HVAC Repair	0.00	0.00	0.00	N/A	267.66	1,500.00	1,232.34	82.16	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 = Jul 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	1,160.00	1,160.00	100.00	1,160.00
5196-0000	Tree Trimming-NonCAM	0.00	0.00	0.00	N/A	0.00	66.00	66.00	100.00	66.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	242.62	300.00	57.38	19.13	300.00
5212-0000	Non CAM Locks & Keys Repairs	0.00	0.00	0.00	N/A	2.60	75.00	72.40	96.53	75.00
5215-0000	Locks & Keys Supplies	0.00	0.00	0.00	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	23.07	0.00	-23.07	N/A	1,555.53	2,000.00	444.47	22.22	2,000.00
5232-0000	Non CAM Plumbing Repairs	1.30	0.00	-1.30	N/A	19.55	0.00	-19.55	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	0.00	0.00	N/A	0.00	83.00	83.00	100.00	83.00
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	0.00	N/A	0.00	5.00	5.00	100.00	5.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	374.79	188.00	-186.79	-99.36	188.00
5245-5000	Irrigation Repairs-NonCAM	0.00	0.00	0.00	N/A	14.92	12.00	-2.92	-24.33	12.00
5250-0000	Roof Repairs	0.00	1,000.00	1,000.00	100.00	169.20	2,500.00	2,330.80	93.23	3,000.00
5252-0000	Non CAM Roof Repairs	0.00	60.00	60.00	100.00	10.80	150.00	139.20	92.80	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	2,091.22	2,914.00	822.78	28.24	18,613.39	52,255.00	33,641.61	64.38	53,896.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	749.00	749.00	100.00	0.00	4,951.00	4,951.00	100.00	4,951.00
5312-0000	Non CAM Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	268.00	268.00	100.00	268.00
5313-0000	Carpet Repairs	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5314-0000	Carpet Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	30.00	30.00	100.00	30.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	3,928.00	3,928.00	100.00	3,928.00
5342-0000	Non CAM Painting	0.00	0.00	0.00	N/A	0.00	572.00	572.00	100.00	572.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	44.94	1,500.00	1,455.06	97.00	1,500.00
5367-0000	Non CAM Interior Supplies	0.00	0.00	0.00	N/A	2.87	100.00	97.13	97.13	100.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	2,758.35	1,950.00	-808.35	-41.45	1,950.00
5375-0000	Non CAM Interior Repairs	0.00	0.00	0.00	N/A	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	0.00	749.00	749.00	100.00	2,808.26	15,299.00	12,490.74	81.64	15,299.00
5400-0000	SERVICES									
5410-0000	Elevator Service	42.07	42.00	-0.07	-0.17	420.70	420.00	-0.70	-0.17	504.00
5412-0000	Elevator Service-NonCAM	2.43	3.00	0.57	19.00	24.30	30.00	5.70	19.00	36.00
5430-0000	Exterminating	46.04	43.00	-3.04	-7.07	585.50	430.00	-155.50	-36.16	516.00

INNOVATION PARK - SLIGER BLDG (sliger)

Budget Comparison

Period = Jul 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5433-0000	Non CAM Exterminating	2.91	3.00	0.09	3.00	36.30	30.00	-6.30	-21.00	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	354.00	354.00	100.00	662.60	1,396.00	733.40	52.54	1,396.00
5448-0000	Non CAM HVAC Monthly Maint	0.00	23.00	23.00	100.00	41.40	90.00	48.60	54.00	90.00
5450-0000	Janitorial Service	2,082.95	2,145.00	62.05	2.89	21,141.95	21,450.00	308.05	1.44	25,740.00
5455-0000	Non CAM Janitorial	132.95	137.00	4.05	2.96	1,349.51	1,370.00	20.49	1.50	1,644.00
5460-0000	Landscaping Service	508.16	508.00	-0.16	-0.03	6,279.77	3,974.00	-2,305.77	-58.02	4,990.00
5462-0000	Non CAM Landscaping	28.54	29.00	0.46	1.59	352.68	224.00	-128.68	-57.45	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	123.60	120.00	-3.60	-3.00	483.60	480.00	-3.60	-0.75	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	2,969.65	3,407.00	437.35	12.84	31,415.74	36,789.00	5,373.26	14.61	42,609.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
5521-0000	Phone Service-NonCAM	0.00	2.00	2.00	100.00	0.00	20.00	20.00	100.00	24.00
5523-0000	Internet Charge-NonCAM	0.00	426.00	426.00	100.00	3,847.00	4,260.00	413.00	9.69	5,112.00
5567-0000	Office Equip Mtnce-NonCAM	36.23	28.00	-8.23	-29.39	354.56	297.00	-57.56	-19.38	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	36.23	481.00	444.77	92.47	4,201.56	11,327.00	7,125.44	62.91	12,289.00
6111-0000	Management Fees-NonCAM	1,644.22	1,644.00	-0.22	-0.01	16,442.20	16,440.00	-2.20	-0.01	19,728.00
6159-0000	TOTAL OTHER EXPENSES	1,644.22	1,644.00	-0.22	-0.01	16,442.20	16,440.00	-2.20	-0.01	19,728.00
7110-0000	Property Insurance	1,202.35	1,037.00	-165.35	-15.94	11,912.87	10,370.00	-1,542.87	-14.88	12,444.00
7111-0000	Property Insurance-NonCAM	67.53	58.00	-9.53	-16.43	669.08	580.00	-89.08	-15.36	696.00
7199-0000	TOTAL INSURANCE/TAXES	1,269.88	1,095.00	-174.88	-15.97	12,581.95	10,950.00	-1,631.95	-14.90	13,140.00
7800-0000	TOTAL OPERATING EXPENSES	8,641.85	11,014.00	2,372.15	21.54	92,863.68	149,917.00	57,053.32	38.06	165,338.00
7999-0000	NET INCOME - OPERATING	-1,004.88	-1,755.00	750.12	42.74	-13,986.44	-20,565.00	6,578.56	31.99	-23,512.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,905.14	4,905.00	-0.14	0.00	49,051.40	49,050.00	-1.40	0.00	58,860.00
8299-0000	TOTAL OTHER EXPENSES	4,905.14	4,905.00	-0.14	0.00	49,051.40	49,050.00	-1.40	0.00	58,860.00
9900-0000	NET INCOME	-5,910.02	-6,660.00	749.98	11.26	-63,037.84	-69,615.00	6,577.16	9.45	-82,372.00

SLIGER - BUDGET COMPARISON

As of July 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$78,877.24	\$129,352.00	-\$50,474.76	-39.02
Total Operating Expenses	\$92,863.68	\$149,917.00	\$57,053.32	38.06
Net Operating Income	-\$13,986.44	-\$20,565.00	\$6,578.56	31.99

Major Variances from Budget:

Total Revenue/Total Operating Expenses

Operating Expense reimbursements for the period to date are \$49,892 or 43% under budget which is reflective in the Revenue variance. It has been challenging in previous years budgeting expenses for the building with the many uncertainties thought to have existed. We feel as though we have a decent understanding of the buildings systems now and anticipate future variances, whether in Revenue or Expenses, to be much smaller.

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

Cash Flow Statement

Period = Jul 2013

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	186.57	0.15	931.60	0.07
3110-0000	Rent	68,713.05	54.66	733,681.67	56.64
3110-5000	Amortized Income	20,527.36	16.33	205,273.60	15.85
3114-5000	Operating Expense Reimbursement	22,428.76	17.84	207,339.81	16.01
3115-0000	CAM	8,588.00	6.83	85,880.09	6.63
3119-0000	Management Fee Income	1,126.83	0.90	11,252.97	0.87
3120-0000	Other Rents	42.30	0.03	16,542.22	1.28
3220-0000	Interest Income	4,073.71	3.24	34,069.66	2.63
3310-0000	Other Income	0.00	0.00	119.00	0.01
3315-0000	Sales Tax Discount	6.51	0.01	121.02	0.01
3540-0000	Electricity Pass Thru	21.67	0.02	216.70	0.02
3990-0000	TOTAL REVENUE	125,714.76	100.00	1,295,428.34	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	9,875.00	7.86	29,677.56	2.29
4403-0000	Clerical Salary-Authority	3,855.12	3.07	38,025.60	2.94
4404-0000	Payroll Taxes - Authority	1,042.31	0.83	5,971.04	0.46
4405-0000	Worker's Compensation-Authority	272.00	0.22	1,515.00	0.12
4406-0000	Employee Benefits-Authority	841.00	0.67	5,046.00	0.39
4407-0000	Retention Bonus	0.00	0.00	10,000.00	0.77
4415-0000	Interim Admin Pay	0.00	0.00	69,094.73	5.33
4460-0000	Employee Benefits	946.94	0.75	3,879.57	0.30
4490-0000	TOTAL PAYROLL EXPENSE	16,832.37	13.39	163,209.50	12.60
4500-0000	LEASING and ADVERTISING				
4540-0000	Advertising - Other	0.00	0.00	53.77	0.00
4599-0000	TOTAL LEASING and ADVERTISING	0.00	0.00	53.77	0.00
4600-0000	UTILITIES				
4605-0000	Electric	3,448.58	2.74	27,854.71	2.15
4607-0000	Electric - NonCam	327.52	0.26	3,514.51	0.27
4622-0000	Demand Credit	-42.80	-0.03	-350.37	-0.03
4635-0000	Refuse Collection	461.10	0.37	4,869.77	0.38
4637-0000	Refuse - NONCAM	8.74	0.01	87.40	0.01
4640-0000	Water/Sewer	411.40	0.33	4,346.00	0.34
4642-0000	Non CAM Water/Sewer	7.18	0.01	76.23	0.01
4648-0000	Irrigation - Utility	83.20	0.07	1,647.91	0.13
4649-0000	Irrigation-NonCAM	0.20	0.00	11.11	0.00
4650-0000	Stormwater	45.32	0.04	453.20	0.04
4660-0000	Fire Service - Utility	27.29	0.02	272.90	0.02
4799-0000	TOTAL UTILITIES	4,777.73	3.80	42,783.37	3.30
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	112.91	0.09	5,345.34	0.41
5122-0000	NONCAM Electrical Repairs	3.49	0.00	12.46	0.00
5125-0000	Electric Supplies	0.00	0.00	841.16	0.06
5130-0000	Electric Bulbs	0.00	0.00	2,501.03	0.19
5132-0000	NONCAM Electric Bulbs	0.00	0.00	33.38	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	559.96	0.04
5140-0000	Elevator Maintenance	0.00	0.00	413.82	0.03
5141-0000	Elevator Maintenance-NonCAM	0.00	0.00	6.18	0.00
5145-0000	Elevator Phone Maintenance	798.62	0.64	2,985.19	0.23
5160-0000	Exterior Building Maintenance	180.00	0.14	13,590.26	1.05
5161-0000	Exterior Building Supplies	0.00	0.00	103.37	0.01
5162-0000	Non CAM Exterior Bldg Maint.	0.00	0.00	201.47	0.02

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

Cash Flow Statement

Period = Jul 2013

Book = Accrual

		Period to Date	%	Year to Date	%
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	573.40	0.04
5180-0000	HVAC Repair	4,493.40	3.57	26,591.23	2.05
5182-0000	Non CAM HVAC Repair	0.00	0.00	267.66	0.02
5185-0000	HVAC Supplies	0.00	0.00	1,044.82	0.08
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	1,050.00	0.08
5210-0000	Locks & Keys Repairs	0.00	0.00	449.74	0.03
5212-0000	Non CAM Locks & Keys Repairs	0.00	0.00	2.60	0.00
5215-0000	Locks & Keys Supplies	0.00	0.00	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	0.15
5222-0000	NonCAM Parking Lot Repair	0.00	0.00	1.43	0.00
5230-0000	Plumbing Repairs	487.32	0.39	8,210.90	0.63
5232-0000	Non CAM Plumbing Repairs	1.30	0.00	19.55	0.00
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	6.14	0.00
5245-0000	Irrigation Repairs	0.00	0.00	1,229.45	0.09
5245-5000	Irrigation Repairs-NonCAM	0.00	0.00	14.92	0.00
5250-0000	Roof Repairs	650.00	0.52	1,409.20	0.11
5252-0000	Non CAM Roof Repairs	0.00	0.00	10.80	0.00
5260-0000	Signage	23.40	0.02	1,398.71	0.11
5261-0000	Non-CAM Signage	0.00	0.00	50.98	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	6,750.44	5.37	71,181.93	5.49
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	0.00	0.00	2,200.00	0.17
5365-0000	Interior Supplies	0.00	0.00	592.07	0.05
5367-0000	Non CAM Interior Supplies	0.00	0.00	2.87	0.00
5370-0000	Interior Repairs	0.00	0.00	6,074.74	0.47
5375-0000	Non CAM Interior Repairs	0.00	0.00	2.10	0.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	8,871.78	0.68
5400-0000	SERVICES				
5410-0000	Elevator Service	162.57	0.13	1,625.70	0.13
5412-0000	Elevator Service-NonCAM	2.43	0.00	24.30	0.00
5420-0000	Fire Protection System	3,984.50	3.17	7,068.20	0.55
5430-0000	Exterminating	363.38	0.29	5,230.71	0.40
5433-0000	Non CAM Exterminating	2.91	0.00	51.30	0.00
5445-0000	Backflow Prevention Service	0.00	0.00	268.90	0.02
5447-0000	HVAC Monthly Service	0.00	0.00	8,742.60	0.67
5448-0000	Non CAM HVAC Monthly Maint	0.00	0.00	41.40	0.00
5450-0000	Janitorial Service	8,289.32	6.59	83,748.82	6.46
5455-0000	Non CAM Janitorial	132.95	0.11	1,387.66	0.11
5460-0000	Landscaping Service	3,922.20	3.12	41,149.23	3.18
5462-0000	Non CAM Landscaping	1,674.05	1.33	12,422.92	0.96
5480-0000	Security	59.00	0.05	83.00	0.01
5482-0000	Non CAM Security	123.60	0.10	483.60	0.04
5499-0000	TOTAL SERVICES	18,716.91	14.89	162,328.34	12.53
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	23,000.00	1.78
5520-0000	Phone Service	112.51	0.09	1,222.71	0.09
5522-0000	Internet Charge	71.34	0.06	706.89	0.05
5523-0000	Internet Charge-NonCAM	0.00	0.00	3,847.00	0.30
5530-0000	Copies	20.71	0.02	368.50	0.03
5560-0000	Fees/Licenses/Permits	5.80	0.00	40.60	0.00
5565-0000	Office Supplies	242.59	0.19	795.94	0.06
5566-0000	Office Equipment Maintenance	0.00	0.00	99.00	0.01
5567-0000	Office Equip Mtnce-NonCAM	36.23	0.03	354.56	0.03

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

Cash Flow Statement

Period = Jul 2013

Book = Accrual

		Period to Date	%	Year to Date	%
5575-0000	Professional Fees	2,350.00	1.87	28,837.75	2.23
5585-0000	Subscriptions	20.00	0.02	1,831.05	0.14
5586-0000	Marketing/PR	-470.00	-0.37	703.54	0.05
5587-0000	General Authority Expense	32.16	0.03	501.06	0.04
5588-0000	Economic Development	0.00	0.00	35,000.00	2.70
5589-0000	Research Grants	0.00	0.00	30,000.00	2.32
5592-0000	Non CAM Professional Fees	2,350.00	1.87	40,663.75	3.14
5594-0000	Travel	1,137.00	0.90	1,137.00	0.09
5596-0000	Other Administration Costs	579.35	0.46	2,352.79	0.18
5599-0000	TOTAL PROPERTY ADMINISTRATION	6,487.69	5.16	171,462.14	13.24
6110-0000	Management Fees TALCOR	5,437.62	4.33	54,376.20	4.20
6111-0000	Management Fees-NonCAM	3,312.38	2.63	33,123.80	2.56
6159-0000	TOTAL OTHER EXPENSES	8,750.00	6.96	87,500.00	6.75
7110-0000	Property Insurance	16,593.81	13.20	76,260.73	5.89
7111-0000	Property Insurance-NonCAM	-8,636.92	-6.87	630.31	0.05
7199-0000	TOTAL INSURANCE/TAXES	7,956.89	6.33	76,891.04	5.94
7800-0000	TOTAL OPERATING EXPENSES	70,272.03	55.90	784,281.87	60.54
7999-0000	NET INCOME - OPERATING	55,442.73	44.10	511,146.47	39.46
8100-0000	DEBT SERVICE				
8122-0000	Bond Interest Expense	10,774.36	8.57	109,890.97	8.48
8199-0000	TOTAL DEBT SERVICE	10,774.36	8.57	109,890.97	8.48
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	51,620.03	41.06	516,200.30	39.85
8220-0000	Amortization Expense	275.00	0.22	2,750.00	0.21
8299-0000	TOTAL OTHER EXPENSES	51,895.03	41.28	518,950.30	40.06
9900-0000	NET INCOME	-7,226.66	-5.75	-117,694.80	-9.09
	Adjustments				
1203-0000	A/R-Tenant	-10,726.12	-8.53	-107,261.20	-8.28
1204-0000	AR-Tenant Expenses to be Reimbursed	-39.00	-0.03	-39.00	0.00
1206-0000	Other Receivables	-625.50	-0.50	2,774.90	0.21
1210-0000	Accounts Receivable	-13,593.21	-10.81	141,330.53	10.91
1510-0000	Building Improvements	0.00	0.00	-8,474.00	-0.65
1590-0000	Accumulated Depreciation	51,620.03	41.06	516,200.30	39.85
1625-0000	HVAC	0.00	0.00	-6,783.00	-0.52
1753-0000	Accumulated Amortization	275.00	0.22	2,750.00	0.21
1905-0000	Trust Escrow	0.00	0.00	10,000.00	0.77
1913-0000	Prepaid Insurance	1,567.87	1.25	-10,654.23	-0.82
1925-0000	Investments	-3,399.24	-2.70	-36,427.30	-2.81
2236-0000	Accounts Payable	-5,790.20	-4.61	-51,418.42	-3.97
2246-0000	Prepaid Rents	102.48	0.08	685.85	0.05
2249-0000	Accrued Other	-2,128.15	-1.69	1,336.21	0.10
2250-0000	Tenant Security Dep	0.00	0.00	300.00	0.02
2305-0000	Sales Tax Payable	127.34	0.10	-2,020.69	-0.16
2310-0000	Bonds Payable - Current	591.67	0.47	5,821.67	0.45
2408-0000	Unearned Revenue - Noncurrent	-20,527.36	-16.33	-205,273.60	-15.85
2410-0000	Bond Payable - Noncurrent	-13,325.32	-10.60	-131,010.80	-10.11
	Total Adjustments	-15,869.71	-12.62	121,837.22	9.41
	Cash Flow	-23,096.37	-18.37	4,142.42	0.32
	Period to Date	Beginning Balance	Ending Balance	Difference	

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

Cash Flow Statement

Period = Jul 2013

Book = Accrual

		Period to Date	%	Year to Date	%
1110-4000	Cash - Hancock Bank	157,587.41	132,104.25	-25,483.16	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
1150-4000	Reserve Fund - Hancock	26,615.81	26,618.07	2.26	
1155-4000	Sinking Fund -Cash-Hancock	392,116.36	394,500.89	2,384.53	
	Total Cash	576,519.58	553,423.21	-23,096.37	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	151,995.17	132,104.25	-19,890.92	
1121-6600	Petty Cash Fund	22.50	200.00	177.50	
1150-4000	Reserve Fund - Hancock	26,595.93	26,618.07	22.14	
1155-4000	Sinking Fund -Cash-Hancock	370,667.19	394,500.89	23,833.70	
	Total Cash	549,280.79	553,423.21	4,142.42	

**LCRDA - OPERATING ACCOUNT
Bank Reconciliation Report
07/31/2013**

08/23/2013

Balance Per Bank Statement as of 07/31/2013 **141,586.54**

Outstanding Checks

<u>Check date</u>	<u>Check number</u>	<u>Payee</u>	<u>Amount</u>
07/23/2013	914	ferg159 - Ferguson Eneterprises Inc #159	226.82
07/23/2013	920	rocksoli - ROCK SOLID TERMITE AND PEST CONTROL	305.00
07/23/2013	921	simplex - Simplex Grinnell	3,984.50
07/23/2013	924	whites - White's Plumbing, Inc.	188.25
07/31/2013	8052013	utltal - City of Tallahassee	386.03
07/31/2013	8052013	utltal - City of Tallahassee	9.13
07/31/2013	8052013	utltal - City of Tallahassee	84.22
07/31/2013	8052013	utltal - City of Tallahassee	283.56
07/31/2013	8052013	utltal - City of Tallahassee	327.52
07/31/2013	8052013	utltal - City of Tallahassee	467.68
07/31/2013	8052013	utltal - City of Tallahassee	480.55
07/31/2013	8052013	utltal - City of Tallahassee	1,623.40
07/31/2013	8052013	utltal - City of Tallahassee	281.60
07/31/2013	8052013	utltal - City of Tallahassee	834.04

Less: Outstanding Checks **9,482.30**

Reconciled Bank Balance **132,104.24**

Balance per GL as of 07/31/2013 **132,104.25**

Book Reconciling Items

<u>Date</u>	<u>Notes</u>	<u>Amount</u>
07/31/2013	1cent difference	-0.01

Plus/Minus: Book Reconciling Items **-0.01**

Reconciled Balance Per G/L **132,104.24**

Difference (Reconciled Bank Balance And Reconciled Balance Per G/L) **0.00**

Cleared Items :

Cleared Checks

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
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LCRDA - OPERATING ACCOUNT
Bank Reconciliation Report
07/31/2013

08/23/2013

Cleared Checks

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
06/27/2013	887	aireserv - TONY KELLY	1,819.30	07/31/2013
06/27/2013	888	elecsupp - City Electric Supply Co.	104.52	07/31/2013
06/27/2013	889	iphome - Home Depot Credit Services	72.14	07/31/2013
06/27/2013	890	metal - Metal Building Services, Inc.	180.00	07/31/2013
06/27/2013	891	nwrdc - Florida State University	405.00	07/31/2013
06/27/2013	892	officede - OFFICE DEPOT CARD PLAN	54.59	07/31/2013
06/27/2013	893	rocksoli - ROCK SOLID TERMITE AND PEST CONTROL	125.00	07/31/2013
06/30/2013	7022013	utltal - City of Tallahassee	393.93	07/31/2013
06/30/2013	7022013	utltal - City of Tallahassee	9.13	07/31/2013
06/30/2013	7022013	utltal - City of Tallahassee	88.44	07/31/2013
06/30/2013	7022013	utltal - City of Tallahassee	320.60	07/31/2013
06/30/2013	7022013	utltal - City of Tallahassee	423.75	07/31/2013
06/30/2013	7022013	utltal - City of Tallahassee	528.71	07/31/2013
06/30/2013	7022013	utltal - City of Tallahassee	1,436.53	07/31/2013
06/30/2013	7022013	utltal - City of Tallahassee	223.40	07/31/2013
06/30/2013	7022013	utltal - City of Tallahassee	777.33	07/31/2013
06/30/2013	7032013	utltal - City of Tallahassee	241.69	07/31/2013
07/09/2013	894	aireserv - TONY KELLY	1,857.40	07/31/2013
07/09/2013	895	ana - AmTrust North America, Inc.	272.00	07/31/2013
07/09/2013	896	classoci - C&L Associates Commercial Cleaning	8,422.27	07/31/2013
07/09/2013	897	comcast - COMCAST	178.85	07/31/2013
07/09/2013	898	gafburg - Georgia- Florida Burglar Alarm Company,	225.00	07/31/2013
07/09/2013	899	hancdt - Hancock Bank	187.51	07/31/2013
07/09/2013	900	heinzbro - Heinz Brothers Nurseries, INC.	5,596.25	07/31/2013
07/09/2013	901	iphdsup - HD Supply Facilities Maintenance	320.85	07/31/2013
07/09/2013	902	iphome - Home Depot Credit Services	77.01	07/31/2013
07/09/2013	903	lcboc - LEON COUNTY BD OF COMMISSIONER	1,051.24	07/31/2013
07/09/2013	904	mgttal - Talcor Commercial Real Estate Svc Inc	8,750.00	07/31/2013
07/09/2013	905	milltree - Miller's Tree Service, LLC	150.00	07/31/2013
07/09/2013	906	mowrey - Mowrey Elevator Company of Florida, Inc.	165.00	07/31/2013
07/09/2013	907	orkin - Capital Solutions of Big Bend	50.00	07/31/2013
07/09/2013	908	redwire - REDWIRE	123.60	07/31/2013
07/09/2013	909	sonitrol - Sonitrol of Tallahassee, Inc.	443.28	07/31/2013
07/09/2013	910	whites - White's Plumbing, Inc.	662.63	07/31/2013
07/18/2013	7182013	stax - Florida Department of Revenue	253.83	07/31/2013
07/23/2013	911	absystem - STA of Tallahassee, Inc.	61.13	07/31/2013
07/23/2013	912	aireserv - TONY KELLY	225.00	07/31/2013
07/23/2013	913	bc - Broad and Cassel, P.A.	4,700.00	07/31/2013
07/23/2013	915	ipgraing - Grainger	104.81	07/31/2013
07/23/2013	916	iphdsup - HD Supply Facilities Maintenance	156.99	07/31/2013
07/23/2013	917	metal - Metal Building Services, Inc.	830.00	07/31/2013
07/23/2013	918	mgttal - Talcor Commercial Real Estate Svc Inc	8,750.00	07/31/2013
07/23/2013	919	orkin - Capital Solutions of Big Bend	50.00	07/31/2013
07/23/2013	922	sonitrol - Sonitrol of Tallahassee, Inc.	149.34	07/31/2013
07/23/2013	923	talladem - Tallahassee Democrat	86.95	07/31/2013
07/23/2013	7232013	cnainsur - CNA INSURANCE	6,389.02	07/31/2013

Total Cleared Checks

57,494.02

LCRDA - OPERATING ACCOUNT
Bank Reconciliation Report
07/31/2013

08/23/2013

Cleared Deposits

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
06/28/2013	117	:CHECKscan Deposit	1,955.39	07/31/2013
07/03/2013	118	:CHECKscan Deposit	22,453.96	07/31/2013
07/12/2013	119	:CHECKscan Deposit	3,684.32	07/31/2013
07/30/2013	122	:CHECKscan Deposit	25,780.91	07/31/2013
Total Cleared Deposits			53,874.58	

Cleared Other Items

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
07/31/2013	JE 12531	Interest income on bank accounts	12.99	07/31/2013
07/31/2013	JE 12534	Payroll taxes posted July for June	-2,369.32	07/31/2013
07/31/2013	JE 12535	Payroll for July 2013	-9,420.61	07/31/2013
07/31/2013	JE 12537	Payroll taxes posted July for July	-4,738.62	07/31/2013
07/31/2013	JE 12538	Benefits posted July for June	-1,114.53	07/31/2013
Total Cleared Other Items			-17,630.09	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



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Statements Dates

07/01/2013 - 07/31/2013

Account Number:

7554 000000 002

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

REC'D AUG 08 2013

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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	162,836.08	AVERAGE BALANCE	
+ 4 CREDITS	53,874.58		152,910.68
- 52 DEBITS	75,137.11	YTD INTEREST PAID	
- SERVICE CHARGES	.00		108.20
+ INTEREST PAID	12.99		
ENDING BALANCE	141,586.54		

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

● **Deposits and Other Credits**

Date	Amount	Description	Date	Amount	Description
07/01	1,955.39	Settlement TALCOR Commercia 013182002403234CCD	07/31	25,780.91	Settlement TALCOR Commercia 013212007395879CCD
07/05	22,453.96	Settlement TALCOR Commercia 013186003340375CCD	07/31	12.99	IOD INTEREST PAID
07/15	3,684.32	Settlement TALCOR Commercia			

● **Checks**

Date	Serial	Amount	Date	Serial	Amount
07/02	887	1,819.30	07/17	904	8,750.00
07/08	888	104.52	07/19	905	150.00
07/03	889	72.14	07/16	906	165.00
07/02	890	180.00	07/15	907	50.00
07/09	891	405.00	07/15	908	123.60
07/03	892	54.59	07/12	909	443.28
07/05	893	125.00	07/16	910	662.63
07/12	894	1,857.40	07/31	911	61.13
07/17	895	272.00	07/30	912	225.00
07/12	896	8,422.27	07/29	913	4,700.00
07/19	897	178.85	07/30	915 *	104.81
07/11	898	225.00	07/31	916	156.99
07/12	899	187.51	07/30	917	830.00
07/12	900	5,596.25	07/30	918	8,750.00
07/15	901	320.85	07/29	919	50.00
07/15	902	77.01	07/29	922 *	149.34
07/17	903	1,051.24	07/29	923	86.95



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P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



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Statements Dates

07/01/2013 - 07/31/2013

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
07/01	2,369.32	USATAXPYMT IRS 013179002208035CCD	07/03	777.33	PAYMENT CITYOFTALBKDRAFT 013184002973364PPD
07/02	1,114.53	CRC FLA DEPT REVENUE 013183002698046CCD	07/03	1,436.53	PAYMENT CITYOFTALBKDRAFT 013184002973367PPD
07/03	9.13	PAYMENT CITYOFTALBKDRAFT 013184002973378PPD	07/05	241.69	PAYMENT CITYOFTALBKDRAFT 013186003301172PPD
07/03	88.44	PAYMENT CITYOFTALBKDRAFT 013184002973377PPD	07/12	4,710.30	QUICKBOOKS INTUIT PAYROLL S 013193004496322CCD
07/03	223.40	PAYMENT CITYOFTALBKDRAFT 013184002973368PPD	07/15	2,369.32	USATAXPYMT IRS 013196004771197CCD
07/03	320.60	PAYMENT CITYOFTALBKDRAFT 013184002973373PPD	07/19	253.84	C01 FLA DEPT REVENUE 013200005626805CCD
07/03	393.93	PAYMENT CITYOFTALBKDRAFT 013184002973380PPD	07/24	6,389.02	PREM-PYMT CNA ACH 013205006241970CCD
07/03	423.75	PAYMENT CITYOFTALBKDRAFT 013184002973372PPD	07/30	4,710.31	QUICKBOOKS INTUIT PAYROLL S 013211007164872CCD
07/03	528.71	PAYMENT CITYOFTALBKDRAFT 013184002973371PPD	07/31	2,369.30	USATAXPYMT IRS 013211007241672CCD

● Balance By Date

Date	Balance	Date	Balance	Date	Balance
06/30	162,836.08	07/09	176,557.52	07/19	144,375.49
07/01	162,422.15	07/11	176,332.52	07/24	137,986.47
07/02	159,308.32	07/12	155,115.51	07/29	133,000.18
07/03	154,979.77	07/15	155,859.05	07/30	118,380.06
07/05	177,067.04	07/16	155,031.42	07/31	141,586.54
07/08	176,962.52	07/17	144,958.18		



**LCRDA - SINKING FUND RESERVE
Bank Reconciliation Report
07/31/2013**

08/23/2013

Balance Per Bank Statement as of 07/31/2013	394,500.89	
Reconciled Bank Balance		<u>394,500.89</u>
Balance per GL as of 07/31/2013	394,500.89	
Reconciled Balance Per G/L		<u>394,500.89</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>
07/16/2013	23	:CHECKscan Deposit	25,858.82	07/31/2013
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>
07/31/2013	JE 12527	Payment of bond-7.13	-23,508.01	07/31/2013
07/31/2013	JE 12531	Interest income on bank accounts	33.72	07/31/2013
Total Cleared Other Items			<u><u>-23,474.29</u></u>	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

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



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Statements Dates
07/01/2013 - 07/31/2013

Account Number:

REC'D AUG 08 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	392,116.36	AVERAGE BALANCE	
+ 1 CREDITS	25,858.82		397,046.55
- 2 DEBITS	23,508.01	YTD INTEREST PAID	
- SERVICE CHARGES	.00		229.01
+ INTEREST PAID	33.72		
ENDING BALANCE	394,500.89		

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

● **Deposits and Other Credits**

Date	Amount	Description	Date	Amount	Description
07/17	25,858.82	Settlement TALCOR Commercia 013198005173278CCD	07/31	33.72	IOD INTEREST PAID

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
07/22	10,774.36	DEBITS WFB COMM. LOAN 013203005834513PPD	07/22	12,733.65	DEBITS WFB COMM. LOAN 013203005834512PPD

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
06/30	392,116.36	07/22	394,467.17		
07/17	417,975.18	07/31	394,500.89		



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**LCRDA - RESERVE ACCOUNT
Bank Reconciliation Report
07/31/2013**

08/23/2013

Balance Per Bank Statement as of 07/31/2013	26,618.07	
Reconciled Bank Balance		<u>26,618.07</u>
Balance per GL as of 07/31/2013	26,618.07	
Reconciled Balance Per G/L		<u>26,618.07</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>
07/31/2013	JE 12531	Interest income on bank accounts	2.26	07/31/2013
Total Cleared Other Items			<u><u>2.26</u></u>	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

2432 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

07/01/2013 - 07/31/2013

Account Number:

Images:

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***ZERO CHECKS* E0**

REC'D AUG 08 2013

**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	26,615.81	AVERAGE BALANCE	
+ 0 CREDITS	.00	26,615.88	
- 0 DEBITS	.00	YTD INTEREST PAID	
- SERVICE CHARGES	.00	15.46	
+ INTEREST PAID	2.26		
ENDING BALANCE	26,618.07		

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

● **Deposits and Other Credits**

Date	Amount	Description	Date	Amount	Description
07/31	2.26	IOD INTEREST PAID			

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
06/30	26,615.81	07/31	26,618.07		



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Payment Detail

Bank=inn1104 AND mm/yy=07/2013-07/2013 AND Check Date=07/01/2013-07/31/2013 AND All Checks=Yes AND Include Voids=All Checks

Check#	Bank - Vendor - Date	Payable #	Property	Amount	Account
894 (inn1104) - TONY KELLY (aireserv) - 07/09/13 (07/13)					
	labor to diagnose and replace 2	P-73161	phipps	299.63	51800000 - HVAC Repair
	replace drain pan and condensate	P-73162	collins	376	51800000 - HVAC Repair
	diagnostic for Addison unit	P-73163	centenn	75	51800000 - HVAC Repair
	reblaced control board	P-73164	collins	225	51800000 - HVAC Repair
	replaced expansion valve #4	P-73165	johnson	647.6	51800000 - HVAC Repair
	replaced aux contactor switch 7	P-73166	centenn	234.17	51800000 - HVAC Repair
Total 894 (inn1104) - TONY KELLY (aireserv) - 07/09/13 (07/13)				1,857.40	
895 (inn1104) - AmTrust North America, Inc. (ana) - 07/09/13 (07/13)					
	#115919; 6/13 payment	P-73191	knight	272	44050000 - Worker's Compensation-Authority
Total 895 (inn1104) - AmTrust North America, Inc. (ana) - 07/09/13 (07/13)				272	
896 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 07/09/13 (07/13)					
	7/13 janitorial services	P-73184	johnson	1,942.40	54500000 - Janitorial Service
	7/13 janitorial services	P-73184	morgan	1,666.37	54500000 - Janitorial Service
	7/13 janitorial services	P-73184	collins	1,477.26	54500000 - Janitorial Service
	7/13 janitorial services	P-73184	centenn	949.26	54500000 - Janitorial Service
	7/13 janitorial services	P-73184	knight	171.08	54500000 - Janitorial Service
	7/13 janitorial services	P-73184	sliger	2,082.95	54500000 - Janitorial Service
	7/13 janitorial services	P-73184	sliger	132.95	54550000 - Non CAM Janitorial
Total 896 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 07/09/13 (07/13)				8,422.27	
897 (inn1104) - COMCAST (comcast) - 07/09/13 (07/13)					
	#09587317042-01-7; 7/4/13-8/3/13	P-73167	inn-tic	108	55200000 - Phone Service
	#09587317042-01-7; 7/4/13-8/3/13	P-73167	knight	70.85	55220000 - Internet Charge
Total 897 (inn1104) - COMCAST (comcast) - 07/09/13 (07/13)				178.85	
898 (inn1104) - Georgia- Florida Burglar Alarm Company, (gafiburg) - 07/09/13 (07/13)					
	#11091; CSID#730827; 7/13-9/13 s	P-73183	morgan	225	51450000 - Elevator Phone Maintenance
Total 898 (inn1104) - Georgia- Florida Burglar Alarm Company, (gafiburg) - 07/09/13 (07/13)				225	
899 (inn1104) - Hancock Bank (hancdt) - 07/09/13 (07/13)					
	Publix-#4802-3900-0042-1666	P-73168	knight	16.27	55870000 - General Authority Expense
	Jimmy Johns-#4802-3900-0042-1666	P-73168	knight	80.19	12060000 - Other Receivables
	Constant Co-#4802-3900-0042-1666	P-73168	knight	30	55860000 - Marketing/PR
	Carbonite-#4802-3900-0042-1666	P-73168	knight	56.05	55850000 - Subscriptions
	Incubator-#4802-3900-0042-1666	P-73168	knight	5	55850000 - Subscriptions
Total 899 (inn1104) - Hancock Bank (hancdt) - 07/09/13 (07/13)				187.51	
900 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 07/09/13 (07/13)					
	6/13 grounds maintenance	P-73169	johnson	550.51	54600000 - Landscaping Service
	6/13 grounds maintenance	P-73169	sliger	508.16	54600000 - Landscaping Service
	6/13 grounds maintenance	P-73169	morgan	447.1	54600000 - Landscaping Service
	6/13 grounds maintenance	P-73169	sliger	28.54	54620000 - Non CAM Landscaping
	6/13 grounds maintenance	P-73169	centenn	534.61	54600000 - Landscaping Service
	6/13 grounds maintenance	P-73169	collins	701.41	54600000 - Landscaping Service
	6/13 grounds maintenance	P-73169	knight	641.53	54600000 - Landscaping Service
	6/13 grounds maintenance	P-73169	inn-tic	538.88	54600000 - Landscaping Service
	6/13 grounds maintenance	P-73169	inn-tic	1,645.51	54620000 - Non CAM Landscaping
Total 900 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 07/09/13 (07/13)				5,596.25	
901 (inn1104) - HD Supply Facilities Maintenance (iphdsup) - 07/09/13 (07/13)					
	#13174136; upstairs womens bathr	P-73170	sliger	127.94	52300000 - Plumbing Repairs
	#13174136; sloan 3.5 gallon flus	P-73171	johnson	192.91	52300000 - Plumbing Repairs
	#13174136; sloan 3.5 gallon flus	P-73172	johnson	-104.95	52300000 - Plumbing Repairs
	#13174136; sloan 3.5 gallon flus	P-73173	johnson	104.95	52300000 - Plumbing Repairs
Total 901 (inn1104) - HD Supply Facilities Maintenance (iphdsup) - 07/09/13 (07/13)				320.85	
902 (inn1104) - Home Depot Credit Services (iphome) - 07/09/13 (07/13)					
	filter mesh rm 238 Johnson	P-73174	johnson	38.86	53700000 - Interior Repairs
	window cleaning supplies	P-73175	knight	38.15	54550000 - Non CAM Janitorial
Total 902 (inn1104) - Home Depot Credit Services (iphome) - 07/09/13 (07/13)				77.01	

903 (inn1104) - LEON COUNTY BD OF COMMISSIONER (Icboc) - 07/09/13 (07/13)				
Patty's Benefits (7/13)	P-73189	knight	473.06	44060000 - Employee Benefits-Authority
Patty's Benefits (7/13)	P-73189	knight	52.56	44030000 - Clerical Salary-Authority
Ron's Benefits (7/13)	P-73190	knight	473.06	44060000 - Employee Benefits-Authority
Ron's Benefits (7/13)	P-73190	knight	52.56	44030000 - Clerical Salary-Authority
Total 903 (inn1104) - LEON COUNTY BD OF COMMISSIONER (Icb			1,051.24	
904 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttl) - 07/09/13 (07/13)				
Management Fee-accounting (6/13)	P-73176	inn-tic	200	61100000 - Management Fees TALCOR
Management Fee-accounting (6/13)	P-73176	knight	27.14	61100000 - Management Fees TALCOR
Management Fee-accounting (6/13)	P-73176	centenn	316.96	61100000 - Management Fees TALCOR
Management Fee-accounting (6/13)	P-73176	collins	241.36	61100000 - Management Fees TALCOR
Management Fee-accounting (6/13)	P-73176	morgan	315.31	61100000 - Management Fees TALCOR
Management Fee-accounting (6/13)	P-73176	sliger	375.82	61110000 - Management Fees-NonCAM
Management Fee-accounting (6/13)	P-73176	johnson	381.3	61110000 - Management Fees-NonCAM
Management Fee-accounting (6/13)	P-73176	phippis	142.11	61100000 - Management Fees TALCOR
Mangement Fee-PM (6/13)	P-73177	inn-tic	675	61100000 - Management Fees TALCOR
Mangement Fee-PM (6/13)	P-73177	knight	91.61	61100000 - Management Fees TALCOR
Mangement Fee-PM (6/13)	P-73177	centenn	1,069.75	61100000 - Management Fees TALCOR
Mangement Fee-PM (6/13)	P-73177	collins	814.6	61100000 - Management Fees TALCOR
Mangement Fee-PM (6/13)	P-73177	morgan	1,064.16	61100000 - Management Fees TALCOR
Mangement Fee-PM (6/13)	P-73177	sliger	1,268.40	61110000 - Management Fees-NonCAM
Mangement Fee-PM (6/13)	P-73177	johnson	1,286.86	61110000 - Management Fees-NonCAM
Mangement Fee-PM (6/13)	P-73177	phippis	479.62	61100000 - Management Fees TALCOR
Total 904 (inn1104) - Talcor Commercial Real Estate Svc Inc (mg			8,750.00	
905 (inn1104) - Miller's Tree Service, LLC (milltree) - 07/09/13 (07/13)				
cut down and remove tree from ab	P-73178	knight	150	51950000 - Tree Trimming
Total 905 (inn1104) - Miller's Tree Service, LLC (milltree) - 07/0			150	
906 (inn1104) - Mowrey Elevator Company of Florida, Inc. (mowrey) - 07/09/13 (07/13)				
#602126; 7/13 service	P-73185	johnson	82.5	54100000 - Elevator Service
#602126; 7/13 service	P-73186	sliger	42.07	54100000 - Elevator Service
#602126; 7/13 service	P-73186	morgan	38	54100000 - Elevator Service
#602126; 7/13 service	P-73186	sliger	2.43	54120000 - Elevator Service-NonCAM
Total 906 (inn1104) - Mowrey Elevator Company of Florida, Inc.			165	
907 (inn1104) - Capital Solutions of Big Bend (orkin) - 07/09/13 (07/13)				
#1477; 6/13 services	P-73179	johnson	50	54300000 - Exterminating
Total 907 (inn1104) - Capital Solutions of Big Bend (orkin) - 07/			50	
908 (inn1104) - REDWIRE (redwire) - 07/09/13 (07/13)				
#W1C0734; 7/13-9/13 services	P-73187	sliger	123.6	54820000 - Non CAM Security
Total 908 (inn1104) - REDWIRE (redwire) - 07/09/13 (07/13)			123.6	
909 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 07/09/13 (07/13)				
#R1M150181; 7/13-9/13 services	P-73188	knight	443.28	51450000 - Elevator Phone Maintenance
Total 909 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 07/			443.28	
910 (inn1104) - White's Plumbing, Inc. (whites) - 07/09/13 (07/13)				
Replace toilet flanges, reset &	P-73180	centenn	454.36	52300000 - Plumbing Repairs
augor out and unstop toilet firs	P-73181	johnson	92	52300000 - Plumbing Repairs
replace toilet flange upstairs w	P-73182	johnson	116.27	52300000 - Plumbing Repairs
Total 910 (inn1104) - White's Plumbing, Inc. (whites) - 07/09/1			662.63	
911 (inn1104) - STA of Tallahassee, Inc. (absystem) - 07/23/13 (07/13)				
#LC20; 69276; 6/7/13-7/6/13 over	P-73382	knight	24.9	55300000 - Copies
#LC28; 66591; 7/13 base charge;	P-73692	sliger	36.23	55670000 - Office Equip Mtnce-NonCAM
Total 911 (inn1104) - STA of Tallahassee, Inc. (absystem) - 07/2			61.13	
912 (inn1104) - TONY KELLY (aireserv) - 07/23/13 (07/13)				
installation of new pulley on SE	P-73693	johnson	225	51800000 - HVAC Repair
Total 912 (inn1104) - TONY KELLY (aireserv) - 07/23/13 (07/13)			225	
913 (inn1104) - Broad and Cassel, P.A. (bc) - 07/23/13 (07/13)				
#44809.0001; 6/13 professional s	P-73690	inn-tic	2,350.00	55750000 - Professional Fees
#44809.0001; 6/13 professional s	P-73690	inn-tic	2,350.00	55920000 - Non CAM Professional Fees
Total 913 (inn1104) - Broad and Cassel, P.A. (bc) - 07/23/13 (0			4,700.00	
914 (inn1104) - Ferguson Enterprises Inc #159 (ferg159) - 07/23/13 (07/13)				
faucet for NPS	P-73694	johnson	226.82	52300000 - Plumbing Repairs

Total 914 (inn1104) - Ferguson Enterprises Inc #159 (ferg159) 226.82				
915 (inn1104) - Grainger (ipgraing) - 07/23/13 (07/13)				
3.5 gal flush kit	P-73695	centenn	35.15	52300000 - Plumbing Repairs
MJS-urinal kit	P-73696	johnson	24.99	52300000 - Plumbing Repairs
MJS-urinal kit	P-73696	sliger	23.07	52300000 - Plumbing Repairs
MJS-urinal kit	P-73696	morgan	20.3	52300000 - Plumbing Repairs
MJS-urinal kit	P-73696	sliger	1.3	52320000 - Non CAM Plumbing Repairs
Total 915 (inn1104) - Grainger (ipgraing) - 07/23/13 (07/13)			104.81	
916 (inn1104) - HD Supply Facilities Maintenance (iphdsup) - 07/23/13 (07/13)				
Flush Valve	P-73697	johnson	156.99	52300000 - Plumbing Repairs
Total 916 (inn1104) - HD Supply Facilities Maintenance (iphdsup)			156.99	
917 (inn1104) - Metal Building Services, Inc. (metal) - 07/23/13 (07/13)				
#13-9162; 7/13 gutter services	P-73698	centenn	90	51600000 - Exterior Building Maintenance
#13-9162; 7/13 gutter services	P-73698	collins	90	51600000 - Exterior Building Maintenance
reseal 20' section of rake roof	P-73699	johnson	275	52500000 - Roof Repairs
install roof framing under curb	P-73700	morgan	375	52500000 - Roof Repairs
Total 917 (inn1104) - Metal Building Services, Inc. (metal) - 07/23/13 (07/13)			830	
918 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttl) - 07/23/13 (07/13)				
Management Fee-Accounting (07/13)	P-73701	inn-tic	200	61100000 - Management Fees TALCOR
Management Fee-Accounting (07/13)	P-73701	knight	27.14	61100000 - Management Fees TALCOR
Management Fee-Accounting (07/13)	P-73701	centenn	316.96	61100000 - Management Fees TALCOR
Management Fee-Accounting (07/13)	P-73701	collins	241.36	61100000 - Management Fees TALCOR
Management Fee-Accounting (07/13)	P-73701	morgan	315.31	61100000 - Management Fees TALCOR
Management Fee-Accounting (07/13)	P-73701	sliger	375.82	61110000 - Management Fees-NonCAM
Management Fee-Accounting (07/13)	P-73701	johnson	381.3	61110000 - Management Fees-NonCAM
Management Fee-Accounting (07/13)	P-73701	phippis	142.11	61100000 - Management Fees TALCOR
Management Fee (07/13)	P-73702	inn-tic	675	61100000 - Management Fees TALCOR
Management Fee (07/13)	P-73702	knight	91.61	61100000 - Management Fees TALCOR
Management Fee (07/13)	P-73702	centenn	1,069.75	61100000 - Management Fees TALCOR
Management Fee (07/13)	P-73702	collins	814.6	61100000 - Management Fees TALCOR
Management Fee (07/13)	P-73702	morgan	1,064.16	61100000 - Management Fees TALCOR
Management Fee (07/13)	P-73702	sliger	1,268.40	61110000 - Management Fees-NonCAM
Management Fee (07/13)	P-73702	johnson	1,286.86	61110000 - Management Fees-NonCAM
Management Fee (07/13)	P-73702	phippis	479.62	61100000 - Management Fees TALCOR
Total 918 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttl) - 07/23/13 (07/13)			8,750.00	
919 (inn1104) - Capital Solutions of Big Bend (orkin) - 07/23/13 (07/13)				
#1477; 7/13 service	P-73703	johnson	50	54300000 - Exterminating
Total 919 (inn1104) - Capital Solutions of Big Bend (orkin) - 07/23/13 (07/13)			50	
920 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksol) - 07/23/13 (07/13)				
7/13 services	P-73704	centenn	55	54300000 - Exterminating
7/13 services	P-73704	collins	55	54300000 - Exterminating
7/13 services	P-73704	knight	25	54300000 - Exterminating
7/13 services	P-73704	johnson	45	54300000 - Exterminating
7/13 services	P-73704	morgan	45	54300000 - Exterminating
7/13 services	P-73704	phippis	35	54300000 - Exterminating
7/13 services	P-73704	sliger	42.3	54300000 - Exterminating
7/13 services	P-73704	sliger	2.7	54330000 - Non CAM Exterminating
Total 920 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksol) - 07/23/13 (07/13)			305	
921 (inn1104) - Simplex Grinnell (simplex) - 07/23/13 (07/13)				
#886629; 7/13-6/14 contract	P-73707	centenn	3,984.50	54200000 - Fire Protection System
Total 921 (inn1104) - Simplex Grinnell (simplex) - 07/23/13 (07/13)			3,984.50	
922 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 07/23/13 (07/13)				
ID card for Bing	P-73705	collins	19	12040000 - AR-Tenant Expenses to be Reimbursed
#R1M150181; 07/13 services	P-73706	collins	130.34	51450000 - Elevator Phone Maintenance
Total 922 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 07/23/13 (07/13)			149.34	
923 (inn1104) - Tallahassee Democrat (talladem) - 07/23/13 (07/13)				
#C69347; 6/13 advertisements	P-73691	inn-tic	86.95	55960000 - Other Administration Costs
Total 923 (inn1104) - Tallahassee Democrat (talladem) - 07/23/13 (07/13)			86.95	
924 (inn1104) - White's Plumbing, Inc. (whites) - 07/23/13 (07/13)				
replaced water shut off in kitch	P-73381	collins	188.25	52300000 - Plumbing Repairs

Total 924 (inn1104) - White's Plumbing, Inc. (whites) - 07/23/1 188.25**7182013 (inn1104) - Florida Department of Revenue (stax) - 07/18/13 (07/13)**

#47-8012978518-0; 6/13 sales tax	P-73709	knight	62.01	23050000 - Sales Tax Payable
#47-8012978518-0; 6/13 sales tax	P-73709	knight	-1.55	33150000 - Sales Tax Discount
#47-8012978518-0; 6/13 sales tax	P-73709	morgan	158.95	23050000 - Sales Tax Payable
#47-8012978518-0; 6/13 sales tax	P-73709	morgan	-3.98	33150000 - Sales Tax Discount
#47-8012978518-0; 6/13 sales tax	P-73709	sliger	39.38	23050000 - Sales Tax Payable
#47-8012978518-0; 6/13 sales tax	P-73709	sliger	-0.98	33150000 - Sales Tax Discount

Total 7182013 (inn1104) - Florida Department of Revenue (stax) 253.83**7232013 (inn1104) - CNA INSURANCE (cnainsur) - 07/23/13 (07/13)**

#0115148524; 7/13 payment	P-73708	centenn	206.88	71100000 - Property Insurance
#0115148524; 7/13 payment	P-73708	collins	146.96	71100000 - Property Insurance
#0115148524; 7/13 payment	P-73708	johnson	1,205.04	71100000 - Property Insurance
#0115148524; 7/13 payment	P-73708	knight	209.77	71100000 - Property Insurance
#0115148524; 7/13 payment	P-73708	morgan	978.67	71100000 - Property Insurance
#0115148524; 7/13 payment	P-73708	phipps	97.79	71100000 - Property Insurance
#0115148524; 7/13 payment	P-73708	sliger	1,112.34	71100000 - Property Insurance
#0115148524; 7/13 payment	P-73708	sliger	62.47	71110000 - Property Insurance-NonCAM
#0115148524; 7/13 payment	P-73708	inn-tic	2,121.21	71100000 - Property Insurance
#0115148524; 7/13 payment	P-73708	inn-tic	247.89	71110000 - Property Insurance-NonCAM

Total 7232013 (inn1104) - CNA INSURANCE (cnainsur) - 07/23/ 6,389.02**8052013 (inn1104) - City of Tallahassee (utltal) - 07/31/13 (07/13)**

2035 EPD; 6/3/13-6/27/13 service	P-73710	johnson	138.51	46400000 - Water/Sewer
2035 EPD; 6/3/13-6/27/13 service	P-73710	sliger	127.85	46400000 - Water/Sewer
2035 EPD; 6/3/13-6/27/13 service	P-73710	morgan	112.49	46400000 - Water/Sewer
2035 EPD; 6/3/13-6/27/13 service	P-73710	sliger	7.18	46420000 - Non CAM Water/Sewer
1736 WPD; 6/3/13-7/2/13 services	P-73711	inn-tic	9.13	46050000 - Electric
1631 NPD; 6/4/13-7/2/13 services	P-73712	inn-tic	11.53	46050000 - Electric
1631 NPD; 6/4/13-7/2/13 services	P-73712	inn-tic	72.69	46480000 - Irrigation - Utility
2035 EPD; 6/7/13-7/8/13 services	P-73713	morgan	283.56	46050000 - Electric
2035 EPD; 6/3/13-7/2/13 services	P-73714	sliger	327.52	46070000 - Electric - NonCam
2035 EPD; 6/3/13-7/2/13 services	P-73715	morgan	467.68	46050000 - Electric
2035 EPD; 6/1/13-7/2/13 services	P-73716	johnson	3.84	46480000 - Irrigation - Utility
2035 EPD; 6/1/13-7/2/13 services	P-73716	sliger	3.55	46480000 - Irrigation - Utility
2035 EPD; 6/1/13-7/2/13 services	P-73716	morgan	3.12	46480000 - Irrigation - Utility
2035 EPD; 6/1/13-7/2/13 services	P-73716	sliger	0.2	46490000 - Irrigation-NonCAM
2035 EPD; 6/1/13-7/2/13 services	P-73716	johnson	168.58	46350000 - Refuse Collection
2035 EPD; 6/1/13-7/2/13 services	P-73716	sliger	155.61	46350000 - Refuse Collection
2035 EPD; 6/1/13-7/2/13 services	P-73716	morgan	136.91	46350000 - Refuse Collection
2035 EPD; 6/1/13-7/2/13 services	P-73716	sliger	8.74	46370000 - Refuse - NONCAM
2035 EPD; 6/1/13-6/27/13 service	P-73717	morgan	1,623.40	46050000 - Electric
1736 WPD; 6/3/13-7/2/13 services	P-73718	knight	176.44	46050000 - Electric
1736 WPD; 6/3/13-7/2/13 services	P-73718	knight	32.55	46400000 - Water/Sewer
1736 WPD; 6/3/13-7/2/13 services	P-73718	knight	45.32	46500000 - Stormwater
1736 WPD; 6/3/13-7/2/13 services	P-73718	knight	27.29	46600000 - Fire Service - Utility
2035 EPD; 6/1/13-6/27/13 service	P-73719	morgan	876.84	46050000 - Electric
2035 EPD; 6/1/13-6/27/13 service	P-73719	morgan	-42.8	46220000 - Demand Credit

Total 8052013 (inn1104) - City of Tallahassee (utltal) - 07/31/1 4,777.73**59,772.26**

Deposit Register

Bank=inn1104,inn1154 AND Deposit Date=07/01/2013-07/31/2013

Name	Property	Unit	Tenant	Period	Date	Amount	Check #
(inn1104) - 118 07/03/2013							
DESIGN ARTS SEMINARS, INC.,	sliger	100-C	design	07/2013	07/03/2013	564.38	9000000240
NANOSTRATA, INC.,	knight	110	ip-nano	07/2013	07/03/2013	936.7	001958
Danfoss Turbocor Compressors, Inc.,	morgan	115	dan-mgn	07/2013	07/03/2013	1,966.62	00030489
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE	collins	25	ip-dacs	07/2013	07/03/2013	4,671.08	3412752250
STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	collins	75	ip-dep	07/2013	07/03/2013	14,315.18	3412577070
Total (inn1104) - 118 07/03/2013						22,453.96	
(inn1104) - 119 07/12/2013							
US Treasury	inn-tic			07/2013	07/12/2013	186.57	46178
FAMU	knight			07/2013	07/12/2013	500	077925
Richard Benham,	sliger	100-D	benham	07/2013	07/12/2013	325	002279
Prevacus, Inc.,	morgan	105	prevacus	07/2013	07/12/2013	106.52	2007
Prevacus, Inc.,	morgan	105	prevacus	07/2013	07/12/2013	205.23	001351
INSTITUTE OF SCIENCE & PUBLIC AFFAIRS,	morgan	131	ispa	07/2013	07/12/2013	178.75	00575673
FLORIDA CONFLICT RESOLUTION CENTER-CENTRAL	morgan	236	fcrc	07/2013	07/12/2013	2,182.25	00575673
Total (inn1104) - 119 07/12/2013						3,684.32	
(inn1104) - 122 07/30/2013							
THE FLORIDA STATE UNIVERSITY RESEARCH CENTER	johnson	100	fsujohn	07/2013	07/30/2013	580.84	083832
FLORIDA A&M UNIVERSITY BOARD OF TRUSTEES	morgan	130	mgn-famu	07/2013	07/30/2013	2,459.25	0000129088
CENTER FOR BIOMEDICAL & TOXICOLOGICAL RESEARCH	morgan	226-235	cbtr	07/2013	07/30/2013	3,625.00	00576012
STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	collins	75	ip-dep	07/2013	07/30/2013	7,850.26	4400698530
THE FLORIDA STATE UNIVERSITY RESEARCH CENTER	sliger	FSU-RF	fsurf	07/2013	07/30/2013	545.99	083832
DEPARTMENT OF TRANSPORTATION,	phippis	PHIPPS	ip-dot	07/2013	07/30/2013	10,719.57	4400635230
Total (inn1104) - 122 07/30/2013						25,780.91	
(inn1154) - 23 07/16/2013							
THE FLORIDA A & M UNIVERSITY BOARD OF TRUSTEES	centenn	2077EPD	ip-famu	07/2013	07/16/2013	25,858.82	0000128280
Total (inn1154) - 23 07/16/2013						25,858.82	
						77,778.01	

Aged Receivables Report

Detail by Resident
 Property List: INNOVATION PARK (innvntn)
 Trans through: 7/2013
 Age As of: 7/31/2013

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	17,847.53	7,870.58	4,988.29	4,988.66	0.00	0.00	17,847.53
Total centenn			17,847.53	7,870.58	4,988.29	4,988.66	0.00	0.00	17,847.53
collins - INNOVATION PARK-COLLINS BLDG									
25	ip-dacs	STATE OF FLORIDA DEPARTMENT OF Bing Energy International, LLC	4,671.08	4,671.08	0.00	0.00	0.00	0.00	4,671.08
LAB-40FC	bingcol		1,350.05	1,350.05	0.00	0.00	0.00	0.00	1,350.05
Total collins			6,021.13	6,021.13	0.00	0.00	0.00	0.00	6,021.13
johnson - INNOVATION PARK - JOHNSON BLDG									
100	fsujohn	THE FLORIDA STATE UNIVERSITY	17,206.99	6,255.06	5,345.23	5,606.70	0.00	0.00	17,206.99
Total johnson			17,206.99	6,255.06	5,345.23	5,606.70	0.00	0.00	17,206.99
knight - INNOVATION PARK - KNIGHT ADMIN BLDG									
103	ip-team	TEAM SIMULATIONS	259.08	259.08	0.00	0.00	0.00	0.00	259.08
110	ip-nano	NANOSTRATA, INC.	0.00	0.00	0.00	0.00	0.00	-468.35	-468.35
114	ip-buc	BUC TECHNOLOGIES, LLC	248.60	248.60	0.00	0.00	0.00	0.00	248.60
Total knight			507.68	507.68	0.00	0.00	0.00	-468.35	39.33
morgan - INNOVATION PARK -MORGAN BLDG									
130	mgn-famu	FLORIDA A&M UNIVERSITY BOARD	100.00	100.00	0.00	0.00	0.00	0.00	100.00
203-208	beaches	BEACHES & SHORES	1,919.44	1,919.44	0.00	0.00	0.00	0.00	1,919.44
214.215	cimes	CENTER FOR INFORMATION	1,462.69	1,462.69	0.00	0.00	0.00	0.00	1,462.69
222	cala1	CENTER FOR ADVANCEMENT OF	1,387.17	1,387.17	0.00	0.00	0.00	0.00	1,387.17
222A	cala2	CENTER FOR ADVANCEMENT OF	568.22	568.22	0.00	0.00	0.00	0.00	568.22
Total morgan			5,437.52	5,437.52	0.00	0.00	0.00	0.00	5,437.52
sliger - INNOVATION PARK - SLIGER BLDG									
100-A	3ddata	3D DATA, LLC	322.50	322.50	0.00	0.00	0.00	0.00	322.50
100-D	benham	Richard Benham	0.00	0.00	0.00	0.00	0.00	-217.50	-217.50
FSU-RF	fsurf	THE FLORIDA STATE UNIVERSITY	17,278.62	6,165.00	5,149.48	5,964.14	0.00	0.00	17,278.62
Total sliger			17,601.12	6,487.50	5,149.48	5,964.14	0.00	-217.50	17,383.62
Total			64,621.97	32,579.47	15,483.00	16,559.50	0.00	-685.85	63,936.12

Payable - Aging Detail

Property=innvntn AND mm/yy=07/2013 AND Age as of=07/31/2013

Vendor Code - Name	Invoice Notes	Tran#	Property	Date	Account	Invoice Number	Current Owed	0 - 30 Owed	31 - 60 Owed	61 - 90 Owed	Over 90 Owed
absystem - STA of Tallahassee, Inc.											
#LC20, 69276; 7/7/13-8/6/13 overage svcs	P-74251	knight	07/31/2013	5530-0000	185336		20.71	20.71	0	0	0
Total absystem - STA of Tallahassee, Inc.							20.71	20.71	0	0	0
aireserv - TONY KELLY											
2nd fl-replace static watt master pressure ce	P-74226	sliger	07/01/2013	5180-0000	17384CS		549.55	0	549.55	0	0
drain pan not draining. removed water	P-74233	collins	07/01/2013	5180-0000	18005CS		156	0	156	0	0
fresh air iintake not properly installed	P-74232	johnson	07/01/2013	5180-0000	17990CS		245.7	0	245.7	0	0
install drain lines and wrap freon lines	P-74231	centenn	07/01/2013	5180-0000	17850CS		280.77	0	280.77	0	0
pick up and dispose of old unit	P-74229	collins	07/01/2013	5180-0000	17260CS		250	0	250	0	0
replacement of drain pan	P-74230	centenn	07/01/2013	5180-0000	17698CS		336	0	336	0	0
upstairs-move supply line from copy room	P-74228	sliger	07/01/2013	5180-0000	17628CS		322	0	322	0	0
installation of new wattmaster sensor	P-74234	sliger	07/10/2013	5180-0000	17882CS		238.4	238.4	0	0	0
replace 5/8 blower motor drive sheeve	P-74237	johnson	07/10/2013	5180-0000	17849CS		285	285	0	0	0
CALA-flex line found pinched	P-74227	sliger	07/11/2013	5180-0000	18076CS		898.7	898.7	0	0	0
service & check operation of liebert & pamon	P-74235	johnson	07/11/2013	5180-0000	18052MC		566.93	566.93	0	0	0
inspect and evaluate system. add	P-74236	morgan	07/12/2013	5180-0000	18174CS		139.35	139.35	0	0	0
Total aireserv - TONY KELLY							4,268.40	2,128.38	2,140.02	0	0
ana - AmTrust North America, Inc.											
#115919; 7/13 installmenet	P-74249	inn-tic	07/31/2013	4405-0000	115919 (7/13)		272	272	0	0	0
Total ana - AmTrust North America, Inc.							272	272	0	0	0
bc - Broad and Cassel, P.A.											
#44809.0001; 7/13 professional services	P-74732	inn-tic	07/31/2013	5575-0000	910702		2,350.00	2,350.00	0	0	0
#44809.0001; 7/13 professional services	P-74732	inn-tic	07/31/2013	5592-0000	910702		2,350.00	2,350.00	0	0	0
Total bc - Broad and Cassel, P.A.							4,700.00	4,700.00	0	0	0
comcast - COMCAST											
#09587317042017; 8/4/13-9/3/13 services	P-74238	inn-tic	07/21/2013	5520-0000	09587317042017 (7/13)		112.51	112.51	0	0	0
#09587317042017; 8/4/13-9/3/13 services	P-74238	knight	07/21/2013	5522-0000	09587317042017 (7/13)		71.34	71.34	0	0	0
Total comcast - COMCAST							183.85	183.85	0	0	0
hancdt - Hancock Bank											
#4802390000421666; 7/13 stmt	P-74239	knight	07/31/2013	5585-0000	4802390000421666 (7/13)		20	20	0	0	0
#4802390000421666; 7/13 stmt	P-74239	knight	07/31/2013	5586-0000	4802390000421666 (7/13)		30	30	0	0	0
#4802390000421666; 7/13 stmt	P-74239	knight	07/31/2013	5587-0000	4802390000421666 (7/13)		32.16	32.16	0	0	0
#4802390000421666; 7/13 stmt	P-74239	knight	07/31/2013	5594-0000	4802390000421666 (7/13)		1,137.00	1,137.00	0	0	0
Total hancdt - Hancock Bank							1,219.16	1,219.16	0	0	0
heinzbro - Heinz Brothers Nurseries, INC.											
7/13 services	P-74731	centenn	07/02/2013	5460-0000	15036		534.61	534.61	0	0	0
7/13 services	P-74731	collins	07/02/2013	5460-0000	15036		701.41	701.41	0	0	0
7/13 services	P-74731	inn-tic	07/02/2013	5460-0000	15036		538.88	538.88	0	0	0
7/13 services	P-74731	inn-tic	07/02/2013	5462-0000	15036		1,645.51	1,645.51	0	0	0
7/13 services	P-74731	johnson	07/02/2013	5460-0000	15036		550.51	550.51	0	0	0
7/13 services	P-74731	knight	07/02/2013	5460-0000	15036		641.53	641.53	0	0	0
7/13 services	P-74731	morgan	07/02/2013	5460-0000	15036		447.1	447.1	0	0	0
7/13 services	P-74731	sliger	07/02/2013	5460-0000	15036		508.16	508.16	0	0	0
7/13 services	P-74731	sliger	07/02/2013	5462-0000	15036		28.54	28.54	0	0	0
Total heinzbro - Heinz Brothers Nurseries, INC.							5,596.25	5,596.25	0	0	0
iphome - Home Depot Credit Services											
MSJ-wasp spray for complex	P-74241	johnson	07/23/2013	5430-0000	0135620		4.05	4.05	0	0	0
MSJ-wasp spray for complex	P-74241	morgan	07/23/2013	5430-0000	0135620		3.29	3.29	0	0	0
MSJ-wasp spray for complex	P-74241	sliger	07/23/2013	5430-0000	0135620		3.74	3.74	0	0	0
MSJ-wasp spray for complex	P-74241	sliger	07/23/2013	5433-0000	0135620		0.21	0.21	0	0	0
Total iphome - Home Depot Credit Services							11.29	11.29	0	0	0
lowes - Lowes's Business Account											
#8213010103453; credit remaining after sta	P-73383	inn-tic	06/30/2013	5430-0000	8213010103453 (cdt-6/13)		-1.06	0	-1.06	0	0
Total lowes - Lowes's Business Account							-1.06	0	-1.06	0	0
marpan - Marpan Supply Company, Inc.											
numbers to label A/C units	P-74242	collins	07/26/2013	5260-0000	1266866		11.7	11.7	0	0	0
numbers to label A/C units	P-74243	centenn	07/26/2013	5260-0000	1266865		11.7	11.7	0	0	0
T12 BULBS	P-74244	johnson	07/26/2013	5120-0000	1266864		58.2	58.2	0	0	0
T12 BULBS	P-74245	sliger	07/26/2013	5120-0000	1266863		54.71	54.71	0	0	0
T12 BULBS	P-74245	sliger	07/26/2013	5122-0000	1266863		3.49	3.49	0	0	0
Total marpan - Marpan Supply Company, Inc.							139.8	139.8	0	0	0
officede - OFFICE DEPOT CARD PLAN											
Office Supplies, Board for Tenants	P-74246	knight	07/11/2013	5565-0000	664893822001		242.59	242.59	0	0	0
Total officede - OFFICE DEPOT CARD PLAN							242.59	242.59	0	0	0
sonitrol - Sonitrol of Tallahassee, Inc.											
access card for bing employee.	P-74247	collins	07/15/2013	1204-0000	214481		20	20	0	0	0
trip fee to inspect and repair system	P-74248	knight	07/30/2013	5480-0000	215982		59	59	0	0	0
Total sonitrol - Sonitrol of Tallahassee, Inc.							79	79	0	0	0
talladem - Tallahassee Democrat											
#C69347; 7/13 services	P-74250	inn-tic	07/31/2013	5596-0000	0000644037		579.35	579.35	0	0	0
Total talladem - Tallahassee Democrat							579.35	579.35	0	0	0
							17,311.34	15,172.38	2,138.96	0	0

INNOVATION PARK
COLLINS BLDG.

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

% OF BLDG	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
75	DEPT OF ENVIRONMENTAL PROTECTION-BUREAU OF MINING & MINERAL	7/1/07	7/17/13	\$ -	15,127	6.23	\$ 7,850.26	\$ 7,850.26	EXEMPT		\$ 7,850.26	\$ 14,315.18	\$ 22,165.44	\$ 22,165.44	7/3, 7/30	\$ -	RENT SAME TILL END OF LEASE Terminating in 6 months July 17, 2013	EXEMPT
lab-4ofc	Bing Energy International, LLC	7/18/13	6/30/15		3,647	4.13	\$ 1,255.86	\$ 1,255.86	\$ 94.19		\$ 1,350.05		\$ 1,350.05			\$ 1,350.05	subleased from DEP-Rent commences 7/18/13 \$2780.84	\$ -
25	DEPT OF AGRICULTURE & CONSUMER SERVICES-SEAFOOD & AQUACULTURE	7/1/07	6/30/22	\$ -	6,126	9.15	\$ 4,671.08	\$ 4,671.08	EXEMPT		\$ 4,671.08	\$ 4,671.08	\$ 9,342.16	\$ 4,671.08	7/3	\$ 4,671.08	RENT SAME TILL END OF LEASE LESSEE PAYS UTILITIES; LANDLORD PAYS ALL OTHER MAINTENANCE EXPENSES	EXEMPT
=====																		
TOTALS				\$ -	24,900	9.75	\$ 13,777.20	\$ 13,777.20	\$ 94.19	\$ -	\$ 13,871.39	\$ 18,986.26	\$ 32,857.65	\$ 26,836.52		\$ 6,021.13		\$ -

A/R \$ 6,021.13
Prepaid \$ -

INNOVATION PARK
SLIGER BLDG.

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	MGMT FEE INCOME	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE	
100-A	3D Data	2/11/13	5/31/14	\$ 300.00	176	20.45	\$ 300.00	\$ 300.00	\$ 22.50			\$ 322.50	\$ -	\$ 322.50			\$ 322.50	Rent commences 7/13-Occupied space \$300.00	\$ -	
100-A1	VACANT				158															
100-B	VACANT				162															
100-C	DESIGN ARTS SEMINARS	1/1/10	3/31/14	\$ 500.00	171	36.84	\$ 525.00	\$ 525.00	\$ 39.38			\$ 564.38	\$ -	\$ 564.38	\$ 564.38	7/3	\$ (0.00)	4/13 Rent Increase \$525.00	\$ 39.38	
100-D	Richard Benham	1/1/12	12/31/13	\$ 200.00	192		\$ 100.00	\$ 100.00	\$ 7.50			\$ 107.50	\$ -	\$ 107.50	\$ 325.00	7/12	\$ (217.50)		\$ 22.67	
100-D1	VACANT				176															
100-E	VACANT/BREAKROOM				442															
100-F	VACANT				134															
100-G	VACANT				134															
100-H	VACANT				134															
100-I	VACANT				134															
100-J	VACANT				133															
100-K	VACANT				134															
ENTIRE BLDG LESS #100	FLORIDA STATE RESEARCH FOUNDATION	10/2/85	11/1/13	\$ -	36,493	0.00			EXEMPT	\$ 545.99		\$ 545.99	\$ -	\$ 545.99	\$ 545.99	7/30	\$ -	PAYMENT IS LESSOR'S MGMT FEE AFTER INITIAL LEASE TERM, FEE WILL BE \$470 + CPI INCREASE FOR EACH YEAR SINCE EFFECTIVE DATE Other: LESSEE PAYS 94% OF CAM ON BUILDING & PARK COMMON AREAS Other: Rebill	EXEMPT	
	ACADEMIC COMPUTING & NETWORK SERVICES										\$ 6,165.00	\$ 6,165.00	\$ 11,113.62	\$ 17,278.62			\$ 17,278.62			
	CENTER FOR ADVANCEMENT LEARNING & ASSESSMENT CENTER FOR INFORMATION MANAGEMENT & EDUCATIONAL SERVICES																		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	
				=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
TOTALS											\$ 6,165.00	\$ 7,705.37	\$ 11,113.62	\$ 18,818.99	\$ 1,435.37		\$ 17,383.62		\$ 62.05	

A/R \$ 17,601.12
Prepaid \$ (217.50)

