

Monthly Owner Report



Innovation Park

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

August
2013



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

Balance Sheet (With Period Change)

Period = Aug 2013

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4000	Cash - Hancock Bank	221,107.20	132,104.25	89,002.95
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1150-4000	Reserve Fund - Hancock	26,620.33	26,618.07	2.26
1155-4000	Sinking Fund -Cash-Hancock	396,886.20	394,500.89	2,385.31
1190-0000	TOTAL CASH	644,813.73	553,423.21	91,390.52
1200-0000	RECEIVABLES			
1203-0000	A/R-Tenant	117,987.32	107,261.20	10,726.12
1204-0000	AR-Tenant Expenses to be Reimbursed	40.00	39.00	1.00
1206-0000	Other Receivables	1,035.58	2,028.44	-992.86
1210-0000	Accounts Receivable	67,998.07	64,621.89	3,376.18
1217-0000	Other Assets	1,989.00	1,989.00	0.00
1299-0000	TOTAL RECEIVABLES	189,049.97	175,939.53	13,110.44
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	-10,482,224.84	-10,430,604.81	-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	-25,585.00	-25,310.00	-275.00
1790-0000	TOTAL PROPERTY	11,505,373.92	11,557,268.95	-51,895.03
1840-0000	OTHER ASSETS			
1905-0000	Trust Escrow	90,000.00	90,000.00	0.00
1913-0000	Prepaid Insurance	7,764.96	15,529.94	-7,764.98
1925-0000	Investments	2,119,366.68	2,220,246.43	-100,879.75
1945-0000	Investments Limited as to Use	1,400,000.00	1,400,000.00	0.00
1980-0000	TOTAL OTHER ASSETS	3,617,131.64	3,725,776.37	-108,644.73
1990-0000	TOTAL ASSETS	15,956,369.26	16,012,408.06	-56,038.80
2000-0000	LIABILITIES and CAPITAL			
2236-0000	Accounts Payable	13,417.83	17,311.33	-3,893.50
2246-0000	Prepaid Rents	6,814.39	685.85	6,128.54
2249-0000	Accrued Other	2,131.50	3,487.20	-1,355.70
2250-0000	Tenant Security Dep	3,211.26	2,829.42	381.84
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 = Aug 2013

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
2305-0000	Sales Tax Payable	392.37	169.62	222.75
2308-0000	Unearned Revenue - Current	246,327.00	246,327.00	0.00
2310-0000	Bonds Payable - Current	157,232.69	156,637.18	595.51
2408-0000	Unearned Revenue - Noncurrent	328,438.40	348,965.76	-20,527.36
2410-0000	Bond Payable - Noncurrent	2,658,840.81	2,672,216.65	-13,375.84
2490-0000	TOTAL LIABILITIES	3,420,513.25	3,452,337.01	-31,823.76
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	8,645,541.42	8,684,381.12	-38,839.70
2740-0000	Restricted for Capital Assets	423,506.53	421,118.96	2,387.57
2750-0000	Unrestricted	2,066,808.06	2,054,570.97	12,237.09
2760-0000	Designated Net Assets	1,400,000.00	1,400,000.00	0.00
2890-0000	TOTAL CAPITAL	12,535,856.01	12,560,071.05	-24,215.04
2990-0000	TOTAL LIABILITIES and CAPITAL	15,956,369.26	16,012,408.06	-56,038.80

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Income Statement

Period = Aug 2013

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	200.85	0.17	1,132.45	0.08
3110-0000	Rent	62,442.62	54.05	796,124.29	56.42
3110-5000	Amortized Income	20,527.36	17.77	225,800.96	16.00
3114-5000	Operating Expense Reimbursement	20,769.94	17.98	228,109.75	16.17
3115-0000	CAM	8,588.00	7.43	94,468.09	6.70
3119-0000	Management Fee Income	1,126.83	0.98	12,379.80	0.88
3120-0000	Other Rents	1,712.12	1.48	18,254.34	1.29
3220-0000	Interest Income	131.24	0.11	34,200.90	2.42
3310-0000	Other Income	0.00	0.00	119.00	0.01
3315-0000	Sales Tax Discount	7.09	0.01	128.11	0.01
3540-0000	Electricity Pass Thru	21.67	0.02	238.37	0.02
3990-0000	TOTAL REVENUE	115,527.72	100.00	1,410,956.06	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	9,875.00	8.55	39,552.56	2.80
4403-0000	Clerical Salary-Authority	3,855.12	3.34	41,880.72	2.97
4404-0000	Payroll Taxes - Authority	1,042.31	0.90	7,013.35	0.50
4405-0000	Worker's Compensation-Authority	272.00	0.24	1,787.00	0.13
4406-0000	Employee Benefits-Authority	841.00	0.73	5,887.00	0.42
4407-0000	Retention Bonus	0.00	0.00	10,000.00	0.71
4415-0000	Interim Admin Pay	0.00	0.00	69,094.73	4.90
4460-0000	Employee Benefits	946.94	0.82	4,826.51	0.34
4490-0000	TOTAL PAYROLL EXPENSE	16,832.37	14.57	180,041.87	12.76
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	4,522.94	3.92	32,377.65	2.29
4607-0000	Electric - NonCam	348.24	0.30	3,862.75	0.27
4620-0000	Utility - Turn On Fees	55.50	0.05	55.50	0.00
4622-0000	Demand Credit	-44.55	-0.04	-394.92	-0.03
4635-0000	Refuse Collection	582.85	0.50	5,452.62	0.39
4637-0000	Refuse - NONCAM	8.74	0.01	96.14	0.01
4640-0000	Water/Sewer	511.35	0.44	4,857.35	0.34
4642-0000	Non CAM Water/Sewer	7.44	0.01	83.67	0.01
4648-0000	Irrigation - Utility	256.93	0.22	1,904.84	0.14
4649-0000	Irrigation-NonCAM	3.29	0.00	14.40	0.00
4650-0000	Stormwater	183.28	0.16	636.48	0.05
4660-0000	Fire Service - Utility	141.16	0.12	414.06	0.03
4799-0000	TOTAL UTILITIES	6,577.17	5.69	49,360.54	3.50
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	214.44	0.19	5,559.78	0.39
5122-0000	NONCAM Electrical Repairs	0.00	0.00	12.46	0.00
5125-0000	Electric Supplies	57.64	0.05	898.80	0.06

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Income Statement

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		Period to Date	%	Year to Date	%
5127-0000	NONCAM Electric Supplies	1.09	0.00	1.09	0.00
5130-0000	Electric Bulbs	0.00	0.00	2,501.03	0.18
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	170.00	0.15	3,155.19	0.22
5160-0000	Exterior Building Maintenance	180.00	0.16	13,770.26	0.98
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	0.01
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	573.40	0.04
5180-0000	HVAC Repair	3,455.17	2.99	30,046.40	2.13
5182-0000	Non CAM HVAC Repair	25.89	0.02	293.55	0.02
5185-0000	HVAC Supplies	0.00	0.00	1,044.82	0.07
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	98.14	0.08	1,148.14	0.08
5196-0000	Tree Trimming-NonCAM	1.86	0.00	1.86	0.00
5210-0000	Locks & Keys Repairs	47.26	0.04	497.00	0.04
5212-0000	Non CAM Locks & Keys Repairs	0.90	0.00	3.50	0.00
5215-0000	Locks & Keys Supplies	44.16	0.04	128.56	0.01
5217-0000	Non CAM Lock & Keys Supplies	29.64	0.03	51.14	0.00
5220-0000	Parking Lot Repairs	0.00	0.00	1,926.66	0.14
5222-0000	NonCAM Parking Lot Repair	0.00	0.00	1.43	0.00
5230-0000	Plumbing Repairs	209.45	0.18	8,420.35	0.60
5232-0000	Non CAM Plumbing Repairs	0.00	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	0.00	0.00	1,409.20	0.10
5252-0000	Non CAM Roof Repairs	0.00	0.00	10.80	0.00
5260-0000	Signage	0.00	0.00	1,398.71	0.10
5261-0000	Non-CAM Signage	0.00	0.00	50.98	0.00
5270-0000	Small Tools	28.52	0.02	28.52	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	4,564.16	3.95	75,746.09	5.37
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	0.00	0.00	2,200.00	0.16
5330-0000	Cleaning	1,597.12	1.38	1,597.12	0.11
5365-0000	Interior Supplies	0.00	0.00	592.07	0.04
5367-0000	Non CAM Interior Supplies	0.00	0.00	2.87	0.00
5370-0000	Interior Repairs	1,853.39	1.60	7,928.13	0.56
5375-0000	Non CAM Interior Repairs	0.00	0.00	2.10	0.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	3,450.51	2.99	12,322.29	0.87
5400-0000	SERVICES				
5410-0000	Elevator Service	162.57	0.14	1,788.27	0.13
5412-0000	Elevator Service-NonCAM	2.43	0.00	26.73	0.00
5420-0000	Fire Protection System	0.00	0.00	7,068.20	0.50
5430-0000	Exterminating	352.30	0.30	5,583.01	0.40
5433-0000	Non CAM Exterminating	2.70	0.00	54.00	0.00

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Income Statement

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		Period to Date	%	Year to Date	%
5445-0000	Backflow Prevention Service	0.00	0.00	268.90	0.02
5447-0000	HVAC Monthly Service	7,598.03	6.58	16,340.63	1.16
5448-0000	Non CAM HVAC Monthly Maint	37.14	0.03	78.54	0.01
5450-0000	Janitorial Service	7,733.71	6.69	91,482.53	6.48
5455-0000	Non CAM Janitorial	138.07	0.12	1,525.73	0.11
5460-0000	Landscaping Service	3,922.20	3.40	45,071.43	3.19
5462-0000	Non CAM Landscaping	1,674.05	1.45	14,096.97	1.00
5480-0000	Security	0.00	0.00	83.00	0.01
5482-0000	Non CAM Security	0.00	0.00	483.60	0.03
5487-0000	Window Washing Service	785.12	0.68	785.12	0.06
5488-0000	Window Washing Svc-NonCAM	14.88	0.01	14.88	0.00
5499-0000	TOTAL SERVICES	22,423.20	19.41	184,751.54	13.09
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	23,000.00	1.63
5520-0000	Phone Service	303.33	0.26	1,526.04	0.11
5522-0000	Internet Charge	71.34	0.06	778.23	0.06
5523-0000	Internet Charge-NonCAM	0.00	0.00	3,847.00	0.27
5530-0000	Copies	-3.15	0.00	365.35	0.03
5560-0000	Fees/Licenses/Permits	5.80	0.00	46.40	0.00
5565-0000	Office Supplies	33.74	0.03	829.68	0.06
5566-0000	Office Equipment Maintenance	0.00	0.00	99.00	0.01
5567-0000	Office Equip Mtnce-NonCAM	76.35	0.07	430.91	0.03
5575-0000	Professional Fees	2,379.02	2.06	31,216.77	2.21
5585-0000	Subscriptions	30.00	0.03	1,861.05	0.13
5586-0000	Marketing/PR	0.00	0.00	703.54	0.05
5587-0000	General Authority Expense	45.84	0.04	546.90	0.04
5588-0000	Economic Development	0.00	0.00	35,000.00	2.48
5589-0000	Research Grants	0.00	0.00	30,000.00	2.13
5592-0000	Non CAM Professional Fees	2,379.03	2.06	43,042.78	3.05
5594-0000	Travel	433.80	0.38	1,570.80	0.11
5596-0000	Other Administration Costs	114.92	0.10	2,467.71	0.17
5599-0000	TOTAL PROPERTY ADMINISTRATION	5,870.02	5.08	177,332.16	12.57
6110-0000	Management Fees TALCOR	5,437.62	4.71	59,813.82	4.24
6111-0000	Management Fees-NonCAM	3,312.38	2.87	36,436.18	2.58
6159-0000	TOTAL OTHER EXPENSES	8,750.00	7.57	96,250.00	6.82
7110-0000	Property Insurance	6,148.44	5.32	82,409.17	5.84
7111-0000	Property Insurance-NonCAM	2,504.18	2.17	3,134.49	0.22
7199-0000	TOTAL INSURANCE/TAXES	8,652.62	7.49	85,543.66	6.06
7800-0000	TOTAL OPERATING EXPENSES	77,120.05	66.75	861,401.92	61.05
7999-0000	NET INCOME - OPERATING	38,407.67	33.25	549,554.14	38.95
8100-0000	DEBT SERVICE				
8122-0000	Bond Interest Expense	10,727.68	9.29	120,618.65	8.55
8199-0000	TOTAL DEBT SERVICE	10,727.68	9.29	120,618.65	8.55
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	51,620.03	44.68	567,820.33	40.24
8220-0000	Amortization Expense	275.00	0.24	3,025.00	0.21

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Income Statement

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		Period to Date	%	Year to Date	%
8299-0000	TOTAL OTHER EXPENSES	51,895.03	44.92	570,845.33	40.46
9900-0000	NET INCOME	-24,215.04	-20.96	-141,909.84	-10.06

Budget Comparison

Period = Aug 2013

Book = Accrual

9/26/2013 9:30 AM

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3100-1000	Miscellaneous Income	200.85	0.00	200.85	N/A	1,132.45	0.00	1,132.45	N/A	0.00
3110-0000	Rent	62,442.62	73,652.00	-11,209.38	-15.22	796,124.29	812,008.00	-15,883.71	-1.96	885,660.00
3110-5000	Amortized Income	20,527.36	20,527.33	0.03	0.00	225,800.96	225,800.63	0.33	0.00	246,328.00
3114-5000	Operating Expense Reimbursement	20,769.94	17,073.00	3,696.94	21.65	228,109.75	333,341.00	-105,231.25	-31.57	353,744.00
3115-0000	CAM	8,588.00	8,592.00	-4.00	-0.05	94,468.09	94,481.00	-12.91	-0.01	103,080.00
3119-0000	Management Fee Income	1,126.83	1,277.00	-150.17	-11.76	12,379.80	13,719.00	-1,339.20	-9.76	14,996.00
3120-0000	Other Rents	1,712.12	2,011.00	-298.88	-14.86	18,254.34	22,121.00	-3,866.66	-17.48	24,132.00
3220-0000	Interest Income	131.24	6,100.00	-5,968.76	-97.85	34,200.90	67,100.00	-32,899.10	-49.03	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	7.09	0.00	7.09	N/A	128.11	0.00	128.11	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	238.37	0.00	238.37	N/A	0.00
3990-0000	TOTAL REVENUE	115,527.72	129,232.33	-13,704.61	-10.60	1,410,956.06	1,568,570.63	-157,614.57	-10.05	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	39,552.56	49,355.00	9,802.44	19.86	59,225.00
4403-0000	Clerical Salary-Authority	3,855.12	3,750.00	-105.12	-2.80	41,880.72	41,250.00	-630.72	-1.53	45,000.00
4404-0000	Payroll Taxes - Authority	1,042.31	1,106.00	63.69	5.76	7,013.35	7,632.00	618.65	8.11	8,738.00
4405-0000	Worker's Compensation-Authority	272.00	203.00	-69.00	-33.99	1,787.00	1,344.00	-443.00	-32.96	1,547.00
4406-0000	Employee Benefits-Authority	841.00	2,567.00	1,726.00	67.24	5,887.00	17,233.00	11,346.00	65.84	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	4,826.51	0.00	-4,826.51	N/A	0.00
4490-0000	TOTAL PAYROLL EXPENSE	16,832.37	17,497.00	664.63	3.80	180,041.87	185,675.00	5,633.13	3.03	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	4,522.94	3,742.00	-780.94	-20.87	32,377.65	35,069.00	2,691.35	7.67	38,731.00
4607-0000	Electric - NonCam	348.24	389.00	40.76	10.48	3,862.75	3,804.00	-58.75	-1.54	4,230.00
4620-0000	Utility - Turn On Fees	55.50	0.00	-55.50	N/A	55.50	0.00	-55.50	N/A	0.00
4622-0000	Demand Credit	-44.55	0.00	44.55	N/A	-394.92	0.00	394.92	N/A	0.00
4635-0000	Refuse Collection	582.85	482.00	-100.85	-20.92	5,452.62	5,275.00	-177.62	-3.37	5,757.00
4637-0000	Refuse - NONCAM	8.74	9.00	0.26	2.89	96.14	99.00	2.86	2.89	108.00
4640-0000	Water/Sewer	511.35	448.00	-63.35	-14.14	4,857.35	5,008.00	150.65	3.01	5,453.00
4642-0000	Non CAM Water/Sewer	7.44	9.00	1.56	17.33	83.67	89.00	5.33	5.99	97.00
4648-0000	Irrigation - Utility	256.93	258.00	1.07	0.41	1,904.84	2,212.00	307.16	13.89	2,454.00
4649-0000	Irrigation-NonCAM	3.29	3.00	-0.29	-9.67	14.40	23.00	8.60	37.39	26.00
4650-0000	Stormwater	183.28	47.00	-136.28	-289.96	636.48	517.00	-119.48	-23.11	564.00
4660-0000	Fire Service - Utility	141.16	28.00	-113.16	-404.14	414.06	308.00	-106.06	-34.44	336.00
4799-0000	TOTAL UTILITIES	6,577.17	5,415.00	-1,162.17	-21.46	49,360.54	52,404.00	3,043.46	5.81	57,756.00
5116-5000	REPAIR/MAINTENANCE									

Budget Comparison

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Book = Accrual

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5120-0000	Electric Repairs	214.44	350.00	135.56	38.73	5,559.78	10,900.00	5,340.22	48.99	11,000.00
5122-0000	NONCAM Electrical Repairs	0.00	15.00	15.00	100.00	12.46	81.00	68.54	84.62	81.00
5125-0000	Electric Supplies	57.64	50.00	-7.64	-15.28	898.80	2,419.00	1,520.20	62.84	2,567.00
5127-0000	NONCAM Electric Supplies	1.09	0.00	-1.09	N/A	1.09	97.00	95.91	98.88	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	0.00	0.00	N/A	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	170.00	0.00	-170.00	N/A	3,155.19	900.00	-2,255.19	-250.58	900.00
5145-2210	Security Monitor Cont	0.00	0.00	0.00	N/A	0.00	1,720.00	1,720.00	100.00	1,720.00
5145-2310	Security Monitro Cont-NonCAM	0.00	0.00	0.00	N/A	0.00	480.00	480.00	100.00	480.00
5145-4400	Security Maint & Repair	0.00	75.00	75.00	100.00	0.00	300.00	300.00	100.00	300.00
5160-0000	Exterior Building Maintenance	180.00	315.00	135.00	42.86	13,770.26	20,020.00	6,249.74	31.22	20,835.00
5161-0000	Exterior Building Supplies	0.00	200.00	200.00	100.00	103.37	2,280.00	2,176.63	95.47	2,280.00
5161-5000	Ext Building Supplies-NonCAM	0.00	0.00	0.00	N/A	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	344.00	142.53	41.43	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	3,455.17	5,500.00	2,044.83	37.18	30,046.40	48,850.00	18,803.60	38.49	51,850.00
5182-0000	Non CAM HVAC Repair	25.89	0.00	-25.89	N/A	293.55	1,500.00	1,206.45	80.43	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	98.14	0.00	-98.14	N/A	1,148.14	9,036.00	7,887.86	87.29	9,036.00
5196-0000	Tree Trimming-NonCAM	1.86	0.00	-1.86	N/A	1.86	66.00	64.14	97.18	66.00
5210-0000	Locks & Keys Repairs	47.26	0.00	-47.26	N/A	497.00	1,605.00	1,108.00	69.03	1,605.00
5212-0000	Non CAM Locks & Keys Repairs	0.90	0.00	-0.90	N/A	3.50	75.00	71.50	95.33	75.00
5215-0000	Locks & Keys Supplies	44.16	0.00	-44.16	N/A	128.56	0.00	-128.56	N/A	0.00
5217-0000	Non CAM Lock & Keys Supplies	29.64	0.00	-29.64	N/A	51.14	0.00	-51.14	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	209.45	225.00	15.55	6.91	8,420.35	9,975.00	1,554.65	15.59	9,975.00
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	0.00	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	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	0.00	3,500.00	3,500.00	100.00	1,409.20	23,950.00	22,540.80	94.12	25,950.00
5252-0000	Non CAM Roof Repairs	0.00	0.00	0.00	N/A	10.80	150.00	139.20	92.80	180.00
5260-0000	Signage	0.00	0.00	0.00	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
5270-0000	Small Tools	28.52	0.00	-28.52	N/A	28.52	0.00	-28.52	N/A	0.00
5290-0000	Other Maintenance	0.00	125.00	125.00	100.00	0.00	2,000.00	2,000.00	100.00	2,000.00

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5299-0000	TOTAL REPAIR/MAINTENANCE	4,564.16	10,358.00	5,793.84	55.94	75,746.09	183,028.00	107,281.91	58.62	189,124.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	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
5330-0000	Cleaning	1,597.12	0.00	-1,597.12	N/A	1,597.12	0.00	-1,597.12	N/A	0.00
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	1,853.39	1,000.00	-853.39	-85.34	7,928.13	11,725.00	3,796.87	32.38	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	0.00	0.00	N/A	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	3,450.51	1,000.00	-2,450.51	-245.05	12,322.29	66,324.00	54,001.71	81.42	66,324.00
5400-0000	SERVICES									
5410-0000	Elevator Service	162.57	163.00	0.43	0.26	1,788.27	1,793.00	4.73	0.26	1,956.00
5412-0000	Elevator Service-NonCAM	2.43	3.00	0.57	19.00	26.73	33.00	6.27	19.00	36.00
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	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	352.30	303.00	-49.30	-16.27	5,583.01	5,833.00	249.99	4.29	6,136.00
5433-0000	Non CAM Exterminating	2.70	3.00	0.30	10.00	54.00	33.00	-21.00	-63.64	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	7,598.03	0.00	-7,598.03	N/A	16,340.63	18,108.00	1,767.37	9.76	18,438.00
5448-0000	Non CAM HVAC Monthly Maint	37.14	0.00	-37.14	N/A	78.54	90.00	11.46	12.73	90.00
5450-0000	Janitorial Service	7,733.71	8,416.00	682.29	8.11	91,482.53	92,576.00	1,093.47	1.18	100,992.00
5455-0000	Non CAM Janitorial	138.07	137.00	-1.07	-0.78	1,525.73	1,507.00	-18.73	-1.24	1,644.00
5460-0000	Landscaping Service	3,922.20	3,923.00	0.80	0.02	45,071.43	35,547.00	-9,524.43	-26.79	39,470.00
5462-0000	Non CAM Landscaping	1,674.05	1,675.00	0.95	0.06	14,096.97	14,767.00	670.03	4.54	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	0.00	0.00	0.00	N/A	83.00	2,620.00	2,537.00	96.83	2,620.00
5482-0000	Non CAM Security	0.00	0.00	0.00	N/A	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	785.12	0.00	-785.12	N/A	785.12	11,575.00	10,789.88	93.22	11,575.00
5488-0000	Window Washing Svc-NonCAM	14.88	0.00	-14.88	N/A	14.88	170.00	155.12	91.25	170.00
5499-0000	TOTAL SERVICES	22,423.20	14,623.00	-7,800.20	-53.34	184,751.54	208,305.00	23,553.46	11.31	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	303.33	263.00	40.33	-15.33	1,526.04	2,893.00	1,366.96	47.25	3,156.00
5521-0000	Phone Service-NonCAM	0.00	2.00	2.00	100.00	0.00	22.00	22.00	100.00	24.00
5522-0000	Internet Charge	71.34	193.00	121.66	63.04	778.23	2,124.00	1,345.77	63.36	2,317.00

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5523-0000	Internet Charge-NonCAM	0.00	426.00	426.00	100.00	3,847.00	4,686.00	839.00	17.90	5,112.00
5530-0000	Copies	-3.15	113.00	116.15	102.79	365.35	1,247.00	881.65	70.70	1,360.00
5560-0000	Fees/Licenses/Permits	5.80	6.00	0.20	3.33	46.40	64.00	17.60	27.50	70.00
5565-0000	Office Supplies	33.74	225.00	191.26	85.00	829.68	2,475.00	1,645.32	66.48	2,700.00
5566-0000	Office Equipment Maintenance	0.00	200.00	200.00	100.00	99.00	2,200.00	2,101.00	95.50	2,400.00
5567-0000	Office Equip Mtncce-NonCAM	76.35	28.00	-48.35	-172.68	430.91	325.00	-105.91	-32.59	353.00
5570-0000	Postage/Delivery	0.00	10.00	10.00	100.00	0.00	110.00	110.00	100.00	120.00
5575-0000	Professional Fees	2,379.02	3,000.00	620.98	20.70	31,216.77	52,110.00	20,893.23	40.09	55,110.00
5580-0100	Printing	0.00	42.00	42.00	100.00	0.00	458.00	458.00	100.00	500.00
5585-0000	Subscriptions	30.00	35.00	5.00	14.29	1,861.05	1,704.00	-157.05	-9.22	1,739.00
5586-0000	Marketing/PR	0.00	0.00	0.00	N/A	703.54	0.00	-703.54	N/A	0.00
5587-0000	General Authority Expense	45.84	0.00	-45.84	N/A	546.90	100.00	-446.90	-446.90	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	2,379.03	6,167.00	3,787.97	61.42	43,042.78	68,223.00	25,180.22	36.91	74,390.00
5594-0000	Travel	433.80	0.00	-433.80	N/A	1,570.80	9,100.00	7,529.20	82.74	9,100.00
5596-0000	Other Administration Costs	114.92	516.00	401.08	77.73	2,467.71	6,273.00	3,805.29	60.66	6,789.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	5,870.02	11,226.00	5,355.98	47.71	177,332.16	232,414.00	55,081.84	23.70	243,640.00
6110-0000	Management Fees TALCOR	5,437.62	5,438.00	0.38	0.01	59,813.82	59,818.00	4.18	0.01	65,256.00
6111-0000	Management Fees-NonCAM	3,312.38	3,312.00	-0.38	-0.01	36,436.18	36,432.00	-4.18	-0.01	39,744.00
6159-0000	TOTAL OTHER EXPENSES	8,750.00	8,750.00	0.00	0.00	96,250.00	96,250.00	0.00	0.00	105,000.00
7110-0000	Property Insurance	6,148.44	6,046.00	-102.44	-1.69	82,409.17	66,781.00	-15,628.17	-23.40	72,827.00
7111-0000	Property Insurance-NonCAM	2,504.18	758.00	-1,746.18	-230.37	3,134.49	16,588.00	13,453.51	81.10	17,346.00
7199-0000	TOTAL INSURANCE/TAXES	8,652.62	6,804.00	-1,848.62	-27.17	85,543.66	83,369.00	-2,174.66	-2.61	90,173.00
7800-0000	TOTAL OPERATING EXPENSES	77,120.05	75,673.00	-1,447.05	-1.91	861,401.92	1,107,769.00	246,367.08	22.24	1,182,635.00
7999-0000	NET INCOME - OPERATING	38,407.67	53,559.33	-15,151.66	-28.29	549,554.14	460,801.63	88,752.51	19.26	518,505.00
8100-0000	DEBT SERVICE									
8122-0000	Bond Interest Expense	10,727.68	10,726.00	-1.68	-0.02	120,618.65	120,611.00	-7.65	-0.01	131,289.00
8199-0000	TOTAL DEBT SERVICE	10,727.68	10,726.00	-1.68	-0.02	120,618.65	120,611.00	-7.65	-0.01	131,289.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	51,620.03	51,216.00	-404.03	-0.79	567,820.33	563,376.00	-4,444.33	-0.79	614,592.00
8220-0000	Amortization Expense	275.00	275.00	0.00	0.00	3,025.00	3,025.00	0.00	0.00	3,300.00
8299-0000	TOTAL OTHER EXPENSES	51,895.03	51,491.00	-404.03	-0.78	570,845.33	566,401.00	-4,444.33	-0.78	617,892.00
9900-0000	NET INCOME	-24,215.04	-8,657.67	-15,557.37	-179.69	-141,909.84	-226,210.37	84,300.53	37.27	-230,676.00

INNOVATION PARK-CENTENNIAL BLDG (centenn)

Budget Comparison

Period = Aug 2013

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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	284,447.02	284,449.00	-1.98	0.00	310,308.00
3114-5000	Operating Expense Reimbursement	6,061.44	4,095.00	1,966.44	48.02	59,132.89	81,472.00	-22,339.11	-27.42	91,006.00
3990-0000	TOTAL REVENUE	31,920.26	29,954.00	1,966.26	6.56	343,579.91	365,921.00	-22,341.09	-6.11	401,314.00
4000-0000	OPERATING EXPENSES									
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	127.63	0.00	-127.63	N/A	2,388.65	2,000.00	-388.65	-19.43	2,000.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	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	1,257.80	2,490.00	1,232.20	49.49	3,080.00
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	224.00	325.00	101.00	31.08	325.00
5180-0000	HVAC Repair	512.49	750.00	237.51	31.67	5,738.28	6,850.00	1,111.72	16.23	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	0.00	0.00	0.00	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	0.00	0.00	0.00	N/A	11.70	0.00	-11.70	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	730.12	840.00	109.88	13.08	13,183.88	20,265.00	7,081.12	34.94	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	305.63	0.00	-305.63	N/A	706.16	1,200.00	493.84	41.15	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	305.63	0.00	-305.63	N/A	706.16	12,370.00	11,663.84	94.29	12,370.00
5400-0000	SERVICES									
5420-0000	Fire Protection System	0.00	0.00	0.00	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	1,241.77	3,105.00	1,863.23	60.01	3,160.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	60.00	70.00	10.00	14.29	70.00

INNOVATION PARK-CENTENNIAL BLDG (centenn)

Budget Comparison

Period = Aug 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5447-0000	HVAC Monthly Service	2,063.60	0.00	-2,063.60	N/A	5,357.60	6,954.00	1,596.40	22.96	6,954.00
5450-0000	Janitorial Service	985.77	978.00	-7.77	-0.79	10,720.77	10,758.00	37.23	0.35	11,736.00
5460-0000	Landscaping Service	534.61	535.00	0.39	0.07	5,615.91	4,717.00	-898.91	-19.06	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	3,638.98	1,568.00	-2,070.98	-132.08	26,980.55	30,280.00	3,299.45	10.90	36,037.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	0.00	23.00	23.00	100.00	0.00	253.00	253.00	100.00	276.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	0.00	23.00	23.00	100.00	0.00	253.00	253.00	100.00	276.00
6110-0000	Management Fees TALCOR	1,386.71	1,387.00	0.29	0.02	15,253.81	15,257.00	3.19	0.02	16,644.00
6159-0000	TOTAL OTHER EXPENSES	1,386.71	1,387.00	0.29	0.02	15,253.81	15,257.00	3.19	0.02	16,644.00
7110-0000	Property Insurance	267.50	277.00	9.50	3.43	2,953.77	3,047.00	93.23	3.06	3,324.00
7199-0000	TOTAL INSURANCE/TAXES	267.50	277.00	9.50	3.43	2,953.77	3,047.00	93.23	3.06	3,324.00
7800-0000	TOTAL OPERATING EXPENSES	6,328.94	4,095.00	-2,233.94	-54.55	59,078.17	81,472.00	22,393.83	27.49	91,006.00
7999-0000	NET INCOME - OPERATING	25,591.32	25,859.00	-267.68	-1.04	284,501.74	284,449.00	52.74	0.02	310,308.00
8100-0000	DEBT SERVICE									
8122-0000	Bond Interest Expense	10,727.68	10,726.00	-1.68	-0.02	120,618.65	120,611.00	-7.65	-0.01	131,289.00
8199-0000	TOTAL DEBT SERVICE	10,727.68	10,726.00	-1.68	-0.02	120,618.65	120,611.00	-7.65	-0.01	131,289.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	12,012.40	11,951.00	-61.40	-0.51	132,136.40	131,461.00	-675.40	-0.51	143,412.00
8220-0000	Amortization Expense	275.00	275.00	0.00	0.00	3,025.00	3,025.00	0.00	0.00	3,300.00
8299-0000	TOTAL OTHER EXPENSES	12,287.40	12,226.00	-61.40	-0.50	135,161.40	134,486.00	-675.40	-0.50	146,712.00
9900-0000	NET INCOME	2,576.24	2,907.00	-330.76	-11.38	28,721.69	29,352.00	-630.31	-2.15	32,307.00

CENTENNIAL - BUDGET COMPARISON

As of August 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$343,579.91	\$365,921.00	-\$22,341.09	-6.11
Total Operating Expenses	\$59,078.17	\$81,472.00	\$22,393.83	27.49
Net Operating Income	\$284,501.74	\$284,449.00	\$52.74	0.02

Major Variances from Budget:

Total Revenue/Total Operating Expenses

Any non required repair/maintenance or service items have been at the discretion of the tenant. Thus, with the non performance, the reimbursed income created the Total Revenue as well as Total Operating Expense equally.

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Aug 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	7,451.92	18,986.00	-11,534.08	-60.75	192,105.46	208,846.00	-16,740.54	-8.02	227,832.00
3990-0000	TOTAL REVENUE	7,451.92	18,986.00	-11,534.08	-60.75	192,105.46	208,846.00	-16,740.54	-8.02	227,832.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	981.34	0.00	-981.34	N/A	981.34	0.00	-981.34	N/A	0.00
4620-0000	Utility - Turn On Fees	55.50	0.00	-55.50	N/A	55.50	0.00	-55.50	N/A	0.00
4635-0000	Refuse Collection	121.75	0.00	-121.75	N/A	121.75	0.00	-121.75	N/A	0.00
4640-0000	Water/Sewer	83.88	0.00	-83.88	N/A	83.88	0.00	-83.88	N/A	0.00
4648-0000	Irrigation - Utility	10.50	0.00	-10.50	N/A	10.50	0.00	-10.50	N/A	0.00
4650-0000	Stormwater	137.96	0.00	-137.96	N/A	137.96	0.00	-137.96	N/A	0.00
4660-0000	Fire Service - Utility	113.87	0.00	-113.87	N/A	113.87	0.00	-113.87	N/A	0.00
4799-0000	TOTAL UTILITIES	1,504.80	0.00	-1,504.80	N/A	1,504.80	0.00	-1,504.80	N/A	0.00
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	0.00	0.00	N/A	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	170.00	0.00	-170.00	N/A	300.34	0.00	-300.34	N/A	0.00
5160-0000	Exterior Building Maintenance	90.00	90.00	0.00	0.00	1,170.00	2,090.00	920.00	44.02	2,180.00
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	184.40	335.00	150.60	44.96	335.00
5180-0000	HVAC Repair	0.00	500.00	500.00	100.00	3,013.07	2,000.00	-1,013.07	-50.65	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	0.00	0.00	N/A	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	0.00	0.00	N/A	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	3,500.00	3,500.00	100.00	0.00	10,500.00	10,500.00	100.00	10,500.00
5260-0000	Signage	0.00	0.00	0.00	N/A	11.70	0.00	-11.70	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	260.00	4,215.00	3,955.00	93.83	9,341.21	33,080.00	23,738.79	71.76	33,170.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	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

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Aug 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
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	1,454.00	0.00	-1,454.00	N/A	1,905.80	3,000.00	1,094.20	36.47	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	1,454.00	0.00	-1,454.00	N/A	4,304.80	9,555.00	5,250.20	54.95	9,555.00
5400-0000	SERVICES									
5430-0000	Exterminating	55.00	55.00	0.00	0.00	928.00	605.00	-323.00	-53.39	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	2,063.60	0.00	-2,063.60	N/A	3,533.60	3,166.00	-367.60	-11.61	3,166.00
5450-0000	Janitorial Service	659.68	1,522.00	862.32	56.66	15,663.88	16,742.00	1,078.12	6.44	18,264.00
5460-0000	Landscaping Service	701.41	701.00	-0.41	-0.06	7,096.71	7,054.00	-42.71	-0.61	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	3,479.69	2,278.00	-1,201.69	-52.75	27,320.19	30,117.00	2,796.81	9.29	32,395.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	190.82	0.00	-190.82	N/A	190.82	0.00	-190.82	N/A	0.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	190.82	0.00	-190.82	N/A	190.82	0.00	-190.82	N/A	0.00
6110-0000	Management Fees TALCOR	1,055.96	1,056.00	0.04	0.00	11,615.56	11,616.00	0.44	0.00	12,672.00
6159-0000	TOTAL OTHER EXPENSES	1,055.96	1,056.00	0.04	0.00	11,615.56	11,616.00	0.44	0.00	12,672.00
7110-0000	Property Insurance	1,091.21	223.00	-868.21	-389.33	3,144.28	2,453.00	-691.28	-28.18	2,676.00
7199-0000	TOTAL INSURANCE/TAXES	1,091.21	223.00	-868.21	-389.33	3,144.28	2,453.00	-691.28	-28.18	2,676.00
7800-0000	TOTAL OPERATING EXPENSES	9,036.48	7,772.00	-1,264.48	-16.27	57,421.66	86,821.00	29,399.34	33.86	90,468.00
7999-0000	NET INCOME - OPERATING	-1,584.56	11,214.00	-12,798.56	-114.13	134,683.80	122,025.00	12,658.80	10.37	137,364.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,031.77	3,723.00	-308.77	-8.29	44,349.47	40,953.00	-3,396.47	-8.29	44,676.00
8299-0000	TOTAL OTHER EXPENSES	4,031.77	3,723.00	-308.77	-8.29	44,349.47	40,953.00	-3,396.47	-8.29	44,676.00
9900-0000	NET INCOME	-5,616.33	7,491.00	-13,107.33	-174.97	90,334.33	81,072.00	9,262.33	11.42	92,688.00

COLLINS - BUDGET COMPARISON

As of August 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$192,105.46	\$208,846.00	-\$16,740.54	-8.02
Total Operating Expenses	\$57,421.66	\$86,821.00	\$29,399.34	33.86
Net Operating Income	\$134,683.80	\$122,025.00	\$12,658.80	10.37

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. With the Utility and Security reimbursements from BING Energy and FDACS now in place the property is expected to break nearly even; still a disappointment in performance from where it was anticipated.

INNOVATION PARK -TENANTS IN COMMON (inn-tic)

Budget Comparison

Period = Aug 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	200.85	0.00	200.85	N/A	1,132.45	0.00	1,132.45	N/A	0.00
3110-0000	Rent	583.33	583.00	0.33	0.06	6,416.67	6,413.00	3.67	0.06	6,996.00
3110-5000	Amortized Income	20,527.36	20,527.33	0.03	0.00	225,800.96	225,800.63	0.33	0.00	246,328.00
3114-5000	Operating Expense Reimbursement	2,138.12	2,007.00	131.12	6.53	23,519.32	22,077.00	1,442.32	6.53	24,084.00
3115-0000	CAM	8,588.00	8,592.00	-4.00	-0.05	94,468.09	94,481.00	-12.91	-0.01	103,080.00
3120-0000	Other Rents	1,669.82	1,968.00	-298.18	-15.15	17,979.39	21,648.00	-3,668.61	-16.95	23,616.00
3220-0000	Interest Income	131.24	6,100.00	-5,968.76	-97.85	34,200.90	67,100.00	-32,899.10	-49.03	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	33,838.72	39,777.33	-5,938.61	-14.93	403,690.38	437,519.63	-33,829.25	-7.73	477,304.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	20.66	27.00	6.34	23.48	202.54	294.00	91.46	31.11	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	1,134.21	1,460.00	325.79	22.31	1,630.00
4799-0000	TOTAL UTILITIES	93.35	202.00	108.65	53.79	1,372.73	1,754.00	381.27	21.74	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
5270-0000	Small Tools	28.52	0.00	-28.52	N/A	28.52	0.00	-28.52	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	28.52	0.00	-28.52	N/A	1,055.94	4,250.00	3,194.06	75.15	4,250.00
5300-0000	CLEANING AND IMPROVEMENTS									
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	197.86	0.00	-197.86	N/A	0.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	0.00	N/A	197.86	0.00	-197.86	N/A	0.00
5400-0000	SERVICES									
5430-0000	Exterminating	0.00	0.00	0.00	N/A	80.95	0.00	-80.95	N/A	0.00
5460-0000	Landscaping Service	538.88	539.00	0.12	0.02	5,679.96	4,793.00	-886.96	-18.51	5,332.00
5462-0000	Non CAM Landscaping	1,645.51	1,646.00	0.49	0.03	13,715.75	14,514.00	798.25	5.50	16,160.00
5499-0000	TOTAL SERVICES	2,184.39	2,185.00	0.61	0.03	19,476.66	19,307.00	-169.66	-0.88	21,492.00

INNOVATION PARK -TENANTS IN COMMON (inn-tic)

Budget Comparison

Period = Aug 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	0.00	0.00	0.00	N/A	23,000.00	23,000.00	0.00	0.00	23,000.00
5520-0000	Phone Service	112.51	215.00	102.49	47.67	1,229.87	2,365.00	1,135.13	48.00	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	2,379.02	3,000.00	620.98	20.70	31,216.77	33,000.00	1,783.23	5.40	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	2,379.03	6,167.00	3,787.97	61.42	40,042.78	67,833.00	27,790.22	40.97	74,000.00
5596-0000	Other Administration Costs	86.95	516.00	429.05	83.15	2,439.74	6,273.00	3,833.26	61.11	6,789.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	4,957.51	9,898.00	4,940.49	49.91	163,724.71	187,771.00	24,046.29	12.81	197,669.00
6110-0000	Management Fees TALCOR	875.00	875.00	0.00	0.00	9,625.00	9,625.00	0.00	0.00	10,500.00
6159-0000	TOTAL OTHER EXPENSES	875.00	875.00	0.00	0.00	9,625.00	9,625.00	0.00	0.00	10,500.00
7110-0000	Property Insurance	805.26	2,007.00	1,201.74	59.88	32,771.16	22,352.00	-10,419.16	-46.61	24,359.00
7111-0000	Property Insurance-NonCAM	2,436.66	700.00	-1,736.66	-248.09	2,397.89	15,950.00	13,552.11	84.97	16,650.00
7199-0000	TOTAL INSURANCE/TAXES	3,241.92	2,707.00	-534.92	-19.76	35,169.05	38,302.00	3,132.95	8.18	41,009.00
7800-0000	TOTAL OPERATING EXPENSES	11,380.69	15,867.00	4,486.31	28.27	230,621.95	261,009.00	30,387.05	11.64	276,871.00
7999-0000	NET INCOME - OPERATING	22,458.03	23,910.33	-1,452.30	-6.07	173,068.43	176,510.63	-3,442.20	-1.95	200,433.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	14,823.49	14,823.00	-0.49	0.00	163,058.39	163,053.00	-5.39	0.00	177,876.00
8299-0000	TOTAL OTHER EXPENSES	14,823.49	14,823.00	-0.49	0.00	163,058.39	163,053.00	-5.39	0.00	177,876.00
9900-0000	NET INCOME	7,634.54	9,087.33	-1,452.79	-15.99	10,010.04	13,457.63	-3,447.59	-25.62	22,557.00

INN-TIC - BUDGET COMPARISON

As of August 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$403,690.38	\$437,519.63	-\$33,829.25	-7.73
Total Operating Expenses	\$230,621.95	\$261,009.00	\$30,387.05	11.64
Net Operating Income	\$173,068.43	\$176,510.63	-\$3,442.20	-1.95

Major Variances from Budget:

Total Revenue

Interest Income, or the lack of Interest Income, is responsible for 97.3% 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 -1.95% variance.*

*This is a continuation of previous reports. Interest Income for FY 2012/2013 at the same period to date was \$65,188.74 nearly double of the current \$34,200.90

INNOVATION PARK - JOHNSON BLDG (johnson)

Budget Comparison

Period = Aug 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3114-5000	Operating Expense Reimbursement	7,848.30	5,788.00	2,060.30	35.60	74,216.21	108,197.00	-33,980.79	-31.41	112,388.00
3119-0000	Management Fee Income	580.84	659.00	-78.16	-11.86	6,381.34	7,081.00	-699.66	-9.88	7,740.00
3990-0000	TOTAL REVENUE	8,429.14	6,447.00	1,982.14	30.75	80,597.55	115,278.00	-34,680.45	-30.08	120,128.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4635-0000	Refuse Collection	168.58	171.00	2.42	1.42	1,854.38	1,866.00	11.62	0.62	2,037.00
4640-0000	Water/Sewer	143.62	140.00	-3.62	-2.59	1,614.08	1,571.00	-43.08	-2.74	1,716.00
4648-0000	Irrigation - Utility	63.52	28.00	-35.52	-126.86	277.90	245.00	-32.90	-13.43	271.00
4799-0000	TOTAL UTILITIES	375.72	339.00	-36.72	-10.83	3,746.36	3,682.00	-64.36	-1.75	4,024.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	444.98	3,600.00	3,155.02	87.64	3,600.00
5125-0000	Electric Supplies	21.07	25.00	3.93	15.72	74.47	200.00	125.53	62.76	200.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	889.75	0.00	-889.75	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	193.75	0.00	-193.75	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	210.00	500.00	290.00	58.00	500.00
5160-0000	Exterior Building Maintenance	0.00	45.00	45.00	100.00	3,962.06	5,860.00	1,897.94	32.39	5,905.00
5161-0000	Exterior Building Supplies	0.00	75.00	75.00	100.00	0.00	225.00	225.00	100.00	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	335.00	335.00	100.00	335.00
5175-0000	Fire Alarm/Sprinkler Repair	0.00	0.00	0.00	N/A	0.00	780.00	780.00	100.00	780.00
5180-0000	HVAC Repair	1,123.25	1,500.00	376.75	25.12	6,653.87	4,500.00	-2,153.87	-47.86	4,500.00
5185-0000	HVAC Supplies	0.00	0.00	0.00	N/A	173.09	0.00	-173.09	N/A	0.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5195-0000	Tree Trimming	35.88	0.00	-35.88	N/A	35.88	1,256.00	1,220.12	97.14	1,256.00
5210-0000	Locks & Keys Repairs	17.28	0.00	-17.28	N/A	73.51	0.00	-73.51	N/A	0.00
5215-0000	Locks & Keys Supplies	16.15	0.00	-16.15	N/A	16.15	0.00	-16.15	N/A	0.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	427.67	3,500.00	3,072.33	87.78	3,500.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	1,547.18	2,050.00	502.82	24.53	2,050.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	90.00	90.00	100.00	90.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	406.00	200.00	-206.00	-103.00	200.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	275.00	5,000.00	4,725.00	94.50	5,000.00
5260-0000	Signage	0.00	0.00	0.00	N/A	186.59	3,500.00	3,313.41	94.67	3,500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	1,213.63	1,645.00	431.37	26.22	15,569.95	32,096.00	16,526.05	51.49	32,141.00
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
5313-0000	Carpet Repairs	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5330-0000	Cleaning	1,597.12	0.00	-1,597.12	N/A	1,597.12	0.00	-1,597.12	N/A	0.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	3,000.00	3,000.00	100.00	3,000.00

INNOVATION PARK - JOHNSON BLDG (johnson)

Budget Comparison

Period = Aug 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	40.46	0.00	-40.46	N/A	0.00
5370-0000	Interior Repairs	81.99	0.00	-81.99	N/A	658.55	1,500.00	841.45	56.10	1,500.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	1,679.11	0.00	-1,679.11	N/A	2,296.13	8,500.00	6,203.87	72.99	8,500.00
5400-0000	SERVICES									
5410-0000	Elevator Service	82.50	83.00	0.50	0.60	907.50	913.00	5.50	0.60	996.00
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	3,083.70	4,765.00	1,681.30	35.28	4,765.00
5430-0000	Exterminating	95.00	45.00	-50.00	-111.11	1,105.03	495.00	-610.03	-123.24	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	1,547.70	0.00	-1,547.70	N/A	3,339.70	3,692.00	352.30	9.54	3,692.00
5450-0000	Janitorial Service	2,017.09	2,001.00	-16.09	-0.80	21,837.44	22,011.00	173.56	0.79	24,012.00
5460-0000	Landscaping Service	550.51	551.00	0.49	0.09	7,353.62	4,854.00	-2,499.62	-51.50	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	287.04	0.00	-287.04	N/A	287.04	2,400.00	2,112.96	88.04	2,400.00
5499-0000	TOTAL SERVICES	4,579.84	2,680.00	-1,899.84	-70.89	37,954.57	45,055.00	7,100.43	15.76	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	18,349.76	18,348.00	-1.76	-0.01	20,016.00
6159-0000	TOTAL OTHER EXPENSES	1,668.16	1,668.00	-0.16	-0.01	18,349.76	18,348.00	-1.76	-0.01	20,016.00
7110-0000	Property Insurance	1,302.55	1,124.00	-178.55	-15.89	14,208.20	12,364.00	-1,844.20	-14.92	13,488.00
7199-0000	TOTAL INSURANCE/TAXES	1,302.55	1,124.00	-178.55	-15.89	14,208.20	12,364.00	-1,844.20	-14.92	13,488.00
7800-0000	TOTAL OPERATING EXPENSES	10,819.01	7,456.00	-3,363.01	-45.10	92,124.97	126,545.00	34,420.03	27.20	132,404.00
7999-0000	NET INCOME - OPERATING	-2,389.87	-1,009.00	-1,380.87	-136.86	-11,527.42	-11,267.00	-260.42	-2.31	-12,276.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	7,681.43	7,681.00	-0.43	-0.01	84,495.73	84,491.00	-4.73	-0.01	92,172.00
8299-0000	TOTAL OTHER EXPENSES	7,681.43	7,681.00	-0.43	-0.01	84,495.73	84,491.00	-4.73	-0.01	92,172.00
9900-0000	NET INCOME	-10,071.30	-8,690.00	-1,381.30	-15.90	-96,023.15	-95,758.00	-265.15	-0.28	-104,448.00

JOHNSON - BUDGET COMPARISON

As of August 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$80,597.55	\$115,278.00	-\$34,680.45	-30.08
Total Operating Expenses	\$92,124.97	\$126,545.00	\$34,420.03	27.20
Net Operating Income	-\$11,527.42	-\$11,267.00	-\$260.42	-2.31

Major Variances from Budget:

Operating Expense Reimbursements are \$33,980 under budget which is also reflective in the Total Revenue variance. Total Repair & Maintenance (\$16,526), Total Services (\$7,100), Total Cleaning & Improvements (\$6,203), and Total Property Administration (\$6,500) make up the shortfall of Operating Expenses. Operating the Johnson building has cost The Authority just over \$1,000 a month to operate.

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Aug 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	868.58	855.00	13.58	1.59	9,498.94	9,405.00	93.94	1.00	10,260.00
3120-0000	Other Rents	42.30	21.00	21.30	101.43	274.95	231.00	43.95	19.03	252.00
3315-0000	Sales Tax Discount	1.56	0.00	1.56	N/A	17.61	0.00	17.61	N/A	0.00
3990-0000	TOTAL REVENUE	912.44	876.00	36.44	4.16	9,791.50	9,636.00	155.50	1.61	10,512.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	9,875.00	9,871.00	-4.00	-0.04	39,552.56	49,355.00	9,802.44	19.86	59,225.00
4403-0000	Clerical Salary-Authority	3,855.12	3,750.00	-105.12	-2.80	41,880.72	41,250.00	-630.72	-1.53	45,000.00
4404-0000	Payroll Taxes - Authority	1,042.31	1,106.00	63.69	5.76	7,013.35	7,632.00	618.65	8.11	8,738.00
4405-0000	Worker's Compensation-Authority	272.00	203.00	-69.00	-33.99	1,787.00	1,344.00	-443.00	-32.96	1,547.00
4406-0000	Employee Benefits-Authority	841.00	2,567.00	1,726.00	67.24	5,887.00	17,233.00	11,346.00	65.84	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	4,826.51	0.00	-4,826.51	N/A	0.00
4490-0000	TOTAL PAYROLL EXPENSE	16,832.37	17,497.00	664.63	3.80	180,041.87	185,675.00	5,633.13	3.03	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	158.02	265.00	106.98	40.37	1,618.64	2,475.00	856.36	34.60	2,760.00
4635-0000	Refuse Collection	0.00	17.00	17.00	100.00	0.00	187.00	187.00	100.00	204.00
4640-0000	Water/Sewer	34.66	38.00	3.34	8.79	358.62	417.00	58.38	14.00	452.00
4650-0000	Stormwater	45.32	47.00	1.68	3.57	498.52	517.00	18.48	3.57	564.00
4660-0000	Fire Service - Utility	27.29	28.00	0.71	2.54	300.19	308.00	7.81	2.54	336.00
4799-0000	TOTAL UTILITIES	265.29	395.00	129.71	32.84	2,775.97	3,904.00	1,128.03	28.89	4,316.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	67.84	100.00	32.16	32.16	67.84	400.00	332.16	83.04	400.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	0.00	369.00	369.00	100.00	492.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	0.00	N/A	1,777.85	0.00	-1,777.85	N/A	0.00
5145-2210	Security Monitor Cont	0.00	0.00	0.00	N/A	0.00	1,720.00	1,720.00	100.00	1,720.00
5160-0000	Exterior Building Maintenance	0.00	0.00	0.00	N/A	58.31	375.00	316.69	84.45	375.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	225.00	225.00	100.00	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	7.00	10.00	3.00	30.00	10.00
5180-0000	HVAC Repair	0.00	250.00	250.00	100.00	0.00	750.00	750.00	100.00	750.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	1,050.00	1,500.00	450.00	30.00	1,500.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	68.70	100.00	31.30	31.30	100.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	300.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	90.00	90.00	100.00	90.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	450.00	450.00	100.00	450.00
5290-0000	Other Maintenance	0.00	125.00	125.00	100.00	0.00	500.00	500.00	100.00	500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	67.84	475.00	407.16	85.72	3,029.70	6,789.00	3,759.30	55.37	6,912.00
5300-0000	CLEANING AND IMPROVEMENTS									
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

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Aug 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5370-0000	Interior Repairs	11.77	0.00	-11.77	N/A	47.83	375.00	327.17	87.25	375.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	0.00	375.00	375.00	100.00	375.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	11.77	0.00	-11.77	N/A	47.83	1,750.00	1,702.17	97.27	1,750.00
5400-0000	SERVICES									
5430-0000	Exterminating	25.00	25.00	0.00	0.00	574.00	275.00	-299.00	-108.73	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	206.37	0.00	-206.37	N/A	410.37	420.00	9.63	2.29	420.00
5450-0000	Janitorial Service	177.66	176.00	-1.66	-0.94	1,914.11	1,936.00	21.89	1.13	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	6,565.08	5,706.00	-859.08	-15.06	6,348.00
5480-0000	Security	0.00	0.00	0.00	N/A	59.00	1,720.00	1,661.00	96.57	1,720.00
5499-0000	TOTAL SERVICES	1,050.56	843.00	-207.56	-24.62	9,575.71	10,057.00	481.29	4.79	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	707.68	2,124.00	1,416.32	66.68	2,317.00
5530-0000	Copies	-3.15	113.00	116.15	102.79	365.35	1,247.00	881.65	70.70	1,360.00
5560-0000	Fees/Licenses/Permits	5.80	6.00	0.20	3.33	46.40	64.00	17.60	27.50	70.00
5565-0000	Office Supplies	33.74	225.00	191.26	85.00	829.68	2,475.00	1,645.32	66.48	2,700.00
5566-0000	Office Equipment Maintenance	0.00	200.00	200.00	100.00	99.00	2,200.00	2,101.00	95.50	2,400.00
5570-0000	Postage/Delivery	0.00	10.00	10.00	100.00	0.00	110.00	110.00	100.00	120.00
5580-0100	Printing	0.00	42.00	42.00	100.00	0.00	458.00	458.00	100.00	500.00
5585-0000	Subscriptions	30.00	35.00	5.00	14.29	1,136.05	1,704.00	567.95	33.33	1,739.00
5586-0000	Marketing/PR	0.00	0.00	0.00	N/A	703.54	0.00	-703.54	N/A	0.00
5587-0000	General Authority Expense	45.84	0.00	-45.84	N/A	546.90	100.00	-446.90	-446.90	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	433.80	0.00	-433.80	N/A	1,570.80	9,100.00	7,529.20	82.74	9,100.00
5596-0000	Other Administration Costs	27.97	0.00	-27.97	N/A	27.97	0.00	-27.97	N/A	0.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	645.34	824.00	178.66	21.68	9,138.72	19,582.00	10,443.28	53.33	20,406.00
6110-0000	Management Fees TALCOR	118.75	119.00	0.25	0.21	1,306.25	1,309.00	2.75	0.21	1,428.00
6159-0000	TOTAL OTHER EXPENSES	118.75	119.00	0.25	0.21	1,306.25	1,309.00	2.75	0.21	1,428.00
7110-0000	Property Insurance	270.59	289.00	18.41	6.37	2,993.98	3,179.00	185.02	5.82	3,468.00
7199-0000	TOTAL INSURANCE/TAXES	270.59	289.00	18.41	6.37	2,993.98	3,179.00	185.02	5.82	3,468.00
7800-0000	TOTAL OPERATING EXPENSES	19,262.51	20,442.00	1,179.49	5.77	208,963.80	232,245.00	23,281.20	10.02	252,351.00
7999-0000	NET INCOME - OPERATING	-18,350.07	-19,566.00	1,215.93	6.21	-199,172.30	-222,609.00	23,436.70	10.53	-241,839.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	896.48	886.00	-10.48	-1.18	9,861.28	9,746.00	-115.28	-1.18	10,632.00
8299-0000	TOTAL OTHER EXPENSES	896.48	886.00	-10.48	-1.18	9,861.28	9,746.00	-115.28	-1.18	10,632.00
9900-0000	NET INCOME	-19,246.55	-20,452.00	1,205.45	5.89	-209,033.58	-232,355.00	23,321.42	10.04	-252,471.00

KNIGHT - BUDGET COMPARISON

As of August 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$9,791.50	\$9,636.00	\$155.50	1.61
Total Operating Expenses	\$208,963.80	\$232,245.00	\$23,281.20	10.02
Net Operating Income	-\$199,172.30	-\$222,609.00	\$23,436.70	10.53

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

Total Operating Expenses were held below budget without compromising maintenance or administrative initiative. It is anticipated that the 2013/2014 budget will project tighter variances in all catagories.

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Aug 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	16,035.40	15,957.00	78.40	0.49	177,923.07	177,363.00	560.07	0.32	193,320.00
3120-0000	Other Rents	0.00	22.00	-22.00	-100.00	0.00	242.00	-242.00	-100.00	264.00
3315-0000	Sales Tax Discount	3.98	0.00	3.98	N/A	42.69	0.00	42.69	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	238.37	0.00	238.37	N/A	0.00
3990-0000	TOTAL REVENUE	16,061.05	15,979.00	82.05	0.51	178,204.13	177,605.00	599.13	0.34	193,584.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	3,362.92	3,450.00	87.08	2.52	29,575.13	32,300.00	2,724.87	8.44	35,650.00
4622-0000	Demand Credit	-44.55	0.00	44.55	N/A	-394.92	0.00	394.92	N/A	0.00
4635-0000	Refuse Collection	136.91	139.00	2.09	1.50	1,506.01	1,517.00	10.99	0.72	1,656.00
4640-0000	Water/Sewer	116.63	115.00	-1.63	-1.42	1,310.87	1,386.00	75.13	5.42	1,506.00
4648-0000	Irrigation - Utility	51.59	27.00	-24.59	-91.07	225.71	256.00	30.29	11.83	276.00
4799-0000	TOTAL UTILITIES	3,623.50	3,731.00	107.50	2.88	32,222.80	35,459.00	3,236.20	9.13	39,088.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	912.81	2,500.00	1,587.19	63.49	2,500.00
5125-0000	Electric Supplies	17.12	25.00	7.88	31.52	70.97	250.00	179.03	71.61	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	0.00	0.00	0.00	N/A	1,077.00	900.00	-177.00	-19.67	900.00
5145-4400	Security Maint & Repair	0.00	75.00	75.00	100.00	0.00	300.00	300.00	100.00	300.00
5160-0000	Exterior Building Maintenance	0.00	45.00	45.00	100.00	3,157.89	3,775.00	617.11	16.35	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	1,004.36	1,500.00	495.64	33.04	3,465.97	3,500.00	34.03	0.97	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	29.14	0.00	-29.14	N/A	29.14	1,020.00	990.86	97.14	1,020.00
5210-0000	Locks & Keys Repairs	14.03	0.00	-14.03	N/A	62.83	550.00	487.17	88.58	550.00
5215-0000	Locks & Keys Supplies	13.11	0.00	-13.11	N/A	91.11	0.00	-91.11	N/A	0.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	22.48	3,500.00	3,477.52	99.36	3,500.00
5230-0000	Plumbing Repairs	0.00	125.00	125.00	100.00	571.90	1,475.00	903.10	61.23	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	0.00	0.00	0.00	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 = Aug 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	1,077.76	1,770.00	692.24	39.11	11,509.77	25,960.00	14,450.23	55.66	27,530.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	2,500.00	2,500.00	100.00	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	1,000.00	1,000.00	100.00	162.34	2,200.00	2,037.66	92.62	2,200.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	1,000.00	1,000.00	100.00	272.15	12,850.00	12,577.85	97.88	12,850.00
5400-0000	SERVICES									
5410-0000	Elevator Service	38.00	38.00	0.00	0.00	418.00	418.00	0.00	0.00	456.00
5430-0000	Exterminating	45.00	45.00	0.00	0.00	640.46	495.00	-145.46	-29.39	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	619.00	0.00	-619.00	N/A	1,335.00	1,510.00	175.00	11.59	1,510.00
5450-0000	Janitorial Service	1,730.45	1,594.00	-136.45	-8.56	18,041.32	17,534.00	-507.32	-2.89	19,128.00
5460-0000	Landscaping Service	447.10	447.00	-0.10	-0.02	5,972.22	3,941.00	-2,031.22	-51.54	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	0.00	0.00	N/A	24.00	900.00	876.00	97.33	900.00
5487-0000	Window Washing Service	233.12	0.00	-233.12	N/A	233.12	1,400.00	1,166.88	83.35	1,400.00
5499-0000	TOTAL SERVICES	3,112.67	2,124.00	-988.67	-46.55	26,697.05	30,952.00	4,254.95	13.75	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	15,174.17	15,169.00	-5.17	-0.03	16,548.00
6159-0000	TOTAL OTHER EXPENSES	1,379.47	1,379.00	-0.47	-0.03	15,174.17	15,169.00	-5.17	-0.03	16,548.00
7110-0000	Property Insurance	1,057.87	913.00	-144.87	-15.87	11,539.23	10,043.00	-1,496.23	-14.90	10,956.00
7199-0000	TOTAL INSURANCE/TAXES	1,057.87	913.00	-144.87	-15.87	11,539.23	10,043.00	-1,496.23	-14.90	10,956.00
7800-0000	TOTAL OPERATING EXPENSES	10,251.27	10,917.00	665.73	6.10	97,415.17	136,933.00	39,517.83	28.86	146,548.00
7999-0000	NET INCOME - OPERATING	5,809.78	5,062.00	747.78	14.77	80,788.96	40,672.00	40,116.96	98.64	47,036.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,195.17	4,189.00	-6.17	-0.15	46,146.87	46,079.00	-67.87	-0.15	50,268.00
8299-0000	TOTAL OTHER EXPENSES	4,195.17	4,189.00	-6.17	-0.15	46,146.87	46,079.00	-67.87	-0.15	50,268.00

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Aug 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9900-0000	NET INCOME	1,614.61	873.00	741.61	84.95	34,642.09	-5,407.00	40,049.09	740.69	-3,232.00

MORGAN - BUDGET COMPARISON

As of August 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$178,204.13	\$177,605.00	\$599.13	0.34
Total Operating Expenses	\$97,415.17	\$136,933.00	\$39,517.83	28.86
Net Operating Income	\$80,788.96	\$40,672.00	\$40,116.96	98.64

Major Variances from Budget:

1) Total Operating Expenses

Morgan has been the most profitable building the Authority operates. Total Revenue is 0.34% over budget and expenses held in check creating \$40,116 Net Operating Income. The income is most significant to the fact the building is just 65% occupied.

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Aug 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	117,915.27	117,920.00	-4.73	0.00	128,640.00
3990-0000	TOTAL REVENUE	10,719.57	10,720.00	-0.43	0.00	117,915.27	117,920.00	-4.73	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	0.00	0.00	N/A	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	354.04	250.00	-104.04	-41.62	1,124.69	1,000.00	-124.69	-12.47	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	100.00	100.00	100.00	397.28	400.00	2.72	0.68	400.00
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	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	354.04	350.00	-4.04	-1.15	2,610.00	7,270.00	4,660.00	64.10	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	385.00	385.00	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	515.90	0.00	-515.90	N/A	1,119.90	970.00	-149.90	-15.45	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	550.90	35.00	-515.90	-1,474.00	1,504.90	2,838.00	1,333.10	46.97	3,203.00
6110-0000	Management Fees TALCOR	621.73	622.00	0.27	0.04	6,839.03	6,842.00	2.97	0.04	7,464.00
6159-0000	TOTAL OTHER EXPENSES	621.73	622.00	0.27	0.04	6,839.03	6,842.00	2.97	0.04	7,464.00
7110-0000	Property Insurance	151.11	176.00	24.89	14.14	1,683.33	1,936.00	252.67	13.05	2,112.00
7199-0000	TOTAL INSURANCE/TAXES	151.11	176.00	24.89	14.14	1,683.33	1,936.00	252.67	13.05	2,112.00

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Aug 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7800-0000	TOTAL OPERATING EXPENSES	1,677.78	1,183.00	-494.78	-41.82	14,549.15	24,886.00	10,336.85	41.54	27,649.00
7999-0000	NET INCOME - OPERATING	9,041.79	9,537.00	-495.21	-5.19	103,366.12	93,034.00	10,332.12	11.11	100,991.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,074.15	3,058.00	-16.15	-0.53	33,815.65	33,638.00	-177.65	-0.53	36,696.00
8299-0000	TOTAL OTHER EXPENSES	3,074.15	3,058.00	-16.15	-0.53	33,815.65	33,638.00	-177.65	-0.53	36,696.00
9900-0000	NET INCOME	5,967.64	6,479.00	-511.36	-7.89	69,550.47	59,396.00	10,154.47	17.10	64,295.00

PHIPPS - BUDGET COMPARISON

As of August 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$117,915.27	\$117,920.00	-\$4.73	0.00
Total Operating Expenses	\$14,549.15	\$24,886.00	\$10,336.85	41.54
Net Operating Income	\$103,366.12	\$93,034.00	\$10,332.12	11.11

Major Variances from Budget:

Total Repair and Maintenance is \$4,660 under budget, Cleaning and Improvements \$4,310 under budget and Total Services \$1,333 under budget. This shortfall in expenses has created an equal overage in Net Operating Income.

INNOVATION PARK - SLIGER BLDG (sliger)

Budget Comparison

Period = Aug 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	7,817.86	7,612.00	205.86	2.70	8,304.00
3114-5000	Operating Expense Reimbursement	4,722.08	5,183.00	-460.92	-8.89	71,241.33	121,595.00	-50,353.67	-41.41	126,266.00
3119-0000	Management Fee Income	545.99	618.00	-72.01	-11.65	5,998.46	6,638.00	-639.54	-9.63	7,256.00
3315-0000	Sales Tax Discount	1.55	0.00	1.55	N/A	14.21	0.00	14.21	N/A	0.00
3990-0000	TOTAL REVENUE	6,194.62	6,493.00	-298.38	-4.60	85,071.86	135,845.00	-50,773.14	-37.38	141,826.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4607-0000	Electric - NonCam	348.24	389.00	40.76	10.48	3,862.75	3,804.00	-58.75	-1.54	4,230.00
4635-0000	Refuse Collection	155.61	155.00	-0.61	-0.39	1,711.71	1,705.00	-6.71	-0.39	1,860.00
4637-0000	Refuse - NONCAM	8.74	9.00	0.26	2.89	96.14	99.00	2.86	2.89	108.00
4640-0000	Water/Sewer	132.56	155.00	22.44	14.48	1,489.90	1,634.00	144.10	8.82	1,779.00
4642-0000	Non CAM Water/Sewer	7.44	9.00	1.56	17.33	83.67	89.00	5.33	5.99	97.00
4648-0000	Irrigation - Utility	58.63	28.00	-30.63	-109.39	256.52	251.00	-5.52	-2.20	277.00
4649-0000	Irrigation-NonCAM	3.29	3.00	-0.29	-9.67	14.40	23.00	8.60	37.39	26.00
4799-0000	TOTAL UTILITIES	714.51	748.00	33.49	4.48	7,515.09	7,605.00	89.91	1.18	8,377.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	18.97	250.00	231.03	92.41	432.91	1,350.00	917.09	67.93	1,350.00
5122-0000	NONCAM Electrical Repairs	0.00	15.00	15.00	100.00	12.46	81.00	68.54	84.62	81.00
5125-0000	Electric Supplies	19.45	0.00	-19.45	N/A	378.01	350.00	-28.01	-8.00	350.00
5127-0000	NONCAM Electric Supplies	1.09	0.00	-1.09	N/A	1.09	97.00	95.91	98.88	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	0.00	0.00	N/A	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	4,360.00	790.54	18.13	4,405.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	330.00	330.00	100.00	330.00
5161-5000	Ext Building Supplies-NonCAM	0.00	0.00	0.00	N/A	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	344.00	142.53	41.43	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	461.03	750.00	288.97	38.53	10,050.52	30,250.00	20,199.48	66.78	30,250.00
5182-0000	Non CAM HVAC Repair	25.89	0.00	-25.89	N/A	293.55	1,500.00	1,206.45	80.43	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 = Aug 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5195-0000	Tree Trimming	33.12	0.00	-33.12	N/A	33.12	1,160.00	1,126.88	97.14	1,160.00
5196-0000	Tree Trimming-NonCAM	1.86	0.00	-1.86	N/A	1.86	66.00	64.14	97.18	66.00
5210-0000	Locks & Keys Repairs	15.95	0.00	-15.95	N/A	258.57	300.00	41.43	13.81	300.00
5212-0000	Non CAM Locks & Keys Repairs	0.90	0.00	-0.90	N/A	3.50	75.00	71.50	95.33	75.00
5215-0000	Locks & Keys Supplies	14.90	0.00	-14.90	N/A	21.30	0.00	-21.30	N/A	0.00
5217-0000	Non CAM Lock & Keys Supplies	29.64	0.00	-29.64	N/A	51.14	0.00	-51.14	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	209.45	0.00	-209.45	N/A	1,764.98	2,000.00	235.02	11.75	2,000.00
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	0.00	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	0.00	0.00	N/A	169.20	2,500.00	2,330.80	93.23	3,000.00
5252-0000	Non CAM Roof Repairs	0.00	0.00	0.00	N/A	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	832.25	1,063.00	230.75	21.71	19,445.64	53,318.00	33,872.36	63.53	53,896.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	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	0.00	0.00	N/A	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	462.77	462.00	-0.77	-0.17	504.00
5412-0000	Elevator Service-NonCAM	2.43	3.00	0.57	19.00	26.73	33.00	6.27	19.00	36.00
5430-0000	Exterminating	42.30	43.00	0.70	1.63	627.80	473.00	-154.80	-32.73	516.00

INNOVATION PARK - SLIGER BLDG (sliger)

Budget Comparison

Period = Aug 2013

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5433-0000	Non CAM Exterminating	2.70	3.00	0.30	10.00	39.00	33.00	-6.00	-18.18	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	581.86	0.00	-581.86	N/A	1,244.46	1,396.00	151.54	10.86	1,396.00
5448-0000	Non CAM HVAC Monthly Maint	37.14	0.00	-37.14	N/A	78.54	90.00	11.46	12.73	90.00
5450-0000	Janitorial Service	2,163.06	2,145.00	-18.06	-0.84	23,305.01	23,595.00	289.99	1.23	25,740.00
5455-0000	Non CAM Janitorial	138.07	137.00	-1.07	-0.78	1,487.58	1,507.00	19.42	1.29	1,644.00
5460-0000	Landscaping Service	508.16	508.00	-0.16	-0.03	6,787.93	4,482.00	-2,305.93	-51.45	4,990.00
5462-0000	Non CAM Landscaping	28.54	29.00	0.46	1.59	381.22	253.00	-128.22	-50.68	282.00
5470-0000	Parking Lot Service	0.00	0.00	0.00	N/A	0.00	3,600.00	3,600.00	100.00	3,600.00
5470-1000	Non CAM Parking Lot Service	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	300.00
5482-0000	Non CAM Security	0.00	0.00	0.00	N/A	483.60	480.00	-3.60	-0.75	480.00
5487-0000	Window Washing Service	264.96	0.00	-264.96	N/A	264.96	2,825.00	2,560.04	90.62	2,825.00
5488-0000	Window Washing Svc-NonCAM	14.88	0.00	-14.88	N/A	14.88	170.00	155.12	91.25	170.00
5499-0000	TOTAL SERVICES	3,826.17	2,910.00	-916.17	-31.48	35,241.91	39,699.00	4,457.09	11.23	42,609.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	0.00	25.00	25.00	100.00	0.00	275.00	275.00	100.00	300.00
5521-0000	Phone Service-NonCAM	0.00	2.00	2.00	100.00	0.00	22.00	22.00	100.00	24.00
5523-0000	Internet Charge-NonCAM	0.00	426.00	426.00	100.00	3,847.00	4,686.00	839.00	17.90	5,112.00
5567-0000	Office Equip Mtnce-NonCAM	76.35	28.00	-48.35	-172.68	430.91	325.00	-105.91	-32.59	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	76.35	481.00	404.65	84.13	4,277.91	11,808.00	7,530.09	63.77	12,289.00
6111-0000	Management Fees-NonCAM	1,644.22	1,644.00	-0.22	-0.01	18,086.42	18,084.00	-2.42	-0.01	19,728.00
6159-0000	TOTAL OTHER EXPENSES	1,644.22	1,644.00	-0.22	-0.01	18,086.42	18,084.00	-2.42	-0.01	19,728.00
7110-0000	Property Insurance	1,202.35	1,037.00	-165.35	-15.94	13,115.22	11,407.00	-1,708.22	-14.98	12,444.00
7111-0000	Property Insurance-NonCAM	67.52	58.00	-9.52	-16.41	736.60	638.00	-98.60	-15.45	696.00
7199-0000	TOTAL INSURANCE/TAXES	1,269.87	1,095.00	-174.87	-15.97	13,851.82	12,045.00	-1,806.82	-15.00	13,140.00
7800-0000	TOTAL OPERATING EXPENSES	8,363.37	7,941.00	-422.37	-5.32	101,227.05	157,858.00	56,630.95	35.87	165,338.00
7999-0000	NET INCOME - OPERATING	-2,168.75	-1,448.00	-720.75	-49.78	-16,155.19	-22,013.00	5,857.81	26.61	-23,512.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,905.14	4,905.00	-0.14	0.00	53,956.54	53,955.00	-1.54	0.00	58,860.00
8299-0000	TOTAL OTHER EXPENSES	4,905.14	4,905.00	-0.14	0.00	53,956.54	53,955.00	-1.54	0.00	58,860.00
9900-0000	NET INCOME	-7,073.89	-6,353.00	-720.89	-11.35	-70,111.73	-75,968.00	5,856.27	7.71	-82,372.00

SLIGER - BUDGET COMPARISON

As of August 31, 2013	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	\$85,071.86	\$135,845.00	-\$50,773.14	-37.38
Total Operating Expenses	\$101,227.05	\$157,858.00	\$56,630.95	35.87
Net Operating Income	-\$16,155.19	-\$22,013.00	\$5,857.81	26.61

Major Variances from Budget:

Total Revenue/Total Operating Expenses

Operating Expense reimbursements for the period to date are \$50,353 or 41% under budget which is reflective in the Revenue variance. Expenses in the budget that have not been utilized are expected to much lower in the 2013/2014 budget as we now have a stronger baseline history.

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

Cash Flow Statement

Period = Aug 2013

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	200.85	0.17	1,132.45	0.08
3110-0000	Rent	62,442.62	54.05	796,124.29	56.42
3110-5000	Amortized Income	20,527.36	17.77	225,800.96	16.00
3114-5000	Operating Expense Reimbursement	20,769.94	17.98	228,109.75	16.17
3115-0000	CAM	8,588.00	7.43	94,468.09	6.70
3119-0000	Management Fee Income	1,126.83	0.98	12,379.80	0.88
3120-0000	Other Rents	1,712.12	1.48	18,254.34	1.29
3220-0000	Interest Income	131.24	0.11	34,200.90	2.42
3310-0000	Other Income	0.00	0.00	119.00	0.01
3315-0000	Sales Tax Discount	7.09	0.01	128.11	0.01
3540-0000	Electricity Pass Thru	21.67	0.02	238.37	0.02
3990-0000	TOTAL REVENUE	115,527.72	100.00	1,410,956.06	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	9,875.00	8.55	39,552.56	2.80
4403-0000	Clerical Salary-Authority	3,855.12	3.34	41,880.72	2.97
4404-0000	Payroll Taxes - Authority	1,042.31	0.90	7,013.35	0.50
4405-0000	Worker's Compensation-Authority	272.00	0.24	1,787.00	0.13
4406-0000	Employee Benefits-Authority	841.00	0.73	5,887.00	0.42
4407-0000	Retention Bonus	0.00	0.00	10,000.00	0.71
4415-0000	Interim Admin Pay	0.00	0.00	69,094.73	4.90
4460-0000	Employee Benefits	946.94	0.82	4,826.51	0.34
4490-0000	TOTAL PAYROLL EXPENSE	16,832.37	14.57	180,041.87	12.76
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	4,522.94	3.92	32,377.65	2.29
4607-0000	Electric - NonCam	348.24	0.30	3,862.75	0.27
4620-0000	Utility - Turn On Fees	55.50	0.05	55.50	0.00
4622-0000	Demand Credit	-44.55	-0.04	-394.92	-0.03
4635-0000	Refuse Collection	582.85	0.50	5,452.62	0.39
4637-0000	Refuse - NONCAM	8.74	0.01	96.14	0.01
4640-0000	Water/Sewer	511.35	0.44	4,857.35	0.34
4642-0000	Non CAM Water/Sewer	7.44	0.01	83.67	0.01
4648-0000	Irrigation - Utility	256.93	0.22	1,904.84	0.14
4649-0000	Irrigation-NonCAM	3.29	0.00	14.40	0.00
4650-0000	Stormwater	183.28	0.16	636.48	0.05
4660-0000	Fire Service - Utility	141.16	0.12	414.06	0.03
4799-0000	TOTAL UTILITIES	6,577.17	5.69	49,360.54	3.50
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	214.44	0.19	5,559.78	0.39
5122-0000	NONCAM Electrical Repairs	0.00	0.00	12.46	0.00
5125-0000	Electric Supplies	57.64	0.05	898.80	0.06
5127-0000	NONCAM Electric Supplies	1.09	0.00	1.09	0.00
5130-0000	Electric Bulbs	0.00	0.00	2,501.03	0.18
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	170.00	0.15	3,155.19	0.22
5160-0000	Exterior Building Maintenance	180.00	0.16	13,770.26	0.98

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

Cash Flow Statement

Period = Aug 2013

Book = Accrual

		Period to Date	%	Year to Date	%
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	0.01
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	573.40	0.04
5180-0000	HVAC Repair	3,455.17	2.99	30,046.40	2.13
5182-0000	Non CAM HVAC Repair	25.89	0.02	293.55	0.02
5185-0000	HVAC Supplies	0.00	0.00	1,044.82	0.07
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	98.14	0.08	1,148.14	0.08
5196-0000	Tree Trimming-NonCAM	1.86	0.00	1.86	0.00
5210-0000	Locks & Keys Repairs	47.26	0.04	497.00	0.04
5212-0000	Non CAM Locks & Keys Repairs	0.90	0.00	3.50	0.00
5215-0000	Locks & Keys Supplies	44.16	0.04	128.56	0.01
5217-0000	Non CAM Lock & Keys Supplies	29.64	0.03	51.14	0.00
5220-0000	Parking Lot Repairs	0.00	0.00	1,926.66	0.14
5222-0000	NonCAM Parking Lot Repair	0.00	0.00	1.43	0.00
5230-0000	Plumbing Repairs	209.45	0.18	8,420.35	0.60
5232-0000	Non CAM Plumbing Repairs	0.00	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	0.00	0.00	1,409.20	0.10
5252-0000	Non CAM Roof Repairs	0.00	0.00	10.80	0.00
5260-0000	Signage	0.00	0.00	1,398.71	0.10
5261-0000	Non-CAM Signage	0.00	0.00	50.98	0.00
5270-0000	Small Tools	28.52	0.02	28.52	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	4,564.16	3.95	75,746.09	5.37
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	0.00	0.00	2,200.00	0.16
5330-0000	Cleaning	1,597.12	1.38	1,597.12	0.11
5365-0000	Interior Supplies	0.00	0.00	592.07	0.04
5367-0000	Non CAM Interior Supplies	0.00	0.00	2.87	0.00
5370-0000	Interior Repairs	1,853.39	1.60	7,928.13	0.56
5375-0000	Non CAM Interior Repairs	0.00	0.00	2.10	0.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	3,450.51	2.99	12,322.29	0.87
5400-0000	SERVICES				
5410-0000	Elevator Service	162.57	0.14	1,788.27	0.13
5412-0000	Elevator Service-NonCAM	2.43	0.00	26.73	0.00
5420-0000	Fire Protection System	0.00	0.00	7,068.20	0.50
5430-0000	Exterminating	352.30	0.30	5,583.01	0.40
5433-0000	Non CAM Exterminating	2.70	0.00	54.00	0.00
5445-0000	Backflow Prevention Service	0.00	0.00	268.90	0.02
5447-0000	HVAC Monthly Service	7,598.03	6.58	16,340.63	1.16
5448-0000	Non CAM HVAC Monthly Maint	37.14	0.03	78.54	0.01
5450-0000	Janitorial Service	7,733.71	6.69	91,482.53	6.48
5455-0000	Non CAM Janitorial	138.07	0.12	1,525.73	0.11
5460-0000	Landscaping Service	3,922.20	3.40	45,071.43	3.19
5462-0000	Non CAM Landscaping	1,674.05	1.45	14,096.97	1.00
5480-0000	Security	0.00	0.00	83.00	0.01
5482-0000	Non CAM Security	0.00	0.00	483.60	0.03
5487-0000	Window Washing Service	785.12	0.68	785.12	0.06
5488-0000	Window Washing Svc-NonCAM	14.88	0.01	14.88	0.00
5499-0000	TOTAL SERVICES	22,423.20	19.41	184,751.54	13.09
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	23,000.00	1.63
5520-0000	Phone Service	303.33	0.26	1,526.04	0.11

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

Cash Flow Statement

Period = Aug 2013

Book = Accrual

		Period to Date	%	Year to Date	%
5522-0000	Internet Charge	71.34	0.06	778.23	0.06
5523-0000	Internet Charge-NonCAM	0.00	0.00	3,847.00	0.27
5530-0000	Copies	-3.15	0.00	365.35	0.03
5560-0000	Fees/Licenses/Permits	5.80	0.00	46.40	0.00
5565-0000	Office Supplies	33.74	0.03	829.68	0.06
5566-0000	Office Equipment Maintenance	0.00	0.00	99.00	0.01
5567-0000	Office Equip Mtnce-NonCAM	76.35	0.07	430.91	0.03
5575-0000	Professional Fees	2,379.02	2.06	31,216.77	2.21
5585-0000	Subscriptions	30.00	0.03	1,861.05	0.13
5586-0000	Marketing/PR	0.00	0.00	703.54	0.05
5587-0000	General Authority Expense	45.84	0.04	546.90	0.04
5588-0000	Economic Development	0.00	0.00	35,000.00	2.48
5589-0000	Research Grants	0.00	0.00	30,000.00	2.13
5592-0000	Non CAM Professional Fees	2,379.03	2.06	43,042.78	3.05
5594-0000	Travel	433.80	0.38	1,570.80	0.11
5596-0000	Other Administration Costs	114.92	0.10	2,467.71	0.17
5599-0000	TOTAL PROPERTY ADMINISTRATION	5,870.02	5.08	177,332.16	12.57
6110-0000	Management Fees TALCOR	5,437.62	4.71	59,813.82	4.24
6111-0000	Management Fees-NonCAM	3,312.38	2.87	36,436.18	2.58
6159-0000	TOTAL OTHER EXPENSES	8,750.00	7.57	96,250.00	6.82
7110-0000	Property Insurance	6,148.44	5.32	82,409.17	5.84
7111-0000	Property Insurance-NonCAM	2,504.18	2.17	3,134.49	0.22
7199-0000	TOTAL INSURANCE/TAXES	8,652.62	7.49	85,543.66	6.06
7800-0000	TOTAL OPERATING EXPENSES	77,120.05	66.75	861,401.92	61.05
7999-0000	NET INCOME - OPERATING	38,407.67	33.25	549,554.14	38.95
8100-0000	DEBT SERVICE				
8122-0000	Bond Interest Expense	10,727.68	9.29	120,618.65	8.55
8199-0000	TOTAL DEBT SERVICE	10,727.68	9.29	120,618.65	8.55
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	51,620.03	44.68	567,820.33	40.24
8220-0000	Amortization Expense	275.00	0.24	3,025.00	0.21
8299-0000	TOTAL OTHER EXPENSES	51,895.03	44.92	570,845.33	40.46
9900-0000	NET INCOME	-24,215.04	-20.96	-141,909.84	-10.06
Adjustments					
1203-0000	A/R-Tenant	-10,726.12	-9.28	-117,987.32	-8.36
1204-0000	AR-Tenant Expenses to be Reimbursed	-1.00	0.00	-40.00	0.00
1206-0000	Other Receivables	992.86	0.86	3,767.76	0.27
1210-0000	Accounts Receivable	-3,376.18	-2.92	137,954.35	9.78
1510-0000	Building Improvements	0.00	0.00	-8,474.00	-0.60
1590-0000	Accumulated Depreciation	51,620.03	44.68	567,820.33	40.24
1625-0000	HVAC	0.00	0.00	-6,783.00	-0.48
1753-0000	Accumulated Amortization	275.00	0.24	3,025.00	0.21
1905-0000	Trust Escrow	0.00	0.00	10,000.00	0.71
1913-0000	Prepaid Insurance	7,764.98	6.72	-2,889.25	-0.20
1925-0000	Investments	100,879.75	87.32	64,452.45	4.57
2236-0000	Accounts Payable	-3,893.50	-3.37	-55,311.92	-3.92
2246-0000	Prepaid Rents	6,128.54	5.30	6,814.39	0.48
2249-0000	Accrued Other	-1,355.70	-1.17	-19.49	0.00
2250-0000	Tenant Security Dep	381.84	0.33	681.84	0.05
2305-0000	Sales Tax Payable	222.75	0.19	-1,797.94	-0.13
2310-0000	Bonds Payable - Current	595.51	0.52	6,417.18	0.45
2408-0000	Unearned Revenue - Noncurrent	-20,527.36	-17.77	-225,800.96	-16.00
2410-0000	Bond Payable - Noncurrent	-13,375.84	-11.58	-144,386.64	-10.23

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

Cash Flow Statement

Period = Aug 2013

Book = Accrual

		Period to Date	%	Year to Date	%
Total Adjustments		115,605.56	100.07	237,442.78	16.83
Cash Flow		91,390.52	79.11	95,532.94	6.77
Period to Date		Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	132,104.25	221,107.20	89,002.95	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
1150-4000	Reserve Fund - Hancock	26,618.07	26,620.33	2.26	
1155-4000	Sinking Fund -Cash-Hancock	394,500.89	396,886.20	2,385.31	
Total Cash		553,423.21	644,813.73	91,390.52	
Year to Date		Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	151,995.17	221,107.20	69,112.03	
1121-6600	Petty Cash Fund	22.50	200.00	177.50	
1150-4000	Reserve Fund - Hancock	26,595.93	26,620.33	24.40	
1155-4000	Sinking Fund -Cash-Hancock	370,667.19	396,886.20	26,219.01	
Total Cash		549,280.79	644,813.73	95,532.94	

LCRDA - OPERATING ACCOUNT
Bank Reconciliation Report
08/31/2013

09/24/2013

Balance Per Bank Statement as of 08/31/2013

261,109.36

Outstanding Checks

<u>Check date</u>	<u>Check number</u>	<u>Payee</u>	<u>Amount</u>
07/23/2013	914	ferg159 - Ferguson Enterprises Inc #159	226.82
08/30/2013	940	aireserv - TONY KELLY	9,574.23
08/30/2013	941	bc - Broad and Cassel, P.A.	4,700.00
08/30/2013	942	bonedry - BONE DRY RESTORATION AND CLEANING, INC	597.12
08/30/2013	943	centuryl - CENTURY LINK	190.82
08/30/2013	944	cityelec - C.E.S. (Tallahassee West)	79.61
08/30/2013	945	elsasser - Elsasser's Lock & Key, Inc.	87.00
08/30/2013	946	heinzbro - Heinz Brothers Nurseries, INC.	5,596.25
08/30/2013	947	iphdsup - HD Supply Facilities Maintenance	490.44
08/30/2013	948	iphone - Home Depot Credit Services	509.94
08/30/2013	949	jcushing - J CUSHING SPECIALTY COMPANY	45.00
08/30/2013	950	mgttal - Talcor Commercial Real Estate Svc Inc	8,750.00
08/30/2013	951	ronmill - Miller Jr.	433.80
08/30/2013	952	specicon - SPECIALTY CONTRACTORS OF TALLAHASSEE	2,550.00
08/30/2013	953	utiltal - City of Tallahassee	1,393.80
08/31/2013	9022013	utiltal - City of Tallahassee	400.25
08/31/2013	9022013	utiltal - City of Tallahassee	9.13
08/31/2013	9022013	utiltal - City of Tallahassee	84.22
08/31/2013	9022013	utiltal - City of Tallahassee	264.34
08/31/2013	9022013	utiltal - City of Tallahassee	348.24
08/31/2013	9022013	utiltal - City of Tallahassee	477.62
08/31/2013	9022013	utiltal - City of Tallahassee	646.87
08/31/2013	9022013	utiltal - City of Tallahassee	1,708.35
08/31/2013	9022013	utiltal - City of Tallahassee	265.29
08/31/2013	9022013	utiltal - City of Tallahassee	868.06

Less: Outstanding Checks

40,002.20

Reconciled Bank Balance

221,107.16

Balance per GL as of 08/31/2013

221,107.20

Book Reconciling Items

<u>Date</u>	<u>Notes</u>	<u>Amount</u>
07/31/2013	1cent difference	-0.01
08/31/2013	rounding diff	-0.03

Plus/Minus: Book Reconciling Items

-0.04

Reconciled Balance Per G/L

221,107.16

LCRDA - OPERATING ACCOUNT
Bank Reconciliation Report
08/31/2013

09/24/2013

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>
07/23/2013	920	rocksolid - ROCK SOLID TERMITE AND PEST CONTROL	305.00	08/31/2013
07/23/2013	921	simplex - Simplex Grinnell	3,984.50	08/31/2013
07/23/2013	924	whites - White's Plumbing, Inc.	188.25	08/31/2013
07/31/2013	8052013	utiltal - City of Tallahassee	386.03	08/31/2013
07/31/2013	8052013	utiltal - City of Tallahassee	9.13	08/31/2013
07/31/2013	8052013	utiltal - City of Tallahassee	84.22	08/31/2013
07/31/2013	8052013	utiltal - City of Tallahassee	283.56	08/31/2013
07/31/2013	8052013	utiltal - City of Tallahassee	327.52	08/31/2013
07/31/2013	8052013	utiltal - City of Tallahassee	467.68	08/31/2013
07/31/2013	8052013	utiltal - City of Tallahassee	480.55	08/31/2013
07/31/2013	8052013	utiltal - City of Tallahassee	1,623.40	08/31/2013
07/31/2013	8052013	utiltal - City of Tallahassee	281.60	08/31/2013
07/31/2013	8052013	utiltal - City of Tallahassee	834.04	08/31/2013
08/14/2013	925	absystem - STA of Tallahassee, Inc.	97.06	08/31/2013
08/14/2013	926	aireserv - TONY KELLY	4,268.40	08/31/2013
08/14/2013	927	ana - AmTrust North America, Inc.	272.00	08/31/2013
08/14/2013	928	classoci - C&L Associates Commercial Cleaning	7,871.78	08/31/2013
08/14/2013	929	comcast - COMCAST	183.85	08/31/2013
08/14/2013	930	elsasser - Elsasser's Lock & Key, Inc.	28.80	08/31/2013
08/14/2013	931	handct - Hancock Bank	1,219.16	08/31/2013
08/14/2013	932	iphone - Home Depot Credit Services	30.26	08/31/2013
08/14/2013	933	lcboc - LEON COUNTY BD OF COMMISSIONER	1,051.24	08/31/2013
08/14/2013	934	marpan - Marpan Supply Company, Inc.	139.80	08/31/2013
08/14/2013	935	mowrey - Mowrey Elevator Company of Florida, Inc.	165.00	08/31/2013
08/14/2013	936	officede - OFFICE DEPOT CARD PLAN	242.59	08/31/2013
08/14/2013	937	sempress - SEMINOLE PRESSURE CLEANING CO	800.00	08/31/2013
08/14/2013	938	sonitrol - Sonitrol of Tallahassee, Inc.	249.00	08/31/2013
08/14/2013	939	talladem - Tallahassee Democrat	579.35	08/31/2013
08/15/2013	8152013	stax - Florida Department of Revenue	276.32	08/31/2013
08/23/2013	8232013	cnainsur - CNA INSURANCE	887.64	08/31/2013

Total Cleared Checks

27,617.73

Cleared Deposits

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
08/07/2013	123	:CHECKscan Deposit	18,031.82	08/31/2013
08/16/2013	124	:CHECKscan Deposit	12,266.44	08/31/2013
08/27/2013	127	:CHECKscan Deposit	28,451.73	08/31/2013
08/29/2013	128	:CHECKscan Deposit	3,207.13	08/31/2013

Total Cleared Deposits

61,957.12

LCRDA - OPERATING ACCOUNT
Bank Reconciliation Report
08/31/2013

09/24/2013

Cleared Other Items

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
08/31/2013	JE 12764	Interest income on bank accounts	54.09	08/31/2013
08/31/2013	JE 12767	Payroll taxes posted Aug for Aug	-2,369.30	08/31/2013
08/31/2013	JE 12768	Payroll for Aug 2013	-9,420.61	08/31/2013
08/31/2013	JE 12770	Payroll taxes posted Aug for Aug	-2,369.32	08/31/2013
08/31/2013	JE 12771	Benefits posted Aug for July	-1,355.70	08/31/2013
08/31/2013	JE 12772	W/drawal from investments-reinvested less than withdrawn	10,000.00	08/31/2013
08/31/2013	JE 12773	Benefits posted Aug for Aug	-1,355.70	08/31/2013
Total Cleared Other Items			<u>85,183.46</u>	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

7451 000000 002

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



Page: 1 of 2

Statements Dates

08/01/2013 - 08/31/2013

Account Number:

Images:

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

Checking Account Summary

PREVIOUS BALANCE	141,586.54	AVERAGE BALANCE	
+ 6 CREDITS	3,663,957.12		636,911.98
- 37 DEBITS	3,544,488.39	YTD INTEREST PAID	
- SERVICE CHARGES	.00		162.29
+ INTEREST PAID	54.09		
ENDING BALANCE	261,109.36		

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

• Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
08/08	18,031.82	Settlement TALCOR Commercia 013220008908927CCD	08/28	28,451.73	Settlement TALCOR Commercia 013240001977112CCD
08/16	2,640,000.00	INCOMING WIRE	08/30	3,207.13	Settlement TALCOR Commercia 013242002520143CCD
08/19	12,266.44	Settlement TALCOR Commercia 013231000514629CCD	08/30	54.09	IOD INTEREST PAID
08/20	962,000.00	INCOMING WIRE			

• Checks

Date	Serial	Amount	Date	Serial	Amount
08/01	920	305.00	08/20	931	1,219.16
08/01	921	3,984.50	08/21	932	30.26
08/08	924 *	188.25	08/22	933	1,051.24
08/20	925	97.06	08/20	934	139.80
08/21	926	4,268.40	08/21	935	165.00
08/22	927	272.00	08/20	936	242.59
08/21	928	7,871.78	08/21	937	800.00
08/22	929	183.85	08/20	938	249.00
08/21	930	28.80	08/20	939	579.35

• Other Debits

Date	Amount	Description	Date	Amount	Description
08/06	9.13	PAYMENT CITYOFTALBKDRAFT 013218008505983PPD	08/06	281.60	PAYMENT CITYOFTALBKDRAFT 013218008505971PPD
08/06	84.22	PAYMENT CITYOFTALBKDRAFT 013218008505982PPD	08/06	283.59	PAYMENT CITYOFTALBKDRAFT 013218008505979PPD



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



7451

Page: 2 of 2

Statements Dates

08/01/2013 - 08/31/2013

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
08/06	327.52	PAYMENT CITYOFTALBKDRAFT 013218008505977PPD	08/15	276.32	013226009799343CCD C01 FLA DEPT REVENUE
08/06	386.03	PAYMENT CITYOFTALBKDRAFT 013218008505985PPD	08/16	2,369.32	013227010065750CCD USATAXPYMT IRS
08/06	467.68	PAYMENT CITYOFTALBKDRAFT 013218008505976PPD	08/21	3,500,000.00	013228000218705CCD OUTGOING WIRE
08/06	480.55	PAYMENT CITYOFTALBKDRAFT 013218008505975PPD	08/23	887.64	013235001331388CCD PREM-PYMT CNA ACH
08/06	834.04	PAYMENT CITYOFTALBKDRAFT 013218008505968PPD	08/29	4,710.31	013241002287920CCD QUICKBOOKS INTUIT PAYROLL S
08/06	1,623.40	PAYMENT CITYOFTALBKDRAFT 013218008505972PPD	08/30	1,355.70	013242002526682CCD CRC FLA DEPT REVENUE
08/08	1,355.70	CRC FLA DEPT REVENUE 013220008916177CCD	08/30	2,369.30	013241002428089CCD USATAXPYMT IRS
08/14	4,710.30	QUICKBOOKS INTUIT PAYROLL S			

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
07/31	141,586.54	08/15	144,020.53	08/22	238,719.36
08/01	137,297.04	08/16	2,781,651.21	08/23	237,831.72
08/06	132,519.28	08/19	2,793,917.65	08/28	266,283.45
08/08	149,007.15	08/20	3,753,390.69	08/29	261,573.14
08/14	144,296.85	08/21	240,226.45	08/30	261,109.36



LCRDA - RESERVE ACCOUNT
Bank Reconciliation Report
08/31/2013

09/24/2013

Balance Per Bank Statement as of 08/31/2013	26,620.33	
Reconciled Bank Balance		<u>26,620.33</u>
Balance per GL as of 08/31/2013	26,620.33	
Reconciled Balance Per G/L		<u>26,620.33</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>
08/31/2013	JE 12764	Interest income on bank accounts	2.26	08/31/2013
Total Cleared Other Items			<u><u>2.26</u></u>	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

2355 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
08/01/2013 - 08/31/2013

Account Number:

Images:

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***ZERO CHECKS* E0**

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

Checking Account Summary

PREVIOUS BALANCE	26,618.07	AVERAGE BALANCE
+ 0 CREDITS	.00	26,618.14
- 0 DEBITS	.00	YTD INTEREST PAID
- SERVICE CHARGES	.00	17.72
+ INTEREST PAID	2.26	
ENDING BALANCE	26,620.33	

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

● **Deposits and Other Credits**

Date	Amount	Description	Date	Amount	Description
08/30	2.26	IOD INTEREST PAID			

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
07/31	26,618.07	08/30	26,620.33		



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LCRDA - SINKING FUND RESERVE
Bank Reconciliation Report
08/31/2013

09/24/2013

Balance Per Bank Statement as of 08/31/2013	396,886.20	
Reconciled Bank Balance		<u>396,886.20</u>
 Balance per GL as of 08/31/2013	 396,886.20	
Reconciled Balance Per G/L		<u>396,886.20</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>
08/07/2013	24	:CHECKscan Deposit	25,858.82	08/31/2013
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>
08/31/2013	JE 12760	Payment of bond-8.13	-23,508.01	08/31/2013
08/31/2013	JE 12764	Interest income on bank accounts	34.50	08/31/2013
Total Cleared Other Items			<u><u>-23,473.51</u></u>	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

2357 000000 001

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
08/01/2013 - 08/31/2013

Account Number:

Images:

0

***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	394,500.89	AVERAGE BALANCE
+ 1 CREDITS	25,858.82	406,180.18
- 2 DEBITS	23,508.01	YTD INTEREST PAID
- SERVICE CHARGES	.00	263.51
+ INTEREST PAID	34.50	
ENDING BALANCE	396,886.20	

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

● Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
08/08	25,858.82	Settlement TALCOR Commercial 013220008908928CCD	08/30	34.50	IOD INTEREST PAID

● Other Debits

Date	Amount	Description	Date	Amount	Description
08/21	10,727.68	DEBITS WFB COMM. LOAN 013233000934205PPD	08/21	12,780.33	DEBITS WFB COMM. LOAN 013233000934204PPD

● Balance By Date

Date	Balance	Date	Balance	Date	Balance
07/31	394,500.89	08/21	396,851.70		
08/08	420,359.71	08/30	396,886.20		

Payment Detail

Bank=inn1104 AND mm/yy=08/2013-08/2013 AND Check Date=08/01/2013-08/31/2013 AND All Checks=Yes AND Include Voids=All Checks

Check#	Bank - Vendor - Date	Payable #	Property	Amount	Account
1 (inn1104) - Grainger (ipgraing) - 08/30/13 (08/13)					
#884934167;	squeeze valve	P-74936	johnson	200	52300000 - Plumbing Repairs
#884934167;	squeeze valve	P-74937	johnson	-200	52300000 - Plumbing Repairs
Total 1 (inn1104) - Grainger (ipgraing) - 08/30/13 (08/13)				0	
925 (inn1104) - STA of Tallahassee, Inc. (absystem) - 08/14/13 (08/13)					
#LC20, 69276;	7/7/13-8/6/13 over	P-74251	knight	20.71	55300000 - Copies
#LC20, 66591;	8/13 service; 7/7/	P-74262	sliger	76.35	55670000 - Office Equip Mtnce-NonCAM
Total 925 (inn1104) - STA of Tallahassee, Inc. (absystem) - 08/14/13 (08/13)				97.06	
926 (inn1104) - TONY KELLY (aireserv) - 08/14/13 (08/13)					
2nd fl-replace static watt maste		P-74226	sliger	549.55	51800000 - HVAC Repair
CALA-flex line found pinched		P-74227	sliger	898.7	51800000 - HVAC Repair
upstairs-move supply line from c		P-74228	sliger	322	51800000 - HVAC Repair
pick up and dispose of old unit		P-74229	collins	250	51800000 - HVAC Repair
replacement of drain pan		P-74230	centenn	336	51800000 - HVAC Repair
install drain lines and wrap fre		P-74231	centenn	280.77	51800000 - HVAC Repair
fresh air iintake not properly i		P-74232	johnson	245.7	51800000 - HVAC Repair
drain pan not draining. removed		P-74233	collins	156	51800000 - HVAC Repair
installation of new wattmaster s		P-74234	sliger	238.4	51800000 - HVAC Repair
service & check operation of lie		P-74235	johnson	566.93	51800000 - HVAC Repair
inspect and evaluate system. add		P-74236	morgan	139.35	51800000 - HVAC Repair
replace 5/8 blower motor drive s		P-74237	johnson	285	51800000 - HVAC Repair
Total 926 (inn1104) - TONY KELLY (aireserv) - 08/14/13 (08/13)				4,268.40	
927 (inn1104) - AmTrust North America, Inc. (ana) - 08/14/13 (08/13)					
#115919;	7/13 installmenet	P-74249	inn-tic	272	44050000 - Worker's Compensation-Authority
Total 927 (inn1104) - AmTrust North America, Inc. (ana) - 08/14/13 (08/13)				272	
928 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 08/14/13 (08/13)					
8/13 services		P-74257	johnson	2,017.09	54500000 - Janitorial Service
8/13 services		P-74257	morgan	1,730.45	54500000 - Janitorial Service
8/13 services		P-74257	collins	659.68	54500000 - Janitorial Service
8/13 services		P-74257	centenn	985.77	54500000 - Janitorial Service
8/13 services		P-74257	knight	177.66	54500000 - Janitorial Service
8/13 services		P-74257	sliger	2,163.06	54500000 - Janitorial Service
8/13 services		P-74257	sliger	138.07	54550000 - Non CAM Janitorial
Total 928 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 08/14/13 (08/13)				7,871.78	
929 (inn1104) - COMCAST (comcast) - 08/14/13 (08/13)					
#09587317042017;	8/4/13-9/3/13 s	P-74238	inn-tic	112.51	55200000 - Phone Service
#09587317042017;	8/4/13-9/3/13 s	P-74238	knight	71.34	55220000 - Internet Charge
Total 929 (inn1104) - COMCAST (comcast) - 08/14/13 (08/13)				183.85	
930 (inn1104) - Elsasser's Lock & Key, Inc. (elsasser) - 08/14/13 (08/13)					
Keys for Tenants in Sliger 100		P-74260	sliger	28.8	52170000 - Non CAM Lock & Keys Supplies
Total 930 (inn1104) - Elsasser's Lock & Key, Inc. (elsasser) - 08/14/13 (08/13)				28.8	
931 (inn1104) - Hancock Bank (hancdt) - 08/14/13 (08/13)					
WM-#4802390000421666;	7/13 stmt	P-74239	knight	32.16	55870000 - General Authority Expense
CC-#4802390000421666;	7/13 stmt	P-74239	knight	30	55860000 - Marketing/PR
FT-#4802390000421666;	7/13 stmt	P-74239	knight	20	55850000 - Subscriptions
NBI-#4802390000421666;	7/13 stmt	P-74239	knight	1,137.00	55940000 - Travel
Total 931 (inn1104) - Hancock Bank (hancdt) - 08/14/13 (08/13)				1,219.16	
932 (inn1104) - Home Depot Credit Services (iphome) - 08/14/13 (08/13)					
for copy room FSU ITS second fl		P-74240	sliger	18.97	51200000 - Electric Repairs
MSJ-wasp spray for complex		P-74241	johnson	4.05	54300000 - Exterminating
MSJ-wasp spray for complex		P-74241	sliger	3.74	54300000 - Exterminating
MSJ-wasp spray for complex		P-74241	morgan	3.29	54300000 - Exterminating
MSJ-wasp spray for complex		P-74241	sliger	0.21	54330000 - Non CAM Exterminating
Total 932 (inn1104) - Home Depot Credit Services (iphome) - 08/14/13 (08/13)				30.26	
933 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lcroc) - 08/14/13 (08/13)					

8/13 Benefits	P-74255	knight	473.06	44060000 - Employee Benefits-Authority
8/13 Benefits	P-74255	knight	52.56	44030000 - Clerical Salary-Authority
8/13 Patty's Benefits	P-74256	knight	473.06	44060000 - Employee Benefits-Authority
8/13 Patty's Benefits	P-74256	knight	52.56	44030000 - Clerical Salary-Authority
Total 933 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lcb			1,051.24	
934 (inn1104) - Marpan Supply Company, Inc. (marpan) - 08/14/13 (08/13)				
numbers to label A/C units	P-74242	collins	11.7	52600000 - Signage
numbers to label A/C units	P-74243	centenn	11.7	52600000 - Signage
T12 BULBS	P-74244	johnson	58.2	51200000 - Electric Repairs
T12 BULBS	P-74245	sliger	54.71	51200000 - Electric Repairs
T12 BULBS	P-74245	sliger	3.49	51220000 - NONCAM Electrical Repairs
Total 934 (inn1104) - Marpan Supply Company, Inc. (marpan) -			139.8	
935 (inn1104) - Mowrey Elevator Company of Florida, Inc. (mowrey) - 08/14/13 (08/13)				
#8180; 8/13 services	P-74252	sliger	42.07	54100000 - Elevator Service
#8180; 8/13 services	P-74252	morgan	38	54100000 - Elevator Service
#8180; 8/13 services	P-74252	sliger	2.43	54120000 - Elevator Service-NonCAM
#8181; 8/13 services	P-74253	johnson	82.5	54100000 - Elevator Service
Total 935 (inn1104) - Mowrey Elevator Company of Florida, Inc.			165	
936 (inn1104) - OFFICE DEPOT CARD PLAN (officede) - 08/14/13 (08/13)				
Office Supplies, Board for Tenan	P-74246	knight	242.59	55650000 - Office Supplies
Total 936 (inn1104) - OFFICE DEPOT CARD PLAN (officede) - 08,			242.59	
937 (inn1104) - SEMINOLE PRESSURE CLEANING CO (sempress) - 08/14/13 (08/13)				
MJS-Pressure wash sidewalks arou	P-74259	johnson	287.04	54870000 - Window Washing Service
MJS-Pressure wash sidewalks arou	P-74259	sliger	264.96	54870000 - Window Washing Service
MJS-Pressure wash sidewalks arou	P-74259	morgan	233.12	54870000 - Window Washing Service
MJS-Pressure wash sidewalks arou	P-74259	sliger	14.88	54880000 - Window Washing Svc-NonCAM
Total 937 (inn1104) - SEMINOLE PRESSURE CLEANING CO (semp			800	
938 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 08/14/13 (08/13)				
access card for bing employee. w	P-74247	collins	20	12040000 - AR-Tenant Expenses to be Reimbursed
trip fee to inspect and repair s	P-74248	knight	59	54800000 - Security
#R1M150181; 8/13 services	P-74254	collins	170	51450000 - Elevator Phone Maintenance
Total 938 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 08,			249	
939 (inn1104) - Tallahassee Democrat (talladem) - 08/14/13 (08/13)				
#C69347; 7/13 services	P-74250	inn-tic	579.35	55960000 - Other Administration Costs
Total 939 (inn1104) - Tallahassee Democrat (talladem) - 08/14,			579.35	
940 (inn1104) - TONY KELLY (aireserv) - 08/30/13 (08/13)				
#991001; qtlly maintenance	P-74925	centenn	2,063.60	54470000 - HVAC Monthly Service
#991001; qtlly maintenance	P-74926	collins	2,063.60	54470000 - HVAC Monthly Service
#991001; qtlly maintenance	P-74927	johnson	1,547.70	54470000 - HVAC Monthly Service
#991001; qtlly maintenance	P-74928	knight	206.37	54470000 - HVAC Monthly Service
#991001; qtlly maintenance	P-74929	morgan	619	54470000 - HVAC Monthly Service
#991001; qtlly maintenance	P-74930	phippis	515.9	54470000 - HVAC Monthly Service
#991001; qtlly maintenance	P-74931	sliger	581.86	54470000 - HVAC Monthly Service
#991001; qtlly maintenance	P-74931	sliger	37.14	54480000 - Non CAM HVAC Monthly Maint
bad contractor-replaced & cleane	P-74938	phippis	354.04	51800000 - HVAC Repair
blown transformer	P-74939	centenn	216.54	51800000 - HVAC Repair
new motor-valve repairs	P-74940	morgan	448.73	51800000 - HVAC Repair
new thermostat & belt-mechanical	P-74941	centenn	295.95	51800000 - HVAC Repair
unit 9 low on freon. found 3 lea	P-74955	johnson	623.8	51800000 - HVAC Repair
Total 940 (inn1104) - TONY KELLY (aireserv) - 08/30/13 (08/13)			9,574.23	
941 (inn1104) - Broad and Cassel, P.A. (bc) - 08/30/13 (08/13)				
#44809.0001; 7/13 professional s	P-74732	inn-tic	2,350.00	55750000 - Professional Fees
#44809.0001; 7/13 professional s	P-74732	inn-tic	2,350.00	55920000 - Non CAM Professional Fees
Total 941 (inn1104) - Broad and Cassel, P.A. (bc) - 08/30/13 (0			4,700.00	
942 (inn1104) - BONE DRY RESTORATION AND CLEANING, INC. (bonedry) - 08/30/13 (08/13)				
rm 238-vacuum, scrubber, etc...	P-74942	johnson	437.8	53300000 - Cleaning
cleaning rm 238	P-74943	johnson	1,159.32	53300000 - Cleaning
Total 942 (inn1104) - BONE DRY RESTORATION AND CLEANING,			1,597.12	
943 (inn1104) - CENTURY LINK (centuryl) - 08/30/13 (08/13)				
#433132824; 7/19/13-8/17/13 & 8/	P-74924	collins	190.82	55200000 - Phone Service

Total 943 (inn1104) - CENTURY LINK (centuryl) - 08/30/13 (08/13)					190.82
944 (inn1104) - C.E.S. (Tallahassee West) (cityelec) - 08/30/13 (08/13)					
light at ft door bad	P-74949	knight	67.84	51200000 - Electric Repairs	
Restroom Fan Motor	P-74950	knight	11.77	53700000 - Interior Repairs	
Total 944 (inn1104) - C.E.S. (Tallahassee West) (cityelec) - 08/30/13 (08/13)			79.61		
945 (inn1104) - Elsasser's Lock & Key, Inc. (elsasser) - 08/30/13 (08/13)					
MJS - locks and cylinders for co	P-74944	sliger	87	12060000 - Other Receivables	
Total 945 (inn1104) - Elsasser's Lock & Key, Inc. (elsasser) - 08/30/13 (08/13)			87		
946 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 08/30/13 (08/13)					
7/13 services	P-74731	johnson	550.51	54600000 - Landscaping Service	
7/13 services	P-74731	sliger	508.16	54600000 - Landscaping Service	
7/13 services	P-74731	morgan	447.1	54600000 - Landscaping Service	
7/13 services	P-74731	sliger	28.54	54620000 - Non CAM Landscaping	
7/13 services	P-74731	centenn	534.61	54600000 - Landscaping Service	
7/13 services	P-74731	collins	701.41	54600000 - Landscaping Service	
7/13 services	P-74731	knight	641.53	54600000 - Landscaping Service	
7/13 services	P-74731	inn-tic	538.88	54600000 - Landscaping Service	
7/13 services	P-74731	inn-tic	1,645.51	54620000 - Non CAM Landscaping	
Total 946 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 08/30/13 (08/13)			5,596.25		
947 (inn1104) - HD Supply Facilities Maintenance (iphdsup) - 08/30/13 (08/13)					
door closer for rear door	P-74951	collins	199	53700000 - Interior Repairs	
outside door not closing securit	P-74952	johnson	81.99	53700000 - Interior Repairs	
flush valve and spud washer mens	P-74953	sliger	209.45	52300000 - Plumbing Repairs	
Total 947 (inn1104) - HD Supply Facilities Maintenance (iphdsup) - 08/30/13 (08/13)			490.44		
948 (inn1104) - Home Depot Credit Services (iphome) - 08/30/13 (08/13)					
drill bits - tools	P-74945	inn-tic	28.52	52700000 - Small Tools	
batteries/emergancy lights/patch	P-74946	centenn	305.63	53700000 - Interior Repairs	
exit lights and junction boxes p	P-74947	centenn	127.63	51200000 - Electric Repairs	
spray paint for mailboxes	P-74948	johnson	17.28	52100000 - Locks & Keys Repairs	
spray paint for mailboxes	P-74948	sliger	15.95	52100000 - Locks & Keys Repairs	
spray paint for mailboxes	P-74948	morgan	14.03	52100000 - Locks & Keys Repairs	
spray paint for mailboxes	P-74948	sliger	0.9	52120000 - Non CAM Locks & Keys Repairs	
Total 948 (inn1104) - Home Depot Credit Services (iphome) - 08/30/13 (08/13)			509.94		
949 (inn1104) - J CUSHING SPECIALTY COMPANY (jcushing) - 08/30/13 (08/13)					
MJS-partion slide latch	P-74954	johnson	16.15	52150000 - Locks & Keys Supplies	
MJS-partion slide latch	P-74954	sliger	14.9	52150000 - Locks & Keys Supplies	
MJS-partion slide latch	P-74954	morgan	13.11	52150000 - Locks & Keys Supplies	
MJS-partion slide latch	P-74954	sliger	0.84	52170000 - Non CAM Lock & Keys Supplies	
Total 949 (inn1104) - J CUSHING SPECIALTY COMPANY (jcushing) - 08/30/13 (08/13)			45		
950 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 08/30/13 (08/13)					
08.13 Management Fee-Acg	P-74933	inn-tic	200	61100000 - Management Fees TALCOR	
08.13 Management Fee-Acg	P-74933	knight	27.14	61100000 - Management Fees TALCOR	
08.13 Management Fee-Acg	P-74933	centenn	316.96	61100000 - Management Fees TALCOR	
08.13 Management Fee-Acg	P-74933	collins	241.36	61100000 - Management Fees TALCOR	
08.13 Management Fee-Acg	P-74933	morgan	315.31	61100000 - Management Fees TALCOR	
08.13 Management Fee-Acg	P-74933	sliger	375.82	61110000 - Management Fees-NonCAM	
08.13 Management Fee-Acg	P-74933	johnson	381.3	61110000 - Management Fees-NonCAM	
08.13 Management Fee-Acg	P-74933	phipps	142.11	61100000 - Management Fees TALCOR	
08.13 Management Fee-PropMgmt	P-74934	inn-tic	675	61100000 - Management Fees TALCOR	
08.13 Management Fee-PropMgmt	P-74934	knight	91.61	61100000 - Management Fees TALCOR	
08.13 Management Fee-PropMgmt	P-74934	centenn	1,069.75	61100000 - Management Fees TALCOR	
08.13 Management Fee-PropMgmt	P-74934	collins	814.6	61100000 - Management Fees TALCOR	
08.13 Management Fee-PropMgmt	P-74934	morgan	1,064.16	61100000 - Management Fees TALCOR	
08.13 Management Fee-PropMgmt	P-74934	sliger	1,268.40	61110000 - Management Fees-NonCAM	
08.13 Management Fee-PropMgmt	P-74934	johnson	1,286.86	61110000 - Management Fees-NonCAM	
08.13 Management Fee-PropMgmt	P-74934	phipps	479.62	61100000 - Management Fees TALCOR	
Total 950 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 08/30/13 (08/13)			8,750.00		
951 (inn1104) - Miller Jr. (ronmill) - 08/30/13 (08/13)					
Travel Expense Reimbursement	P-74932	knight	433.8	55940000 - Travel	
Total 951 (inn1104) - Miller Jr. (ronmill) - 08/30/13 (08/13)			433.8		

952 (inn1104) - SPECIALTY CONTRACTORS OF TALLAHASSEE Inc (specicon) - 08/30/13 (08/13)				
replace ceiling tiles FDACS kitc	P-74956	collins	1,255.00	53700000 - Interior Repairs
Total 952 (inn1104) - SPECIALTY CONTRACTORS OF TALLAHASS			1,255.00	
953 (inn1104) - City of Tallahassee (utltal) - 08/30/13 (08/13)				
2051 EPD; 7/19/13-7/31/13 svcs	P-74935	collins	981.34	46050000 - Electric
2051 EPD; 7/19/13-7/31/13 svcs	P-74935	collins	83.88	46400000 - Water/Sewer
2051 EPD; 7/19/13-7/31/13 svcs	P-74935	collins	10.75	46350000 - Refuse Collection
2051 EPD; 7/19/13-7/31/13 svcs	P-74935	collins	137.96	46500000 - Stormwater
2051 EPD; 7/19/13-7/31/13 svcs	P-74935	collins	113.87	46600000 - Fire Service - Utility
2051 EPD; 7/19/13-7/31/13 svcs	P-74935	collins	10.5	46480000 - Irrigation - Utility
2051 EPD; 7/19/13-7/31/13 svcs	P-74935	collins	55.5	46200000 - Utility - Turn On Fees
Total 953 (inn1104) - City of Tallahassee (utltal) - 08/30/13 (08/13)			1,393.80	
8152013 (inn1104) - Florida Department of Revenue (stax) - 08/15/13 (08/13)				
#130808904516; 7/13 sales tax	P-74264	knight	62.4	23050000 - Sales Tax Payable
#130808904516; 7/13 sales tax	P-74264	knight	-1.56	33150000 - Sales Tax Discount
#130808904516; 7/13 sales tax	P-74264	morgan	158.96	23050000 - Sales Tax Payable
#130808904516; 7/13 sales tax	P-74264	morgan	-3.98	33150000 - Sales Tax Discount
#130808904516; 7/13 sales tax	P-74264	sliger	62.05	23050000 - Sales Tax Payable
#130808904516; 7/13 sales tax	P-74264	sliger	-1.55	33150000 - Sales Tax Discount
Total 8152013 (inn1104) - Florida Department of Revenue (stax)			276.32	
8232013 (inn1104) - CNA INSURANCE (cnainsur) - 08/23/13 (08/13)				
#0115148524; Bing Energy portion	P-74263	collins	887.64	71100000 - Property Insurance
Total 8232013 (inn1104) - CNA INSURANCE (cnainsur) - 08/23/13 (08/13)			887.64	
9022013 (inn1104) - City of Tallahassee (utltal) - 08/31/13 (08/13)				
2035 EPD W; 6/28/13-7/31/13	P-74265	johnson	143.62	46400000 - Water/Sewer
2035 EPD W; 6/28/13-7/31/13	P-74265	sliger	132.56	46400000 - Water/Sewer
2035 EPD W; 6/28/13-7/31/13	P-74265	morgan	116.63	46400000 - Water/Sewer
2035 EPD W; 6/28/13-7/31/13	P-74265	sliger	7.44	46420000 - Non CAM Water/Sewer
1736 WPD; 7/3/13-8/2/13 svc	P-74266	inn-tic	9.13	46050000 - Electric
1631 NPD; 7/3/13-8/2/13 services	P-74267	inn-tic	11.53	46050000 - Electric
1631 NPD; 7/3/13-8/2/13 services	P-74267	inn-tic	72.69	46480000 - Irrigation - Utility
2035 EPD; 7/9/13-8/6/13 services	P-74268	morgan	264.34	46050000 - Electric
2035 EPD; 7/3/13-8/2/13 services	P-74269	sliger	348.24	46070000 - Electric - NonCam
2035 EPD; 7/3/13-8/2/13 services	P-74270	morgan	477.62	46050000 - Electric
2035 EPD; 7/3/13-8/2/13 services	P-74271	johnson	63.52	46480000 - Irrigation - Utility
2035 EPD; 7/3/13-8/2/13 services	P-74271	sliger	58.63	46480000 - Irrigation - Utility
2035 EPD; 7/3/13-8/2/13 services	P-74271	morgan	51.59	46480000 - Irrigation - Utility
2035 EPD; 7/3/13-8/2/13 services	P-74271	sliger	3.29	46490000 - Irrigation-NonCAM
2035 EPD; 7/3/13-8/2/13 services	P-74271	johnson	168.58	46350000 - Refuse Collection
2035 EPD; 7/3/13-8/2/13 services	P-74271	sliger	155.61	46350000 - Refuse Collection
2035 EPD; 7/3/13-8/2/13 services	P-74271	morgan	136.91	46350000 - Refuse Collection
2035 EPD; 7/3/13-8/2/13 services	P-74271	sliger	8.74	46370000 - Refuse - NONCAM
2035 EPD; 6/28/13-7/31/13 servic	P-74272	morgan	1,708.35	46050000 - Electric
1736 WPD; 7/3/13-8/2/13 services	P-74273	knight	158.02	46050000 - Electric
1736 WPD; 7/3/13-8/2/13 services	P-74273	knight	34.66	46400000 - Water/Sewer
1736 WPD; 7/3/13-8/2/13 services	P-74273	knight	45.32	46500000 - Stormwater
1736 WPD; 7/3/13-8/2/13 services	P-74273	knight	27.29	46600000 - Fire Service - Utility
2035 EPD; 6/28/13-7/31/13 servic	P-74274	morgan	912.61	46050000 - Electric
2035 EPD; 6/28/13-7/31/13 servic	P-74274	morgan	-44.55	46220000 - Demand Credit
Total 9022013 (inn1104) - City of Tallahassee (utltal) - 08/31/13 (08/13)			5,072.37	
			58,137.63	

Deposit Register

Bank=inn1104,inn1154 AND Deposit Date=08/01/2013-08/31/2013

Name	Property	Unit	Tenant	Period	Date	Amount	Check #
(inn1104) - 123 08/07/2013							
3D DATA, LLC,	sliger	100-A	3ddata	08/2013	08/07/2013	645	0099207986
DESIGN ARTS SEMINARS, INC.,	sliger	100-C	design	08/2013	08/07/2013	564.38	9000000244
Prevacus, Inc.,	morgan	105	prevacus	08/2013	08/07/2013	205.23	001386
Danfoss Turbocor Compressors, Inc.,	morgan	115	dan-mgn	08/2013	08/07/2013	2,025.62	00030637
FLORIDA A&M UNIVERSITY BOARD OF TRUS	morgan	130	mgn-famu	08/2013	08/07/2013	100	0000129161
FLORIDA A&M UNIVERSITY BOARD OF TRUS	morgan	130	mgn-famu	08/2013	08/07/2013	2,559.25	0000129349
THE FLORIDA A & M UNIVERSITY BOARD OF	centenn	2077EPD	ip-famu	08/2013	08/07/2013	9,976.95	0000129161
CENTER FOR ADVANCEMENT OF LEARNING A	morgan	222	cala1	08/2013	08/07/2013	1,387.17	00578244
CENTER FOR ADVANCEMENT OF LEARNING A	morgan	222A	cala2	08/2013	08/07/2013	568.22	00578244
Total (inn1104) - 123 08/07/2013						18,031.82	
(inn1104) - 124 08/16/2013							
INSTITUTE OF SCIENCE & PUBLIC AFFAIRS,	morgan	131	ispa	08/2013	08/16/2013	178.75	00578966
SunnyLand Solar RE, LLC,	inn-tic	1F	sunny	08/2013	08/16/2013	7,000.00	001168
CENTER FOR INFORMATION MANAGEMENT &	morgan	214.215	cimes	08/2013	08/16/2013	1,462.69	00578966
CENTER FOR BIOMEDICAL & TOXICOLOGICA	morgan	226-235	cbtr	08/2013	08/16/2013	3,625.00	00578966
Total (inn1104) - 124 08/16/2013						12,266.44	
(inn1104) - 127 08/27/2013							
US Treasury	inn-tic			08/2013	08/27/2013	200.85	46178
THE FLORIDA STATE UNIVERSITY RESEARCH	johnson	100	fsujohn	08/2013	08/27/2013	7,913.92	084162
THE FLORIDA STATE UNIVERSITY RESEARCH	johnson	100	fsujohn	08/2013	08/27/2013	3,038.01	084163
TEAM SIMULATIONS,	knight	103	ip-team	08/2013	08/27/2013	777.24	001103
Prevacus, Inc.,	morgan	105	prevacus	08/2013	08/27/2013	106.52	2009
BEACHES & SHORES,	morgan	203-208	beaches	08/2013	08/27/2013	3,838.88	00579664
CENTER FOR INFORMATION MANAGEMENT &	morgan	214.215	cimes	08/2013	08/27/2013	1,462.69	00579342
THE FLORIDA STATE UNIVERSITY RESEARCH	sliger	FSU-RF	fsurf	08/2013	08/27/2013	6,076.78	084162
THE FLORIDA STATE UNIVERSITY RESEARCH	sliger	FSU-RF	fsurf	08/2013	08/27/2013	2,968.91	084163
THE FLORIDA STATE UNIVERSITY RESEARCH	sliger	FSU-RF	fsurf	08/2013	08/27/2013	2,067.93	084164
Total (inn1104) - 127 08/27/2013						28,451.73	
(inn1104) - 128 08/29/2013							
THE FLORIDA STATE UNIVERSITY RESEARCH	johnson	100	fsujohn	08/2013	08/29/2013	580.84	084123
Team Exquisite Corporation,	knight	112	exquisit	08/2013	08/29/2013	410.48	1013
FLORIDA RESEARCH FOUNDATION,	inn-tic	1C	fsurf-ab	08/2013	08/29/2013	1,669.82	084123
THE FLORIDA STATE UNIVERSITY RESEARCH	sliger	FSU-RF	fsurf	08/2013	08/29/2013	545.99	084123
Total (inn1104) - 128 08/29/2013						3,207.13	
(inn1154) - 24 08/07/2013							
THE FLORIDA A & M UNIVERSITY BOARD OF	centenn	2077EPD	ip-famu	08/2013	08/07/2013	25,858.82	0000129245
Total (inn1154) - 24 08/07/2013						25,858.82	
						87,815.94	

Aged Receivables Report

Detail by Resident
 Property List: INNOVATION PARK (innvntn)
 Trans through: 8/2013
 Age As of: 8/31/2013

Page 1

Unit	Resident	Charge Code	Total Unpaid Charges	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Prepayments	Balance
centenn - INNOVATION PARK-CENTENNIAL BLDG									
2077EPD	ip-famu	THE FLORIDA A & M UNIVERSITY BOARD	13,932.02	6,061.44	7,870.58	0.00	0.00	0.00	13,932.02
Total centenn			13,932.02	6,061.44	7,870.58	0.00	0.00	0.00	13,932.02
collins - INNOVATION PARK-COLLINS BLDG									
25	ip-dacs	STATE OF FLORIDA DEPARTMENT OF	9,342.16	4,671.08	0.00	4,671.08	0.00	0.00	9,342.16
LAB-4OFC	bingcol	Bing Energy International, LLC	4,358.45	3,008.40	1,350.05	0.00	0.00	0.00	4,358.45
Total collins			13,700.61	7,679.48	1,350.05	4,671.08	0.00	0.00	13,700.61
inn-tic - INNOVATION PARK -TENANTS IN COMMON									
1F	sunny	SunnyLand Solar RE, LLC	0.00	0.00	0.00	0.00	0.00	-6,416.67	-6,416.67
Total inn-tic			0.00	0.00	0.00	0.00	0.00	-6,416.67	-6,416.67
johnson - INNOVATION PARK - JOHNSON BLDG									
100	fsujohn	THE FLORIDA STATE UNIVERSITY	14,103.36	7,848.30	6,255.06	0.00	0.00	0.00	14,103.36
Total johnson			14,103.36	7,848.30	6,255.06	0.00	0.00	0.00	14,103.36
knight - INNOVATION PARK - KNIGHT ADMIN BLDG									
103	ip-team	TEAM SIMULATIONS	0.00	0.00	0.00	0.00	0.00	-259.08	-259.08
112	exquisit	Team Exquisite Corporation	0.00	0.00	0.00	0.00	0.00	-28.64	-28.64
114	ip-buc	BUC TECHNOLOGIES, LLC	517.87	269.27	0.00	248.60	0.00	0.00	517.87
Total knight			517.87	269.27	0.00	248.60	0.00	-287.72	230.15
morgan - INNOVATION PARK -MORGAN BLDG									
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
236	fcrc	FLORIDA CONFLICT RESOLUTION	2,182.25	2,182.25	0.00	0.00	0.00	0.00	2,182.25
Total morgan			4,137.64	4,137.64	0.00	0.00	0.00	0.00	4,137.64
phipps - INNOVATION PARK -PHIPPS BLDG									
PHIPPS	ip-dot	DEPARTMENT OF TRANSPORTATION	10,719.57	10,719.57	0.00	0.00	0.00	0.00	10,719.57
Total phipps			10,719.57	10,719.57	0.00	0.00	0.00	0.00	10,719.57
sliger - INNOVATION PARK - SLIGER BLDG									
100-D	benham	Richard Benham	0.00	0.00	0.00	0.00	0.00	-110.00	-110.00
FSU-RF	fsurf	THE FLORIDA STATE UNIVERSITY	10,887.08	4,722.08	6,165.00	0.00	0.00	0.00	10,887.08
Total sliger			10,887.08	4,722.08	6,165.00	0.00	0.00	-110.00	10,777.08
Total			67,998.15	41,437.78	21,640.69	4,919.68	0.00	-6,814.39	61,183.76

Payable - Aging Detail

Property=innvntn AND mm/yy=08/2013 AND Age as of=08/31/2013

Vendor Code - Name						Invoice	Current	0 - 30	31 - 60	61 - 90	Over 90
Invoice Notes	Tran#	Property	Date	Account		Number	Owed	Owed	Owed	Owed	Owed
absystem - STA of Tallahassee, Inc.											
#LC20-69276; 8/7/13-9/6/13 overage	P-75649	knight	08/31/2013	5530-0000	187761		17.52	17.52	0	0	0
Total absystem - STA of Tallahassee, Inc.							17.52	17.52	0	0	0
aireserv - TONY KELLY											
zone damper stuck closed. repair	P-75659	morgan	08/01/2013	5180-0000	18552CS		150	0	150	0	0
MJS - install new exhaust fans -	P-75669	johnson	08/29/2013	5180-0000	18745CS		499.45	499.45	0	0	0
MJS - install new exhaust fans -	P-75669	morgan	08/29/2013	5180-0000	18745CS		405.63	405.63	0	0	0
MJS - install new exhaust fans -	P-75669	sliger	08/29/2013	5180-0000	18745CS		461.03	461.03	0	0	0
MJS - install new exhaust fans -	P-75669	sliger	08/29/2013	5182-0000	18745CS		25.89	25.89	0	0	0
Total aireserv - TONY KELLY							1,542.00	1,392.00	150	0	0
ana - AmTrust North America, Inc.											
#115919-8/13 payment	P-75648	knight	08/31/2013	4405-0000	115919 (8/13)		272	272	0	0	0
Total ana - AmTrust North America, Inc.							272	272	0	0	0
bc - Broad and Cassel, P.A.											
#44809.0001-8/13 professional svcs	P-75650	inn-tic	08/31/2013	5575-0000	913334		2,379.02	2,379.02	0	0	0
#44809.0001-8/13 professional svcs	P-75650	inn-tic	08/31/2013	5592-0000	913334		2,379.03	2,379.03	0	0	0
Total bc - Broad and Cassel, P.A.							4,758.05	4,758.05	0	0	0
comcast - COMCAST											
09587317042017; 9/4/13-10/3/13 services	P-75651	inn-tic	08/21/2013	5520-0000	0957317042017 (8/13)		112.51	112.51	0	0	0
09587317042017; 9/4/13-10/3/13 services	P-75651	knight	08/21/2013	5522-0000	0957317042017 (8/13)		71.34	71.34	0	0	0
Total comcast - COMCAST							183.85	183.85	0	0	0
hancdt - Hancock Bank											
#4802390000421666; 8/13 credit card stmt	P-75652	knight	08/31/2013	5585-0000	4802390000421666 (8/13)		30	30	0	0	0
#4802390000421666; 8/13 credit card stmt	P-75652	knight	08/31/2013	5596-0000	4802390000421666 (8/13)		27.97	27.97	0	0	0
Total hancdt - Hancock Bank							57.97	57.97	0	0	0
heinzbro - Heinz Brothers Nurseries, INC.											
8/13 grounds maintenance	P-75653	centenn	08/15/2013	5460-0000	15248		534.61	534.61	0	0	0
8/13 grounds maintenance	P-75653	collins	08/15/2013	5460-0000	15248		701.41	701.41	0	0	0
8/13 grounds maintenance	P-75653	inn-tic	08/15/2013	5460-0000	15248		538.88	538.88	0	0	0
8/13 grounds maintenance	P-75653	inn-tic	08/15/2013	5462-0000	15248		1,645.51	1,645.51	0	0	0
8/13 grounds maintenance	P-75653	johnson	08/15/2013	5460-0000	15248		550.51	550.51	0	0	0
8/13 grounds maintenance	P-75653	knight	08/15/2013	5460-0000	15248		641.53	641.53	0	0	0
8/13 grounds maintenance	P-75653	morgan	08/15/2013	5460-0000	15248		447.1	447.1	0	0	0
8/13 grounds maintenance	P-75653	sliger	08/15/2013	5460-0000	15248		508.16	508.16	0	0	0
8/13 grounds maintenance	P-75653	sliger	08/15/2013	5462-0000	15248		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											
MJS-bolts and washers - common areas	P-75671	johnson	08/29/2013	5125-0000	3013855		21.07	21.07	0	0	0
MJS-bolts and washers - common areas	P-75671	morgan	08/29/2013	5125-0000	3013855		17.12	17.12	0	0	0
MJS-bolts and washers - common areas	P-75671	sliger	08/29/2013	5125-0000	3013855		19.45	19.45	0	0	0
MJS-bolts and washers - common areas	P-75671	sliger	08/29/2013	5127-0000	3013855		1.09	1.09	0	0	0
Total iphome - Home Depot Credit Services							58.73	58.73	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	0	-1.06	0
Total lowes - Lowes's Business Account							-1.06	0	0	-1.06	0
marpan - Marpan Supply Company, Inc.											
#007410; 7/13-9/13 container rental	P-75654	collins	08/31/2013	4635-0000	1272111		111	111	0	0	0
Total marpan - Marpan Supply Company, Inc.							111	111	0	0	0
metal - Metal Building Services, Inc.											
#13-9218; 8/13 gutter service	P-75655	centenn	08/16/2013	5160-0000	009605		90	90	0	0	0
#13-9218; 8/13 gutter service	P-75655	collins	08/16/2013	5160-0000	009605		90	90	0	0	0
Total metal - Metal Building Services, Inc.							180	180	0	0	0
milltree - Miller's Tree Service, LLC											
MJS-pick up and removal of fallen tree limb	P-75670	johnson	08/29/2013	5195-0000	14945		35.88	35.88	0	0	0
MJS-pick up and removal of fallen tree limb	P-75670	morgan	08/29/2013	5195-0000	14945		29.14	29.14	0	0	0
MJS-pick up and removal of fallen tree limb	P-75670	sliger	08/29/2013	5195-0000	14945		33.12	33.12	0	0	0
MJS-pick up and removal of fallen tree limb	P-75670	sliger	08/29/2013	5196-0000	14945		1.86	1.86	0	0	0
Total milltree - Miller's Tree Service, LLC							100	100	0	0	0
officede - OFFICE DEPOT CARD PLAN											
Board Mtg and Office Supplies	P-75674	knight	08/06/2013	5565-0000	670272026001		29.85	29.85	0	0	0
Office Supplies	P-75675	knight	08/06/2013	5565-0000	670272263001		3.89	3.89	0	0	0
6011564240540046; 8/13 interest/late fees	P-75673	knight	08/31/2013	5587-0000	6011564240540046 (8/13)LFInt		45.84	45.84	0	0	0
Total officede - OFFICE DEPOT CARD PLAN							79.58	79.58	0	0	0
orkin - Capital Solutions of Big Bend											
#1477; 8/13 services	P-75656	johnson	08/21/2013	5430-0000	17582		50	50	0	0	0
Total orkin - Capital Solutions of Big Bend							50	50	0	0	0
rocksolli - ROCK SOLID TERMITE AND PEST CONTROL											
8/13 services	P-75657	centenn	08/20/2013	5430-0000	19062		55	55	0	0	0
8/13 services	P-75657	collins	08/20/2013	5430-0000	19062		55	55	0	0	0
8/13 services	P-75657	johnson	08/20/2013	5430-0000	19062		45	45	0	0	0
8/13 services	P-75657	knight	08/20/2013	5430-0000	19062		25	25	0	0	0
8/13 services	P-75657	morgan	08/20/2013	5430-0000	19062		45	45	0	0	0

8/13 services	P-75657	phipps	08/20/2013	5430-0000	19062	35	35	0	0	0
8/13 services	P-75657	sliger	08/20/2013	5430-0000	19062	42.3	42.3	0	0	0
8/13 services	P-75657	sliger	08/20/2013	5433-0000	19062	2.7	2.7	0	0	0
Total rocksoli - ROCK SOLID TERMITE AND PEST CONTROL						305	305	0	0	0
sonitrol - Sonitrol of Tallahassee, Inc.										
ID card for BING. Billed back to tenant	P-75672	collins	08/27/2013	1204-0000	217962	20	20	0	0	0
Total sonitrol - Sonitrol of Tallahassee, Inc.						20	20	0	0	0
talladem - Tallahassee Democrat										
#C69347; 8/13 services	P-75658	inn-tic	08/31/2013	5596-0000	0000656198	86.95	86.95	0	0	0
Total talladem - Tallahassee Democrat						86.95	86.95	0	0	0
						13,417.84	13,268.90	150	-1.06	0

Loan Billing Statement

Loan Customer # 0264469650

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

Principal 12,780.33
 Interest 10,727.68
Total Amount Due: \$23,508.01

DCFSSCDTM8 002143



Amount to be charged 23,508.01



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


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

SU 0132398	MOC	Loan Customer #		Total Amount Due	Invoice #
0132398 31		0264469650	4320	000000002350801	1311354518-31

AMOUNT TO BE DEDUCTED FROM ACCOUNT 0045669871 ON CHARGE DATE
 08-21-2013

AU 0132398 GIB GOV JACKSONVILLE
 SU 0132398 MAC R4057-01Q
 7711 PLANTATION ROAD
 ROANOKE, VA 24019-3224

LEON COUNTY RESEARCH AND

Loan Customer #: 0264469650

Statement Date: 08-16-2013

Payment Due Date: 08-21-2013

Invoice #: 1311354518

Page 1 of 1

Obligation # 18

Maturity Date: 12-21-2026

Effective Date

From Date	Thru Date	Transaction Type	Amount	Principal Balance	Rate	Days	Interest/Fee Balance
07-16-13		Balance Forward		2,841,587.29			
07-21-13	07-21-13	Interest Calc		2,841,587.29	4.55000	1	359.14
07-22-13		Principal Pmt	-12,733.65	2,828,853.64			
07-22-13	08-20-13	Interest Calc		2,828,853.64	4.55000	29	10,368.54

OBLIGATION SUMMARY

Interest Paid YTD	76,427.34	Principal Due	12,780.33
Interest Paid in 2012	136,350.35	Interest Due	10,727.68
		Total Due	23,508.01

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

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



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

A/R	\$	13,932.02
Prepaid	\$	-

A/R	\$	13,932.02
Prepaid	\$	-

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

A/R	\$	13,700.61
Prepaid	\$	-

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

A/R	\$	14,103.36
Prepaid	\$	-

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

A/R	\$	517.87
Prepaid	\$	(287.73)

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

UNIT	LEASE #	TENANT	START	END	SECURITY DEPOSIT	SQ. FT.	\$ PER SQ. FT.	GPR	BASE RENT	STAX (7.5%)	ELECTRIC	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
100/101		CONFERENCE RM				571.00														
102		VACANT				389.00														
103		VACANT				160.00														
104		VACANT				328.00														
105/106/107		Prevacus, Inc. (Conquest Clinics, LLC)	9/11/12	9/30/13		480.00		\$ 290.00	\$ 290.00	\$ 21.75			\$ 311.75	\$ -	\$ 311.75	\$ 311.75	8/7, 8/27	\$ -	initial term 50% discount per special stipulations clause (\$580.00) 2/13 added space 105 Not renewing	\$ 21.75
108		VACANT				41.00														
109		VACANT				516.00														
110		VACANT				80.00														
113		VACANT				1295.00														
113A, 140		VACANT			\$ -	958.00	0.00	\$ -		\$ -			\$ -		\$ -			\$ -		\$ -
114		VACANT				84.00														
115, 118, 119,120		Danloss Turbocor Compressors, Inc	8/1/11	7/31/14	\$ 1,829.42	1514.00	14.94	\$ 1,884.30	\$ 1,884.30	\$ 141.32			\$ 2,025.62		\$ 2,025.62	\$ 2,025.62	8/7	\$ 0.00	8/13 Rent Increase \$1884.30	\$ 141.32
116		VACANT				195.00														
117		VACANT				175.00														
121		VACANT				194.00														
122		VACANT				117.00														
123		VACANT			\$ -	120.00	0.00			\$ -			\$ -	\$ -	\$ -			\$ -		\$ -
127/128		VACANT			\$ -	506.00	0.00	\$ -		\$ -			\$ -		\$ -			\$ -		\$ -
130,130A-C, 132, 133, 135-139	C-1644	FLORIDA A & M UNIVERISTY CONSTRUCTION MANAGEMENT & BOND GUARANTEE PROGRAM INSTITUTE ON URBAN POLICY & COMMERCE SMALL BUSINESS DEVELOPMENT CENTER	10/1/06	MTM	\$ -	3118.00	9.85	\$ 2,559.25	\$ 2,559.25	EXEMPT			\$ 2,559.25	\$ 100.00	\$ 2,659.25	\$ 2,659.25	8/7	\$ -	NEED INFO ON INCUBATOR PROGRAM. 1000 SF IS SUBJECT TO ANNUAL REVIEW BY AUTHORITY MTM with 60 day notice to termiante	EXEMPT
131	2008:103	FSU-INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	5/1/08	4/30/14	\$ -	130.00	16.50	\$ 178.75	\$ 157.08	EXEMPT	\$ 21.67		\$ 178.75	\$ -	\$ 178.75	\$ 178.75	8/16	\$ -		EXEMPT
203-208	2003:101	FSU-BEACHES & SHORES RESOURCE CENTER	5/1/98	6/30/14	\$ -	1588.50	14.50	\$ 1,919.44	\$ 1,919.44	EXEMPT			\$ 1,919.44	\$ 1,919.44	\$ 3,838.88	\$ 3,838.88	8/27	\$ -		EXEMPT
200, 210-212		VACANT				981.00	0.00	\$ -		EXEMPT			\$ -							EXEMPT
201		VACANT				275.00														
213		VACANT				203.50														
214-215	2010:111	FSU-CENTER FOR INFORMATION MANAGEMENT & EDUCATIONAL SERVICES (CIMES)	2/1/02	9/30/13	\$ -	463.00	14.48	\$ 558.85	\$ 558.85	EXEMPT			\$ 558.85	\$ 1,462.69	\$ 2,925.38	\$ 2,925.38	8/16, 8/27	\$ -		EXEMPT
219	2010:111	PART OF CIMES ABOVE	2/1/02	9/30/13	\$ -	336.00	14.50	\$ 406.00	\$ 406.00	EXEMPT			\$ 406.00							
220	2010:111	PART OF CIMES ABOVE	10/1/10	9/30/13		212.00	14.50	\$ 256.17	\$ 256.17	EXEMPT			\$ 256.17							
221	2010:111	PART OF CIMES ABOVE	10/1/10	9/30/13		200.00	14.50	\$ 241.67	\$ 241.67	EXEMPT			\$ 241.67							
222, 237	2010:106	FSU-CENTER FOR ADVANCEMENT OF LEARNING ASSESSMENT-1	7/1/10	6/30/14	\$ -	1148.00	14.50	\$ 1,387.17	\$ 1,387.17	EXEMPT			\$ 1,387.17	\$ 1,387.17	\$ 2,774.34	\$ 1,387.17	8/7	\$ 1,387.17	OTHER:	EXEMPT
222A	2010:105	FSU-CENTER FOR ADVANCEMENT OF LEARNING ASSESSMENT-2	7/1/10	7/31/14	\$ -	470.00	14.51	\$ 568.22	\$ 568.22	EXEMPT			\$ 568.22	\$ 568.22	\$ 1,136.44	\$ 568.22	8/7	\$ 568.22	OTHER:	EXEMPT
225		VACANT				227.00														
225A		VACANT				178.00														
225B		VACANT				175.00														
225C		VACANT				175.00														
225D		VACANT				178.00														
226-235	2002:113	FSU-CENTER FOR BIOMEDICAL & TOXICOLOGICAL RESEARCH	7/1/02	6/30/16	\$ -	3000.00	14.50	\$ 3,625.00	\$ 3,625.00	EXEMPT			\$ 3,625.00	\$ -	\$ 3,625.00	\$ 3,625.00	8/16	\$ -		EXEMPT
236	2006:104	FSU-FLORIDA CONFLICT RESOLUTION CENTER-CONSENSUS CENTER	2/1/06	1/31/14	\$ -	1806.00	14.50	\$ 2,182.25	\$ 2,182.25	EXEMPT			\$ 2,182.25	\$ -	\$ 2,182.25			\$ 2,182.25		EXEMPT

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

A/R	\$	10,719.57
Prepaid	\$	-

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	MGMT FEE INCOME	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
100-A	3D Data	2/11/13	5/31/14	\$ 300.00	176	20.45	\$ 300.00	\$ 300.00	\$ 22.50			\$ 322.50	\$ 322.50	\$ 645.00	\$ 645.00	8/7	\$ -	Rent commences 7/13-Occupied space	\$ 45.00
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	8/7	\$ (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	\$ (217.50)	\$ (110.00)			\$ (110.00)		\$ -
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	8/29	\$ -	PAYMENT IS LESSOR'S MGMT FEE AFTER INITIAL LEASE TERM. FEE WILL BE \$470 + CPI INCREASE FOR EACH YEAR SINCE EFFECTIVE DATE Other: Robill	EXEMPT
	ACADEMIC COMPUTING & NETWORK SERVICES										\$ 4,722.08	\$ 4,722.08	\$ 17,278.62	\$ 22,000.70	\$ 11,113.62	8/27	\$ 10,887.08	LESSEE PAYS 94% OF CAM ON BUILDING & PARK COMMON AREAS	
	CENTER FOR ADVANCEMENT LEARNING & ASSESSMENT																	Auto Renewals additional year every November- must notify 12 months in advance of vacating- Rent increase every November based on CPI- 11/12-10/13 2.2% increase	
	CENTER FOR INFORMATION MANAGEMENT & EDUCATIONAL SERVICES																		
	TOTALS			\$ 1,000.00	38,773	19.10	\$ 925.00	\$ 925.00	\$ 69.38		\$ 4,722.08	\$ 6,262.45	\$ 17,383.62	\$ 23,646.07	\$ 12,868.99		\$ 10,777.08		\$ 84.30

A/R	\$	10,887.08
Prepaid	\$	(110.00)

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

BLDG/UNIT	TENANT	START	END	SECURITY DEPOSIT	ACRES	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER RENT	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
GROUND 1A	VACANT					2.80													
GROUND 2A	VACANT					3.00													
GROUND 3A	NORTHWEST REGIONAL DATA CENTER	11/1/81	10/31/21	\$ -		4.68						\$ -	\$ -	\$ -			\$ -	CAM CAPPED AT 8% INCREASE PER YEAR	EXEMPT
GROUND 4A-8A 9A-10A	NATIONAL HIGH MAGNETIC FIELD LABORATORY	OWN OWN		\$ - \$ -		23.52						\$ -	\$ -	\$ -			\$ -	OWNED BY LEON COUNTY RESEARCH & DEVELOPMENT AUTHORITY	EXEMPT
GROUND 11A	VACANT					3.70													
GROUND 12A	KNIGHT ADMINISTRATIVE CENTRE					3.00												SEE KNIGHT PROPERTY CONFIGURATION	
GROUND 1B	PHIPPS BUILDING					2.50												SEE PHIPPS PROPERTY CONFIGURATION	
GROUND 2B-3B 2B	FSU RESEARCH FOUNDATION-A CENTER FOR ADVANCED POWER SYSTEMS LEARNING SYSTEMS INSTITUTE ENTERPRISE RESOURCE PLANNING	10/25/01	1/28/74	\$ -		6.54					\$ 728.32	\$ 728.32	\$ -	\$ 728.32	\$ 728.32	8/29	\$ -		EXEMPT
GROUND 3B	FSU RESEARCH FOUNDATION-B LEARNING SYSTEMS INSTITUTE ENTERPRISE RESOURCE PLANNING FSU FOUNDATION, INC. FSU OFFICE OF INTELLECTUAL PROPERTY & COMMERCIALIZATION FSU OFFICE OF RESEARCH HUMAN SUBJECTS COMMITTEE FLORIDA CENTER FOR READING RESEARCH CYBER SECURITY CENTER ON BETTER HEALTH & LIFE FOR UNDERSERVED POPULATIONS CENTER FOR INTERACTIVE MEDIA	10/25/01	1/28/74	\$ -		6.54					\$ 941.50	\$ 941.50	\$ -	\$ 941.50	\$ 941.50	8/29	\$ -		EXEMPT
GROUND 4B	VACANT					7.40						\$ -	\$ -	\$ -			\$ -		EXEMPT
GROUND 1C	FSU MATERIALS RESEARCH CENTER					4.50						\$ -	\$ -	\$ -			\$ -	OWNED BY FSURF	EXEMPT
GROUND 2C	FSU-AEROPULSION & MECHATRONICS ENERGY					4.50						\$ -	\$ -	\$ -			\$ -	OWNED BY FSURF	EXEMPT
GROUND 3C	VACANT					3.60													
GROUND 4C	VACANT					3.90													
GROUND 5C	VACANT					3.70													
GROUND 6C	VACANT					3.03													
GROUND 1D-2D 3D	DANFOSS TURBOCOR, INC.	3/15/07	3/31/27	\$ -		6.83 2.87						\$ -	\$ -	\$ -			\$ -	3D HAS SEPARATE/SPECIAL OPTION	\$ -
GROUND 1E 2E-3E	AVALANCHE PARTNERS COLLEGE CENTER FOR LIBRARY EXPANSION COLLEGE CENTER FOR LIBRARY AUTOMATION	1/7/08 1/7/02	1/28/74	\$ -		2.42 4.01						\$ -	\$ -	\$ -			\$ -		\$ -

INNOVATION PARK
TENANTS IN COMMON BLDG.

[illegible]

A/R	\$	-
Prepaid	\$	(6,416.67)

innovation Park
(A Reseach & Development Centre)

Innovation Park									
UNIT	TENANT	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
	CENTENNIAL	\$ 31,920.26	\$ 17,847.53	\$ 49,767.79	\$ 35,835.77		\$ 13,932.02		\$ -
	COLLINS	\$ 7,679.48	\$ 6,021.13	\$ 13,700.61	\$ -		\$ 13,700.61		\$ -
	JOHNSON	\$ 8,429.14	\$ 17,206.99	\$ 25,636.13	\$ 11,532.77		\$ 14,103.36		\$ -
	KNIGHT	\$ 996.69	\$ 39.33	\$ 1,036.02	\$ 805.88		\$ 230.14		\$ 56.22
					\$ -			Misc payments	
	MORGAN	\$ 16,220.14	\$ 5,437.52	\$ 21,657.66	\$ 17,520.02		\$ 4,137.64		\$ 163.07
	PHIPPS	\$ 10,719.57	\$ -	\$ 10,719.57	\$ -		\$ 10,719.57		\$ -
	SLIGER	\$ 6,262.45	\$ 17,383.62	\$ 23,646.07	\$ 12,868.99		\$ 10,777.08		\$ 84.38
	TENANTS IN COMMON	\$ 2,253.15	\$ -	\$ 2,253.15	\$ 8,669.82		\$ (6,416.67)		\$ -
					\$ 200.85			misc TIC payments	
	=====		= = = = =	= = = = =	= = = = =	= = = = =	= = = = =	=====	
	TOTALS	\$ 84,480.89	\$ 63,936.12	\$ 148,417.01	\$ 87,434.10		\$ 61,183.76		\$ 303.67

A/R \$ 67,998.15
Prepaid \$ (6,814.39)