Monthly Owner Report

Innovation Park

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

September 2014

NAI TALCOR

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NAI TALCOR

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

Balance Sheet (With Period Change)

Period = Sep 2014

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
1000-0000	**ASSETS**			
1100-0000	CASH			
1110-4000	Cash - Hancock Bank	168,025.10	193,782.44	-25,757.34
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1190-0000	TOTAL CASH	168,225.10	193,982.44	-25,757.34
1200-0000	**RECEIVABLES**			
1203-0000	A/R-Tenant	0.00	86,035.30	-86,035.30
1204-0000	AR-Tenant Expenses to be Reimbursed	8.50	8.50	0.00
1206-0000	Other Receivables	2,732.98	3,057.08	-324.10
1210-0000	Accounts Receivable	132,081.59	41,120.33	90,961.26
1217-0000	Other Assets	1,989.00	1,989.00	0.00
1299-0000	**TOTAL RECEIVABLES**	**136,812.07**	**132,210.21**	**4,601.86**
1300-1000	PROPERTY			
1305-0000	Land	635,920.58	635,920.58	0.00
1330-2100	Building and Improvements	62,336.28	65,050.56	-2,714.28
1590-0000	Accumulated Depreciation	-5,580,944.51	-5,553,200.54	-27,743.97
1620-0000	F/F/E- Improvements	67,102.06	65,330.57	1,771.49
1661-0000	Admin Centre Assets	166,663.91	166,663.91	0.00
1662-0000	Research Building Assets	2,110,532.13	2,110,532.13	0.00
1663-0000	Phipps Building Assets	1,317,988.90	1,317,988.90	0.00
1664-0000	Collins Building Assets	1,597,052.46	1,597,052.46	0.00
1666-0000	Johnson Building Assets	3,609,105.77	3,609,105.77	0.00
1668-0000	Park Planning/Development	754,960.65	754,960.65	0.00
1672-0000	CIP - Project North	66,115.50	66,115.50	0.00
1790-0000	TOTAL PROPERTY	4,806,833.73	4,835,520.49	-28,686.76
1840-0000	OTHER ASSETS			
1905-0000	Trust Escrow	90,000.00	90,000.00	0.00
1913-0000	Prepaid Insurance	0.00	5,143.72	-5,143.72
1925-0000	Investments	2,547,361.43	2,544,208.28	3,153.15
1945-0000	Investments Limited as to Use	1,400,000.00	1,400,000.00	0.00
1980-0000	TOTAL OTHER ASSETS	4,037,361.43	4,039,352.00	-1,990.57
1990-0000	**TOTAL ASSETS**	**9,149,232.33**	**9,201,065.14**	**-51,832.81**
2000-0000	**LIABILITIES and CAPITAL**			
2236-0000	Accounts Payable	20,433.06	16,298.68	4,134.38
2246-0000	Prepaid Rents	37.20	6,809.96	-6,772.76
2249-0000	Accrued Other	12,255.59	3,760.68	8,494.91
2250-0000	Tenant Security Dep	2,451.03	2,649.30	-198.27
2251-1000	Accrued Interest	0.00	3,707.00	-3,707.00
2305-0000	Sales Tax Payable	1,176.45	398.14	778.31
2490-0000	**TOTAL LIABILITIES**	**36,353.33**	**33,623.76**	**2,729.57**
2500-0000	**CAPITAL**			
2730-0000	Invested in Capital Assets-Net of Debt	4,806,833.73	4,835,520.49	-28,686.76
2750-0000	Unrestricted	2,906,045.27	2,931,920.89	-25,875.62
2760-0000	Designated Net Assets	1,400,000.00	1,400,000.00	0.00
2890-0000	**TOTAL CAPITAL**	**9,112,879.00**	**9,167,441.38**	**-54,562.38**
2990-0000	**TOTAL LIABILITIES and CAPITAL**	**9,149,232.33**	**9,201,065.14**	**-51,832.81**

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

Income Statement

Period = Sep 2014

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	0.00	0.00	244.38	0.02
3110-0000	Rent	50,589.27	93.99	660,627.75	61.96
3110-5000	Amortized Income	0.00	0.00	114,555.91	10.74
3114-5000	Operating Expense Reimbursement	10,504.56	19.52	177,477.88	16.65
3115-0000	CAM	-10,280.84	-19.10	74,261.66	6.97
3119-0000	Management Fee Income	0.00	0.00	6,349.59	0.60
3120-0000	Other Rents	42.30	0.08	11,927.68	1.12
3220-0000	Interest Income	2,932.70	5.45	20,306.07	1.90
3315-0000	Sales Tax Discount	12.75	0.02	185.55	0.02
3540-0000	Electricity Pass Thru	21.67	0.04	260.04	0.02
3990-0000	**TOTAL REVENUE**	**53,822.41**	**100.00**	**1,066,196.51**	**100.00**
4000-0000	**OPERATING EXPENSES**				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	10,416.66	19.35	122,183.29	11.46
4403-0000	Clerical Salary-Authority	4,095.58	7.61	42,641.09	4.00
4404-0000	Payroll Taxes - Authority	1,185.75	2.20	13,251.79	1.24
4405-0000	Worker's Compensation-Authority	264.00	0.49	2,766.00	0.26
4406-0000	Employee Benefits-Authority	1,564.58	2.91	11,007.77	1.03
4460-0000	Employee Benefits	6,581.33	12.23	23,203.79	2.18
4490-0000	TOTAL PAYROLL EXPENSE	24,107.90	44.79	215,053.73	20.17
4600-0000	UTILITIES				
4605-0000	Electric	6,244.03	11.60	65,338.90	6.13
4607-0000	Electric - NonCam	2,517.55	4.68	12,779.27	1.20
4620-0000	Utility - Turn On Fees	0.00	0.00	18.50	0.00
4622-0000	Demand Credit	-38.67	-0.07	-485.97	-0.05
4635-0000	Refuse Collection	522.24	0.97	6,649.41	0.62
4637-0000	Refuse - NONCAM	0.00	0.00	57.32	0.01
4640-0000	Water/Sewer	317.11	0.59	6,094.70	0.57
4642-0000	Non CAM Water/Sewer	230.30	0.43	1,760.66	0.17
4648-0000	Irrigation - Utility	115.47	0.21	1,821.45	0.17
4649-0000	Irrigation-NonCAM	31.92	0.06	503.34	0.05
4650-0000	Stormwater	263.15	0.49	3,157.80	0.30
4660-0000	Fire Service - Utility	255.03	0.47	1,693.92	0.16
4799-0000	TOTAL UTILITIES	10,458.13	19.43	99,389.30	9.32
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	28.81	0.05	1,701.73	0.16
5122-0000	NONCAM Electrical Repairs	0.00	0.00	123.50	0.01
5125-0000	Electric Supplies	0.00	0.00	6,934.74	0.65
5127-0000	NONCAM Electric Supplies	0.00	0.00	40.39	0.00
5130-0000	Electric Bulbs	0.00	0.00	1,123.08	0.11
5132-0000	NONCAM Electric Bulbs	0.00	0.00	178.40	0.02
5135-0000	Parking Lot Bulbs	0.00	0.00	475.29	0.04
5138-0000	Parking Lot Poles	0.00	0.00	597.66	0.06
5140-0000	Elevator Maintenance	0.00	0.00	1,219.90	0.11
5141-0000	Elevator Maintenance-NonCAM	0.00	0.00	136.50	0.01
5145-0000	Elevator Phone Maintenance	0.00	0.00	4,307.21	0.40
5160-0000	Exterior Building Maintenance	4,446.58	8.26	9,809.10	0.92
5161-0000	Exterior Building Supplies	379.71	0.71	641.66	0.06
5161-5000	Ext Building Supplies-NonCAM	33.73	0.06	33.73	0.00
5162-0000	Non CAM Exterior Bldg Maint.	1,262.30	2.35	1,622.33	0.15
5165-0000	Emergency Light Repair	0.00	0.00	185.70	0.02
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	1,916.77	0.18
5175-0000	Fire Alarm/Sprinkler Repair	0.00	0.00	2,540.40	0.24
5180-0000	HVAC Repair	973.77	1.81	27,278.54	2.56
5185-0000	HVAC Supplies	26.76	0.05	73.83	0.01
5190-0000	Landscaping Supplies	11.29	0.02	11.29	0.00
5195-0000	Tree Trimming	1,500.00	2.79	2,100.00	0.20
5197-0000	Holding Pond Maintenance	0.00	0.00	4,200.00	0.39
5210-0000	Locks & Keys Repairs	7.82	0.01	553.82	0.05
5215-0000	Locks & Keys Supplies	0.00	0.00	1,007.40	0.09
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	8.12	0.00
5221-0000	Parking Lot Repairs-NonCAM	0.00	0.00	0.71	0.00

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		Period to Date	%	Year to Date	%
5230-0000	Plumbing Repairs	186.86	0.35	5,875.67	0.55
5232-0000	Non CAM Plumbing Repairs	448.75	0.83	1,826.57	0.17
5235-0000	Plumbing Supplies	54.77	0.10	791.26	0.07
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	1.09	0.00
5240-0000	Backflow Maintenance	0.00	0.00	136.50	0.01
5245-0000	Irrigation Repairs	58.62	0.11	58.62	0.01
5245-5000	Irrigation Repairs-NonCAM	108.87	0.20	108.87	0.01
5250-0000	Roof Repairs	0.00	0.00	635.00	0.06
5260-0000	Signage	0.00	0.00	150.60	0.01
5270-0000	Small Tools	0.00	0.00	113.49	0.01
5285-0000	General Building R&M & Supplies	0.00	0.00	39.37	0.00
5295-0000	Other Supplies	11.35	0.02	11.35	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	9,539.99	17.72	78,570.19	7.37
5300-0000	CLEANING AND IMPROVEMENTS				
5320-0000	Cleaning Supplies	0.00	0.00	6.97	0.00
5340-0000	Painting	0.00	0.00	3,506.62	0.33
5345-0000	Painting Supplies	0.00	0.00	643.59	0.06
5365-0000	Interior Supplies	0.00	0.00	240.84	0.02
5370-0000	Interior Repairs	0.00	0.00	2,586.92	0.24
5380-0000	Other Cleaning and Improvements	0.00	0.00	1,056.47	0.10
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	0.00	8,041.41	0.75
5400-0000	SERVICES				
5410-0000	Elevator Service	111.38	0.21	1,622.21	0.15
5412-0000	Elevator Service-NonCAM	53.62	0.10	357.79	0.03
5420-0000	Fire Protection System	0.00	0.00	2,723.52	0.26
5430-0000	Exterminating	274.93	0.51	4,936.57	0.46
5433-0000	Non CAM Exterminating	0.00	0.00	1,556.50	0.15
5445-0000	Backflow Prevention Service	0.00	0.00	358.51	0.03
5445-5000	Backflow Prevention Svc-NonCAM	0.00	0.00	1.49	0.00
5447-0000	HVAC Monthly Service	5,466.90	10.16	25,522.64	2.39
5448-0000	Non CAM HVAC Monthly Maint	0.00	0.00	61.90	0.01
5450-0000	Janitorial Service	4,648.06	8.64	66,994.67	6.28
5455-0000	Non CAM Janitorial	0.00	0.00	770.52	0.07
5460-0000	Landscaping Service	8,027.18	14.91	44,669.03	4.19
5462-0000	Non CAM Landscaping	710.86	1.32	8,544.64	0.80
5465-0000	Grounds Cleaning	0.00	0.00	5.95	0.00
5466-0000	Non-CAM Grounds Cleanup	0.00	0.00	11.04	0.00
5480-0000	Security	390.00	0.72	1,114.34	0.10
5482-0000	Non CAM Security	0.00	0.00	256.81	0.02
5487-0000	Window Washing Service	0.00	0.00	735.00	0.07
5488-0000	Window Washing Svc-NonCAM	0.00	0.00	1,365.00	0.13
5495-0000	Other Services	0.00	0.00	240.00	0.02
5499-0000	TOTAL SERVICES	19,682.93	36.57	161,848.13	15.18
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	18,000.00	1.69
5520-0000	Phone Service	391.09	0.73	3,662.45	0.34
5522-0000	Internet Charge	80.03	0.15	1,240.78	0.12
5523-0000	Internet Charge-NonCAM	0.00	0.00	1,630.00	0.15
5530-0000	Copies	-19.21	-0.04	363.95	0.03
5560-0000	Fees/Licenses/Permits	6.40	0.01	105.90	0.01
5565-0000	Office Supplies	137.06	0.25	508.27	0.05
5566-0000	Office Equipment Maintenance	0.00	0.00	204.24	0.02
5567-0000	Office Equip Mtnce-NonCAM	0.00	0.00	443.05	0.04
5568-0000	Dues/Seminars	0.00	0.00	385.00	0.04
5570-0000	Postage/Delivery	0.00	0.00	34.17	0.00
5575-0000	Professional Fees	2,350.00	4.37	38,123.77	3.58
5585-0000	Subscriptions	35.00	0.06	1,065.00	0.10
5586-0000	Marketing/PR	-475.00	-0.88	278.92	0.03
5587-0000	General Authority Expense	0.00	0.00	1,925.24	0.18
5588-0000	Economic Development	0.00	0.00	25,000.00	2.34
5589-0000	Research Grants	0.00	0.00	30,000.00	2.81
5592-0000	Non CAM Professional Fees	2,350.00	4.37	28,254.94	2.65
5594-0000	Travel	0.00	0.00	6,428.66	0.60
5596-0000	Other Administration Costs	95.50	0.18	1,643.73	0.15
5599-0000	TOTAL PROPERTY ADMINISTRATION	4,950.87	9.20	159,298.07	14.94

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		Period to Date	%	Year to Date	%
6110-0000	Management Fees TALCOR	6,014.56	11.17	68,713.08	6.44
6111-0000	Management Fees-NonCAM	1,735.44	3.22	30,286.92	2.84
6159-0000	TOTAL OTHER EXPENSES	7,750.00	14.40	99,000.00	9.29
7110-0000	Property Insurance	5,138.04	9.55	62,681.81	5.88
7111-0000	Property Insurance-NonCAM	5.68	0.01	14,042.98	1.32
7199-0000	TOTAL INSURANCE/TAXES	5,143.72	9.56	76,724.79	7.20
7800-0000	TOTAL OPERATING EXPENSES	81,633.54	151.67	897,925.62	84.22
7999-0000	NET INCOME - OPERATING	-27,811.13	-51.67	168,270.89	15.78
8100-0000	DEBT SERVICE				
8122-0000	Bond Interest Expense	-3,707.00	-6.89	56,568.38	5.31
8199-0000	TOTAL DEBT SERVICE	-3,707.00	-6.89	56,568.38	5.31
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	30,458.25	56.59	444,691.53	41.71
8220-0000	Amortization Expense	0.00	0.00	1,534.68	0.14
8299-0000	TOTAL OTHER EXPENSES	30,458.25	56.59	446,226.21	41.85
9900-0000	**NET INCOME**	**-54,562.38**	**-101.37**	**-334,523.70**	**-31.38**
9950-0000	Transfer of Operations	0.00	0.00	3,057,715.69	286.79
9990-0000	**Net Income After G/L From Transfer o**	**0.00**	**0.00**	**-3,057,715.69**	**-286.79**

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Budget Comparison

Period = Sep 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3100-1000	Miscellaneous Income	0.00	0.00	0.00	N/A	244.38	0.00	244.38	N/A	0.00
3110-0000	Rent	50,589.27	45,937.25	4,652.02	10.13	660,627.75	632,781.00	27,846.75	4.40	632,781.00
3110-5000	Amortized Income	0.00	0.00	0.00	N/A	114,555.91	123,163.98	-8,608.07	-6.99	123,163.98
3114-5000	Operating Expense Reimbursement	10,504.56	1,640.00	8,864.56	540.52	177,477.88	176,039.48	1,438.40	0.82	176,039.48
3115-0000	CAM	-10,280.84	8,268.50	-18,549.34	-224.34	74,261.66	99,222.00	-24,960.34	-25.16	99,222.00
3119-0000	Management Fee Income	0.00	0.00	0.00	N/A	6,349.59	7,328.00	-978.41	-13.35	7,328.00
3120-0000	Other Rents	42.30	64.00	-21.70	-33.91	11,927.68	10,768.02	1,159.66	10.77	10,768.02
3220-0000	Interest Income	2,932.70	3,400.00	-467.30	-13.74	20,306.07	42,600.00	-22,293.93	-52.33	42,600.00
3315-0000	Sales Tax Discount	12.75	0.00	12.75	N/A	185.55	0.00	185.55	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	260.04	0.00	260.04	N/A	0.00
3990-0000	**TOTAL REVENUE**	**53,822.41**	**59,309.75**	**-5,487.34**	**-9.25**	**1,066,196.51**	**1,091,902.48**	**-25,705.97**	**-2.35**	**1,091,902.48**
4000-0000	**OPERATING EXPENSES**									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	10,416.66	9,875.00	-541.66	-5.49	122,183.29	118,500.00	-3,683.29	-3.11	118,500.00
4403-0000	Clerical Salary-Authority	4,095.58	3,900.00	-195.58	-5.01	42,641.09	46,800.00	4,158.91	8.89	46,800.00
4404-0000	Payroll Taxes - Authority	1,185.75	1,054.00	-131.75	-12.50	13,251.79	12,645.00	-606.79	-4.80	12,645.00
4405-0000	Worker's Compensation-Authority	264.00	261.25	-2.75	-1.05	2,766.00	3,135.00	369.00	11.77	3,135.00
4406-0000	Employee Benefits-Authority	1,564.58	1,977.38	412.80	20.88	11,007.77	23,729.00	12,721.23	53.61	23,729.00
4460-0000	Employee Benefits	6,581.33	0.00	-6,581.33	N/A	23,203.79	0.00	-23,203.79	N/A	0.00
4490-0000	TOTAL PAYROLL EXPENSE	24,107.90	17,067.63	-7,040.27	-41.25	215,053.73	204,809.00	-10,244.73	-5.00	204,809.00
4600-0000	UTILITIES									
4605-0000	Electric	6,244.03	6,957.00	712.97	10.25	65,338.90	63,781.00	-1,557.90	-2.44	63,781.00
4607-0000	Electric - NonCam	2,517.55	0.00	-2,517.55	N/A	12,779.27	2,077.00	-10,702.27	-515.28	2,077.00
4620-0000	Utility - Turn On Fees	0.00	0.00	0.00	N/A	18.50	0.00	-18.50	N/A	0.00
4622-0000	Demand Credit	-38.67	0.00	38.67	N/A	-485.97	0.00	485.97	N/A	0.00
4635-0000	Refuse Collection	522.24	323.00	-199.24	-61.68	6,649.41	4,946.00	-1,703.41	-34.44	4,946.00
4637-0000	Refuse - NONCAM	0.00	0.00	0.00	N/A	57.32	54.00	-3.32	-6.15	54.00
4640-0000	Water/Sewer	317.11	450.00	132.89	29.53	6,094.70	6,362.00	267.30	4.20	6,362.00
4642-0000	Non CAM Water/Sewer	230.30	0.00	-230.30	N/A	1,760.66	47.00	-1,713.66	-3,646.09	47.00
4648-0000	Irrigation - Utility	115.47	201.00	85.53	42.55	1,821.45	2,396.00	574.55	23.98	2,396.00
4649-0000	Irrigation-NonCAM	31.92	0.00	-31.92	N/A	503.34	8.00	-495.34	-6,191.75	8.00
4650-0000	Stormwater	263.15	47.00	-216.15	-459.89	3,157.80	564.00	-2,593.80	-459.89	564.00
4660-0000	Fire Service - Utility	255.03	28.00	-227.03	-810.82	1,693.92	336.00	-1,357.92	-404.14	336.00
4799-0000	TOTAL UTILITIES	10,458.13	8,006.00	-2,452.13	-30.63	99,389.30	80,571.00	-18,818.30	-23.36	80,571.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	28.81	100.00	71.19	71.19	1,701.73	9,300.00	7,598.27	81.70	9,300.00
5122-0000	NONCAM Electrical Repairs	0.00	0.00	0.00	N/A	123.50	45.00	-78.50	-174.44	45.00
5125-0000	Electric Supplies	0.00	148.00	148.00	100.00	6,934.74	2,242.00	-4,692.74	-209.31	2,242.00
5127-0000	NONCAM Electric Supplies	0.00	0.00	0.00	N/A	40.39	67.00	26.61	39.72	67.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	1,123.08	1,280.00	156.92	12.26	1,280.00
5132-0000	NONCAM Electric Bulbs	0.00	0.00	0.00	N/A	178.40	0.00	-178.40	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	475.29	0.00	-475.29	N/A	0.00
5138-0000	Parking Lot Poles	0.00	0.00	0.00	N/A	597.66	0.00	-597.66	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	1,219.90	1,070.00	-149.90	-14.01	1,070.00
5141-0000	Elevator Maintenance-NonCAM	0.00	0.00	0.00	N/A	136.50	12.00	-124.50	-1,037.50	12.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	0.00	N/A	4,307.21	900.00	-3,407.21	-378.58	900.00
5145-2310	Security Monitro Cont-NonCAM	0.00	0.00	0.00	N/A	0.00	240.00	240.00	100.00	240.00
5145-4400	Security Maint & Repair	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	300.00
5160-0000	Exterior Building Maintenance	4,446.58	180.00	-4,266.58	-2,370.32	9,809.10	10,810.00	1,000.90	9.26	10,810.00
5161-0000	Exterior Building Supplies	379.71	0.00	-379.71	N/A	641.66	1,930.00	1,288.34	66.75	1,930.00
5161-5000	Ext Building Supplies-NonCAM	33.73	0.00	-33.73	N/A	33.73	16.00	-17.73	-110.81	16.00

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

Budget Comparison

Period = Sep 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5162-0000	Non CAM Exterior Bldg Maint.	1,262.30	0.00	-1,262.30	N/A	1,622.33	302.00	-1,320.33	-437.20	302.00
5165-0000	Emergency Light Repair	0.00	0.00	0.00	N/A	185.70	0.00	-185.70	N/A	0.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	1,916.77	1,775.00	-141.77	-7.99	1,775.00
5175-0000	Fire Alarm/Sprinkler Repair	0.00	0.00	0.00	N/A	2,540.40	780.00	-1,760.40	-225.69	780.00
5180-0000	HVAC Repair	973.77	1,500.00	526.23	35.08	27,278.54	18,750.00	-8,528.54	-45.49	18,750.00
5182-0000	Non CAM HVAC Repair	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	250.00
5185-0000	HVAC Supplies	26.76	0.00	-26.76	N/A	73.83	200.00	126.17	63.08	200.00
5190-0000	Landscaping Supplies	11.29	0.00	-11.29	N/A	11.29	250.00	238.71	95.48	250.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	5,900.00	5,900.00	100.00	5,900.00
5193-0000	Landscaping Expense-NonCAM	0.00	0.00	0.00	N/A	0.00	30.00	30.00	100.00	30.00
5195-0000	Tree Trimming	1,500.00	0.00	-1,500.00	N/A	2,100.00	5,876.00	3,776.00	64.26	5,876.00
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	4,200.00	3,700.00	-500.00	-13.51	3,700.00
5210-0000	Locks & Keys Repairs	7.82	0.00	-7.82	N/A	553.82	1,805.00	1,251.18	69.32	1,805.00
5212-0000	Non CAM Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	50.00	50.00	100.00	50.00
5215-0000	Locks & Keys Supplies	0.00	0.00	0.00	N/A	1,007.40	0.00	-1,007.40	N/A	0.00
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	0.00	N/A	8.12	0.00	-8.12	N/A	0.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	0.00	15,790.00	15,790.00	100.00	15,790.00
5221-0000	Parking Lot Repairs-NonCAM	0.00	0.00	0.00	N/A	0.71	210.00	209.29	99.66	210.00
5230-0000	Plumbing Repairs	186.86	0.00	-186.86	N/A	5,875.67	8,725.00	2,849.33	32.66	8,725.00
5232-0000	Non CAM Plumbing Repairs	448.75	0.00	-448.75	N/A	1,826.57	48.00	-1,778.57	-3,705.35	48.00
5235-0000	Plumbing Supplies	54.77	0.00	-54.77	N/A	791.26	1,125.00	333.74	29.67	1,125.00
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	0.00	N/A	1.09	20.00	18.91	94.55	20.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	136.50	630.00	493.50	78.33	630.00
5245-0000	Irrigation Repairs	58.62	0.00	-58.62	N/A	58.62	1,550.00	1,491.38	96.22	1,550.00
5245-5000	Irrigation Repairs-NonCAM	108.87	0.00	-108.87	N/A	108.87	425.00	316.13	74.38	425.00
5250-0000	Roof Repairs	0.00	1,500.00	1,500.00	100.00	635.00	11,000.00	10,365.00	94.23	11,000.00
5252-0000	Non CAM Roof Repairs	0.00	0.00	0.00	N/A	0.00	90.00	90.00	100.00	90.00
5260-0000	Signage	0.00	0.00	0.00	N/A	150.60	5,350.00	5,199.40	97.18	5,350.00
5261-0000	Non-CAM Signage	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	150.00
5270-0000	Small Tools	0.00	0.00	0.00	N/A	113.49	0.00	-113.49	N/A	0.00
5285-0000	General Building R&M & Supplies	0.00	0.00	0.00	N/A	39.37	0.00	-39.37	N/A	0.00
5290-0000	Other Maintenance	0.00	0.00	0.00	N/A	0.00	2,000.00	2,000.00	100.00	2,000.00
5295-0000	Other Supplies	11.35	0.00	-11.35	N/A	11.35	0.00	-11.35	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	9,539.99	3,428.00	-6,111.99	-178.30	78,570.19	114,993.00	36,422.81	31.67	114,993.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	18,547.00	18,547.00	100.00	18,547.00
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	3,900.00	3,900.00	100.00	3,900.00
5314-0000	Carpet Repairs-NonCAM	0.00	0.00	0.00	N/A	0.00	30.00	30.00	100.00	30.00
5315-5000	Mini Blinds-NonCAM	0.00	0.00	0.00	N/A	0.00	600.00	600.00	100.00	600.00
5320-0000	Cleaning Supplies	0.00	0.00	0.00	N/A	6.97	0.00	-6.97	N/A	0.00
5340-0000	Painting	0.00	0.00	0.00	N/A	3,506.62	13,828.00	10,321.38	74.64	13,828.00
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	643.59	400.00	-243.59	-60.90	400.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	240.84	2,900.00	2,659.16	91.70	2,900.00
5367-0000	Non CAM Interior Supplies	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	100.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	2,586.92	9,925.00	7,338.08	73.94	9,925.00
5375-0000	Non CAM Interior Repairs	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	1,056.47	4,125.00	3,068.53	74.39	4,125.00
5385-0000	Non CAM Other Cleaning and Impro.	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5399-0000	TOTAL CLEANING AND IMPROVEME	0.00	0.00	0.00	N/A	8,041.41	56,195.00	48,153.59	85.69	56,195.00
5400-0000	SERVICES									
5410-0000	Elevator Service	111.38	121.00	9.62	7.95	1,622.21	1,704.00	81.79	4.80	1,704.00
5412-0000	Elevator Service-NonCAM	53.62	0.00	-53.62	N/A	357.79	18.00	-339.79	-1,887.72	18.00
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	2,723.52	3,493.00	769.48	22.03	3,493.00

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

Budget Comparison

Period = Sep 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5430-0000	Exterminating	274.93	255.00	-19.93	-7.82	4,936.57	3,948.00	-988.57	-25.04	3,948.00
5433-0000	Non CAM Exterminating	0.00	0.00	0.00	N/A	1,556.50	18.00	-1,538.50	-8,547.22	18.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	358.51	255.00	-103.51	-40.59	255.00
5445-5000	Backflow Prevention Svc-NonCAM	0.00	0.00	0.00	N/A	1.49	70.00	68.51	97.87	70.00
5447-0000	HVAC Monthly Service	5,466.90	0.00	-5,466.90	N/A	25,522.64	20,436.00	-5,086.64	-24.89	20,436.00
5448-0000	Non CAM HVAC Monthly Maint	0.00	0.00	0.00	N/A	61.90	44.00	-17.90	-40.68	44.00
5450-0000	Janitorial Service	4,648.06	4,325.00	-323.06	-7.47	66,994.67	70,086.00	3,091.33	4.41	70,086.00
5455-0000	Non CAM Janitorial	0.00	0.00	0.00	N/A	770.52	798.00	27.48	3.44	798.00
5460-0000	Landscaping Service	8,027.18	2,880.00	-5,147.18	-178.72	44,669.03	33,381.00	-11,288.03	-33.82	33,381.00
5462-0000	Non CAM Landscaping	710.86	1,645.00	934.14	56.79	8,544.64	16,562.00	8,017.36	48.41	16,562.00
5465-0000	Grounds Cleaning	0.00	0.00	0.00	N/A	5.95	1,000.00	994.05	99.40	1,000.00
5466-0000	Non-CAM Grounds Cleanup	0.00	0.00	0.00	N/A	11.04	0.00	-11.04	N/A	0.00
5480-0000	Security	390.00	170.00	-220.00	-129.41	1,114.34	4,660.00	3,545.66	76.09	4,660.00
5482-0000	Non CAM Security	0.00	0.00	0.00	N/A	256.81	240.00	-16.81	-7.00	240.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	735.00	8,690.00	7,955.00	91.54	8,690.00
5488-0000	Window Washing Svc-NonCAM	0.00	0.00	0.00	N/A	1,365.00	115.00	-1,250.00	-1,086.96	115.00
5495-0000	Other Services	0.00	0.00	0.00	N/A	240.00	0.00	-240.00	N/A	0.00
5499-0000	TOTAL SERVICES	19,682.93	9,396.00	-10,286.93	-109.48	161,848.13	165,518.00	3,669.87	2.22	165,518.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	0.00	0.00	0.00	N/A	18,000.00	18,000.00	0.00	0.00	18,000.00
5520-0000	Phone Service	391.09	113.00	-278.09	-246.10	3,662.45	1,506.00	-2,156.45	-143.19	1,506.00
5521-0000	Phone Service-NonCAM	0.00	0.00	0.00	N/A	0.00	12.00	12.00	100.00	12.00
5522-0000	Internet Charge	80.03	71.00	-9.03	-12.72	1,240.78	1,970.00	729.22	37.02	1,970.00
5523-0000	Internet Charge-NonCAM	0.00	0.00	0.00	N/A	1,630.00	1,956.00	326.00	16.67	1,956.00
5530-0000	Copies	-19.21	42.00	61.21	145.74	363.95	1,000.00	636.05	63.60	1,000.00
5560-0000	Fees/Licenses/Permits	6.40	196.00	189.60	96.73	105.90	710.00	604.10	85.08	710.00
5565-0000	Office Supplies	137.06	100.00	-37.06	-37.06	508.27	1,200.00	691.73	57.64	1,200.00
5566-0000	Office Equipment Maintenance	0.00	0.00	0.00	N/A	204.24	500.00	295.76	59.15	500.00
5567-0000	Office Equip Mtnce-NonCAM	0.00	0.00	0.00	N/A	443.05	183.00	-260.05	-142.10	183.00
5568-0000	Dues/Seminars	0.00	0.00	0.00	N/A	385.00	0.00	-385.00	N/A	0.00
5570-0000	Postage/Delivery	0.00	10.00	10.00	100.00	34.17	120.00	85.83	71.53	120.00
5575-0000	Professional Fees	2,350.00	2,350.00	0.00	0.00	38,123.77	28,200.00	-9,923.77	-35.19	28,200.00
5580-0100	Printing	0.00	42.00	42.00	100.00	0.00	500.00	500.00	100.00	500.00
5585-0000	Subscriptions	35.00	0.00	-35.00	N/A	1,065.00	3,225.00	2,160.00	66.98	3,225.00
5586-0000	Marketing/PR	-475.00	26.00	501.00	1,926.92	278.92	509.00	230.08	45.20	509.00
5587-0000	General Authority Expense	0.00	67.00	67.00	100.00	1,925.24	800.00	-1,125.24	-140.66	800.00
5588-0000	Economic Development	0.00	0.00	0.00	N/A	25,000.00	25,500.00	500.00	1.96	25,500.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	30,000.00	30,000.00	0.00	0.00	30,000.00
5592-0000	Non CAM Professional Fees	2,350.00	4,433.37	2,083.37	46.99	28,254.94	53,200.00	24,945.06	46.89	53,200.00
5594-0000	Travel	0.00	0.00	0.00	N/A	6,428.66	10,100.00	3,671.34	36.35	10,100.00
5596-0000	Other Administration Costs	95.50	254.00	158.50	62.40	1,643.73	3,044.00	1,400.27	46.00	3,044.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	4,950.87	7,704.37	2,753.50	35.74	159,298.07	182,235.00	22,936.93	12.59	182,235.00
6110-0000	Management Fees TALCOR	6,014.56	4,627.85	-1,386.71	-29.96	68,713.08	60,395.10	-8,317.98	-13.77	60,395.10
6111-0000	Management Fees-NonCAM	1,735.44	1,735.44	0.00	0.00	30,286.92	30,284.64	-2.28	-0.01	30,284.64
6159-0000	TOTAL OTHER EXPENSES	7,750.00	6,363.29	-1,386.71	-21.79	99,000.00	90,679.74	-8,320.26	-9.18	90,679.74
7110-0000	Property Insurance	5,138.04	5,138.04	0.00	0.00	62,681.81	64,279.68	1,597.87	2.49	64,279.68
7111-0000	Property Insurance-NonCAM	5.68	5.68	0.00	0.00	14,042.98	14,100.60	57.62	0.41	14,100.60
7199-0000	TOTAL INSURANCE/TAXES	5,143.72	5,143.72	0.00	0.00	76,724.79	78,380.28	1,655.49	2.11	78,380.28
7800-0000	TOTAL OPERATING EXPENSES	81,633.54	57,109.01	-24,524.53	-42.94	897,925.62	973,381.02	75,455.40	7.75	973,381.02
7999-0000	NET INCOME - OPERATING	-27,811.13	2,200.74	-30,011.87	-1,363.72	168,270.89	118,521.46	49,749.43	41.98	118,521.46
8100-0000	DEBT SERVICE									
8122-0000	Bond Interest Expense	-3,707.00	0.00	3,707.00	N/A	56,568.38	63,037.00	6,468.62	10.26	63,037.00
8199-0000	TOTAL DEBT SERVICE	-3,707.00	0.00	3,707.00	N/A	56,568.38	63,037.00	6,468.62	10.26	63,037.00

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

Budget Comparison

Period = Sep 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	30,458.25	25,297.49	-5,160.76	-20.40	444,691.53	461,384.94	16,693.41	3.62	461,384.94
8220-0000	Amortization Expense	0.00	0.00	0.00	N/A	1,534.68	1,650.00	115.32	6.99	1,650.00
8299-0000	TOTAL OTHER EXPENSES	30,458.25	25,297.49	-5,160.76	-20.40	446,226.21	463,034.94	16,808.73	3.63	463,034.94
9900-0000	**NET INCOME**	**-54,562.38**	**-23,096.75**	**-31,465.63**	**-136.23**	**-334,523.70**	**-407,550.48**	**73,026.78**	**17.92**	**-407,550.48**
9950-0000	Transfer of Operations	0.00	0.00	0.00	N/A	3,057,715.69	0.00	-3,057,715.69	N/A	0.00
9990-0000	**Net Income After G/L From Transfer (**	**-54,562.38**	**-23,096.75**	**-31,465.63**	**N/A**	**-3,392,239.39**	**-407,550.48**	**3,130,742.47**	**N/A**	**-407,550.48**

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Sep 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	9,049.13	7,451.00	1,598.13	21.45	96,931.95	89,412.00	7,519.95	8.41	89,412.00
3114-5000	Operating Expense Reimbursement	1,589.53	1,440.00	149.53	10.38	19,660.85	17,280.00	2,380.85	13.78	17,280.00
3315-0000	Sales Tax Discount	8.66	0.00	8.66	N/A	79.75	0.00	79.75	N/A	0.00
3990-0000	**TOTAL REVENUE**	**10,647.32**	**8,891.00**	**1,756.32**	**19.75**	**116,672.55**	**106,692.00**	**9,980.55**	**9.35**	**106,692.00**
4000-0000	**OPERATING EXPENSES**									
4400-0000	PAYROLL EXPENSE									
4460-0000	Employee Benefits	-113.87	0.00	113.87	N/A	0.00	0.00	0.00	N/A	0.00
4490-0000	TOTAL PAYROLL EXPENSE	-113.87	0.00	113.87	N/A	0.00	0.00	0.00	N/A	0.00
4600-0000	UTILITIES									
4605-0000	Electric	2,860.72	1,800.00	-1,060.72	-58.93	28,706.19	18,500.00	-10,206.19	-55.17	18,500.00
4635-0000	Refuse Collection	0.00	0.00	0.00	N/A	686.88	0.00	-686.88	N/A	0.00
4640-0000	Water/Sewer	159.52	150.00	-9.52	-6.35	2,312.74	1,800.00	-512.74	-28.49	1,800.00
4648-0000	Irrigation - Utility	24.57	0.00	-24.57	N/A	294.84	0.00	-294.84	N/A	0.00
4650-0000	Stormwater	217.83	0.00	-217.83	N/A	2,613.96	0.00	-2,613.96	N/A	0.00
4660-0000	Fire Service - Utility	227.74	0.00	-227.74	N/A	1,366.44	0.00	-1,366.44	N/A	0.00
4799-0000	TOTAL UTILITIES	3,490.38	1,950.00	-1,540.38	-78.99	35,981.05	20,300.00	-15,681.05	-77.25	20,300.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	146.30	750.00	603.70	80.49	750.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	765.93	750.00	-15.93	-2.12	750.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	213.60	640.00	426.40	66.62	640.00
5138-0000	Parking Lot Poles	0.00	0.00	0.00	N/A	479.95	0.00	-479.95	N/A	0.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	0.00	N/A	1,419.00	0.00	-1,419.00	N/A	0.00
5160-0000	Exterior Building Maintenance	180.00	90.00	-90.00	-100.00	1,417.44	2,180.00	762.56	34.98	2,180.00
5161-0000	Exterior Building Supplies	66.35	0.00	-66.35	N/A	66.35	500.00	433.65	86.73	500.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	190.95	335.00	144.05	43.00	335.00
5180-0000	HVAC Repair	586.57	0.00	-586.57	N/A	4,895.09	2,000.00	-2,895.09	-144.75	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
5215-0000	Locks & Keys Supplies	0.00	0.00	0.00	N/A	17.30	0.00	-17.30	N/A	0.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	0.00	4,500.00	4,500.00	100.00	4,500.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	366.21	2,250.00	1,883.79	83.72	2,250.00
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	39.33	600.00	560.67	93.44	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	200.00	200.00	100.00	200.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	70.00	1,050.00	980.00	93.33	1,050.00
5285-0000	General Building R&M & Supplies	0.00	0.00	0.00	N/A	26.39	0.00	-26.39	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	832.92	90.00	-742.92	-825.47	10,113.84	19,060.00	8,946.16	46.94	19,060.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	2,845.00	2,845.00	100.00	2,845.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	99.60	0.00	-99.60	N/A	0.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	1,497.48	2,000.00	502.52	25.13	2,000.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	650.00	1,000.00	350.00	35.00	1,000.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	0.00	0.00	N/A	2,247.08	5,845.00	3,597.92	61.56	5,845.00
5400-0000	SERVICES									
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	0.00	330.00	330.00	100.00	330.00
5430-0000	Exterminating	55.00	55.00	0.00	0.00	735.00	660.00	-75.00	-11.36	660.00

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Sep 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	80.00	0.00	-80.00	N/A	0.00
5447-0000	HVAC Monthly Service	2,063.00	0.00	-2,063.00	N/A	6,648.38	5,140.00	-1,508.38	-29.35	5,140.00
5450-0000	Janitorial Service	659.68	635.00	-24.68	-3.89	7,916.16	7,620.00	-296.16	-3.89	7,620.00
5460-0000	Landscaping Service	1,402.82	701.00	-701.82	-100.12	7,842.04	7,425.00	-417.04	-5.62	7,425.00
5480-0000	Security	170.00	170.00	0.00	0.00	739.00	2,040.00	1,301.00	63.77	2,040.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	1,450.00	1,450.00	100.00	1,450.00
5499-0000	TOTAL SERVICES	4,350.50	1,561.00	-2,789.50	-178.70	23,960.58	24,665.00	704.42	2.86	24,665.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	49.47	0.00	-49.47	N/A	587.78	0.00	-587.78	N/A	0.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	49.47	0.00	-49.47	N/A	587.78	0.00	-587.78	N/A	0.00
6110-0000	Management Fees TALCOR	1,229.27	1,229.27	0.00	0.00	13,711.38	13,711.62	0.24	0.00	13,711.62
6159-0000	TOTAL OTHER EXPENSES	1,229.27	1,229.27	0.00	0.00	13,711.38	13,711.62	0.24	0.00	13,711.62
7110-0000	Property Insurance	1,105.78	1,105.78	0.00	0.00	12,138.48	12,138.66	0.18	0.00	12,138.66
7199-0000	TOTAL INSURANCE/TAXES	1,105.78	1,105.78	0.00	0.00	12,138.48	12,138.66	0.18	0.00	12,138.66
7800-0000	TOTAL OPERATING EXPENSES	10,944.45	5,936.05	-5,008.40	-84.37	98,740.19	95,720.28	-3,019.91	-3.15	95,720.28
7999-0000	NET INCOME - OPERATING	-297.13	2,954.95	-3,252.08	-110.06	17,932.36	10,971.72	6,960.64	63.44	10,971.72
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,258.70	4,258.70	0.00	0.00	50,016.99	49,738.20	-278.79	-0.56	49,738.20
8299-0000	TOTAL OTHER EXPENSES	4,258.70	4,258.70	0.00	0.00	50,016.99	49,738.20	-278.79	-0.56	49,738.20
9900-0000	**NET INCOME**	**-4,555.83**	**-1,303.75**	**-3,252.08**	**-249.44**	**-32,084.63**	**-38,766.48**	**6,681.85**	**17.24**	**-38,766.48**

COLLINS - BUDGET COMPARISON

As of September 30, 2014	**Actual**	**Budget**	**Variance**	**Percent**
Total Revenue	116,672.55	106,692.00	9,980.55	9.35
Total Operating Expenses	98,740.19	95,720.28	-3,019.91	-3.15
Net Operating Income	17,932.36	10,971.72	6,960.64	63.44

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

Revenue is up as the result of a small expansion by BING Energy mid year. Operating Expenses have remained in check regardless of the fact that the Utilities are well above (77.25%) over what was placed in the Budget. Adjustments were made to the 2014-2015 Budget as the result of the variance.

INNOVATION PARK -TENANTS IN COMMON (inn-tic)

Budget Comparison

Period = Sep 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3100-1000	Miscellaneous Income	0.00	0.00	0.00	N/A	244.38	0.00	244.38	N/A	0.00
3110-0000	Rent	583.33	583.00	0.33	0.06	7,000.00	6,996.00	4.00	0.06	6,996.00
3110-5000	Amortized Income	0.00	0.00	0.00	N/A	114,555.91	123,163.98	-8,608.07	-6.99	123,163.98
3114-5000	Operating Expense Reimbursement	0.00	0.00	0.00	N/A	12,579.75	13,668.48	-1,088.73	-7.97	13,668.48
3115-0000	CAM	-10,280.84	8,268.50	-18,549.34	-224.34	74,261.66	99,222.00	-24,960.34	-25.16	99,222.00
3120-0000	Other Rents	0.00	0.00	0.00	N/A	10,998.83	10,000.02	998.81	9.99	10,000.02
3220-0000	Interest Income	2,932.70	3,400.00	-467.30	-13.74	20,306.07	42,600.00	-22,293.93	-52.33	42,600.00
3315-0000	Sales Tax Discount	0.00	0.00	0.00	N/A	35.63	0.00	35.63	N/A	0.00
3990-0000	**TOTAL REVENUE**	**-6,764.81**	**12,251.50**	**-19,016.31**	**-155.22**	**239,982.23**	**295,650.48**	**-55,668.25**	**-18.83**	**295,650.48**
4000-0000	**OPERATING EXPENSES**									
4600-0000	UTILITIES									
4605-0000	Electric	22.60	22.00	-0.60	-2.73	257.34	264.00	6.66	2.52	264.00
4635-0000	Refuse Collection	0.00	0.00	0.00	N/A	0.00	140.00	140.00	100.00	140.00
4648-0000	Irrigation - Utility	73.71	155.00	81.29	52.45	884.18	1,700.00	815.82	47.99	1,700.00
4799-0000	TOTAL UTILITIES	96.31	177.00	80.69	45.59	1,141.52	2,104.00	962.48	45.75	2,104.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	28.81	0.00	-28.81	N/A	28.81	1,500.00	1,471.19	98.08	1,500.00
5160-0000	Exterior Building Maintenance	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	197.49	0.00	-197.49	N/A	0.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	4,200.00	3,700.00	-500.00	-13.51	3,700.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	136.50	0.00	-136.50	N/A	0.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5260-0000	Signage	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5270-0000	Small Tools	0.00	0.00	0.00	N/A	113.49	0.00	-113.49	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	28.81	0.00	-28.81	N/A	4,676.29	8,700.00	4,023.71	46.25	8,700.00
5400-0000	SERVICES									
5430-0000	Exterminating	9.41	0.00	-9.41	N/A	9.41	0.00	-9.41	N/A	0.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	120.00	195.00	75.00	38.46	195.00
5460-0000	Landscaping Service	1,077.76	539.00	-538.76	-99.96	5,291.32	5,392.00	100.68	1.87	5,392.00
5462-0000	Non CAM Landscaping	710.86	1,645.00	934.14	56.79	8,394.29	16,448.00	8,053.71	48.96	16,448.00
5465-0000	Grounds Cleaning	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5499-0000	TOTAL SERVICES	1,798.03	2,184.00	385.97	17.67	13,815.02	23,035.00	9,219.98	40.03	23,035.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	0.00	0.00	0.00	N/A	18,000.00	18,000.00	0.00	0.00	18,000.00
5520-0000	Phone Service	115.77	113.00	-2.77	-2.45	1,347.38	1,356.00	8.62	0.64	1,356.00
5560-0000	Fees/Licenses/Permits	0.00	190.00	190.00	100.00	0.00	640.00	640.00	100.00	640.00
5575-0000	Professional Fees	2,350.00	2,350.00	0.00	0.00	28,203.77	28,200.00	-3.77	-0.01	28,200.00
5585-0000	Subscriptions	0.00	0.00	0.00	N/A	695.00	3,225.00	2,530.00	78.45	3,225.00
5586-0000	Marketing/PR	0.00	26.00	26.00	100.00	0.00	509.00	509.00	100.00	509.00
5588-0000	Economic Development	0.00	0.00	0.00	N/A	25,000.00	25,500.00	500.00	1.96	25,500.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	30,000.00	30,000.00	0.00	0.00	30,000.00
5592-0000	Non CAM Professional Fees	2,350.00	4,433.37	2,083.37	46.99	28,254.94	53,200.00	24,945.06	46.89	53,200.00
5596-0000	Other Administration Costs	95.50	254.00	158.50	62.40	1,557.28	3,044.00	1,486.72	48.84	3,044.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	4,911.27	7,366.37	2,455.10	33.33	133,058.37	163,674.00	30,615.63	18.71	163,674.00
6110-0000	Management Fees TALCOR	723.10	723.10	0.00	0.00	9,588.60	9,588.60	0.00	0.00	9,588.60
6159-0000	TOTAL OTHER EXPENSES	723.10	723.10	0.00	0.00	9,588.60	9,588.60	0.00	0.00	9,588.60
7110-0000	Property Insurance	834.15	834.15	0.00	0.00	8,162.42	9,156.90	994.48	10.86	9,156.90
7111-0000	Property Insurance-NonCAM	5.68	5.68	0.00	0.00	13,698.88	13,730.58	31.70	0.23	13,730.58
7199-0000	TOTAL INSURANCE/TAXES	839.83	839.83	0.00	0.00	21,861.30	22,887.48	1,026.18	4.48	22,887.48

INNOVATION PARK -TENANTS IN COMMON (inn-tic)

Budget Comparison

Period = Sep 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7800-0000	TOTAL OPERATING EXPENSES	8,397.35	11,290.30	2,892.95	25.62	184,141.10	229,989.08	45,847.98	19.93	229,989.08
7999-0000	NET INCOME - OPERATING	-15,162.16	961.20	-16,123.36	-1,677.42	55,841.13	65,661.40	-9,820.27	-14.96	65,661.40
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	5,085.71	5,085.71	0.00	0.00	110,276.09	119,452.26	9,176.17	7.68	119,452.26
8299-0000	TOTAL OTHER EXPENSES	5,085.71	5,085.71	0.00	0.00	110,276.09	119,452.26	9,176.17	7.68	119,452.26
9900-0000	**NET INCOME**	**-20,247.87**	**-4,124.51**	**-16,123.36**	**-390.92**	**-54,434.96**	**-53,790.86**	**-644.10**	**-1.20**	**-53,790.86**
9950-0000	Transfer of Operations	0.00	0.00	0.00	N/A	5,761,744.80	0.00	-5,761,744.80	N/A	0.00
9990-0000	**Net Income After G/L From Transfer (**	**-20,247.87**	**-4,124.51**	**-16,123.36**	**N/A**	**-5,816,179.76**	**-53,790.86**	**5,761,100.70**	**N/A**	**-53,790.86**

INN-TIC - BUDGET COMPARISON

As of September 30, 2014	**Actual**	**Budget**	**Variance**	**Percent**
Total Revenue	242,171.69	295,650.48	-53,478.79	-18.09
Total Operating Expenses	184,141.10	229,989.08	45,847.98	19.93
Net Operating Income	58,030.59	65,661.40	-7,630.81	-11.62

Major Variances from Budget:

Total Revenue

The under performing interest income ($22,293) as well as the partial loss of Amortized Income from the Shaw Building ($8,608), leaves a significant unfavorable variance in Total Revenue.

Total Operating Expenses

Total Property Administration is 18% ($30,615) under budget making up 67% of the Total Operating Expense under budget variance. Net Operating Income remains inline.

INNOVATION PARK - JOHNSON BLDG (johnson)

Budget Comparison

Period = Sep 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	13,195.28	13,195.00	0.28	0.00	84,705.18	79,170.00	5,535.18	6.99	79,170.00
3114-5000	Operating Expense Reimbursement	321.61	200.00	121.61	60.80	33,950.80	50,682.00	-16,731.20	-33.01	50,682.00
3119-0000	Management Fee Income	0.00	0.00	0.00	N/A	3,272.98	3,780.00	-507.02	-13.41	3,780.00
3990-0000	**TOTAL REVENUE**	**13,516.89**	**13,395.00**	**121.89**	**0.91**	**121,928.96**	**133,632.00**	**-11,703.04**	**-8.76**	**133,632.00**
4000-0000	**OPERATING EXPENSES**									
4600-0000	UTILITIES									
4605-0000	Electric	0.00	1,500.00	1,500.00	100.00	0.00	9,000.00	9,000.00	100.00	9,000.00
4607-0000	Electric - NonCam	2,517.55	0.00	-2,517.55	N/A	10,328.34	0.00	-10,328.34	N/A	0.00
4620-0000	Utility - Turn On Fees	0.00	0.00	0.00	N/A	18.50	0.00	-18.50	N/A	0.00
4635-0000	Refuse Collection	287.23	168.00	-119.23	-70.97	2,789.11	2,016.00	-773.11	-38.35	2,016.00
4640-0000	Water/Sewer	0.00	145.00	145.00	100.00	876.78	1,719.00	842.22	48.99	1,719.00
4648-0000	Irrigation - Utility	0.00	26.00	26.00	100.00	137.17	303.00	165.83	54.73	303.00
4799-0000	TOTAL UTILITIES	2,804.78	1,839.00	-965.78	-52.52	14,149.90	13,038.00	-1,111.90	-8.53	13,038.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	380.00	1,900.00	1,520.00	80.00	1,900.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	1,589.86	200.00	-1,389.86	-694.93	200.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	299.92	640.00	340.08	53.14	640.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	139.03	0.00	-139.03	N/A	0.00
5138-0000	Parking Lot Poles	0.00	0.00	0.00	N/A	13.78	0.00	-13.78	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	1,146.40	420.00	-726.40	-172.95	420.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	0.00	N/A	432.37	0.00	-432.37	N/A	0.00
5160-0000	Exterior Building Maintenance	45.00	45.00	0.00	0.00	1,032.95	3,410.00	2,377.05	69.71	3,410.00
5161-0000	Exterior Building Supplies	46.75	0.00	-46.75	N/A	46.75	225.00	178.25	79.22	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	1,179.82	335.00	-844.82	-252.19	335.00
5175-0000	Fire Alarm/Sprinkler Repair	0.00	0.00	0.00	N/A	2,540.40	780.00	-1,760.40	-225.69	780.00
5180-0000	HVAC Repair	186.50	0.00	-186.50	N/A	3,760.49	4,500.00	739.51	16.43	4,500.00
5190-0000	Landscaping Supplies	11.29	0.00	-11.29	N/A	11.29	0.00	-11.29	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	825.00	0.00	-825.00	N/A	825.00	1,256.00	431.00	34.32	1,256.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	225.00	225.00	100.00	225.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	0.00	3,500.00	3,500.00	100.00	3,500.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	1,046.48	2,050.00	1,003.52	48.95	2,050.00
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	646.08	0.00	-646.08	N/A	0.00
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	0.00	400.00	400.00	100.00	400.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	2,000.00	2,000.00	100.00	2,000.00
5299-0000	TOTAL REPAIR/MAINTENANCE	1,114.54	45.00	-1,069.54	-2,376.76	15,090.62	22,431.00	7,340.38	32.72	22,431.00
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
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	3,000.00	3,000.00	100.00	3,000.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	95.94	0.00	-95.94	N/A	0.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	40.72	1,500.00	1,459.28	97.29	1,500.00
5380-0000	Other Cleaning and Improvements	0.00	0.00	0.00	N/A	332.76	1,000.00	667.24	66.72	1,000.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	0.00	0.00	N/A	469.42	9,500.00	9,030.58	95.06	9,500.00
5400-0000	SERVICES									
5410-0000	Elevator Service	82.50	83.00	0.50	0.60	990.00	996.00	6.00	0.60	996.00
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	2,723.52	2,600.00	-123.52	-4.75	2,600.00
5430-0000	Exterminating	45.00	95.00	50.00	52.63	895.44	1,140.00	244.56	21.45	1,140.00

INNOVATION PARK - JOHNSON BLDG (johnson)

Budget Comparison

Period = Sep 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	28.70	25.00	-3.70	-14.80	25.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	4,255.65	5,908.00	1,652.35	27.97	5,908.00
5450-0000	Janitorial Service	1,094.50	1,920.00	825.50	42.99	11,288.82	23,040.00	11,751.18	51.00	23,040.00
5460-0000	Landscaping Service	712.24	551.00	-161.24	-29.26	5,955.92	5,508.00	-447.92	-8.13	5,508.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	2,400.00	2,400.00	100.00	2,400.00
5499-0000	TOTAL SERVICES	1,934.24	2,649.00	714.76	26.98	26,138.05	41,617.00	15,478.95	37.19	41,617.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	225.85	0.00	-225.85	N/A	1,575.31	0.00	-1,575.31	N/A	0.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	225.85	0.00	-225.85	N/A	1,575.31	0.00	-1,575.31	N/A	0.00
6111-0000	Management Fees-NonCAM	1,735.44	1,735.44	0.00	0.00	20,421.60	20,420.64	-0.96	0.00	20,420.64
6159-0000	TOTAL OTHER EXPENSES	1,735.44	1,735.44	0.00	0.00	20,421.60	20,420.64	-0.96	0.00	20,420.64
7110-0000	Property Insurance	1,433.93	1,433.93	0.00	0.00	15,740.70	15,740.58	-0.12	0.00	15,740.58
7199-0000	TOTAL INSURANCE/TAXES	1,433.93	1,433.93	0.00	0.00	15,740.70	15,740.58	-0.12	0.00	15,740.58
7800-0000	TOTAL OPERATING EXPENSES	9,248.78	7,702.37	-1,546.41	-20.08	93,585.60	122,747.22	29,161.62	23.76	122,747.22
7999-0000	NET INCOME - OPERATING	4,268.11	5,692.63	-1,424.52	-25.02	28,343.36	10,884.78	17,458.58	160.39	10,884.78
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	7,766.87	7,768.87	2.00	0.03	93,202.41	92,693.22	-509.19	-0.55	92,693.22
8299-0000	TOTAL OTHER EXPENSES	7,766.87	7,768.87	2.00	0.03	93,202.41	92,693.22	-509.19	-0.55	92,693.22
9900-0000	**NET INCOME**	**-3,498.76**	**-2,076.24**	**-1,422.52**	**-68.51**	**-64,859.05**	**-81,808.44**	**16,949.39**	**20.72**	**-81,808.44**

JOHNSON - BUDGET COMPARISON

As of September 30, 2014	**Actual**	**Budget**	**Variance**	**Percent**
Total Revenue	121,928.96	133,632.00	-11,703.04	-8.76
Total Operating Expenses	93,585.60	122,747.22	29,161.62	23.76
Net Operating Income	28,343.36	10,884.78	17,458.58	160.39

Major Variances from Budget:

Operating Expense Reimbursements, which were pre-transition calculations, continues to drawn down Total Revenue projections. By holding Total Operating Expenses 23.76% under budget the offset has been favorable towards Net Operating Income. The 2014-2015 Budget has been adjusted to reflect a more accurate Operating Expense Reimbursement revenue going forward.

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Sep 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	709.26	888.00	-178.74	-20.13	11,502.27	10,656.00	846.27	7.94	10,656.00
3120-0000	Other Rents	42.30	42.00	0.30	0.71	928.85	504.00	424.85	84.30	504.00
3315-0000	Sales Tax Discount	0.00	0.00	0.00	N/A	18.45	0.00	18.45	N/A	0.00
3990-0000	**TOTAL REVENUE**	**751.56**	**930.00**	**-178.44**	**-19.19**	**12,449.57**	**11,160.00**	**1,289.57**	**11.56**	**11,160.00**
4000-0000	**OPERATING EXPENSES**									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	10,416.66	9,875.00	-541.66	-5.49	122,183.29	118,500.00	-3,683.29	-3.11	118,500.00
4403-0000	Clerical Salary-Authority	4,095.58	3,900.00	-195.58	-5.01	42,641.09	46,800.00	4,158.91	8.89	46,800.00
4404-0000	Payroll Taxes - Authority	1,185.75	1,054.00	-131.75	-12.50	13,251.79	12,645.00	-606.79	-4.80	12,645.00
4405-0000	Worker's Compensation-Authority	264.00	261.25	-2.75	-1.05	2,766.00	3,135.00	369.00	11.77	3,135.00
4406-0000	Employee Benefits-Authority	1,564.58	1,977.38	412.80	20.88	11,007.77	23,729.00	12,721.23	53.61	23,729.00
4460-0000	Employee Benefits	6,695.20	0.00	-6,695.20	N/A	23,203.79	0.00	-23,203.79	N/A	0.00
4490-0000	TOTAL PAYROLL EXPENSE	24,221.77	17,067.63	-7,154.14	-41.92	215,053.73	204,809.00	-10,244.73	-5.00	204,809.00
4600-0000	UTILITIES									
4605-0000	Electric	199.37	185.00	-14.37	-7.77	2,436.01	1,942.00	-494.01	-25.44	1,942.00
4635-0000	Refuse Collection	0.00	17.00	17.00	100.00	0.00	204.00	204.00	100.00	204.00
4640-0000	Water/Sewer	33.58	35.00	1.42	4.06	460.17	452.00	-8.17	-1.81	452.00
4650-0000	Stormwater	45.32	47.00	1.68	3.57	543.84	564.00	20.16	3.57	564.00
4660-0000	Fire Service - Utility	27.29	28.00	0.71	2.54	327.48	336.00	8.52	2.54	336.00
4799-0000	TOTAL UTILITIES	305.56	312.00	6.44	2.06	3,767.50	3,498.00	-269.50	-7.70	3,498.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	119.08	400.00	280.92	70.23	400.00
5125-0000	Electric Supplies	0.00	123.00	123.00	100.00	24.66	492.00	467.34	94.99	492.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	271.45	0.00	-271.45	N/A	0.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	0.00	N/A	1,329.84	0.00	-1,329.84	N/A	0.00
5160-0000	Exterior Building Maintenance	0.00	0.00	0.00	N/A	0.00	375.00	375.00	100.00	375.00
5161-0000	Exterior Building Supplies	37.55	0.00	-37.55	N/A	91.42	225.00	133.58	59.37	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	26.20	10.00	-16.20	-162.00	10.00
5180-0000	HVAC Repair	0.00	0.00	0.00	N/A	1,248.19	750.00	-498.19	-66.43	750.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	300.00	1,500.00	1,200.00	80.00	1,500.00
5210-0000	Locks & Keys Repairs	7.82	0.00	-7.82	N/A	7.82	100.00	92.18	92.18	100.00
5215-0000	Locks & Keys Supplies	0.00	0.00	0.00	N/A	153.00	0.00	-153.00	N/A	0.00
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	0.00	N/A	7.80	0.00	-7.80	N/A	0.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	233.37	300.00	66.63	22.21	300.00
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	14.49	0.00	-14.49	N/A	0.00
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	250.00	450.00	200.00	44.44	450.00
5260-0000	Signage	0.00	0.00	0.00	N/A	70.00	0.00	-70.00	N/A	0.00
5290-0000	Other Maintenance	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5295-0000	Other Supplies	11.35	0.00	-11.35	N/A	11.35	0.00	-11.35	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	56.72	123.00	66.28	53.89	4,158.67	5,192.00	1,033.33	19.90	5,192.00
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	6.62	0.00	-6.62	N/A	0.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	0.00	375.00	375.00	100.00	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 IMPROVEMEN	0.00	0.00	0.00	N/A	6.62	1,250.00	1,243.38	99.47	1,250.00
5400-0000	SERVICES									

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Sep 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5430-0000	Exterminating	25.00	25.00	0.00	0.00	577.00	300.00	-277.00	-92.33	300.00
5447-0000	HVAC Monthly Service	206.00	0.00	-206.00	N/A	618.74	672.00	53.26	7.93	672.00
5450-0000	Janitorial Service	177.66	176.00	-1.66	-0.94	2,131.92	2,112.00	-19.92	-0.94	2,112.00
5460-0000	Landscaping Service	1,283.06	642.00	-641.06	-99.85	7,231.78	6,416.00	-815.78	-12.71	6,416.00
5480-0000	Security	0.00	0.00	0.00	N/A	147.76	1,720.00	1,572.24	91.41	1,720.00
5482-0000	Non CAM Security	0.00	0.00	0.00	N/A	9.61	0.00	-9.61	N/A	0.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	290.00	290.00	100.00	290.00
5495-0000	Other Services	0.00	0.00	0.00	N/A	240.00	0.00	-240.00	N/A	0.00
5499-0000	TOTAL SERVICES	1,691.72	843.00	-848.72	-100.68	10,956.81	11,510.00	553.19	4.81	11,510.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	0.00	0.00	0.00	N/A	151.98	0.00	-151.98	N/A	0.00
5522-0000	Internet Charge	80.03	71.00	-9.03	-12.72	1,240.78	1,970.00	729.22	37.02	1,970.00
5530-0000	Copies	-19.21	42.00	61.21	145.74	363.95	1,000.00	636.05	63.60	1,000.00
5560-0000	Fees/Licenses/Permits	6.40	6.00	-0.40	-6.67	105.90	70.00	-35.90	-51.29	70.00
5565-0000	Office Supplies	137.06	100.00	-37.06	-37.06	508.27	1,200.00	691.73	57.64	1,200.00
5566-0000	Office Equipment Maintenance	0.00	0.00	0.00	N/A	204.24	500.00	295.76	59.15	500.00
5568-0000	Dues/Seminars	0.00	0.00	0.00	N/A	385.00	0.00	-385.00	N/A	0.00
5570-0000	Postage/Delivery	0.00	10.00	10.00	100.00	34.17	120.00	85.83	71.53	120.00
5580-0100	Printing	0.00	42.00	42.00	100.00	0.00	500.00	500.00	100.00	500.00
5585-0000	Subscriptions	35.00	0.00	-35.00	N/A	370.00	0.00	-370.00	N/A	0.00
5586-0000	Marketing/PR	-475.00	0.00	475.00	N/A	278.92	0.00	-278.92	N/A	0.00
5587-0000	General Authority Expense	0.00	67.00	67.00	100.00	1,925.24	800.00	-1,125.24	-140.66	800.00
5594-0000	Travel	0.00	0.00	0.00	N/A	6,428.66	10,100.00	3,671.34	36.35	10,100.00
5596-0000	Other Administration Costs	0.00	0.00	0.00	N/A	86.45	0.00	-86.45	N/A	0.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	-235.72	338.00	573.72	169.74	12,083.56	16,260.00	4,176.44	25.69	16,260.00
6110-0000	Management Fees TALCOR	289.24	289.24	0.00	0.00	2,447.94	2,449.44	1.50	0.06	2,449.44
6159-0000	TOTAL OTHER EXPENSES	289.24	289.24	0.00	0.00	2,447.94	2,449.44	1.50	0.06	2,449.44
7110-0000	Property Insurance	370.39	370.39	0.00	0.00	4,065.90	4,065.84	-0.06	0.00	4,065.84
7199-0000	TOTAL INSURANCE/TAXES	370.39	370.39	0.00	0.00	4,065.90	4,065.84	-0.06	0.00	4,065.84
7800-0000	TOTAL OPERATING EXPENSES	26,699.68	19,343.26	-7,356.42	-38.03	252,540.73	249,034.28	-3,506.45	-1.41	249,034.28
7999-0000	NET INCOME - OPERATING	-25,948.12	-18,413.26	-7,534.86	-40.92	-240,091.16	-237,874.28	-2,216.88	-0.93	-237,874.28
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	844.43	844.43	0.00	0.00	10,083.69	10,442.58	358.89	3.44	10,442.58
8299-0000	TOTAL OTHER EXPENSES	844.43	844.43	0.00	0.00	10,083.69	10,442.58	358.89	3.44	10,442.58
9900-0000	**NET INCOME**	**-26,792.55**	**-19,257.69**	**-7,534.86**	**-39.13**	**-250,174.85**	**-248,316.86**	**-1,857.99**	**-0.75**	**-248,316.86**

KNIGHT - BUDGET COMPARISON

As of September 30, 2014	**Actual**	**Budget**	**Variance**	**Percent**
Total Revenue	12,449.57	11,160.00	1,289.57	11.56
Total Operating Expenses	252,540.73	249,034.28	-3,506.45	-1.41
Net Operating Income	-240,091.16	-237,874.28	-2,216.88	-0.93

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

No major Variances to report for the month of September

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Sep 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	16,332.70	13,100.25	3,232.45	24.67	183,944.61	157,203.00	26,741.61	17.01	157,203.00
3120-0000	Other Rents	0.00	22.00	-22.00	-100.00	0.00	264.00	-264.00	-100.00	264.00
3315-0000	Sales Tax Discount	4.09	0.00	4.09	N/A	43.97	0.00	43.97	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	260.04	0.00	260.04	N/A	0.00
3990-0000	**TOTAL REVENUE**	**16,358.46**	**13,122.25**	**3,236.21**	**24.66**	**184,248.62**	**157,467.00**	**26,781.62**	**17.01**	**157,467.00**
4000-0000	**OPERATING EXPENSES**									
4600-0000	UTILITIES									
4605-0000	Electric	3,161.34	3,450.00	288.66	8.37	33,882.87	34,075.00	192.13	0.56	34,075.00
4622-0000	Demand Credit	-38.67	0.00	38.67	N/A	-485.97	0.00	485.97	N/A	0.00
4635-0000	Refuse Collection	235.01	138.00	-97.01	-70.30	2,152.45	1,656.00	-496.45	-29.98	1,656.00
4640-0000	Water/Sewer	0.00	120.00	120.00	100.00	712.08	1,506.00	793.92	52.72	1,506.00
4648-0000	Irrigation - Utility	0.00	20.00	20.00	100.00	111.40	276.00	164.60	59.64	276.00
4799-0000	TOTAL UTILITIES	3,357.68	3,728.00	370.32	9.93	36,372.83	37,513.00	1,140.17	3.04	37,513.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	0.00	0.00	N/A	95.00	2,500.00	2,405.00	96.20	2,500.00
5125-0000	Electric Supplies	0.00	25.00	25.00	100.00	1,856.90	275.00	-1,581.90	-575.24	275.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	148.65	0.00	-148.65	N/A	0.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	112.92	0.00	-112.92	N/A	0.00
5138-0000	Parking Lot Poles	0.00	0.00	0.00	N/A	91.22	0.00	-91.22	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	130.00	130.00	100.00	130.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	0.00	N/A	1,126.00	900.00	-226.00	-25.11	900.00
5145-4400	Security Maint & Repair	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	300.00
5160-0000	Exterior Building Maintenance	3,271.88	45.00	-3,226.88	-7,170.84	4,045.91	1,345.00	-2,700.91	-200.81	1,345.00
5161-0000	Exterior Building Supplies	102.15	0.00	-102.15	N/A	112.74	500.00	387.26	77.45	500.00
5165-0000	Emergency Light Repair	0.00	0.00	0.00	N/A	185.70	0.00	-185.70	N/A	0.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	132.80	285.00	152.20	53.40	285.00
5180-0000	HVAC Repair	0.00	1,500.00	1,500.00	100.00	5,328.07	5,000.00	-328.07	-6.56	5,000.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5195-0000	Tree Trimming	675.00	0.00	-675.00	N/A	675.00	1,020.00	345.00	33.82	1,020.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	546.00	550.00	4.00	0.73	550.00
5215-0000	Locks & Keys Supplies	0.00	0.00	0.00	N/A	837.10	0.00	-837.10	N/A	0.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	0.00	3,500.00	3,500.00	100.00	3,500.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	602.41	1,475.00	872.59	59.16	1,475.00
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	17.13	0.00	-17.13	N/A	0.00
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	0.00	200.00	200.00	100.00	200.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	180.00	2,500.00	2,320.00	92.80	2,500.00
5260-0000	Signage	0.00	0.00	0.00	N/A	80.60	2,500.00	2,419.40	96.78	2,500.00
5290-0000	Other Maintenance	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	4,049.03	1,570.00	-2,479.03	-157.90	16,174.15	25,055.00	8,880.85	35.45	25,055.00
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
5315-5000	Mini Blinds-NonCAM	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	3,500.00	4,750.00	1,250.00	26.32	4,750.00
5345-0000	Painting Supplies	0.00	0.00	0.00	N/A	643.59	400.00	-243.59	-60.90	400.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	12.29	400.00	387.71	96.93	400.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	841.52	2,200.00	1,358.48	61.75	2,200.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	0.00	0.00	N/A	4,997.40	12,850.00	7,852.60	61.11	12,850.00

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Sep 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5400-0000	SERVICES									
5410-0000	Elevator Service	0.00	38.00	38.00	100.00	212.06	456.00	243.94	53.50	456.00
5430-0000	Exterminating	50.52	45.00	-5.52	-12.27	549.93	540.00	-9.93	-1.84	540.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	23.31	0.00	-23.31	N/A	0.00
5447-0000	HVAC Monthly Service	619.00	0.00	-619.00	N/A	2,476.00	1,510.00	-966.00	-63.97	1,510.00
5450-0000	Janitorial Service	1,730.45	1,594.00	-136.45	-8.56	20,792.27	19,128.00	-1,664.27	-8.70	19,128.00
5460-0000	Landscaping Service	1,132.76	447.00	-685.76	-153.41	5,442.28	4,472.00	-970.28	-21.70	4,472.00
5480-0000	Security	220.00	0.00	-220.00	N/A	227.58	900.00	672.42	74.71	900.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	1,400.00	1,400.00	100.00	1,400.00
5499-0000	TOTAL SERVICES	3,752.73	2,124.00	-1,628.73	-76.68	29,723.43	28,406.00	-1,317.43	-4.64	28,406.00
6110-0000	Management Fees TALCOR	1,518.51	1,518.51	0.00	0.00	17,387.88	17,385.06	-2.82	-0.02	17,385.06
6159-0000	TOTAL OTHER EXPENSES	1,518.51	1,518.51	0.00	0.00	17,387.88	17,385.06	-2.82	-0.02	17,385.06
7110-0000	Property Insurance	1,238.89	1,238.89	0.00	0.00	13,229.76	13,229.82	0.06	0.00	13,229.82
7199-0000	TOTAL INSURANCE/TAXES	1,238.89	1,238.89	0.00	0.00	13,229.76	13,229.82	0.06	0.00	13,229.82
7800-0000	TOTAL OPERATING EXPENSES	13,916.84	10,179.40	-3,737.44	-36.72	117,885.45	134,438.88	16,553.43	12.31	134,438.88
7999-0000	NET INCOME - OPERATING	2,441.62	2,942.85	-501.23	-17.03	66,363.17	23,028.12	43,335.05	188.18	23,028.12
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	9,396.22	4,233.46	-5,162.76	-121.95	55,937.88	50,570.76	-5,367.12	-10.61	50,570.76
8299-0000	TOTAL OTHER EXPENSES	9,396.22	4,233.46	-5,162.76	-121.95	55,937.88	50,570.76	-5,367.12	-10.61	50,570.76
9900-0000	**NET INCOME**	**-6,954.60**	**-1,290.61**	**-5,663.99**	**-438.86**	**10,425.29**	**-27,542.64**	**37,967.93**	**137.85**	**-27,542.64**

MORGAN - BUDGET COMPARISON

As of September 30, 2014	Actual	Budget	Variance	Percent
Total Revenue	184,248.62	157,467.00	26,781.62	17.01
Total Operating Expenses	117,885.45	134,438.88	16,553.43	12.31
Net Operating Income	66,363.17	23,028.12	43,335.05	188.18

Major Variances from Budget:

1) Total Revenue and Total Operating Expenses

Total Revenue, due to an increase in occupancy, is up 17.01% while Operating Expenses are 12.31% under budget. Total Repairs & Maintenance ($8,880) and Cleaning & Improvements ($7,850) shortfalls constitue 95% of the Variance.

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Sep 2014

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	10,719.57	10,720.00	-0.43	0.00	128,634.84	128,640.00	-5.16	0.00	128,640.00
3990-0000	**TOTAL REVENUE**	**10,719.57**	**10,720.00**	**-0.43**	**0.00**	**128,634.84**	**128,640.00**	**-5.16**	**0.00**	**128,640.00**
4000-0000	**OPERATING EXPENSES**									
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	400.00
5160-0000	Exterior Building Maintenance	90.00	0.00	-90.00	N/A	540.00	1,070.00	530.00	49.53	1,070.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	163.55	250.00	86.45	34.58	250.00
5180-0000	HVAC Repair	0.00	0.00	0.00	N/A	160.95	1,000.00	839.05	83.90	1,000.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	400.00	400.00	100.00	400.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	112.80	400.00	287.20	71.80	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	1,500.00	1,500.00	100.00	0.00	3,000.00	3,000.00	100.00	3,000.00
5299-0000	TOTAL REPAIR/MAINTENANCE	90.00	1,600.00	1,510.00	94.38	977.30	7,370.00	6,392.70	86.74	7,370.00
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	0.00	1,500.00	1,500.00	100.00	1,500.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	0.00	0.00	N/A	0.00	6,000.00	6,000.00	100.00	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	420.00	420.00	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	2,062.70	1,940.00	-122.70	-6.32	1,940.00
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	2,482.70	3,843.00	1,360.30	35.40	3,843.00
6110-0000	Management Fees TALCOR	867.73	867.73	0.00	0.00	8,936.76	8,938.38	1.62	0.02	8,938.38
6159-0000	TOTAL OTHER EXPENSES	867.73	867.73	0.00	0.00	8,936.76	8,938.38	1.62	0.02	8,938.38
7110-0000	Property Insurance	154.90	154.90	0.00	0.00	1,700.40	1,700.40	0.00	0.00	1,700.40
7199-0000	TOTAL INSURANCE/TAXES	154.90	154.90	0.00	0.00	1,700.40	1,700.40	0.00	0.00	1,700.40
7800-0000	TOTAL OPERATING EXPENSES	1,663.53	2,657.63	994.10	37.41	14,097.16	27,851.78	13,754.62	49.39	27,851.78
7999-0000	NET INCOME - OPERATING	9,056.04	8,062.37	993.67	12.32	114,537.68	100,788.22	13,749.46	13.64	100,788.22
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,106.32	3,106.32	0.00	0.00	119,046.14	36,985.92	-82,060.22	-221.87	36,985.92
8299-0000	TOTAL OTHER EXPENSES	3,106.32	3,106.32	0.00	0.00	119,046.14	36,985.92	-82,060.22	-221.87	36,985.92
9900-0000	**NET INCOME**	**5,949.72**	**4,956.05**	**993.67**	**20.05**	**-4,508.46**	**63,802.30**	**-68,310.76**	**-107.07**	**63,802.30**

PHIPPS - BUDGET COMPARISON

As of September 30, 2014	**Actual**	**Budget**	**Variance**	**Percent**
Total Revenue	128,634.84	128,640.00	-5.16	0.00
Total Operating Expenses	14,097.16	27,851.78	13,754.62	49.39
Net Operating Income	114,537.68	100,788.22	13,749.46	13.64

Major Variances from Budget:

Total Operating Expenses

Repairs and Maintenance, Cleaning & Improvements constitute 85% ($10,882) of the Total Operating Expenses favorable variance, thus improvement in the Net Operating Income favorable variance.

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

Cash Flow Statement

Period = Sep 2014

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	0.00	0.00	244.38	0.02
3110-0000	Rent	50,589.27	93.99	660,627.75	61.96
3110-5000	Amortized Income	0.00	0.00	114,555.91	10.74
3114-5000	Operating Expense Reimbursement	10,504.56	19.52	177,477.88	16.65
3115-0000	CAM	-10,280.84	-19.10	74,261.66	6.97
3119-0000	Management Fee Income	0.00	0.00	6,349.59	0.60
3120-0000	Other Rents	42.30	0.08	11,927.68	1.12
3220-0000	Interest Income	2,932.70	5.45	20,306.07	1.90
3315-0000	Sales Tax Discount	12.75	0.02	185.55	0.02
3540-0000	Electricity Pass Thru	21.67	0.04	260.04	0.02
3990-0000	**TOTAL REVENUE**	**53,822.41**	**100.00**	**1,066,196.51**	**100.00**
4000-0000	**OPERATING EXPENSES**				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	10,416.66	19.35	122,183.29	11.46
4403-0000	Clerical Salary-Authority	4,095.58	7.61	42,641.09	4.00
4404-0000	Payroll Taxes - Authority	1,185.75	2.20	13,251.79	1.24
4405-0000	Worker's Compensation-Authority	264.00	0.49	2,766.00	0.26
4406-0000	Employee Benefits-Authority	1,564.58	2.91	11,007.77	1.03
4460-0000	Employee Benefits	6,581.33	12.23	23,203.79	2.18
4490-0000	TOTAL PAYROLL EXPENSE	24,107.90	44.79	215,053.73	20.17
4600-0000	UTILITIES				
4605-0000	Electric	6,244.03	11.60	65,338.90	6.13
4607-0000	Electric - NonCam	2,517.55	4.68	12,779.27	1.20
4620-0000	Utility - Turn On Fees	0.00	0.00	18.50	0.00
4622-0000	Demand Credit	-38.67	-0.07	-485.97	-0.05
4635-0000	Refuse Collection	522.24	0.97	6,649.41	0.62
4637-0000	Refuse - NONCAM	0.00	0.00	57.32	0.01
4640-0000	Water/Sewer	317.11	0.59	6,094.70	0.57
4642-0000	Non CAM Water/Sewer	230.30	0.43	1,760.66	0.17
4648-0000	Irrigation - Utility	115.47	0.21	1,821.45	0.17
4649-0000	Irrigation-NonCAM	31.92	0.06	503.34	0.05
4650-0000	Stormwater	263.15	0.49	3,157.80	0.30
4660-0000	Fire Service - Utility	255.03	0.47	1,693.92	0.16
4799-0000	TOTAL UTILITIES	10,458.13	19.43	99,389.30	9.32
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	28.81	0.05	1,701.73	0.16
5122-0000	NONCAM Electrical Repairs	0.00	0.00	123.50	0.01
5125-0000	Electric Supplies	0.00	0.00	6,934.74	0.65
5127-0000	NONCAM Electric Supplies	0.00	0.00	40.39	0.00
5130-0000	Electric Bulbs	0.00	0.00	1,123.08	0.11
5132-0000	NONCAM Electric Bulbs	0.00	0.00	178.40	0.02
5135-0000	Parking Lot Bulbs	0.00	0.00	475.29	0.04
5138-0000	Parking Lot Poles	0.00	0.00	597.66	0.06
5140-0000	Elevator Maintenance	0.00	0.00	1,219.90	0.11
5141-0000	Elevator Maintenance-NonCAM	0.00	0.00	136.50	0.01
5145-0000	Elevator Phone Maintenance	0.00	0.00	4,307.21	0.40
5160-0000	Exterior Building Maintenance	4,446.58	8.26	9,809.10	0.92
5161-0000	Exterior Building Supplies	379.71	0.71	641.66	0.06
5161-5000	Ext Building Supplies-NonCAM	33.73	0.06	33.73	0.00
5162-0000	Non CAM Exterior Bldg Maint.	1,262.30	2.35	1,622.33	0.15
5165-0000	Emergency Light Repair	0.00	0.00	185.70	0.02
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	1,916.77	0.18
5175-0000	Fire Alarm/Sprinkler Repair	0.00	0.00	2,540.40	0.24
5180-0000	HVAC Repair	973.77	1.81	27,278.54	2.56
5185-0000	HVAC Supplies	26.76	0.05	73.83	0.01
5190-0000	Landscaping Supplies	11.29	0.02	11.29	0.00
5195-0000	Tree Trimming	1,500.00	2.79	2,100.00	0.20
5197-0000	Holding Pond Maintenance	0.00	0.00	4,200.00	0.39
5210-0000	Locks & Keys Repairs	7.82	0.01	553.82	0.05
5215-0000	Locks & Keys Supplies	0.00	0.00	1,007.40	0.09
5217-0000	Non CAM Lock & Keys Supplies	0.00	0.00	8.12	0.00
5221-0000	Parking Lot Repairs-NonCAM	0.00	0.00	0.71	0.00
5230-0000	Plumbing Repairs	186.86	0.35	5,875.67	0.55
5232-0000	Non CAM Plumbing Repairs	448.75	0.83	1,826.57	0.17
5235-0000	Plumbing Supplies	54.77	0.10	791.26	0.07
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	1.09	0.00
5240-0000	Backflow Maintenance	0.00	0.00	136.50	0.01
5245-0000	Irrigation Repairs	58.62	0.11	58.62	0.01
5245-5000	Irrigation Repairs-NonCAM	108.87	0.20	108.87	0.01
5250-0000	Roof Repairs	0.00	0.00	635.00	0.06
5260-0000	Signage	0.00	0.00	150.60	0.01
5270-0000	Small Tools	0.00	0.00	113.49	0.01
5285-0000	General Building R&M & Supplies	0.00	0.00	39.37	0.00
5295-0000	Other Supplies	11.35	0.02	11.35	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	9,539.99	17.72	78,570.19	7.37

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

Cash Flow Statement

Period = Sep 2014

Book = Accrual

		Period to Date	%	Year to Date	%
5300-0000	CLEANING AND IMPROVEMENTS				
5320-0000	Cleaning Supplies	0.00	0.00	6.97	0.00
5340-0000	Painting	0.00	0.00	3,506.62	0.33
5345-0000	Painting Supplies	0.00	0.00	643.59	0.06
5365-0000	Interior Supplies	0.00	0.00	240.84	0.02
5370-0000	Interior Repairs	0.00	0.00	2,586.92	0.24
5380-0000	Other Cleaning and Improvements	0.00	0.00	1,056.47	0.10
5399-0000	TOTAL CLEANING AND IMPROVEMENT	0.00	0.00	8,041.41	0.75
5400-0000	SERVICES				
5410-0000	Elevator Service	111.38	0.21	1,622.21	0.15
5412-0000	Elevator Service-NonCAM	53.62	0.10	357.79	0.03
5420-0000	Fire Protection System	0.00	0.00	2,723.52	0.26
5430-0000	Exterminating	274.93	0.51	4,936.57	0.46
5433-0000	Non CAM Exterminating	0.00	0.00	1,556.50	0.15
5445-0000	Backflow Prevention Service	0.00	0.00	358.51	0.03
5445-5000	Backflow Prevention Svc-NonCAM	0.00	0.00	1.49	0.00
5447-0000	HVAC Monthly Service	5,466.90	10.16	25,522.64	2.39
5448-0000	Non CAM HVAC Monthly Maint	0.00	0.00	61.90	0.01
5450-0000	Janitorial Service	4,648.06	8.64	66,994.67	6.28
5455-0000	Non CAM Janitorial	0.00	0.00	770.52	0.07
5460-0000	Landscaping Service	8,027.18	14.91	44,669.03	4.19
5462-0000	Non CAM Landscaping	710.86	1.32	8,544.64	0.80
5465-0000	Grounds Cleaning	0.00	0.00	5.95	0.00
5466-0000	Non-CAM Grounds Cleanup	0.00	0.00	11.04	0.00
5480-0000	Security	390.00	0.72	1,114.34	0.10
5482-0000	Non CAM Security	0.00	0.00	256.81	0.02
5487-0000	Window Washing Service	0.00	0.00	735.00	0.07
5488-0000	Window Washing Svc-NonCAM	0.00	0.00	1,365.00	0.13
5495-0000	Other Services	0.00	0.00	240.00	0.02
5499-0000	TOTAL SERVICES	19,682.93	36.57	161,848.13	15.18
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	18,000.00	1.69
5520-0000	Phone Service	391.09	0.73	3,662.45	0.34
5522-0000	Internet Charge	80.03	0.15	1,240.78	0.12
5523-0000	Internet Charge-NonCAM	0.00	0.00	1,630.00	0.15
5530-0000	Copies	-19.21	-0.04	363.95	0.03
5560-0000	Fees/Licenses/Permits	6.40	0.01	105.90	0.01
5565-0000	Office Supplies	137.06	0.25	508.27	0.05
5566-0000	Office Equipment Maintenance	0.00	0.00	204.24	0.02
5567-0000	Office Equip Mtnce-NonCAM	0.00	0.00	443.05	0.04
5568-0000	Dues/Seminars	0.00	0.00	385.00	0.04
5570-0000	Postage/Delivery	0.00	0.00	34.17	0.00
5575-0000	Professional Fees	2,350.00	4.37	38,123.77	3.58
5585-0000	Subscriptions	35.00	0.06	1,065.00	0.10
5586-0000	Marketing/PR	-475.00	-0.88	278.92	0.03
5587-0000	General Authority Expense	0.00	0.00	1,925.24	0.18
5588-0000	Economic Development	0.00	0.00	25,000.00	2.34
5589-0000	Research Grants	0.00	0.00	30,000.00	2.81
5592-0000	Non CAM Professional Fees	2,350.00	4.37	28,254.94	2.65
5594-0000	Travel	0.00	0.00	6,428.66	0.60
5596-0000	Other Administration Costs	95.50	0.18	1,643.73	0.15
5599-0000	TOTAL PROPERTY ADMINISTRATION	4,950.87	9.20	159,298.07	14.94
6110-0000	Management Fees TALCOR	6,014.56	11.17	68,713.08	6.44
6111-0000	Management Fees-NonCAM	1,735.44	3.22	30,286.92	2.84
6159-0000	TOTAL OTHER EXPENSES	7,750.00	14.40	99,000.00	9.29
7110-0000	Property Insurance	5,138.04	9.55	62,681.81	5.88
7111-0000	Property Insurance-NonCAM	5.68	0.01	14,042.98	1.32
7199-0000	TOTAL INSURANCE/TAXES	5,143.72	9.56	76,724.79	7.20
7800-0000	TOTAL OPERATING EXPENSES	81,633.54	151.67	897,925.62	84.22
7999-0000	NET INCOME - OPERATING	-27,811.13	-51.67	168,270.89	15.78
8100-0000	DEBT SERVICE				
8122-0000	Bond Interest Expense	-3,707.00	-6.89	56,568.38	5.31
8199-0000	TOTAL DEBT SERVICE	-3,707.00	-6.89	56,568.38	5.31
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	30,458.25	56.59	444,691.53	41.71
8220-0000	Amortization Expense	0.00	0.00	1,534.68	0.14
8299-0000	TOTAL OTHER EXPENSES	30,458.25	56.59	446,226.21	41.85
9900-0000	**NET INCOME**	**-54,562.38**	**-101.37**	**-334,523.70**	**-31.38**
9950-0000	Transfer of Operations	0.00	0.00	3,057,715.69	286.79
9990-0000	**Net Income After G/L From Transfer of**	**-54,562.38**	**0.00**	**-3,392,239.39**	**-286.79**

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

Cash Flow Statement

Period = Sep 2014

Book = Accrual

		Period to Date	%	Year to Date	%
	Adjustments				
1203-0000	A/R-Tenant	86,035.30	159.85	0.00	0.00
1204-0000	AR-Tenant Expenses to be Reimbursed	0.00	0.00	11.50	0.00
1206-0000	Other Receivables	324.10	0.60	-2,559.03	-0.24
1210-0000	Accounts Receivable	-90,961.26	-169.00	63,315.38	5.94
1330-2100	Building and Improvements	2,714.28	5.04	2,714.28	0.25
1510-0000	Building Improvements	0.00	0.00	30,356.40	2.85
1590-0000	Accumulated Depreciation	27,743.97	51.55	-4,947,821.34	-464.06
1620-0000	F/F/E- Improvements	-1,771.49	-3.29	-1,771.49	-0.17
1625-0000	HVAC	0.00	0.00	193,559.44	18.15
1662-0000	Research Building Assets	0.00	0.00	2,334,370.34	218.94
1663-0000	Phipps Building Assets	0.00	0.00	-5,791.00	-0.54
1664-0000	Collins Building Assets	0.00	0.00	-95,476.20	-8.95
1665-0000	Centennial Building Assets	0.00	0.00	4,986,364.39	467.68
1666-0000	Johnson Building Assets	0.00	0.00	-48,409.00	-4.54
1667-0000	Shaw Building Assets	0.00	0.00	3,882,842.42	364.18
1669-0000	NE Basin Project - A	0.00	0.00	213,885.94	20.06
1670-0000	NE Basin Project - B	0.00	0.00	63,416.00	5.95
1733-0000	Bond Issue Costs	0.00	0.00	69,344.00	6.50
1753-0000	Accumulated Amortization	0.00	0.00	-25,860.00	-2.43
1913-0000	Prepaid Insurance	5,143.72	9.56	12,229.84	1.15
1925-0000	Investments	-3,153.15	-5.86	-426,585.88	-40.01
2236-0000	Accounts Payable	4,134.38	7.68	-386.50	-0.04
2246-0000	Prepaid Rents	-6,772.76	-12.58	-1,913.38	-0.18
2249-0000	Accrued Other	8,494.91	15.78	6,882.39	0.65
2250-0000	Tenant Security Dep	-198.27	-0.37	-760.23	-0.07
2251-1000	Accrued Interest	-3,707.00	-6.89	-3,707.00	-0.35
2305-0000	Sales Tax Payable	778.31	1.45	-1,328.01	-0.12
2308-0000	Unearned Revenue - Current	0.00	0.00	-246,327.00	-23.10
2310-0000	Bonds Payable - Current	0.00	0.00	-157,828.85	-14.80
2408-0000	Unearned Revenue - Noncurrent	0.00	0.00	-307,911.04	-28.88
2410-0000	Bond Payable - Noncurrent	0.00	0.00	-2,645,414.25	-248.12
	Total Adjustments	**28,805.04**	**53.52**	**2,939,442.12**	**275.69**
	Cash Flow	**-25,757.34**	**53.52**	**-452,797.27**	**-11.09**

	Period to Date	Beginning Balance	Ending Balance	Difference
1110-0000	Cash - Operating	0.00	0.00	0.00
1110-1000	Cash - Prime Meridian	0.00	0.00	0.00
1110-4000	Cash - Hancock Bank	193,782.44	168,025.10	-25,757.34
1112-0000	Cash - Accounts Closed	0.00	0.00	0.00
1120-0000	Cash - Security Deposit	0.00	0.00	0.00
1121-0000	Cash-Clearing	0.00	0.00	0.00
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1150-0000	Reserve Fund Cash - Restricted	0.00	0.00	0.00
1150-4000	Reserve Fund - Hancock	0.00	0.00	0.00
1155-0000	Sinking Fund Cash-Restricted	0.00	0.00	0.00
1155-4000	Sinking Fund -Cash-Hancock	0.00	0.00	0.00
1170-0000	FLGIT Account	0.00	0.00	0.00
1175-0000	SPIA	0.00	0.00	0.00
	Total Cash	**193,982.44**	**168,225.10**	**-25,757.34**

	Year to Date	Beginning Balance	Ending Balance	Difference
1110-0000	Cash - Operating	0.00	0.00	0.00
1110-1000	Cash - Prime Meridian	0.00	0.00	0.00
1110-4000	Cash - Hancock Bank	220,789.55	168,025.10	-52,764.45
1112-0000	Cash - Accounts Closed	0.00	0.00	0.00
1120-0000	Cash - Security Deposit	0.00	0.00	0.00
1121-0000	Cash-Clearing	0.00	0.00	0.00
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1150-0000	Reserve Fund Cash - Restricted	0.00	0.00	0.00
1150-4000	Reserve Fund - Hancock	26,622.52	0.00	-26,622.52
1155-0000	Sinking Fund Cash-Restricted	0.00	0.00	0.00
1155-4000	Sinking Fund -Cash-Hancock	373,410.30	0.00	-373,410.30
1170-0000	FLGIT Account	0.00	0.00	0.00
1175-0000	SPIA	0.00	0.00	0.00
	Total Cash	**621,022.37**	**168,225.10**	**-452,797.27**

LCRDA - OPERATING ACCOUNT

Bank Reconcilation Report

9/30/2014

Balance Per Bank Statement as of 9/30/2014	**190,424.13**
Outstanding Checks	

Check Date	Check Number	Payee	Amount
9/5/2014	10022014	utltal - City of Tallahassee	-354.31
9/5/2014	10022014	utltal - City of Tallahassee	-9.26
9/5/2014	10022014	utltal - City of Tallahassee	-87.05
9/5/2014	10022014	utltal - City of Tallahassee	-380.04
9/5/2014	10022014	utltal - City of Tallahassee	-497.35
9/5/2014	10022014	utltal - City of Tallahassee	-305.56
9/5/2014	10022014	utltal - City of Tallahassee	-753.48
9/5/2014	10022014	utltal - City of Tallahassee	-3,376.51
9/5/2014	10022014	utltal - City of Tallahassee	-2,517.55
9/5/2014	10022014	utltal - City of Tallahassee	-360.08
9/5/2014	10022014	utltal - City of Tallahassee	-1,629.07
9/29/2014	1378	comcast - COMCAST	-195.80
9/29/2014	1379	elecsupp - City Electric Supply Co.	-28.81
9/29/2014	1380	ewing - EWING IRRIGATION PRODUCTS INC.	-167.49
9/29/2014	1381	gaflburg - Georgia- Florida Burglar Alarm Company,	-220.00
9/29/2014	1382	ipgraing - Grainger	-5.52
9/29/2014	1383	lowes - Lowes's Business Account	-9.41
9/29/2014	1384	metal - Metal Building Services, Inc.	-360.00
9/29/2014	1385	mgttal - Talcor Commercial Real Estate Svc Inc	-7,750.00
9/29/2014	1386	millergl - Miller Glass, Inc.	-2,249.00
9/29/2014	1388	rocksoli - ROCK SOLID TERMITE AND PEST CONTROL	-260.00
9/29/2014	1389	talldemo - Tallahasse Democrat, Inc.	-95.50
9/29/2014	1390	aireserv - Tony Kelly Heating & Air	-787.27
Less:	**Outstanding Checks**		**-22,399.06**
	Reconciled Bank Balance		**168,025.07**

Balance per GL as of 9/30/2014	**168,025.10**

Bank Reconciling Items

Date		Notes	Amount
8/31/2013		rounding diff	-0.03
blank	**Book Reconciling Items**		**-0.03**
	Reconciled Balance Per G/L		**168,025.07**
Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)		**0.00**

Cleared Items:

LCRDA - OPERATING ACCOUNT

10/27/2014

Bank Reconcilation Report

9/30/2014

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
8/6/2014	9022014	utltal - City of Tallahassee	351.63	9/30/2014
8/6/2014	9022014	utltal - City of Tallahassee	9.26	9/30/2014
8/6/2014	9022014	utltal - City of Tallahassee	86.96	9/30/2014
8/6/2014	9022014	utltal - City of Tallahassee	299.28	9/30/2014
8/6/2014	9022014	utltal - City of Tallahassee	2,193.74	9/30/2014
8/6/2014	9022014	utltal - City of Tallahassee	3,023.73	9/30/2014
8/6/2014	9022014	utltal - City of Tallahassee	373.26	9/30/2014
8/6/2014	9022014	utltal - City of Tallahassee	497.35	9/30/2014
8/6/2014	9022014	utltal - City of Tallahassee	1,497.15	9/30/2014
8/6/2014	9022014	utltal - City of Tallahassee	278.70	9/30/2014
8/6/2014	9022014	utltal - City of Tallahassee	687.35	9/30/2014
8/28/2014	1345	bc - Broad and Cassel, P.A.	4,700.00	9/30/2014
8/28/2014	1346	comcast - COMCAST	185.85	9/30/2014
8/28/2014	1347	elsasser - Elsasser's Lock & Key, Inc.	58.50	9/30/2014
8/28/2014	1348	iphome - Home Depot Credit Services	332.76	9/30/2014
8/28/2014	1349	marpan - Marpan Supply Company, Inc.	62.60	9/30/2014
8/28/2014	1350	metal - Metal Building Services, Inc.	180.00	9/30/2014
8/28/2014	1351	opps - DIGITAL OPPS	500.00	9/30/2014
8/28/2014	1352	sempress - SEMINOLE PRESSURE CLEANING CO	2,100.00	9/30/2014
8/28/2014	1353	specicon - SPECIALTY CONTRACTORS OF TALLAHASSEE Inc	51.20	9/30/2014
8/28/2014	1354	talldemo - Tallahasse Democrat, Inc.	98.38	9/30/2014
9/1/2014	9202014	zenith - Zenith Insurance Comapny	264.00	9/30/2014
9/12/2014	9192014	stax - Florida Department of Revenue	497.32	9/30/2014
9/16/2014	1355	absystem - STA of Tallahassee, Inc.	43.98	9/30/2014
9/16/2014	1356	aireserv - Tony Kelly Heating & Air	1,274.55	9/30/2014
9/16/2014	1357	bc - Broad and Cassel, P.A.	4,751.17	9/30/2014
9/16/2014	1358	centuryl - CENTURY LINK	223.36	9/30/2014
9/16/2014	1359	centuryl - CENTURY LINK	49.47	9/30/2014
9/16/2014	1360	classoci - C&L Associates Commercial Cleaning	4,648.06	9/30/2014
9/16/2014	1361	elecsupp - City Electric Supply Co.	80.03	9/30/2014
9/16/2014	1362	elsasser - Elsasser's Lock & Key, Inc.	7.82	9/30/2014
9/16/2014	1363	hancdt - Hancock Bank	560.12	9/30/2014
9/16/2014	1364	heinzbro - Heinz Brothers Nurseries, INC.	4,094.02	9/30/2014
9/16/2014	1365	iphdsup - HD Supply Facilities Maintenance	156.48	9/30/2014
9/16/2014	1366	iphome - Home Depot Credit Services	74.53	9/30/2014
9/16/2014	1367	johnston - Johnstone Supply	26.76	9/30/2014
9/16/2014	1368	lcboc - LEON COUNTY BD OF COMMISSIONER	1,955.74	9/30/2014
9/16/2014	1369	lightman - LIGHTMAN LIGHTING & ELECTRICAL INC	669.95	9/30/2014
9/16/2014	1370	marpan - Marpan Supply Company, Inc.	74.00	9/30/2014
9/16/2014	1371	mgttal - Talcor Commercial Real Estate Svc Inc	7,750.00	9/30/2014
9/16/2014	1372	mowrey - Mowrey Elevator Company of Florida, Inc.	165.00	9/30/2014
9/16/2014	1373	nwrdc - Florida State University	652.00	9/30/2014
9/16/2014	1374	sonitrol - Sonitrol of Tallahassee, Inc.	170.00	9/30/2014
9/16/2014	1375	talladem - Tallahassee Media Group	98.35	9/30/2014
9/16/2014	1376	vallie - VALLIE STEWART	145.71	9/30/2014
Total Cleared Checks			**46,000.12**	

LCRDA - OPERATING ACCOUNT

10/27/2014

Bank Reconcilation Report

9/30/2014

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
9/2/2014	208		13,758.83	9/30/2014
9/10/2014	196	:CHECKscan Deposit	4,843.64	9/30/2014
9/12/2014	197	:CHECKscan Deposit	4,889.86	9/30/2014
9/17/2014	198	:CHECKscan Deposit	1,462.69	9/30/2014
9/18/2014	199	:CHECKscan Deposit	1,493.20	9/30/2014
9/24/2014	200	:CHECKscan Deposit	10,719.57	9/30/2014
9/26/2014	201	:CHECKscan Deposit	3,698.28	9/30/2014
9/26/2014	202	:CHECKscan Deposit	258.49	9/30/2014
Total Cleared Deposits			**41,124.56**	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
9/30/2014	JE 15273	Interest income on bank accts	16.65	9/30/2014
9/30/2014	JE 15275	Payroll for Sept 2014	-10,378.23	9/30/2014
9/30/2014	JE 15279	Benefits - 9.14	-1,183.34	9/30/2014
9/30/2014	JE 15282	payroll taxes Sept for Sept	-2,252.76	9/30/2014
9/30/2014	JE 15283	payroll taxes Sept for Sept	-2,252.74	9/30/2014
Total Cleared Other Items			**-16,050.42**	

Hancock Bank

P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

EQUAL HOUSING LENDER

FDIC

Hancock Bank, a trade name of Whitney Bank

Statements Dates
09/01/2014 - 09/30/2014

Account Number:

Images:
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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

Checking Account Summary

PREVIOUS BALANCE	211,350.11	AVERAGE BALANCE	202,609.78
+ 11 CREDITS	41,124.56	YTD INTEREST PAID	194.77
- 51 DEBITS	62,067.19		
- SERVICE CHARGES	.00		
+ INTEREST PAID	16.65		
ENDING BALANCE	190,424.13		

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

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• Deposits and Other Credits

Date	Amount	Description
09/02	3,026.70	MISC PAY GSA TREAS 310 014245003137176CCD
09/02	10,168.58	MISC PAY GSA TREAS 310 014245003137178CCD
09/05	283.31	MISC PAY 1400 TREAS 310 014248004050164CCD
09/11	4,843.64	Settlement TALCOR Commercia 014254004956716CCD
09/15	4,889.86	Settlement TALCOR Commercia 014258005478219CCD
09/18	1,462.69	Settlement TALCOR Commercia 014261006106998CCD
09/19	1,493.20	Settlement TALCOR Commercia 014262006286196CCD
09/24	280.24	MISC PAY 1400 TREAS 310 014267006955162CCD
09/25	10,719.57	Settlement TALCOR Commercia 014268007153792CCD
09/29	3,698.28	Settlement TALCOR Commercia 014272007646184CCD
09/30	258.49	Settlement TALCOR Commercia 014273007886695CCD
09/30	16.65	IOD INTEREST PAID

• Checks

Date	Serial	Amount	Date	Serial	Amount
09/02	1345	4,700.00	09/19	1355	43.98
09/08	1346	185.85	09/19	1356	1,274.55
09/03	1347	58.50	09/18	1357	4,751.17
09/04	1348	332.76	09/22	1358	223.36
09/03	1349	62.60	09/22	1359	49.47
09/03	1350	180.00	09/19	1360	4,648.06
09/04	1351	500.00	09/25	1361	80.03
09/04	1352	2,100.00	09/19	1362	7.82
09/08	1353	51.20	09/22	1363	560.12
09/03	1354	98.38	09/24	1364	4,094.02

6254

Hancock Bank

P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

EQUAL HOUSING LENDER

FDIC

Hancock Bank, a trade name of Whitney Bank

Statements Dates
09/01/2014 - 09/30/2014

Account Number:

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

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- **Checks**

Date	Serial	Amount
09/24	1365	156.48
09/22	1366	74.53
09/22	1367	26.76
09/23	1368	1,955.74
09/19	1369	669.95
09/22	1370	74.00
09/22	1371	7,750.00
09/23	1372	165.00
09/24	1373	652.00
09/19	1374	170.00
09/22	1375	98.35
09/22	1376	145.71

- **Other Debits**

Date	Amount	Description
09/03	9.26	PAYMENT CITYOFTALBKDRAFT 014246003464904PPD
09/03	86.96	PAYMENT CITYOFTALBKDRAFT 014246003464909PPD
09/03	278.70	PAYMENT CITYOFTALBKDRAFT 014246003464922PPD
09/03	299.28	PAYMENT CITYOFTALBKDRAFT 014246003464912PPD
09/03	351.63	PAYMENT CITYOFTALBKDRAFT 014246003464901PPD
09/03	373.26	PAYMENT CITYOFTALBKDRAFT 014246003464917PPD
09/03	497.35	PAYMENT CITYOFTALBKDRAFT 014246003464919PPD
09/03	687.35	PAYMENT CITYOFTALBKDRAFT 014246003464926PPD
09/03	1,497.15	PAYMENT CITYOFTALBKDRAFT 014246003464921PPD
09/03	2,193.74	PAYMENT CITYOFTALBKDRAFT 014246003464914PPD
09/03	3,023.73	PAYMENT CITYOFTALBKDRAFT 014246003464915PPD
09/12	591.67	ACH 1006 NRS 014255005195868PPD
09/12	5,189.11	QUICKBOOKS INTUIT PAYROLL S 014255005196121CCD
09/15	2,252.76	USATAXPYMT IRS 014258005473501CCD
09/19	497.32	C01 FLA DEPT REVENUE 014262006285700CCD
09/23	264.00	PREM PYMNT ZENITH 014266006759905CCD
09/29	2,252.74	USATAXPYMT IRS 014272007623660CCD
09/29	5,189.12	QUICKBOOKS INTUIT PAYROLL S 014272007625946CCD
09/30	591.67	ACH 1006 NRS 014273007924308PPD

- **Balance By Date**

Date	Balance
08/31	211,350.11
09/02	219,845.39
09/03	210,147.50
09/04	207,214.74
09/05	207,498.05
09/08	207,261.00
09/11	212,104.64
09/12	206,323.86
09/15	208,960.96
09/18	205,672.48
09/19	199,854.00
09/22	190,851.70
09/23	188,466.96
09/24	183,844.70
09/25	194,484.24
09/29	190,740.66
09/30	190,424.13

Payment Detail

Bank=inn1104 AND mm/yy=09/2014-09/2014 AND Check Date=09/01/2014-09/30/2014 AND All Checks=Yes AND Include Voids=All Checks

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
1355 (inn1104) - STA of Tallahassee, Inc. (absystem) - 09/16/14 (09/14)				
Contract # L3540-SCQC110026-01	P-86967	knight	43.98	55300000 - Copies
Total 1355 (inn1104) - STA of Tallahassee, Inc. (absystem) - 09/16/14 (09/14)			**43.98**	
1356 (inn1104) - Tony Kelly Heating & Air (aireserv) - 09/16/14 (09/14)				
tripped on high pressure. reset drive and tested operation	P-86941	famu	150.00	51800000 - HVAC Repair
repair bad condensing pump on mini split system	P-86975	famu	427.50	51800000 - HVAC Repair
remove water from drain pan and evacuate drain line	P-86976	morgan	93.75	51800000 - HVAC Repair
HVAC Repair	P-87072	famu	603.30	51800000 - HVAC Repair
Total 1356 (inn1104) - Tony Kelly Heating & Air (aireserv) - 09/16/14 (09/14)			**1,274.55**	
1357 (inn1104) - Broad and Cassel, P.A. (bc) - 09/16/14 (09/14)				
Client/Matter#:44809.0001	P-86964	inn-tic	4,700.00	55750000 - Professional Fees
Client/Matter#:44809.0001	P-86964	inn-tic	51.17	55920000 - Non CAM Professional Fees
Total 1357 (inn1104) - Broad and Cassel, P.A. (bc) - 09/16/14 (09/14)			**4,751.17**	
1358 (inn1104) - CENTURY LINK (centuryl) - 09/16/14 (09/14)				
437850207 08/2014	P-86939	johnson	223.36	55200000 - Phone Service
Total 1358 (inn1104) - CENTURY LINK (centuryl) - 09/16/14 (09/14)			**223.36**	
1359 (inn1104) - CENTURY LINK (centuryl) - 09/16/14 (09/14)				
433132824 08/2014	P-86940	collins	49.47	55200000 - Phone Service
Total 1359 (inn1104) - CENTURY LINK (centuryl) - 09/16/14 (09/14)			**49.47**	
1360 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 09/16/14 (09/14)				
Srvc 09/01-30/2014	P-86970	johnson	1,094.50	54500000 - Janitorial Service
Srvc 09/01-30/2014	P-86970	morgan	1,730.45	54500000 - Janitorial Service
Srvc 09/01-30/2014	P-86970	collins	659.68	54500000 - Janitorial Service
Srvc 09/01-30/2014	P-86970	famu	985.77	54500000 - Janitorial Service
Srvc 09/01-30/2014	P-86970	knight	177.66	54500000 - Janitorial Service
Total 1360 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 09/16/14 (09/14)			**4,648.06**	

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1361 (inn1104) - City Electric Supply Co. (elecsupp) - 09/16/14 (09/14)				
timer for lights	P-86966	collins	80.03	51250000 - Electric Supplies
Total 1361 (inn1104) - City Electric Supply Co. (elecsupp) - 09/16/14 (09/14)			**80.03**	
1362 (inn1104) - Elsasser's Lock & Key, Inc. (elsasser) - 09/16/14 (09/14)				
additional keys for tenant in knight center	P-86942	knight	7.82	52100000 - Locks & Keys Repairs
Total 1362 (inn1104) - Elsasser's Lock & Key, Inc. (elsasser) - 09/16/14 (09/14)			**7.82**	
1363 (inn1104) - Hancock Bank (hancdt) - 09/16/14 (09/14)				
Acct:4802-3900-0048-5687 08/2014	P-86963	knight	30.00	55860000 - Marketing/PR
Acct:4802-3900-0048-5687 08/2014	P-86963	knight	9.66	55650000 - Office Supplies
Acct:4802-3900-0048-5687 08/2014	P-86963	knight	23.59	55650000 - Office Supplies
Acct:4802-3900-0048-5687 08/2014	P-86963	knight	104.66	55870000 - General Authority Expense
Acct:4802-3900-0048-5687 08/2014	P-86963	knight	419.58	55940000 - Travel
Acct:4802-3900-0048-5687 08/2014	P-86963	knight	-62.37	55940000 - Travel
4802-3900-0051-6291 08/2014	P-87284	knight	35.00	55680000 - Dues/Seminars
Total 1363 (inn1104) - Hancock Bank (hancdt) - 09/16/14 (09/14)			**560.12**	
1364 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 09/16/14 (09/14)				
Grounds Maintenance	P-87248	morgan	291.38	54600000 - Landscaping Service
Grounds Maintenance	P-87248	johnson	356.12	54600000 - Landscaping Service
Grounds Maintenance	P-87248	collins	701.41	54600000 - Landscaping Service
Grounds Maintenance	P-87248	knight	641.53	54600000 - Landscaping Service
Grounds Maintenance	P-87248	inn-tic	538.88	54600000 - Landscaping Service
Grounds Maintenance	P-87248	inn-tic	355.43	54620000 - Non CAM Landscaping
Grounds Maintenance	P-87249	famu	1,209.27	54600000 - Landscaping Service
Total 1364 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 09/16/14 (09/14)			**4,094.02**	
1365 (inn1104) - HD Supply Facilities Maintenance (iphdsup) - 09/16/14 (09/14)				
flush valve for toilet	P-86969	fuqua	156.48	52350000 - Plumbing Supplies
Total 1365 (inn1104) - HD Supply Facilities Maintenance (iphdsup) - 09/16/14 (09/14)			**156.48**	
1366 (inn1104) - Home Depot Credit Services (iphome) - 09/16/14 (09/14)				

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potting soil for plants in Johnson	P-86989	johnson	11.29	51900000 - Landscaping Supplies
supplies for attaching nosing to steps	P-86990	fuqua	51.89	51610000 - Exterior Building Supplies
picture hanging supplies	P-86991	knight	11.35	52950000 - Other Supplies
Total 1366 (inn1104) - Home Depot Credit Services (iphome) - 09/16/14 (09/14)			**74.53**	
1367 (inn1104) - Johnstone Supply (johnston) - 09/16/14 (09/14)				
filters for make up air intake	P-86968	famu	26.76	51850000 - HVAC Supplies
Total 1367 (inn1104) - Johnstone Supply (johnston) - 09/16/14 (09/14)			**26.76**	
1368 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lcboc) - 09/16/14 (09/14)				
09/14 Health Insurance	P-86943	knight	480.02	44060000 - Employee Benefits-Authority
09/14 Health Insurance	P-86943	knight	53.34	44030000 - Clerical Salary-Authority
09/14 Insurance- Knight	P-86945	knight	1,280.14	44060000 - Employee Benefits-Authority
09/14 Insurance- Knight	P-86945	knight	142.24	44030000 - Clerical Salary-Authority
Total 1368 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lcboc) - 09/16/14 (09/14)			**1,955.74**	
1369 (inn1104) - LIGHTMAN LIGHTING & ELECTRICAL INC (lightman) - 09/16/14 (09/14)				
repair large groung flood lamp from pole light.	P-86935	collins	479.95	51380000 - Parking Lot Poles
rebuild ground level bollard lights	P-86938	fuqua	190.00	51200000 - Electric Repairs
Total 1369 (inn1104) - LIGHTMAN LIGHTING & ELECTRICAL INC (lightman) - 09/16/14 (09/14)			**669.95**	
1370 (inn1104) - Marpan Supply Company, Inc. (marpan) - 09/16/14 (09/14)				
Srvc for 09/14	P-86944	morgan	33.30	46350000 - Refuse Collection
Srvc for 09/14	P-86944	johnson	40.70	46350000 - Refuse Collection
Total 1370 (inn1104) - Marpan Supply Company, Inc. (marpan) - 09/16/14 (09/14)			**74.00**	
1371 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 09/16/14 (09/14)				
08/14 Property Mgt Fee	P-86933	famu	1,069.75	61100000 - Management Fees TALCOR
08/14 Property Mgt Fee	P-86933	inn-tic	531.85	61100000 - Management Fees TALCOR
08/14 Property Mgt Fee	P-86933	knight	212.74	61100000 - Management Fees TALCOR
08/14 Property Mgt Fee	P-86933	morgan	1,116.88	61100000 - Management Fees TALCOR
08/14 Property Mgt Fee	P-86933	johnson	1,276.42	61110000 - Management Fees-NonCAM
08/14 Property Mgt Fee	P-86933	phipps	638.22	61100000 - Management Fees TALCOR
08/14 Property Mgt Fee	P-86933	collins	904.14	61100000 - Management Fees TALCOR

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08/14 Accpunting/Reporting Mgt Fee	P-86934	famu	316.96	61100000 - Management Fees TALCOR
08/14 Accpunting/Reporting Mgt Fee	P-86934	inn-tic	191.25	61100000 - Management Fees TALCOR
08/14 Accpunting/Reporting Mgt Fee	P-86934	knight	76.50	61100000 - Management Fees TALCOR
08/14 Accpunting/Reporting Mgt Fee	P-86934	collins	325.13	61100000 - Management Fees TALCOR
08/14 Accpunting/Reporting Mgt Fee	P-86934	morgan	401.63	61100000 - Management Fees TALCOR
08/14 Accpunting/Reporting Mgt Fee	P-86934	johnson	459.02	61110000 - Management Fees-NonCAM
08/14 Accpunting/Reporting Mgt Fee	P-86934	phipps	229.51	61100000 - Management Fees TALCOR
Total 1371 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 09/16/14 (09/14)			**7,750.00**	
1372 (inn1104) - Mowrey Elevator Company of Florida, Inc. (mowrey) - 09/16/14 (09/14)				
8181 09/2014	P-86972	johnson	82.50	54100000 - Elevator Service
#8180 09/2014 Srvc	P-86977	fuqua	28.88	54100000 - Elevator Service
#8180 09/2014 Srvc	P-86977	fuqua	53.62	54120000 - Elevator Service-NonCAM
Total 1372 (inn1104) - Mowrey Elevator Company of Florida, Inc. (mowrey) - 09/16/14 (09/14)			**165.00**	
1373 (inn1104) - Florida State University (nwrdc) - 09/16/14 (09/14)				
Internet charges- NON CAM	P-86973	inn-tic	326.00	55230000 - Internet Charge-NonCAM
Internet charges- NON CAM	P-86974	inn-tic	326.00	55230000 - Internet Charge-NonCAM
Total 1373 (inn1104) - Florida State University (nwrdc) - 09/16/14 (09/14)			**652.00**	
1374 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 09/16/14 (09/14)				
Srvc 09/01-30/2014, Customer# R1M150181	P-86937	collins	170.00	54800000 - Security
Total 1374 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 09/16/14 (09/14)			**170.00**	
1375 (inn1104) - Tallahassee Media Group (talladem) - 09/16/14 (09/14)				
Customer# C69347 SRVC 08/04-31/2014	P-86971	inn-tic	98.35	55960000 - Other Administration Costs
Total 1375 (inn1104) - Tallahassee Media Group (talladem) - 09/16/14 (09/14)			**98.35**	
1376 (inn1104) - VALLIE STEWART (vallie) - 09/16/14 (09/14)				
09/2014 petty cash	P-86965	knight	145.71	55870000 - General Authority Expense
Total 1376 (inn1104) - VALLIE STEWART (vallie) - 09/16/14 (09/14)			**145.71**	
1377 (inn1104) - Tony Kelly Heating & Air (aireserv) - 09/29/14 (09/14) (Voided)				
remove 12' section of damaged ductwork, replaced	P-87509	collins	352.50	51800000 - HVAC Repair

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Total 1377 (inn1104) - Tony Kelly Heating & Air (aireserv) - 09/29/14 (09/14) (Voided)			**352.50**	
1377 (inn1104) - Tony Kelly Heating & Air (aireserv) - 09/29/14 (09/14) (Voider)				
remove 12' section of damaged ductwork, replaced	P-87509	collins	-352.50	51800000 - HVAC Repair
replace broken exhaust fan belt, sealed chemical hood	P-87544	collins	-234.07	51800000 - HVAC Repair
Total 1377 (inn1104) - Tony Kelly Heating & Air (aireserv) - 09/29/14 (09/14) (Voider)			**-586.57**	
1377 (inn1104) - Tony Kelly Heating & Air (aireserv) - 09/29/14 (09/14) (Voided)				
replace broken exhaust fan belt, sealed chemical hood	P-87544	collins	234.07	51800000 - HVAC Repair
replaced defrost board	P-87546	famu	220.70	51800000 - HVAC Repair
Total 1377 (inn1104) - Tony Kelly Heating & Air (aireserv) - 09/29/14 (09/14) (Voided)			**454.77**	
1377 (inn1104) - Tony Kelly Heating & Air (aireserv) - 09/29/14 (09/14) (Voider)				
replaced defrost board	P-87546	famu	-220.70	51800000 - HVAC Repair
Total 1377 (inn1104) - Tony Kelly Heating & Air (aireserv) - 09/29/14 (09/14) (Voider)			**-220.70**	
1378 (inn1104) - COMCAST (comcast) - 09/29/14 (09/14)				
monthly Srvc 09/2014	P-87543	inn-tic	115.77	55200000 - Phone Service
monthly Srvc 09/2014	P-87543	knight	80.03	55220000 - Internet Charge
Total 1378 (inn1104) - COMCAST (comcast) - 09/29/14 (09/14)			**195.80**	
1379 (inn1104) - City Electric Supply Co. (elecsupp) - 09/29/14 (09/14)				
photo cell for entry way light	P-87545	inn-tic	28.81	51200000 - Electric Repairs
Total 1379 (inn1104) - City Electric Supply Co. (elecsupp) - 09/29/14 (09/14)			**28.81**	
1380 (inn1104) - EWING IRRIGATION PRODUCTS INC. (ewing) - 09/29/14 (09/14)				
Irrigation- CAM	P-87513	fuqua	58.62	52450000 - Irrigation Repairs
Irrigation- NON CAM	P-87513	fuqua	108.87	52455000 - Irrigation Repairs-NonCAM
Total 1380 (inn1104) - EWING IRRIGATION PRODUCTS INC. (ewing) - 09/29/14 (09/14)			**167.49**	
1381 (inn1104) - Georgia- Florida Burglar Alarm Company, (gaflburg) - 09/29/14 (09/14)				
Srvc call on 09/12/14	P-87542	morgan	220.00	54800000 - Security
Total 1381 (inn1104) - Georgia- Florida Burglar Alarm Company, (gaflburg) - 09/29/14 (09/14)			**220.00**	

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1382 (inn1104) - Grainger (ipgraing) - 09/29/14 (09/14)				
Exterminating	P-87515	morgan	5.52	54300000 - Exterminating
Total 1382 (inn1104) - Grainger (ipgraing) - 09/29/14 (09/14)			**5.52**	
1383 (inn1104) - Lowes's Business Account (lowes) - 09/29/14 (09/14)				
bee and wasp spray	P-87547	inn-tic	9.41	54300000 - Exterminating
Total 1383 (inn1104) - Lowes's Business Account (lowes) - 09/29/14 (09/14)			**9.41**	
1384 (inn1104) - Metal Building Services, Inc. (metal) - 09/29/14 (09/14)				
Exterior Building Maintenance	P-87508	famu	90.00	51600000 - Exterior Building Maintenance
Exterior Building Maintenance	P-87508	collins	90.00	51600000 - Exterior Building Maintenance
Exterior Building Maintenance	P-87508	johnson	45.00	51600000 - Exterior Building Maintenance
Exterior Building Maintenance	P-87508	morgan	45.00	51600000 - Exterior Building Maintenance
Exterior Building Maintenance	P-87508	phipps	90.00	51600000 - Exterior Building Maintenance
Total 1384 (inn1104) - Metal Building Services, Inc. (metal) - 09/29/14 (09/14)			**360.00**	
1385 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 09/29/14 (09/14)				
09/14 Management Fee	P-87510	famu	1,069.75	61100000 - Management Fees TALCOR
09/14 Management Fee	P-87510	inn-tic	531.85	61100000 - Management Fees TALCOR
09/14 Management Fee	P-87510	knight	212.74	61100000 - Management Fees TALCOR
09/14 Management Fee	P-87510	collins	904.14	61100000 - Management Fees TALCOR
09/14 Management Fee	P-87510	morgan	1,116.88	61100000 - Management Fees TALCOR
09/14 Management Fee	P-87510	johnson	1,276.42	61110000 - Management Fees-NonCAM
09/14 Management Fee	P-87510	phipps	638.22	61100000 - Management Fees TALCOR
09/14 Accounting Fee	P-87511	famu	316.96	61100000 - Management Fees TALCOR
09/14 Accounting Fee	P-87511	inn-tic	191.25	61100000 - Management Fees TALCOR
09/14 Accounting Fee	P-87511	knight	76.50	61100000 - Management Fees TALCOR
09/14 Accounting Fee	P-87511	collins	325.13	61100000 - Management Fees TALCOR
09/14 Accounting Fee	P-87511	morgan	401.63	61100000 - Management Fees TALCOR
09/14 Accounting Fee	P-87511	johnson	459.02	61110000 - Management Fees-NonCAM
09/14 Accounting Fee	P-87511	phipps	229.51	61100000 - Management Fees TALCOR
Total 1385 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 09/29/14 (09/14)			**7,750.00**	
1386 (inn1104) - Miller Glass, Inc. (millergl) - 09/29/14 (09/14)				

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materials and labor to install glass store front door	P-87516	morgan	2,249.00	51600000 - Exterior Building Maintenance
Total 1386 (inn1104) - Miller Glass, Inc. (millergl) - 09/29/14 (09/14)			**2,249.00**	
1387 (inn1104) - OFFICE DEPOT CARD PLAN (officede) - 09/29/14 (09/14) (Voided)				
misc office supplies	P-87514	knight	119.15	55650000 - Office Supplies
Total 1387 (inn1104) - OFFICE DEPOT CARD PLAN (officede) - 09/29/14 (09/14) (Voided)			**119.15**	
1387 (inn1104) - OFFICE DEPOT CARD PLAN (officede) - 09/29/14 (09/14) (Voider)				
misc office supplies	P-87514	knight	-119.15	55650000 - Office Supplies
Total 1387 (inn1104) - OFFICE DEPOT CARD PLAN (officede) - 09/29/14 (09/14) (Voider)			**-119.15**	
1388 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksoli) - 09/29/14 (09/14)				
Pest Control Srvc	P-87512	famu	55.00	54300000 - Exterminating
Pest Control Srvc	P-87512	collins	55.00	54300000 - Exterminating
Pest Control Srvc	P-87512	knight	25.00	54300000 - Exterminating
v	P-87512	johnson	45.00	54300000 - Exterminating
Pest Control Srvc	P-87512	morgan	45.00	54300000 - Exterminating
Pest Control Srvc	P-87512	phipps	35.00	54300000 - Exterminating
Total 1388 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksoli) - 09/29/14 (09/14)			**260.00**	
1389 (inn1104) - Tallahasse Democrat, Inc. (talldemo) - 09/29/14 (09/14)				
Ad# 9413080	P-87654	inn-tic	95.50	55960000 - Other Administration Costs
Total 1389 (inn1104) - Tallahasse Democrat, Inc. (talldemo) - 09/29/14 (09/14)			**95.50**	
1390 (inn1104) - Tony Kelly Heating & Air (aireserv) - 09/29/14 (09/14)				
remove 12' section of damaged ductwork, replaced	P-87509	collins	352.50	51800000 - HVAC Repair
replace broken exhaust fan belt, sealed chemical hood	P-87544	collins	234.07	51800000 - HVAC Repair
Replaced Deforst Board	P-87674	famu	200.70	51800000 - HVAC Repair
Total 1390 (inn1104) - Tony Kelly Heating & Air (aireserv) - 09/29/14 (09/14)			**787.27**	
9192014 (inn1104) - Florida Department of Revenue (stax) - 09/12/14 (09/14)				
08/14 Stax- IP	P-87022	collins	346.48	23050000 - Sales Tax Payable
08/14 Stax- IP	P-87022	collins	-8.66	33150000 - Sales Tax Discount
08/14 Stax- IP	P-87022	morgan	163.59	23050000 - Sales Tax Payable

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08/14 Stax- IP	P-87022	morgan	-4.09	33150000 - Sales Tax Discount
Total 9192014 (inn1104) - Florida Department of Revenue (stax) - 09/12/14 (09/14)			**497.32**	
9202014 (inn1104) - Zenith Insurance Comapny (zenith) - 09/01/14 (09/14)				
Workers Compensation-Policy Z073003901	P-87082	knight	264.00	44050000 - Worker's Compensation-Authority
Total 9202014 (inn1104) - Zenith Insurance Comapny (zenith) - 09/01/14 (09/14)			**264.00**	
10022014 (inn1104) - City of Tallahassee (utltal) - 09/05/14 (09/14)				
0721285610 09/2014	P-86978	fuqua	124.01	46400000 - Water/Sewer
0721285610 09/2014	P-86978	fuqua	230.30	46420000 - Non CAM Water/Sewer
1721285610 09/2014	P-86979	inn-tic	9.26	46050000 - Electric
3588865610 09/2014	P-86980	inn-tic	13.34	46050000 - Electric
3588865610 09/2014	P-86980	inn-tic	73.71	46480000 - Irrigation - Utility
6621285610 09/2014	P-86981	morgan	380.04	46050000 - Electric
7621285610 09/2014	P-86982	fuqua	17.19	46480000 - Irrigation - Utility
7621285610 09/2014	P-86982	fuqua	31.92	46490000 - Irrigation-NonCAM
7621285610 09/2014	P-86982	morgan	201.71	46350000 - Refuse Collection
7621285610 09/2014	P-86982	johnson	246.53	46350000 - Refuse Collection
8621285610 09/2014	P-86983	knight	199.37	46050000 - Electric
8621285610 09/2014	P-86983	knight	33.58	46400000 - Water/Sewer
8621285610 09/2014	P-86983	knight	45.32	46500000 - Stormwater
8621285610 09/2014	P-86983	knight	27.29	46600000 - Fire Service - Utility
9621285610 09/2014	P-86984	morgan	792.15	46050000 - Electric
9621285610 09/2014	P-86984	morgan	-38.67	46220000 - Demand Credit
6370545953 09/2014	P-86985	collins	2,860.72	46050000 - Electric
6370545953 09/2014	P-86985	collins	159.52	46400000 - Water/Sewer
6370545953 09/2014	P-86985	collins	217.83	46500000 - Stormwater
6370545953 09/2014	P-86985	collins	113.87	46500000 - Stormwater
6370545953 09/2014	P-86985	collins	24.57	46480000 - Irrigation - Utility
5764754002 09/2014	P-86986	johnson	2,517.55	46070000 - Electric - NonCam
4621285610 09/2014	P-86987	morgan	360.08	46050000 - Electric
8559156780 09/2014	P-86988	morgan	1,629.07	46050000 - Electric
Total 10022014 (inn1104) - City of Tallahassee (utltal) - 09/05/14 (09/14)			**10,270.26**	

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50,831.48

Deposit Register

For Period = Sep 2014

Name	Property	Unit	Tenant	Period	Date	Amount	Check #
(inn1104) - 196 09/10/2014							
Fl Commerce- Elevator Pi	knight			09-2014	9/10/2014	500.00	042104731003
Semional Pressure Cleani	inn-tic			09-2014	9/10/2014	87.00	1103
Florida State University	morgan	102	fcrc2013	09-2014	9/10/2014	1,495.92	00619033
NANOSTRATA, INC.	knight	110	ip-nano	09-2014	9/10/2014	495.58	002051
Danfoss Turbocor Compressors, Inc.	morgan	115	dan-mgn	09-2014	9/10/2014	2,086.39	00032234
INSTITUTE OF SCIENCE & PUBLIC AFFAII	morgan	131	ispa	09-2014	9/10/2014	178.75	00619033
Total (inn1104) - 196 09/10/2014						**4,843.64**	
(inn1104) - 197 09/12/2014							
marpan Supply	knight			09-2014	9/11/2014	250.00	046604
BUC TECHNOLOGIES, LLC	knight	114	ip-buc	09-2014	9/11/2014	1,014.86	001113
CENTER FOR BIOMEDICAL & TOXICOLOG	morgan	226-235	cbtr	09-2014	9/11/2014	3,625.00	00619358
Total (inn1104) - 197 09/12/2014						**4,889.86**	
(inn1104) - 198 09/17/2014							
CENTER FOR INFORMATION MANAGEMEI	morgan	214.215	cimes	09-2014	9/17/2014	1,462.69	00620184
Total (inn1104) - 198 09/17/2014						**1,462.69**	
(inn1104) - 199 09/18/2014							
STATE OF FLORIDA DEPARTMENT OF AGI	collins	25	ip-dacs	09-2014	9/18/2014	1,493.20	5402443280
Total (inn1104) - 199 09/18/2014						**1,493.20**	
(inn1104) - 200 09/24/2014							
DEPARTMENT OF TRANSPORTATION	phipps	PHIPPS	ip-dot	09-2014	9/24/2014	10,719.57	5402686750
Total (inn1104) - 200 09/24/2014						**10,719.57**	
(inn1104) - 201 09/26/2014							
Florida A&M University	famu	FAMU	famu	09-2014	9/25/2014	3,698.28	0000148889
Total (inn1104) - 201 09/26/2014						**3,698.28**	
(inn1104) - 202 09/26/2014							
Forensic Data Corp	morgan	210	forensic	09-2014	9/26/2014	258.49	001055
Total (inn1104) - 202 09/26/2014						**258.49**	
(inn1104) - 208 09/02/2014							
United States of America	johnson	NPS-LG	nps-lg	09-2014	9/2/2014	10,168.58	AUTO
United States of America	johnson	NPS-SM	nps-sm	09-2014	9/2/2014	3,590.25	AUTO
Total (inn1104) - 208 09/02/2014						**13,758.83**	
Grand Total						**41,124.56**	

Aged Receivables Report

Detail by Resident
For Selected Properties
Trans through: 9/2014
Age As of: 9/30/2014

Unit	Resident	Charge Code	Total Unpaid Charges	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Prepayments	Balance
collins - INNOVATION PARK-COLLINS BLDG									
124	bingcol	Bing Energy International, LLC	5,808.05	5,159.80	648.25	0.00	0.00	0.00	5,808.05
25	ip-dacs	STATE OF FLORIDA DEPARTMENT OF	15,895.82	5,612.37	5,612.37	0.00	4,671.08	0.00	15,895.82
Total collins			**21,703.87**	**10,772.17**	**6,260.62**	**0.00**	**4,671.08**	**0.00**	**21,703.87**
famu - FAMU BUILDING									
FAMU	famu	Florida A&M University	13,512.15	7,425.23	0.00	6,086.92	0.00	0.00	13,512.15
Total famu			**13,512.15**	**7,425.23**	**0.00**	**6,086.92**	**0.00**	**0.00**	**13,512.15**
fuqua - FUQUA COMPLEX									
FUQUA	fsurf-ca	FSU Research Foundation	2,660.99	2,660.99	0.00	0.00	0.00	0.00	2,660.99
Total fuqua			**2,660.99**	**2,660.99**	**0.00**	**0.00**	**0.00**	**0.00**	**2,660.99**
inn-tic - INNOVATION PARK -TENANTS IN COMMON									
11A	fsucam	FSU	47,761.88	47,761.88	0.00	0.00	0.00	0.00	47,761.88
1D-2D	danfoss	DANFOSS TURBOCOR, INC.	6,341.83	6,341.83	0.00	0.00	0.00	0.00	6,341.83
1E	aval	AVALANCHE PARTNERS	4,203.92	4,203.92	0.00	0.00	0.00	0.00	4,203.92
1F	sunny	SunnyLand Solar RE, LLC	126.86	126.86	0.00	0.00	0.00	0.00	126.86
4G	cent	CENTENNIAL BUILDING	10,729.58	10,729.58	0.00	0.00	0.00	0.00	10,729.58
Total inn-tic			**69,164.07**	**69,164.07**	**0.00**	**0.00**	**0.00**	**0.00**	**69,164.07**
johnson - INNOVATION PARK - JOHNSON BLDG									
100	fsujohn	THE FLORIDA STATE UNIVERSITY	0.00	0.00	0.00	0.00	0.00	-37.12	-37.12
NPS-LG	nps-lg	United States of America	10,168.58	10,168.58	0.00	0.00	0.00	0.00	10,168.58
NPS-SM	nps-sm	United States of America	3,613.53	3,348.31	0.00	0.00	265.22	0.00	3,613.53
Total johnson			**13,782.11**	**13,516.89**	**0.00**	**0.00**	**265.22**	**-37.12**	**13,744.99**
knight - INNOVATION PARK - KNIGHT ADMIN BLDG									
113	bluefuel	Reamonn Soto	1,132.39	0.00	0.00	44.76	1,087.63	0.00	1,132.39
114	ip-buc	BUC TECHNOLOGIES, LLC	19.21	19.21	0.00	0.00	0.00	0.00	19.21
Total knight			**1,151.60**	**19.21**	**0.00**	**44.76**	**1,087.63**	**0.00**	**1,151.60**
morgan - INNOVATION PARK -MORGAN BLDG									
110	nwrdcmgn	Florida State University Board of	5,592.16	2,796.08	2,796.08	0.00	0.00	0.00	5,592.16
130	mgn-famu	FLORIDA A&M UNIVERSITY BOARD	2,559.25	2,559.25	0.00	0.00	0.00	0.00	2,559.25
222	cala1	CENTER FOR ADVANCEMENT OF	1,387.17	1,387.17	0.00	0.00	0.00	0.00	1,387.17
222A	cala2	CENTER FOR ADVANCEMENT OF	568.22	568.22	0.00	0.00	0.00	0.00	568.22
Total morgan			**10,106.80**	**7,310.72**	**2,796.08**	**0.00**	**0.00**	**0.00**	**10,106.80**
Total			**132,081.59**	**110,869.28**	**9,056.70**	**6,131.68**	**6,023.93**	**-37.12**	**132,044.47**

Payables Aging Report

innvtion

Period: 09/2014

As of : 09/30/2014

Payee Code	Payee Name	Invoice Notes	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
accnurse	ACCENT NURSERY INC.													
		l irrigation at new Mor	P-87798	22483	morgan	9/30/2014	5460-0000 Landscaping Service	5756	550.00	550.00	0.00	0.00	0.00	landscape and irrigation at new Morgan entrance
Total accnurse									**550.00**	**550.00**	**0.00**	**0.00**	**0.00**	
aireserv	Tony Kelly Heating & Air													
		HVAC Monthly Srvc	P-87892	22517	morgan	9/30/2014	5447-0000 HVAC Monthly Servic	24242	619.00	619.00	0.00	0.00	0.00	HVAC Monthly Srvc
		Hvac Monthly Srvc	P-87894	22517	knight	9/30/2014	5447-0000 HVAC Monthly Servic	24240	206.00	206.00	0.00	0.00	0.00	Hvac Monthly Srvc
		Hvac Monthly Srvc	P-88395	22617	famu	9/24/2014	5447-0000 HVAC Monthly Servic	24167	2,063.00	2,063.00	0.00	0.00	0.00	Hvac Monthly Srvc
		Hvac Monthly Srvc	P-88426	22628	phipps	9/24/2014	5447-0000 HVAC Monthly Servic	24179	515.90	515.90	0.00	0.00	0.00	Hvac Monthly Srvc
		HVAC Srvc	P-87882	22517	collins	9/19/2014	5447-0000 HVAC Monthly Servic	24071	2,063.00	2,063.00	0.00	0.00	0.00	HVAC Srvc
		: belt for make up air s	P-87893	22517	johnson	9/30/2014	5180-0000 HVAC Repair	24241	37.50	37.50	0.00	0.00	0.00	replace belt for make up air service
		: cooling - replace ther	P-87881	22517	johnson	9/29/2014	5180-0000 HVAC Repair	22577CS	149.00	149.00	0.00	0.00	0.00	unit not cooling - replace thermostat
Total aireserv									**5,653.40**	**5,653.40**	**0.00**	**0.00**	**0.00**	
bc	Broad and Cassel, P.A.													
		Legal Fee	P-87874	22517	inn-tic	9/30/2014	5575-0000 Professional Fees	951200	2,350.00	2,350.00	0.00	0.00	0.00	Legal Fee
		Legal Fee	P-87874	22517	inn-tic	9/30/2014	5592-0000 Non CAM Professiona	951200	2,350.00	2,350.00	0.00	0.00	0.00	Legal Fee
Total bc									**4,700.00**	**4,700.00**	**0.00**	**0.00**	**0.00**	
capawnin	Capital Quality Services													
		:rior Building Maintena	P-87901	22517	morgan	9/26/2014	5160-0000 Exterior Building Mair	121308	757.88	757.88	0.00	0.00	0.00	Exterior Building Maintenance
Total capawnin									**757.88**	**757.88**	**0.00**	**0.00**	**0.00**	
centuryl	CENTURY LINK													
		!4 09/2014, late fee w	P-88448	22636	collins	9/30/2014	5520-0000 Phone Service	33132824 09/201	49.47	49.47	0.00	0.00	0.00	433132824 09/2014
		)7 09/2014, late fee w	P-88451	22636	johnson	9/30/2014	5520-0000 Phone Service	37850207 09/201	225.85	225.85	0.00	0.00	0.00	437850207 09/2014
Total centuryl									**275.32**	**275.32**	**0.00**	**0.00**	**0.00**	
crickets	Cricket's Tree Service, Inc.													
		Tree Trimming	P-87880	22517	johnson	9/22/2014	5195-0000 Tree Trimming	062614-79	825.00	825.00	0.00	0.00	0.00	Tree Trimming
		Tree Trimming	P-87880	22517	morgan	9/22/2014	5195-0000 Tree Trimming	062614-79	675.00	675.00	0.00	0.00	0.00	Tree Trimming
Total crickets									**1,500.00**	**1,500.00**	**0.00**	**0.00**	**0.00**	
gaflburg	Georgia- Florida Burglar Alarm Company,													
		:urity System Installati	P-87907	22517	knight	9/30/2014	1620-0000 F/F/E- Improvements	391655	1,771.49	1,771.49	0.00	0.00	0.00	Security System Installation
Total gaflburg									**1,771.49**	**1,771.49**	**0.00**	**0.00**	**0.00**	
hancock	HANCOCK BANK													
		4802-3900-0048-5687	P-87899	22517	knight	9/20/2014	5585-0000 Subscriptions	:3900-0048-5687	35.00	35.00	0.00	0.00	0.00	Acct:4802-3900-0048-5687 09/14
		4802-3900-0048-5687	P-87899	22517	knight	9/20/2014	5586-0000 Marketing/PR	:3900-0048-5687	25.00	25.00	0.00	0.00	0.00	Acct:4802-3900-0048-5687 09/14
		302-3900-0051-6291 0	P-87900	22517	knight	9/29/2014	5565-0000 Office Supplies	900-0051-6291 0	137.06	137.06	0.00	0.00	0.00	Acct:4802-3900-0051-6291 09/2014
Total hancock									**197.06**	**197.06**	**0.00**	**0.00**	**0.00**	
heinzbro	Heinz Brothers Nurseries, INC.													
			P-88846	22747	famu	9/15/2014	5460-0000 Landscaping Service	18582	1,209.27	1,209.27	0.00	0.00	0.00	09/2014 Ground Maintenance
		!014 Ground Maintena	P-88844	22746	collins	9/15/2014	5460-0000 Landscaping Service	18583	701.41	701.41	0.00	0.00	0.00	09/2014 Ground Maintenance
		!014 Ground Maintena	P-88844	22746	inn-tic	9/15/2014	5460-0000 Landscaping Service	18583	538.88	538.88	0.00	0.00	0.00	09/2014 Ground Maintenance
		!014 Ground Maintena	P-88844	22746	inn-tic	9/15/2014	5462-0000 Non CAM Landscapin	18583	355.43	355.43	0.00	0.00	0.00	09/2014 Ground Maintenance
		!014 Ground Maintena	P-88844	22746	johnson	9/15/2014	5460-0000 Landscaping Service	18583	356.12	356.12	0.00	0.00	0.00	09/2014 Ground Maintenance
		!014 Ground Maintena	P-88844	22746	knight	9/15/2014	5460-0000 Landscaping Service	18583	641.53	641.53	0.00	0.00	0.00	09/2014 Ground Maintenance
		!014 Ground Maintena	P-88844	22746	morgan	9/15/2014	5460-0000 Landscaping Service	18583	291.38	291.38	0.00	0.00	0.00	09/2014 Ground Maintenance
Total heinzbro									**4,094.02**	**4,094.02**	**0.00**	**0.00**	**0.00**	
metal	Metal Building Services, Inc.													
		aned Gutter on 09/29/	P-88396	22618	collins	9/29/2014	5160-0000 Exterior Building Mair	10255	90.00	90.00	0.00	0.00	0.00	Cleaned Gutter on 09/29/14

Payables Aging Report

innvtion

Period: 09/2014

As of : 09/30/2014

Payee Code	Payee Name	Invoice Notes	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
		aned Gutter on 09/29/	P-88396	22618	famu	9/29/2014	5160-0000 Exterior Building Mair	10255	90.00	90.00	0.00	0.00	0.00	Cleaned Gutter on 09/29/14
		ıing the Gutter 09/26/	P-88397	22619	morgan	9/26/2014	5160-0000 Exterior Building Mair	10248	220.00	220.00	0.00	0.00	0.00	Cleaning the Gutter 09/26/2014
Total metal									**400.00**	**400.00**	**0.00**	**0.00**	**0.00**	
whites	White's Plumbing, Inc.													
		" water line servicing t	P-87879	22517	fuqua	9/18/2014	5230-0000 Plumbing Repairs	159503	533.90	533.90	0.00	0.00	0.00	locate and repair 2 " water line servicing the Fuqua c
Total whites									**533.90**	**533.90**	**0.00**	**0.00**	**0.00**	
Grand Total									**20,433.07**	**20,433.07**	**0.00**	**0.00**	**0.00**	

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
2077EPD	**FAMU-CENTER FOR PLASMA SCIENCE & TECHNOLOGY**	12/21/05	12/21/26		32,700	0.00	$ -											EXEMPT
	LABORATORY FOR MODERN FLUID PHYSICS																	
	LASER REMOTE SENSING LAB																	
	ULTRA FAST SPECTROSCOPY LAB																	
	CARBON BASED MATERIALS LAB																	
	X-PINCH PLASMA LAB																	
	FAMU	3/19/14	8/31/14							$ 7,425.23	$ 7,425.23	$ 9,785.20	$ 17,210.43	$ 3,698.28	09/25	$ 13,512.15	OTHER: REBILL	EXEMPT
	TOTALS			$ -	32,700	0.00	$ -	$ -	$ -	$ 7,425.23	$ 7,425.23	$ 9,785.20	$ 17,210.43	$ 3,698.28		$ 13,512.15		$ -

A/R	$	13,512.15
Prepaid	$	-

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

% OF BLDG	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
75	VACANT			$ -	13,120	0.00	$ -				$ -		$ -			$ -		
142	General Capacitor International Inc	4/21/14	4/30/15	$ 181.25	150	14.50	$ 181.25	$ 181.25	$ 13.59		$ 194.84	$ (194.84)	$ 0.00			$ 0.00	Moving out-bill through Oct 2014 per RM	$ -
lab-4ofc, 124,125,127,152	Bing Energy International, LLC	7/18/13	6/30/15		5,504	9.15	$ 4,196.80	$ 4,196.80	$ 314.76		$ 4,511.56	$ -	$ 4,511.56			$ 4,511.56		$ -
										$ 648.24	$ 648.24	$ 648.25	$ 1,296.49			$ 1,296.49	Utilities	EXEMPT
25	DEPT OF AGRICULTURE & CONSUMER SERVICES-SEAFOOD & AQUACULTURE	7/1/07	6/30/22	$ -	6,126	9.15	$ 4,671.08	$ 4,671.08	EXEMPT		$ 4,671.08	$ 9,342.16	$ 14,013.24			$ 14,013.24	RENT SAME TILL END OF LEASE	EXEMPT
										$ 941.29	$ 941.29	$ 2,434.49	$ 3,375.78	$ 1,493.20	09/18	$ 1,882.58	Utilities	EXEMPT
	TOTALS			$ 181.25	24,900	16.40	$ 9,049.13	$ 9,049.13	$ 328.35	$ 1,589.53	$ 10,967.01	$ 12,230.06	$ 23,197.07	$ 1,493.20		$ 21,703.87		$ -

A/R	$	21,703.87
Prepaid	$	-

INNOVATION PARK
FUQUA BLDG.

Innovation Park
(A Reseach & Development Centre)
Atrium-common Area.-2035 E. Paul Dirac Dr
Tallahassee, FL 32310

TENANT	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
FSU RESEARCH FOUNDATION, INC.	$ 2,660.99	$ -	$ 2,660.99			$ 2,660.99	Billed qtly for common area costs	EXEMPT
TOTALS	$ 2,660.99	$ -	$ 2,660.99	$ -		$ 2,660.99		$ -

A/R	$	2,660.99
Prepaid	$	-

INNOVATION PARK
JOHNSON BLDG.

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	$ PER SQ.FT.	GPR	RENT	STAX (7.5%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
100	FSU RESEARCH FOUNDATION, INC.	12/7/94	11/1/14	$ -	39,337	0.00			EXEMPT	$ -	$ -	$ -	$ -			$ -	restructure closed on 3.18.14-moved out	EXEMPT
	National Park Service-SE Archeological Center																	
	Center for Ocean-Atmospheric Prediction Studies										$ -	$ (37.12)	$ (37.12)			$ (37.12)	OTHER: REBILL	
Small	National Park Service-SE Archeological Center (44044)	2/18/04	2/17/15					$ 3,026.70	EXEMPT	$ 321.61	$ 3,348.31	$ 3,855.47	$ 7,203.78	$ 3,590.25	09/02	$ 3,613.53	Other: Utility	EXEMPT
Large	National Park Service-SE Archeological Center (33064)	10/1/94	10/23/15					$ 10,168.58	EXEMPT		$ 10,168.58	$ 10,168.58	$ 20,337.16	$ 10,168.58	09/02	$ 10,168.58		EXEMPT
	TOTALS			$ -	39,337	0.00	$ -	$ 13,195.28	$ -	$ 321.61	$ 13,516.89	$ 13,986.93	$ 27,503.82	$ 13,758.83		$ 13,744.99		$ -

A/R	$	13,782.11
Prepaid	$	(37.12)

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	DSL CHARGE	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
102,104,105	LEON COUNTY RESEARCH & DEVELOPMENT AUTHORITY	MTM			1,782	0.00	$ -	$ -	$ -			$ -		$ -			$ -	OWNER-FREE RENT	$ -
103	VACANT			$ -	188	0.00	$ -		$ -			$ -	$ -	$ -			$ -		$ -
110, 111	NANOSTRATA, INC.	7/1/10	8/31/14	$ -	344	15.40	$ 441.33	$ 441.33	$ 33.10			$ 474.43	$ -	$ 474.43	$ 474.43	09/10	$ (0.00)	9.14 rent increase to 441.33.	$ 33.10
										$ 21.15		$ 21.15	$ -	$ 21.15	$ 21.15	09/10	$ -	MTHLY DSL CHARGE $21.15	EXEMPT
112	VACANT				152	0.00	$ -		$ -			$ -	$ -	$ -			$ -		$ -
113	VACANT				164	0.00	$ -										$ -		$ -
												$ -		$ -			$ -	MTHLY DSL CHARGE $30.00	EXEMPT
114	BUC TECHNOLOGIES, LLC	7/1/10	6/30/15	$ -	170	15.38	$ 217.93	$ 217.93	$ 16.34			$ 234.27	$ 695.99	$ 930.26	$ 930.26	09/11	$ 0.00		$ 64.90
										$ 21.15	$19.12	$ 40.27	$ 63.45	$ 103.72	$ 84.60	09/11	$ 19.12	Mthly DSL charge $21.15 Other: $19.21 Copies	EXEMPT
	TEAM SIMULATIONS, LLC	9/14/07	9/30/14				$ 50.00	$ 50.00	$ 3.75			$ 53.75	$ (53.75)	$ -			$ -	10/13 begin svc agmt	$ -
																		petty cash dep	
	Blue Fuels (Reamonn Soto)	12/10/13	11/30/14	$ -					$ -		$ (198.27)	$ (198.27)	$ 1,180.66	$ 982.39			$ 982.39		$ -
										$ -		$ -	$ 150.00	$ 150.00			$ 150.00	MTHLY DSL CHARGE $30.00	Exempt
																		Security Deposit forfit- Stax 13.83	$ 13.83
															$ 500.00	09/10		Misc Elevator Pitch	
															$ 250.00	09/11		Misc Elevator Pitch	
	================================	=========	=========	=========	============	======	= = = = =	= = = = =	= = = = =	= = = = =	= = = = =	= = = = =	= = = = =	= = = = =	= = = = =	= = = = =	= = = = =	============================	$ 111.83
	TOTALS			$ -	2,800	7.69	$ 709.26	$ 709.26	$ 53.19		$ (179.15)	$ 625.60	$ 2,036.35	$ 2,661.95	$ 2,260.44		$ 1,151.51		

A/R $ 1,151.51

Innovation Park
(A Reseach & 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														
102,104-108	2013:113	FSU-FLORIDA CONFLICT RESOLUTION CENTER-CONSENSUS CENTER	10/15/13	10/31/14		1238.00	14.50	$ 1,495.92	$ 1,495.92	EXEMPT			$ 1,495.92	$ -	$ 1,495.92	$ 1,495.92		$ -		EXEMPT
103		VACANT				160.00														
109		VACANT				516.00														
110, 113, 113A	2014:101	Northwest Regional Data Center	1/20/14	1/31/15		1799.00	14.50	$ 2,796.08	$ 2,796.08	EXEMPT			$ 2,796.08	$ 2,796.08	$ 5,592.16			$ 5,592.16		EXEMPT
114, 121, 122, 123		*NWRDC (part of above)*				515.00														
115, 118, 119,120		Danfoss Turbocor Compressors, Inc	8/1/11	1/31/15	$ 1,829.42	1514.00	15.38	$ 1,940.83	$ 1,940.83	$ 145.56			$ 2,086.39		$ 2,086.39	$ 2,086.39	09/10	$ 0.00		$ 145.56
116		VACANT				195.00														
117		VACANT				175.00														
127/128		VACANT			$ -	506.00	0.00	$ -		$ -			$ -		$ -			$ -		$ -
130,130A-C, 132, 133, 135-139	C-1644	FLORIDA A & M UNIVERISTY	10/1/06	MTM	$ -	3118.00	9.85	$ 2,559.25	$ 2,559.25	EXEMPT			$ 2,559.25	$ -	$ 2,559.25			$ 2,559.25	MTM with 60 day notice to terminate	EXEMPT
		CONSTRUCTION MANAGEMENT & BOND GUARANTEE PROGRAM																		
		INSTITUTE ON URBAN POIICY & COMMERCE																		
		SMALL BUSINESS DEVELOPMENT CENTER																		
131	2008:103	FSU-INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	5/1/08	4/30/15	$ -	130.00	16.50	$ 178.75	$ 157.08	EXEMPT	$ 21.67		$ 178.75	$ -	$ 178.75	$ 178.75		$ -		EXEMPT
140		VACANT				534.00														
203-208		VACANT			$ -	1588.50	0.00	$ -		EXEMPT			$ -	$ -	$ -			$ -		EXEMPT
200, 211-212		VACANT				786.50	0.00	$ -		EXEMPT			$ -							EXEMPT
201		VACANT				275.00	0.00													
210		Forensic Data Corp	6/6/14	6/30/15	$ 240.46	199.00	6.09	$ 240.46	$ 240.46	$ 18.03			$ 258.49	$ -	$ 258.49	$ 258.49	09/26	$ 0.00		$ 18.03
213		Richard Benham	3/6/14	12/31/14	$ 200.00	199.00	1.78	$ 100.00	$ 100.00	$ 7.50			$ 107.50	$ (107.50)	$ -			$ -		$ -
214-215	2010:111	FSU-CENTER FOR INFORMATION MANAGEMENT & EDUCATIONAL SERVICES (CIMES)	2/1/02	9/30/14	$ -	463.00	14.48	$ 558.85	$ 558.85	EXEMPT			$ 558.85		$ 1,462.69	$ 1,462.69	09/17	$ -		EXEMPT
219	2010:111	*PART OF CIMES ABOVE*	2/1/02	9/30/14	$ -	336.00	14.50	$ 406.00	$ 406.00	EXEMPT			$ 406.00							
220	2010:111	*PART OF CIMES ABOVE*	10/1/10	9/30/14		212.00	14.50	$ 256.17	$ 256.17	EXEMPT			$ 256.17							
221	2010:111	*PART OF CIMES ABOVE*	10/1/10	9/30/14		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	6/30/15	$ -	1148.00	14.50	$ 1,387.17	$ 1,387.17	EXEMPT			$ 1,387.17		$ 1,387.17			$ 1,387.17	OTHER:	EXEMPT
222A	2010:105	FSU-CENTER FOR ADVANCEMENT OF LEARNING ASSESSMENT-2	7/1/10	7/31/15	$ -	470.00	14.51	$ 568.22	$ 568.22	EXEMPT			$ 568.22		$ 568.22			$ 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	6/30/15	$ -	3000.00	14.50	$ 3,625.00	$ 3,625.00	EXEMPT			$ 3,625.00	$ -	$ 3,625.00	$ 3,625.00	09/11	$ -		EXEMPT
236		VACANT			$ -	1806.00	14.50	$ 2,182.25		EXEMPT			$ -	$ -	$ -			$ -		EXEMPT
															$ -					
		TOTALS			$ 2,269.88	22587.00	16.22	$ 18,536.62	$ 16,332.70	$ 171.10		$ -	$ 16,525.47	$ 2,688.58	$ 19,214.05	$ 9,107.24		$ 10,106.81		$ 163.60

A/R	$ 10,106.80
Prepaid	$ -

INNOVATION PARK
PHIPPS BLDG.

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
PHIPPS	FLORIDA DEPARTMENT OF TRANSPORATION	6/1/07	9/30/22	$ -	14,661	8.77	$ 10,719.57	$ 10,719.57	EXEMPT		$ 10,719.57	$ -	$ 10,719.57	$ 10,719.57	09/24	$ -		EXEMPT
	STRUCTURAL RESEARCH LABORATORY																RENT SAME TILL END OF LEASE	
	(bldg & land is **5.28** acres)																LESSEE PAYS UTILITIES, JANITORIAL & GROUNDS MAINTENANCE. LANDLORD PAYS FOR HVAC, STRUCTURAL & SOME INTERIOR MAINTENANCE ITEMS.	
	TOTALS			$ -	14,661	8.77	$ 10,719.57	$ 10,719.57	$ -	$ -	$ 10,719.57	$ -	$ 10,719.57	$ 10,719.57		$ -		$ -

A/R	$ -
Prepaid	$ -

INNOVATION PARK
TENANTS IN COMMON BLDG.

Innovation Park
(A Reseach & 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																			
12A	KNIGHT ADMINISTRATIVE CENTRE				3.00													SEE KNIGHT PROPERTY CONFIGURATION	
GROUND																			
1B	PHIPPS BUILDING				2.50													SEE PHIPPS PROPERTY CONFIGURATION	
GROUND																			
1D-2D	DANFOSS TURBOCOR, INC.	3/15/07	3/31/27	$ -	6.83						$ 8,695.50	$ 8,695.50	$ -	$ 8,695.50			$ 8,695.50		$ -
3D					2.87													3D HAS SEPARATE/SPECIAL OPTION	
GROUND	AVALANCHE PARTNERS																		
1E	COLLEGE CENTER FOR LIBRARY EXPANSION	1/7/08	1/28/74	$ -	2.42						$ 4,203.92	$ 4,203.92	$ -	$ 4,203.92			$ 4,203.92		$ -
2E-3E	COLLEGE CENTER FOR LIBRARY AUTOMATION	1/7/02	1/28/74		4.01														
GROUND																			
4E	VACANT				3.45														
GROUND																			
5E	VACANT				1.80														
GROUND																			
6E	VACANT				2.00														
GROUND																			
7E/1F	Sunnyland Solar	8/3/11	8/2/18		9.80		$ 7,000.00	$ 583.33	EXEMPT		$ 5,960.20	$ 6,543.53	$ (6,416.67)	$ 126.86			$ 126.86	PAID ANNUALLY-AUGUST CAM CAPPED AT 8% INCREASE PER YEAR	EXEMPT
GROUND																			
5G	COLLINS BUILDING				3.47													TENANTS IN COMMON CHARGES INCLUDED IN RENT; NO ADD'L REIMBURSEMENT FROM TENANTS	
GROUND																		TENANTS IN COMMON CHARGES INCLUDED IN RENT; NO ADD'L REIMBURSEMENT FROM TENANTS	
6G	MORGAN BUILDING		LCRDA		2.25														
	JOHNSON BUILDING		11/1/14		2.71							$ -	$ -	$ -			$ -		EXEMPT
	SLIGER BUILDING		11/1/14		2.52							$ -	$ -	$ -			$ -	2.52 ACRES OF TENANTS IN COMMON CHARGES ARE REIMBURSED BY FSURF	EXEMPT
	OTHER TENANTS				0.16														
	SHAW BUILDING	11/24/96	12/23/15		2.71							$ -	$ -	$ -			$ -		EXEMPT
	APPLIED SUPERCONDUCTIVITY CENTER																	TO PAY 5% RENTS COLLECTED AFTER INITIAL LEASE TERM 12/23/15	
	TAI-YANG RESEARCH COMPANY																		
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	NATIONAL HIGH MAGNETIC FIELD LABORATORY	OWN		$ -	23.52							$ -	$ -	$ -			$ -	OWNED BY LEON COUNTY RESEARCH & DEVELOPMENT AUTHORITY	EXEMPT
9A-10A		OWN		$ -															
GROUND																			
11A	FSU-CAM				3.70							$ 47,761.88	$ -	$ 47,761.88			$ 47,761.88		
GROUND																			
2B-3B																			
2B	FSU RESEARCH FOUNDATION-A	10/25/01	1/28/74	$ -	6.54							$ -	$ -	$ -			$ -		EXEMPT
	CENTER FOR ADVANCED POWER SYSTEMS																		
	LEARNING SYSTEMS INSTITUTE																		
	ENTERPRISE RESOURCE PLANNING																		
3B	FSU RESEARCH FOUNDATION-B	10/25/01	1/28/74	$ -	6.54							$ -	$ -	$ -			$ -		EXEMPT
	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																		

INNOVATION PARK
TENANTS IN COMMON BLDG.

	CENTER ON BETTER HEALTH & LIFE FOR UNDERSERVED POPULATIONS																		
	CENTER FOR INTERACTIVE MEDIA																		
GROUND																			
4B	VACANT				7.40														
GROUND																			
1C	FSU MATERIALS RESEARCH CENTER				4.50							$ -	$ -	$ -			$ -	OWNED BY FSURF	EXEMPT
GROUND																			
2C	FSU-AEROPULSION & MECHATRONICS ENERGY				4.50							$ -	$ -	$ -			$ -	OWNED BY FSURF	EXEMPT
GROUND																			
3C	VACANT				3.60														
GROUND																			
4C	VACANT				3.90														
GROUND																			
5C	VACANT				3.70														
GROUND																			
6C	VACANT				3.03														
GROUND																			
3F-4F	ELBIT SYSTEMS OF AMERICA	8/4/89	8/3/39	$ -	9.16							$ -	$ -	$ -			$ -	CAM CAPPED AT 8% INCREASE PER YEAR	$ -
GROUND																			
1A	VACANT				2.80														
GROUND																			
2A	VACANT				3.00														
GROUND																			
2F	VACANT				8.65														
GROUND																			
1G	VACANT				2.10														
GROUND																			
2G	VACANT				2.30														
GROUND																			
3G	VACANT				5.30														
GROUND																			
4G	CENTENNIAL BUILDING				3.94						$ 10,729.58	$ 10,729.58	$ -	$ 10,729.58			$ 10,729.58		EXEMPT
GROUND																			
8E	VACANT				9.24														
EBP	VACANT																		
	MISCELLANEOUS PAYMENTS																	Shanna Lewis Restitution	
													$ -						
	==========	=========	=========	=========	=========	=====	= = = = =	= = = = =	= = = = = = = = =	= = = = = = = = = = =			= = = = =	= =				==========	
	TOTALS			$ -	174.60	0.00	$ 7,000.00	$ 583.33	$ -		$ 29,589.20	$ 77,934.41	$ (6,416.67)	$ 71,517.74	$ -		$ 71,517.74		$ -

FSU Lots
FAMU
LCRDA

A/R	$	71,517.74
Prepaid	$	-

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	$ 7,425.23	$ 9,785.20	$ 17,210.43	$ 3,698.28		$ 13,512.15		$ -
	COLLINS	$ 10,967.01	$ 12,230.06	$ 23,197.07	$ 1,493.20		$ 21,703.87		$ -
	FUQUA-FSURF	$ 2,660.99	$ -	$ 2,660.99	$ -		$ 2,660.99	Billed qtly for Atrium common area	$ -
	JOHNSON	$ 13,516.89	$ 13,986.93	$ 27,503.82	$ 13,758.83		$ 13,744.99		$ -
	KNIGHT	$ 625.60	$ 2,036.35	$ 2,661.95	$ 1,510.44		$ 1,151.51		$ 111.83
					$ 750.00			Misc payments	
	MORGAN	$ 16,525.47	$ 2,688.58	$ 19,214.05	$ 9,107.24		$ 10,106.81		$ 163.60
	PHIPPS	$ 10,719.57	$ -	$ 10,719.57	$ 10,719.57		$ -		$ -
	TENANTS IN COMMON	$ 77,934.41	$ (6,416.67)	$ 71,517.74	$ -		$ 71,517.74		$ -
					$ -			misc TIC payments	
	Sliger				$ 87.00			Misc Remibursement	
	==	= = = = = =	= = = = = = = =	= = = = = = =	= = = = =	= = = = =	= = = = = =	=======================================	
	TOTALS	$ 140,375.18	$ 34,310.45	$ 174,685.63	$ 41,124.56		$ 134,398.07		$ 275.43

A/R	$	134,435.17
Prepaid	$	(37.12)