



Property Management Monthly Report September 2016

Prepared For:
Innovation Park
Leon County Research & Development Authority

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

Balance Sheet (With Period Change)

Period = Sep 2016

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4000	Cash - Hancock Bank	188,278.10	197,462.71	-9,184.61
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1190-0000	TOTAL CASH	188,478.10	197,662.71	-9,184.61
1200-0000	RECEIVABLES			
1203-0000	A/R-Tenant	68,523.00	69,557.93	-1,034.93
1204-0000	AR-Tenant Expenses to be Reimbursed	0.00	74.14	-74.14
1206-0000	Other Receivables	9,582.67	3,947.79	5,634.88
1210-0000	Accounts Receivable	74,117.68	79,766.24	-5,648.56
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	115,016.94	116,139.69	-1,122.75
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	-6,120,423.76	-6,095,944.49	-24,479.27
1620-0000	F/F/E- Improvements	70,459.53	71,336.99	-877.46
1661-0000	Admin Centre Assets	166,663.91	166,663.91	0.00
1662-0000	Research Building Assets	2,124,113.66	2,124,113.66	0.00
1663-0000	Phipps Building Assets	1,317,988.90	1,317,988.90	0.00
1664-0000	Collins Building Assets	1,603,544.46	1,603,544.46	0.00
1666-0000	Johnson Building Assets	3,609,105.77	3,609,105.77	0.00
1668-0000	Park Planning/Development	754,960.65	754,960.65	0.00
1745-0000	Prepaid Lease Commissions	15,000.00	15,000.00	0.00
1746-0000	Accumulated Amortization-Leasing Commissio	-2,000.33	-1,875.33	-125.00
1748-0000	Intangible Assets	35,100.00	35,100.00	0.00
1752-0000	Accumulated Amortization	-5,168.00	-4,875.50	-292.50
1790-0000	TOTAL PROPERTY	4,267,601.65	4,293,375.88	-25,774.23
1840-0000	OTHER ASSETS			
1905-0000	Trust Escrow	55,000.00	55,000.00	0.00
1913-0000	Prepaid Insurance	1,799.99	5,622.41	-3,822.42
1925-0000	Investments	2,475,543.15	2,470,677.64	4,865.51
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	3,997,339.14	3,996,296.05	1,043.09
1990-0000	TOTAL ASSETS	8,568,435.83	8,603,474.33	-35,038.50
2000-0000	LIABILITIES and CAPITAL			
2236-0000	Accounts Payable	5,843.67	12,038.07	-6,194.40
2246-0000	Prepaid Rents	37.21	37.21	0.00
2249-0000	Accrued Other	23,804.49	15,411.11	8,393.38
2250-0000	Tenant Security Dep	183.57	183.57	0.00
2305-0000	Sales Tax Payable	2,067.91	2,082.94	-15.03
2307-0000	EEP Program Grant Funds Reserve	0.00	3,333.35	-3,333.35
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	137,368.85	138,518.25	-1,149.40

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

Balance Sheet (With Period Change)

Period = Sep 2016

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	4,224,669.98	4,250,026.71	-25,356.73
2750-0000	Unrestricted	2,806,397.00	2,814,929.37	-8,532.37
2760-0000	Designated Net Assets	1,400,000.00	1,400,000.00	0.00
2890-0000	TOTAL CAPITAL	8,431,066.98	8,464,956.08	-33,889.10
2990-0000	TOTAL LIABILITIES and CAPITAL	8,568,435.83	8,603,474.33	-35,038.50

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

Income Statement

Period = Sep 2016

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	-74.14	-0.13	230.86	0.03
3110-0000	Rent	45,850.63	79.42	588,486.34	77.91
3114-5000	Operating Expense Reimbursement	1,092.82	1.89	12,707.19	1.68
3115-0000	CAM	4,678.56	8.10	57,246.38	7.58
3120-0000	Other Rents	51.15	0.09	613.80	0.08
3220-0000	Interest Income	4,111.98	7.12	45,468.35	6.02
3305-0000	EEP Program Revenue	7,333.35	12.70	25,800.00	3.42
3306-0000	Other Program Income	0.00	0.00	6,500.00	0.86
3310-0000	Other Income	-5,333.35	-9.24	17,944.44	2.38
3315-0000	Sales Tax Discount	1.34	0.00	38.65	0.01
3540-0000	Electricity Pass Thru	21.67	0.04	260.04	0.03
3990-0000	TOTAL REVENUE	57,734.01	100.00	755,296.05	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	10,750.00	18.62	129,000.00	17.08
4403-0000	Clerical Salary-Authority	5,326.84	9.23	50,219.01	6.65
4404-0000	Payroll Taxes - Authority	1,323.30	2.29	13,478.87	1.78
4405-0000	Worker's Compensation-Authority	183.33	0.32	2,340.97	0.31
4406-0000	Employee Benefits-Authority	8,272.19	14.33	44,335.31	5.87
4490-0000	TOTAL PAYROLL EXPENSE	25,855.66	44.78	239,374.16	31.69
4600-0000	UTILITIES				
4605-0000	Electric	6,293.25	10.90	69,664.34	9.22
4622-0000	Demand Credit	-32.60	-0.06	-355.26	-0.05
4635-0000	Refuse Collection	436.96	0.76	5,706.44	0.76
4640-0000	Water/Sewer	284.75	0.49	3,489.47	0.46
4642-0000	Non CAM Water/Sewer	212.06	0.37	2,500.54	0.33
4648-0000	Irrigation - Utility	123.36	0.21	1,480.32	0.20
4649-0000	Irrigation-NonCAM	34.10	0.06	409.20	0.05
4650-0000	Stormwater	263.15	0.46	3,157.80	0.42
4660-0000	Fire Service - Utility	199.13	0.34	2,397.94	0.32
4799-0000	TOTAL UTILITIES	7,814.16	13.53	88,450.79	11.71
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	949.40	0.13
5130-0000	Electric Bulbs	0.00	0.00	894.45	0.12
5135-0000	Parking Lot Bulbs	0.00	0.00	204.60	0.03
5138-0000	Parking Lot Poles	0.00	0.00	480.00	0.06
5140-0000	Elevator Maintenance	0.00	0.00	101.25	0.01
5141-0000	Elevator Maintenance-NonCAM	0.00	0.00	48.75	0.01
5145-0000	Elevator Phone Maintenance	0.00	0.00	300.00	0.04
5160-0000	Exterior Building Maintenance	180.00	0.31	2,528.84	0.33
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	1,010.20	0.13
5180-0000	HVAC Repair	75.00	0.13	4,044.65	0.54
5195-0000	Tree Trimming	500.00	0.87	800.00	0.11
5210-0000	Locks & Keys Repairs	30.10	0.05	419.37	0.06
5212-0000	Non CAM Locks & Keys Repairs	55.90	0.10	55.90	0.01
5215-0000	Locks & Keys Supplies	0.00	0.00	202.55	0.03
5230-0000	Plumbing Repairs	1,239.87	2.15	2,569.58	0.34
5232-0000	Non CAM Plumbing Repairs	1,727.46	2.99	2,253.16	0.30
5240-0000	Backflow Maintenance	0.00	0.00	313.55	0.04
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	29.25	0.00
5245-0000	Irrigation Repairs	0.00	0.00	151.40	0.02
5250-0000	Roof Repairs	0.00	0.00	345.00	0.05
5252-0000	Non CAM Roof Repairs	200.00	0.35	200.00	0.03
5260-0000	Signage	0.00	0.00	70.95	0.01
5295-0000	Other Supplies	0.00	0.00	39.80	0.01
5299-0000	TOTAL REPAIR/MAINTENANCE	4,008.33	6.94	18,012.65	2.38
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	0.08
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	581.84	0.08
5400-0000	SERVICES				
5410-0000	Elevator Service	48.75	0.08	1,194.57	0.16

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Income Statement

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		Period to Date	%	Year to Date	%
5412-0000	Elevator Service-NonCAM	-48.75	-0.08	575.19	0.08
5420-0000	Fire Protection System	0.00	0.00	3,089.20	0.41
5425-0000	Fire Protection Phone	235.89	0.41	2,800.01	0.37
5430-0000	Exterminating	205.00	0.36	3,574.90	0.47
5445-0000	Backflow Prevention Service	45.00	0.08	225.00	0.03
5447-0000	HVAC Monthly Service	0.00	0.00	19,804.60	2.62
5450-0000	Janitorial Service	2,385.25	4.13	33,421.25	4.42
5460-0000	Landscaping Service	2,746.02	4.76	30,569.66	4.05
5462-0000	Non CAM Landscaping	354.03	0.61	3,557.86	0.47
5480-0000	Security	191.37	0.33	2,345.62	0.31
5487-0000	Window Washing Service	0.00	0.00	640.00	0.08
5499-0000	TOTAL SERVICES	6,162.56	10.67	101,797.86	13.48
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	22,000.00	2.91
5520-0000	Phone Service	197.21	0.34	2,258.86	0.30
5522-0000	Internet Charge	103.52	0.18	2,588.88	0.34
5530-0000	Copies	139.21	0.24	500.64	0.07
5550-0000	Legal Fees	0.00	0.00	125.00	0.02
5560-0000	Fees/Licenses/Permits	10.50	0.02	126.35	0.02
5563-0000	Miscellaneous Admin Expense	922.21	1.60	1,521.76	0.20
5565-0000	Office Supplies	28.99	0.05	1,272.66	0.17
5566-0000	Office Equipment Maintenance	0.00	0.00	49.17	0.01
5570-0000	Postage/Delivery	0.00	0.00	9.80	0.00
5575-0000	Professional Fees	3,385.10	5.86	12,750.54	1.69
5581-0000	EEP Program Expenses	3,383.49	5.86	22,145.43	2.93
5582-0000	Other Program Expenses	-75.44	-0.13	5,514.09	0.73
5585-0000	Subscriptions	0.00	0.00	2,315.00	0.31
5586-0000	Marketing/PR	49.00	0.08	4,525.95	0.60
5587-0000	General Authority Expense	38.67	0.07	1,029.12	0.14
5588-0000	Economic Development	2,416.67	4.19	14,916.67	1.97
5589-0000	Research Grants	0.00	0.00	25,000.00	3.31
5592-0000	Non CAM Professional Fees	0.00	0.00	10,061.22	1.33
5594-0000	Travel	518.28	0.90	4,624.24	0.61
5596-0000	Other Administration Costs	95.80	0.17	1,813.91	0.24
5599-0000	TOTAL PROPERTY ADMINISTRATION	11,213.21	19.42	135,149.29	17.89
6110-0000	Management Fees TALCOR	6,783.33	11.75	81,399.96	10.78
6159-0000	TOTAL OTHER EXPENSES	6,783.33	11.75	81,399.96	10.78
7110-0000	Property Insurance	4,875.43	8.44	58,534.27	7.75
7111-0000	Property Insurance-NonCAM	13.66	0.02	163.92	0.02
7199-0000	TOTAL INSURANCE/TAXES	4,889.09	8.47	58,698.19	7.77
7800-0000	TOTAL OPERATING EXPENSES	66,726.34	115.58	723,464.74	95.79
7999-0000	NET INCOME - OPERATING	-8,992.33	-15.58	31,831.31	4.21
8200-0000	OTHER EXPENSES				
8205-0000	Bad Debt Expense	0.00	0.00	31,033.42	4.11
8210-0000	Depreciation Expense	24,479.27	42.40	291,384.15	38.58
8215-0000	Gain/Loss on Sale of Assets	0.00	0.00	-71,175.22	-9.42
8220-0000	Amortization Expense	417.50	0.72	5,730.00	0.76
8299-0000	TOTAL OTHER EXPENSES	24,896.77	43.12	256,972.35	34.02
9900-0000	NET INCOME	-33,889.10	-58.70	-225,141.04	-29.81

Budget Comparison

Period = Sep 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	-74.14	0.00	-74.14	N/A	230.86	0.00	230.86	N/A	0.00
3110-0000	Rent	45,850.63	52,038.76	-6,188.13	-11.89	588,486.34	623,701.00	-35,214.66	-5.65	623,701.00
3114-5000	Operating Expense Reimbursement	1,092.82	1,951.00	-858.18	-43.99	12,707.19	23,897.00	-11,189.81	-46.83	23,897.00
3115-0000	CAM	4,678.56	5,230.75	-552.19	-10.56	57,246.38	62,769.00	-5,522.62	-8.80	62,769.00
3120-0000	Other Rents	51.15	73.00	-21.85	-29.93	613.80	876.00	-262.20	-29.93	876.00
3220-0000	Interest Income	4,111.98	3,300.00	811.98	24.61	45,468.35	39,600.00	5,868.35	14.82	39,600.00
3305-0000	EEP Program Revenue	7,333.35	0.00	7,333.35	N/A	25,800.00	0.00	25,800.00	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	-5,333.35	1,388.88	-6,722.23	-484.00	17,944.44	16,667.00	1,277.44	7.66	16,667.00
3315-0000	Sales Tax Discount	1.34	0.00	1.34	N/A	38.65	0.00	38.65	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	260.04	0.00	260.04	N/A	0.00
3990-0000	TOTAL REVENUE	57,734.01	63,982.39	-6,248.38	-9.77	755,296.05	767,510.00	-12,213.95	-1.59	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	129,000.00	128,447.00	-553.00	-0.43	128,447.00
4403-0000	Clerical Salary-Authority	5,326.84	3,748.00	-1,578.84	-42.12	50,219.01	45,563.00	-4,656.01	-10.22	45,563.00
4404-0000	Payroll Taxes - Authority	1,323.30	1,200.00	-123.30	-10.28	13,478.87	13,102.00	-376.87	-2.88	13,102.00
4405-0000	Worker's Compensation-Authority	183.33	265.00	-81.67	30.82	2,340.97	3,185.00	-844.03	26.50	3,185.00
4406-0000	Employee Benefits-Authority	8,272.19	3,280.00	-4,992.19	-152.20	44,335.31	39,247.00	-5,088.31	-12.96	39,247.00
4490-0000	TOTAL PAYROLL EXPENSE	25,855.66	19,223.00	-6,632.66	-34.50	239,374.16	229,544.00	-9,830.16	-4.28	229,544.00
4600-0000	UTILITIES									
4605-0000	Electric	6,293.25	8,322.00	-2,028.75	24.38	69,664.34	89,071.00	-19,406.66	21.79	89,071.00
4622-0000	Demand Credit	-32.60	0.00	32.60	N/A	-355.26	0.00	355.26	N/A	0.00
4635-0000	Refuse Collection	436.96	404.00	-32.96	-8.16	5,706.44	5,844.00	-137.56	2.35	5,844.00
4640-0000	Water/Sewer	284.75	620.00	-335.25	54.07	3,489.47	7,440.00	-3,950.53	53.10	7,440.00
4642-0000	Non CAM Water/Sewer	212.06	0.00	-212.06	N/A	2,500.54	0.00	-2,500.54	N/A	0.00
4648-0000	Irrigation - Utility	123.36	165.00	-41.64	25.24	1,480.32	1,980.00	-499.68	25.24	1,980.00
4649-0000	Irrigation-NonCAM	34.10	0.00	-34.10	N/A	409.20	0.00	-409.20	N/A	0.00
4650-0000	Stormwater	263.15	263.00	-0.15	-0.06	3,157.80	3,156.00	1.80	-0.06	3,156.00
4660-0000	Fire Service - Utility	199.13	141.00	-58.13	-41.23	2,397.94	1,692.00	-705.94	-41.72	1,692.00
4799-0000	TOTAL UTILITIES	7,814.16	9,915.00	-2,100.84	21.19	88,450.79	109,183.00	-20,732.21	18.99	109,183.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	135.00	135.00	100.00	949.40	1,620.00	-670.60	41.40	1,620.00
5125-0000	Electric Supplies	0.00	128.00	128.00	100.00	0.00	1,536.00	1,536.00	100.00	1,536.00
5130-0000	Electric Bulbs	0.00	10.00	10.00	100.00	894.45	120.00	-774.45	-645.38	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	0.00	0.00	0.00	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	120.00	120.00	100.00	120.00
5160-0000	Exterior Building Maintenance	180.00	320.00	-140.00	43.75	2,528.84	4,990.00	-2,461.16	49.32	4,990.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	225.00	225.00	100.00	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	10.00	10.00	100.00	1,010.20	692.00	-318.20	-45.98	692.00
5180-0000	HVAC Repair	75.00	1,100.00	-1,025.00	93.18	4,044.65	13,200.00	-9,155.35	69.36	13,200.00
5195-0000	Tree Trimming	500.00	0.00	-500.00	N/A	800.00	1,500.00	-700.00	46.67	1,500.00
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5210-0000	Locks & Keys Repairs	30.10	40.00	-9.90	24.75	419.37	580.00	-160.63	27.69	580.00
5212-0000	Non CAM Locks & Keys Repairs	55.90	0.00	-55.90	N/A	55.90	0.00	-55.90	N/A	0.00
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	1,239.87	330.00	-909.87	-275.72	2,569.58	4,260.00	-1,690.42	39.68	4,260.00
5232-0000	Non CAM Plumbing Repairs	1,727.46	0.00	-1,727.46	N/A	2,253.16	0.00	-2,253.16	N/A	0.00
5235-0000	Plumbing Supplies	0.00	60.00	60.00	100.00	0.00	720.00	720.00	100.00	720.00

Budget Comparison

Period = Sep 2016

Book = Accrual

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5240-0000	Backflow Maintenance	0.00	10.00	10.00	100.00	313.55	55.00	-258.55	-470.09	55.00
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	0.00	N/A	29.25	0.00	-29.25	N/A	0.00
5245-0000	Irrigation Repairs	0.00	40.00	40.00	100.00	151.40	980.00	828.60	84.55	980.00
5250-0000	Roof Repairs	0.00	145.00	145.00	100.00	345.00	2,040.00	1,695.00	83.09	2,040.00
5252-0000	Non CAM Roof Repairs	200.00	0.00	-200.00	N/A	200.00	0.00	-200.00	N/A	0.00
5260-0000	Signage	0.00	0.00	0.00	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	5,280.00	5,280.00	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	4,008.33	2,778.00	-1,230.33	-44.29	18,012.65	38,568.00	20,555.35	53.30	38,568.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	50.00	50.00	100.00	13.03	1,100.00	1,086.97	98.82	1,100.00
5313-0000	Carpet Repairs	0.00	100.00	100.00	100.00	0.00	1,200.00	1,200.00	100.00	1,200.00
5340-0000	Painting	0.00	250.00	250.00	100.00	0.00	3,350.00	3,350.00	100.00	3,350.00
5345-0000	Painting Supplies	0.00	160.00	160.00	100.00	0.00	310.00	310.00	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	5,100.00	5,100.00	100.00	5,100.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	985.00	985.00	100.00	581.84	11,060.00	10,478.16	94.74	11,060.00
5400-0000	SERVICES									
5410-0000	Elevator Service	48.75	168.00	119.25	70.98	1,194.57	2,016.00	821.43	40.75	2,016.00
5412-0000	Elevator Service-NonCAM	-48.75	0.00	48.75	N/A	575.19	0.00	-575.19	N/A	0.00
5420-0000	Fire Protection System	0.00	600.00	600.00	100.00	3,089.20	3,356.00	266.80	7.95	3,356.00
5425-0000	Fire Protection Phone	235.89	227.00	-8.89	-3.92	2,800.01	2,724.00	-76.01	-2.79	2,724.00
5430-0000	Exterminating	205.00	205.00	0.00	0.00	3,574.90	2,737.00	-837.90	-30.61	2,737.00
5435-0000	CAM-Interior Landscaping	0.00	20.00	20.00	100.00	0.00	240.00	240.00	100.00	240.00
5445-0000	Backflow Prevention Service	45.00	0.00	-45.00	N/A	225.00	365.00	140.00	38.36	365.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	19,804.60	19,804.00	-0.60	0.00	19,804.00
5450-0000	Janitorial Service	2,385.25	3,803.00	1,417.75	37.28	33,421.25	44,417.00	10,995.75	24.76	44,417.00
5460-0000	Landscaping Service	2,746.02	2,587.00	-159.02	-6.15	30,569.66	30,385.00	-184.66	-0.61	30,385.00
5462-0000	Non CAM Landscaping	354.03	362.00	7.97	2.20	3,557.86	3,591.00	33.14	0.92	3,591.00
5480-0000	Security	191.37	216.38	25.01	11.56	2,345.62	2,597.00	251.38	9.68	2,597.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	640.00	3,250.00	2,610.00	80.31	3,250.00
5499-0000	TOTAL SERVICES	6,162.56	8,188.38	2,025.82	24.74	101,797.86	115,482.00	13,684.14	11.85	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	197.21	165.63	-31.58	-19.07	2,258.86	1,988.00	-270.86	-13.62	1,988.00
5522-0000	Internet Charge	103.52	584.00	480.48	82.27	2,588.88	2,126.00	-462.88	-21.77	2,126.00
5530-0000	Copies	139.21	50.00	-89.21	-178.42	500.64	600.00	99.36	16.56	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	10.50	66.00	55.50	84.09	126.35	792.00	665.65	84.05	792.00
5563-0000	Miscellaneous Admin Expense	922.21	0.00	-922.21	N/A	1,521.76	0.00	-1,521.76	N/A	0.00
5565-0000	Office Supplies	28.99	395.00	366.01	92.66	1,272.66	1,540.00	267.34	17.36	1,540.00
5566-0000	Office Equipment Maintenance	0.00	50.00	50.00	100.00	49.17	600.00	550.83	91.80	600.00
5570-0000	Postage/Delivery	0.00	5.00	5.00	100.00	9.80	60.00	50.20	83.67	60.00
5575-0000	Professional Fees	3,385.10	3,000.00	-385.10	-12.84	12,750.54	36,000.00	23,249.46	64.58	36,000.00
5580-0100	Printing	0.00	50.00	50.00	100.00	0.00	600.00	600.00	100.00	600.00
5581-0000	EEP Program Expenses	3,383.49	0.00	-3,383.49	N/A	22,145.43	0.00	-22,145.43	N/A	0.00
5582-0000	Other Program Expenses	-75.44	0.00	75.44	N/A	5,514.09	0.00	-5,514.09	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	49.00	79.00	30.00	37.97	4,525.95	4,518.00	-7.95	-0.18	4,518.00
5587-0000	General Authority Expense	38.67	67.00	28.33	42.28	1,029.12	804.00	-225.12	-28.00	804.00
5588-0000	Economic Development	2,416.67	0.00	-2,416.67	N/A	14,916.67	25,000.00	10,083.33	40.33	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	0.00	0.00	0.00	N/A	10,061.22	0.00	-10,061.22	N/A	0.00
5594-0000	Travel	518.28	0.00	-518.28	N/A	4,624.24	9,300.00	4,675.76	50.28	9,300.00
5596-0000	Other Administration Costs	95.80	146.00	50.20	34.38	1,813.91	2,752.00	938.09	34.09	2,752.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	11,213.21	4,657.63	-6,555.58	-140.75	135,149.29	133,295.00	-1,854.29	-1.39	133,295.00

Budget Comparison

Period = Sep 2016

Book = Accrual

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6110-0000	Management Fees TALCOR	6,783.33	6,783.37	0.04	0.00	81,399.96	81,400.00	0.04	0.00	81,400.00
6159-0000	TOTAL OTHER EXPENSES	6,783.33	6,783.37	0.04	0.00	81,399.96	81,400.00	0.04	0.00	81,400.00
7110-0000	Property Insurance	4,875.43	4,881.00	5.57	0.11	58,534.27	58,584.00	49.73	0.08	58,584.00
7111-0000	Property Insurance-NonCAM	13.66	6.00	-7.66	-127.67	163.92	72.00	-91.92	-127.67	72.00
7199-0000	TOTAL INSURANCE/TAXES	4,889.09	4,887.00	-2.09	-0.04	58,698.19	58,656.00	-42.19	-0.07	58,656.00
7800-0000	TOTAL OPERATING EXPENSES	66,726.34	57,417.38	-9,308.96	-16.21	723,464.74	777,188.00	53,723.26	6.91	777,188.00
7999-0000	NET INCOME - OPERATING	-8,992.33	6,565.01	-15,557.34	-236.97	31,831.31	-9,678.00	41,509.31	428.90	-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	24,479.27	25,030.25	550.98	2.20	291,384.15	300,352.00	8,967.85	2.99	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	5,730.00	0.00	-5,730.00	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	24,896.77	25,030.25	133.48	0.53	256,972.35	300,352.00	43,379.65	14.44	300,352.00
9900-0000	NET INCOME	-33,889.10	-18,465.24	-15,423.86	-83.53	-225,141.04	-310,030.00	84,888.96	27.38	-310,030.00

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Sep 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	71,703.50	107,679.00	-35,975.50	-33.41	107,679.00
3114-5000	Operating Expense Reimbursement	0.00	1,609.00	-1,609.00	-100.00	9,456.80	19,594.00	-10,137.20	-51.74	19,594.00
3310-0000	Other Income	0.00	0.00	0.00	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	2,664.30	10,646.00	-7,981.70	-74.97	89,168.33	127,273.00	-38,104.67	-29.94	127,273.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	1,314.35	2,800.00	1,485.65	53.06	21,417.60	33,800.00	12,382.40	36.63	33,800.00
4635-0000	Refuse Collection	115.44	121.00	5.56	4.60	1,820.31	1,870.00	49.69	2.66	1,870.00
4640-0000	Water/Sewer	137.54	165.00	27.46	16.64	1,751.12	1,980.00	228.88	11.56	1,980.00
4648-0000	Irrigation - Utility	26.25	26.00	-0.25	-0.96	315.00	312.00	-3.00	-0.96	312.00
4650-0000	Stormwater	217.83	218.00	0.17	0.08	2,613.96	2,616.00	2.04	0.08	2,616.00
4660-0000	Fire Service - Utility	154.21	114.00	-40.21	-35.27	1,850.52	1,368.00	-482.52	-35.27	1,368.00
4799-0000	TOTAL UTILITIES	1,965.62	3,444.00	1,478.38	42.93	29,768.51	41,946.00	12,177.49	29.03	41,946.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00	300.00
5125-0000	Electric Supplies	0.00	10.00	10.00	100.00	0.00	120.00	120.00	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	1,180.00	1,480.00	300.00	20.27	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	75.00	300.00	225.00	75.00	993.00	3,600.00	2,607.00	72.42	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	480.00	480.00	100.00	480.00
5235-0000	Plumbing Supplies	0.00	10.00	10.00	100.00	0.00	120.00	120.00	100.00	120.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	297.80	0.00	-297.80	N/A	0.00
5245-0000	Irrigation Repairs	0.00	10.00	10.00	100.00	0.00	120.00	120.00	100.00	120.00
5250-0000	Roof Repairs	0.00	20.00	20.00	100.00	45.00	240.00	195.00	81.25	240.00
5252-0000	Non CAM Roof Repairs	200.00	0.00	-200.00	N/A	200.00	0.00	-200.00	N/A	0.00
5290-0000	Other Maintenance	0.00	100.00	100.00	100.00	0.00	1,200.00	1,200.00	100.00	1,200.00
5299-0000	TOTAL REPAIR/MAINTENANCE	365.00	605.00	240.00	39.67	3,254.95	7,786.00	4,531.05	58.19	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	1,500.00	1,500.00	100.00	1,500.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	125.00	125.00	100.00	125.34	1,500.00	1,374.66	91.64	1,500.00
5400-0000	SERVICES									
5430-0000	Exterminating	55.00	55.00	0.00	0.00	660.00	660.00	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	0.00	0.00	0.00	N/A	8,252.00	8,252.00	0.00	0.00	8,252.00
5450-0000	Janitorial Service	298.83	705.00	406.17	57.61	5,895.85	8,229.00	2,333.15	28.35	8,229.00
5460-0000	Landscaping Service	708.01	714.00	5.99	0.84	7,901.00	7,926.00	25.00	0.32	7,926.00
5480-0000	Security	191.37	181.38	-9.99	-5.51	2,265.62	2,177.00	-88.62	-4.07	2,177.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	850.00	850.00	100.00	850.00
5499-0000	TOTAL SERVICES	1,253.21	1,655.38	402.17	24.29	24,974.47	28,174.00	3,199.53	11.36	28,174.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	61.93	49.13	-12.80	-26.05	648.00	590.00	-58.00	-9.83	590.00
5530-0000	Copies	105.30	0.00	-105.30	N/A	105.30	0.00	-105.30	N/A	0.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	167.23	49.13	-118.10	-240.38	753.30	590.00	-163.30	-27.68	590.00
6110-0000	Management Fees TALCOR	1,331.40	1,330.87	-0.53	-0.04	15,976.80	15,970.00	-6.80	-0.04	15,970.00

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Sep 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6159-0000	TOTAL OTHER EXPENSES	1,331.40	1,330.87	-0.53	-0.04	15,976.80	15,970.00	-6.80	-0.04	15,970.00
7110-0000	Property Insurance	1,052.37	1,059.00	6.63	0.63	12,628.44	12,713.00	84.56	0.67	12,713.00
7199-0000	TOTAL INSURANCE/TAXES	1,052.37	1,059.00	6.63	0.63	12,628.44	12,713.00	84.56	0.67	12,713.00
7800-0000	TOTAL OPERATING EXPENSES	6,134.83	8,268.38	2,133.55	25.80	87,481.81	108,679.00	21,197.19	19.50	108,679.00
7999-0000	NET INCOME - OPERATING	-3,470.53	2,377.62	-5,848.15	-245.97	1,686.52	18,594.00	-16,907.48	-90.93	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	4,141.63	4,137.00	-4.63	-0.11	49,700.00	49,699.00	-1.00	0.00	49,699.00
8299-0000	TOTAL OTHER EXPENSES	4,141.63	4,137.00	-4.63	-0.11	80,733.42	49,699.00	-31,034.42	-62.44	49,699.00
9900-0000	NET INCOME	-7,612.16	-1,759.38	-5,852.78	-332.66	-79,046.90	-31,105.00	-47,941.90	-154.13	-31,105.00

COLLINS - BUDGET COMPARISON

As of September 30, 2016

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	89,168.33	127,273.00	-38,104.67	-29.94
Total Operating Expenses	87,481.81	108,679.00	21,197.19	19.50
Net Operating Income	1,686.52	18,594.00	-16,907.48	-90.93

Major Variances from Budget:

FUQUA COMPLEX (fuqua)
Budget Comparison
 Period = Sep 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	1,092.82	342.00	750.82	219.54	3,161.82	4,303.00	-1,141.18	-26.52	4,303.00
3990-0000	TOTAL REVENUE	1,092.82	342.00	750.82	219.54	3,161.82	4,303.00	-1,141.18	-26.52	4,303.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4640-0000	Water/Sewer	114.19	420.00	305.81	72.81	1,346.46	5,040.00	3,693.54	73.28	5,040.00
4642-0000	Non CAM Water/Sewer	212.06	0.00	-212.06	N/A	2,500.54	0.00	-2,500.54	N/A	0.00
4648-0000	Irrigation - Utility	18.36	60.00	41.64	69.40	220.32	720.00	499.68	69.40	720.00
4649-0000	Irrigation-NonCAM	34.10	0.00	-34.10	N/A	409.20	0.00	-409.20	N/A	0.00
4799-0000	TOTAL UTILITIES	378.71	480.00	101.29	21.10	4,476.52	5,760.00	1,283.48	22.28	5,760.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	20.00	20.00	100.00	0.00	240.00	240.00	100.00	240.00
5125-0000	Electric Supplies	0.00	20.00	20.00	100.00	0.00	240.00	240.00	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	1,200.00	1,200.00	100.00	1,200.00
5210-0000	Locks & Keys Repairs	30.10	0.00	-30.10	N/A	30.10	0.00	-30.10	N/A	0.00
5212-0000	Non CAM Locks & Keys Repairs	55.90	0.00	-55.90	N/A	55.90	0.00	-55.90	N/A	0.00
5230-0000	Plumbing Repairs	930.17	150.00	-780.17	-520.11	1,213.25	1,800.00	586.75	32.60	1,800.00
5232-0000	Non CAM Plumbing Repairs	1,727.46	0.00	-1,727.46	N/A	2,253.16	0.00	-2,253.16	N/A	0.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	15.75	0.00	-15.75	N/A	0.00
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	0.00	N/A	29.25	0.00	-29.25	N/A	0.00
5290-0000	Other Maintenance	0.00	125.00	125.00	100.00	0.00	1,500.00	1,500.00	100.00	1,500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	2,743.63	415.00	-2,328.63	-561.12	3,672.41	5,055.00	1,382.59	27.35	5,055.00
5400-0000	SERVICES									
5410-0000	Elevator Service	-26.25	83.00	109.25	131.63	309.69	996.00	686.31	68.91	996.00
5412-0000	Elevator Service-NonCAM	-48.75	0.00	48.75	N/A	575.19	0.00	-575.19	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	-75.00	83.00	158.00	190.36	884.88	1,486.00	601.12	40.45	1,486.00
7800-0000	TOTAL OPERATING EXPENSES	3,047.34	978.00	-2,069.34	-211.59	9,033.81	12,301.00	3,267.19	26.56	12,301.00
7999-0000	NET INCOME - OPERATING	-1,954.52	-636.00	-1,318.52	-207.31	-5,871.99	-7,998.00	2,126.01	26.58	-7,998.00
9900-0000	NET INCOME	-1,954.52	-636.00	-1,318.52	-207.31	-5,871.99	-7,998.00	2,126.01	26.58	-7,998.00

FUQUA - BUDGET COMPARISON

As of September 30, 2016	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	3,161.82	4,303.00	-1,141.18	-26.52
Total Operating Expenses	9,033.81	12,301.00	3,267.19	26.56
Net Operating Income	-5,871.99	-7,998.00	2,126.01	26.58

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

INNOVATION PARK -TENANTS IN COMMON (Inn-tic)

Budget Comparison

Period = Sep 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	0.00	0.00	0.00	N/A	305.00	0.00	305.00	N/A	0.00
3110-0000	Rent	583.33	583.00	0.33	0.06	6,999.96	6,996.00	3.96	0.06	6,996.00
3115-0000	CAM	4,678.56	5,230.75	-552.19	-10.56	57,246.38	62,769.00	-5,522.62	-8.80	62,769.00
3220-0000	Interest Income	4,111.98	3,300.00	811.98	24.61	45,468.35	39,600.00	5,868.35	14.82	39,600.00
3310-0000	Other Income	-5,333.35	1,388.88	-6,722.23	-484.00	9,944.44	16,667.00	-6,722.56	-40.33	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	4,040.52	10,502.63	-6,462.11	-61.53	119,981.24	126,032.00	-6,050.76	-4.80	126,032.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	21.66	22.00	0.34	1.55	266.65	264.00	-2.65	-1.00	264.00
4648-0000	Irrigation - Utility	78.75	79.00	0.25	0.32	945.00	948.00	3.00	0.32	948.00
4799-0000	TOTAL UTILITIES	100.41	101.00	0.59	0.58	1,211.65	1,212.00	0.35	0.03	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	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5230-0000	Plumbing Repairs	309.70	0.00	-309.70	N/A	309.70	0.00	-309.70	N/A	0.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	151.40	500.00	348.60	69.72	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	309.70	0.00	-309.70	N/A	516.84	1,000.00	483.16	48.32	1,000.00
5400-0000	SERVICES									
5445-0000	Backflow Prevention Service	45.00	0.00	-45.00	N/A	225.00	120.00	-105.00	-87.50	120.00
5460-0000	Landscaping Service	710.51	548.00	-162.51	-29.66	5,657.47	5,441.00	-216.47	-3.98	5,441.00
5462-0000	Non CAM Landscaping	354.03	362.00	7.97	2.20	3,557.86	3,591.00	33.14	0.92	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	1,109.54	910.00	-199.54	-21.93	9,440.33	9,352.00	-88.33	-0.94	9,352.00
7110-0000	Property Insurance	99.47	102.00	2.53	2.48	1,193.64	1,214.00	20.36	1.68	1,214.00
7111-0000	Property Insurance-NonCAM	13.66	6.00	-7.66	-127.67	163.92	72.00	-91.92	-127.67	72.00
7199-0000	TOTAL INSURANCE/TAXES	113.13	108.00	-5.13	-4.75	1,357.56	1,286.00	-71.56	-5.56	1,286.00
7800-0000	TOTAL OPERATING EXPENSES	1,632.78	1,119.00	-513.78	-45.91	12,526.38	12,850.00	323.62	2.52	12,850.00
7999-0000	NET INCOME - OPERATING	2,407.74	9,383.63	-6,975.89	-74.34	107,454.86	113,182.00	-5,727.14	-5.06	113,182.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,759.50	4,339.00	579.50	13.36	45,114.00	52,134.00	7,020.00	13.47	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	4,339.00	579.50	13.36	-26,061.22	52,134.00	78,195.22	149.99	52,134.00
9900-0000	NET INCOME	-1,351.76	5,044.63	-6,396.39	-126.80	133,516.08	61,048.00	72,468.08	118.71	61,048.00

INN-TIC - BUDGET COMPARISON

As of September 30, 2016	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	119,981.24	126,032.00	-6,050.76	-4.80
Total Operating Expenses	12,526.38	12,850.00	323.62	2.52
Net Operating Income	107,454.86	113,182.00	-5,727.14	-5.06

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

INNOVATION PARK - JOHNSON BLDG (Johnson)

Budget Comparison

Period = Sep 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	22,230.97	22,065.13	165.84	0.75	265,142.70	264,782.00	360.70	0.14	264,782.00
3990-0000	TOTAL REVENUE	22,230.97	22,065.13	165.84	0.75	265,142.70	264,782.00	360.70	0.14	264,782.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	2,219.53	2,400.00	180.47	7.52	20,130.83	23,200.00	3,069.17	13.23	23,200.00
4635-0000	Refuse Collection	167.68	174.00	6.32	3.63	2,031.60	2,290.00	258.40	11.28	2,290.00
4799-0000	TOTAL UTILITIES	2,387.21	2,574.00	186.79	7.26	22,162.43	25,490.00	3,327.57	13.05	25,490.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	40.00	40.00	100.00	307.96	480.00	172.04	35.84	480.00
5125-0000	Electric Supplies	0.00	40.00	40.00	100.00	0.00	480.00	480.00	100.00	480.00
5130-0000	Electric Bulbs	0.00	10.00	10.00	100.00	221.83	120.00	-101.83	-84.86	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	540.00	386.16	71.51	540.00
5170-0000	Fire Extinguisher Maintenance	0.00	10.00	10.00	100.00	172.75	120.00	-52.75	-43.96	120.00
5180-0000	HVAC Repair	0.00	300.00	300.00	100.00	1,697.67	3,600.00	1,902.33	52.84	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	600.00	600.00	100.00	600.00
5235-0000	Plumbing Supplies	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00	300.00
5245-0000	Irrigation Repairs	0.00	20.00	20.00	100.00	0.00	240.00	240.00	100.00	240.00
5250-0000	Roof Repairs	0.00	65.00	65.00	100.00	300.00	780.00	480.00	61.54	780.00
5290-0000	Other Maintenance	0.00	50.00	50.00	100.00	0.00	600.00	600.00	100.00	600.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	655.00	655.00	100.00	3,373.65	8,435.00	5,061.35	60.00	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	2,400.00	2,400.00	100.00	2,400.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	200.00	200.00	100.00	28.47	2,400.00	2,371.53	98.81	2,400.00
5400-0000	SERVICES									
5410-0000	Elevator Service	75.00	85.00	10.00	11.76	884.88	1,020.00	135.12	13.25	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	235.89	227.00	-8.89	-3.92	2,800.01	2,724.00	-76.01	-2.79	2,724.00
5430-0000	Exterminating	45.00	45.00	0.00	0.00	1,078.90	540.00	-538.90	-99.80	540.00
5435-0000	CAM-Interior Landscaping	0.00	20.00	20.00	100.00	0.00	240.00	240.00	100.00	240.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	6,188.00	6,188.00	0.00	0.00	6,188.00
5450-0000	Janitorial Service	1,135.05	1,169.00	33.95	2.90	12,247.33	13,654.00	1,406.67	10.30	13,654.00
5460-0000	Landscaping Service	373.17	370.00	-3.17	-0.86	5,337.50	5,332.00	-5.50	-0.10	5,332.00
5499-0000	TOTAL SERVICES	1,864.11	1,916.00	51.89	2.71	31,625.82	32,454.00	828.18	2.55	32,454.00
6110-0000	Management Fees TALCOR	2,102.85	2,102.38	-0.47	-0.02	25,234.20	25,229.00	-5.20	-0.02	25,229.00
6159-0000	TOTAL OTHER EXPENSES	2,102.85	2,102.38	-0.47	-0.02	25,234.20	25,229.00	-5.20	-0.02	25,229.00
7110-0000	Property Insurance	1,399.74	1,409.00	9.26	0.66	16,796.88	16,899.00	102.12	0.60	16,899.00
7199-0000	TOTAL INSURANCE/TAXES	1,399.74	1,409.00	9.26	0.66	16,796.88	16,899.00	102.12	0.60	16,899.00
7800-0000	TOTAL OPERATING EXPENSES	7,753.91	8,856.38	1,102.47	12.45	99,221.45	110,907.00	11,685.55	10.54	110,907.00
7999-0000	NET INCOME - OPERATING	14,477.06	13,208.75	1,268.31	9.60	165,921.25	153,875.00	12,046.25	7.83	153,875.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	7,729.37	7,858.00	128.63	1.64	92,752.00	94,252.00	1,500.00	1.59	94,252.00

INNOVATION PARK - JOHNSON BLDG (Johnson)

Budget Comparison

Period = Sep 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	1,667.00	0.00	-1,667.00	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	7,854.37	7,858.00	3.63	0.05	94,419.00	94,252.00	-167.00	-0.18	94,252.00
9900-0000	NET INCOME	6,622.69	5,350.75	1,271.94	23.77	71,502.25	59,623.00	11,879.25	19.92	59,623.00

JOHNSON - BUDGET COMPARISON

As of September 30, 2016

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	265,142.70	264,782.00	360.70	0.14
Total Operating Expenses	99,221.45	110,907.00	11,685.55	10.54
Net Operating Income	165,921.25	153,875.00	12,046.25	7.83

Major Variances from Budget:

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Sep 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	-74.14	0.00	-74.14	N/A	-74.14	0.00	-74.14	N/A	0.00
3110-0000	Rent	515.05	496.63	18.42	3.71	6,356.42	5,960.00	396.42	6.65	5,960.00
3114-5000	Operating Expense Reimbursement	0.00	0.00	0.00	N/A	88.57	0.00	88.57	N/A	0.00
3120-0000	Other Rents	51.15	51.00	0.15	0.29	613.80	612.00	1.80	0.29	612.00
3305-0000	EEP Program Revenue	7,333.35	0.00	7,333.35	N/A	25,800.00	0.00	25,800.00	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	1.31	0.00	1.31	N/A	13.06	0.00	13.06	N/A	0.00
3990-0000	TOTAL REVENUE	7,826.72	547.63	7,279.09	1,329.20	39,297.71	6,572.00	32,725.71	497.96	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	129,000.00	128,447.00	-553.00	-0.43	128,447.00
4403-0000	Clerical Salary-Authority	5,326.84	3,748.00	-1,578.84	-42.12	50,219.01	45,563.00	-4,656.01	-10.22	45,563.00
4404-0000	Payroll Taxes - Authority	1,323.30	1,200.00	-123.30	-10.28	13,478.87	13,102.00	-376.87	-2.88	13,102.00
4405-0000	Worker's Compensation-Authority	183.33	265.00	81.67	30.82	2,340.97	3,185.00	844.03	26.50	3,185.00
4406-0000	Employee Benefits-Authority	8,272.19	3,280.00	-4,992.19	-152.20	44,335.31	39,247.00	-5,088.31	-12.96	39,247.00
4490-0000	TOTAL PAYROLL EXPENSE	25,855.66	19,223.00	-6,632.66	-34.50	239,374.16	229,544.00	-9,830.16	-4.28	229,544.00
4600-0000	UTILITIES									
4605-0000	Electric	179.36	200.00	20.64	10.32	1,650.13	2,400.00	749.87	31.24	2,400.00
4635-0000	Refuse Collection	16.64	0.00	-16.64	N/A	192.23	0.00	-192.23	N/A	0.00
4640-0000	Water/Sewer	33.02	35.00	1.98	5.66	391.89	420.00	28.11	6.69	420.00
4650-0000	Stormwater	45.32	45.00	-0.32	-0.71	543.84	540.00	-3.84	-0.71	540.00
4660-0000	Fire Service - Utility	44.92	27.00	-17.92	-66.37	547.42	324.00	-223.42	-68.96	324.00
4799-0000	TOTAL UTILITIES	319.26	307.00	-12.26	-3.99	3,325.51	3,684.00	358.49	9.73	3,684.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	10.00	10.00	100.00	136.34	120.00	-16.34	-13.62	120.00
5125-0000	Electric Supplies	0.00	10.00	10.00	100.00	0.00	120.00	120.00	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	0.00	0.00	N/A	0.00	225.00	225.00	100.00	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	35.00	30.00	-5.00	-16.67	30.00
5180-0000	HVAC Repair	0.00	50.00	50.00	100.00	107.00	600.00	493.00	82.17	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	0.00	0.00	N/A	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	0.00	0.00	N/A	0.00	300.00	300.00	100.00	300.00
5260-0000	Signage	0.00	0.00	0.00	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	480.00	480.00	100.00	480.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	110.00	110.00	100.00	369.61	3,525.00	3,155.39	89.51	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	160.00	160.00	100.00	0.00	310.00	310.00	100.00	310.00
5380-0000	Other Cleaning and Improvements	0.00	40.00	40.00	100.00	0.00	480.00	480.00	100.00	480.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	200.00	200.00	100.00	13.03	1,140.00	1,126.97	98.86	1,140.00
5400-0000	SERVICES									
5430-0000	Exterminating	25.00	25.00	0.00	0.00	876.00	577.00	-299.00	-51.82	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	0.00	0.00	N/A	825.00	824.00	-1.00	-0.12	824.00

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Sep 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5450-0000	Janitorial Service	184.24	190.00	5.76	3.03	1,987.29	2,216.00	228.71	10.32	2,216.00
5460-0000	Landscaping Service	649.01	652.00	2.99	0.46	7,306.60	7,320.00	13.40	0.18	7,320.00
5480-0000	Security	0.00	35.00	35.00	100.00	80.00	420.00	340.00	80.95	420.00
5499-0000	TOTAL SERVICES	858.25	902.00	43.75	4.85	11,074.89	11,397.00	322.11	2.83	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	135.28	116.50	-18.78	-16.12	1,610.86	1,398.00	-212.86	-15.23	1,398.00
5522-0000	Internet Charge	103.52	584.00	480.48	82.27	2,588.88	2,126.00	-462.88	-21.77	2,126.00
5530-0000	Copies	33.91	50.00	16.09	32.18	395.34	600.00	204.66	34.11	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	10.50	66.00	55.50	84.09	126.35	792.00	665.65	84.05	792.00
5563-0000	Miscellaneous Admin Expense	922.21	0.00	-922.21	N/A	1,521.76	0.00	-1,521.76	N/A	0.00
5565-0000	Office Supplies	28.99	395.00	366.01	92.66	1,272.66	1,540.00	267.34	17.36	1,540.00
5566-0000	Office Equipment Maintenance	0.00	50.00	50.00	100.00	49.17	600.00	550.83	91.80	600.00
5570-0000	Postage/Delivery	0.00	5.00	5.00	100.00	9.80	60.00	50.20	83.67	60.00
5575-0000	Professional Fees	3,385.10	3,000.00	-385.10	-12.84	12,750.54	36,000.00	23,249.46	64.58	36,000.00
5580-0100	Printing	0.00	50.00	50.00	100.00	0.00	600.00	600.00	100.00	600.00
5581-0000	EEP Program Expenses	3,383.49	0.00	-3,383.49	N/A	22,145.43	0.00	-22,145.43	N/A	0.00
5582-0000	Other Program Expenses	-75.44	0.00	75.44	N/A	5,514.09	0.00	-5,514.09	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	49.00	79.00	30.00	37.97	4,525.95	4,518.00	-7.95	-0.18	4,518.00
5587-0000	General Authority Expense	38.67	67.00	28.33	42.28	1,029.12	804.00	-225.12	-28.00	804.00
5588-0000	Economic Development	2,416.67	0.00	-2,416.67	N/A	14,916.67	25,000.00	10,083.33	40.33	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	0.00	0.00	0.00	N/A	10,061.22	0.00	-10,061.22	N/A	0.00
5594-0000	Travel	518.28	0.00	-518.28	N/A	4,624.24	9,300.00	4,675.76	50.28	9,300.00
5596-0000	Other Administration Costs	95.80	146.00	50.20	34.38	1,813.91	2,752.00	938.09	34.09	2,752.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	11,045.98	4,608.50	-6,437.48	-139.69	134,395.99	132,705.00	-1,690.99	-1.27	132,705.00
6110-0000	Management Fees TALCOR	827.03	828.00	0.97	0.12	9,924.36	9,936.00	11.64	0.12	9,936.00
6159-0000	TOTAL OTHER EXPENSES	827.03	828.00	0.97	0.12	9,924.36	9,936.00	11.64	0.12	9,936.00
7110-0000	Property Insurance	1,010.18	979.00	-31.18	-3.18	12,151.27	11,758.00	-393.27	-3.34	11,758.00
7199-0000	TOTAL INSURANCE/TAXES	1,010.18	979.00	-31.18	-3.18	12,151.27	11,758.00	-393.27	-3.34	11,758.00
7800-0000	TOTAL OPERATING EXPENSES	39,916.36	27,157.50	-12,758.86	-46.98	410,628.82	403,689.00	-6,939.82	-1.72	403,689.00
7999-0000	NET INCOME - OPERATING	-32,089.64	-26,609.87	-5,479.77	-20.59	-371,331.11	-397,117.00	25,785.89	6.49	-397,117.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	794.17	614.00	-180.17	-29.34	7,161.30	7,324.00	162.70	2.22	7,324.00
8220-0000	Amortization Expense	292.50	0.00	-292.50	N/A	4,063.00	0.00	-4,063.00	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	1,086.67	614.00	-472.67	-76.98	11,224.30	7,324.00	-3,900.30	-53.25	7,324.00
9900-0000	NET INCOME	-33,176.31	-27,223.87	-5,952.44	-21.86	-382,555.41	-404,441.00	21,885.59	5.41	-404,441.00

KNIGHT - BUDGET COMPARISON

As of September 30, 2016	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	39,297.71	6,572.00	32,725.71	497.96
Total Operating Expenses	410,628.82	403,689.00	-6,939.82	-1.72
Net Operating Income	-371,331.11	-397,117.00	25,785.89	6.49

Major Variances from Budget:

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Sep 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	109,648.92	109,644.00	4.92	0.00	109,644.00
3120-0000	Other Rents	0.00	22.00	-22.00	-100.00	0.00	264.00	-264.00	-100.00	264.00
3315-0000	Sales Tax Discount	0.03	0.00	0.03	N/A	0.45	0.00	0.45	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	260.04	0.00	260.04	N/A	0.00
3990-0000	TOTAL REVENUE	9,159.11	9,159.00	0.11	0.00	109,909.41	109,908.00	1.41	0.00	109,908.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	2,558.35	2,900.00	341.65	11.78	26,199.13	29,407.00	3,207.87	10.91	29,407.00
4622-0000	Demand Credit	-32.60	0.00	32.60	N/A	-355.26	0.00	355.26	N/A	0.00
4635-0000	Refuse Collection	137.20	109.00	-28.20	-25.87	1,662.30	1,684.00	21.70	1.29	1,684.00
4799-0000	TOTAL UTILITIES	2,662.95	3,009.00	346.05	11.50	27,506.17	31,091.00	3,584.83	11.53	31,091.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	40.00	40.00	100.00	505.10	480.00	-25.10	-5.23	480.00
5125-0000	Electric Supplies	0.00	48.00	48.00	100.00	0.00	576.00	576.00	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	0.00	0.00	0.00	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	120.00	120.00	100.00	120.00
5160-0000	Exterior Building Maintenance	0.00	45.00	45.00	100.00	285.00	540.00	255.00	47.22	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	4,800.00	4,185.02	87.19	4,800.00
5195-0000	Tree Trimming	500.00	0.00	-500.00	N/A	500.00	500.00	0.00	0.00	500.00
5210-0000	Locks & Keys Repairs	0.00	40.00	40.00	100.00	0.00	480.00	480.00	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	754.17	600.00	-154.17	-25.70	600.00
5235-0000	Plumbing Supplies	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00	300.00
5240-0000	Backflow Maintenance	0.00	10.00	10.00	100.00	0.00	55.00	55.00	100.00	55.00
5245-0000	Irrigation Repairs	0.00	10.00	10.00	100.00	0.00	120.00	120.00	100.00	120.00
5250-0000	Roof Repairs	0.00	20.00	20.00	100.00	0.00	240.00	240.00	100.00	240.00
5290-0000	Other Maintenance	0.00	50.00	50.00	100.00	0.00	600.00	600.00	100.00	600.00
5299-0000	TOTAL REPAIR/MAINTENANCE	500.00	748.00	248.00	33.16	4,144.42	9,622.00	5,477.58	56.93	9,622.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	50.00	50.00	100.00	0.00	600.00	600.00	100.00	600.00
5313-0000	Carpet Repairs	0.00	100.00	100.00	100.00	0.00	1,200.00	1,200.00	100.00	1,200.00
5340-0000	Painting	0.00	250.00	250.00	100.00	0.00	3,000.00	3,000.00	100.00	3,000.00
5380-0000	Other Cleaning and Improvements	0.00	50.00	50.00	100.00	0.00	600.00	600.00	100.00	600.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	450.00	450.00	100.00	0.00	5,400.00	5,400.00	100.00	5,400.00
5400-0000	SERVICES									
5420-0000	Fire Protection System	0.00	600.00	600.00	100.00	0.00	600.00	600.00	100.00	600.00
5430-0000	Exterminating	45.00	45.00	0.00	0.00	540.00	540.00	0.00	0.00	540.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	2,476.00	2,476.00	0.00	0.00	2,476.00
5450-0000	Janitorial Service	767.13	1,739.00	971.87	55.89	13,290.78	20,318.00	7,027.22	34.59	20,318.00
5460-0000	Landscaping Service	305.32	303.00	-2.32	-0.77	4,367.09	4,366.00	-1.09	-0.02	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	1,117.45	2,687.00	1,569.55	58.41	20,673.87	29,500.00	8,826.13	29.92	29,500.00
6110-0000	Management Fees TALCOR	1,738.40	1,738.50	0.10	0.01	20,860.80	20,862.00	1.20	0.01	20,862.00
6159-0000	TOTAL OTHER EXPENSES	1,738.40	1,738.50	0.10	0.01	20,860.80	20,862.00	1.20	0.01	20,862.00
7110-0000	Property Insurance	1,157.45	1,164.00	6.55	0.56	13,889.40	13,973.00	83.60	0.60	13,973.00
7199-0000	TOTAL INSURANCE/TAXES	1,157.45	1,164.00	6.55	0.56	13,889.40	13,973.00	83.60	0.60	13,973.00

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Sep 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7800-0000	TOTAL OPERATING EXPENSES	7,176.25	9,796.50	2,620.25	26.75	87,074.66	110,448.00	23,373.34	21.16	110,448.00
7999-0000	NET INCOME - OPERATING	1,982.86	-637.50	2,620.36	411.04	22,834.75	-540.00	23,374.75	4,328.66	-540.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,948.38	4,972.25	23.87	0.48	59,381.00	59,667.00	286.00	0.48	59,667.00
8299-0000	TOTAL OTHER EXPENSES	4,948.38	4,972.25	23.87	0.48	59,381.00	59,667.00	286.00	0.48	59,667.00
9900-0000	NET INCOME	-2,965.52	-5,609.75	2,644.23	47.14	-36,546.25	-60,207.00	23,660.75	39.30	-60,207.00

MORGAN - BUDGET COMPARISON

As of September 30, 2016	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	109,909.41	109,908.00	1.41	0.00
Total Operating Expenses	87,074.66	110,448.00	23,373.34	21.16
Net Operating Income	22,834.75	-540.00	23,374.75	4,328.66

Major Variances from Budget:

Total Operating Income/Net Operating Income

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Sep 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	128,634.84	128,640.00	-5.16	0.00	128,640.00
3990-0000	TOTAL REVENUE	10,719.57	10,720.00	-0.43	0.00	128,634.84	128,640.00	-5.16	0.00	128,640.00
4000-0000	OPERATING EXPENSES									
5116-5000	REPAIR/MAINTENANCE									
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	910.00	480.00	-430.00	-89.58	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	600.00	-32.00	-5.33	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	480.00	187.54	39.07	480.00
5250-0000	Roof Repairs	0.00	40.00	40.00	100.00	0.00	480.00	480.00	100.00	480.00
5290-0000	Other Maintenance	0.00	75.00	75.00	100.00	0.00	900.00	900.00	100.00	900.00
5299-0000	TOTAL REPAIR/MAINTENANCE	90.00	245.00	155.00	63.27	2,680.77	3,145.00	464.23	14.76	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	120.00	120.00	100.00	120.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	10.00	10.00	100.00	415.00	620.00	205.00	33.06	620.00
5400-0000	SERVICES									
5430-0000	Exterminating	35.00	35.00	0.00	0.00	420.00	420.00	0.00	0.00	420.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	35.00	35.00	100.00	35.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	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	35.00	35.00	0.00	0.00	3,123.60	3,119.00	-4.60	-0.15	3,119.00
6110-0000	Management Fees TALCOR	783.65	783.62	-0.03	0.00	9,403.80	9,403.00	-0.80	-0.01	9,403.00
6159-0000	TOTAL OTHER EXPENSES	783.65	783.62	-0.03	0.00	9,403.80	9,403.00	-0.80	-0.01	9,403.00
7110-0000	Property Insurance	156.22	168.00	11.78	7.01	1,874.64	2,027.00	152.36	7.52	2,027.00
7199-0000	TOTAL INSURANCE/TAXES	156.22	168.00	11.78	7.01	1,874.64	2,027.00	152.36	7.52	2,027.00
7800-0000	TOTAL OPERATING EXPENSES	1,064.87	1,241.62	176.75	14.24	17,497.81	18,314.00	816.19	4.46	18,314.00
7999-0000	NET INCOME - OPERATING	9,654.70	9,478.38	176.32	1.86	111,137.03	110,326.00	811.03	0.74	110,326.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,106.22	3,110.00	3.78	0.12	37,275.85	37,276.00	0.15	0.00	37,276.00
8299-0000	TOTAL OTHER EXPENSES	3,106.22	3,110.00	3.78	0.12	37,275.85	37,276.00	0.15	0.00	37,276.00
9900-0000	NET INCOME	6,548.48	6,368.38	180.10	2.83	73,861.18	73,050.00	811.18	1.11	73,050.00

PHIPPS - BUDGET COMPARISON

As of September 30, 2016	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	128,634.84	128,640.00	-5.16	0.00
Total Operating Expenses	17,497.81	18,314.00	816.19	4.46
Net Operating Income	111,137.03	110,326.00	811.03	0.74

Major Variances from Budget:

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

Cash Flow Statement

Period = Sep 2016

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	-74.14	-0.13	230.86	0.03
3110-0000	Rent	45,850.63	79.42	588,486.34	77.91
3114-5000	Operating Expense Reimbursement	1,092.82	1.89	12,707.19	1.68
3115-0000	CAM	4,678.56	8.10	57,246.38	7.58
3120-0000	Other Rents	51.15	0.09	613.80	0.08
3220-0000	Interest Income	4,111.98	7.12	45,468.35	6.02
3305-0000	EEP Program Revenue	7,333.35	12.70	25,800.00	3.42
3306-0000	Other Program Income	0.00	0.00	6,500.00	0.86
3310-0000	Other Income	-5,333.35	-9.24	17,944.44	2.38
3315-0000	Sales Tax Discount	1.34	0.00	38.65	0.01
3540-0000	Electricity Pass Thru	21.67	0.04	260.04	0.03
3990-0000	TOTAL REVENUE	57,734.01	100.00	755,296.05	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	10,750.00	18.62	129,000.00	17.08
4403-0000	Clerical Salary-Authority	5,326.84	9.23	50,219.01	6.65
4404-0000	Payroll Taxes - Authority	1,323.30	2.29	13,478.87	1.78
4405-0000	Worker's Compensation-Authority	183.33	0.32	2,340.97	0.31
4406-0000	Employee Benefits-Authority	8,272.19	14.33	44,335.31	5.87
4490-0000	TOTAL PAYROLL EXPENSE	25,855.66	44.78	239,374.16	31.69
4600-0000	UTILITIES				
4605-0000	Electric	6,293.25	10.90	69,664.34	9.22
4622-0000	Demand Credit	-32.60	-0.06	-355.26	-0.05
4635-0000	Refuse Collection	436.96	0.76	5,706.44	0.76
4640-0000	Water/Sewer	284.75	0.49	3,489.47	0.46
4642-0000	Non CAM Water/Sewer	212.06	0.37	2,500.54	0.33
4648-0000	Irrigation - Utility	123.36	0.21	1,480.32	0.20
4649-0000	Irrigation-NonCAM	34.10	0.06	409.20	0.05
4650-0000	Stormwater	263.15	0.46	3,157.80	0.42
4660-0000	Fire Service - Utility	199.13	0.34	2,397.94	0.32
4799-0000	TOTAL UTILITIES	7,814.16	13.53	88,450.79	11.71
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	949.40	0.13
5130-0000	Electric Bulbs	0.00	0.00	894.45	0.12
5135-0000	Parking Lot Bulbs	0.00	0.00	204.60	0.03
5138-0000	Parking Lot Poles	0.00	0.00	480.00	0.06
5140-0000	Elevator Maintenance	0.00	0.00	101.25	0.01
5141-0000	Elevator Maintenance-NonCAM	0.00	0.00	48.75	0.01
5145-0000	Elevator Phone Maintenance	0.00	0.00	300.00	0.04
5160-0000	Exterior Building Maintenance	180.00	0.31	2,528.84	0.33
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	1,010.20	0.13
5180-0000	HVAC Repair	75.00	0.13	4,044.65	0.54
5195-0000	Tree Trimming	500.00	0.87	800.00	0.11
5210-0000	Locks & Keys Repairs	30.10	0.05	419.37	0.06
5212-0000	Non CAM Locks & Keys Repairs	55.90	0.10	55.90	0.01
5215-0000	Locks & Keys Supplies	0.00	0.00	202.55	0.03
5230-0000	Plumbing Repairs	1,239.87	2.15	2,569.58	0.34
5232-0000	Non CAM Plumbing Repairs	1,727.46	2.99	2,253.16	0.30
5240-0000	Backflow Maintenance	0.00	0.00	313.55	0.04
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	29.25	0.00
5245-0000	Irrigation Repairs	0.00	0.00	151.40	0.02
5250-0000	Roof Repairs	0.00	0.00	345.00	0.05
5252-0000	Non CAM Roof Repairs	200.00	0.35	200.00	0.03
5260-0000	Signage	0.00	0.00	70.95	0.01
5295-0000	Other Supplies	0.00	0.00	39.80	0.01
5299-0000	TOTAL REPAIR/MAINTENANCE	4,008.33	6.94	18,012.65	2.38
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	0.08
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	581.84	0.08
5400-0000	SERVICES				

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

Cash Flow Statement

Period = Sep 2016

Book = Accrual

		Period to Date	%	Year to Date	%
5410-0000	Elevator Service	48.75	0.08	1,194.57	0.16
5412-0000	Elevator Service-NonCAM	-48.75	-0.08	575.19	0.08
5420-0000	Fire Protection System	0.00	0.00	3,089.20	0.41
5425-0000	Fire Protection Phone	235.89	0.41	2,800.01	0.37
5430-0000	Exterminating	205.00	0.36	3,574.90	0.47
5445-0000	Backflow Prevention Service	45.00	0.08	225.00	0.03
5447-0000	HVAC Monthly Service	0.00	0.00	19,804.60	2.62
5450-0000	Janitorial Service	2,385.25	4.13	33,421.25	4.42
5460-0000	Landscaping Service	2,746.02	4.76	30,569.66	4.05
5462-0000	Non CAM Landscaping	354.03	0.61	3,557.86	0.47
5480-0000	Security	191.37	0.33	2,345.62	0.31
5487-0000	Window Washing Service	0.00	0.00	640.00	0.08
5499-0000	TOTAL SERVICES	6,162.56	10.67	101,797.86	13.48
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	22,000.00	2.91
5520-0000	Phone Service	197.21	0.34	2,258.86	0.30
5522-0000	Internet Charge	103.52	0.18	2,588.88	0.34
5530-0000	Copies	139.21	0.24	500.64	0.07
5550-0000	Legal Fees	0.00	0.00	125.00	0.02
5560-0000	Fees/Licenses/Permits	10.50	0.02	126.35	0.02
5563-0000	Miscellaneous Admin Expense	922.21	1.60	1,521.76	0.20
5565-0000	Office Supplies	28.99	0.05	1,272.66	0.17
5566-0000	Office Equipment Maintenance	0.00	0.00	49.17	0.01
5570-0000	Postage/Delivery	0.00	0.00	9.80	0.00
5575-0000	Professional Fees	3,385.10	5.86	12,750.54	1.69
5581-0000	EEP Program Expenses	3,383.49	5.86	22,145.43	2.93
5582-0000	Other Program Expenses	-75.44	-0.13	5,514.09	0.73
5585-0000	Subscriptions	0.00	0.00	2,315.00	0.31
5586-0000	Marketing/PR	49.00	0.08	4,525.95	0.60
5587-0000	General Authority Expense	38.67	0.07	1,029.12	0.14
5588-0000	Economic Development	2,416.67	4.19	14,916.67	1.97
5589-0000	Research Grants	0.00	0.00	25,000.00	3.31
5592-0000	Non CAM Professional Fees	0.00	0.00	10,061.22	1.33
5594-0000	Travel	518.28	0.90	4,624.24	0.61
5596-0000	Other Administration Costs	95.80	0.17	1,813.91	0.24
5599-0000	TOTAL PROPERTY ADMINISTRATION	11,213.21	19.42	135,149.29	17.89
6110-0000	Management Fees TALCOR	6,783.33	11.75	81,399.96	10.78
6159-0000	TOTAL OTHER EXPENSES	6,783.33	11.75	81,399.96	10.78
7110-0000	Property Insurance	4,875.43	8.44	58,534.27	7.75
7111-0000	Property Insurance-NonCAM	13.66	0.02	163.92	0.02
7199-0000	TOTAL INSURANCE/TAXES	4,889.09	8.47	58,698.19	7.77
7800-0000	TOTAL OPERATING EXPENSES	66,726.34	115.58	723,464.74	95.79
7999-0000	NET INCOME - OPERATING	-8,992.33	-15.58	31,831.31	4.21
8200-0000	OTHER EXPENSES				
8205-0000	Bad Debt Expense	0.00	0.00	31,033.42	4.11
8210-0000	Depreciation Expense	24,479.27	42.40	291,384.15	38.58
8215-0000	Gain/Loss on Sale of Assets	0.00	0.00	-71,175.22	-9.42
8220-0000	Amortization Expense	417.50	0.72	5,730.00	0.76
8299-0000	TOTAL OTHER EXPENSES	24,896.77	43.12	256,972.35	34.02
9900-0000	NET INCOME	-33,889.10	-58.70	-225,141.04	-29.81
	Adjustments				
1203-0000	A/R-Tenant	1,034.93	1.79	-68,523.00	-9.07
1204-0000	AR-Tenant Expenses to be Reimbursed	74.14	0.13	0.00	0.00
1206-0000	Other Receivables	-5,634.88	-9.76	-7,095.30	-0.94
1210-0000	Accounts Receivable	5,648.56	9.78	47,632.58	6.31
1220-0000	Reserve for Bad Debts	0.00	0.00	31,033.42	4.11
1590-0000	Accumulated Depreciation	24,479.27	42.40	232,084.15	30.73
1620-0000	F/F/E- Improvements	877.46	1.52	-2,150.27	-0.28
1672-0000	CIP - Project North	0.00	0.00	66,115.50	8.75
1746-0000	Accumulated Amortization-Leasing Commissions	125.00	0.22	1,667.00	0.22
1752-0000	Accumulated Amortization	292.50	0.51	4,063.00	0.54
1913-0000	Prepaid Insurance	3,822.42	6.62	10,668.81	1.41
1925-0000	Investments	-4,865.51	-8.43	-109,509.54	-14.50

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

Cash Flow Statement

Period = Sep 2016

Book = Accrual

		Period to Date	%	Year to Date	%
2236-0000	Accounts Payable	-6,194.40	-10.73	-15,908.39	-2.11
2249-0000	Accrued Other	8,393.38	14.54	6,939.89	0.92
2305-0000	Sales Tax Payable	-15.03	-0.03	842.15	0.11
2307-0000	EEP Program Grant Funds Reserve	-3,333.35	-5.77	0.00	0.00
	Total Adjustments	24,704.49	42.79	197,860.00	26.20
Cash Flow		-9,184.61	-15.91	-27,281.04	-3.61
Period to Date		Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	197,462.71	188,278.10	-9,184.61	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	197,662.71	188,478.10	-9,184.61	
Year to Date		Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	215,559.14	188,278.10	-27,281.04	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	215,759.14	188,478.10	-27,281.04	

LCRDA - OPERATING ACCOUNT

10/21/2016

Bank Reconciliation Report

9/30/2016

Posted by: DBO

Balance Per Bank Statement as of 9/30/2016 **210,491.74**

Outstanding Checks

Check Date	Check Number	Payee	Amount
9/16/2016	2048	larrylynch - Lawrence W. Lynch	3,333.00
9/16/2016	2049	lcboc - LEON COUNTY BD OF COMMISSIONER	1,187.14
9/16/2016	100516	utltal - City of Tallahassee	7,740.16
9/30/2016	2056	aireserv - Tony Kelly Heating & Air Inc	75.00
9/30/2016	2057	bielby - Mary Margaret S. Bielby	50.49
9/30/2016	2058	bilbow - Denise Bilbow	182.56
9/30/2016	2059	brownbro - BROWN & BROWN OF FLORIDA, INC.	1,250.00
9/30/2016	2060	centuryl - CENTURY LINK	61.93
9/30/2016	2061	centuryl - CENTURY LINK	235.89
9/30/2016	2062	classoci - C&L Associates Commercial Cleaning	2,385.25
9/30/2016	2063	comcast - COMCAST	238.80
9/30/2016	2064	fitrend - Trend Magazines, Inc.	4,500.00
9/30/2016	2065	marpan - Marpan Supply Company, Inc.	74.00
9/30/2016	2066	mgttl - Talcor Commercial Real Estate Svc Inc	44.75
9/30/2016	2067	milltree - Miller's Tree Service, LLC	500.00
9/30/2016	2068	whites - White's Plumbing, Inc.	354.70
Less:	Outstanding Checks		22,213.67
	Reconciled Bank Balance		188,278.07

Balance per GL as of 9/30/2016 **188,278.10**

Bank Reconciling Items

Date	Notes	Amount
8/31/2013	rounding diff	-0.03
blank	Book Reconciling Items	-0.03
	Reconciled Balance Per G/L	188,278.07

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

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
8/16/2016	90116	utltal - City of Tallahassee	8,007.24	9/30/2016
9/6/2016	2028	aireserv - Tony Kelly Heating & Air Inc	206.00	9/30/2016
9/6/2016	2029	bielby - Mary Margaret S. Bielby	103.52	9/30/2016
9/6/2016	2030	bilbow - Denise Bilbow	494.55	9/30/2016
9/6/2016	2031	centuryl - CENTURY LINK	235.93	9/30/2016
9/6/2016	2032	centuryl - CENTURY LINK	61.93	9/30/2016
9/6/2016	2033	classoci - C&L Associates Commercial Cleaning	2,385.25	9/30/2016

LCRDA - OPERATING ACCOUNT

10/21/2016

Bank Reconciliation Report

9/30/2016

Posted by: DBO

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
9/6/2016	2034	comcast - COMCAST	258.80	9/30/2016
9/6/2016	2035	keithmcon - Keith McNeill Plumbing Contractor, Inc.	670.65	9/30/2016
9/6/2016	2036	marpan - Marpan Supply Company, Inc.	74.00	9/30/2016
9/6/2016	2037	metal - Metal Building Services, Inc.	300.00	9/30/2016
9/6/2016	2038	mgttal - Talcor Commercial Real Estate Svc Inc	41.50	9/30/2016
9/6/2016	2039	ronmill - Miller Jr.	30.22	9/30/2016
9/6/2016	2040	weston - Weston Trawick, Inc.	499.48	9/30/2016
9/6/2016	2041	whites - White's Plumbing, Inc.	494.20	9/30/2016
9/15/2016	92016	stax - Florida Department of Revenue	52.32	9/30/2016
9/16/2016	2042	absystem - STA of Tallahassee, Inc.	33.91	9/30/2016
9/16/2016	2043	aireserv - Tony Kelly Heating & Air Inc	107.00	9/30/2016
9/16/2016	2044	cphlbs - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE	2,420.00	9/30/2016
9/16/2016	2045	hancdtpuggy - Hancock Bank	67.66	9/30/2016
9/16/2016	2046	hancdtrons - Hancock Bank	737.58	9/30/2016
9/16/2016	2047	heinzbro - Heinz Brothers Nurseries, INC.	2,950.05	9/30/2016
9/16/2016	2050	metal - Metal Building Services, Inc.	380.00	9/30/2016
9/16/2016	2051	mgttal - Talcor Commercial Real Estate Svc Inc	6,783.33	9/30/2016
9/16/2016	2052	opps - DIGITAL OPPS	500.00	9/30/2016
9/16/2016	2053	rocksoli - ROCK SOLID TERMITE AND PEST CONTROL	205.00	9/30/2016
9/16/2016	2054	sonitrol - Sonitrol of Tallahassee, Inc.	191.37	9/30/2016
9/16/2016	2055	talldemo - Tallahassee Democrat, Inc.	95.80	9/30/2016
Total Cleared Checks			28,387.29	

Cleared Deposits

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
9/1/2016	388		22,113.92	9/30/2016
9/8/2016	381	:CHECKscan Deposit	14,523.32	9/30/2016
9/13/2016	383	:CHECKscan Deposit	2,796.08	9/30/2016
9/20/2016	384	:CHECKscan Deposit	2,930.71	9/30/2016
9/27/2016	385	:CHECKscan Deposit	10,719.57	9/30/2016
Total Cleared Deposits			53,083.60	

Cleared Other Items

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
9/30/2016	JE 20150	Interest Income from bank account	17.92	9/30/2016
9/30/2016	JE 20152	Benefits - 9.16	-1,221.20	9/30/2016
9/30/2016	JE 20155	Payroll taxes-Sept for Sept	-2,443.44	9/30/2016
9/30/2016	JE 20156	Payroll taxes-Sept for Sept	-2,456.16	9/30/2016
9/30/2016	JE 20159	Payroll for Sept 2016	-11,880.32	9/30/2016
9/30/2016	JE 20161	Benefits - Sept for Sept	-1,691.29	9/30/2016

Total Cleared Other Items

-19,674.49



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

4908 000000 002

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



Hancock Bank, a trade name of Whitney Bank



Statements Dates
09/01/2016 - 09/30/2016

Account Number:

Images:

0

* IMAGE * E0

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

Handwritten signature and date 10/10/16

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

Deposits and Other Credits

Table with 6 columns: Date, Amount, Description, Date, Amount, Description. Lists transactions from 09/01 to 09/16.



000000002

Checks

Table with 6 columns: Date, Serial, Amount, Date, Serial, Amount. Lists check transactions from 09/12 to 09/16.



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



Hancock Bank, a trade name of Whitney Bank



4908

Page: 2 of 2

Statements Dates
09/01/2016 - 09/30/2016

Account Number:

Images:

0

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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
09/02	10.25	PAYMENT CITYOFTALBKDRAFT 016246006997133PPD	09/02	2,213.37	PAYMENT CITYOFTALBKDRAFT 016246006997128PPD
09/02	90.60	PAYMENT CITYOFTALBKDRAFT 016246006997131PPD	09/14	5,906.49	QUICKBOOKS INTUIT PAYROLL S 016258008942864CCD
09/02	140.17	PAYMENT CITYOFTALBKDRAFT 016246006997130PPD	09/15	610.60	ACH 1006 NRS 016259009211831PPD
09/02	283.34	PAYMENT CITYOFTALBKDRAFT 016246006997125PPD	09/15	2,443.44	USATAXPYMT IRS 016258009002037CCD
09/02	300.47	PAYMENT CITYOFTALBKDRAFT 016246006997127PPD	09/20	52.32	C01 FLA DEPT REVENUE 016264009916961CCD
09/02	310.98	PAYMENT CITYOFTALBKDRAFT 016246006997123PPD	09/29	5,973.83	QUICKBOOKS INTUIT PAYROLL S 016273001506376CCD
09/02	312.65	PAYMENT CITYOFTALBKDRAFT 016246006997132PPD	09/30	610.60	ACH 1006 NRS 016274001775893PPD
09/02	705.32	PAYMENT CITYOFTALBKDRAFT 016246006997121PPD	09/30	1,691.29	CRC FLA DEPT REVENUE 016274001740203CCD
09/02	1,520.08	PAYMENT CITYOFTALBKDRAFT 016246006997124PPD	09/30	2,456.16	USATAXPYMT IRS 016273001595597CCD
09/02	2,120.01	PAYMENT CITYOFTALBKDRAFT			

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
08/31	205,469.92	09/13	230,309.60	09/22	211,015.18
09/01	227,583.84	09/14	223,331.08	09/23	210,486.13
09/02	219,576.60	09/15	220,277.04	09/29	215,231.87
09/09	219,546.38	09/16	222,079.44	09/30	210,491.74
09/12	231,104.15	09/20	222,027.12		



Payment Detail

Bank=inn1104 AND mm/yy=09/2016-09/2016 AND Check Date=09/01/2016-09/30/2016 AND All Checks=Yes AND Include Voids=All Checks

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
2028 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 09/06/16 (09/16)				
Quarterly Maintenance	P-112000	knight	206.00	54470000 - HVAC Monthly Service
Total 2028 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 09/06/16 (09/16)			206.00	
2029 (inn1104) - Mary Margaret S. Bielby (bielby) - 09/06/16 (09/16)				
08/18/16 Petty Request	P-111988	knight	103.52	55870000 - General Authority Expense
Total 2029 (inn1104) - Mary Margaret S. Bielby (bielby) - 09/06/16 (09/16)			103.52	
2030 (inn1104) - Denise Bilbow (bilbow) - 09/06/16 (09/16)				
Week Ending 08/21/16 Expense Report	P-111993	knight	494.55	55940000 - Travel
Total 2030 (inn1104) - Denise Bilbow (bilbow) - 09/06/16 (09/16)			494.55	
2031 (inn1104) - CENTURY LINK (centuryl) - 09/06/16 (09/16)				
437850207 08/2016	P-111998	johnson	235.93	54250000 - Fire Protection Phone
Total 2031 (inn1104) - CENTURY LINK (centuryl) - 09/06/16 (09/16)			235.93	
2032 (inn1104) - CENTURY LINK (centuryl) - 09/06/16 (09/16)				
433132824 08/2016	P-111999	collins	61.93	55200000 - Phone Service
Total 2032 (inn1104) - CENTURY LINK (centuryl) - 09/06/16 (09/16)			61.93	
2033 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 09/06/16 (09/16)				
08/2016 Janitorial Svcs	P-112003	johnson	1,135.05	54500000 - Janitorial Service
08/2016 Janitorial Svcs	P-112003	morgan	767.13	54500000 - Janitorial Service
08/2016 Janitorial Svcs	P-112003	collins	298.83	54500000 - Janitorial Service
08/2016 Janitorial Svcs	P-112003	knight	184.24	54500000 - Janitorial Service
Total 2033 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 09/06/16 (09/16)			2,385.25	
2034 (inn1104) - COMCAST (comcast) - 09/06/16 (09/16)				
09/04-10/03/16 svcs	P-112002	knight	137.44	55200000 - Phone Service
09/04-10/03/16 svcs	P-112002	knight	121.36	55220000 - Internet Charge
Total 2034 (inn1104) - COMCAST (comcast) - 09/06/16 (09/16)			258.80	
2035 (inn1104) - Keith McNeill Plumbing Contractor, Inc. (keithmcn) - 09/06/16 (09/16)				
investigate, order, replace cabinet hot water heater	P-111994	morgan	670.65	52300000 - Plumbing Repairs
Total 2035 (inn1104) - Keith McNeill Plumbing Contractor, Inc. (keithmcn) - 09/06/16 (09/16)			670.65	
2036 (inn1104) - Marpan Supply Company, Inc. (marpan) - 09/06/16 (09/16)				
Monthly Container Rental	P-112001	morgan	33.30	46350000 - Refuse Collection
Monthly Container Rental	P-112001	johnson	40.70	46350000 - Refuse Collection
Total 2036 (inn1104) - Marpan Supply Company, Inc. (marpan) - 09/06/16 (09/16)			74.00	
2037 (inn1104) - Metal Building Services, Inc. (metal) - 09/06/16 (09/16)				
roof repair above 239	P-111997	johnson	300.00	52500000 - Roof Repairs
Total 2037 (inn1104) - Metal Building Services, Inc. (metal) - 09/06/16 (09/16)			300.00	
2038 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 09/06/16 (09/16)				
07/2016 Yardi	P-111842	knight	41.50	55630000 - Miscellaneous Admin Expense
Total 2038 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 09/06/16 (09/16)			41.50	
2039 (inn1104) - Miller Jr. (ronmill) - 09/06/16 (09/16)				
Week Ending 08/21/16 Expense Report	P-111992	knight	30.22	55940000 - Travel
Total 2039 (inn1104) - Miller Jr. (ronmill) - 09/06/16 (09/16)			30.22	
2040 (inn1104) - Weston Trawick, Inc. (weston) - 09/06/16 (09/16)				
reconnect wires to newly installed water heater	P-111989	morgan	114.51	51200000 - Electric Repairs
replace ballasts and tubes in office light	P-111990	knight	136.34	51200000 - Electric Repairs
trace conduit to breaker panel-tested for proper voltage disconnect to allow change out	P-111991	morgan	248.63	51200000 - Electric Repairs
Total 2040 (inn1104) - Weston Trawick, Inc. (weston) - 09/06/16 (09/16)			499.48	
2041 (inn1104) - White's Plumbing, Inc. (whites) - 09/06/16 (09/16)				
repair water leak at entrance sign	P-111995	inn-tic	151.40	52450000 - Irrigation Repairs
back flow tests/repairs	P-111996	fuqua	45.00	52400000 - Backflow Maintenance
back flow tests/repairs	P-111996	collins	297.80	52400000 - Backflow Maintenance
Total 2041 (inn1104) - White's Plumbing, Inc. (whites) - 09/06/16 (09/16)			494.20	

Payment Detail

Bank=inn1104 AND mm/yy=09/2016-09/2016 AND Check Date=09/01/2016-09/30/2016 AND All Checks=Yes AND Include Voids=All Checks

2042 (inn1104) - STA of Tallahassee, Inc. (absystem) - 09/16/16 (09/16)			
08/07-09/06/16 Svcs	P-112633	knight	33.91 55300000 - Copies
Total 2042 (inn1104) - STA of Tallahassee, Inc. (absystem) - 09/16/16 (09/16)			33.91
2043 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 09/16/16 (09/16)			
replaced contactor & removed ants	P-112626	knight	107.00 51800000 - HVAC Repair
Total 2043 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 09/16/16 (09/16)			107.00
2044 (inn1104) - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE (cphlbs) - 09/16/16 (09/16)			
Matter #163010 Commercial Lease Dispute Bing Energy 08/2016 Svcs	P-112622	knight	1,620.00 55920000 - Non CAM Professional Fees
Matter #143121 General File 08/2016 Svcs	P-112623	knight	800.00 55750000 - Professional Fees
Total 2044 (inn1104) - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE (cphlbs) - 09/16/16 (09/16)			2,420.00
2045 (inn1104) - Hancock Bank (hancdtpeggy) - 09/16/16 (09/16)			
Office Depot Supplies	P-112636	knight	28.99 55650000 - Office Supplies
Awards4U-Nametag	P-112636	knight	14.95 55870000 - General Authority Expense
Vistaprint business cards	P-112636	knight	23.72 55870000 - General Authority Expense
Total 2045 (inn1104) - Hancock Bank (hancdtpeggy) - 09/16/16 (09/16)			67.66
2046 (inn1104) - Hancock Bank (hancdtrons) - 09/16/16 (09/16)			
Constant Contact	P-112635	knight	65.00 55860000 - Marketing/PR
Ritz-Carlton hotel stay	P-112635	knight	518.28 55940000 - Travel
Blueprint shop	P-112635	collins	105.30 55300000 - Copies
BuildFire	P-112635	knight	49.00 55860000 - Marketing/PR
Total 2046 (inn1104) - Hancock Bank (hancdtrons) - 09/16/16 (09/16)			737.58
2047 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 09/16/16 (09/16)			
08/2016 Grounds Maintenance	P-112621	morgan	305.32 54600000 - Landscaping Service
08/2016 Grounds Maintenance	P-112621	johnson	373.17 54600000 - Landscaping Service
08/2016 Grounds Maintenance	P-112621	collins	708.01 54600000 - Landscaping Service
08/2016 Grounds Maintenance	P-112621	knight	649.01 54600000 - Landscaping Service
08/2016 Grounds Maintenance	P-112621	inn-tic	560.51 54600000 - Landscaping Service
08/2016 Grounds Maintenance	P-112621	inn-tic	354.03 54620000 - Non CAM Landscaping
Total 2047 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 09/16/16 (09/16)			2,950.05
2048 (inn1104) - Lawrence W. Lynch (larrylynch) - 09/16/16 (09/16)			
09/2016 EEP	P-112632	knight	3,333.00 55810000 - EEP Program Expenses
Total 2048 (inn1104) - Lawrence W. Lynch (larrylynch) - 09/16/16 (09/16)			3,333.00
2049 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lcboc) - 09/16/16 (09/16)			
09/2016 PTY	P-112627	knight	593.57 44060000 - Employee Benefits-Authority
09/2016 PTY	P-112627	knight	593.57 44060000 - Employee Benefits-Authority
Total 2049 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lcboc) - 09/16/16 (09/16)			1,187.14
2050 (inn1104) - Metal Building Services, Inc. (metal) - 09/16/16 (09/16)			
Collins repaired roof leak	P-112630	collins	200.00 52520000 - Non CAM Roof Repairs
09/2016 Gutter Cleaning Svcs	P-112631	phippis	90.00 51600000 - Exterior Building Maintenance
09/2016 Gutter Cleaning Svcs	P-112631	collins	90.00 51600000 - Exterior Building Maintenance
Total 2050 (inn1104) - Metal Building Services, Inc. (metal) - 09/16/16 (09/16)			380.00
2051 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 09/16/16 (09/16)			
09/2016 Mngmnt Fee-Innovation	P-112628	knight	827.03 61100000 - Management Fees TALCOR
09/2016 Mngmnt Fee-Innovation	P-112628	collins	1,331.40 61100000 - Management Fees TALCOR
09/2016 Mngmnt Fee-Innovation	P-112628	morgan	1,738.40 61100000 - Management Fees TALCOR
09/2016 Mngmnt Fee-Innovation	P-112628	johnson	2,102.85 61100000 - Management Fees TALCOR
09/2016 Mngmnt Fee-Innovation	P-112628	phippis	783.65 61100000 - Management Fees TALCOR
Total 2051 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 09/16/16 (09/16)			6,783.33
2052 (inn1104) - DIGITAL OPPS (opps) - 09/16/16 (09/16)			
08/15/16-08/14/17 Annual Renewal For Website Hosting	P-112624	knight	500.00 55220000 - Internet Charge
Total 2052 (inn1104) - DIGITAL OPPS (opps) - 09/16/16 (09/16)			500.00
2053 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksoli) - 09/16/16 (09/16)			
08/2016 Pest Control Svcs	P-112625	collins	55.00 54300000 - Exterminating
08/2016 Pest Control Svcs	P-112625	knight	25.00 54300000 - Exterminating
08/2016 Pest Control Svcs	P-112625	johnson	45.00 54300000 - Exterminating
08/2016 Pest Control Svcs	P-112625	morgan	45.00 54300000 - Exterminating
08/2016 Pest Control Svcs	P-112625	phippis	35.00 54300000 - Exterminating

Payment Detail

Bank=inn1104 AND mm/yy=09/2016-09/2016 AND Check Date=09/01/2016-09/30/2016 AND All Checks=Yes AND Include Voids=All Checks

Total 2053 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rockkoli) - 09/16/16 (09/16)			205.00
2054 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 09/16/16 (09/16)			
09/2016 Access Control & Intrusion Svcs	P-112634	collins	191.37 54800000 - Security
Total 2054 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 09/16/16 (09/16)			191.37
2055 (inn1104) - Tallahassee Democrat, Inc. (talldemo) - 09/16/16 (09/16)			
Notice of Public Meetings 09/06/16	P-112629	knight	95.80 55960000 - Other Administration Costs
Total 2055 (inn1104) - Tallahassee Democrat, Inc. (talldemo) - 09/16/16 (09/16)			95.80
2056 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 09/30/16 (09/16)			
respond to call of AC not working. Checking system, inspect, running at capacity	P-112951	collins	75.00 51800000 - HVAC Repair
Total 2056 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 09/30/16 (09/16)			75.00
2057 (inn1104) - Mary Margaret S. Bielby (bielby) - 09/30/16 (09/16)			
Costco-Supplie for EEP	P-112953	knight	50.49 55810000 - EEP Program Expenses
Total 2057 (inn1104) - Mary Margaret S. Bielby (bielby) - 09/30/16 (09/16)			50.49
2058 (inn1104) - Denise Bilbow (bilbow) - 09/30/16 (09/16)			
Walmart-Techtopics events supplies	P-112954	knight	9.89 55820000 - Other Program Expenses
Publix-Techtopics events supplies	P-112954	knight	172.67 55820000 - Other Program Expenses
Total 2058 (inn1104) - Denise Bilbow (bilbow) - 09/30/16 (09/16)			182.56
2059 (inn1104) - BROWN & BROWN OF FLORIDA, INC. (brownbro) - 09/30/16 (09/16)			
1st Quarterly Installment 10/01/16-10/01/17	P-112956	inn-tic	1,250.00 19130000 - Prepaid Insurance
Total 2059 (inn1104) - BROWN & BROWN OF FLORIDA, INC. (brownbro) - 09/30/16 (09/16)			1,250.00
2060 (inn1104) - CENTURY LINK (centuryl) - 09/30/16 (09/16)			
09/18-10/17/16 Svcs	P-112945	collins	61.93 55200000 - Phone Service
Total 2060 (inn1104) - CENTURY LINK (centuryl) - 09/30/16 (09/16)			61.93
2061 (inn1104) - CENTURY LINK (centuryl) - 09/30/16 (09/16)			
09/18/10/17/16 Svcs	P-112946	johnson	235.89 54250000 - Fire Protection Phone
Total 2061 (inn1104) - CENTURY LINK (centuryl) - 09/30/16 (09/16)			235.89
2062 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 09/30/16 (09/16)			
09/2016 Janitorial Svcs	P-112947	johnson	1,135.05 54500000 - Janitorial Service
09/2016 Janitorial Svcs	P-112947	morgan	767.13 54500000 - Janitorial Service
09/2016 Janitorial Svcs	P-112947	collins	298.83 54500000 - Janitorial Service
09/2016 Janitorial Svcs	P-112947	knight	184.24 54500000 - Janitorial Service
Total 2062 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 09/30/16 (09/16)			2,385.25
2063 (inn1104) - COMCAST (comcast) - 09/30/16 (09/16)			
10/04-11/03/16 svcs	P-112957	knight	135.28 55200000 - Phone Service
10/04-11/03/16 svcs	P-112957	knight	103.52 55220000 - Internet Charge
Total 2063 (inn1104) - COMCAST (comcast) - 09/30/16 (09/16)			238.80
2064 (inn1104) - Trend Magazines, Inc. (fitrend) - 09/30/16 (09/16)			
Sponsored Section in Magazine	P-112955	knight	4,500.00 55880000 - Economic Development
Total 2064 (inn1104) - Trend Magazines, Inc. (fitrend) - 09/30/16 (09/16)			4,500.00
2065 (inn1104) - Marpan Supply Company, Inc. (marpan) - 09/30/16 (09/16)			
Monthly Container Rental	P-112952	morgan	33.30 46350000 - Refuse Collection
Monthly Container Rental	P-112952	johnson	40.70 46350000 - Refuse Collection
Total 2065 (inn1104) - Marpan Supply Company, Inc. (marpan) - 09/30/16 (09/16)			74.00
2066 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 09/30/16 (09/16)			
09/2016 Ofc Exp-Yardi	P-112793	knight	44.75 55630000 - Miscellaneous Admin Expense
Total 2066 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 09/30/16 (09/16)			44.75
2067 (inn1104) - Miller's Tree Service, LLC (milltree) - 09/30/16 (09/16)			
tree removal from storm damage	P-112948	morgan	500.00 51950000 - Tree Trimming
Total 2067 (inn1104) - Miller's Tree Service, LLC (milltree) - 09/30/16 (09/16)			500.00
2068 (inn1104) - White's Plumbing, Inc. (whites) - 09/30/16 (09/16)			
locate and repair water leak at backflow roberts and paul dirac	P-112949	inn-tic	117.10 52300000 - Plumbing Repairs
locate and repair water leak at backflow roberts and paul dirac-tested backflow	P-112950	inn-tic	192.60 52300000 - Plumbing Repairs
backflow test	P-112950	inn-tic	45.00 54450000 - Backflow Prevention Service

Payment Detail

Bank=inn1104 AND mm/yy=09/2016-09/2016 AND Check Date=09/01/2016-09/30/2016 AND All Checks=Yes AND Include Voids=All Checks

Total 2068 (inn1104) - White's Plumbing, Inc. (whites) - 09/30/16 (09/16)

354.70

92016 (inn1104) - Florida Department of Revenue (stax) - 09/15/16 (09/16)

08/2016 Sales Tax-Innovation Park	P-112143	knight	52.40	23050000 - Sales Tax Payable
08/2016 Sales Tax-Innovation Park	P-112143	knight	-1.31	33150000 - Sales Tax Discount
08/2016 Sales Tax-Innovation Park	P-112143	morgan	1.26	23050000 - Sales Tax Payable
08/2016 Sales Tax-Innovation Park	P-112143	morgan	-0.03	33150000 - Sales Tax Discount

Total 92016 (inn1104) - Florida Department of Revenue (stax) - 09/15/16 (09/16)

52.32

100516 (inn1104) - City of Tallahassee (utital) - 09/16/16 (09/16)

0721285610 09/2016	P-112637	fuqua	114.19	46400000 - Water/Sewer
0721285610 09/2016	P-112637	fuqua	212.06	46420000 - Non CAM Water/Sewer
1721285610 09/2016	P-112638	inn-tic	10.25	46050000 - Electric
3588865610 09/2016	P-112639	inn-tic	11.41	46050000 - Electric
3588865610 09/2016	P-112639	inn-tic	78.75	46480000 - Irrigation - Utility
4621285610 09/2016	P-112640	morgan	144.53	46050000 - Electric
5764754002 09/2016	P-112641	johnson	2,219.53	46050000 - Electric
6370545953 09/2016	P-112642	collins	1,314.35	46050000 - Electric
6370545953 09/2016	P-112642	collins	137.54	46400000 - Water/Sewer
6370545953 09/2016	P-112642	collins	115.44	46350000 - Refuse Collection
6370545953 09/2016	P-112642	collins	217.83	46500000 - Stormwater
6370545953 09/2016	P-112642	collins	154.21	46600000 - Fire Service - Utility
6370545953 09/2016	P-112642	collins	26.25	46480000 - Irrigation - Utility
6621285610 09/2016	P-112643	morgan	182.93	46050000 - Electric
7621285610 09/2016	P-112644	fuqua	18.36	46480000 - Irrigation - Utility
7621285610 09/2016	P-112644	fuqua	34.10	46490000 - Irrigation-NonCAM
7621285610 09/2016	P-112644	morgan	103.90	46350000 - Refuse Collection
7621285610 09/2016	P-112644	johnson	126.98	46350000 - Refuse Collection
8559156780 09/2016	P-112645	morgan	1,563.08	46050000 - Electric
8621285610 09/2016	P-112646	knight	179.36	46050000 - Electric
8621285610 09/2016	P-112646	knight	33.02	46400000 - Water/Sewer
8621285610 09/2016	P-112646	knight	45.32	46500000 - Stormwater
8621285610 09/2016	P-112646	knight	16.64	46350000 - Refuse Collection
8621285610 09/2016	P-112646	knight	44.92	46600000 - Fire Service - Utility
9621285610 09/2016	P-112647	morgan	667.81	46050000 - Electric
9621285610 09/2016	P-112647	morgan	-32.60	46220000 - Demand Credit

Total 100516 (inn1104) - City of Tallahassee (utital) - 09/16/16 (09/16)

7,740.16

42,593.72

Deposit Register

For Period = Sep 2016

Name	Property	Unit	Tenant	Period	Received Date	Deposit Date	Amount	Check #	Deposit #	Notes
(inn1104) - 381 09/08/2016										
INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	morgan	131	ispa	09/2016	9/8/2016	9/8/2016	178.75	00688835	381	:CHECKscan Payment - 08-16 Rent/Electric
CENTER FOR BIOMEDICAL & TOXICOLOGICAL RESEARCH	morgan	226-235	cbtr	09/2016	9/8/2016	9/8/2016	3,625.00	00688834	381	:CHECKscan Payment - 09-16 Rent
DEPARTMENT OF TRANSPORTATION	phipp	PHIPPS	ip-dot	09/2016	9/8/2016	9/8/2016	10,719.57	7401950870	381	:CHECKscan Payment - 08-16 Rent
Total (inn1104) - 381 09/08/2016							14,523.32			
(inn1104) - 383 09/13/2016										
Florida State University Board of Trustees	morgan	110	nwrdcmg	09/2016	9/13/2016	9/13/2016	2,796.08	00689675	383	:CHECKscan Payment - 06-16 Rent
Total (inn1104) - 383 09/13/2016							2,796.08			
(inn1104) - 384 09/20/2016										
NANOSTRATA, INC.	knight	110	ip-nano	09/2016	9/20/2016	9/20/2016	371.46	002132	384	:CHECKscan Payment - 08-16 OtherRent; 09-16 Rent/SalesTax
FLORIDA A&M UNIVERSITY BOARD OF TRUSTEES	morgan	130	mgn-famu	09/2016	9/20/2016	9/20/2016	2,559.25	0000182101	384	:CHECKscan Payment - 09-16 Rent
Total (inn1104) - 384 09/20/2016							2,930.71			
(inn1104) - 385 09/27/2016										
DEPARTMENT OF TRANSPORTATION	phipp	PHIPPS	ip-dot	09/2016	9/27/2016	9/27/2016	10,719.57	7402781550	385	:CHECKscan Payment - 09-16 Rent
Total (inn1104) - 385 09/27/2016							10,719.57			
General Service Administration (GSA)	johnson	100	gs04plfl	09/2016	9/1/2016	9/1/2016	22,113.92	GSA0916	388	08-16 Rent; 09-16 Part Rent
Total (inn1104) - 388 09/01/2016							22,113.92			
Grand Total							53,083.60			

Aged Receivable

DB Caption: TALCOR Commercial -- LIVE Property: innvntn Status: Current, Past, Future All Selected Accounts Age As Of: 09/30/2016 Post To: 09/2016 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 & DEVELOPMENT	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	1,472.96	1,472.96	0.00	0.00	0.00	0.00	1,472.96
fuqua - FUQUA COMPLEX					1,472.96	1,472.96	0.00	0.00	0.00	0.00	1,472.96
inn-tic - INNOVATION PARK - TENANTS IN COMMON											
inn-tic - INNOVATION PARK - TENANTS IN COMMON		sunny	SunnyLand Solar RE, LLC	Current	1,749.99	583.33	583.33	583.33	0.00	0.00	1,749.99
inn-tic - INNOVATION PARK - TENANTS IN COMMON					1,749.99	583.33	583.33	583.33	0.00	0.00	1,749.99
johnson - INNOVATION PARK - JOHNSON BLDG											
johnson - INNOVATION PARK - JOHNSON BLDG		gs04plfl	General Service Administration (GSA)	Current	22,113.92	22,113.92	0.00	0.00	0.00	0.00	22,113.92
johnson - INNOVATION PARK - JOHNSON BLDG		fsujohn	THE FLORIDA STATE UNIVERSITY RESEARCH FOUNDATION, INC.	Current	0.00	0.00	0.00	0.00	0.00	-37.12	-37.12
johnson - INNOVATION PARK - JOHNSON BLDG					22,113.92	22,113.92	0.00	0.00	0.00	-37.12	22,076.80
knight - INNOVATION PARK - KNIGHT ADMIN BLDG											
knight - INNOVATION PARK - KNIGHT ADMIN BLDG		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	321.94	233.37	88.57	0.00	0.00	0.00	321.94
knight - INNOVATION PARK - KNIGHT ADMIN BLDG					343.09	254.52	88.57	0.00	0.00	0.00	343.09
morgan - INNOVATION PARK -MORGAN BLDG											
morgan - INNOVATION PARK -MORGAN BLDG		nwrldcmgn	Florida State University Board of Trustees	Current	8,388.24	2,796.08	2,796.08	2,796.08	0.00	0.00	8,388.24
morgan - INNOVATION PARK -MORGAN BLDG		ispa	INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	Current	178.75	178.75	0.00	0.00	0.00	0.00	178.75
morgan - INNOVATION PARK -MORGAN BLDG					8,566.99	2,974.83	2,796.08	2,796.08	0.00	0.00	8,566.99
Grand Total					74,117.67	30,063.86	3,467.98	3,379.41	37,206.42	-37.12	74,080.55

UserId : kristy Date : 11/10/2016 Time : 9:07 AM

Payables Aging Report

innvntion

Period: 09/2016

As of : 09/30/2016

Payee Code	Payee Name	Invoice Notes	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
elsasser Elasser's Lock & Key, Inc.														
		remove and replace key to cabinet in atrium of fuqua complex	P-113291	27624	fuqua	9/30/2016	5210-0000 Locks & Keys Repairs	74173	30.10	30.10	0.00	0.00	0.00	remove and replace key to cabinet in atrium of fuqua complex
		remove and replace key to cabinet in atrium of fuqua complex	P-113291	27624	fuqua	9/30/2016	5212-0000 Non CAM Locks & Ke	74173	55.90	55.90	0.00	0.00	0.00	remove and replace key to cabinet in atrium of fuqua complex
Total elsasser									86.00	86.00	0.00	0.00	0.00	
heinzbro Heinz Brothers Nurseries, INC.														
		09/2016 Grounds Maintenance	P-113292	27624	collins	9/15/2016	5460-0000 Landscaping Service	25161	708.01	708.01	0.00	0.00	0.00	0.00 09/2016 Grounds Maintenance
		09/2016 Grounds Maintenance	P-113292	27624	inn-tic	9/15/2016	5460-0000 Landscaping Service	25161	560.51	560.51	0.00	0.00	0.00	0.00 09/2016 Grounds Maintenance
		09/2016 Grounds Maintenance	P-113292	27624	inn-tic	9/15/2016	5460-0000 Landscaping Service	25161	150.00	150.00	0.00	0.00	0.00	0.00 Additional mowing to clean up Hurrican
		09/2016 Grounds Maintenance	P-113292	27624	inn-tic	9/15/2016	5462-0000 Non CAM Landscapin	25161	354.03	354.03	0.00	0.00	0.00	0.00 09/2016 Grounds Maintenance
		09/2016 Grounds Maintenance	P-113292	27624	johnson	9/15/2016	5460-0000 Landscaping Service	25161	373.17	373.17	0.00	0.00	0.00	0.00 09/2016 Grounds Maintenance
		09/2016 Grounds Maintenance	P-113292	27624	knight	9/15/2016	5460-0000 Landscaping Service	25161	649.01	649.01	0.00	0.00	0.00	0.00 09/2016 Grounds Maintenance
		09/2016 Grounds Maintenance	P-113292	27624	morgan	9/15/2016	5460-0000 Landscaping Service	25161	305.32	305.32	0.00	0.00	0.00	0.00 09/2016 Grounds Maintenance
Total heinzbro									3,100.05	3,100.05	0.00	0.00	0.00	
keithmcn Keith McNeill Plumbing Contractor, Inc.														
		locate leak, dig up through concrete to identify, repair and clean up site. Emergency Repair	P-113293	27624	fuqua	9/28/2016	5230-0000 Plumbing Repairs	W19183	930.17	930.17	0.00	0.00	0.00	locate leak, dig up through concrete to identify, repair and clean up site. Emergency Repair
		locate leak, dig up through concrete to identify, repair and clean up site. Emergency Repair	P-113293	27624	fuqua	9/28/2016	5232-0000 Non CAM Plumbing R	W19183	1,727.46	1,727.46	0.00	0.00	0.00	locate leak, dig up through concrete to identify, repair and clean up site. Emergency Repair
Total keithmcn									2,657.63	2,657.63	0.00	0.00	0.00	
Grand Total									5,843.68	5,843.68	0.00	0.00	0.00	

INNOVATION PARK
COLLINS BLDG.

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

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

A/R \$ 39,870.72
Prepaid \$ -

INNOVATION PARK
FUQUA BLDG.

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

TENANT	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
FSU RESEARCH FOUNDATION, INC.	\$ 1,472.96	\$ -	\$ 1,472.96			\$ 1,472.96	Billed qtly for common area costs	EXEMPT
=====								
TOTALS	\$ 1,472.96	\$ -	\$ 1,472.96	\$ -		\$ 1,472.96		\$ -

A/R \$ 1,472.96
Prepaid \$ -

INNOVATION PARK
JOHNSON BLDG.

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	RENT	STAX (7.5%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
100	FSU RESEARCH FOUNDATION, INC. National Park Service-SE Archeological Center Center for Ocean-Atmospheric Prediction Studies	12/7/94	11/1/14	\$ -	39,337	0.00			EXEMPT	\$ -	\$ -	\$ -	\$ -			\$ -	restructure closed on 3.18.14-moved out	EXEMPT
											\$ -	\$ (37.12)	\$ (37.12)			\$ (37.12)	OTHER: REBILL	
	General Service Administration DBA National Park Svs	2/18/15	2/17/25					\$ 22,113.92		\$ 117.05	\$ 22,230.97	\$ 21,996.87	\$ 44,227.84	\$ 22,113.92	9/1	\$ 22,113.92	Other: ADJ: Rent Increase 03/2020 \$24430.30	EXEMPT
				=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
TOTALS				\$ -	39,337	0.00	\$ -	\$ 22,113.92	\$ -	\$ 117.05	\$ 22,230.97	\$ 21,959.75	\$ 44,190.72	\$ 22,113.92		\$ 22,076.80		\$ -

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

INNOVATION PARK
PHIPPS BLDG.

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
PHIPPS	FLORIDA DEPARTMENT OF TRANSPORTATION	6/1/07	9/30/22	\$ -	14,661	8.77	\$ 10,719.57	\$ 10,719.57	EXEMPT		\$ 10,719.57	\$ 10,719.57	\$ 21,439.14	\$ 21,439.14	9/8, 9/27	\$ -		EXEMPT
	STRUCTURAL RESEARCH LABORATORY																RENT SAME TILL END OF LEASE	
	(bldg & land is 5.28 acres)																LESSEE PAYS UTILITIES, JANITORIAL & GROUNDS MAINTENANCE. LANDLORD PAYS FOR HVAC, STRUCTURAL & SOME INTERIOR MAINTENANCE ITEMS.	
																	Misc Deposit Lowe's	
=====																		
	TOTALS			\$ -	14,661	8.77	\$ 10,719.57	\$ 10,719.57	\$ -	\$ -	\$ 10,719.57	\$ 10,719.57	\$ 21,439.14	\$ 21,439.14		\$ -		\$ -

A/R \$ -
Prepaid \$ -

INNOVATION PARK
TENANTS IN COMMON BLDG.

	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									\$ -				\$ -	Shanna Lewis-Restitution 3100-1000				
											\$ -								
=====																			
TOTALS				\$ -	174.60	0.00	\$ 7,000.00	\$ 583.33	\$ -	\$ -	\$ 583.33	\$ 1,166.66	\$ 1,749.99	\$ -	\$ 1,749.99			\$ -	

FSU Lots
FAMU
LCRDA

A/R \$ 1,749.99
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#

				demaudio	1.00	Moten - straight 40.00 40.00
				demaudio	1.00	Moten - straight 40.00 40.00
				demaudio	1.00	Moten - straight 40.00 40.00
				demaudio	1.00	Moten - straight 40.00 40.00
				demaudio	1.00	Moten - straight 40.00 40.00
				demaudio	1.00	Moten - straight 40.00 40.00
				demaudio	1.25	Moten - straight 40.00 50.00
				demaudio	1.00	Moten - straight 40.00 40.00
				demaudio	1.00	Moten - straight 40.00 40.00
				demaudio	1.00	Moten - straight 40.00 40.00
				demaudio	1.00	Moten - straight 40.00 40.00
				demaudio	1.25	Moten - straight 40.00 50.00
37410	phipp	Work Completed	8/16/2016	demaudio	RWO Property check	1.50 Moten - straight 40.00 60.00
						5,300.00