



Property Management Monthly Report July 2016

Prepared For:
Innovation Park
Leon County Research & Development Authority

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

Balance Sheet (With Period Change)

Period = Jul 2016

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4000	Cash - Hancock Bank	201,888.98	218,961.12	-17,072.14
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1190-0000	TOTAL CASH	202,088.98	219,161.12	-17,072.14
1200-0000	RECEIVABLES			
1203-0000	A/R-Tenant	63,125.50	56,600.01	6,525.49
1204-0000	AR-Tenant Expenses to be Reimbursed	74.14	74.14	0.00
1206-0000	Other Receivables	4,109.35	3,657.96	451.39
1210-0000	Accounts Receivable	87,741.11	74,601.24	13,139.87
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	117,843.69	97,726.94	20,116.75
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	-6,071,680.41	-6,047,416.33	-24,264.08
1620-0000	F/F/E- Improvements	71,336.99	71,336.99	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 Commissions	-1,750.33	-1,625.33	-125.00
1748-0000	Intangible Assets	35,100.00	35,100.00	0.00
1752-0000	Accumulated Amortization	-4,583.00	-4,290.50	-292.50
1790-0000	TOTAL PROPERTY	4,318,057.46	4,342,739.04	-24,681.58
1840-0000	OTHER ASSETS			
1905-0000	Trust Escrow	55,000.00	55,000.00	0.00
1913-0000	Prepaid Insurance	10,694.83	12,443.42	-1,748.59
1925-0000	Investments	2,465,709.10	2,461,279.52	4,429.58
1945-0000	Investments Limited as to Use	1,400,000.00	1,400,000.00	0.00
1960-0000	Pension - Deferred Outflows of Resources	64,996.00	64,996.00	0.00
1980-0000	TOTAL OTHER ASSETS	3,996,399.93	3,993,718.94	2,680.99
1990-0000	TOTAL ASSETS	8,634,390.06	8,653,346.04	-18,955.98
2000-0000	LIABILITIES and CAPITAL			
2236-0000	Accounts Payable	15,610.76	15,707.20	-96.44
2246-0000	Prepaid Rents	37.21	37.21	0.00
2249-0000	Accrued Other	17,741.45	16,021.71	1,719.74
2250-0000	Tenant Security Dep	183.57	183.57	0.00
2305-0000	Sales Tax Payable	2,082.53	2,068.75	13.78
2307-0000	EEP Program Grant Funds Reserve	6,666.68	10,000.01	-3,333.33
2320-0000	Net Pension Liability	86,076.00	86,076.00	0.00
2420-0000	Pension - Deferred Inflow of Resources	19,356.00	19,356.00	0.00
2490-0000	TOTAL LIABILITIES	147,754.20	149,450.45	-1,696.25
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	4,274,290.79	4,298,554.87	-24,264.08
2750-0000	Unrestricted	2,812,345.07	2,805,340.72	7,004.35
2760-0000	Designated Net Assets	1,400,000.00	1,400,000.00	0.00

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

Balance Sheet (With Period Change)

Period = Jul 2016

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2890-0000	TOTAL CAPITAL	8,486,635.86	8,503,895.59	-17,259.73
2990-0000	TOTAL LIABILITIES and CAPITAL	8,634,390.06	8,653,346.04	-18,955.98

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Income Statement

Period = Jul 2016

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	40.00	0.06	225.00	0.04
3110-0000	Rent	45,679.30	70.67	496,755.82	77.99
3114-5000	Operating Expense Reimbursement	325.17	0.50	11,470.83	1.80
3115-0000	CAM	4,900.00	7.58	47,667.82	7.48
3120-0000	Other Rents	51.15	0.08	511.50	0.08
3220-0000	Interest Income	4,900.90	7.58	36,530.88	5.74
3305-0000	EEP Program Revenue	3,333.33	5.16	15,133.32	2.38
3306-0000	Other Program Income	0.00	0.00	6,500.00	1.02
3310-0000	Other Income	5,388.89	8.34	21,888.90	3.44
3315-0000	Sales Tax Discount	0.61	0.00	36.35	0.01
3540-0000	Electricity Pass Thru	21.67	0.03	216.70	0.03
3990-0000	TOTAL REVENUE	64,641.02	100.00	636,937.12	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	10,750.00	16.63	107,500.00	16.88
4403-0000	Clerical Salary-Authority	4,876.34	7.54	39,369.83	6.18
4404-0000	Payroll Taxes - Authority	1,288.84	1.99	10,817.31	1.70
4405-0000	Worker's Compensation-Authority	183.33	0.28	1,974.31	0.31
4406-0000	Employee Benefits-Authority	4,149.02	6.42	33,104.05	5.20
4490-0000	TOTAL PAYROLL EXPENSE	21,247.53	32.87	192,765.50	30.26
4600-0000	UTILITIES				
4605-0000	Electric	5,896.26	9.12	56,804.45	8.92
4622-0000	Demand Credit	-34.17	-0.05	-286.47	-0.04
4635-0000	Refuse Collection	436.96	0.68	4,832.52	0.76
4640-0000	Water/Sewer	284.89	0.44	2,913.85	0.46
4642-0000	Non CAM Water/Sewer	210.29	0.33	2,085.26	0.33
4648-0000	Irrigation - Utility	123.36	0.19	1,233.60	0.19
4649-0000	Irrigation-NonCAM	34.10	0.05	341.00	0.05
4650-0000	Stormwater	263.15	0.41	2,631.50	0.41
4660-0000	Fire Service - Utility	199.13	0.31	1,999.68	0.31
4799-0000	TOTAL UTILITIES	7,413.97	11.47	72,555.39	11.39
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	449.92	0.07
5130-0000	Electric Bulbs	0.00	0.00	894.45	0.14
5135-0000	Parking Lot Bulbs	0.00	0.00	204.60	0.03
5138-0000	Parking Lot Poles	0.00	0.00	480.00	0.08
5140-0000	Elevator Maintenance	0.00	0.00	101.25	0.02
5141-0000	Elevator Maintenance-NonCAM	0.00	0.00	48.75	0.01
5145-0000	Elevator Phone Maintenance	75.00	0.12	300.00	0.05
5160-0000	Exterior Building Maintenance	180.00	0.28	2,168.84	0.34
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	1,010.20	0.16
5180-0000	HVAC Repair	562.50	0.87	3,862.65	0.61
5195-0000	Tree Trimming	0.00	0.00	300.00	0.05
5210-0000	Locks & Keys Repairs	0.00	0.00	389.27	0.06
5215-0000	Locks & Keys Supplies	0.00	0.00	202.55	0.03
5230-0000	Plumbing Repairs	0.00	0.00	659.06	0.10
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	525.70	0.08
5250-0000	Roof Repairs	0.00	0.00	45.00	0.01
5260-0000	Signage	70.95	0.11	70.95	0.01
5295-0000	Other Supplies	0.00	0.00	39.80	0.01
5299-0000	TOTAL REPAIR/MAINTENANCE	888.45	1.37	11,752.99	1.85
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	0.00	0.00	13.03	0.00
5370-0000	Interior Repairs	0.00	0.00	568.81	0.09
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	581.84	0.09
5400-0000	SERVICES				
5410-0000	Elevator Service	405.00	0.63	1,145.82	0.18
5412-0000	Elevator Service-NonCAM	195.00	0.30	623.94	0.10
5420-0000	Fire Protection System	0.00	0.00	3,089.20	0.48
5425-0000	Fire Protection Phone	233.07	0.36	2,328.19	0.37
5430-0000	Exterminating	205.00	0.32	3,164.90	0.50

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Income Statement

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		Period to Date	%	Year to Date	%
5445-0000	Backflow Prevention Service	0.00	0.00	180.00	0.03
5447-0000	HVAC Monthly Service	4,744.90	7.34	19,598.60	3.08
5450-0000	Janitorial Service	2,385.23	3.69	28,650.75	4.50
5460-0000	Landscaping Service	2,596.02	4.02	25,227.62	3.96
5462-0000	Non CAM Landscaping	354.03	0.55	2,849.80	0.45
5480-0000	Security	191.37	0.30	1,962.88	0.31
5487-0000	Window Washing Service	0.00	0.00	640.00	0.10
5499-0000	TOTAL SERVICES	11,309.62	17.50	89,461.70	14.05
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	22,000.00	3.45
5520-0000	Phone Service	194.92	0.30	1,862.28	0.29
5522-0000	Internet Charge	85.99	0.13	1,864.00	0.29
5530-0000	Copies	34.27	0.05	345.58	0.05
5550-0000	Legal Fees	0.00	0.00	125.00	0.02
5560-0000	Fees/Licenses/Permits	15.45	0.02	105.35	0.02
5563-0000	Miscellaneous Admin Expense	110.72	0.17	558.05	0.09
5565-0000	Office Supplies	48.73	0.08	521.02	0.08
5570-0000	Postage/Delivery	0.00	0.00	9.80	0.00
5575-0000	Professional Fees	50.00	0.08	8,565.44	1.34
5581-0000	EEP Program Expenses	3,333.00	5.16	15,428.94	2.42
5582-0000	Other Program Expenses	329.40	0.51	5,518.69	0.87
5585-0000	Subscriptions	0.00	0.00	2,315.00	0.36
5586-0000	Marketing/PR	255.95	0.40	4,427.95	0.70
5587-0000	General Authority Expense	0.00	0.00	906.93	0.14
5588-0000	Economic Development	0.00	0.00	12,500.00	1.96
5589-0000	Research Grants	0.00	0.00	25,000.00	3.92
5592-0000	Non CAM Professional Fees	746.00	1.15	8,441.22	1.33
5594-0000	Travel	-625.00	-0.97	3,031.19	0.48
5596-0000	Other Administration Costs	78.64	0.12	1,718.11	0.27
5599-0000	TOTAL PROPERTY ADMINISTRATION	4,658.07	7.21	115,244.55	18.09
6110-0000	Management Fees TALCOR	6,783.33	10.49	67,833.30	10.65
6159-0000	TOTAL OTHER EXPENSES	6,783.33	10.49	67,833.30	10.65
7110-0000	Property Insurance	4,904.54	7.59	48,783.41	7.66
7111-0000	Property Insurance-NonCAM	13.66	0.02	136.60	0.02
7199-0000	TOTAL INSURANCE/TAXES	4,918.20	7.61	48,920.01	7.68
7800-0000	TOTAL OPERATING EXPENSES	57,219.17	88.52	599,115.28	94.06
7999-0000	NET INCOME - OPERATING	7,421.85	11.48	37,821.84	5.94
8200-0000	OTHER EXPENSES				
8205-0000	Bad Debt Expense	0.00	0.00	31,033.42	4.87
8210-0000	Depreciation Expense	24,264.08	37.54	242,640.80	38.09
8215-0000	Gain/Loss on Sale of Assets	0.00	0.00	-71,175.22	-11.17
8220-0000	Amortization Expense	417.50	0.65	4,895.00	0.77
8299-0000	TOTAL OTHER EXPENSES	24,681.58	38.18	207,394.00	32.56
9900-0000	NET INCOME	-17,259.73	-26.70	-169,572.16	-26.62

Budget Comparison

Period = Jul 2016

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	225.00	0.00	225.00	N/A	0.00
3110-0000	Rent	45,679.30	52,038.84	-6,359.54	-12.22	496,755.82	519,623.40	-22,867.58	-4.40	623,701.00
3114-5000	Operating Expense Reimbursement	325.17	1,951.00	-1,625.83	-83.33	11,470.83	19,995.00	-8,524.17	-42.63	23,897.00
3115-0000	CAM	4,900.00	5,230.75	-330.75	-6.32	47,667.82	52,307.50	-4,639.68	-8.87	62,769.00
3120-0000	Other Rents	51.15	73.00	-21.85	-29.93	511.50	730.00	-218.50	-29.93	876.00
3220-0000	Interest Income	4,900.90	3,300.00	1,600.90	48.51	36,530.88	33,000.00	3,530.88	10.70	39,600.00
3305-0000	EEP Program Revenue	3,333.33	0.00	3,333.33	N/A	15,133.32	0.00	15,133.32	N/A	0.00
3306-0000	Other Program Income	0.00	0.00	0.00	N/A	6,500.00	0.00	6,500.00	N/A	0.00
3310-0000	Other Income	5,388.89	1,388.92	3,999.97	287.99	21,888.90	13,889.20	7,999.70	57.60	16,667.00
3315-0000	Sales Tax Discount	0.61	0.00	0.61	N/A	36.35	0.00	36.35	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	216.70	0.00	216.70	N/A	0.00
3990-0000	TOTAL REVENUE	64,641.02	63,982.51	658.51	1.03	636,937.12	639,545.10	-2,607.98	-0.41	767,510.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	10,750.00	10,730.00	-20.00	-0.19	107,500.00	106,987.00	-513.00	-0.48	128,447.00
4403-0000	Clerical Salary-Authority	4,876.34	3,863.00	-1,013.34	-26.23	39,369.83	37,952.00	-1,417.83	-3.74	45,563.00
4404-0000	Payroll Taxes - Authority	1,288.84	1,210.00	-78.84	-6.52	10,817.31	10,692.00	-125.31	-1.17	13,102.00
4405-0000	Worker's Compensation-Authority	183.33	267.00	83.67	31.34	1,974.31	2,653.00	678.69	25.58	3,185.00
4406-0000	Employee Benefits-Authority	4,149.02	3,287.00	-862.02	-26.23	33,104.05	32,680.00	-424.05	-1.30	39,247.00
4490-0000	TOTAL PAYROLL EXPENSE	21,247.53	19,357.00	-1,890.53	-9.77	192,765.50	190,964.00	-1,801.50	-0.94	229,544.00
4600-0000	UTILITIES									
4605-0000	Electric	5,896.26	8,322.00	2,425.74	29.15	56,804.45	72,427.00	15,622.55	21.57	89,071.00
4622-0000	Demand Credit	-34.17	0.00	34.17	N/A	-286.47	0.00	286.47	N/A	0.00
4635-0000	Refuse Collection	436.96	404.00	-32.96	-8.16	4,832.52	5,036.00	203.48	4.04	5,844.00
4640-0000	Water/Sewer	284.89	620.00	335.11	54.05	2,913.85	6,200.00	3,286.15	53.00	7,440.00
4642-0000	Non CAM Water/Sewer	210.29	0.00	-210.29	N/A	2,085.26	0.00	-2,085.26	N/A	0.00
4648-0000	Irrigation - Utility	123.36	165.00	41.64	25.24	1,233.60	1,650.00	416.40	25.24	1,980.00
4649-0000	Irrigation-NonCAM	34.10	0.00	-34.10	N/A	341.00	0.00	-341.00	N/A	0.00
4650-0000	Stormwater	263.15	263.00	-0.15	-0.06	2,631.50	2,630.00	-1.50	-0.06	3,156.00
4660-0000	Fire Service - Utility	199.13	141.00	-58.13	-41.23	1,999.68	1,410.00	-589.68	-41.82	1,692.00
4799-0000	TOTAL UTILITIES	7,413.97	9,915.00	2,501.03	25.22	72,555.39	89,353.00	16,797.61	18.80	109,183.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	135.00	135.00	100.00	449.92	1,350.00	900.08	66.67	1,620.00
5125-0000	Electric Supplies	0.00	128.00	128.00	100.00	0.00	1,280.00	1,280.00	100.00	1,536.00
5130-0000	Electric Bulbs	0.00	10.00	10.00	100.00	894.45	100.00	-794.45	-794.45	120.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	204.60	0.00	-204.60	N/A	0.00
5138-0000	Parking Lot Poles	0.00	0.00	0.00	N/A	480.00	0.00	-480.00	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	101.25	150.00	48.75	32.50	150.00
5141-0000	Elevator Maintenance-NonCAM	0.00	0.00	0.00	N/A	48.75	0.00	-48.75	N/A	0.00
5145-0000	Elevator Phone Maintenance	75.00	0.00	-75.00	N/A	300.00	0.00	-300.00	N/A	0.00
5145-4400	Security Maint & Repair	0.00	10.00	10.00	100.00	0.00	100.00	100.00	100.00	120.00
5160-0000	Exterior Building Maintenance	180.00	320.00	140.00	43.75	2,168.84	4,350.00	2,181.16	50.14	4,990.00
5161-0000	Exterior Building Supplies	0.00	75.00	75.00	100.00	0.00	225.00	225.00	100.00	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	10.00	10.00	100.00	1,010.20	672.00	-338.20	-50.33	692.00
5180-0000	HVAC Repair	562.50	1,100.00	537.50	48.86	3,862.65	11,000.00	7,137.35	64.89	13,200.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	300.00	1,500.00	1,200.00	80.00	1,500.00
5197-0000	Holding Pond Maintenance	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	500.00
5210-0000	Locks & Keys Repairs	0.00	90.00	90.00	100.00	389.27	500.00	110.73	22.15	580.00
5215-0000	Locks & Keys Supplies	0.00	0.00	0.00	N/A	202.55	0.00	-202.55	N/A	0.00
5230-0000	Plumbing Repairs	0.00	330.00	330.00	100.00	659.06	3,600.00	2,940.94	81.69	4,260.00
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	0.00	N/A	525.70	0.00	-525.70	N/A	0.00
5235-0000	Plumbing Supplies	0.00	60.00	60.00	100.00	0.00	600.00	600.00	100.00	720.00
5240-0000	Backflow Maintenance	0.00	8.00	8.00	100.00	0.00	36.00	36.00	100.00	55.00

Budget Comparison

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5245-0000	Irrigation Repairs	0.00	290.00	290.00	100.00	0.00	900.00	900.00	100.00	980.00
5250-0000	Roof Repairs	0.00	295.00	295.00	100.00	45.00	1,750.00	1,705.00	97.43	2,040.00
5260-0000	Signage	70.95	0.00	-70.95	N/A	70.95	0.00	-70.95	N/A	0.00
5290-0000	Other Maintenance	0.00	440.00	440.00	100.00	0.00	4,400.00	4,400.00	100.00	5,280.00
5295-0000	Other Supplies	0.00	0.00	0.00	N/A	39.80	0.00	-39.80	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	888.45	3,801.00	2,912.55	76.63	11,752.99	33,013.00	21,260.01	64.40	38,568.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	50.00	50.00	100.00	13.03	1,000.00	986.97	98.70	1,100.00
5313-0000	Carpet Repairs	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
5340-0000	Painting	0.00	250.00	250.00	100.00	0.00	2,850.00	2,850.00	100.00	3,350.00
5345-0000	Painting Supplies	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	310.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	568.81	0.00	-568.81	N/A	0.00
5380-0000	Other Cleaning and Improvements	0.00	425.00	425.00	100.00	0.00	4,250.00	4,250.00	100.00	5,100.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	825.00	825.00	100.00	581.84	9,250.00	8,668.16	93.71	11,060.00
5400-0000	SERVICES									
5410-0000	Elevator Service	405.00	168.00	-237.00	-141.07	1,145.82	1,680.00	534.18	31.80	2,016.00
5412-0000	Elevator Service-NonCAM	195.00	0.00	-195.00	N/A	623.94	0.00	-623.94	N/A	0.00
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	3,089.20	2,756.00	-333.20	-12.09	3,356.00
5425-0000	Fire Protection Phone	233.07	227.00	-6.07	-2.67	2,328.19	2,270.00	-58.19	-2.56	2,724.00
5430-0000	Exterminating	205.00	205.00	0.00	0.00	3,164.90	2,327.00	-837.90	-36.01	2,737.00
5435-0000	CAM-Interior Landscaping	0.00	20.00	20.00	100.00	0.00	200.00	200.00	100.00	240.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	180.00	365.00	185.00	50.68	365.00
5447-0000	HVAC Monthly Service	4,744.90	4,951.00	206.10	4.16	19,598.60	19,804.00	205.40	1.04	19,804.00
5450-0000	Janitorial Service	2,385.23	3,693.00	1,307.77	35.41	28,650.75	36,921.00	8,270.25	22.40	44,417.00
5460-0000	Landscaping Service	2,596.02	2,587.00	-9.02	-0.35	25,227.62	25,211.00	-16.62	-0.07	30,385.00
5462-0000	Non CAM Landscaping	354.03	362.00	7.97	2.20	2,849.80	2,867.00	17.20	0.60	3,591.00
5480-0000	Security	191.37	216.42	25.05	11.57	1,962.88	2,164.20	201.32	9.30	2,597.00
5487-0000	Window Washing Service	0.00	850.00	850.00	100.00	640.00	3,250.00	2,610.00	80.31	3,250.00
5499-0000	TOTAL SERVICES	11,309.62	13,279.42	1,969.80	14.83	89,461.70	99,815.20	10,353.50	10.37	115,482.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	0.00	0.00	0.00	N/A	22,000.00	18,000.00	-4,000.00	-22.22	18,000.00
5520-0000	Phone Service	194.92	165.67	-29.25	-17.66	1,862.28	1,656.70	-205.58	-12.41	1,988.00
5522-0000	Internet Charge	85.99	84.00	-1.99	-2.37	1,864.00	1,458.00	-406.00	-27.85	2,126.00
5530-0000	Copies	34.27	50.00	15.73	31.46	345.58	500.00	154.42	30.88	600.00
5550-0000	Legal Fees	0.00	0.00	0.00	N/A	125.00	0.00	-125.00	N/A	0.00
5560-0000	Fees/Licenses/Permits	15.45	66.00	50.55	76.59	105.35	660.00	554.65	84.04	792.00
5563-0000	Miscellaneous Admin Expense	110.72	0.00	-110.72	N/A	558.05	0.00	-558.05	N/A	0.00
5565-0000	Office Supplies	48.73	95.00	46.27	48.71	521.02	1,050.00	528.98	50.38	1,540.00
5566-0000	Office Equipment Maintenance	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
5570-0000	Postage/Delivery	0.00	5.00	5.00	100.00	9.80	50.00	40.20	80.40	60.00
5575-0000	Professional Fees	50.00	3,000.00	2,950.00	98.33	8,565.44	30,000.00	21,434.56	71.45	36,000.00
5580-0100	Printing	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
5581-0000	EEP Program Expenses	3,333.00	0.00	-3,333.00	N/A	15,428.94	0.00	-15,428.94	N/A	0.00
5582-0000	Other Program Expenses	329.40	0.00	-329.40	N/A	5,518.69	0.00	-5,518.69	N/A	0.00
5585-0000	Subscriptions	0.00	0.00	0.00	N/A	2,315.00	3,615.00	1,300.00	35.96	3,615.00
5586-0000	Marketing/PR	255.95	79.00	-176.95	-223.99	4,427.95	4,360.00	-67.95	-1.56	4,518.00
5587-0000	General Authority Expense	0.00	67.00	67.00	100.00	906.93	670.00	-236.93	-35.36	804.00
5588-0000	Economic Development	0.00	0.00	0.00	N/A	12,500.00	25,000.00	12,500.00	50.00	25,000.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	25,000.00	25,000.00	0.00	0.00	25,000.00
5592-0000	Non CAM Professional Fees	746.00	0.00	-746.00	N/A	8,441.22	0.00	-8,441.22	N/A	0.00
5594-0000	Travel	-625.00	0.00	625.00	N/A	3,031.19	6,500.00	3,468.81	53.37	9,300.00
5596-0000	Other Administration Costs	78.64	146.00	67.36	46.14	1,718.11	2,460.00	741.89	30.16	2,752.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	4,658.07	3,857.67	-800.40	-20.75	115,244.55	121,979.70	6,735.15	5.52	133,295.00
6110-0000	Management Fees TALCOR	6,783.33	6,783.33	0.00	0.00	67,833.30	67,833.30	0.00	0.00	81,400.00
6159-0000	TOTAL OTHER EXPENSES	6,783.33	6,783.33	0.00	0.00	67,833.30	67,833.30	0.00	0.00	81,400.00
7110-0000	Property Insurance	4,904.54	4,882.00	-22.54	-0.46	48,783.41	48,821.00	37.59	0.08	58,584.00

Budget Comparison

Period = Jul 2016

Book = Accrual

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7111-0000	Property Insurance-NonCAM	13.66	6.00	-7.66	-127.67	136.60	60.00	-76.60	-127.67	72.00
7199-0000	TOTAL INSURANCE/TAXES	4,918.20	4,888.00	-30.20	-0.62	48,920.01	48,881.00	-39.01	-0.08	58,656.00
7800-0000	TOTAL OPERATING EXPENSES	57,219.17	62,706.42	5,487.25	8.75	599,115.28	661,089.20	61,973.92	9.37	777,188.00
7999-0000	NET INCOME - OPERATING	7,421.85	1,276.09	6,145.76	481.61	37,821.84	-21,544.10	59,365.94	275.56	-9,678.00
8200-0000	OTHER EXPENSES									
8205-0000	Bad Debt Expense	0.00	0.00	0.00	N/A	31,033.42	0.00	-31,033.42	N/A	0.00
8210-0000	Depreciation Expense	24,264.08	25,029.25	765.17	3.06	242,640.80	250,292.50	7,651.70	3.06	300,352.00
8215-0000	Gain/Loss on Sale of Assets	0.00	0.00	0.00	N/A	-71,175.22	0.00	71,175.22	N/A	0.00
8220-0000	Amortization Expense	417.50	0.00	-417.50	N/A	4,895.00	0.00	-4,895.00	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	24,681.58	25,029.25	347.67	1.39	207,394.00	250,292.50	42,898.50	17.14	300,352.00
9900-0000	NET INCOME	-17,259.73	-23,753.16	6,493.43	27.34	-169,572.16	-271,836.60	102,264.44	37.62	-310,030.00

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Jul 2016

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	9,037.00	-6,372.70	-70.52	66,374.90	89,605.00	-23,230.10	-25.92	107,679.00
3114-5000	Operating Expense Reimbursement	0.00	1,609.00	-1,609.00	-100.00	9,456.80	16,376.00	-6,919.20	-42.25	19,594.00
3310-0000	Other Income	4,000.00	0.00	4,000.00	N/A	8,000.00	0.00	8,000.00	N/A	0.00
3315-0000	Sales Tax Discount	0.00	0.00	0.00	N/A	8.03	0.00	8.03	N/A	0.00
3990-0000	TOTAL REVENUE	6,664.30	10,646.00	-3,981.70	-37.40	83,839.73	105,981.00	-22,141.27	-20.89	127,273.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	1,308.18	2,800.00	1,491.82	53.28	18,639.95	28,200.00	9,560.05	33.90	33,800.00
4635-0000	Refuse Collection	115.44	121.00	5.56	4.60	1,589.43	1,628.00	38.57	2.37	1,870.00
4640-0000	Water/Sewer	140.26	165.00	24.74	14.99	1,470.60	1,650.00	179.40	10.87	1,980.00
4648-0000	Irrigation - Utility	26.25	26.00	-0.25	-0.96	262.50	260.00	-2.50	-0.96	312.00
4650-0000	Stormwater	217.83	218.00	0.17	0.08	2,178.30	2,180.00	1.70	0.08	2,616.00
4660-0000	Fire Service - Utility	154.21	114.00	40.21	-35.27	1,542.10	1,140.00	402.10	-35.27	1,368.00
4799-0000	TOTAL UTILITIES	1,962.17	3,444.00	1,481.83	43.03	25,682.88	35,058.00	9,375.12	26.74	41,946.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
5125-0000	Electric Supplies	0.00	10.00	10.00	100.00	0.00	100.00	100.00	100.00	120.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	131.05	0.00	-131.05	N/A	0.00
5160-0000	Exterior Building Maintenance	90.00	90.00	0.00	0.00	1,000.00	1,300.00	300.00	23.08	1,480.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	137.10	126.00	-11.10	-8.81	126.00
5180-0000	HVAC Repair	0.00	300.00	300.00	100.00	918.00	3,000.00	2,082.00	69.40	3,600.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	271.00	0.00	-271.00	N/A	0.00
5230-0000	Plumbing Repairs	0.00	40.00	40.00	100.00	0.00	400.00	400.00	100.00	480.00
5235-0000	Plumbing Supplies	0.00	10.00	10.00	100.00	0.00	100.00	100.00	100.00	120.00
5245-0000	Irrigation Repairs	0.00	10.00	10.00	100.00	0.00	100.00	100.00	100.00	120.00
5250-0000	Roof Repairs	0.00	20.00	20.00	100.00	45.00	200.00	155.00	77.50	240.00
5290-0000	Other Maintenance	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
5299-0000	TOTAL REPAIR/MAINTENANCE	90.00	605.00	515.00	85.12	2,502.15	6,576.00	4,073.85	61.95	7,786.00
5300-0000	CLEANING AND IMPROVEMENTS									
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	125.34	0.00	-125.34	N/A	0.00
5380-0000	Other Cleaning and Improvements	0.00	125.00	125.00	100.00	0.00	1,250.00	1,250.00	100.00	1,500.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	125.00	125.00	100.00	125.34	1,250.00	1,124.66	89.97	1,500.00
5400-0000	SERVICES									
5430-0000	Exterminating	55.00	55.00	0.00	0.00	550.00	550.00	0.00	0.00	660.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	80.00	80.00	100.00	80.00
5447-0000	HVAC Monthly Service	2,063.00	2,063.00	0.00	0.00	8,252.00	8,252.00	0.00	0.00	8,252.00
5450-0000	Janitorial Service	298.82	684.00	385.18	56.31	5,298.19	6,840.00	1,541.81	22.54	8,229.00
5460-0000	Landscaping Service	708.01	714.00	5.99	0.84	6,484.98	6,498.00	13.02	0.20	7,926.00
5480-0000	Security	191.37	181.42	-9.95	-5.48	1,882.88	1,814.20	-68.68	-3.79	2,177.00
5487-0000	Window Washing Service	0.00	850.00	850.00	100.00	0.00	850.00	850.00	100.00	850.00
5499-0000	TOTAL SERVICES	3,316.20	4,547.42	1,231.22	27.08	22,468.05	24,884.20	2,416.15	9.71	28,174.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	62.11	49.17	-12.94	-26.32	524.14	491.70	-32.44	-6.60	590.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	62.11	49.17	-12.94	-26.32	524.14	491.70	-32.44	-6.60	590.00
6110-0000	Management Fees TALCOR	1,331.40	1,330.83	-0.57	-0.04	13,314.00	13,308.30	-5.70	-0.04	15,970.00
6159-0000	TOTAL OTHER EXPENSES	1,331.40	1,330.83	-0.57	-0.04	13,314.00	13,308.30	-5.70	-0.04	15,970.00
7110-0000	Property Insurance	1,052.37	1,059.00	6.63	0.63	10,523.70	10,595.00	71.30	0.67	12,713.00
7199-0000	TOTAL INSURANCE/TAXES	1,052.37	1,059.00	6.63	0.63	10,523.70	10,595.00	71.30	0.67	12,713.00

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Jul 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7800-0000	TOTAL OPERATING EXPENSES	7,814.25	11,160.42	3,346.17	29.98	75,140.26	92,163.20	17,022.94	18.47	108,679.00
7999-0000	NET INCOME - OPERATING	-1,149.95	-514.42	-635.53	-123.54	8,699.47	13,817.80	-5,118.33	-37.04	18,594.00
8200-0000	OTHER EXPENSES									
8205-0000	Bad Debt Expense	0.00	0.00	0.00	N/A	31,033.42	0.00	-31,033.42	N/A	0.00
8210-0000	Depreciation Expense	4,141.67	4,142.00	0.33	0.01	41,416.70	41,420.00	3.30	0.01	49,699.00
8299-0000	TOTAL OTHER EXPENSES	4,141.67	4,142.00	0.33	0.01	72,450.12	41,420.00	-31,030.12	-74.92	49,699.00
9900-0000	NET INCOME	-5,291.62	-4,656.42	-635.20	-13.64	-63,750.65	-27,602.20	-36,148.45	-130.96	-31,105.00

COLLINS - BUDGET COMPARISON

As of July 31, 2016

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	83,839.73	105,981.00	-22,141.27	-20.89
Total Operating Expenses	75,140.26	92,163.20	17,022.94	18.47
Net Operating Income	8,699.47	13,817.80	-5,118.33	-37.04

Major Variances from Budget:

Total Revenue

FUQUA COMPLEX (fuqua)
Budget Comparison
 Period = Jul 2016
 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	236.60	342.00	-105.40	-30.82	1,925.46	3,619.00	-1,693.54	-46.80	4,303.00
3990-0000	TOTAL REVENUE	236.60	342.00	-105.40	-30.82	1,925.46	3,619.00	-1,693.54	-46.80	4,303.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4640-0000	Water/Sewer	113.24	420.00	306.76	73.04	1,122.84	4,200.00	3,077.16	73.27	5,040.00
4642-0000	Non CAM Water/Sewer	210.29	0.00	-210.29	N/A	2,085.26	0.00	-2,085.26	N/A	0.00
4648-0000	Irrigation - Utility	18.36	60.00	41.64	69.40	183.60	600.00	416.40	69.40	720.00
4649-0000	Irrigation-NonCAM	34.10	0.00	-34.10	N/A	341.00	0.00	-341.00	N/A	0.00
4799-0000	TOTAL UTILITIES	375.99	480.00	104.01	21.67	3,732.70	4,800.00	1,067.30	22.24	5,760.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	20.00	20.00	100.00	0.00	200.00	200.00	100.00	240.00
5125-0000	Electric Supplies	0.00	20.00	20.00	100.00	0.00	200.00	200.00	100.00	240.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	26.25	75.00	48.75	65.00	75.00
5141-0000	Elevator Maintenance-NonCAM	0.00	0.00	0.00	N/A	48.75	0.00	-48.75	N/A	0.00
5160-0000	Exterior Building Maintenance	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
5230-0000	Plumbing Repairs	0.00	150.00	150.00	100.00	283.08	1,500.00	1,216.92	81.13	1,800.00
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	0.00	N/A	525.70	0.00	-525.70	N/A	0.00
5290-0000	Other Maintenance	0.00	125.00	125.00	100.00	0.00	1,250.00	1,250.00	100.00	1,500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	415.00	415.00	100.00	883.78	4,225.00	3,341.22	79.08	5,055.00
5400-0000	SERVICES									
5410-0000	Elevator Service	105.00	83.00	-22.00	-26.51	335.94	830.00	494.06	59.53	996.00
5412-0000	Elevator Service-NonCAM	195.00	0.00	-195.00	N/A	623.94	0.00	-623.94	N/A	0.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	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	400.00	400.00	100.00	400.00
5499-0000	TOTAL SERVICES	300.00	83.00	-217.00	-261.45	959.88	1,320.00	360.12	27.28	1,486.00
7800-0000	TOTAL OPERATING EXPENSES	675.99	978.00	302.01	30.88	5,576.36	10,345.00	4,768.64	46.10	12,301.00
7999-0000	NET INCOME - OPERATING	-439.39	-636.00	196.61	30.91	-3,650.90	-6,726.00	3,075.10	45.72	-7,998.00
9900-0000	NET INCOME	-439.39	-636.00	196.61	30.91	-3,650.90	-6,726.00	3,075.10	45.72	-7,998.00

FUQUA - BUDGET COMPARISON

As of July 31, 2016

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	1,925.46	3,619.00	-1,693.54	-46.80
Total Operating Expenses	5,576.36	10,345.00	4,768.64	46.10
Net Operating Income	-3,650.90	-6,726.00	3,075.10	45.72

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

INNOVATION PARK - TENANTS IN COMMON (Inn-tic)

Budget Comparison

Period = Jul 2016

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	225.00	0.00	225.00	N/A	0.00
3110-0000	Rent	583.33	583.00	0.33	0.06	5,833.30	5,830.00	3.30	0.06	6,996.00
3115-0000	CAM	4,900.00	5,230.75	-330.75	-6.32	47,667.82	52,307.50	-4,639.68	-8.87	62,769.00
3220-0000	Interest Income	4,900.90	3,300.00	1,600.90	48.51	36,530.88	33,000.00	3,530.88	10.70	39,600.00
3310-0000	Other Income	1,388.89	1,388.92	-0.03	0.00	13,888.90	13,889.20	-0.30	0.00	16,667.00
3315-0000	Sales Tax Discount	0.00	0.00	0.00	N/A	17.11	0.00	17.11	N/A	0.00
3990-0000	TOTAL REVENUE	11,813.12	10,502.67	1,310.45	12.48	104,163.01	105,026.70	-863.69	-0.82	126,032.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	22.10	22.00	-0.10	-0.45	222.89	220.00	-2.89	-1.31	264.00
4648-0000	Irrigation - Utility	78.75	79.00	0.25	0.32	787.50	790.00	2.50	0.32	948.00
4799-0000	TOTAL UTILITIES	100.85	101.00	0.15	0.15	1,010.39	1,010.00	-0.39	-0.04	1,212.00
5116-5000	REPAIR/MAINTENANCE									
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	15.94	0.00	-15.94	N/A	0.00
5197-0000	Holding Pond Maintenance	0.00	500.00	500.00	100.00	0.00	500.00	500.00	100.00	500.00
5245-0000	Irrigation Repairs	0.00	250.00	250.00	100.00	0.00	500.00	500.00	100.00	500.00
5295-0000	Other Supplies	0.00	0.00	0.00	N/A	39.80	0.00	-39.80	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	750.00	750.00	100.00	55.74	1,000.00	944.26	94.43	1,000.00
5400-0000	SERVICES									
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	180.00	120.00	-60.00	-50.00	120.00
5460-0000	Landscaping Service	560.51	548.00	-12.51	-2.28	4,386.45	4,345.00	-41.45	-0.95	5,441.00
5462-0000	Non CAM Landscaping	354.03	362.00	7.97	2.20	2,849.80	2,867.00	17.20	0.60	3,591.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	200.00	200.00	100.00	200.00
5499-0000	TOTAL SERVICES	914.54	910.00	-4.54	-0.50	7,416.25	7,532.00	115.75	1.54	9,352.00
7110-0000	Property Insurance	99.47	101.00	1.53	1.51	994.70	1,010.00	15.30	1.51	1,214.00
7111-0000	Property Insurance-NonCAM	13.66	6.00	-7.66	-127.67	136.60	60.00	-76.60	-127.67	72.00
7199-0000	TOTAL INSURANCE/TAXES	113.13	107.00	-6.13	-5.73	1,131.30	1,070.00	-61.30	-5.73	1,286.00
7800-0000	TOTAL OPERATING EXPENSES	1,128.52	1,868.00	739.48	39.59	9,613.68	10,612.00	998.32	9.41	12,850.00
7999-0000	NET INCOME - OPERATING	10,684.60	8,634.67	2,049.93	23.74	94,549.33	94,414.70	134.63	0.14	113,182.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,759.50	4,345.00	585.50	13.48	37,595.00	43,450.00	5,855.00	13.48	52,134.00
8215-0000	Gain/Loss on Sale of Assets	0.00	0.00	0.00	N/A	-71,175.22	0.00	71,175.22	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	3,759.50	4,345.00	585.50	13.48	-33,580.22	43,450.00	77,030.22	177.28	52,134.00
9900-0000	NET INCOME	6,925.10	4,289.67	2,635.43	61.44	128,129.55	50,964.70	77,164.85	151.41	61,048.00

INN-TIC - BUDGET COMPARISON

As of July 31, 2016	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	104,163.01	105,026.70	-863.69	-0.82
Total Operating Expenses	9,613.68	10,612.00	998.32	9.41
Net Operating Income	94,549.33	94,414.70	134.63	0.14

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

INNOVATION PARK - JOHNSON BLDG (Johnson)

Budget Comparison

Period = Jul 2016

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	22,065.15	22,065.17	-0.02	0.00	220,651.50	220,651.70	-0.20	0.00	264,782.00
3990-0000	TOTAL REVENUE	22,065.15	22,065.17	-0.02	0.00	220,651.50	220,651.70	-0.20	0.00	264,782.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	1,876.33	2,400.00	523.67	21.82	15,697.93	18,400.00	2,702.07	14.69	23,200.00
4635-0000	Refuse Collection	167.68	174.00	6.32	3.63	1,696.24	1,942.00	245.76	12.66	2,290.00
4799-0000	TOTAL UTILITIES	2,044.01	2,574.00	529.99	20.59	17,394.17	20,342.00	2,947.83	14.49	25,490.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	40.00	40.00	100.00	307.96	400.00	92.04	23.01	480.00
5125-0000	Electric Supplies	0.00	40.00	40.00	100.00	0.00	400.00	400.00	100.00	480.00
5130-0000	Electric Bulbs	0.00	10.00	10.00	100.00	221.83	100.00	-121.83	-121.83	120.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	204.60	0.00	-204.60	N/A	0.00
5138-0000	Parking Lot Poles	0.00	0.00	0.00	N/A	240.00	0.00	-240.00	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	75.00	75.00	0.00	0.00	75.00
5160-0000	Exterior Building Maintenance	0.00	45.00	45.00	100.00	153.84	450.00	296.16	65.81	540.00
5170-0000	Fire Extinguisher Maintenance	0.00	10.00	10.00	100.00	172.75	100.00	-72.75	-72.75	120.00
5180-0000	HVAC Repair	562.50	300.00	-262.50	-87.50	1,697.67	3,000.00	1,302.33	43.41	3,600.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5230-0000	Plumbing Repairs	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
5235-0000	Plumbing Supplies	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
5245-0000	Irrigation Repairs	0.00	20.00	20.00	100.00	0.00	200.00	200.00	100.00	240.00
5250-0000	Roof Repairs	0.00	65.00	65.00	100.00	0.00	650.00	650.00	100.00	780.00
5290-0000	Other Maintenance	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
5299-0000	TOTAL REPAIR/MAINTENANCE	562.50	655.00	92.50	14.12	3,073.65	7,125.00	4,051.35	56.86	8,435.00
5300-0000	CLEANING AND IMPROVEMENTS									
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	28.47	0.00	-28.47	N/A	0.00
5380-0000	Other Cleaning and Improvements	0.00	200.00	200.00	100.00	0.00	2,000.00	2,000.00	100.00	2,400.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	200.00	200.00	100.00	28.47	2,000.00	1,971.53	98.58	2,400.00
5400-0000	SERVICES									
5410-0000	Elevator Service	300.00	85.00	-215.00	-252.94	809.88	850.00	40.12	4.72	1,020.00
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	3,089.20	2,756.00	-333.20	-12.09	2,756.00
5425-0000	Fire Protection Phone	233.07	227.00	-6.07	-2.67	2,328.19	2,270.00	-58.19	-2.56	2,724.00
5430-0000	Exterminating	45.00	45.00	0.00	0.00	988.90	450.00	-538.90	-119.76	540.00
5435-0000	CAM-Interior Landscaping	0.00	20.00	20.00	100.00	0.00	200.00	200.00	100.00	240.00
5447-0000	HVAC Monthly Service	1,547.00	1,547.00	0.00	0.00	6,188.00	6,188.00	0.00	0.00	6,188.00
5450-0000	Janitorial Service	1,135.05	1,135.00	-0.05	0.00	9,977.23	11,350.00	1,372.77	12.09	13,654.00
5460-0000	Landscaping Service	373.17	370.00	-3.17	-0.86	4,591.16	4,592.00	0.84	0.02	5,332.00
5499-0000	TOTAL SERVICES	3,633.29	3,429.00	-204.29	-5.96	27,972.56	28,656.00	683.44	2.38	32,454.00
6110-0000	Management Fees TALCOR	2,102.85	2,102.42	-0.43	-0.02	21,028.50	21,024.20	-4.30	-0.02	25,229.00
6159-0000	TOTAL OTHER EXPENSES	2,102.85	2,102.42	-0.43	-0.02	21,028.50	21,024.20	-4.30	-0.02	25,229.00
7110-0000	Property Insurance	1,399.74	1,409.00	9.26	0.66	13,997.40	14,081.00	83.60	0.59	16,899.00
7199-0000	TOTAL INSURANCE/TAXES	1,399.74	1,409.00	9.26	0.66	13,997.40	14,081.00	83.60	0.59	16,899.00
7800-0000	TOTAL OPERATING EXPENSES	9,742.39	10,369.42	627.03	6.05	83,494.75	93,228.20	9,733.45	10.44	110,907.00
7999-0000	NET INCOME - OPERATING	12,322.76	11,695.75	627.01	5.36	137,156.75	127,423.50	9,733.25	7.64	153,875.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	7,729.33	7,854.00	124.67	1.59	77,293.30	78,540.00	1,246.70	1.59	94,252.00

INNOVATION PARK - JOHNSON BLDG (Johnson)

Budget Comparison

Period = Jul 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8220-0000	Amortization Expense	125.00	0.00	-125.00	N/A	1,417.00	0.00	-1,417.00	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	7,854.33	7,854.00	-0.33	0.00	78,710.30	78,540.00	-170.30	-0.22	94,252.00
9900-0000	NET INCOME	4,468.43	3,841.75	626.68	16.31	58,446.45	48,883.50	9,562.95	19.56	59,623.00

JOHNSON - BUDGET COMPARISON

As of July 31, 2016	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	220,651.50	220,651.70	-0.20	0.00
Total Operating Expenses	83,494.75	93,228.20	9,733.45	10.44
Net Operating Income	137,156.75	127,423.50	9,733.25	7.64

Major Variances from Budget:

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Jul 2016

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	509.54	496.67	12.87	2.59	5,326.32	4,966.70	359.62	7.24	5,960.00
3114-5000	Operating Expense Reimbursement	88.57	0.00	88.57	N/A	88.57	0.00	88.57	N/A	0.00
3120-0000	Other Rents	51.15	51.00	0.15	0.29	511.50	510.00	1.50	0.29	612.00
3305-0000	EEP Program Revenue	3,333.33	0.00	3,333.33	N/A	15,133.32	0.00	15,133.32	N/A	0.00
3306-0000	Other Program Income	0.00	0.00	0.00	N/A	6,500.00	0.00	6,500.00	N/A	0.00
3315-0000	Sales Tax Discount	0.61	0.00	0.61	N/A	10.79	0.00	10.79	N/A	0.00
3990-0000	TOTAL REVENUE	3,983.20	547.67	3,435.53	627.30	27,570.50	5,476.70	22,093.80	403.41	6,572.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	10,750.00	10,730.00	-20.00	-0.19	107,500.00	106,987.00	-513.00	-0.48	128,447.00
4403-0000	Clerical Salary-Authority	4,876.34	3,863.00	-1,013.34	-26.23	39,369.83	37,952.00	-1,417.83	-3.74	45,563.00
4404-0000	Payroll Taxes - Authority	1,288.84	1,210.00	-78.84	-6.52	10,817.31	10,692.00	-125.31	-1.17	13,102.00
4405-0000	Worker's Compensation-Authority	183.33	267.00	83.67	31.34	1,974.31	2,653.00	678.69	25.58	3,185.00
4406-0000	Employee Benefits-Authority	4,149.02	3,287.00	-862.02	-26.23	33,104.05	32,680.00	-424.05	-1.30	39,247.00
4490-0000	TOTAL PAYROLL EXPENSE	21,247.53	19,357.00	-1,890.53	-9.77	192,765.50	190,964.00	-1,801.50	-0.94	229,544.00
4600-0000	UTILITIES									
4605-0000	Electric	142.43	200.00	57.57	28.78	1,305.13	2,000.00	694.87	34.74	2,400.00
4635-0000	Refuse Collection	16.64	0.00	-16.64	N/A	158.95	0.00	-158.95	N/A	0.00
4640-0000	Water/Sewer	31.39	35.00	3.61	10.31	320.41	350.00	29.59	8.45	420.00
4650-0000	Stormwater	45.32	45.00	-0.32	-0.71	453.20	450.00	-3.20	-0.71	540.00
4660-0000	Fire Service - Utility	44.92	27.00	-17.92	-66.37	457.58	270.00	-187.58	-69.47	324.00
4799-0000	TOTAL UTILITIES	280.70	307.00	26.30	8.57	2,695.27	3,070.00	374.73	12.21	3,684.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	10.00	10.00	100.00	0.00	100.00	100.00	100.00	120.00
5125-0000	Electric Supplies	0.00	10.00	10.00	100.00	0.00	100.00	100.00	100.00	120.00
5160-0000	Exterior Building Maintenance	0.00	0.00	0.00	N/A	0.00	750.00	750.00	100.00	750.00
5161-0000	Exterior Building Supplies	0.00	75.00	75.00	100.00	0.00	225.00	225.00	100.00	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	35.00	30.00	-5.00	-16.67	30.00
5180-0000	HVAC Repair	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5210-0000	Locks & Keys Repairs	0.00	50.00	50.00	100.00	8.27	100.00	91.73	91.73	100.00
5215-0000	Locks & Keys Supplies	0.00	0.00	0.00	N/A	12.05	0.00	-12.05	N/A	0.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	300.00
5250-0000	Roof Repairs	0.00	150.00	150.00	100.00	0.00	300.00	300.00	100.00	300.00
5260-0000	Signage	70.95	0.00	-70.95	N/A	70.95	0.00	-70.95	N/A	0.00
5290-0000	Other Maintenance	0.00	40.00	40.00	100.00	0.00	400.00	400.00	100.00	480.00
5299-0000	TOTAL REPAIR/MAINTENANCE	70.95	385.00	314.05	81.57	126.27	3,305.00	3,178.73	96.18	3,525.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	13.03	0.00	-13.03	N/A	0.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	350.00	350.00	100.00	350.00
5345-0000	Painting Supplies	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	310.00
5380-0000	Other Cleaning and Improvements	0.00	40.00	40.00	100.00	0.00	400.00	400.00	100.00	480.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	40.00	40.00	100.00	13.03	900.00	886.97	98.55	1,140.00
5400-0000	SERVICES									
5430-0000	Exterminating	25.00	25.00	0.00	0.00	826.00	527.00	-299.00	-56.74	577.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	40.00	40.00	100.00	40.00
5447-0000	HVAC Monthly Service	0.00	206.00	206.00	100.00	619.00	824.00	205.00	24.88	824.00
5450-0000	Janitorial Service	184.24	185.00	0.76	0.41	1,618.81	1,841.00	222.19	12.07	2,216.00

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Jul 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5460-0000	Landscaping Service	649.01	652.00	2.99	0.46	6,008.58	6,016.00	7.42	0.12	7,320.00
5480-0000	Security	0.00	35.00	35.00	100.00	80.00	350.00	270.00	77.14	420.00
5499-0000	TOTAL SERVICES	858.25	1,103.00	244.75	22.19	9,152.39	9,598.00	445.61	4.64	11,397.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	0.00	0.00	0.00	N/A	22,000.00	18,000.00	-4,000.00	-22.22	18,000.00
5520-0000	Phone Service	132.81	116.50	-16.31	-14.00	1,338.14	1,165.00	-173.14	-14.86	1,398.00
5522-0000	Internet Charge	85.99	84.00	-1.99	-2.37	1,864.00	1,458.00	-406.00	-27.85	2,126.00
5530-0000	Copies	34.27	50.00	15.73	31.46	345.58	500.00	154.42	30.88	600.00
5550-0000	Legal Fees	0.00	0.00	0.00	N/A	125.00	0.00	-125.00	N/A	0.00
5560-0000	Fees/Licenses/Permits	15.45	66.00	50.55	76.59	105.35	660.00	554.65	84.04	792.00
5563-0000	Miscellaneous Admin Expense	110.72	0.00	-110.72	N/A	558.05	0.00	-558.05	N/A	0.00
5565-0000	Office Supplies	48.73	95.00	46.27	48.71	521.02	1,050.00	528.98	50.38	1,540.00
5566-0000	Office Equipment Maintenance	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
5570-0000	Postage/Delivery	0.00	5.00	5.00	100.00	9.80	50.00	40.20	80.40	60.00
5575-0000	Professional Fees	50.00	3,000.00	2,950.00	98.33	8,565.44	30,000.00	21,434.56	71.45	36,000.00
5580-0100	Printing	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
5581-0000	EEP Program Expenses	3,333.00	0.00	-3,333.00	N/A	15,428.94	0.00	-15,428.94	N/A	0.00
5582-0000	Other Program Expenses	329.40	0.00	-329.40	N/A	5,518.69	0.00	-5,518.69	N/A	0.00
5585-0000	Subscriptions	0.00	0.00	0.00	N/A	2,315.00	3,615.00	1,300.00	35.96	3,615.00
5586-0000	Marketing/PR	255.95	79.00	-176.95	-223.99	4,427.95	4,360.00	-67.95	-1.56	4,518.00
5587-0000	General Authority Expense	0.00	67.00	67.00	100.00	906.93	670.00	-236.93	-35.36	804.00
5588-0000	Economic Development	0.00	0.00	0.00	N/A	12,500.00	25,000.00	12,500.00	50.00	25,000.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	25,000.00	25,000.00	0.00	0.00	25,000.00
5592-0000	Non CAM Professional Fees	746.00	0.00	-746.00	N/A	8,441.22	0.00	-8,441.22	N/A	0.00
5594-0000	Travel	-625.00	0.00	625.00	N/A	3,031.19	6,500.00	3,468.81	53.37	9,300.00
5596-0000	Other Administration Costs	78.64	146.00	67.36	46.14	1,718.11	2,460.00	741.89	30.16	2,752.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	4,595.96	3,808.50	-787.46	-20.68	114,720.41	121,488.00	6,767.59	5.57	132,705.00
6110-0000	Management Fees TALCOR	827.03	828.00	0.97	0.12	8,270.30	8,280.00	9.70	0.12	9,936.00
6159-0000	TOTAL OTHER EXPENSES	827.03	828.00	0.97	0.12	8,270.30	8,280.00	9.70	0.12	9,936.00
7110-0000	Property Insurance	1,039.29	980.00	-59.29	-6.05	10,130.91	9,800.00	-330.91	-3.38	11,758.00
7199-0000	TOTAL INSURANCE/TAXES	1,039.29	980.00	-59.29	-6.05	10,130.91	9,800.00	-330.91	-3.38	11,758.00
7800-0000	TOTAL OPERATING EXPENSES	28,919.71	26,808.50	-2,111.21	-7.88	337,874.08	347,405.00	9,530.92	2.74	403,689.00
7999-0000	NET INCOME - OPERATING	-24,936.51	-26,260.83	1,324.32	5.04	-310,303.58	-341,928.30	31,624.72	9.25	-397,117.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	578.83	610.00	31.17	5.11	5,788.30	6,100.00	311.70	5.11	7,324.00
8220-0000	Amortization Expense	292.50	0.00	-292.50	N/A	3,478.00	0.00	-3,478.00	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	871.33	610.00	-261.33	-42.84	9,266.30	6,100.00	-3,166.30	-51.91	7,324.00
9900-0000	NET INCOME	-25,807.84	-26,870.83	1,062.99	3.96	-319,569.88	-348,028.30	28,458.42	8.18	-404,441.00

KNIGHT - BUDGET COMPARISON

As of July 31, 2016	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	27,570.50	5,476.70	22,093.80	403.41
Total Operating Expenses	337,874.08	347,405.00	9,530.92	2.74
Net Operating Income	-310,303.58	-341,928.30	31,624.72	9.25

Major Variances from Budget:

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Jul 2016

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	9,137.41	9,137.00	0.41	0.00	91,374.10	91,370.00	4.10	0.00	109,644.00
3120-0000	Other Rents	0.00	22.00	-22.00	-100.00	0.00	220.00	-220.00	-100.00	264.00
3315-0000	Sales Tax Discount	0.00	0.00	0.00	N/A	0.42	0.00	0.42	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	216.70	0.00	216.70	N/A	0.00
3990-0000	TOTAL REVENUE	9,159.08	9,159.00	0.08	0.00	91,591.22	91,590.00	1.22	0.00	109,908.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	2,547.22	2,900.00	352.78	12.16	20,938.55	23,607.00	2,668.45	11.30	29,407.00
4622-0000	Demand Credit	-34.17	0.00	34.17	N/A	-286.47	0.00	286.47	N/A	0.00
4635-0000	Refuse Collection	137.20	109.00	-28.20	-25.87	1,387.90	1,466.00	78.10	5.33	1,684.00
4799-0000	TOTAL UTILITIES	2,650.25	3,009.00	358.75	11.92	22,039.98	25,073.00	3,033.02	12.10	31,091.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	40.00	40.00	100.00	141.96	400.00	258.04	64.51	480.00
5125-0000	Electric Supplies	0.00	48.00	48.00	100.00	0.00	480.00	480.00	100.00	576.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	407.17	0.00	-407.17	N/A	0.00
5138-0000	Parking Lot Poles	0.00	0.00	0.00	N/A	240.00	0.00	-240.00	N/A	0.00
5145-0000	Elevator Phone Maintenance	75.00	0.00	-75.00	N/A	300.00	0.00	-300.00	N/A	0.00
5145-4400	Security Maint & Repair	0.00	10.00	10.00	100.00	0.00	100.00	100.00	100.00	120.00
5160-0000	Exterior Building Maintenance	0.00	45.00	45.00	100.00	285.00	450.00	165.00	36.67	540.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	347.50	211.00	-136.50	-64.69	211.00
5180-0000	HVAC Repair	0.00	400.00	400.00	100.00	614.98	4,000.00	3,385.02	84.63	4,800.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5210-0000	Locks & Keys Repairs	0.00	40.00	40.00	100.00	0.00	400.00	400.00	100.00	480.00
5215-0000	Locks & Keys Supplies	0.00	0.00	0.00	N/A	190.50	0.00	-190.50	N/A	0.00
5230-0000	Plumbing Repairs	0.00	50.00	50.00	100.00	83.52	500.00	416.48	83.30	600.00
5235-0000	Plumbing Supplies	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
5240-0000	Backflow Maintenance	0.00	8.00	8.00	100.00	0.00	36.00	36.00	100.00	55.00
5245-0000	Irrigation Repairs	0.00	10.00	10.00	100.00	0.00	100.00	100.00	100.00	120.00
5250-0000	Roof Repairs	0.00	20.00	20.00	100.00	0.00	200.00	200.00	100.00	240.00
5290-0000	Other Maintenance	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
5299-0000	TOTAL REPAIR/MAINTENANCE	75.00	746.00	671.00	89.95	2,610.63	8,127.00	5,516.37	67.88	9,622.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
5313-0000	Carpet Repairs	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
5340-0000	Painting	0.00	250.00	250.00	100.00	0.00	2,500.00	2,500.00	100.00	3,000.00
5380-0000	Other Cleaning and Improvements	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	450.00	450.00	100.00	0.00	4,500.00	4,500.00	100.00	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	45.00	45.00	0.00	0.00	450.00	450.00	0.00	0.00	540.00
5447-0000	HVAC Monthly Service	619.00	619.00	0.00	0.00	2,476.00	2,476.00	0.00	0.00	2,476.00
5450-0000	Janitorial Service	767.12	1,689.00	921.88	54.58	11,756.52	16,890.00	5,133.48	30.39	20,318.00
5460-0000	Landscaping Service	305.32	303.00	-2.32	-0.77	3,756.45	3,760.00	3.55	0.09	4,366.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	1,200.00	1,200.00	100.00	1,200.00
5499-0000	TOTAL SERVICES	1,736.44	2,656.00	919.56	34.62	18,438.97	24,776.00	6,337.03	25.58	29,500.00
6110-0000	Management Fees TALCOR	1,738.40	1,738.50	0.10	0.01	17,384.00	17,385.00	1.00	0.01	20,862.00
6159-0000	TOTAL OTHER EXPENSES	1,738.40	1,738.50	0.10	0.01	17,384.00	17,385.00	1.00	0.01	20,862.00
7110-0000	Property Insurance	1,157.45	1,164.00	6.55	0.56	11,574.50	11,645.00	70.50	0.61	13,973.00
7199-0000	TOTAL INSURANCE/TAXES	1,157.45	1,164.00	6.55	0.56	11,574.50	11,645.00	70.50	0.61	13,973.00

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Jul 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7800-0000	TOTAL OPERATING EXPENSES	7,357.54	9,763.50	2,405.96	24.64	72,048.08	91,506.00	19,457.92	21.26	110,448.00
7999-0000	NET INCOME - OPERATING	1,801.54	-604.50	2,406.04	398.02	19,543.14	84.00	19,459.14	23,165.64	-540.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,948.42	4,972.25	23.83	0.48	49,484.20	49,722.50	238.30	0.48	59,667.00
8299-0000	TOTAL OTHER EXPENSES	4,948.42	4,972.25	23.83	0.48	49,484.20	49,722.50	238.30	0.48	59,667.00
9900-0000	NET INCOME	-3,146.88	-5,576.75	2,429.87	43.57	-29,941.06	-49,638.50	19,697.44	39.68	-60,207.00

MORGAN - BUDGET COMPARISON

As of July 31, 2016	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	91,591.22	91,590.00	1.22	0.00
Total Operating Expenses	72,048.08	91,506.00	19,457.92	21.26
Net Operating Income	19,543.14	84.00	19,459.14	23,165.64

Major Variances from Budget:

Total Operating Income/Net Operating Income

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Jul 2016

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	10,719.57	10,720.00	-0.43	0.00	107,195.70	107,200.00	-4.30	0.00	128,640.00
3990-0000	TOTAL REVENUE	10,719.57	10,720.00	-0.43	0.00	107,195.70	107,200.00	-4.30	0.00	128,640.00
4000-0000	OPERATING EXPENSES									
5116-5000	REPAIR/MAINTENANCE									
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	118.46	0.00	-118.46	N/A	0.00
5160-0000	Exterior Building Maintenance	90.00	40.00	-50.00	-125.00	730.00	400.00	-330.00	-82.50	480.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	317.85	205.00	-112.85	-55.05	205.00
5180-0000	HVAC Repair	0.00	50.00	50.00	100.00	632.00	500.00	-132.00	-26.40	600.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	300.00	0.00	-300.00	N/A	0.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	110.00	0.00	-110.00	N/A	0.00
5230-0000	Plumbing Repairs	0.00	40.00	40.00	100.00	292.46	400.00	107.54	26.88	480.00
5250-0000	Roof Repairs	0.00	40.00	40.00	100.00	0.00	400.00	400.00	100.00	480.00
5290-0000	Other Maintenance	0.00	75.00	75.00	100.00	0.00	750.00	750.00	100.00	900.00
5299-0000	TOTAL REPAIR/MAINTENANCE	90.00	245.00	155.00	63.27	2,500.77	2,655.00	154.23	5.81	3,145.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	415.00	0.00	-415.00	N/A	0.00
5380-0000	Other Cleaning and Improvements	0.00	10.00	10.00	100.00	0.00	100.00	100.00	100.00	120.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	10.00	10.00	100.00	415.00	600.00	185.00	30.83	620.00
5400-0000	SERVICES									
5430-0000	Exterminating	35.00	35.00	0.00	0.00	350.00	350.00	0.00	0.00	420.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	35.00	35.00	100.00	35.00
5447-0000	HVAC Monthly Service	515.90	516.00	0.10	0.02	2,063.60	2,064.00	0.40	0.02	2,064.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	640.00	600.00	-40.00	-6.67	600.00
5499-0000	TOTAL SERVICES	550.90	551.00	0.10	0.02	3,053.60	3,049.00	-4.60	-0.15	3,119.00
6110-0000	Management Fees TALCOR	783.65	783.58	-0.07	-0.01	7,836.50	7,835.80	-0.70	-0.01	9,403.00
6159-0000	TOTAL OTHER EXPENSES	783.65	783.58	-0.07	-0.01	7,836.50	7,835.80	-0.70	-0.01	9,403.00
7110-0000	Property Insurance	156.22	169.00	12.78	7.56	1,562.20	1,690.00	127.80	7.56	2,027.00
7199-0000	TOTAL INSURANCE/TAXES	156.22	169.00	12.78	7.56	1,562.20	1,690.00	127.80	7.56	2,027.00
7800-0000	TOTAL OPERATING EXPENSES	1,580.77	1,758.58	177.81	10.11	15,368.07	15,829.80	461.73	2.92	18,314.00
7999-0000	NET INCOME - OPERATING	9,138.80	8,961.42	177.38	1.98	91,827.63	91,370.20	457.43	0.50	110,326.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,106.33	3,106.00	-0.33	-0.01	31,063.30	31,060.00	-3.30	-0.01	37,276.00
8299-0000	TOTAL OTHER EXPENSES	3,106.33	3,106.00	-0.33	-0.01	31,063.30	31,060.00	-3.30	-0.01	37,276.00
9900-0000	NET INCOME	6,032.47	5,855.42	177.05	3.02	60,764.33	60,310.20	454.13	0.75	73,050.00

PHIPPS - BUDGET COMPARISON

As of July 31, 2016	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	107,195.70	107,200.00	-4.30	0.00
Total Operating Expenses	15,368.07	15,829.80	461.73	2.92
Net Operating Income	91,827.63	91,370.20	457.43	0.50

Major Variances from Budget:

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

Cash Flow Statement

Period = Jul 2016

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	40.00	0.06	225.00	0.04
3110-0000	Rent	45,679.30	70.67	496,755.82	77.99
3114-5000	Operating Expense Reimbursement	325.17	0.50	11,470.83	1.80
3115-0000	CAM	4,900.00	7.58	47,667.82	7.48
3120-0000	Other Rents	51.15	0.08	511.50	0.08
3220-0000	Interest Income	4,900.90	7.58	36,530.88	5.74
3305-0000	EEP Program Revenue	3,333.33	5.16	15,133.32	2.38
3306-0000	Other Program Income	0.00	0.00	6,500.00	1.02
3310-0000	Other Income	5,388.89	8.34	21,888.90	3.44
3315-0000	Sales Tax Discount	0.61	0.00	36.35	0.01
3540-0000	Electricity Pass Thru	21.67	0.03	216.70	0.03
3990-0000	TOTAL REVENUE	64,641.02	100.00	636,937.12	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	10,750.00	16.63	107,500.00	16.88
4403-0000	Clerical Salary-Authority	4,876.34	7.54	39,369.83	6.18
4404-0000	Payroll Taxes - Authority	1,288.84	1.99	10,817.31	1.70
4405-0000	Worker's Compensation-Authority	183.33	0.28	1,974.31	0.31
4406-0000	Employee Benefits-Authority	4,149.02	6.42	33,104.05	5.20
4490-0000	TOTAL PAYROLL EXPENSE	21,247.53	32.87	192,765.50	30.26
4600-0000	UTILITIES				
4605-0000	Electric	5,896.26	9.12	56,804.45	8.92
4622-0000	Demand Credit	-34.17	-0.05	-286.47	-0.04
4635-0000	Refuse Collection	436.96	0.68	4,832.52	0.76
4640-0000	Water/Sewer	284.89	0.44	2,913.85	0.46
4642-0000	Non CAM Water/Sewer	210.29	0.33	2,085.26	0.33
4648-0000	Irrigation - Utility	123.36	0.19	1,233.60	0.19
4649-0000	Irrigation-NonCAM	34.10	0.05	341.00	0.05
4650-0000	Stormwater	263.15	0.41	2,631.50	0.41
4660-0000	Fire Service - Utility	199.13	0.31	1,999.68	0.31
4799-0000	TOTAL UTILITIES	7,413.97	11.47	72,555.39	11.39
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	449.92	0.07
5130-0000	Electric Bulbs	0.00	0.00	894.45	0.14
5135-0000	Parking Lot Bulbs	0.00	0.00	204.60	0.03
5138-0000	Parking Lot Poles	0.00	0.00	480.00	0.08
5140-0000	Elevator Maintenance	0.00	0.00	101.25	0.02
5141-0000	Elevator Maintenance-NonCAM	0.00	0.00	48.75	0.01
5145-0000	Elevator Phone Maintenance	75.00	0.12	300.00	0.05
5160-0000	Exterior Building Maintenance	180.00	0.28	2,168.84	0.34
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	1,010.20	0.16
5180-0000	HVAC Repair	562.50	0.87	3,862.65	0.61
5195-0000	Tree Trimming	0.00	0.00	300.00	0.05
5210-0000	Locks & Keys Repairs	0.00	0.00	389.27	0.06
5215-0000	Locks & Keys Supplies	0.00	0.00	202.55	0.03
5230-0000	Plumbing Repairs	0.00	0.00	659.06	0.10
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	525.70	0.08
5250-0000	Roof Repairs	0.00	0.00	45.00	0.01
5260-0000	Signage	70.95	0.11	70.95	0.01
5295-0000	Other Supplies	0.00	0.00	39.80	0.01
5299-0000	TOTAL REPAIR/MAINTENANCE	888.45	1.37	11,752.99	1.85
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	0.00	0.00	13.03	0.00
5370-0000	Interior Repairs	0.00	0.00	568.81	0.09
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	581.84	0.09
5400-0000	SERVICES				
5410-0000	Elevator Service	405.00	0.63	1,145.82	0.18
5412-0000	Elevator Service-NonCAM	195.00	0.30	623.94	0.10
5420-0000	Fire Protection System	0.00	0.00	3,089.20	0.48
5425-0000	Fire Protection Phone	233.07	0.36	2,328.19	0.37
5430-0000	Exterminating	205.00	0.32	3,164.90	0.50
5445-0000	Backflow Prevention Service	0.00	0.00	180.00	0.03

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

Cash Flow Statement

Period = Jul 2016

Book = Accrual

		Period to Date	%	Year to Date	%
5447-0000	HVAC Monthly Service	4,744.90	7.34	19,598.60	3.08
5450-0000	Janitorial Service	2,385.23	3.69	28,650.75	4.50
5460-0000	Landscaping Service	2,596.02	4.02	25,227.62	3.96
5462-0000	Non CAM Landscaping	354.03	0.55	2,849.80	0.45
5480-0000	Security	191.37	0.30	1,962.88	0.31
5487-0000	Window Washing Service	0.00	0.00	640.00	0.10
5499-0000	TOTAL SERVICES	11,309.62	17.50	89,461.70	14.05
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	22,000.00	3.45
5520-0000	Phone Service	194.92	0.30	1,862.28	0.29
5522-0000	Internet Charge	85.99	0.13	1,864.00	0.29
5530-0000	Copies	34.27	0.05	345.58	0.05
5550-0000	Legal Fees	0.00	0.00	125.00	0.02
5560-0000	Fees/Licenses/Permits	15.45	0.02	105.35	0.02
5563-0000	Miscellaneous Admin Expense	110.72	0.17	558.05	0.09
5565-0000	Office Supplies	48.73	0.08	521.02	0.08
5570-0000	Postage/Delivery	0.00	0.00	9.80	0.00
5575-0000	Professional Fees	50.00	0.08	8,565.44	1.34
5581-0000	EEP Program Expenses	3,333.00	5.16	15,428.94	2.42
5582-0000	Other Program Expenses	329.40	0.51	5,518.69	0.87
5585-0000	Subscriptions	0.00	0.00	2,315.00	0.36
5586-0000	Marketing/PR	255.95	0.40	4,427.95	0.70
5587-0000	General Authority Expense	0.00	0.00	906.93	0.14
5588-0000	Economic Development	0.00	0.00	12,500.00	1.96
5589-0000	Research Grants	0.00	0.00	25,000.00	3.92
5592-0000	Non CAM Professional Fees	746.00	1.15	8,441.22	1.33
5594-0000	Travel	-625.00	-0.97	3,031.19	0.48
5596-0000	Other Administration Costs	78.64	0.12	1,718.11	0.27
5599-0000	TOTAL PROPERTY ADMINISTRATION	4,658.07	7.21	115,244.55	18.09
6110-0000	Management Fees TALCOR	6,783.33	10.49	67,833.30	10.65
6159-0000	TOTAL OTHER EXPENSES	6,783.33	10.49	67,833.30	10.65
7110-0000	Property Insurance	4,904.54	7.59	48,783.41	7.66
7111-0000	Property Insurance-NonCAM	13.66	0.02	136.60	0.02
7199-0000	TOTAL INSURANCE/TAXES	4,918.20	7.61	48,920.01	7.68
7800-0000	TOTAL OPERATING EXPENSES	57,219.17	88.52	599,115.28	94.06
7999-0000	NET INCOME - OPERATING	7,421.85	11.48	37,821.84	5.94
8200-0000	OTHER EXPENSES				
8205-0000	Bad Debt Expense	0.00	0.00	31,033.42	4.87
8210-0000	Depreciation Expense	24,264.08	37.54	242,640.80	38.09
8215-0000	Gain/Loss on Sale of Assets	0.00	0.00	-71,175.22	-11.17
8220-0000	Amortization Expense	417.50	0.65	4,895.00	0.77
8299-0000	TOTAL OTHER EXPENSES	24,681.58	38.18	207,394.00	32.56
9900-0000	NET INCOME	-17,259.73	-26.70	-169,572.16	-26.62
	Adjustments				
1203-0000	A/R-Tenant	-6,525.49	-10.10	-63,125.50	-9.91
1204-0000	AR-Tenant Expenses to be Reimbursed	0.00	0.00	-74.14	-0.01
1206-0000	Other Receivables	-451.39	-0.70	-1,621.98	-0.25
1210-0000	Accounts Receivable	-13,139.87	-20.33	34,009.15	5.34
1220-0000	Reserve for Bad Debts	0.00	0.00	31,033.42	4.87
1590-0000	Accumulated Depreciation	24,264.08	37.54	183,340.80	28.78
1620-0000	F/F/E- Improvements	0.00	0.00	-3,027.73	-0.48
1672-0000	CIP - Project North	0.00	0.00	66,115.50	10.38
1746-0000	Accumulated Amortization-Leasing Commissions	125.00	0.19	1,417.00	0.22
1752-0000	Accumulated Amortization	292.50	0.45	3,478.00	0.55
1913-0000	Prepaid Insurance	1,748.59	2.71	1,773.97	0.28
1925-0000	Investments	-4,429.58	-6.85	-99,675.49	-15.65
2236-0000	Accounts Payable	-96.44	-0.15	-6,141.30	-0.96
2249-0000	Accrued Other	1,719.74	2.66	876.85	0.14
2305-0000	Sales Tax Payable	13.78	0.02	856.77	0.13
2307-0000	EEP Program Grant Funds Reserve	-3,333.33	-5.16	6,666.68	1.05
	Total Adjustments	187.59	0.29	155,902.00	24.48
	Cash Flow	-17,072.14	-26.41	-13,670.16	-2.14

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

Cash Flow Statement

Period = Jul 2016

Book = Accrual

		Period to Date	%	Year to Date	%
	Period to Date	Beginning Balance		Ending Balance	Difference
1110-4000	Cash - Hancock Bank	218,961.12		201,888.98	-17,072.14
1121-6600	Petty Cash Fund	200.00		200.00	0.00
	Total Cash	219,161.12		202,088.98	-17,072.14
	Year to Date	Beginning Balance		Ending Balance	Difference
1110-4000	Cash - Hancock Bank	215,559.14		201,888.98	-13,670.16
1121-6600	Petty Cash Fund	200.00		200.00	0.00
	Total Cash	215,759.14		202,088.98	-13,670.16

LCRDA - OPERATING ACCOUNT

8/24/2016

**Bank Reconciliation Report
7/31/2016**

Posted by: DBO

Balance Per Bank Statement as of 7/31/2016 **220,455.33**

Outstanding Checks

Check Date	Check Number	Payee	Amount
7/14/2016	80216	utltal - City of Tallahassee	7,339.97
7/16/2016	1993	classoci - C&L Associates Commercial Cleaning	4,443.08
7/16/2016	2003	mgttal - Talcot Commercial Real Estate Svc Inc	6,783.33
Less:	Outstanding Checks		18,566.38
	Reconciled Bank Balance		<u>201,888.95</u>

Balance per GL as of 7/31/2016 **201,888.98**

Bank Reconciling Items

Date	Notes	Amount
8/31/2013	rounding diff	-0.03
blank	Book Reconciling Items	-0.03
	Reconciled Balance Per G/L	<u>201,888.95</u>

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

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
6/15/2016	70416	utltal - City of Tallahassee	6,681.92	7/31/2016
7/1/2016	1978	centuryl - CENTURY LINK	240.85	7/31/2016
7/1/2016	1979	centuryl - CENTURY LINK	52.42	7/31/2016
7/1/2016	1980	comcast - COMCAST	218.80	7/31/2016
7/1/2016	1981	elecsupp - City Electric Supply Co.	141.96	7/31/2016
7/1/2016	1982	ip-dacs - STATE OF FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES DIVISION OF MARKETING & DEVELOPMENT	951.71	7/31/2016
7/1/2016	1983	lcboe - LEON COUNTY BD OF COMMISSIONER	593.57	7/31/2016
7/1/2016	1984	marpan - Marpan Supply Company, Inc.	74.00	7/31/2016
7/1/2016	1985	milltree - Miller's Tree Service, LLC	300.00	7/31/2016
7/1/2016	1986	nationre - National Research Group	48.00	7/31/2016
7/1/2016	1987	opps - DIGITAL OPPS	500.00	7/31/2016
7/1/2016	1988	simplex - Simplex Grinnell	462.00	7/31/2016
7/1/2016	1989	thyssen - Thyssen Krupp Elevator Corporation	150.00	7/31/2016
7/1/2016	1990	weston - Weston Trawick, Inc.	153.00	7/31/2016
7/1/2016	70116	cnainsur - CNA INSURANCE	3,352.94	7/31/2016
7/13/2016	72016	stax - Florida Department of Revenue	23.83	7/31/2016
7/16/2016	1991	absystem - STA of Tallahassee, Inc.	34.27	7/31/2016
7/16/2016	1992	aireserv - Tony Kelly Heating & Air Inc	665.90	7/31/2016

LCRDA - OPERATING ACCOUNT

8/24/2016

Bank Reconciliation Report
7/31/2016

Posted by: DBO

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
7/16/2016	1994	ophlbs - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE	1,568.00	7/31/2016
7/16/2016	1995	gaffburg - Georgia- Florida Burglar Alarm Company,	75.00	7/31/2016
7/16/2016	1996	hancdtpeggy - Hancock Bank	48.73	7/31/2016
7/16/2016	1997	hancdtrons - Hancock Bank	89.00	7/31/2016
7/16/2016	1998	heinzbro - Heinz Brothers Nurseries, INC.	2,950.05	7/31/2016
7/16/2016	1999	larrylynch - Lawrence W. Lynch	3,333.00	7/31/2016
7/16/2016	2000	lcboc - LEON COUNTY BD OF COMMISSIONER	593.57	7/31/2016
7/16/2016	2001	leoclerk - Leon County Clerk of Court	40.00	7/31/2016
7/16/2016	2002	metal - Metal Building Services, Inc.	180.00	7/31/2016
7/16/2016	2004	sonitrol - Sonitrol of Tallahassee, Inc.	191.37	7/31/2016
7/16/2016	2005	talldemo - Tallahassee Democrat, Inc.	78.64	7/31/2016
7/16/2016	2006	thyssen - Thyssen Krupp Elevator Corporation	150.00	7/31/2016
Total Cleared Checks			23,942.53	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
6/29/2016	368	:CHECKscan Deposit	12,481.61	7/31/2016
7/1/2016	377		22,113.92	7/31/2016
7/11/2016	370	:CHECKscan Deposit	6,642.62	7/31/2016
7/13/2016	371	:CHECKscan Deposit	3,625.00	7/31/2016
7/19/2016	372	:CHECKscan Deposit	178.75	7/31/2016
7/19/2016	373	2015.16-51	4,168.65	7/31/2016
7/28/2016	374	:CHECKscan Deposit	178.75	7/31/2016
Total Cleared Deposits			49,389.30	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
7/31/2016	JE 19734	Interest income from bank account	19.93	7/31/2016
7/31/2016	JE 19736	Benefits - 7.16	-1,221.20	7/31/2016
7/31/2016	JE 19739	Payroll taxes - July for July	-2,430.44	7/31/2016
7/31/2016	JE 19740	Payroll taxes - July for July	-2,399.24	7/31/2016
7/31/2016	JE 19741	Benefits from 6.16 pd 7.16	-610.60	7/31/2016
7/31/2016	JE 19744	Payroll for July 2016	-11,506.34	7/31/2016
7/31/2016	JE 19751	6.16 Filing Fee	-4.95	7/31/2016
Total Cleared Other Items			-18,152.84	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



Hancock Bank, a trade name of Whitney Bank



Statements Dates 07/01/2016 - 07/31/2016

Account Number:

5022 000000 002

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

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Images:

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REFINANCE YOUR HOME AND SAVE WHILE MORTGAGE RATES ARE LOW. TO APPLY CALL 1-877-714-1220. NORMAL CREDIT CRITERIA APPLY.

Checking Account Summary

Table with 4 columns: Description, Amount, Average Balance, YTD Interest Paid. Rows include Previous Balance, Credits, Debits, Service Charges, Interest Paid, and Ending Balance.

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

Deposits and Other Credits

Table with 7 columns: Date, Amount, Description, Date, Amount, Description. Lists transactions from 07/01 to 07/15.

Checks

Table with 7 columns: Date, Serial, Amount, Date, Serial, Amount. Lists checks from 07/11 to 07/21.



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P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



Hancock Bank, a trade name of Whitney Bank



5022

Page: 2 of 2

Statements Dates
07/01/2016 - 07/31/2016

Account Number:

Images:

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

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
07/01	610.60	ACH 1006 NRS 016183006347202PPD	07/06	1,673.61	016188007075519PPD PAYMENT CITYOFTALBKDRAFT
07/05	3,352.94	PREM-PYMT CNA ACH 016183006422786CCD	07/06	1,755.29	016188007075514PPD PAYMENT CITYOFTALBKDRAFT
07/06	10.25	PAYMENT CITYOFTALBKDRAFT 016188007075505PPD	07/14	5,847.37	016188007075515PPD QUICKBOOKS INTUIT PAYROLL S
07/06	90.50	PAYMENT CITYOFTALBKDRAFT 016188007075509PPD	07/15	610.60	016196008517257CCD ACH 1006 NRS
07/06	96.97	PAYMENT CITYOFTALBKDRAFT 016188007075511PPD	07/15	2,430.44	016197008735976PPD USATAXPYMT IRS
07/06	257.74	PAYMENT CITYOFTALBKDRAFT 016188007075521PPD	07/20	23.83	016196008556780CCD C01 FLA DEPT REVENUE
07/06	283.34	PAYMENT CITYOFTALBKDRAFT 016188007075517PPD	07/27	4.95	016202009478829CCD 4089358969 ESMARTPAYROLL
07/06	310.15	PAYMENT CITYOFTALBKDRAFT 016188007075516PPD	07/28	5,658.97	016209000542688PPD QUICKBOOKS INTUIT PAYROLL S
07/06	328.97	PAYMENT CITYOFTALBKDRAFT 016188007075508PPD	07/29	610.60	016210000841445CCD ACH 1006 NRS
07/06	589.99	PAYMENT CITYOFTALBKDRAFT 016188007075524PPD	07/29	2,399.24	016211001065323PPD USATAXPYMT IRS
07/06	1,285.11	PAYMENT CITYOFTALBKDRAFT			016210000880437CCD

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
06/30	213,161.40	07/13	241,413.06	07/25	229,743.98
07/01	247,146.33	07/14	235,565.69	07/26	229,703.98
07/05	243,793.39	07/15	235,556.08	07/27	229,519.03
07/06	237,111.47	07/19	238,773.02	07/28	223,266.49
07/07	236,387.47	07/20	238,927.94	07/29	220,455.33
07/11	235,674.40	07/21	238,036.40		
07/12	235,070.44	07/22	232,847.67		



Payment Detail

Bank=inn1104 AND mm/yy=07/2016-07/2016 AND Check Date=07/01/2016-07/31/2016 AND All Checks=Yes AND Include Voids=All Checks

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
1978 (inn1104) - CENTURY LINK (centuryl) - 07/01/16 (07/16)				
06/18-07/17/16 Svcs	P-110021	johnson	240.85	54250000 - Fire Protection Phone
Total 1978 (inn1104) - CENTURY LINK (centuryl) - 07/01/16 (07/16)			240.85	
1979 (inn1104) - CENTURY LINK (centuryl) - 07/01/16 (07/16)				
06/18-07/17/16 Svcs	P-110022	collins	52.42	55200000 - Phone Service
Total 1979 (inn1104) - CENTURY LINK (centuryl) - 07/01/16 (07/16)			52.42	
1980 (inn1104) - COMCAST (comcast) - 07/01/16 (07/16)				
07/04-08/03/16 Svcs	P-110015	knight	132.81	55200000 - Phone Service
07/04-08/03/16 Svcs	P-110015	knight	85.99	55220000 - Internet Charge
Total 1980 (inn1104) - COMCAST (comcast) - 07/01/16 (07/16)			218.80	
1981 (inn1104) - City Electric Supply Co. (elecsupp) - 07/01/16 (07/16)				
bracket for stairwell to repair light	P-110017	morgan	141.96	51200000 - Electric Repairs
Total 1981 (inn1104) - City Electric Supply Co. (elecsupp) - 07/01/16 (07/16)			141.96	
1982 (inn1104) - STATE OF FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES DIVISION OF MARKETING & DEVELOPMENT (ip-dacs) - 07/01/16 (07/16)				
05/2016 Utlilyt Reimbursement Refund	P-110016	collins	951.71	31145000 - Operating Expense Reimbursement
Total 1982 (inn1104) - STATE OF FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES DIVISION OF MARKETING & DEVELOPMENT (ip-dacs) - 07/01/16 (07/16)			951.71	
1983 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lcboc) - 07/01/16 (07/16)				
06/2016 PTY-Innovation Park	P-110040	knight	593.57	44060000 - Employee Benefits-Authority
Total 1983 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lcboc) - 07/01/16 (07/16)			593.57	
1984 (inn1104) - Marpan Supply Company, Inc. (marpan) - 07/01/16 (07/16)				
Container Rental Svcs	P-110020	morgan	33.30	46350000 - Refuse Collection
Container Rental Svcs	P-110020	johnson	40.70	46350000 - Refuse Collection
Total 1984 (inn1104) - Marpan Supply Company, Inc. (marpan) - 07/01/16 (07/16)			74.00	
1985 (inn1104) - Miller's Tree Service, LLC (milltree) - 07/01/16 (07/16)				
removal of dead tree	P-110013	phipps	300.00	51950000 - Tree Trimming
Total 1985 (inn1104) - Miller's Tree Service, LLC (milltree) - 07/01/16 (07/16)			300.00	
1986 (inn1104) - National Research Group (nationre) - 07/01/16 (07/16)				
Account #LCC-002 Denise Bilbow background check	P-110011	knight	48.00	55960000 - Other Administration Costs
Total 1986 (inn1104) - National Research Group (nationre) - 07/01/16 (07/16)			48.00	
1987 (inn1104) - DIGITAL OPPS (opps) - 07/01/16 (07/16)				
06/20/16-06/19/17 Annual Renewal Website Hosting	P-110014	knight	500.00	55220000 - Internet Charge
Total 1987 (inn1104) - DIGITAL OPPS (opps) - 07/01/16 (07/16)			500.00	
1988 (inn1104) - Simplex Grinnell (simplex) - 07/01/16 (07/16)				
01/01-09/30/16 Svcs	P-110012	johnson	462.00	54200000 - Fire Protection System
Total 1988 (inn1104) - Simplex Grinnell (simplex) - 07/01/16 (07/16)			462.00	
1989 (inn1104) - Thyssen Krupp Elevator Corporation (thyssen) - 07/01/16 (07/16)				
06/01-06/30/16 Svcs	P-110009	fuqua	52.50	54100000 - Elevator Service
06/01-06/30/16 Svcs	P-110009	fuqua	97.50	54120000 - Elevator Service-NonCAM
Total 1989 (inn1104) - Thyssen Krupp Elevator Corporation (thyssen) - 07/01/16 (07/16)			150.00	
1990 (inn1104) - Weston Trawick, Inc. (weston) - 07/01/16 (07/16)				
inspect and locate shortened wire to allow pumps to continue to operate	P-110019	johnson	153.00	51200000 - Electric Repairs
Total 1990 (inn1104) - Weston Trawick, Inc. (weston) - 07/01/16 (07/16)			153.00	
1991 (inn1104) - STA of Tallahassee, Inc. (absystem) - 07/16/16 (07/16)				
06/07-07/06/16 Svcs	P-110460	knight	34.27	55300000 - Copies
Total 1991 (inn1104) - STA of Tallahassee, Inc. (absystem) - 07/16/16 (07/16)			34.27	
1992 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 07/16/16 (07/16)				
Quarterly Maintenance	P-110458	phipps	515.90	54470000 - HVAC Monthly Service

Payment Detail

Bank=inn1104 AND mm/yy=07/2016-07/2016 AND Check Date=07/01/2016-07/31/2016 AND All Checks=Yes AND Include Voids=All Checks

locate electrical problem with the liebert units.	P-110459	johnson	150.00	51800000 - HVAC Repair
Total 1992 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 07/16/16 (07/16)			665.90	
1993 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 07/16/16 (07/16)				
05/2016 Janitorial Svcs	P-109606	johnson	1,135.05	54500000 - Janitorial Service
05/2016 Janitorial Svcs	P-109606	morgan	767.12	54500000 - Janitorial Service
05/2016 Janitorial Svcs	P-109606	collins	298.82	54500000 - Janitorial Service
05/2016 Janitorial Svcs	P-109606	knight	184.24	54500000 - Janitorial Service
06/2016 Janitorial Svcs	P-110018	johnson	1,135.05	54500000 - Janitorial Service
06/2016 Janitorial Svcs	P-110018	morgan	767.12	54500000 - Janitorial Service
06/2016 Janitorial Svcs	P-110018	collins	298.82	54500000 - Janitorial Service
06/2016 Janitorial Svcs	P-110018	knight	184.24	54500000 - Janitorial Service
05/2016 Janitorial Credit	P-110445	johnson	-1,135.05	54500000 - Janitorial Service
05/2016 Janitorial Credit	P-110445	morgan	-767.12	54500000 - Janitorial Service
05/2016 Janitorial Credit	P-110445	collins	-298.82	54500000 - Janitorial Service
05/2016 Janitorial Credit	P-110445	knight	-184.24	54500000 - Janitorial Service
06/2016 Janitorial Credit	P-110446	johnson	-157.14	54500000 - Janitorial Service
06/2016 Janitorial Credit	P-110446	morgan	-104.76	54500000 - Janitorial Service
06/2016 Janitorial Credit	P-110446	collins	-39.29	54500000 - Janitorial Service
06/2016 Janitorial Credit	P-110446	knight	-26.19	54500000 - Janitorial Service
07/2016 Grounds Maintenance	P-110452	johnson	1,135.05	54500000 - Janitorial Service
07/2016 Grounds Maintenance	P-110452	morgan	767.12	54500000 - Janitorial Service
07/2016 Grounds Maintenance	P-110452	collins	298.82	54500000 - Janitorial Service
07/2016 Grounds Maintenance	P-110452	knight	184.24	54500000 - Janitorial Service
Total 1993 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 07/16/16 (07/16)			4,443.08	
1994 (inn1104) - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE (cphlbs) - 07/16/16 (07/16)				
Matter #143121 General File 06/2016 Svcs	P-110449	knight	1,375.00	55750000 - Professional Fees
Matter #163010 06/2016 Svcs Commercial Lease Dispute Bing Energy	P-110450	knight	193.00	55920000 - Non CAM Professional Fees
Total 1994 (inn1104) - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE (cphlbs) - 07/16/16 (07/16)			1,568.00	
1995 (inn1104) - Georgia- Florida Burglar Alarm Company, (gaffburg) - 07/16/16 (07/16)				
07/01-09/30/16 Svcs	P-110454	morgan	75.00	51450000 - Elevator Phone Maintenance
Total 1995 (inn1104) - Georgia- Florida Burglar Alarm Company, (gaffburg) - 07/16/16 (07/16)			75.00	
1996 (inn1104) - Hancock Bank (hancdtepeggy) - 07/16/16 (07/16)				
Office Depot Notebook Case	P-110464	knight	27.99	55650000 - Office Supplies
Office Depot pens/stamp ink/dividers	P-110464	knight	20.74	55650000 - Office Supplies
Total 1996 (inn1104) - Hancock Bank (hancdtepeggy) - 07/16/16 (07/16)			48.73	
1997 (inn1104) - Hancock Bank (hancdtrons) - 07/16/16 (07/16)				
06/2016 Constant Contact	P-110463	knight	40.00	55860000 - Marketing/PR
06/2016 BuildFire	P-110463	knight	49.00	55860000 - Marketing/PR
Total 1997 (inn1104) - Hancock Bank (hancdtrons) - 07/16/16 (07/16)			89.00	
1998 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 07/16/16 (07/16)				
06/2016 Grounds Maintenance	P-110448	morgan	305.32	54600000 - Landscaping Service
06/2016 Grounds Maintenance	P-110448	johnson	373.17	54600000 - Landscaping Service
06/2016 Grounds Maintenance	P-110448	collins	708.01	54600000 - Landscaping Service
06/2016 Grounds Maintenance	P-110448	knight	649.01	54600000 - Landscaping Service
06/2016 Grounds Maintenance	P-110448	inn-tic	560.51	54600000 - Landscaping Service
06/2016 Grounds Maintenance	P-110448	inn-tic	354.03	54620000 - Non CAM Landscaping
Total 1998 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 07/16/16 (07/16)			2,950.05	
1999 (inn1104) - Lawrence W. Lynch (larrylynch) - 07/16/16 (07/16)				
07/2016 EEP Svcs	P-110461	knight	3,333.00	55810000 - EEP Program Expenses
Total 1999 (inn1104) - Lawrence W. Lynch (larrylynch) - 07/16/16 (07/16)			3,333.00	
2000 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lcboc) - 07/16/16 (07/16)				
07/2016 PTY	P-110462	knight	593.57	44060000 - Employee Benefits-Authority
Total 2000 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lcboc) - 07/16/16 (07/16)			593.57	
2001 (inn1104) - Leon County Clerk of Court (leoclerk) - 07/16/16 (07/16)				
Pre Employment Testing	P-110447	knight	40.00	55870000 - General Authority Expense

Payment Detail

Bank=inn1104 AND mm/yy=07/2016-07/2016 AND Check Date=07/01/2016-07/31/2016 AND All Checks=Yes AND Include Voids=All Checks

Total 2001 (inn1104) - Leon County Clerk of Court (leoclerk) - 07/16/16 (07/16)				40.00
2002 (inn1104) - Metal Building Services, Inc. (metal) - 07/16/16 (07/16)				
07/2016 Gutter Cleaning Svcs	P-110456	collins	90.00	51600000 - Exterior Building Maintenance
07/2016 Gutter Cleaning Svcs	P-110456	phippis	90.00	51600000 - Exterior Building Maintenance
Total 2002 (inn1104) - Metal Building Services, Inc. (metal) - 07/16/16 (07/16)				180.00
2003 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 07/16/16 (07/16)				
07/2016 Mngmnt Fee-Innovation Park	P-110455	knight	827.03	61100000 - Management Fees TALCOR
07/2016 Mngmnt Fee-Innovation Park	P-110455	collins	1,331.40	61100000 - Management Fees TALCOR
07/2016 Mngmnt Fee-Innovation Park	P-110455	morgan	1,738.40	61100000 - Management Fees TALCOR
07/2016 Mngmnt Fee-Innovation Park	P-110455	johnson	2,102.85	61100000 - Management Fees TALCOR
07/2016 Mngmnt Fee-Innovation Park	P-110455	phippis	783.65	61100000 - Management Fees TALCOR
Total 2003 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 07/16/16 (07/16)				6,783.33
2004 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 07/16/16 (07/16)				
07/2016 Access & Intrusion Svcs	P-110465	collins	191.37	54800000 - Security
Total 2004 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 07/16/16 (07/16)				191.37
2005 (inn1104) - Tallahassee Democrat, Inc. (talldemo) - 07/16/16 (07/16)				
Run Date 07/13/16 Notice of Public Meetings	P-110457	knight	78.64	55960000 - Other Administration Costs
Total 2005 (inn1104) - Tallahassee Democrat, Inc. (talldemo) - 07/16/16 (07/16)				78.64
2006 (inn1104) - Thyssen Krupp Elevator Corporation (thyssen) - 07/16/16 (07/16)				
07/2016 Elevator Svcs	P-110529	fuqua	26.25	54100000 - Elevator Service
07/2016 Elevator Svcs	P-110529	fuqua	48.75	54120000 - Elevator Service-NonCAM
07/2016 Elevator Svcs	P-110529	johnson	75.00	54100000 - Elevator Service
Total 2006 (inn1104) - Thyssen Krupp Elevator Corporation (thyssen) - 07/16/16 (07/16)				150.00
70116 (inn1104) - CNA INSURANCE (cnainsur) - 07/01/16 (07/16)				
insurance payment	P-111750	inn-tic	3,352.94	19130000 - Prepaid Insurance
Total 70116 (inn1104) - CNA INSURANCE (cnainsur) - 07/01/16 (07/16)				3,352.94
72016 (inn1104) - Florida Department of Revenue (stax) - 07/13/16 (07/16)				
06/2016 Sales Tax-Innovation	P-110260	knight	24.44	23050000 - Sales Tax Payable
06/2016 Sales Tax-Innovation	P-110260	knight	-0.61	33150000 - Sales Tax Discount
Total 72016 (inn1104) - Florida Department of Revenue (stax) - 07/13/16 (07/16)				23.83
80216 (inn1104) - City of Tallahassee (uttal) - 07/14/16 (07/16)				
0721285610 07/2016	P-110476	fuqua	113.24	46400000 - Water/Sewer
0721285610 07/2016	P-110476	fuqua	210.29	46420000 - Non CAM Water/Sewer
1721285610 07/2016	P-110477	inn-tic	10.25	46050000 - Electric
3588865610 07/2016	P-110478	inn-tic	11.85	46050000 - Electric
3588865610 07/2016	P-110478	inn-tic	78.75	46480000 - Irrigation - Utility
4621285610 07/2016	P-110479	morgan	118.12	46050000 - Electric
5764754002 07/2016	P-110480	johnson	1,876.33	46050000 - Electric
6370545953 07/2016	P-110481	collins	1,308.18	46050000 - Electric
6370545953 07/2016	P-110481	collins	140.26	46400000 - Water/Sewer
6370545953 07/2016	P-110481	collins	115.44	46350000 - Refuse Collection
6370545953 07/2016	P-110481	collins	217.83	46500000 - Stormwater
6370545953 07/2016	P-110481	collins	154.21	46600000 - Fire Service - Utility
6370545953 07/2016	P-110481	collins	26.25	46480000 - Irrigation - Utility
6621285610 07/2016	P-110482	morgan	353.36	46050000 - Electric
7621285610 07/2016	P-110483	fuqua	18.36	46480000 - Irrigation - Utility
7621285610 07/2016	P-110483	fuqua	34.10	46490000 - Irrigation-NonCAM
7621285610 07/2016	P-110483	morgan	103.90	46350000 - Refuse Collection
7621285610 07/2016	P-110483	johnson	126.98	46350000 - Refuse Collection
8559156780 07/2016	P-110484	morgan	1,375.71	46050000 - Electric
8621285610 07/2016	P-110485	knight	142.43	46050000 - Electric
8621285610 07/2016	P-110485	knight	31.39	46400000 - Water/Sewer
8621285610 07/2016	P-110485	knight	45.32	46500000 - Stormwater
8621285610 07/2016	P-110485	knight	16.64	46350000 - Refuse Collection
8621285610 07/2016	P-110485	knight	44.92	46600000 - Fire Service - Utility
9621285610 07/2016	P-110486	morgan	700.03	46050000 - Electric

Payment Detail

Bank=inn1104 AND mm/yy=07/2016-07/2016 AND Check Date=07/01/2016-07/31/2016 AND All Checks=Yes AND Include Voids=All Checks

9621285610 07/2016	P-110486	morgan	-34.17 46220000 - Demand Credit
Total 80216 (inn1104) - City of Tallahassee (utital) - 07/14/16 (07/16)			7,339.97
			35,826.99

Deposit Register

For Period = Jul 2016

Name	Property	Unit	Tenant	Period	Received Date	Deposit Date	Amount	Check #	Deposit #	Notes
(inn1104) - 370 07/11/2016										
NANOSTRATA, INC.	knight	110	ip-nano	07/2016	7/11/2016	7/11/2016	371.46	002122	370	:CHECKscan Payment - 06-16 OtherRent; 07-16 Rent/SalesTax
Florida State University Board of Trustees	morgan	110	nwrldcmgn	07/2016	7/11/2016	7/11/2016	2,796.08	00684440	370	:CHECKscan Payment - 05-16 Rent
Nhu Energy, Inc	knight	112	nhuenerg	07/2016	7/11/2016	7/11/2016	227.45	002013	370	:CHECKscan Payment - 06-16 Rent/SalesTax/OtherRent
SunnyLand Solar RE, LLC	inn-tic	1F	sunny	07/2016	7/11/2016	7/11/2016	583.33	001446	370	:CHECKscan Payment - 05-16 Rent
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES DIVISION OF MARKETING & DEVELOPMENT	collins	25	ip-dacs	07/2016	7/11/2016	7/11/2016	2,664.30	6412223300	370	:CHECKscan Payment - 06-16 Rent
Total (inn1104) - 370 07/11/2016							6,642.62			
(inn1104) - 371 07/13/2016										
CENTER FOR BIOMEDICAL & TOXICOLOGICAL RESEARCH	morgan	226-235	cbtr	07/2016	7/13/2016	7/13/2016	3,625.00	00684831	371	:CHECKscan Payment - 07-16 Rent
Total (inn1104) - 371 07/13/2016							3,625.00			
(inn1104) - 372 07/19/2016										
INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	morgan	131	ispa	07/2016	7/19/2016	7/19/2016	178.75	00684943	372	:CHECKscan Payment - 06-16 Rent/Electric
Total (inn1104) - 372 07/19/2016							178.75			
(inn1104) - 373 07/19/2016										
United States Treasury	inn-tic			07/2016	7/19/2016	7/19/2016	40.00	00287617	373	United States Treasury-Shanna Lewis restitution
Hancock Bank CC	knight			07/2016	7/19/2016	7/19/2016	128.65	242003562	373	Hancock Bank Credit Card Refund Lindsay Volpe Card
Bing Energy Internationa	collins			07/2016	7/19/2016	7/19/2016	4,000.00	440501457	373	Bing Energy International
Total (inn1104) - 373 07/19/2016							4,168.65			
(inn1104) - 374 07/28/2016										
INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	morgan	131	ispa	07/2016	7/28/2016	7/28/2016	178.75	00685931	374	:CHECKscan Payment - 07-16 Rent/Electric
Total (inn1104) - 374 07/28/2016							178.75			
General Service Administration (GSA)	johnson	100	gs04plfl	07/2016	7/1/2016	7/1/2016	22,113.92	GSA0716	377	06-16 Rent; 07-16 Part Rent
Total (inn1104) - 377 07/01/2016							22,113.92			
Grand Total							36,907.69			

Aged Receivable

DB Caption: TALCOR Commercial -- LIVE Property: innvntn Status: Current, Past, Future All Selected Accounts Age As Of: 07/31/2016 Post To: 07/2016 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
fuqua - FUQUA COMPLEX											
fuqua - FUQUA COMPLEX		fsurf-ca	FSU Research Foundation	Current	508.48	0.00	508.48	0.00	0.00	0.00	508.48
fuqua - FUQUA COMPLEX					508.48	0.00	508.48	0.00	0.00	0.00	508.48
inn-tic - INNOVATION PARK -TENANTS IN COMMON											
inn-tic - INNOVATION PARK -TENANTS IN COMMON		sunny	SunnyLand Solar RE, LLC	Current	1,166.66	583.33	583.33	0.00	0.00	0.00	1,166.66
inn-tic - INNOVATION PARK -TENANTS IN COMMON					1,166.66	583.33	583.33	0.00	0.00	0.00	1,166.66
johnson - INNOVATION PARK - JOHNSON BLDG											
johnson - INNOVATION PARK - JOHNSON BLDG		gs04pfl	General Service Administration (GSA)	Current	21,850.56	21,850.56	0.00	0.00	0.00	0.00	21,850.56
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					21,850.56	21,850.56	0.00	0.00	0.00	-37.12	21,813.44
knight - INNOVATION PARK - KNIGHT ADMIN BLDG											
knight - INNOVATION PARK - KNIGHT ADMIN BLDG		ip-nano	NANOSTRATA, INC.	Current	21.15	21.15	0.00	0.00	0.00	0.00	21.15
knight - INNOVATION PARK - KNIGHT ADMIN BLDG		nhuenerg	Nhu Energy, Inc	Current	316.02	316.02	0.00	0.00	0.00	0.00	316.02
knight - INNOVATION PARK - KNIGHT ADMIN BLDG					337.17	337.17	0.00	0.00	0.00	0.00	337.17
morgan - INNOVATION PARK -MORGAN BLDG											
morgan - INNOVATION PARK -MORGAN BLDG		forensic	Forensic Data Corp	Current	18.03	0.00	0.00	0.00	18.03	0.00	18.03
morgan - INNOVATION PARK -MORGAN BLDG		nwrdrmgn	Florida State University Board of Trustees	Current	5,592.16	2,796.08	2,796.08	0.00	0.00	0.00	5,592.16
morgan - INNOVATION PARK -MORGAN BLDG		mgn-famu	FLORIDA A&M UNIVERSITY BOARD OF TRUSTEES	Current	7,677.75	2,559.25	2,559.25	2,559.25	0.00	0.00	7,677.75
morgan - INNOVATION PARK -MORGAN BLDG					13,287.94	5,355.33	5,355.33	2,559.25	18.03	0.00	13,287.94
phipps - INNOVATION PARK -PHIPPS BLDG											
phipps - INNOVATION PARK -PHIPPS BLDG		ip-dot	DEPARTMENT OF TRANSPORTATION	Current	10,719.57	10,719.57	0.00	0.00	0.00	0.00	10,719.57
phipps - INNOVATION PARK -PHIPPS BLDG					10,719.57	10,719.57	0.00	0.00	0.00	0.00	10,719.57
Grand Total					87,741.10	41,510.26	6,447.14	2,559.25	37,224.45	-37.12	87,703.98

UserId : kristy Date : 8/22/2016 Time : 2:42 PM

Payables Aging Report

invnton
 Period: 07/2016
 As of : 07/31/2016

Payee	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	0-30	31-60	61-90	Over	Notes
Code	Notes								Owed	Owed	Owed	Owed	90	
Owed														
aireserv	Tony Kelly Heating & Air Inc	Quarterly HVAC Maintenance	P-110963	27105	collins	7/14/2016	5447-0000 HVAC Monthly Service	0000033515	2,063.00	2,063.00	0.00	0.00	0.00	0.00 Quarterly HVAC Maintenance
		Quarterly HVAC Maintenance	P-110964	27105	morgan	7/19/2016	5447-0000 HVAC Monthly Service	0000033514	619.00	619.00	0.00	0.00	0.00	0.00 Quarterly HVAC Maintenance
		Quarterly HVAC Maintenance	P-110965	27105	johnson	7/13/2016	5447-0000 HVAC Monthly Service	0000033513	1,547.00	1,547.00	0.00	0.00	0.00	0.00 Quarterly HVAC Maintenance
		unit 6 low on refrigerant, locate leak repair and recharge	P-110960	27105	johnson	7/1/2016	5180-0000 HVAC Repair	0000033216	412.50	0.00	412.50	0.00	0.00	0.00 unit 6 low on refrigerant, locate leak repair and recharge
Total aireserv									4,641.50	4,229.00	412.50	0.00	0.00	0.00
bilbow	Denise Bilbow	07/26/2016 Yard Signs Reimbursement	P-111013	27121	knight	7/22/2016	5260-0000 Signage	i Yard Signs Reim	70.95	70.95	0.00	0.00	0.00	0.00 Yard signs for new public meeting
Total bilbow									70.95	70.95	0.00	0.00	0.00	0.00
centuryl	CENTURY LINK	Acct #433132824	P-110992	27113	collins	7/18/2016	5520-0000 Phone Service	33132824 07/201	62.11	62.11	0.00	0.00	0.00	0.00 07/18-08/17/16 Svcs
		Acct #437850207	P-110991	27113	johnson	7/18/2016	5425-0000 Fire Protection Phone	37850207 07/201	233.07	233.07	0.00	0.00	0.00	0.00 07/18-08/17/16 Svcs
Total centuryl									295.18	295.18	0.00	0.00	0.00	0.00
comcast	COMCAST	Acct #09587 317042-01-7	P-110961	27105	knight	7/21/2016	5520-0000 Phone Service	7 317042-01-7 07,	132.81	132.81	0.00	0.00	0.00	0.00 06/22-07/19/16 Payroll-Highpoint
		Acct #09587 317042-01-7	P-110961	27105	knight	7/21/2016	5522-0000 Internet Charge	7 317042-01-7 07,	85.99	85.99	0.00	0.00	0.00	0.00 06/22-07/19/16 Payroll-Highpoint
Total comcast									218.80	218.80	0.00	0.00	0.00	0.00
cpblbs	CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE	Matter # 143121 General File 07/2016 Svcs	P-111659	27236	knight	7/31/2016	5575-0000 Professional Fees	98249255	50.00	50.00	0.00	0.00	0.00	0.00 Matter # 143121 General File 07/2016 Svcs
		Matter # 163010 Commercial Lease Dispute Bing Energy 07/2016 Svcs	P-111660	27236	knight	7/31/2016	5592-0000 Non CAM Professional Fees	98249281	746.00	746.00	0.00	0.00	0.00	0.00 Matter # 163010 Commercial Lease Dispute Bing Energy 07/2016 Svcs
Total cpblbs									796.00	796.00	0.00	0.00	0.00	0.00
heinzbro	Heinz Brothers Nurseries, INC.	07/2016 Ground Maintenance	P-111658	27236	collins	7/15/2016	5460-0000 Landscaping Service	24539	708.01	708.01	0.00	0.00	0.00	0.00 07/2016 Ground Maintenance
		07/2016 Ground Maintenance	P-111658	27236	inn-tic	7/15/2016	5460-0000 Landscaping Service	24539	560.51	560.51	0.00	0.00	0.00	0.00 07/2016 Ground Maintenance
		07/2016 Ground Maintenance	P-111658	27236	inn-tic	7/15/2016	5462-0000 Non CAM Landscaping	24539	354.03	354.03	0.00	0.00	0.00	0.00 07/2016 Ground Maintenance
		07/2016 Ground Maintenance	P-111658	27236	johnson	7/15/2016	5460-0000 Landscaping Service	24539	373.17	373.17	0.00	0.00	0.00	0.00 07/2016 Ground Maintenance
		07/2016 Ground Maintenance	P-111658	27236	knight	7/15/2016	5460-0000 Landscaping Service	24539	649.01	649.01	0.00	0.00	0.00	0.00 07/2016 Ground Maintenance
		07/2016 Ground Maintenance	P-111658	27236	morgan	7/15/2016	5460-0000 Landscaping Service	24539	305.32	305.32	0.00	0.00	0.00	0.00 07/2016 Ground Maintenance
Total heinzbro									2,950.05	2,950.05	0.00	0.00	0.00	0.00
lcboc	LEON COUNTY BD OF COMMISSIONER	07/2016 PTY-Denise Bilbow	P-111679	27239	knight	7/31/2016	4406-0000 Employee Benefits-Authority	07/2016 PTY-2	593.57	593.57	0.00	0.00	0.00	0.00 07/2016 PTY-Denise Bilbow
Total lcboc									593.57	593.57	0.00	0.00	0.00	0.00
marpan	Marpan Supply Company, Inc.	Monthly Container Rental	P-110966	27105	johnson	7/20/2016	4635-0000 Refuse Collection	1402257	40.70	40.70	0.00	0.00	0.00	0.00 Monthly Container Rental
		Monthly Container Rental	P-110966	27105	morgan	7/20/2016	4635-0000 Refuse Collection	1402257	33.30	33.30	0.00	0.00	0.00	0.00 Monthly Container Rental
Total marpan									74.00	74.00	0.00	0.00	0.00	0.00
mgttal	Talcor Commercial Real Estate Svc Inc	07/16 Ofc Exp-Innovation	P-110825	27079	knight	7/28/2016	5563-0000 Miscellaneous Admin Expense	6 Ofc Exp-Innova	110.72	110.72	0.00	0.00	0.00	0.00 05/16-06/16 Yardi
Total mgttal									110.72	110.72	0.00	0.00	0.00	0.00
misctho	Thomas Howell Ferguson, PA	Final Billing for 09/30/15 Audit & Additional Billing for GASB stmt 68	P-110451	27002	knight	6/30/2016	5510-0000 Accounting	93493	4,000.00	0.00	4,000.00	0.00	0.00	0.00 Additional Billing for GASB stmt 68
		Final Billing for 09/30/15 Audit & Additional Billing for GASB stmt 68	P-110451	27002	knight	6/30/2016	5510-0000 Accounting	93493	1,000.00	0.00	1,000.00	0.00	0.00	0.00 Final Billing for 09/30/15 Audit
Total misctho									5,000.00	0.00	5,000.00	0.00	0.00	0.00
rocksoli	ROCK SOLID TERMITES AND PEST CONTROL	06/2016 Pest Control Svcs	P-110717	27056	collins	6/30/2016	5430-0000 Exterminating	21930	55.00	0.00	55.00	0.00	0.00	0.00 06/2016 Pest Control Svcs
		06/2016 Pest Control Svcs	P-110717	27056	johnson	6/30/2016	5430-0000 Exterminating	21930	45.00	0.00	45.00	0.00	0.00	0.00 06/2016 Pest Control Svcs
		06/2016 Pest Control Svcs	P-110717	27056	knight	6/30/2016	5430-0000 Exterminating	21930	25.00	0.00	25.00	0.00	0.00	0.00 06/2016 Pest Control Svcs
		06/2016 Pest Control Svcs	P-110717	27056	morgan	6/30/2016	5430-0000 Exterminating	21930	45.00	0.00	45.00	0.00	0.00	0.00 06/2016 Pest Control Svcs
		06/2016 Pest Control Svcs	P-110717	27056	phipps	6/30/2016	5430-0000 Exterminating	21930	35.00	0.00	35.00	0.00	0.00	0.00 06/2016 Pest Control Svcs
		07/2016 Pest Control	P-111657	27236	collins	7/29/2016	5430-0000 Exterminating	21995	55.00	55.00	0.00	0.00	0.00	0.00 07/2016 Pest Control
		07/2016 Pest Control	P-111657	27236	johnson	7/29/2016	5430-0000 Exterminating	21995	45.00	45.00	0.00	0.00	0.00	0.00 07/2016 Pest Control
		07/2016 Pest Control	P-111657	27236	knight	7/29/2016	5430-0000 Exterminating	21995	25.00	25.00	0.00	0.00	0.00	0.00 07/2016 Pest Control
		07/2016 Pest Control	P-111657	27236	morgan	7/29/2016	5430-0000 Exterminating	21995	45.00	45.00	0.00	0.00	0.00	0.00 07/2016 Pest Control
		07/2016 Pest Control	P-111657	27236	phipps	7/29/2016	5430-0000 Exterminating	21995	35.00	35.00	0.00	0.00	0.00	0.00 07/2016 Pest Control
Total rocksoli									410.00	205.00	205.00	0.00	0.00	0.00
thyssen	Thyssen Krupp Elevator Corporation	Elevator Maintenance	P-110962	27105	fuqua	7/1/2016	5410-0000 Elevator Service	3002553803	78.75	0.00	78.75	0.00	0.00	0.00 Elevator Maintenance

Payables Aging Report

invnton
 Period: 07/2016
 As of : 07/31/2016

Payee Code	Payee Name	Invoice Notes	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	0-30	31-60	61-90	Over 90	Notes
		Elevator Maintenance	P-110962	27105	fuqua	7/1/2016	5412-0000 Elevator Service-NonCAM	3002553803	146.25	0.00	146.25	0.00	0.00	0.00 Elevator Maintenance
		Elevator Maintenance	P-110962	27105	johnson	7/1/2016	5410-0000 Elevator Service	3002553803	225.00	0.00	225.00	0.00	0.00	0.00 Elevator Maintenance
Total thysen									450.00	0.00	450.00	0.00	0.00	
Grand Total									15,610.77	9,543.27	6,067.50	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	\$ 5,328.60	2,664.30	7/11	\$ 2,664.30	RENT SAME TILL END OF LEASE	EXEMPT
											\$ -	\$ -	\$ -			\$ -	Utilities	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
														\$ 4,000.00	7/19		Other Income: Bing Energy	
=====																		
TOTALS				\$ -	24,900	8.30	\$ 2,664.30	\$ 2,664.30	\$ -	\$ -	\$ 2,664.30	\$ 39,870.72	\$ 42,535.02	\$ 6,664.30		\$ 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.		\$ 508.48	\$ 508.48			\$ 508.48	Billed qtlly for common area costs	EXEMPT
=====		= = = = =	= = = = =	= = = = =	= = = = =	= = = = =	=====	=====
TOTALS	\$ -	\$ 508.48	\$ 508.48	\$ -		\$ 508.48		\$ -

A/R \$ 508.48
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					\$ 22,065.15			\$ 22,065.15	\$ 21,899.33	\$ 43,964.48	\$ 22,113.92	7/1	\$ 21,850.56	Rent Increase 03/2020 \$24430.30	EXEMPT
=====																		
TOTALS				\$ -	39,337	0.00	\$ -	\$ 22,065.15	\$ -	\$ -	\$ 22,065.15	\$ 21,862.21	\$ 43,927.36	\$ 22,113.92		\$ 21,813.44		\$ -

A/R \$ 21,850.56
Prepaid \$ (37.12)

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				\$ -	\$ -	\$ -			\$ -	OWNED BY FSURF			EXEMPT	
GROUND 2C	FSU-AEROPULSION & MECHATRONICS ENERGY				4.50				\$ -	\$ -	\$ -			\$ -	OWNED BY FSURF			EXEMPT	
GROUND 3C	VACANT				3.60														
GROUND 4C	VACANT				3.90														
GROUND 5C	VACANT				3.70														
GROUND 6C	VACANT				3.03														
GROUND 3F-4F	ELBIT SYSTEMS OF AMERICA	8/4/89	8/3/39	\$ -	9.16				\$ -	\$ -	\$ -			\$ -	CAM CAPPED AT 8% INCREASE PER YEAR			\$ -	
GROUND 1A	VACANT				2.80														
GROUND 2A	VACANT				3.00														
GROUND 2F	VACANT				8.65														
GROUND 1G	VACANT				2.10														
GROUND 2G	VACANT				2.30														
GROUND 3G	VACANT				5.30														
GROUND 4G	CENTENNIAL BUILDING				3.94				\$ -	\$ -	\$ -			\$ -	Other: 14-15 Cam Rec Reimbursement			EXEMPT	
GROUND 8E	VACANT				9.24														
EBP	VACANT																		
	MISCELLANEOUS PAYMENTS								\$ -		\$ 40.00	7/19	\$ -	Shanna Lewis-Restitution 3100-1000					
										\$ -									
=====																			
TOTALS				\$ -	174.60	0.00	\$ 7,000.00	\$ 583.33	\$ -	\$ -	\$ 583.33	\$ 1,166.66	\$ 1,749.99	\$ 623.33	\$ 1,166.66			\$ -	

FSU Lots
FAMU
LCRDA

A/R \$ 1,166.66
Prepaid \$ -

Work Order List

Property=centenn,collins,famu,fuqua,johnson,inn-tic,knight,johnson,morgan,phipp,sliger AND Status=Work Completed AND Order By=WO#

		Call	Start			Stock	Unit				
WO	Prop-Unit	Status	Date	Date	Employee	Brief Desc	Quantity	Stock	Description	Price	Total
36754	collins	Work Completed	6/22/2016		demaudio	RWO Property check	1.00		Moten	0.00	0.00
					demaudio		1.00		Moten	0.00	0.00
					demaudio		1.00		Moten	0.00	0.00
					demaudio		1.50		Moten	0.00	0.00
					demaudio		1.00		Moten	0.00	0.00
36756	johnson	Work Completed	6/22/2016		demaudio	RWO Property check	3.00		Moten	0.00	0.00
					demaudio		3.00		Moten	0.00	0.00
					demaudio		3.00		Moten	0.00	0.00
					demaudio		3.00		Moten	0.00	0.00
					demaudio		3.00		Moten	0.00	0.00
					demaudio		1.00		Moten	0.00	0.00
					demaudio		3.00		Moten	0.00	0.00
					demaudio		2.25		Moten	0.00	0.00
					demaudio		2.00		Moten	0.00	0.00
					demaudio		3.00		Moten	0.00	0.00
					demaudio		2.25		Moten	0.00	0.00
					demaudio		3.00		Moten	0.00	0.00
					demaudio		3.00		Moten	0.00	0.00
36757	knight	Work Completed	6/22/2016		demaudio	RWO Property check	1.00		Moten	0.00	0.00
36758	morgan	Work Completed	6/22/2016		demaudio	RWO Property check	1.00		Moten	0.00	0.00
					demaudio		1.25		Moten	0.00	0.00
					demaudio		1.25		Moten	0.00	0.00
					demaudio		1.25		Moten	0.00	0.00
					demaudio		1.25		Moten	0.00	0.00
					demaudio		1.00		Moten	0.00	0.00
					demaudio		1.25		Moten	0.00	0.00
					demaudio		1.00		Moten	0.00	0.00
					demaudio		1.25		Moten	0.00	0.00
					demaudio		1.25		Moten	0.00	0.00
					demaudio		1.25		Moten	0.00	0.00
					demaudio		1.25		Moten	0.00	0.00
					demaudio		1.25		Moten	0.00	0.00
					demaudio		1.25		Moten	0.00	0.00
					demaudio		1.00		Moten	0.00	0.00
36762	fuqua	Work Completed	6/22/2016		demaudio	RWO Elevator Maintenance	3.00			0.00	0.00
36763	fuqua	Work Completed	6/22/2016		demaudio	RWO Property Check, Trash P-up	3.00		Moten	0.00	0.00
36915	phipp	Work Completed	7/6/2016		demaudio	AC	1.00		Moten	0.00	0.00
0.00											