



Property Management Monthly Report February 2017

Prepared For:
Innovation Park
Leon County Research & Development Authority

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Financial Performance Report February 2017

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

Balance Sheet (With Period Change)

Period = Feb 2017

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4000	Cash - Hancock Bank	233,290.62	200,221.65	33,068.97
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1190-0000	TOTAL CASH	233,490.62	200,421.65	33,068.97
1200-0000	RECEIVABLES			
1203-0000	A/R-Tenant	25,749.24	20,551.92	5,197.32
1206-0000	Other Receivables	2,687.69	2,455.17	232.52
1210-0000	Accounts Receivable	76,500.46	108,279.76	-31,779.30
1217-0000	Other Assets	16,337.75	16,337.75	0.00
1220-0000	Reserve for Bad Debts	-53,544.16	-53,544.16	0.00
1299-0000	TOTAL RECEIVABLES	67,730.98	94,080.44	-26,349.46
1300-1000	PROPERTY			
1305-0000	Land	635,920.58	635,920.58	0.00
1330-2100	Building and Improvements	62,336.28	62,336.28	0.00
1590-0000	Accumulated Depreciation	-6,242,820.11	-6,218,340.84	-24,479.27
1620-0000	F/F/E- Improvements	70,459.53	70,459.53	0.00
1661-0000	Admin Centre Assets	166,663.91	166,663.91	0.00
1662-0000	Research Building Assets	2,124,113.66	2,124,113.66	0.00
1663-0000	Phipps Building Assets	1,317,988.90	1,317,988.90	0.00
1664-0000	Collins Building Assets	1,603,544.46	1,603,544.46	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
1745-0000	Prepaid Lease Commissions	15,000.00	15,000.00	0.00
1746-0000	Accumulated Amortization-Leasing Commissio	-2,625.33	-2,500.33	-125.00
1748-0000	Intangible Assets	35,100.00	35,100.00	0.00
1752-0000	Accumulated Amortization	-6,630.50	-6,338.00	-292.50
1790-0000	TOTAL PROPERTY	4,143,117.80	4,168,014.57	-24,896.77
1840-0000	OTHER ASSETS			
1905-0000	Trust Escrow	35,000.00	35,000.00	0.00
1913-0000	Prepaid Insurance	18,662.09	20,231.92	-1,569.83
1925-0000	Investments	2,484,261.57	2,480,977.98	3,283.59
1945-0000	Investments Limited as to Use	1,400,000.00	1,400,000.00	0.00
1960-0000	Pension - Deferred Outflows of Resources	72,759.00	72,759.00	0.00
1980-0000	TOTAL OTHER ASSETS	4,010,682.66	4,008,968.90	1,713.76
1990-0000	TOTAL ASSETS	8,455,022.06	8,471,485.56	-16,463.50
2000-0000	LIABILITIES and CAPITAL			
2236-0000	Accounts Payable	21,846.65	11,070.48	10,776.17
2246-0000	Prepaid Rents	37.21	37.21	0.00
2249-0000	Accrued Other	22,161.49	22,050.02	111.47
2250-0000	Tenant Security Dep	381.74	381.74	0.00
2305-0000	Sales Tax Payable	2,096.95	2,099.61	-2.66
2320-0000	Net Pension Liability	104,668.00	104,668.00	0.00
2420-0000	Pension - Deferred Inflow of Resources	18,117.00	18,117.00	0.00
2490-0000	TOTAL LIABILITIES	169,309.04	158,424.06	10,884.98
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	4,102,273.63	4,126,752.90	-24,479.27

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

Balance Sheet (With Period Change)

Period = Feb 2017

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2750-0000	Unrestricted	2,783,439.39	2,786,308.60	-2,869.21
2760-0000	Designated Net Assets	1,400,000.00	1,400,000.00	0.00
2890-0000	TOTAL CAPITAL	8,285,713.02	8,313,061.50	-27,348.48
2990-0000	TOTAL LIABILITIES and CAPITAL	8,455,022.06	8,471,485.56	-16,463.50

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

Income Statement

Period = Feb 2017

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	40.00	0.07	250.00	0.09
3110-0000	Rent	47,972.63	81.20	237,452.35	82.29
3114-5000	Operating Expense Reimbursement	143.17	0.24	1,422.74	0.49
3115-0000	CAM	5,061.75	8.57	25,308.75	8.77
3120-0000	Other Rents	51.15	0.09	255.75	0.09
3220-0000	Interest Income	3,535.41	5.98	17,901.04	6.20
3305-0000	EEP Program Revenue	0.00	0.00	3,600.00	1.25
3306-0000	Other Program Income	2,250.00	3.81	2,250.00	0.78
3315-0000	Sales Tax Discount	1.40	0.00	22.26	0.01
3540-0000	Electricity Pass Thru	21.67	0.04	108.35	0.04
3990-0000	TOTAL REVENUE	59,077.18	100.00	288,571.24	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	11,250.00	19.04	56,250.00	19.49
4403-0000	Salary - Director PC	3,958.34	6.70	19,791.69	6.86
4404-0000	Payroll Taxes - Authority	1,364.58	2.31	5,095.85	1.77
4405-0000	Worker's Compensation-Authority	576.67	0.98	1,404.33	0.49
4406-0000	Employee Benefits-Authority	3,664.32	6.20	17,994.70	6.24
4410-0000	Wages - Administrative	1,351.50	2.29	6,732.00	2.33
4490-0000	TOTAL PAYROLL EXPENSE	22,165.41	37.52	107,268.57	37.17
4600-0000	UTILITIES				
4605-0000	Electric	5,148.44	8.71	23,889.36	8.28
4622-0000	Demand Credit	-34.01	-0.06	-149.39	-0.05
4635-0000	Refuse Collection	872.84	1.48	2,639.23	0.91
4640-0000	Water/Sewer	292.35	0.49	1,628.33	0.56
4642-0000	Non CAM Water/Sewer	217.42	0.37	1,394.49	0.48
4648-0000	Irrigation - Utility	124.21	0.21	620.69	0.22
4649-0000	Irrigation-NonCAM	34.33	0.06	171.65	0.06
4650-0000	Stormwater	265.16	0.45	1,325.68	0.46
4660-0000	Fire Service - Utility	207.38	0.35	1,036.90	0.36
4799-0000	TOTAL UTILITIES	7,128.12	12.07	32,556.94	11.28
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	592.62	0.21
5125-0000	Electric Supplies	0.00	0.00	96.06	0.03
5130-0000	Electric Bulbs	23.82	0.04	23.82	0.01
5138-0000	Parking Lot Poles	0.00	0.00	931.95	0.32
5145-0000	Elevator Phone Maintenance	0.00	0.00	150.00	0.05
5160-0000	Exterior Building Maintenance	180.00	0.30	1,000.00	0.35
5180-0000	HVAC Repair	408.00	0.69	1,803.68	0.62
5195-0000	Tree Trimming	0.00	0.00	400.00	0.14
5215-0000	Locks & Keys Supplies	0.00	0.00	133.10	0.05
5230-0000	Plumbing Repairs	0.00	0.00	204.30	0.07
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	379.42	0.13
5299-0000	TOTAL REPAIR/MAINTENANCE	611.82	1.04	5,714.95	1.98
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	0.00	0.00	220.00	0.08
5380-0000	Other Cleaning and Improvements	0.00	0.00	166.00	0.06
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	386.00	0.13
5400-0000	SERVICES				
5410-0000	Elevator Service	0.00	0.00	1,215.00	0.42
5412-0000	Elevator Service-NonCAM	0.00	0.00	585.00	0.20
5420-0000	Fire Protection System	0.00	0.00	3,479.00	1.21
5425-0000	Fire Protection Phone	235.24	0.40	1,177.13	0.41
5430-0000	Exterminating	0.00	0.00	2,939.50	1.02
5433-0000	Non CAM Exterminating	0.00	0.00	97.50	0.03
5450-0000	Janitorial Service	2,578.58	4.36	12,649.36	4.38
5460-0000	Landscaping Service	1,305.62	2.21	10,184.33	3.53
5462-0000	Non CAM Landscaping	178.06	0.30	1,066.27	0.37
5480-0000	Security	191.37	0.32	956.85	0.33
5499-0000	TOTAL SERVICES	4,488.87	7.60	34,349.94	11.90
5500-0000	PROPERTY ADMINISTRATION				

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

Income Statement

Period = Feb 2017

Book = Accrual

		Period to Date	%	Year to Date	%
5510-0000	Accounting	3,550.00	6.01	18,550.00	6.43
5520-0000	Phone Service	231.59	0.39	1,122.52	0.39
5522-0000	Internet Charge	129.90	0.22	682.26	0.24
5530-0000	Copies	32.04	0.05	232.29	0.08
5560-0000	Fees/Licenses/Permits	10.50	0.02	62.40	0.02
5563-0000	Miscellaneous Admin Expense	42.15	0.07	245.75	0.09
5565-0000	Office Supplies	36.97	0.06	282.28	0.10
5575-0000	Professional Fees	1,975.00	3.34	5,500.00	1.91
5581-0000	EEP Program Expenses	3,333.00	5.64	13,487.83	4.67
5582-0000	Other Program Expenses	2,050.00	3.47	2,974.52	1.03
5585-0000	Subscriptions	1,064.98	1.80	2,349.98	0.81
5586-0000	Marketing/PR	564.00	0.95	4,330.54	1.50
5587-0000	General Authority Expense	70.00	0.12	337.45	0.12
5592-0000	Non CAM Professional Fees	390.70	0.66	8,621.80	2.99
5594-0000	Travel	2,003.39	3.39	2,264.83	0.78
5596-0000	Other Administration Costs	0.00	0.00	278.25	0.10
5599-0000	TOTAL PROPERTY ADMINISTRATION	15,484.22	26.21	61,322.70	21.25
6110-0000	Management Fees TALCOR	6,986.83	11.83	34,934.15	12.11
6159-0000	TOTAL OTHER EXPENSES	6,986.83	11.83	34,934.15	12.11
7110-0000	Property Insurance	4,650.48	7.87	23,252.40	8.06
7111-0000	Property Insurance-NonCAM	13.14	0.02	65.70	0.02
7199-0000	TOTAL INSURANCE/TAXES	4,663.62	7.89	23,318.10	8.08
7800-0000	TOTAL OPERATING EXPENSES	61,528.89	104.15	299,851.35	103.91
7999-0000	NET INCOME - OPERATING	-2,451.71	-4.15	-11,280.11	-3.91
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	24,479.27	41.44	122,396.35	42.41
8220-0000	Amortization Expense	417.50	0.71	2,087.50	0.72
8299-0000	TOTAL OTHER EXPENSES	24,896.77	42.14	124,483.85	43.14
9900-0000	NET INCOME	-27,348.48	-46.29	-135,763.96	-47.05

Budget Comparison

Period = Feb 2017

Book = Accrual

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3100-1000	Miscellaneous Income	40.00	0.00	40.00	N/A	250.00	0.00	250.00	N/A	0.00
3110-0000	Rent	47,972.63	45,755.25	2,217.38	4.85	237,452.35	228,776.25	8,676.10	3.79	549,063.04
3114-5000	Operating Expense Reimbursement	143.17	305.00	-161.83	-53.06	1,422.74	1,712.00	-289.26	-16.90	3,789.00
3115-0000	CAM	5,061.75	5,061.75	0.00	0.00	25,308.75	25,308.75	0.00	0.00	60,741.00
3120-0000	Other Rents	51.15	51.00	0.15	0.29	255.75	255.00	0.75	0.29	612.00
3220-0000	Interest Income	3,535.41	3,300.00	235.41	7.13	17,901.04	16,500.00	1,401.04	8.49	39,600.00
3305-0000	EEP Program Revenue	0.00	0.00	0.00	N/A	3,600.00	2,000.00	1,600.00	80.00	44,000.00
3306-0000	Other Program Income	2,250.00	1,500.00	750.00	50.00	2,250.00	1,500.00	750.00	50.00	6,500.00
3315-0000	Sales Tax Discount	1.40	0.00	1.40	N/A	22.26	0.00	22.26	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	108.35	0.00	108.35	N/A	0.00
3990-0000	TOTAL REVENUE	59,077.18	55,973.00	3,104.18	5.55	288,571.24	276,052.00	12,519.24	4.54	704,305.04
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	11,250.00	11,073.00	-177.00	-1.60	56,250.00	55,365.00	-885.00	-1.60	132,876.00
4403-0000	Salary - Director PC	3,958.34	3,958.00	-0.34	-0.01	19,791.69	19,790.00	-1.69	-0.01	47,975.00
4404-0000	Payroll Taxes - Authority	1,364.58	1,358.00	-6.58	-0.48	5,095.85	5,162.00	66.15	1.28	14,730.00
4405-0000	Worker's Compensation-Authority	576.67	304.00	-272.67	-89.69	1,404.33	1,520.00	115.67	7.61	3,661.00
4406-0000	Employee Benefits-Authority	3,664.32	3,508.00	-156.32	-4.46	17,994.70	17,450.00	-544.70	-3.12	42,057.00
4410-0000	Wages - Administrative	1,351.50	1,473.00	121.50	8.25	6,732.00	7,365.00	633.00	8.59	17,901.00
4490-0000	TOTAL PAYROLL EXPENSE	22,165.41	21,674.00	-491.41	-2.27	107,268.57	106,652.00	-616.57	-0.58	259,200.00
4600-0000	UTILITIES									
4605-0000	Electric	5,148.44	5,972.00	823.56	13.79	23,889.36	28,660.00	4,770.64	16.65	66,664.00
4622-0000	Demand Credit	-34.01	0.00	34.01	N/A	-149.39	0.00	149.39	N/A	0.00
4635-0000	Refuse Collection	872.84	438.00	-434.84	-99.28	2,639.23	3,443.00	803.77	23.34	6,509.00
4640-0000	Water/Sewer	292.35	620.00	327.65	52.85	1,628.33	3,100.00	1,471.67	47.47	7,440.00
4642-0000	Non CAM Water/Sewer	217.42	0.00	-217.42	N/A	1,394.49	0.00	-1,394.49	N/A	0.00
4648-0000	Irrigation - Utility	124.21	165.00	40.79	24.72	620.69	825.00	204.31	24.76	1,980.00
4649-0000	Irrigation-NonCAM	34.33	0.00	-34.33	N/A	171.65	0.00	-171.65	N/A	0.00
4650-0000	Stormwater	265.16	263.00	-2.16	-0.82	1,325.68	1,315.00	-10.68	-0.81	3,156.00
4660-0000	Fire Service - Utility	207.38	200.00	-7.38	-3.69	1,036.90	1,000.00	-36.90	-3.69	2,400.00
4799-0000	TOTAL UTILITIES	7,128.12	7,658.00	529.88	6.92	32,556.94	38,343.00	5,786.06	15.09	88,149.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	135.00	135.00	100.00	592.62	675.00	82.38	12.20	1,620.00
5125-0000	Electric Supplies	0.00	120.00	120.00	100.00	96.06	600.00	503.94	83.99	1,440.00
5130-0000	Electric Bulbs	23.82	10.00	-13.82	-138.20	23.82	50.00	26.18	52.36	120.00
5138-0000	Parking Lot Poles	0.00	0.00	0.00	N/A	931.95	0.00	-931.95	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	150.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	0.00	N/A	150.00	0.00	-150.00	N/A	0.00
5145-4400	Security Maint & Repair	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
5160-0000	Exterior Building Maintenance	180.00	300.00	120.00	40.00	1,000.00	1,700.00	700.00	41.18	4,000.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	75.00	75.00	100.00	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	358.00	358.00	100.00	0.00	398.00	398.00	100.00	805.00
5180-0000	HVAC Repair	408.00	960.00	552.00	57.50	1,803.68	4,800.00	2,996.32	62.42	11,520.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	400.00	0.00	-400.00	N/A	2,800.00
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,000.00
5210-0000	Locks & Keys Repairs	0.00	20.00	20.00	100.00	0.00	150.00	150.00	100.00	340.00
5215-0000	Locks & Keys Supplies	0.00	0.00	0.00	N/A	133.10	0.00	-133.10	N/A	0.00
5230-0000	Plumbing Repairs	0.00	295.00	295.00	100.00	204.30	1,625.00	1,420.70	87.43	3,840.00
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	0.00	N/A	379.42	0.00	-379.42	N/A	0.00
5235-0000	Plumbing Supplies	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5240-0000	Backflow Maintenance	0.00	3.00	3.00	100.00	0.00	6.00	6.00	100.00	55.00
5245-0000	Irrigation Repairs	0.00	40.00	40.00	100.00	0.00	450.00	450.00	100.00	980.00
5250-0000	Roof Repairs	0.00	210.00	210.00	100.00	0.00	1,050.00	1,050.00	100.00	2,820.00

Budget Comparison

Period = Feb 2017

Book = Accrual

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5290-0000	Other Maintenance	0.00	330.00	330.00	100.00	0.00	1,650.00	1,650.00	100.00	3,960.00
5299-0000	TOTAL REPAIR/MAINTENANCE	611.82	2,841.00	2,229.18	78.46	5,714.95	13,529.00	7,814.05	57.76	36,395.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	50.00	50.00	100.00	220.00	250.00	30.00	12.00	1,100.00
5313-0000	Carpet Repairs	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5340-0000	Painting	0.00	250.00	250.00	100.00	0.00	1,250.00	1,250.00	100.00	3,000.00
5380-0000	Other Cleaning and Improvements	0.00	300.00	300.00	100.00	166.00	1,500.00	1,334.00	88.93	3,600.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	700.00	700.00	100.00	386.00	3,500.00	3,114.00	88.97	8,900.00
5400-0000	SERVICES									
5410-0000	Elevator Service	0.00	0.00	0.00	N/A	1,215.00	1,800.00	585.00	32.50	1,800.00
5412-0000	Elevator Service-NonCAM	0.00	0.00	0.00	N/A	585.00	0.00	-585.00	N/A	0.00
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	3,479.00	2,781.00	-698.00	-25.10	3,381.00
5425-0000	Fire Protection Phone	235.24	241.00	5.76	2.39	1,177.13	1,205.00	27.87	2.31	2,892.00
5430-0000	Exterminating	0.00	0.00	0.00	N/A	2,939.50	2,748.00	-191.50	-6.97	2,748.00
5433-0000	Non CAM Exterminating	0.00	0.00	0.00	N/A	97.50	0.00	-97.50	N/A	0.00
5435-0000	CAM-Interior Landscaping	0.00	20.00	20.00	100.00	0.00	100.00	100.00	100.00	240.00
5445-0000	Backflow Prevention Service	0.00	390.00	390.00	100.00	0.00	390.00	390.00	100.00	425.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	0.00	9,902.00	9,902.00	100.00	19,804.00
5450-0000	Janitorial Service	2,578.58	2,457.00	-121.58	-4.95	12,649.36	12,285.00	-364.36	-2.97	29,557.00
5460-0000	Landscaping Service	1,305.62	1,301.00	-4.62	-0.36	10,184.33	10,160.00	-24.33	-0.24	30,902.00
5462-0000	Non CAM Landscaping	178.06	182.00	3.94	2.16	1,066.27	1,090.00	23.73	2.18	3,654.00
5480-0000	Security	191.37	181.42	-9.95	-5.48	956.85	1,057.10	100.25	9.48	2,477.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	4,450.00
5499-0000	TOTAL SERVICES	4,488.87	4,772.42	283.55	5.94	34,349.94	43,518.10	9,168.16	21.07	102,330.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	3,550.00	0.00	-3,550.00	N/A	18,550.00	18,550.00	0.00	0.00	18,550.00
5520-0000	Phone Service	231.59	186.00	-45.59	-24.51	1,122.52	930.00	-192.52	-20.70	2,232.00
5522-0000	Internet Charge	129.90	116.00	-13.90	-11.98	682.26	1,080.00	397.74	36.83	2,392.00
5530-0000	Copies	32.04	50.00	17.96	35.92	232.29	250.00	17.71	7.08	600.00
5560-0000	Fees/Licenses/Permits	10.50	69.00	58.50	84.78	62.40	345.00	282.60	81.91	828.00
5563-0000	Miscellaneous Admin Expense	42.15	0.00	-42.15	N/A	245.75	0.00	-245.75	N/A	0.00
5565-0000	Office Supplies	36.97	95.00	58.03	61.08	282.28	425.00	142.72	33.58	1,290.00
5566-0000	Office Equipment Maintenance	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5570-0000	Postage/Delivery	0.00	5.00	5.00	100.00	0.00	25.00	25.00	100.00	60.00
5575-0000	Professional Fees	1,975.00	2,500.00	525.00	21.00	5,500.00	12,500.00	7,000.00	56.00	30,000.00
5580-0100	Printing	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5581-0000	EEP Program Expenses	3,333.00	3,333.00	0.00	0.00	13,487.83	18,665.00	5,177.17	27.74	44,000.00
5582-0000	Other Program Expenses	2,050.00	1,000.00	-1,050.00	-105.00	2,974.52	2,000.00	-974.52	-48.73	7,000.00
5585-0000	Subscriptions	1,064.98	0.00	-1,064.98	N/A	2,349.98	2,920.00	570.02	19.52	3,615.00
5586-0000	Marketing/PR	564.00	114.00	-450.00	-394.74	4,330.54	4,570.00	239.46	5.24	5,368.00
5587-0000	General Authority Expense	70.00	100.00	30.00	30.00	337.45	500.00	162.55	32.51	1,200.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	25,000.00
5592-0000	Non CAM Professional Fees	390.70	0.00	-390.70	N/A	8,621.80	0.00	-8,621.80	N/A	0.00
5594-0000	Travel	2,003.39	3,500.00	1,496.61	42.76	2,264.83	4,700.00	2,435.17	51.81	7,000.00
5596-0000	Other Administration Costs	0.00	146.00	146.00	100.00	278.25	1,030.00	751.75	72.99	2,752.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	15,484.22	11,364.00	-4,120.22	-36.26	61,322.70	69,240.00	7,917.30	11.43	153,687.00
6110-0000	Management Fees TALCOR	6,986.83	6,986.83	0.00	0.00	34,934.15	34,934.15	0.00	0.00	83,842.00
6159-0000	TOTAL OTHER EXPENSES	6,986.83	6,986.83	0.00	0.00	34,934.15	34,934.15	0.00	0.00	83,842.00
7110-0000	Property Insurance	4,650.48	4,650.84	0.36	0.01	23,252.40	23,254.20	1.80	0.01	55,810.00
7111-0000	Property Insurance-NonCAM	13.14	13.00	-0.14	-1.08	65.70	65.00	-0.70	-1.08	156.00
7199-0000	TOTAL INSURANCE/TAXES	4,663.62	4,663.84	0.22	0.00	23,318.10	23,319.20	1.10	0.00	55,966.00
7800-0000	TOTAL OPERATING EXPENSES	61,528.89	60,660.09	-868.80	-1.43	299,851.35	333,035.45	33,184.10	9.96	788,469.00
7999-0000	NET INCOME - OPERATING	-2,451.71	-4,687.09	2,235.38	47.69	-11,280.11	-56,983.45	45,703.34	80.20	-84,163.96

Budget Comparison

Period = Feb 2017

Book = Accrual

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	24,479.27	25,029.33	550.06	2.20	122,396.35	125,146.65	2,750.30	2.20	300,352.00
8220-0000	Amortization Expense	417.50	0.00	-417.50	N/A	2,087.50	0.00	-2,087.50	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	24,896.77	25,029.33	132.56	0.53	124,483.85	125,146.65	662.80	0.53	300,352.00
9900-0000	NET INCOME	-27,348.48	-29,716.42	2,367.94	7.97	-135,763.96	-182,130.10	46,366.14	25.46	-384,515.96

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Feb 2017

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	2,664.30	2,664.33	-0.03	0.00	13,321.50	13,321.65	-0.15	0.00	31,972.00
3990-0000	TOTAL REVENUE	2,664.30	2,664.33	-0.03	0.00	13,321.50	13,321.65	-0.15	0.00	31,972.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	971.40	2,000.00	1,028.60	51.43	5,119.64	7,400.00	2,280.36	30.82	16,400.00
4635-0000	Refuse Collection	538.66	116.00	-422.66	-364.36	1,006.31	998.00	-8.31	-0.83	1,810.00
4640-0000	Water/Sewer	141.42	165.00	23.58	14.29	709.84	825.00	115.16	13.96	1,980.00
4648-0000	Irrigation - Utility	26.43	26.00	-0.43	-1.65	132.15	130.00	-2.15	-1.65	312.00
4650-0000	Stormwater	219.50	218.00	-1.50	-0.69	1,097.38	1,090.00	-7.38	-0.68	2,616.00
4660-0000	Fire Service - Utility	160.60	154.00	-6.60	-4.29	803.00	770.00	-33.00	-4.29	1,848.00
4799-0000	TOTAL UTILITIES	2,058.01	2,679.00	620.99	23.18	8,868.32	11,213.00	2,344.68	20.91	24,966.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
5125-0000	Electric Supplies	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
5160-0000	Exterior Building Maintenance	90.00	90.00	0.00	0.00	450.00	650.00	200.00	30.77	1,480.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	126.00
5180-0000	HVAC Repair	0.00	300.00	300.00	100.00	0.00	1,500.00	1,500.00	100.00	3,600.00
5230-0000	Plumbing Repairs	0.00	40.00	40.00	100.00	0.00	200.00	200.00	100.00	480.00
5235-0000	Plumbing Supplies	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
5245-0000	Irrigation Repairs	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
5250-0000	Roof Repairs	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5290-0000	Other Maintenance	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5299-0000	TOTAL REPAIR/MAINTENANCE	90.00	685.00	595.00	86.86	450.00	3,625.00	3,175.00	87.59	8,746.00
5400-0000	SERVICES									
5430-0000	Exterminating	0.00	0.00	0.00	N/A	660.00	660.00	0.00	0.00	660.00
5445-0000	Backflow Prevention Service	0.00	80.00	80.00	100.00	0.00	80.00	80.00	100.00	80.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	0.00	4,126.00	4,126.00	100.00	8,252.00
5450-0000	Janitorial Service	307.79	308.00	0.21	0.07	1,538.95	1,540.00	1.05	0.07	3,705.00
5460-0000	Landscaping Service	356.08	359.00	2.92	0.81	2,558.18	2,574.00	15.82	0.61	8,061.00
5480-0000	Security	191.37	181.42	-9.95	-5.48	956.85	907.10	-49.75	-5.48	2,177.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	850.00
5499-0000	TOTAL SERVICES	855.24	928.42	73.18	7.88	5,713.98	9,887.10	4,173.12	42.21	23,785.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	61.84	53.00	-8.84	-16.68	309.35	265.00	-44.35	-16.74	636.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	61.84	53.00	-8.84	-16.68	309.35	265.00	-44.35	-16.74	636.00
6110-0000	Management Fees TALCOR	1,370.75	1,370.75	0.00	0.00	6,853.75	6,853.75	0.00	0.00	16,449.00
6159-0000	TOTAL OTHER EXPENSES	1,370.75	1,370.75	0.00	0.00	6,853.75	6,853.75	0.00	0.00	16,449.00
7110-0000	Property Insurance	1,000.60	1,000.00	-0.60	-0.06	5,003.00	5,000.00	-3.00	-0.06	12,000.00
7199-0000	TOTAL INSURANCE/TAXES	1,000.60	1,000.00	-0.60	-0.06	5,003.00	5,000.00	-3.00	-0.06	12,000.00
7800-0000	TOTAL OPERATING EXPENSES	5,436.44	6,716.17	1,279.73	19.05	27,198.40	36,843.85	9,645.45	26.18	86,582.00
7999-0000	NET INCOME - OPERATING	-2,772.14	-4,051.84	1,279.70	31.58	-13,876.90	-23,522.20	9,645.30	41.01	-54,610.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,141.63	4,142.00	0.37	0.01	20,708.15	20,710.00	1.85	0.01	49,699.00
8299-0000	TOTAL OTHER EXPENSES	4,141.63	4,142.00	0.37	0.01	20,708.15	20,710.00	1.85	0.01	49,699.00
9900-0000	NET INCOME	-6,913.77	-8,193.84	1,280.07	15.62	-34,585.05	-44,232.20	9,647.15	21.81	-104,309.00

COLLINS - BUDGET COMPARISON

As of February 28, 2017

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	13,321.50	13,321.65	-0.15	0.00
Total Operating Expenses	27,198.40	36,843.85	9,645.45	26.18
Net Operating Income	-13,876.90	-23,522.20	9,645.30	41.01

Major Variances from Budget:

FUQUA COMPLEX (fuqua)
Budget Comparison
 Period = Feb 2017
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3114-5000	Operating Expense Reimbursement	135.57	305.00	-169.43	-55.55	1,415.14	1,712.00	-296.86	-17.34	3,789.00
3990-0000	TOTAL REVENUE	135.57	305.00	-169.43	-55.55	1,415.14	1,712.00	-296.86	-17.34	3,789.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4640-0000	Water/Sewer	117.08	420.00	302.92	72.12	750.89	2,100.00	1,349.11	64.24	5,040.00
4642-0000	Non CAM Water/Sewer	217.42	0.00	-217.42	N/A	1,394.49	0.00	-1,394.49	N/A	0.00
4648-0000	Irrigation - Utility	18.49	60.00	41.51	69.18	92.45	300.00	207.55	69.18	720.00
4649-0000	Irrigation-NonCAM	34.33	0.00	-34.33	N/A	171.65	0.00	-171.65	N/A	0.00
4799-0000	TOTAL UTILITIES	387.32	480.00	92.68	19.31	2,409.48	2,400.00	-9.48	-0.40	5,760.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	20.00	20.00	100.00	0.00	100.00	100.00	100.00	240.00
5125-0000	Electric Supplies	0.00	20.00	20.00	100.00	0.00	100.00	100.00	100.00	240.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	75.00
5160-0000	Exterior Building Maintenance	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5230-0000	Plumbing Repairs	0.00	150.00	150.00	100.00	204.30	750.00	545.70	72.76	1,800.00
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	0.00	N/A	379.42	0.00	-379.42	N/A	0.00
5290-0000	Other Maintenance	0.00	60.00	60.00	100.00	0.00	300.00	300.00	100.00	720.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	300.00	300.00	100.00	583.72	1,500.00	916.28	61.09	3,675.00
5400-0000	SERVICES									
5410-0000	Elevator Service	0.00	0.00	0.00	N/A	315.00	900.00	585.00	65.00	900.00
5412-0000	Elevator Service-NonCAM	0.00	0.00	0.00	N/A	585.00	0.00	-585.00	N/A	0.00
5430-0000	Exterminating	0.00	0.00	0.00	N/A	52.50	0.00	-52.50	N/A	0.00
5433-0000	Non CAM Exterminating	0.00	0.00	0.00	N/A	97.50	0.00	-97.50	N/A	0.00
5445-0000	Backflow Prevention Service	0.00	90.00	90.00	100.00	0.00	90.00	90.00	100.00	90.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	400.00
5499-0000	TOTAL SERVICES	0.00	90.00	90.00	100.00	1,050.00	990.00	-60.00	-6.06	1,390.00
7800-0000	TOTAL OPERATING EXPENSES	387.32	870.00	482.68	55.48	4,043.20	4,890.00	846.80	17.32	10,825.00
7999-0000	NET INCOME - OPERATING	-251.75	-565.00	313.25	55.44	-2,628.06	-3,178.00	549.94	17.30	-7,036.00
9900-0000	NET INCOME	-251.75	-565.00	313.25	55.44	-2,628.06	-3,178.00	549.94	17.30	-7,036.00

FUQUA - BUDGET COMPARISON

As of February 28, 2017

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	1,415.14	1,712.00	-296.86	-17.34
Total Operating Expenses	4,043.20	4,890.00	846.80	17.32
Net Operating Income	-2,628.06	-3,178.00	549.94	17.30

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

INNOVATION PARK -TENANTS IN COMMON (Inn-tic)

Budget Comparison

Period = Feb 2017

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	40.00	0.00	40.00	N/A	250.00	0.00	250.00	N/A	0.00
3110-0000	Rent	583.33	583.00	0.33	0.06	2,916.65	2,915.00	1.65	0.06	6,996.00
3115-0000	CAM	5,061.75	5,061.75	0.00	0.00	25,308.75	25,308.75	0.00	0.00	60,741.00
3220-0000	Interest Income	3,535.41	3,300.00	235.41	7.13	17,901.04	16,500.00	1,401.04	8.49	39,600.00
3315-0000	Sales Tax Discount	0.00	0.00	0.00	N/A	17.00	0.00	17.00	N/A	0.00
3990-0000	TOTAL REVENUE	9,220.49	8,944.75	275.74	3.08	46,393.44	44,723.75	1,669.69	3.73	107,337.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	21.81	22.00	0.19	0.86	109.11	110.00	0.89	0.81	264.00
4648-0000	Irrigation - Utility	79.29	79.00	-0.29	-0.37	396.09	395.00	-1.09	-0.28	948.00
4799-0000	TOTAL UTILITIES	101.10	101.00	-0.10	-0.10	505.20	505.00	-0.20	-0.04	1,212.00
5116-5000	REPAIR/MAINTENANCE									
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,000.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	1,500.00
5400-0000	SERVICES									
5445-0000	Backflow Prevention Service	0.00	180.00	180.00	100.00	0.00	180.00	180.00	100.00	180.00
5460-0000	Landscaping Service	281.90	276.00	-5.90	-2.14	1,688.11	1,652.00	-36.11	-2.19	5,538.00
5462-0000	Non CAM Landscaping	178.06	182.00	3.94	2.16	1,066.27	1,090.00	23.73	2.18	3,654.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	200.00
5499-0000	TOTAL SERVICES	459.96	638.00	178.04	27.91	2,754.38	2,922.00	167.62	5.74	9,572.00
7110-0000	Property Insurance	95.89	96.00	0.11	0.11	479.45	480.00	0.55	0.11	1,152.00
7111-0000	Property Insurance-NonCAM	13.14	13.00	-0.14	-1.08	65.70	65.00	-0.70	-1.08	156.00
7199-0000	TOTAL INSURANCE/TAXES	109.03	109.00	-0.03	-0.03	545.15	545.00	-0.15	-0.03	1,308.00
7800-0000	TOTAL OPERATING EXPENSES	670.09	848.00	177.91	20.98	3,804.73	4,222.00	417.27	9.88	13,592.00
7999-0000	NET INCOME - OPERATING	8,550.40	8,096.75	453.65	5.60	42,588.71	40,501.75	2,086.96	5.15	93,745.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,759.50	4,345.00	585.50	13.48	18,797.50	21,725.00	2,927.50	13.48	52,134.00
8299-0000	TOTAL OTHER EXPENSES	3,759.50	4,345.00	585.50	13.48	18,797.50	21,725.00	2,927.50	13.48	52,134.00
9900-0000	NET INCOME	4,790.90	3,751.75	1,039.15	27.70	23,791.21	18,776.75	5,014.46	26.71	41,611.00

INN-TIC - BUDGET COMPARISON

As of February 28, 2017	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	46,393.44	44,723.75	1,669.69	3.73
Total Operating Expenses	3,804.73	4,222.00	417.27	9.88
Net Operating Income	42,588.71	40,501.75	2,086.96	5.15

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

INNOVATION PARK - JOHNSON BLDG (Johnson)

Budget Comparison

Period = Feb 2017

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	22,113.92	22,113.92	0.00	0.00	110,569.60	110,569.60	0.00	0.00	265,367.04
3990-0000	TOTAL REVENUE	22,113.92	22,113.92	0.00	0.00	110,569.60	110,569.60	0.00	0.00	265,367.04
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	1,368.00	1,500.00	132.00	8.80	7,031.98	8,800.00	1,768.02	20.09	20,000.00
4635-0000	Refuse Collection	174.16	168.00	-6.16	-3.67	851.36	1,299.00	447.64	34.46	2,475.00
4799-0000	TOTAL UTILITIES	1,542.16	1,668.00	125.84	7.54	7,883.34	10,099.00	2,215.66	21.94	22,475.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	40.00	40.00	100.00	114.75	200.00	85.25	42.62	480.00
5125-0000	Electric Supplies	0.00	40.00	40.00	100.00	0.00	200.00	200.00	100.00	480.00
5130-0000	Electric Bulbs	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	75.00
5160-0000	Exterior Building Maintenance	0.00	45.00	45.00	100.00	45.00	225.00	180.00	80.00	540.00
5170-0000	Fire Extinguisher Maintenance	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
5180-0000	HVAC Repair	0.00	300.00	300.00	100.00	250.25	1,500.00	1,249.75	83.32	3,600.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,000.00
5230-0000	Plumbing Repairs	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
5235-0000	Plumbing Supplies	0.00	20.00	20.00	100.00	0.00	100.00	100.00	100.00	240.00
5245-0000	Irrigation Repairs	0.00	20.00	20.00	100.00	0.00	100.00	100.00	100.00	240.00
5250-0000	Roof Repairs	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5290-0000	Other Maintenance	0.00	40.00	40.00	100.00	0.00	200.00	200.00	100.00	480.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	600.00	600.00	100.00	410.00	3,000.00	2,590.00	86.33	8,275.00
5300-0000	CLEANING AND IMPROVEMENTS									
5380-0000	Other Cleaning and Improvements	0.00	200.00	200.00	100.00	166.00	1,000.00	834.00	83.40	2,400.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	200.00	200.00	100.00	166.00	1,000.00	834.00	83.40	2,400.00
5400-0000	SERVICES									
5410-0000	Elevator Service	0.00	0.00	0.00	N/A	900.00	900.00	0.00	0.00	900.00
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	3,479.00	2,781.00	-698.00	-25.10	2,781.00
5425-0000	Fire Protection Phone	235.24	241.00	5.76	2.39	1,177.13	1,205.00	27.87	2.31	2,892.00
5430-0000	Exterminating	0.00	0.00	0.00	N/A	690.00	540.00	-150.00	-27.78	540.00
5435-0000	CAM-Interior Landscaping	0.00	20.00	20.00	100.00	0.00	100.00	100.00	100.00	240.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	0.00	3,094.00	3,094.00	100.00	6,188.00
5450-0000	Janitorial Service	1,169.10	1,169.00	-0.10	-0.01	5,845.50	5,845.00	-0.50	-0.01	14,063.00
5460-0000	Landscaping Service	187.68	186.00	-1.68	-0.90	1,956.66	1,950.00	-6.66	-0.34	5,423.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,200.00
5499-0000	TOTAL SERVICES	1,592.02	1,616.00	23.98	1.48	14,048.29	16,415.00	2,366.71	14.42	34,227.00
6110-0000	Management Fees TALCOR	2,165.50	2,165.50	0.00	0.00	10,827.50	10,827.50	0.00	0.00	25,986.00
6159-0000	TOTAL OTHER EXPENSES	2,165.50	2,165.50	0.00	0.00	10,827.50	10,827.50	0.00	0.00	25,986.00
7110-0000	Property Insurance	1,370.91	1,370.92	0.01	0.00	6,854.55	6,854.60	0.05	0.00	16,451.00
7199-0000	TOTAL INSURANCE/TAXES	1,370.91	1,370.92	0.01	0.00	6,854.55	6,854.60	0.05	0.00	16,451.00
7800-0000	TOTAL OPERATING EXPENSES	6,670.59	7,620.42	949.83	12.46	40,189.68	48,196.10	8,006.42	16.61	109,814.00
7999-0000	NET INCOME - OPERATING	15,443.33	14,493.50	949.83	6.55	70,379.92	62,373.50	8,006.42	12.84	155,553.04
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	7,729.37	7,854.33	124.96	1.59	38,646.85	39,271.65	624.80	1.59	94,252.00
8220-0000	Amortization Expense	125.00	0.00	-125.00	N/A	625.00	0.00	-625.00	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	7,854.37	7,854.33	-0.04	0.00	39,271.85	39,271.65	-0.20	0.00	94,252.00

INNOVATION PARK - JOHNSON BLDG (Johnson)

Budget Comparison

Period = Feb 2017

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9900-0000	NET INCOME	7,588.96	6,639.17	949.79	14.31	31,108.07	23,101.85	8,006.22	34.66	61,301.04

JOHNSON - BUDGET COMPARISON

As of February 28, 2017

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	110,569.60	110,569.60	0.00	0.00
Total Operating Expenses	40,189.68	48,196.10	8,006.42	16.61
Net Operating Income	70,379.92	62,373.50	8,006.42	12.84

Major Variances from Budget:

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Feb 2017

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	713.22	515.00	198.22	38.49	3,196.18	2,575.00	621.18	24.12	6,180.00
3114-5000	Operating Expense Reimbursement	7.60	0.00	7.60	N/A	7.60	0.00	7.60	N/A	0.00
3120-0000	Other Rents	51.15	51.00	0.15	0.29	255.75	255.00	0.75	0.29	612.00
3305-0000	EEP Program Revenue	0.00	0.00	0.00	N/A	3,600.00	2,000.00	1,600.00	80.00	44,000.00
3306-0000	Other Program Income	2,250.00	1,500.00	750.00	50.00	2,250.00	1,500.00	750.00	50.00	6,500.00
3315-0000	Sales Tax Discount	1.40	0.00	1.40	N/A	5.26	0.00	5.26	N/A	0.00
3990-0000	TOTAL REVENUE	3,023.37	2,066.00	957.37	46.34	9,314.79	6,330.00	2,984.79	47.15	57,292.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	11,250.00	11,073.00	-177.00	-1.60	56,250.00	55,365.00	-885.00	-1.60	132,876.00
4403-0000	Salary - Director PC	3,958.34	3,958.00	-0.34	-0.01	19,791.69	19,790.00	-1.69	-0.01	47,975.00
4404-0000	Payroll Taxes - Authority	1,364.58	1,358.00	-6.58	-0.48	5,095.85	5,162.00	66.15	1.28	14,730.00
4405-0000	Worker's Compensation-Authority	576.67	304.00	-272.67	-89.69	1,404.33	1,520.00	115.67	7.61	3,661.00
4406-0000	Employee Benefits-Authority	3,664.32	3,508.00	-156.32	-4.46	17,994.70	17,450.00	-544.70	-3.12	42,057.00
4410-0000	Wages - Administrative	1,351.50	1,473.00	121.50	8.25	6,732.00	7,365.00	633.00	8.59	17,901.00
4490-0000	TOTAL PAYROLL EXPENSE	22,165.41	21,674.00	-491.41	-2.27	107,268.57	106,652.00	-616.57	-0.58	259,200.00
4600-0000	UTILITIES									
4605-0000	Electric	156.92	150.00	-6.92	-4.61	649.12	750.00	100.88	13.45	1,800.00
4635-0000	Refuse Collection	17.52	17.00	-0.52	-3.06	84.96	85.00	0.04	0.05	204.00
4640-0000	Water/Sewer	33.85	35.00	1.15	3.29	167.60	175.00	7.40	4.23	420.00
4650-0000	Stormwater	45.66	45.00	-0.66	-1.47	228.30	225.00	-3.30	-1.47	540.00
4660-0000	Fire Service - Utility	46.78	46.00	-0.78	-1.70	233.90	230.00	-3.90	-1.70	552.00
4799-0000	TOTAL UTILITIES	300.73	293.00	-7.73	-2.64	1,363.88	1,465.00	101.12	6.90	3,516.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
5125-0000	Electric Supplies	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
5130-0000	Electric Bulbs	23.82	0.00	-23.82	N/A	23.82	0.00	-23.82	N/A	0.00
5160-0000	Exterior Building Maintenance	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	75.00	75.00	100.00	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	30.00	30.00	100.00	0.00	30.00	30.00	100.00	30.00
5180-0000	HVAC Repair	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	50.00	50.00	100.00	100.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	300.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	300.00
5290-0000	Other Maintenance	0.00	40.00	40.00	100.00	0.00	200.00	200.00	100.00	480.00
5299-0000	TOTAL REPAIR/MAINTENANCE	23.82	150.00	126.18	84.12	23.82	905.00	881.18	97.37	2,895.00
5300-0000	CLEANING AND IMPROVEMENTS									
5380-0000	Other Cleaning and Improvements	0.00	40.00	40.00	100.00	0.00	200.00	200.00	100.00	480.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	40.00	40.00	100.00	0.00	200.00	200.00	100.00	480.00
5400-0000	SERVICES									
5430-0000	Exterminating	0.00	0.00	0.00	N/A	577.00	588.00	11.00	1.87	588.00
5445-0000	Backflow Prevention Service	0.00	40.00	40.00	100.00	0.00	40.00	40.00	100.00	40.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	0.00	412.00	412.00	100.00	824.00
5450-0000	Janitorial Service	189.77	190.00	0.23	0.12	948.87	950.00	1.13	0.12	2,285.00
5460-0000	Landscaping Service	326.41	328.00	1.59	0.48	2,380.50	2,389.00	8.50	0.36	7,445.00
5480-0000	Security	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	300.00
5499-0000	TOTAL SERVICES	516.18	558.00	41.82	7.49	3,906.37	4,529.00	622.63	13.75	11,482.00

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Feb 2017

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	3,550.00	0.00	-3,550.00	N/A	18,550.00	18,550.00	0.00	0.00	18,550.00
5520-0000	Phone Service	169.75	133.00	-36.75	-27.63	813.17	665.00	-148.17	-22.28	1,596.00
5522-0000	Internet Charge	129.90	116.00	-13.90	-11.98	682.26	1,080.00	397.74	36.83	2,392.00
5530-0000	Copies	32.04	50.00	17.96	35.92	232.29	250.00	17.71	7.08	600.00
5560-0000	Fees/Licenses/Permits	10.50	69.00	58.50	84.78	62.40	345.00	282.60	81.91	828.00
5563-0000	Miscellaneous Admin Expense	42.15	0.00	-42.15	N/A	245.75	0.00	-245.75	N/A	0.00
5565-0000	Office Supplies	36.97	95.00	58.03	61.08	282.28	425.00	142.72	33.58	1,290.00
5566-0000	Office Equipment Maintenance	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5570-0000	Postage/Delivery	0.00	5.00	5.00	100.00	0.00	25.00	25.00	100.00	60.00
5575-0000	Professional Fees	1,975.00	2,500.00	525.00	21.00	5,500.00	12,500.00	7,000.00	56.00	30,000.00
5580-0100	Printing	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5581-0000	EEP Program Expenses	3,333.00	3,333.00	0.00	0.00	13,487.83	18,665.00	5,177.17	27.74	44,000.00
5582-0000	Other Program Expenses	2,050.00	1,000.00	-1,050.00	-105.00	2,974.52	2,000.00	-974.52	-48.73	7,000.00
5585-0000	Subscriptions	1,064.98	0.00	-1,064.98	N/A	2,349.98	2,920.00	570.02	19.52	3,615.00
5586-0000	Marketing/PR	564.00	114.00	-450.00	-394.74	4,330.54	4,570.00	239.46	5.24	5,368.00
5587-0000	General Authority Expense	70.00	100.00	30.00	30.00	337.45	500.00	162.55	32.51	1,200.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	25,000.00
5592-0000	Non CAM Professional Fees	390.70	0.00	-390.70	N/A	8,621.80	0.00	-8,621.80	N/A	0.00
5594-0000	Travel	2,003.39	3,500.00	1,496.61	42.76	2,264.83	4,700.00	2,435.17	51.81	7,000.00
5596-0000	Other Administration Costs	0.00	146.00	146.00	100.00	278.25	1,030.00	751.75	72.99	2,752.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	15,422.38	11,311.00	-4,111.38	-36.35	61,013.35	68,975.00	7,961.65	11.54	153,051.00
6110-0000	Management Fees TALCOR	852.82	852.83	0.01	0.00	4,264.10	4,264.15	0.05	0.00	10,234.00
6159-0000	TOTAL OTHER EXPENSES	852.82	852.83	0.01	0.00	4,264.10	4,264.15	0.05	0.00	10,234.00
7110-0000	Property Insurance	899.75	900.00	0.25	0.03	4,498.75	4,500.00	1.25	0.03	10,800.00
7199-0000	TOTAL INSURANCE/TAXES	899.75	900.00	0.25	0.03	4,498.75	4,500.00	1.25	0.03	10,800.00
7800-0000	TOTAL OPERATING EXPENSES	40,181.09	35,778.83	-4,402.26	-12.30	182,338.84	191,490.15	9,151.31	4.78	451,658.00
7999-0000	NET INCOME - OPERATING	-37,157.72	-33,712.83	-3,444.89	-10.22	-173,024.05	-185,160.15	12,136.10	6.55	-394,366.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	794.17	610.00	-184.17	-30.19	3,970.85	3,050.00	-920.85	-30.19	7,324.00
8220-0000	Amortization Expense	292.50	0.00	-292.50	N/A	1,462.50	0.00	-1,462.50	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	1,086.67	610.00	-476.67	-78.14	5,433.35	3,050.00	-2,383.35	-78.14	7,324.00
9900-0000	NET INCOME	-38,244.39	-34,322.83	-3,921.56	-11.43	-178,457.40	-188,210.15	9,752.75	5.18	-401,690.00

KNIGHT - BUDGET COMPARISON

As of February 28, 2017

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	9,314.79	6,330.00	2,984.79	47.15
Total Operating Expenses	182,338.84	191,490.15	9,151.31	4.78
Net Operating Income	-173,024.05	-185,160.15	12,136.10	4.78

Major Variances from Budget:

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Feb 2017

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	11,178.29	9,159.00	2,019.29	22.05	53,850.57	45,795.00	8,055.57	17.59	109,908.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	108.35	0.00	108.35	N/A	0.00
3990-0000	TOTAL REVENUE	11,199.96	9,159.00	2,040.96	22.28	53,958.92	45,795.00	8,163.92	17.83	109,908.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	2,630.31	2,300.00	-330.31	-14.36	10,979.51	11,600.00	620.49	5.35	28,200.00
4622-0000	Demand Credit	-34.01	0.00	34.01	N/A	-149.39	0.00	149.39	N/A	0.00
4635-0000	Refuse Collection	142.50	137.00	-5.50	-4.01	696.60	1,061.00	364.40	34.34	2,020.00
4799-0000	TOTAL UTILITIES	2,738.80	2,437.00	-301.80	-12.38	11,526.72	12,661.00	1,134.28	8.96	30,220.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	40.00	40.00	100.00	477.87	200.00	-277.87	-138.94	480.00
5125-0000	Electric Supplies	0.00	40.00	40.00	100.00	96.06	200.00	103.94	51.97	480.00
5138-0000	Parking Lot Poles	0.00	0.00	0.00	N/A	931.95	0.00	-931.95	N/A	0.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	0.00	N/A	150.00	0.00	-150.00	N/A	0.00
5145-4400	Security Maint & Repair	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
5160-0000	Exterior Building Maintenance	0.00	45.00	45.00	100.00	45.00	225.00	180.00	80.00	540.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	211.00
5180-0000	HVAC Repair	0.00	250.00	250.00	100.00	1,145.43	1,250.00	104.57	8.37	3,000.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	400.00	0.00	-400.00	N/A	1,000.00
5210-0000	Locks & Keys Repairs	0.00	20.00	20.00	100.00	0.00	100.00	100.00	100.00	240.00
5215-0000	Locks & Keys Supplies	0.00	0.00	0.00	N/A	133.10	0.00	-133.10	N/A	0.00
5230-0000	Plumbing Repairs	0.00	40.00	40.00	100.00	0.00	200.00	200.00	100.00	480.00
5235-0000	Plumbing Supplies	0.00	20.00	20.00	100.00	0.00	100.00	100.00	100.00	240.00
5240-0000	Backflow Maintenance	0.00	3.00	3.00	100.00	0.00	6.00	6.00	100.00	55.00
5245-0000	Irrigation Repairs	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
5250-0000	Roof Repairs	0.00	20.00	20.00	100.00	0.00	100.00	100.00	100.00	240.00
5290-0000	Other Maintenance	0.00	40.00	40.00	100.00	0.00	200.00	200.00	100.00	480.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	538.00	538.00	100.00	3,379.41	2,681.00	-698.41	-26.05	7,686.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	50.00	50.00	100.00	220.00	250.00	30.00	12.00	600.00
5313-0000	Carpet Repairs	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5340-0000	Painting	0.00	250.00	250.00	100.00	0.00	1,250.00	1,250.00	100.00	3,000.00
5380-0000	Other Cleaning and Improvements	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	450.00	450.00	100.00	220.00	2,250.00	2,030.00	90.22	5,400.00
5400-0000	SERVICES									
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	600.00
5430-0000	Exterminating	0.00	0.00	0.00	N/A	540.00	540.00	0.00	0.00	540.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	0.00	1,238.00	1,238.00	100.00	2,476.00
5450-0000	Janitorial Service	911.92	790.00	-121.92	-15.43	4,316.04	3,950.00	-366.04	-9.27	9,504.00
5460-0000	Landscaping Service	153.55	152.00	-1.55	-1.02	1,600.88	1,595.00	-5.88	-0.37	4,435.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,200.00
5499-0000	TOTAL SERVICES	1,065.47	942.00	-123.47	-13.11	6,456.92	7,323.00	866.08	11.83	18,755.00
6110-0000	Management Fees TALCOR	1,790.67	1,790.67	0.00	0.00	8,953.35	8,953.35	0.00	0.00	21,488.00
6159-0000	TOTAL OTHER EXPENSES	1,790.67	1,790.67	0.00	0.00	8,953.35	8,953.35	0.00	0.00	21,488.00
7110-0000	Property Insurance	1,133.61	1,133.92	0.31	0.03	5,668.05	5,669.60	1.55	0.03	13,607.00
7199-0000	TOTAL INSURANCE/TAXES	1,133.61	1,133.92	0.31	0.03	5,668.05	5,669.60	1.55	0.03	13,607.00
7800-0000	TOTAL OPERATING EXPENSES	6,728.55	7,291.59	563.04	7.72	36,204.45	39,537.95	3,333.50	8.43	97,156.00

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Feb 2017

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7999-0000	NET INCOME - OPERATING	4,471.41	1,867.41	2,604.00	139.44	17,754.47	6,257.05	11,497.42	183.75	12,752.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,948.38	4,972.00	23.62	0.48	24,741.90	24,860.00	118.10	0.48	59,667.00
8299-0000	TOTAL OTHER EXPENSES	4,948.38	4,972.00	23.62	0.48	24,741.90	24,860.00	118.10	0.48	59,667.00
9900-0000	NET INCOME	-476.97	-3,104.59	2,627.62	84.64	-6,987.43	-18,602.95	11,615.52	62.44	-46,915.00

MORGAN - BUDGET COMPARISON

As of February 28, 2017	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	53,958.92	45,795.00	8,163.92	17.83
Total Operating Expenses	36,204.45	39,537.95	3,333.50	8.43
Net Operating Income	17,754.47	6,257.05	11,497.42	183.75

Major Variances from Budget:

Total Operating Income/Net Operating Income

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Feb 2017

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	10,719.57	10,720.00	-0.43	0.00	53,597.85	53,600.00	-2.15	0.00	128,640.00
3990-0000	TOTAL REVENUE	10,719.57	10,720.00	-0.43	0.00	53,597.85	53,600.00	-2.15	0.00	128,640.00
4000-0000	OPERATING EXPENSES									
5116-5000	REPAIR/MAINTENANCE									
5160-0000	Exterior Building Maintenance	90.00	60.00	-30.00	-50.00	460.00	300.00	-160.00	-53.33	720.00
5170-0000	Fire Extinguisher Maintenance	0.00	318.00	318.00	100.00	0.00	318.00	318.00	100.00	318.00
5180-0000	HVAC Repair	408.00	60.00	-348.00	-580.00	408.00	300.00	-108.00	-36.00	720.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	300.00
5230-0000	Plumbing Repairs	0.00	40.00	40.00	100.00	0.00	200.00	200.00	100.00	480.00
5250-0000	Roof Repairs	0.00	40.00	40.00	100.00	0.00	200.00	200.00	100.00	480.00
5290-0000	Other Maintenance	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5299-0000	TOTAL REPAIR/MAINTENANCE	498.00	568.00	70.00	12.32	868.00	1,568.00	700.00	44.64	3,618.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
5380-0000	Other Cleaning and Improvements	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	620.00
5400-0000	SERVICES									
5430-0000	Exterminating	0.00	0.00	0.00	N/A	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	0.00	0.00	N/A	35.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	0.00	1,032.00	1,032.00	100.00	2,064.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	600.00
5499-0000	TOTAL SERVICES	0.00	0.00	0.00	N/A	420.00	1,452.00	1,032.00	71.07	3,119.00
6110-0000	Management Fees TALCOR	807.09	807.08	-0.01	0.00	4,035.45	4,035.40	-0.05	0.00	9,685.00
6159-0000	TOTAL OTHER EXPENSES	807.09	807.08	-0.01	0.00	4,035.45	4,035.40	-0.05	0.00	9,685.00
7110-0000	Property Insurance	149.72	150.00	0.28	0.19	748.60	750.00	1.40	0.19	1,800.00
7199-0000	TOTAL INSURANCE/TAXES	149.72	150.00	0.28	0.19	748.60	750.00	1.40	0.19	1,800.00
7800-0000	TOTAL OPERATING EXPENSES	1,454.81	1,535.08	80.27	5.23	6,072.05	7,855.40	1,783.35	22.70	18,842.00
7999-0000	NET INCOME - OPERATING	9,264.76	9,184.92	79.84	0.87	47,525.80	45,744.60	1,781.20	3.89	109,798.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,106.22	3,106.00	-0.22	-0.01	15,531.10	15,530.00	-1.10	-0.01	37,276.00
8299-0000	TOTAL OTHER EXPENSES	3,106.22	3,106.00	-0.22	-0.01	15,531.10	15,530.00	-1.10	-0.01	37,276.00
9900-0000	NET INCOME	6,158.54	6,078.92	79.62	1.31	31,994.70	30,214.60	1,780.10	5.89	72,522.00

PHIPPS - BUDGET COMPARISON

As of February 28, 2017	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	53,597.85	53,600.00	-2.15	0.00
Total Operating Expenses	6,072.05	7,855.40	1,783.35	22.70
Net Operating Income	47,525.80	45,744.60	1,781.20	3.89

Major Variances from Budget:

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

Cash Flow Statement

Period = Feb 2017

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	40.00	0.07	250.00	0.09
3110-0000	Rent	47,972.63	81.20	237,452.35	82.29
3114-5000	Operating Expense Reimbursement	143.17	0.24	1,422.74	0.49
3115-0000	CAM	5,061.75	8.57	25,308.75	8.77
3120-0000	Other Rents	51.15	0.09	255.75	0.09
3220-0000	Interest Income	3,535.41	5.98	17,901.04	6.20
3305-0000	EEP Program Revenue	0.00	0.00	3,600.00	1.25
3306-0000	Other Program Income	2,250.00	3.81	2,250.00	0.78
3315-0000	Sales Tax Discount	1.40	0.00	22.26	0.01
3540-0000	Electricity Pass Thru	21.67	0.04	108.35	0.04
3990-0000	TOTAL REVENUE	59,077.18	100.00	288,571.24	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	11,250.00	19.04	56,250.00	19.49
4403-0000	Salary - Director PC	3,958.34	6.70	19,791.69	6.86
4404-0000	Payroll Taxes - Authority	1,364.58	2.31	5,095.85	1.77
4405-0000	Worker's Compensation-Authority	576.67	0.98	1,404.33	0.49
4406-0000	Employee Benefits-Authority	3,664.32	6.20	17,994.70	6.24
4410-0000	Wages - Administrative	1,351.50	2.29	6,732.00	2.33
4490-0000	TOTAL PAYROLL EXPENSE	22,165.41	37.52	107,268.57	37.17
4600-0000	UTILITIES				
4605-0000	Electric	5,148.44	8.71	23,889.36	8.28
4622-0000	Demand Credit	-34.01	-0.06	-149.39	-0.05
4635-0000	Refuse Collection	872.84	1.48	2,639.23	0.91
4640-0000	Water/Sewer	292.35	0.49	1,628.33	0.56
4642-0000	Non CAM Water/Sewer	217.42	0.37	1,394.49	0.48
4648-0000	Irrigation - Utility	124.21	0.21	620.69	0.22
4649-0000	Irrigation-NonCAM	34.33	0.06	171.65	0.06
4650-0000	Stormwater	265.16	0.45	1,325.68	0.46
4660-0000	Fire Service - Utility	207.38	0.35	1,036.90	0.36
4799-0000	TOTAL UTILITIES	7,128.12	12.07	32,556.94	11.28
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	592.62	0.21
5125-0000	Electric Supplies	0.00	0.00	96.06	0.03
5130-0000	Electric Bulbs	23.82	0.04	23.82	0.01
5138-0000	Parking Lot Poles	0.00	0.00	931.95	0.32
5145-0000	Elevator Phone Maintenance	0.00	0.00	150.00	0.05
5160-0000	Exterior Building Maintenance	180.00	0.30	1,000.00	0.35
5180-0000	HVAC Repair	408.00	0.69	1,803.68	0.62
5195-0000	Tree Trimming	0.00	0.00	400.00	0.14
5215-0000	Locks & Keys Supplies	0.00	0.00	133.10	0.05
5230-0000	Plumbing Repairs	0.00	0.00	204.30	0.07
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	379.42	0.13
5299-0000	TOTAL REPAIR/MAINTENANCE	611.82	1.04	5,714.95	1.98
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	0.00	0.00	220.00	0.08
5380-0000	Other Cleaning and Improvements	0.00	0.00	166.00	0.06
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	386.00	0.13
5400-0000	SERVICES				
5410-0000	Elevator Service	0.00	0.00	1,215.00	0.42
5412-0000	Elevator Service-NonCAM	0.00	0.00	585.00	0.20
5420-0000	Fire Protection System	0.00	0.00	3,479.00	1.21
5425-0000	Fire Protection Phone	235.24	0.40	1,177.13	0.41
5430-0000	Exterminating	0.00	0.00	2,939.50	1.02
5433-0000	Non CAM Exterminating	0.00	0.00	97.50	0.03
5450-0000	Janitorial Service	2,578.58	4.36	12,649.36	4.38
5460-0000	Landscaping Service	1,305.62	2.21	10,184.33	3.53
5462-0000	Non CAM Landscaping	178.06	0.30	1,066.27	0.37
5480-0000	Security	191.37	0.32	956.85	0.33
5499-0000	TOTAL SERVICES	4,488.87	7.60	34,349.94	11.90

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

Cash Flow Statement

Period = Feb 2017

Book = Accrual

	Period to Date	%	Year to Date	%	
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	3,550.00	6.01	18,550.00	6.43
5520-0000	Phone Service	231.59	0.39	1,122.52	0.39
5522-0000	Internet Charge	129.90	0.22	682.26	0.24
5530-0000	Copies	32.04	0.05	232.29	0.08
5560-0000	Fees/Licenses/Permits	10.50	0.02	62.40	0.02
5563-0000	Miscellaneous Admin Expense	42.15	0.07	245.75	0.09
5565-0000	Office Supplies	36.97	0.06	282.28	0.10
5575-0000	Professional Fees	1,975.00	3.34	5,500.00	1.91
5581-0000	EEP Program Expenses	3,333.00	5.64	13,487.83	4.67
5582-0000	Other Program Expenses	2,050.00	3.47	2,974.52	1.03
5585-0000	Subscriptions	1,064.98	1.80	2,349.98	0.81
5586-0000	Marketing/PR	564.00	0.95	4,330.54	1.50
5587-0000	General Authority Expense	70.00	0.12	337.45	0.12
5592-0000	Non CAM Professional Fees	390.70	0.66	8,621.80	2.99
5594-0000	Travel	2,003.39	3.39	2,264.83	0.78
5596-0000	Other Administration Costs	0.00	0.00	278.25	0.10
5599-0000	TOTAL PROPERTY ADMINISTRATION	15,484.22	26.21	61,322.70	21.25
6110-0000	Management Fees TALCOR	6,986.83	11.83	34,934.15	12.11
6159-0000	TOTAL OTHER EXPENSES	6,986.83	11.83	34,934.15	12.11
7110-0000	Property Insurance	4,650.48	7.87	23,252.40	8.06
7111-0000	Property Insurance-NonCAM	13.14	0.02	65.70	0.02
7199-0000	TOTAL INSURANCE/TAXES	4,663.62	7.89	23,318.10	8.08
7800-0000	TOTAL OPERATING EXPENSES	61,528.89	104.15	299,851.35	103.91
7999-0000	NET INCOME - OPERATING	-2,451.71	-4.15	-11,280.11	-3.91
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	24,479.27	41.44	122,396.35	42.41
8220-0000	Amortization Expense	417.50	0.71	2,087.50	0.72
8299-0000	TOTAL OTHER EXPENSES	24,896.77	42.14	124,483.85	43.14
9900-0000	NET INCOME	-27,348.48	-46.29	-135,763.96	-47.05
	Adjustments				
1203-0000	A/R-Tenant	-5,197.32	-8.80	42,773.76	14.82
1206-0000	Other Receivables	-232.52	-0.39	6,894.98	2.39
1210-0000	Accounts Receivable	31,779.30	53.79	-2,382.78	-0.83
1590-0000	Accumulated Depreciation	24,479.27	41.44	122,396.35	42.41
1746-0000	Accumulated Amortization-Leasing Commissions	125.00	0.21	625.00	0.22
1752-0000	Accumulated Amortization	292.50	0.50	1,462.50	0.51
1905-0000	Trust Escrow	0.00	0.00	20,000.00	6.93
1913-0000	Prepaid Insurance	1,569.83	2.66	-16,862.10	-5.84
1925-0000	Investments	-3,283.59	-5.56	-8,718.42	-3.02
2236-0000	Accounts Payable	10,776.17	18.24	16,002.98	5.55
2249-0000	Accrued Other	111.47	0.19	-1,643.00	-0.57
2250-0000	Tenant Security Dep	0.00	0.00	198.17	0.07
2305-0000	Sales Tax Payable	-2.66	0.00	29.04	0.01
	Total Adjustments	60,417.45	102.27	180,776.48	62.65
	Cash Flow	33,068.97	55.98	45,012.52	15.60
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	200,221.65	233,290.62	33,068.97	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	200,421.65	233,490.62	33,068.97	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	188,278.10	233,290.62	45,012.52	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	188,478.10	233,490.62	45,012.52	

LCRDA - OPERATING ACCOUNT

3/24/2017

Bank Reconciliation Report

2/28/2017

Posted by: DBO

Balance Per Bank Statement as of 2/28/2017 **231,894.47**

Outstanding Deposits

Deposit Date	Deposit Number	Amount
2/28/2017	426	10,719.57
Plus:	Outstanding Deposits	10,719.57

Outstanding Checks

Check Date	Check Number	Payee	Amount
2/3/2017	2165	Icboc - LEON COUNTY BD OF COMMISSIONER	1,283.34
2/15/2017	2176	extreme - EXTREME CARPET CARE	120.00
2/15/2017	2183	Icboc - LEON COUNTY BD OF COMMISSIONER	1,283.34
2/15/2017	30617	utltal - City of Tallahassee	5,973.93
2/28/2017	306172	utltal - City of Tallahassee	662.83
Less:	Outstanding Checks		9,323.44
	Reconciled Bank Balance		233,290.60

Balance per GL as of 2/28/2017 **233,290.62**

Bank Reconciling Items

Date	Notes	Amount
8/31/2013	rounding diff	-0.03
2/28/2017	rounding	0.01
blank	Book Reconciling Items	-0.02
	Reconciled Balance Per G/L	233,290.60

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

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
1/17/2017	20117	utltal - City of Tallahassee	6,474.04	2/28/2017
1/18/2017	2149	classoci - C&L Associates Commercial Cleaning	2,578.58	2/28/2017
1/18/2017	2158	fsucommer - FSU Research Foundation	3,000.00	2/28/2017
2/3/2017	2159	aireserv - Tony Kelly Heating & Air Inc	156.50	2/28/2017
2/3/2017	2160	bilbow - Denise Bilbow	500.00	2/28/2017
2/3/2017	2161	brownbro - BROWN & BROWN OF FLORIDA, INC,	1,250.00	2/28/2017
2/3/2017	2162	centuryl - CENTURY LINK	61.84	2/28/2017
2/3/2017	2163	centuryl - CENTURY LINK	235.08	2/28/2017
2/3/2017	2164	comcast - COMCAST	299.65	2/28/2017
2/3/2017	2166	marpan - Marpan Supply Company, Inc.	74.00	2/28/2017

LCRDA - OPERATING ACCOUNT

3/24/2017

Bank Reconciliation Report

2/28/2017

Posted by: DBO

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
2/3/2017	2167	mgttal - Talcor Commercial Real Estate Svc Inc	56.00	2/28/2017
2/3/2017	2168	nbia - NATIONAL BUSINESS INCUBATION ASSOCIATION	695.00	2/28/2017
2/3/2017	2169	rocksoli - ROCK SOLID TERMITE AND PEST CONTROL	150.00	2/28/2017
2/3/2017	2170	talldemo - Tallahassee Democrat, Inc.	92.94	2/28/2017
2/3/2017	201172	cnainsur - CNA INSURANCE	3,371.46	2/28/2017
2/15/2017	2171	absystem - STA of Tallahassee, Inc.	32.04	2/28/2017
2/15/2017	2172	aurp - Association of Unlversity Research Parks	1,050.00	2/28/2017
2/15/2017	2173	bc - Broad and Cassel, P.A.	475.00	2/28/2017
2/15/2017	2174	chamber - CHAMBER OF COMMERCE	1,495.00	2/28/2017
2/15/2017	2175	classoci - C&L Associates Commercial Cleaning	2,578.58	2/28/2017
2/15/2017	2177	geraldtookes - Gerald Tookes Aerial Productions, LLC	450.00	2/28/2017
2/15/2017	2178	hancdtbilbow - Hancock Bank	35.00	2/28/2017
2/15/2017	2179	hancdtpeggy - Hancock Bank	36.97	2/28/2017
2/15/2017	2180	hancdtrons - Hancock Bank	375.44	2/28/2017
2/15/2017	2181	heinzbro - Heinz Brothers Nurseries, INC.	1,483.68	2/28/2017
2/15/2017	2182	larrylynch - Lawrence W. Lynch	3,333.00	2/28/2017
2/15/2017	2184	millergl - Miller Glass, Inc.	166.00	2/28/2017
2/15/2017	2185	simplex - Simplex Grinnell	600.00	2/28/2017
2/15/2017	2186	sonitrol - Sonitrol of Tallahassee, Inc.	191.37	2/28/2017
2/15/2017	22017	stax - Florida Department of Revenue	54.75	2/28/2017
2/20/2017	2187	zenith - Zenith Insurance Company	299.00	2/28/2017
Total Cleared Checks			31,650.92	

Total Cleared Checks

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
2/1/2017	428		22,113.92	2/28/2017
2/6/2017	419	:CHECKscan Deposit	17,404.18	2/28/2017
2/7/2017	420	:CHECKscan Deposit	8,041.70	2/28/2017
2/10/2017	422	:CHECKscan Deposit	3,625.00	2/28/2017
2/16/2017	423	:CHECKscan Deposit	13,920.17	2/28/2017
2/23/2017	424	:CHECKscan Deposit	6,311.30	2/28/2017
2/24/2017	425	:CHECKscan Deposit	40.00	2/28/2017
Total Cleared Deposits			71,456.27	

Total Cleared Deposits

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
2/13/2017	JE 21239	Transfer from Prime to Cash	530,000.00	2/28/2017
2/14/2017	JE 21240	Transfer from cash to SPIA fund	-530,000.00	2/28/2017
2/28/2017	JE 21230	Benefits - 2.17	-1,278.00	2/28/2017
2/28/2017	JE 21233	Benefits - Feb for Jan	-1,630.63	2/28/2017
2/28/2017	JE 21238	1.17 - Extra for Benefits	-18.12	2/28/2017
2/28/2017	JE 21241	Interest income from bank account	19.30	2/28/2017
2/28/2017	JE 21242	Payroll taxes - Feb for Feb	-2,572.14	2/28/2017
2/28/2017	JE 21243	Payroll taxes - Feb for Feb	-2,530.02	2/28/2017
2/28/2017	JE 21245	Payroll for Feb 2017	-12,175.52	2/28/2017
Total Cleared Other Items			-20,185.13	

Total Cleared Other Items



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

4814 100000 002

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



Hancock Bank, a trade name of Whitney Bank



Statements Dates
02/01/2017 - 02/28/2017

Account Number:

Images:

0

* IMAGE * E0

[Handwritten signature]

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

Checking Account Summary

Table with 3 columns: Description, Amount, and AVERAGE BALANCE. Rows include PREVIOUS BALANCE, CREDITS, DEBITS, SERVICE CHARGES, INTEREST PAID, and ENDING BALANCE.

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

Deposits and Other Credits

Table with 6 columns: Date, Amount, Description, Date, Amount, Description. Lists transactions from 02/01 to 02/28.

Checks

Table with 6 columns: Date, Serial, Amount, Date, Serial, Amount. Lists check transactions from 02/01 to 02/21.



100000002



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



Hancock Bank, a trade name of Whitney Bank



Statements Dates
02/01/2017 - 02/28/2017

Account Number:

Images:
0

* IMAGE * E0

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

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
02/01	3,371.46	PREM-PYMT CNA ACH 017031002789290CCD	02/02	1,573.67	PAYMENT CITYOFTALBKDRAFT 017033003167628PPD
02/02	10.34	PAYMENT CITYOFTALBKDRAFT 017033003167637PPD	02/03	1,648.75	CRC FLA DEPT REVENUE 017034003406120CCD
02/02	90.92	PAYMENT CITYOFTALBKDRAFT 017033003167636PPD	02/14	530,000.00	OUTGOING WIRE
02/02	162.07	PAYMENT CITYOFTALBKDRAFT 017033003167631PPD	02/14	6,186.78	QUICKBOOKS INTUIT PAYROLL S 017045005243291CCD
02/02	216.43	PAYMENT CITYOFTALBKDRAFT 017033003167635PPD	02/15	639.00	PAYMENTS NATIONWIDE 017046005469469PPD
02/02	271.94	PAYMENT CITYOFTALBKDRAFT 017033003167629PPD	02/15	2,572.14	USATAXPYMT IRS 017045005289998CCD
02/02	295.48	PAYMENT CITYOFTALBKDRAFT 017033003167630PPD	02/21	54.75	C01 FLA DEPT REVENUE 017052006327395CCD
02/02	650.54	PAYMENT CITYOFTALBKDRAFT 017033003167626PPD	02/27	5,988.73	QUICKBOOKS INTUIT PAYROLL S 017058007388835CCD
02/02	818.37	PAYMENT CITYOFTALBKDRAFT 017033003167638PPD	02/28	639.00	PAYMENTS NATIONWIDE 017059007713896PPD
02/02	1,141.89	PAYMENT CITYOFTALBKDRAFT 017033003167633PPD	02/28	2,530.02	USATAXPYMT IRS 017058007472233CCD
02/02	1,242.39	PAYMENT CITYOFTALBKDRAFT			

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
01/31	212,274.24	02/09	241,733.79	02/21	246,190.29
02/01	228,438.12	02/10	240,390.85	02/22	237,297.62
02/02	218,964.08	02/13	769,246.20	02/23	236,697.62
02/03	217,315.33	02/14	233,059.42	02/24	241,513.92
02/07	216,815.33	02/15	229,848.28	02/27	235,044.19
02/08	242,104.71	02/17	232,998.28	02/28	231,894.47

FEB FEB 5 AMT = 31117
\$ 1742.19

Payment Detail

Bank=inn1104 AND mm/yy=02/2017-02/2017 AND Check Date=02/01/2017-02/28/2017 AND All Checks=Yes AND Include Voids=All Checks

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
2159 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 02/03/17 (02/17)				
replace bad dual capacitor	P-117078	johnson	156.50	51800000 - HVAC Repair
Total 2159 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 02/03/17 (02/17)			156.50	
2160 (inn1104) - Denise Bilbow (bilbow) - 02/03/17 (02/17)				
techgrant venue deposit	P-117082	knight	500.00	55820000 - Other Program Expenses
Total 2160 (inn1104) - Denise Bilbow (bilbow) - 02/03/17 (02/17)			500.00	
2161 (inn1104) - BROWN & BROWN OF FLORIDA, INC. (brownbro) - 02/03/17 (02/17)				
Insurance	P-117084	inn-tic	1,250.00	19130000 - Prepaid Insurance
Total 2161 (inn1104) - BROWN & BROWN OF FLORIDA, INC. (brownbro) - 02/03/17 (02/17)			1,250.00	
2162 (inn1104) - CENTURY LINK (centuryl) - 02/03/17 (02/17)				
433132824 01/2017	P-117086	collins	61.84	55200000 - Phone Service
Total 2162 (inn1104) - CENTURY LINK (centuryl) - 02/03/17 (02/17)			61.84	
2163 (inn1104) - CENTURY LINK (centuryl) - 02/03/17 (02/17)				
437850207 01/2017	P-117087	johnson	235.08	54250000 - Fire Protection Phone
Total 2163 (inn1104) - CENTURY LINK (centuryl) - 02/03/17 (02/17)			235.08	
2164 (inn1104) - COMCAST (comcast) - 02/03/17 (02/17)				
09587 317042-01-7 01/2017	P-117089	knight	169.75	55200000 - Phone Service
09587 317042-01-7 01/2017	P-117089	knight	129.90	55220000 - Internet Charge
Total 2164 (inn1104) - COMCAST (comcast) - 02/03/17 (02/17)			299.65	
2165 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lcboc) - 02/03/17 (02/17)				
01/2017 PTY	P-117085	knight	641.67	44060000 - Employee Benefits-Authority
01/2017 PTY	P-117085	knight	641.67	44060000 - Employee Benefits-Authority
Total 2165 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lcboc) - 02/03/17 (02/17)			1,283.34	
2166 (inn1104) - Marpan Supply Company, Inc. (marpan) - 02/03/17 (02/17)				
monthly container rental	P-117088	morgan	33.30	46350000 - Refuse Collection
monthly container rental	P-117088	johnson	40.70	46350000 - Refuse Collection
Total 2166 (inn1104) - Marpan Supply Company, Inc. (marpan) - 02/03/17 (02/17)			74.00	
2167 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 02/03/17 (02/17)				
12/16 Yardi	P-116888	knight	56.00	55630000 - Miscellaneous Admin Expense
Total 2167 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 02/03/17 (02/17)			56.00	
2168 (inn1104) - NATIONAL BUSINESS INCUBATION ASSOCIATION (nbia) - 02/03/17 (02/17)				
Gold Membership	P-117080	inn-tic	695.00	55850000 - Subscriptions
Total 2168 (inn1104) - NATIONAL BUSINESS INCUBATION ASSOCIATION (nbia) - 02/03/17 (02/17)			695.00	
2169 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksoli) - 02/03/17 (02/17)				
additional treatment inside archives room	P-117079	johnson	150.00	54300000 - Exterminating
Total 2169 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksoli) - 02/03/17 (02/17)			150.00	
2170 (inn1104) - Tallahassee Democrat, Inc. (talldemo) - 02/03/17 (02/17)				
Notice of Public Meetings	P-117081	knight	92.94	55960000 - Other Administration Costs
Total 2170 (inn1104) - Tallahassee Democrat, Inc. (talldemo) - 02/03/17 (02/17)			92.94	
2171 (inn1104) - STA of Tallahassee, Inc. (absystem) - 02/15/17 (02/17)				
01/07-02/06/17 svcs	P-117354	knight	32.04	55300000 - Copies
Total 2171 (inn1104) - STA of Tallahassee, Inc. (absystem) - 02/15/17 (02/17)			32.04	
2172 (inn1104) - Association of University Research Parks (aurp) - 02/15/17 (02/17)				
02/28/17-02/28/18 Research Park Membership	P-117355	knight	1,050.00	55850000 - Subscriptions
Total 2172 (inn1104) - Association of University Research Parks (aurp) - 02/15/17 (02/17)			1,050.00	
2173 (inn1104) - Broad and Cassel, P.A. (bc) - 02/15/17 (02/17)				
01/2017 Svcs	P-117348	knight	475.00	55750000 - Professional Fees
Total 2173 (inn1104) - Broad and Cassel, P.A. (bc) - 02/15/17 (02/17)			475.00	
2174 (inn1104) - CHAMBER OF COMMERCE (chamber) - 02/15/17 (02/17)				
2017 Nashville Registraton	P-117350	knight	1,495.00	55940000 - Travel
Total 2174 (inn1104) - CHAMBER OF COMMERCE (chamber) - 02/15/17 (02/17)			1,495.00	

Payment Detail

Bank=inn1104 AND mm/yy=02/2017-02/2017 AND Check Date=02/01/2017-02/28/2017 AND All Checks=Yes AND Include Voids=All Checks

2175 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 02/15/17 (02/17)				
02/2017 Janitorial Svcs	P-117359	johnson	1,169.10	54500000 - Janitorial Service
02/2017 Janitorial Svcs	P-117359	morgan	911.92	54500000 - Janitorial Service
02/2017 Janitorial Svcs	P-117359	collins	307.79	54500000 - Janitorial Service
02/2017 Janitorial Svcs	P-117359	knight	189.77	54500000 - Janitorial Service
Total 2175 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 02/15/17 (02/17)			2,578.58	
2176 (inn1104) - EXTREME CARPET CARE (extreme) - 02/15/17 (02/17)				
clean carpet	P-117346	morgan	120.00	53100000 - Carpet Cleaning
Total 2176 (inn1104) - EXTREME CARPET CARE (extreme) - 02/15/17 (02/17)			120.00	
2177 (inn1104) - Gerald Tookes Aerial Productions, LLC (geraldtookes) - 02/15/17 (02/17)				
Aerial Videography	P-117356	knight	450.00	55860000 - Marketing/PR
Total 2177 (inn1104) - Gerald Tookes Aerial Productions, LLC (geraldtookes) - 02/15/17 (02/17)			450.00	
2178 (inn1104) - Hancock Bank (hancdtbilbow) - 02/15/17 (02/17)				
Annual Credit Card Fee	P-117351	knight	35.00	55870000 - General Authority Expense
Total 2178 (inn1104) - Hancock Bank (hancdtbilbow) - 02/15/17 (02/17)			35.00	
2179 (inn1104) - Hancock Bank (hancdtpeggy) - 02/15/17 (02/17)				
Office Depot-Wireless Mouse	P-117352	knight	9.99	55650000 - Office Supplies
Office Depot-Bankers Box	P-117352	knight	26.98	55650000 - Office Supplies
Total 2179 (inn1104) - Hancock Bank (hancdtpeggy) - 02/15/17 (02/17)			36.97	
2180 (inn1104) - Hancock Bank (hancdtrons) - 02/15/17 (02/17)				
Omni Hotel Deposit 08/11-08/13/17	P-117353	knight	226.44	55940000 - Travel
Annual Fee Credit Card	P-117353	knight	35.00	55870000 - General Authority Expense
02/2017 Constant Contact	P-117353	knight	65.00	55860000 - Marketing/PR
02/2017 Build Fire	P-117353	knight	49.00	55860000 - Marketing/PR
Total 2180 (inn1104) - Hancock Bank (hancdtrons) - 02/15/17 (02/17)			375.44	
2181 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 02/15/17 (02/17)				
01/2017 Grounds Maintenance	P-117349	morgan	153.55	54600000 - Landscaping Service
01/2017 Grounds Maintenance	P-117349	johnson	187.68	54600000 - Landscaping Service
01/2017 Grounds Maintenance	P-117349	collins	356.08	54600000 - Landscaping Service
01/2017 Grounds Maintenance	P-117349	knight	326.41	54600000 - Landscaping Service
01/2017 Grounds Maintenance	P-117349	inn-tic	281.90	54600000 - Landscaping Service
01/2017 Grounds Maintenance	P-117349	inn-tic	178.06	54620000 - Non CAM Landscaping
Total 2181 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 02/15/17 (02/17)			1,483.68	
2182 (inn1104) - Lawrence W. Lynch (larrylynch) - 02/15/17 (02/17)				
02/2017 EEP	P-117357	knight	3,333.00	55810000 - EEP Program Expenses
Total 2182 (inn1104) - Lawrence W. Lynch (larrylynch) - 02/15/17 (02/17)			3,333.00	
2183 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lcboc) - 02/15/17 (02/17)				
02/2017 PTY	P-117358	knight	641.67	44060000 - Employee Benefits-Authority
02/2017 PTY	P-117358	knight	641.67	44060000 - Employee Benefits-Authority
Total 2183 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lcboc) - 02/15/17 (02/17)			1,283.34	
2184 (inn1104) - Miller Glass, Inc. (millergl) - 02/15/17 (02/17)				
install bronze closer	P-117345	johnson	166.00	53800000 - Other Cleaning and Improvements
Total 2184 (inn1104) - Miller Glass, Inc. (millergl) - 02/15/17 (02/17)			166.00	
2185 (inn1104) - Simplex Grinnell (simplex) - 02/15/17 (02/17)				
alarm and detection reg labor	P-117347	johnson	600.00	54200000 - Fire Protection System
Total 2185 (inn1104) - Simplex Grinnell (simplex) - 02/15/17 (02/17)			600.00	
2186 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 02/15/17 (02/17)				
02/2017 Access Control & Intrusion Svcs	P-117360	collins	191.37	54800000 - Security
Total 2186 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 02/15/17 (02/17)			191.37	
2187 (inn1104) - Zenith Insurance Company (zenith) - 02/20/17 (02/17)				
Worker's Comp Audit	P-117678	knight	299.00	44050000 - Worker's Compensation-Authority
Total 2187 (inn1104) - Zenith Insurance Company (zenith) - 02/20/17 (02/17)			299.00	
22017 (inn1104) - Florida Department of Revenue (stax) - 02/15/17 (02/17)				
02/2017 Sales Tax-Innovation Park	P-117361	knight	56.15	23050000 - Sales Tax Payable
02/2017 Sales Tax-Innovation Park	P-117361	knight	-1.40	33150000 - Sales Tax Discount
Total 22017 (inn1104) - Florida Department of Revenue (stax) - 02/15/17 (02/17)			54.75	

Payment Detail

Bank=inn1104 AND mm/yy=02/2017-02/2017 AND Check Date=02/01/2017-02/28/2017 AND All Checks=Yes AND Include Voids=All Checks

30117 (inn1104) - CNA INSURANCE (cnainsur) - 02/28/17 (02/17) (Voided)

02/2017 Insurance Pmnt P-117911 inn-tic 3,371.46 19130000 - Prepaid Insurance

Total 30117 (inn1104) - CNA INSURANCE (cnainsur) - 02/28/17 (02/17) (Voided)**3,371.46****30117 (inn1104) - CNA INSURANCE (cnainsur) - 02/28/17 (02/17) (Voider)**

02/2017 Insurance Pmnt P-117911 inn-tic -3,371.46 19130000 - Prepaid Insurance

Total 30117 (inn1104) - CNA INSURANCE (cnainsur) - 02/28/17 (02/17) (Voider)**-3,371.46****30617 (inn1104) - City of Tallahassee (uttal) - 02/15/17 (02/17)**

0721285610 02/2017	P-117362	fuqua	117.08	46400000 - Water/Sewer
0721285610 02/2017	P-117362	fuqua	217.42	46420000 - Non CAM Water/Sewer
1721285610 02/2017	P-117363	inn-tic	10.34	46050000 - Electric
3588865610 02/2017	P-117364	inn-tic	11.47	46050000 - Electric
3588865610 02/2017	P-117364	inn-tic	79.29	46480000 - Irrigation - Utility
4621285610 02/2017	P-117365	morgan	203.24	46050000 - Electric
5764754002 02/2017	P-117366	johnson	1,368.00	46050000 - Electric
6370545953 02/2017	P-117367	collins	971.40	46050000 - Electric
6370545953 02/2017	P-117367	collins	141.42	46400000 - Water/Sewer
6370545953 02/2017	P-117367	collins	121.30	46350000 - Refuse Collection
6370545953 02/2017	P-117367	collins	219.50	46500000 - Stormwater
6370545953 02/2017	P-117367	collins	160.60	46600000 - Fire Service - Utility
6370545953 02/2017	P-117367	collins	26.43	46480000 - Irrigation - Utility
6621285610 02/2017	P-117368	morgan	157.67	46050000 - Electric
7621285610 02/2017	P-117369	fuqua	18.49	46480000 - Irrigation - Utility
7621285610 02/2017	P-117369	fuqua	34.33	46490000 - Irrigation-NonCAM
7621285610 02/2017	P-117369	morgan	109.20	46350000 - Refuse Collection
7621285610 02/2017	P-117369	johnson	133.46	46350000 - Refuse Collection
8559156780 02/2017	P-117370	morgan	1,572.56	46050000 - Electric
8621285610 02/2017	P-117371	knight	156.92	46050000 - Electric
8621285610 02/2017	P-117371	knight	33.85	46400000 - Water/Sewer
8621285610 02/2017	P-117371	knight	45.66	46500000 - Stormwater
8621285610 02/2017	P-117371	knight	17.52	46350000 - Refuse Collection
8621285610 02/2017	P-117371	knight	46.78	46600000 - Fire Service - Utility

Total 30617 (inn1104) - City of Tallahassee (uttal) - 02/15/17 (02/17)**5,973.93****201172 (inn1104) - CNA INSURANCE (cnainsur) - 02/03/17 (02/17)**

Insurance Pmnt P-117083 inn-tic 3,371.46 19130000 - Prepaid Insurance

Total 201172 (inn1104) - CNA INSURANCE (cnainsur) - 02/03/17 (02/17)**3,371.46****306172 (inn1104) - City of Tallahassee (uttal) - 02/28/17 (02/17)**

9621285610 02/2017	P-117915	morgan	696.84	46050000 - Electric
9621285610 02/2017	P-117915	morgan	-34.01	46220000 - Demand Credit

Total 306172 (inn1104) - City of Tallahassee (uttal) - 02/28/17 (02/17)**662.83****28,921.74**

Deposit Register

For Period = Feb 2017

Name	Property	Unit	Tenant	Period	Received Date	Deposit Date	Amount	Check #	Deposit #	Notes
(inn1104) - 419 02/06/2017										
SunnyLand Solar RE, LLC	inn-tic	1F	sunny	02/2017	2/6/2017	2/6/2017	6,101.28	001479	419	:CHECKscan Payment - Oct 2015-Sept 2016 Cam Rec
SunnyLand Solar RE, LLC	inn-tic	1F	sunny	02/2017	2/6/2017	2/6/2017	583.33	001481	419	:CHECKscan Payment - 01-17 Rent
DEPARTMENT OF TRANSPORTATION	phipps	PHIPPS	ip-dot	02/2017	2/6/2017	2/6/2017	10,719.57	7407235620	419	:CHECKscan Payment - 01-17 Rent
Total (inn1104) - 419 02/06/2017							17,404.18			
(inn1104) - 420 02/07/2017										
Florida State University Board of Trustees	morgan	110	nwrdcmg	02/2017	2/7/2017	2/7/2017	4,836.96	00701804	420	:CHECKscan Payment
Nhu Energy, Inc	knight	112	nhuenerg	02/2017	2/7/2017	2/7/2017	466.74	002032	420	:CHECKscan Payment - 01/17-02/17 Rent/SalesTax
FLORIDA A&M UNIVERSITY BOARD OF TRUSTEES	morgan	130	mgn-famu	02/2017	2/7/2017	2/7/2017	2,559.25	0000187993	420	:CHECKscan Payment - 01-17 Rent
INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	morgan	131	ispa	02/2017	2/7/2017	2/7/2017	178.75	00701805	420	:CHECKscan Payment - 01-17 Rent/Electric
Total (inn1104) - 420 02/07/2017							8,041.70			
(inn1104) - 422 02/10/2017										
CENTER FOR BIOMEDICAL & TOXICOLOGICAL RESEARC	morgan	226-235	cbtr	02/2017	2/10/2017	2/10/2017	3,625.00	00702040	422	:CHECKscan Payment - 02-17 Rent
Total (inn1104) - 422 02/10/2017							3,625.00			
(inn1104) - 423 02/16/2017										
FSU Research Foundation	fuqua		fsurf-ca	02/2017	2/16/2017	2/16/2017	948.40	095079	423	:CHECKscan Payment - 10/16-12/16 Quarterly Rebills; Oct 2015-Sept 2016 Cam Rec
FSU	inn-tic	11A	fsucam	02/2017	2/16/2017	2/16/2017	12,971.77	095079	423	:CHECKscan Payment - 10/16-12/16 Quarterly Rebills; Oct 2015-Sept 2016 Cam Rec
Total (inn1104) - 423 02/16/2017							13,920.17			
(inn1104) - 424 02/23/2017										
FSU	inn-tic	11A	fsucam	02/2017	2/23/2017	2/23/2017	6,311.30	00703060	424	:CHECKscan Payment - Oct 2015-Sept 2016 Cam Rec
Total (inn1104) - 424 02/23/2017							6,311.30			
(inn1104) - 425 02/24/2017										
United States Treasury	inn-tic			02/2017	2/24/2017	2/24/2017	40.00	40304	425	:CHECKscan Payment - United States Treasury-Shanna Lewis Restitution
Total (inn1104) - 425 02/24/2017							40.00			
(inn1104) - 426 02/28/2017										
DEPARTMENT OF TRANSPORTATION	phipps	PHIPPS	ip-dot	02/2017	2/28/2017	2/28/2017	10,719.57	7408088140	426	:CHECKscan Payment - 02-17 Rent
Total (inn1104) - 426 02/28/2017							10,719.57			
General Service Administration (GSA)	johnson	100	gs04plfl	02/2017	2/1/2017	2/1/2017	22,113.92	GSA0217	428	01-17 Rent
Total (inn1104) - 428 02/01/2017							22,113.92			
Grand Total							82,175.84			

1
2

Aged Receivable

DB Caption: TALCOR Commercial -- LIVE Property: innvntion Status: Current, Past, Future All Selected Accounts Age As Of: 02/28/2017 Post To: 02/2017 Summary By: Tenant

Property	Customer	Lease	Name	Status	Current	0-30	31-60	61-90	Over	Pre-	Total
					Owed	Owed	Owed	Owed	90 Owed	Payments	Owed
collins - INNOVATION PARK-COLLINS BLDG											
collins - INNOVATION PARK-COLLINS BLDG		bingcol	Bing Energy International, LLC	Current	37,206.42	0.00	0.00	0.00	37,206.42	0.00	37,206.42
collins - INNOVATION PARK-COLLINS BLDG		ip-dacs	STATE OF FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES DIVISION OF MARKETING &	Current	2,664.30	2,664.30	0.00	0.00	0.00	0.00	2,664.30
collins - INNOVATION PARK-COLLINS BLDG					39,870.72	2,664.30	0.00	0.00	37,206.42	0.00	39,870.72
inn-tic - INNOVATION PARK -TENANTS IN COMMON											
inn-tic - INNOVATION PARK -TENANTS IN COMMON		fsucam	FSU	Current	698.20	0.00	0.00	698.20	0.00	0.00	698.20
inn-tic - INNOVATION PARK -TENANTS IN COMMON		sunny	SunnyLand Solar RE, LLC	Current	583.33	583.33	0.00	0.00	0.00	0.00	583.33
inn-tic - INNOVATION PARK -TENANTS IN COMMON					1,281.53	583.33	0.00	698.20	0.00	0.00	1,281.53
johnson - INNOVATION PARK - JOHNSON BLDG											
johnson - INNOVATION PARK - JOHNSON BLDG		gs04pflf	General Service Administration (GSA)	Current	22,113.92	22,113.92	0.00	0.00	0.00	0.00	22,113.92
johnson - INNOVATION PARK - JOHNSON BLDG		fsujohn	THE FLORIDA STATE UNIVERSITY RESEARCH FOUNDATION, INC.	Current	0.00	0.00	0.00	0.00	0.00	-37.12	-37.12
johnson - INNOVATION PARK - JOHNSON BLDG					22,113.92	22,113.92	0.00	0.00	0.00	-37.12	22,076.80
knight - INNOVATION PARK - KNIGHT ADMIN BLDG											
knight - INNOVATION PARK - KNIGHT ADMIN BLDG		elvpitch	Elevator Pitch Night Sponsors	Current	2,250.00	2,250.00	0.00	0.00	0.00	0.00	2,250.00
knight - INNOVATION PARK - KNIGHT ADMIN BLDG		ip-nano	NANOSTRATA, INC.	Current	392.61	371.46	21.15	0.00	0.00	0.00	392.61
knight - INNOVATION PARK - KNIGHT ADMIN BLDG		nhuenerg	Nhu Energy, Inc	Current	7.60	7.60	0.00	0.00	0.00	0.00	7.60
knight - INNOVATION PARK - KNIGHT ADMIN BLDG		sensatek	Sensatek Propulsion Technology, Inc.	Current	213.03	213.03	0.00	0.00	0.00	0.00	213.03
knight - INNOVATION PARK - KNIGHT ADMIN BLDG					2,863.24	2,842.09	21.15	0.00	0.00	0.00	2,863.24
morgan - INNOVATION PARK -MORGAN BLDG											
morgan - INNOVATION PARK -MORGAN BLDG		nwrldcmgn	Florida State University Board of Trustees	Current	7,633.04	4,836.96	2,796.08	0.00	0.00	0.00	7,633.04
morgan - INNOVATION PARK -MORGAN BLDG		mgn-famu	FLORIDA A&M UNIVERSITY BOARD OF TRUSTEEDS	Current	2,559.25	2,559.25	0.00	0.00	0.00	0.00	2,559.25
morgan - INNOVATION PARK -MORGAN BLDG		ispa	INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	Current	178.75	178.75	0.00	0.00	0.00	0.00	178.75
morgan - INNOVATION PARK -MORGAN BLDG					10,371.04	7,574.96	2,796.08	0.00	0.00	0.00	10,371.04
Grand Total					76,500.45	35,778.60	2,817.23	698.20	37,206.42	-37.12	76,463.33

Userid : kristy Date : 3/24/2017 Time : 8:56 AM

Payables Aging Report

invntion
 Period: 02/2017
 As of : 02/28/2017

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
aireserv	Tony Kelly Heating & Air Inc.	Labor and materials to repair a pulley on motor exhaust fan, reinstalled belts and checked operation. Phipps Building	P-118352	28603	phipps	2/13/2017	5180-0000 HVAC Repair	0000036752	408.00	408.00	0.00	0.00	0.00	0.00 repair a pulley on motor exhaust fan
Total aireserv									408.00	408.00	0.00	0.00	0.00	
bc	Broad and Cassel, P.A.	02/2017 Svcs	P-118356	28603	knight	2/28/2017	5575-0000 Professional Fees	1030152	1,975.00	1,975.00	0.00	0.00	0.00	0.00 02/2017 Svcs
Total bc									1,975.00	1,975.00	0.00	0.00	0.00	
centuryl	CENTURY LINK	433132824 02/2017 437850207 02/2017	P-117904 P-117905	28541 28541	collins johnson	2/18/2017 2/18/2017	5520-0000 Phone Service 5425-0000 Fire Protection Phone	33132824 02/2017 37850207 02/2017	61.84 235.24	61.84 235.24	0.00 0.00	0.00 0.00	0.00 0.00	0.00 433132824 02/2017 0.00 437850207 02/2017
Total centuryl									297.08	297.08	0.00	0.00	0.00	
cnainsur	CNA INSURANCE	02/2017 Insurance Pmnt	P-117911	28541	inn-tic	2/10/2017	1913-0000 Prepaid Insurance	0016635200	3,371.46	3,371.46	0.00	0.00	0.00	0.00 02/2017 Insurance Pmnt
Total cnainsur									3,371.46	3,371.46	0.00	0.00	0.00	
comcast	COMCAST	Acct #09587 317042-01-7 Acct #09587 317042-01-7	P-117913 P-117913	28541 28541	knight knight	2/19/2017 2/19/2017	5520-0000 Phone Service 5522-0000 Internet Charge	7 317042-01-7 02/ 7 317042-01-7 02/	169.75 129.90	169.75 129.90	0.00 0.00	0.00 0.00	0.00	0.00 03/04-04/03/17 svcs 0.00 03/04-04/03/17 svcs
Total comcast									299.65	299.65	0.00	0.00	0.00	
cphlbs	CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE	Matter #163010 02/2017 svcs	P-118357	28603	knight	2/28/2017	5592-0000 Non CAM Professional	Thru 0/28/2017	390.70	390.70	0.00	0.00	0.00	0.00 Matter #163010 02/2017 svcs
Total cphlbs									390.70	390.70	0.00	0.00	0.00	
ftrend	Trend Magazines, Inc.	Florida Trend Renewal	P-117910	28541	knight	2/3/2017	5585-0000 Subscriptions	FT903943	14.98	14.98	0.00	0.00	0.00	0.00 Florida Trend Renewal
Total ftrend									14.98	14.98	0.00	0.00	0.00	
heinzbro	Heinz Brothers Nurseries, INC.	02/2017 Grounds Maintenance 02/2017 Grounds Maintenance 02/2017 Grounds Maintenance 02/2017 Grounds Maintenance 02/2017 Grounds Maintenance 02/2017 Grounds Maintenance	P-118355 P-118355 P-118355 P-118355 P-118355 P-118355	28603 28603 28603 28603 28603 28603	collins inn-tic inn-tic johnson knight morgan	2/15/2017 2/15/2017 2/15/2017 2/15/2017 2/15/2017 2/15/2017	5460-0000 Landscaping Service 5460-0000 Landscaping Service 5462-0000 Non CAM Landscaping 5460-0000 Landscaping Service 5460-0000 Landscaping Service 5460-0000 Landscaping Service	26627 26627 26627 26627 26627 26627	356.08 281.90 178.06 187.68 326.41 153.55	356.08 281.90 178.06 187.68 326.41 153.55	0.00 0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00 0.00	0.00	0.00 02/2017 Grounds Maintenance 0.00 02/2017 Grounds Maintenance 0.00 02/2017 Grounds Maintenance 0.00 02/2017 Grounds Maintenance 0.00 02/2017 Grounds Maintenance 0.00 02/2017 Grounds Maintenance
Total heinzbro									1,483.68	1,483.68	0.00	0.00	0.00	
iphone	Home Depot Credit Services	Light bulbs for hallway.	P-117906	28541	knight	2/22/2017	5130-0000 Electric Bulbs	0233548	23.82	23.82	0.00	0.00	0.00	0.00 Light bulbs for hallway.
Total iphone									23.82	23.82	0.00	0.00	0.00	
marpan	Marpan Supply Company, Inc.	2017 Container Rental container rental container rental	P-118354 P-117907 P-117907	28603 28541 28541	collins johnson morgan	2/1/2017 2/20/2017 2/20/2017	4635-0000 Refuse Collection 4635-0000 Refuse Collection 4635-0000 Refuse Collection	1422293 1429085 1429085	417.36 40.70 33.30	417.36 40.70 33.30	0.00 0.00 0.00	0.00 0.00 0.00	0.00	0.00 2017 Container Rental 0.00 container rental 0.00 container rental
Total marpan									491.36	491.36	0.00	0.00	0.00	
metal	Metal Building Services, Inc.	02/2017 Gutter Cleaning Svcs 02/2017 Gutter Cleaning Svcs	P-117908 P-117908	28541 28541	collins phipps	2/10/2017 2/10/2017	5160-0000 Exterior Building Maint 5160-0000 Exterior Building Maint	11722 11722	90.00 90.00	90.00 90.00	0.00 0.00	0.00 0.00	0.00	0.00 02/2017 Gutter Cleaning Svcs 0.00 02/2017 Gutter Cleaning Svcs
Total metal									180.00	180.00	0.00	0.00	0.00	
mgttal	Talcor Commercial Real Estate Svc Inc	02/2017 Mngmnt Fee-Innovation Park 02/2017 Mngmnt Fee-Innovation Park 02/2017 Mngmnt Fee-Innovation Park 02/2017 Mngmnt Fee-Innovation Park 02/2017 Mngmnt Fee-Innovation Park	P-117909 P-117909 P-117909 P-117909 P-117909	28541 28541 28541 28541 28541	collins johnson knight morgan phipps	2/28/2017 2/28/2017 2/28/2017 2/28/2017 2/28/2017	6110-0000 Management Fees TAlMngmnt Fee-Innov 6110-0000 Management Fees TAlMngmnt Fee-Innov 6110-0000 Management Fees TAlMngmnt Fee-Innov 6110-0000 Management Fees TAlMngmnt Fee-Innov 6110-0000 Management Fees TAlMngmnt Fee-Innov	1,370.75 2,165.50 852.82 1,790.67 807.09	1,370.75 2,165.50 852.82 1,790.67 807.09	1,370.75 2,165.50 852.82 1,790.67 807.09	0.00 0.00 0.00 0.00 0.00	0.00 0.00 0.00 0.00 0.00	0.00	0.00 02/2017 Mngmnt Fee-Innovation Park 0.00 02/2017 Mngmnt Fee-Innovation Park 0.00 02/2017 Mngmnt Fee-Innovation Park 0.00 02/2017 Mngmnt Fee-Innovation Park 0.00 02/2017 Mngmnt Fee-Innovation Park

Payables Aging Report

invtion
 Period: 02/2017
 As of : 02/28/2017

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	Notes
		02/2017 Ofc Exp-Innovation	P-117782	28516	knight	2/27/2017	5563-0000 Miscellaneous Admin E	17 Ofc Exp-Innov	42.15	42.15	0.00	0.00	0.00	02/2017 Ofc Exp-yardl
Total mgttal									7,028.98	7,028.98	0.00	0.00	0.00	
	misctho Thomas Howell Ferguson, PA													
		rogress Billing No. 2 for audit of 09/30/16 F	P-118842	28679	knight	2/28/2017	5510-0000 Accounting	95720	3,550.00	3,550.00	0.00	0.00	0.00	Progress Billing No. 2 for audit of 09/30/16 FS
Total misctho									3,550.00	3,550.00	0.00	0.00	0.00	
	ronmill Miller Jr.													
		02/18/17 Expense Report Reimbursement	P-117912	28541	knight	2/18/2017	5594-0000 Travel	pense Report Reir	281.95	281.95	0.00	0.00	0.00	02/18/17 Expense Report Reimbursement
Total ronmill									281.95	281.95	0.00	0.00	0.00	
	soireecater Rutabage Cafe/Soiree Catering, LLC													
		05/17/17 Innovation Park Event	P-117928	28548	knight	2/28/2017	5582-0000 Other Program Expen	17 Innovation Park	2,050.00	2,050.00	0.00	0.00	0.00	05/17/17 Innovation Park Event
Total soireecater									2,050.00	2,050.00	0.00	0.00	0.00	
Grand Total									21,846.66	21,846.66	0.00	0.00	0.00	

INNOVATION PARK
COLLINS BLDG.

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

% OF BLDG	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
75	VACANT			\$ -	17,320	0.00	\$ -				\$ -		\$ -			\$ -		
142	VACANT				150	0.00	\$ -		\$ -							\$ -		\$ -
lab-4ofc, 124,125,127,152	VACANT				5,504	0.00	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -			\$ -		\$ -
											\$ -	\$ -	\$ -			\$ -		\$ -
25	DEPT OF AGRICULTURE & CONSUMER SERVICES-SEAFOOD & AQUACULTURE	7/1/07	6/30/22	\$ -	1,926	16.60	\$ 2,664.30	\$ 2,664.30	EXEMPT		\$ 2,664.30	\$ -	\$ 2,664.30			\$ 2,664.30	RENT SAME TILL END OF LEASE	EXEMPT
FRMR	Bing Energy International, LLC	7/18/13	3/31/16				\$ -	\$ -	\$ -		\$ -	\$ 32,212.60	\$ 32,212.60			\$ 32,212.60	Expansion as of 7/15-Rent Increase \$4280.74	\$ -
											\$ -	\$ 4,993.82	\$ 4,993.82			\$ 4,993.82	Utilities	EXEMPT
																	Other Income: Bing Energy	
=====																		
	TOTALS			\$ -	24,900	8.30	\$ 2,664.30	\$ 2,664.30	\$ -	\$ -	\$ 2,664.30	\$ 37,206.42	\$ 39,870.72	\$ -		\$ 39,870.72		\$ -

A/R \$ 39,870.72
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.		\$ 948.40	\$ 948.40	\$ 948.40	2/16	\$ -	Billed qtly for common area costs	EXEMPT
=====		= = = = =	= = = = =	= = = = =	= = = = =	= = = = =	=====	=====
TOTALS	\$ -	\$ 948.40	\$ 948.40	\$ 948.40		\$ -		\$ -

A/R \$ -
Prepaid \$ -

INNOVATION PARK
JOHNSON BLDG.

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	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. National Park Service-SE Archeological Center Center for Ocean-Atmospheric Prediction Studies	12/7/94	11/1/14	\$ -	39,337	0.00			EXEMPT	\$ -	\$ -	\$ -	\$ -			\$ -	restructure closed on 3.18.14-moved out	EXEMPT
											\$ -	\$ (37.12)	\$ (37.12)			\$ (37.12)	OTHER: REBILL	
	General Service Administration DBA National Park Svs	2/18/15	2/17/25					\$ 22,113.92			\$ 22,113.92	\$ 22,113.92	\$ 44,227.84	\$ 22,113.92	2/1	\$ 22,113.92	Rent Increase 03/2020 \$24430.30	EXEMPT
				=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
TOTALS				\$ -	39,337	0.00	\$ -	\$ 22,113.92	\$ -	\$ -	\$ 22,113.92	\$ 22,076.80	\$ 44,190.72	\$ 22,113.92		\$ 22,076.80		\$ -

A/R \$ 22,113.92
Prepaid \$ (37.12)

INNOVATION PARK
KNIGHT BLDG.

Innovation Park
(A Research & Development Centre)

Knight Administration Centre-1736 W Paul Dirac Dr.
Tallahassee, FL 32310

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	DSL CHARGE	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
102,104,105	LEON COUNTY RESEARCH & DEVELOPMENT AUTHORITY	MTM			1,782	0.00	\$ -	\$ -	\$ -			\$ -		\$ -			\$ -	OWNER-FREE RENT	\$ -
103	VACANT			\$ -	188	0.00	\$ -		\$ -			\$ -	\$ -	\$ -			\$ -		\$ -
110	NANOSTRATA, INC.	7/1/10	8/31/16	\$ -	254	15.40	\$ 325.87	\$ 325.87	\$ 24.44			\$ 350.31	\$ -	\$ 350.31			\$ 350.31		\$ -
111	VACANT				90					\$ 21.15		\$ 21.15	\$ 21.15	\$ 42.30			\$ 42.30	MTHLY DSL CHARGE \$21.15	EXEMPT
112	NHU ENERGY, INC	8/1/15	7/31/17	\$ 183.67	152	14.94	\$ 189.18	\$ 189.18	\$ 14.19		\$ 7.60	\$ 210.97	\$ 203.37	\$ 414.34	\$ 406.74	2/7	\$ 7.60	Other: Copier Charges; Rent Commence 10/15 \$183.67	\$ 28.38
113	Sensatek Propulsion Tech, Inc.	10/26/16	10/31/17	\$ 198.17	164	14.50	\$ 198.17	\$ 198.17	\$ 14.86	\$ 30.00		\$ 30.00	\$ 30.00	\$ 60.00	\$ 60.00	2/7	\$ -	MTHLY DSL CHARGE \$30.00	EXEMPT
												\$ 213.03	\$ -	\$ 213.03			\$ 213.03	Other: Security Deposit	\$ -
												\$ -		\$ -			\$ -		EXEMPT
114	VACANT			\$ -	170	0.00	\$ -		\$ -			\$ -		\$ -			\$ -		\$ -
												\$ -	\$ -	\$ -			\$ -		EXEMPT
												\$ 2,250.00	\$ -	\$ 2,250.00			\$ 2,250.00	Elevator Pitch Night Sponsors	EXEMPT
																		EEP Grant Code to 3305	
																		Hancock Bank Lindsay Volpe Credit Card Refund	
=====																			\$ 28.38
TOTALS				\$ 381.84	2,800	11.21	\$ 713.22	\$ 713.22	\$ 53.49		\$ 7.60	\$ 3,075.46	\$ 254.52	\$ 3,329.98	\$ 466.74		\$ 2,863.24		

A/R \$ 2,863.24

INNOVATION PARK
MORGAN BLDG.

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

UNIT	LEASE #	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	ELECTRIC	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
100/101		CONFERENCE RM				571.00														
102,104-108	2013:113	VACANT				1238.00	0.00	\$ -					\$ -	\$ -	\$ -			\$ -		EXEMPT
103		VACANT				160.00														
109		VACANT				516.00														
110, 113, 113A 114, 121, 122, 123	2014:101	Northwest Regional Data Center <i>NWRDC (part of above)</i>	1/20/14	MTM		1799.00 515.00	14.50	\$ 4,836.96	\$ 4,836.96	EXEMPT			\$ 4,836.96	\$ 7,633.04	\$ 12,470.00	\$ 4,836.96	2/7	\$ 7,633.04		EXEMPT
115, 118, 119,120 117		<i>NWRDC (part of above)</i> <i>NWRDC (part of above)</i>				1514.00 175.00	0.00	\$ -	\$ -				\$ -	\$ -	\$ -			\$ -		\$ -
116		VACANT				195.00														
127/128		VACANT				506.00	0.00	\$ -	\$ -				\$ -	\$ -	\$ -			\$ -		\$ -
130,130A-C, 132, 133, 135-139	C-1644	FLORIDA A & M UNIVERISTY <i>CONSTRUCTION MANAGEMENT & BOND GUARANTEE PROGRAM INSTITUTE ON URBAN POLICY & COMMERCE SMALL BUSINESS DEVELOPMENT CENTER</i>	10/1/06	MTM	\$ -	3118.00	9.85	\$ 2,559.25	\$ 2,559.25	EXEMPT			\$ 2,559.25	\$ 2,559.25	\$ 5,118.50	\$ 2,559.25	2/7	\$ 2,559.25	MTM with 60 day notice to terminate	EXEMPT
131	2008:103	FSU-INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	5/1/08	4/30/17	\$ -	130.00	16.50	\$ 178.75	\$ 157.08	EXEMPT	\$ 21.67		\$ 178.75	\$ 178.75	\$ 357.50	\$ 178.75	2/7	\$ 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		VACANT				199.00	0.00	\$ -	\$ -				\$ -	\$ -	\$ -			\$ -		\$ -
213		VACANT				199.00	0.00	\$ -	\$ -				\$ -	\$ -	\$ -			\$ -		\$ -
214-215		VACANT			\$ -	463.00	0.00						\$ -	\$ -	\$ -			\$ -		EXEMPT
219		VACANT			\$ -	336.00	0.00						\$ -					\$ -		
220		VACANT				212.00	0.00						\$ -							
221		VACANT				200.00	0.00						\$ -							
222, 237		VACANT			\$ -	1148.00	0.00						\$ -	\$ -	\$ -			\$ -		EXEMPT
222A		VACANT			\$ -	470.00	0.00						\$ -	\$ -	\$ -			\$ -		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	6/30/17	\$ -	3000.00	14.50	\$ 3,625.00	\$ 3,625.00	EXEMPT			\$ 3,625.00	\$ -	\$ 3,625.00	\$ 3,625.00	2/10	\$ -		EXEMPT
236		VACANT			\$ -	1806.00	14.50	\$ 2,182.25		EXEMPT			\$ -	\$ -	\$ -			\$ -		EXEMPT
														\$ -						
=====																				
					\$ -	22587.00	5.82	\$ 13,382.21	\$ 11,178.29	\$ -		\$ 4,993.82	\$ 11,199.96	\$ 10,371.04	\$ 21,571.00	\$ 11,199.96		\$ 10,371.04		\$ -

INNOVATION PARK
PHIPPS BLDG.

Innovation Park
(A Research & 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 TRANSPORTATION	6/1/07	9/30/22	\$ -	14,661	8.77	\$ 10,719.57	\$ 10,719.57	EXEMPT		\$ 10,719.57	\$ 10,719.57	\$ 21,439.14	\$ 21,439.14	2/6, 2/28	\$ -		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.	
																	Misc Deposit Lowe's	
=====																		
	TOTALS			\$ -	14,661	8.77	\$ 10,719.57	\$ 10,719.57	\$ -	\$ -	\$ 10,719.57	\$ 10,719.57	\$ 21,439.14	\$ 21,439.14		\$ -		\$ -

A/R \$ -
Prepaid \$ -

INNOVATION PARK
TENANTS IN COMMON BLDG.

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

BLDG/UNIT	TENANT	START	END	SECURITY DEPOSIT	ACRES	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER RENT	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
GROUND																			
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							\$ -	\$ -	\$ -			\$ -	Other: 14-15 Cam Rec Reimbursement	\$ -
3D					2.87													3D HAS SEPARATE/SPECIAL OPTION	
GROUND																			
1E	AVALANCHE PARTNERS COLLEGE CENTER FOR LIBRARY EXPANSION	1/7/08	1/28/74	\$ -	2.42							\$ -	\$ -	\$ -			\$ -	Other: 14-15 Cam Rec Reimbursement	\$ -
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			\$ 583.33	\$ 6,684.61	\$ 7,267.94	\$ 6,684.61	2/6, 2/6	\$ 583.33	PAID ANNUALLY-AUGUST CAM CAPPED AT 8% INCREASE PER YEAR; Other: Cam Rec Reimbursement 14-15	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							\$ -	\$ -	\$ -			\$ -	Insurance Policy : 2011-2012	EXEMPT
	APPLIED SUPERCONDUCTIVITY CENTER TAI-YANG RESEARCH COMPANY																	TO PAY 5% RENTS COLLECTED AFTER INITIAL LEASE TERM 12/23/15	
GROUND																			
3A	NORTHWEST REGIONAL DATA CENTER	11/1/81	10/31/21	\$ -	4.68							\$ -	\$ -	\$ -			\$ -	CAM CAPPED AT 8% INCREASE PER YEAR	EXEMPT
GROUND																			
4A-8A 9A-10A	NATIONAL HIGH MAGNETIC FIELD LABORATORY	OWN OWN		\$ - \$ -	23.52							\$ -	\$ -	\$ -			\$ -	OWNED BY LEON COUNTY RESEARCH & DEVELOPMENT AUTHORITY	EXEMPT
GROUND																			
11A	FSU-CAM				3.70							\$ -	\$ 3,853.83	\$ 3,853.83	\$ 3,853.83	2/16	\$ -	Other: 14-15 Cam Rec Reimbursement	
GROUND																			
2B-3B	FSU RESEARCH FOUNDATION-A CENTER FOR ADVANCED POWER SYSTEMS LEARNING SYSTEMS INSTITUTE ENTERPRISE RESOURCE PLANNING	10/25/01	1/28/74	\$ -	6.54							\$ -	\$ 9,117.94	\$ 9,117.94	\$ 9,117.94	2/16	\$ -		EXEMPT
GROUND																			
3B	FSU RESEARCH FOUNDATION-B LEARNING SYSTEMS INSTITUTE ENTERPRISE RESOURCE PLANNING FSU FOUNDATION, INC. FSU OFFICE OF INTELLECTUAL PROPERTY & COMMERCIALIZATION FSU OFFICE OF RESEARCH-HUMAN SUBJECTS COMMITTEE FLORIDA CENTER FOR READING RESEARCH	10/25/01	1/28/74	\$ -	6.54							\$ -	\$ -	\$ -			\$ -		EXEMPT

INNOVATION PARK
TENANTS IN COMMON BLDG.

	CYBER SECURITY 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				\$ -	\$ 698.16	\$ 698.16			\$ 698.16	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				\$ -	\$ 6,311.34	\$ 6,311.34	\$ 6,311.30	2/23	\$ 0.04	CAM CAPPED AT 8% INCREASE PER YEAR			EXEMPT	
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				\$ -	\$ -	\$ -			\$ -	Other: 14-15 Cam Rec Reimbursement			EXEMPT	
GROUND 8E	VACANT				9.24														
EBP	VACANT																		
	MISCELLANEOUS PAYMENTS								\$ -		\$ 40.00	2/24	\$ -	Shanna Lewis-Restitution 3100-1000 Vendor Fee Food Trucks					
									\$ -										
=====																			
TOTALS				\$ -	174.60	0.00	\$ 7,000.00	\$ 583.33	\$ -	\$ -	\$ 583.33	\$ 26,665.88	\$ 27,249.21	\$ 26,007.68	\$ 1,281.53			\$ -	

FSU Lots
FAMU
LCRDA

A/R \$ 1,281.53
Prepaid \$ -

