



Property Management Monthly Report January 2017

Prepared For:
Innovation Park
Leon County Research & Development Authority

1018 Thomasville Road, Suite 200A
Tallahassee, FL 32303
+1 850 224 2300

talcor.com

Contents

- Balance Sheet
- Income Statement
- Budget Comparison
- Cash Flow Statement
- Bank Reconciliation
- Check Register
- Deposit Register
- Aged Accounts Receivable Report
- Accounts Payable Detail
- Rent Rolls
- Work Order Report

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

Balance Sheet (With Period Change)

Period = Jan 2017

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4000	Cash - Hancock Bank	200,221.65	223,079.58	-22,857.93
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1190-0000	TOTAL CASH	200,421.65	223,279.58	-22,857.93
1200-0000	RECEIVABLES			
1203-0000	A/R-Tenant	20,551.92	15,185.25	5,366.67
1206-0000	Other Receivables	2,455.17	2,745.57	-290.40
1210-0000	Accounts Receivable	108,279.76	94,425.67	13,854.09
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	94,080.44	75,150.08	18,930.36
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	-6,218,340.84	-6,193,861.57	-24,479.27
1620-0000	F/F/E- Improvements	70,459.53	70,459.53	0.00
1661-0000	Admin Centre Assets	166,663.91	166,663.91	0.00
1662-0000	Research Building Assets	2,124,113.66	2,124,113.66	0.00
1663-0000	Phipps Building Assets	1,317,988.90	1,317,988.90	0.00
1664-0000	Collins Building Assets	1,603,544.46	1,603,544.46	0.00
1666-0000	Johnson Building Assets	3,609,105.77	3,609,105.77	0.00
1668-0000	Park Planning/Development	754,960.65	754,960.65	0.00
1745-0000	Prepaid Lease Commissions	15,000.00	15,000.00	0.00
1746-0000	Accumulated Amortization-Leasing Commissi	-2,500.33	-2,375.33	-125.00
1748-0000	Intangible Assets	35,100.00	35,100.00	0.00
1752-0000	Accumulated Amortization	-6,338.00	-6,045.50	-292.50
1790-0000	TOTAL PROPERTY	4,168,014.57	4,192,911.34	-24,896.77
1840-0000	OTHER ASSETS			
1905-0000	Trust Escrow	35,000.00	35,000.00	0.00
1913-0000	Prepaid Insurance	20,231.92	17,312.42	2,919.50
1925-0000	Investments	2,480,977.98	2,478,038.86	2,939.12
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	4,001,205.90	3,995,347.28	5,858.62
1990-0000	TOTAL ASSETS	8,463,722.56	8,486,688.28	-22,965.72
2000-0000	LIABILITIES and CAPITAL			
2236-0000	Accounts Payable	11,070.48	10,287.73	782.75
2246-0000	Prepaid Rents	37.21	37.21	0.00
2249-0000	Accrued Other	22,050.02	22,362.95	-312.93
2250-0000	Tenant Security Dep	381.74	381.74	0.00
2305-0000	Sales Tax Payable	2,099.61	2,778.80	-679.19
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	141,071.06	141,280.43	-209.37
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	4,126,752.90	4,151,232.17	-24,479.27

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

Balance Sheet (With Period Change)

Period = Jan 2017

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2750-0000	Unrestricted	2,795,898.60	2,794,175.68	1,722.92
2760-0000	Designated Net Assets	1,400,000.00	1,400,000.00	0.00
2890-0000	TOTAL CAPITAL	8,322,651.50	8,345,407.85	-22,756.35
2990-0000	TOTAL LIABILITIES and CAPITAL	8,463,722.56	8,486,688.28	-22,965.72

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

Income Statement

Period = Jan 2017

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	40.00	0.07	210.00	0.09
3110-0000	Rent	47,972.63	83.96	189,479.72	82.56
3114-5000	Operating Expense Reimbursement	304.92	0.53	1,279.57	0.56
3115-0000	CAM	5,061.75	8.86	20,247.00	8.82
3120-0000	Other Rents	51.15	0.09	204.60	0.09
3220-0000	Interest Income	3,668.46	6.42	14,365.63	6.26
3305-0000	EEP Program Revenue	0.00	0.00	3,600.00	1.57
3315-0000	Sales Tax Discount	18.32	0.03	20.86	0.01
3540-0000	Electricity Pass Thru	21.67	0.04	86.68	0.04
3990-0000	TOTAL REVENUE	57,138.90	100.00	229,494.06	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	11,250.00	19.69	45,000.00	19.61
4403-0000	Salary - Director PC	3,958.34	6.93	15,833.35	6.90
4404-0000	Payroll Taxes - Authority	1,283.55	2.25	3,731.27	1.63
4405-0000	Worker's Compensation-Authority	277.67	0.49	827.66	0.36
4406-0000	Employee Benefits-Authority	3,566.51	6.24	14,330.38	6.24
4410-0000	Wages - Administrative	1,292.00	2.26	5,380.50	2.34
4490-0000	TOTAL PAYROLL EXPENSE	21,628.07	37.85	85,103.16	37.08
4600-0000	UTILITIES				
4605-0000	Electric	4,502.87	7.88	18,740.92	8.17
4622-0000	Demand Credit	-33.38	-0.06	-115.38	-0.05
4635-0000	Refuse Collection	455.51	0.80	1,766.39	0.77
4640-0000	Water/Sewer	460.05	0.81	1,335.98	0.58
4642-0000	Non CAM Water/Sewer	531.94	0.93	1,177.07	0.51
4648-0000	Irrigation - Utility	124.21	0.22	496.48	0.22
4649-0000	Irrigation-NonCAM	34.33	0.06	137.32	0.06
4650-0000	Stormwater	265.13	0.46	1,060.52	0.46
4660-0000	Fire Service - Utility	207.38	0.36	829.52	0.36
4799-0000	TOTAL UTILITIES	6,548.04	11.46	25,428.82	11.08
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	592.62	0.26
5125-0000	Electric Supplies	0.00	0.00	96.06	0.04
5138-0000	Parking Lot Poles	0.00	0.00	931.95	0.41
5145-0000	Elevator Phone Maintenance	75.00	0.13	150.00	0.07
5160-0000	Exterior Building Maintenance	180.00	0.32	820.00	0.36
5180-0000	HVAC Repair	156.50	0.27	1,395.68	0.61
5195-0000	Tree Trimming	0.00	0.00	400.00	0.17
5215-0000	Locks & Keys Supplies	0.00	0.00	133.10	0.06
5230-0000	Plumbing Repairs	0.00	0.00	204.30	0.09
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	379.42	0.17
5299-0000	TOTAL REPAIR/MAINTENANCE	411.50	0.72	5,103.13	2.22
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	120.00	0.21	220.00	0.10
5380-0000	Other Cleaning and Improvements	166.00	0.29	166.00	0.07
5399-0000	TOTAL CLEANING AND IMPROVEMEN	286.00	0.50	386.00	0.17
5400-0000	SERVICES				
5410-0000	Elevator Service	0.00	0.00	1,215.00	0.53
5412-0000	Elevator Service-NonCAM	0.00	0.00	585.00	0.25
5420-0000	Fire Protection System	600.00	1.05	3,479.00	1.52
5425-0000	Fire Protection Phone	235.08	0.41	941.89	0.41
5430-0000	Exterminating	427.00	0.75	2,939.50	1.28
5433-0000	Non CAM Exterminating	0.00	0.00	97.50	0.04
5450-0000	Janitorial Service	2,578.58	4.51	10,070.78	4.39
5460-0000	Landscaping Service	1,305.62	2.28	8,878.71	3.87
5462-0000	Non CAM Landscaping	178.06	0.31	888.21	0.39
5480-0000	Security	191.37	0.33	765.48	0.33
5499-0000	TOTAL SERVICES	5,515.71	9.65	29,861.07	13.01

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

Income Statement

Period = Jan 2017

Book = Accrual

	Period to Date	%	Year to Date	%
5500-0000	PROPERTY ADMINISTRATION			
5510-0000	Accounting	0.00	15,000.00	6.54
5520-0000	Phone Service	231.59	890.93	0.39
5522-0000	Internet Charge	189.89	552.36	0.24
5530-0000	Copies	14.45	200.25	0.09
5560-0000	Fees/Licenses/Permits	15.45	51.90	0.02
5563-0000	Miscellaneous Admin Expense	56.00	203.60	0.09
5565-0000	Office Supplies	0.00	245.31	0.11
5575-0000	Professional Fees	475.00	3,525.00	1.54
5581-0000	EEP Program Expenses	3,333.00	10,154.83	4.42
5582-0000	Other Program Expenses	500.00	924.52	0.40
5585-0000	Subscriptions	695.00	1,285.00	0.56
5586-0000	Marketing/PR	3,114.00	3,766.54	1.64
5587-0000	General Authority Expense	14.95	267.45	0.12
5592-0000	Non CAM Professional Fees	0.00	8,231.10	3.59
5594-0000	Travel	226.44	261.44	0.11
5596-0000	Other Administration Costs	92.94	278.25	0.12
5599-0000	TOTAL PROPERTY ADMINISTRATION	8,958.71	45,838.48	19.97
6110-0000	Management Fees TALCOR	6,986.83	27,947.32	12.18
6159-0000	TOTAL OTHER EXPENSES	6,986.83	27,947.32	12.18
7110-0000	Property Insurance	4,650.48	18,601.92	8.11
7111-0000	Property Insurance-NonCAM	13.14	52.56	0.02
7199-0000	TOTAL INSURANCE/TAXES	4,663.62	18,654.48	8.13
7800-0000	TOTAL OPERATING EXPENSES	54,998.48	238,322.46	103.85
7999-0000	NET INCOME - OPERATING	2,140.42	-8,828.40	-3.85
8200-0000	OTHER EXPENSES			
8210-0000	Depreciation Expense	24,479.27	97,917.08	42.67
8220-0000	Amortization Expense	417.50	1,670.00	0.73
8299-0000	TOTAL OTHER EXPENSES	24,896.77	99,587.08	43.39
9900-0000	NET INCOME	-22,756.35	-108,415.48	-47.24

Budget Comparison

Period = Jan 2017

Book = Accrual

11:17 AM

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3100-1000	Miscellaneous Income	40.00	0.00	40.00	N/A	210.00	0.00	210.00	N/A	0.00
3110-0000	Rent	47,972.63	45,755.25	2,217.38	4.85	189,479.72	183,021.00	6,458.72	3.53	549,063.04
3114-5000	Operating Expense Reimbursement	304.92	273.00	31.92	11.69	1,279.57	1,407.00	-127.43	-9.06	3,789.00
3115-0000	CAM	5,061.75	5,061.75	0.00	0.00	20,247.00	20,247.00	0.00	0.00	60,741.00
3120-0000	Other Rents	51.15	51.00	0.15	0.29	204.60	204.00	0.60	0.29	612.00
3220-0000	Interest Income	3,668.46	3,300.00	368.46	11.17	14,365.63	13,200.00	1,165.63	8.83	39,600.00
3305-0000	EEP Program Revenue	0.00	0.00	0.00	N/A	3,600.00	2,000.00	1,600.00	80.00	44,000.00
3306-0000	Other Program Income	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	6,500.00
3315-0000	Sales Tax Discount	18.32	0.00	18.32	N/A	20.86	0.00	20.86	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	86.68	0.00	86.68	N/A	0.00
3990-0000	TOTAL REVENUE	57,138.90	54,441.00	2,697.90	4.96	229,494.06	220,079.00	9,415.06	4.28	704,305.04
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	11,250.00	11,073.00	-177.00	-1.60	45,000.00	44,292.00	-708.00	-1.60	132,876.00
4403-0000	Salary - Director PC	3,958.34	3,958.00	-0.34	-0.01	15,833.35	15,832.00	-1.35	-0.01	47,975.00
4404-0000	Payroll Taxes - Authority	1,283.55	1,358.00	74.45	5.48	3,731.27	3,804.00	72.73	1.91	14,730.00
4405-0000	Worker's Compensation-Authority	277.67	304.00	26.33	8.66	827.66	1,216.00	388.34	31.94	3,661.00
4406-0000	Employee Benefits-Authority	3,566.51	3,508.00	-58.51	-1.67	14,330.38	13,942.00	-388.38	-2.79	42,057.00
4410-0000	Wages - Administrative	1,292.00	1,473.00	181.00	12.29	5,380.50	5,892.00	511.50	8.68	17,901.00
4490-0000	TOTAL PAYROLL EXPENSE	21,628.07	21,674.00	45.93	0.21	85,103.16	84,978.00	-125.16	-0.15	259,200.00
4600-0000	UTILITIES									
4605-0000	Electric	4,502.87	5,272.00	769.13	14.59	18,740.92	22,688.00	3,947.08	17.40	66,664.00
4622-0000	Demand Credit	-33.38	0.00	33.38	N/A	-115.38	0.00	115.38	N/A	0.00
4635-0000	Refuse Collection	455.51	438.00	-17.51	-4.00	1,766.39	3,005.00	1,238.61	41.22	6,509.00
4640-0000	Water/Sewer	460.05	620.00	159.95	25.80	1,335.98	2,480.00	1,144.02	46.13	7,440.00
4642-0000	Non CAM Water/Sewer	531.94	0.00	-531.94	N/A	1,177.07	0.00	-1,177.07	N/A	0.00
4648-0000	Irrigation - Utility	124.21	165.00	40.79	24.72	496.48	660.00	163.52	24.78	1,980.00
4649-0000	Irrigation-NonCAM	34.33	0.00	-34.33	N/A	137.32	0.00	-137.32	N/A	0.00
4650-0000	Stormwater	265.13	263.00	-2.13	-0.81	1,060.52	1,052.00	-8.52	-0.81	3,156.00
4660-0000	Fire Service - Utility	207.38	200.00	-7.38	-3.69	829.52	800.00	-29.52	-3.69	2,400.00
4799-0000	TOTAL UTILITIES	6,548.04	6,958.00	409.96	5.89	25,428.82	30,685.00	5,256.18	17.13	88,149.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	135.00	135.00	100.00	592.62	540.00	-52.62	-9.74	1,620.00
5125-0000	Electric Supplies	0.00	120.00	120.00	100.00	96.06	480.00	383.94	79.99	1,440.00
5130-0000	Electric Bulbs	0.00	10.00	10.00	100.00	0.00	40.00	40.00	100.00	120.00
5138-0000	Parking Lot Poles	0.00	0.00	0.00	N/A	931.95	0.00	-931.95	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	150.00
5145-0000	Elevator Phone Maintenance	75.00	0.00	-75.00	N/A	150.00	0.00	-150.00	N/A	0.00
5145-4400	Security Maint & Repair	0.00	10.00	10.00	100.00	0.00	40.00	40.00	100.00	120.00
5160-0000	Exterior Building Maintenance	180.00	300.00	120.00	40.00	820.00	1,400.00	580.00	41.43	4,000.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	75.00	75.00	100.00	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	10.00	10.00	100.00	0.00	40.00	40.00	100.00	805.00
5180-0000	HVAC Repair	156.50	960.00	803.50	83.70	1,395.68	3,840.00	2,444.32	63.65	11,520.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	400.00	0.00	-400.00	N/A	2,800.00
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,000.00
5210-0000	Locks & Keys Repairs	0.00	70.00	70.00	100.00	0.00	130.00	130.00	100.00	340.00
5215-0000	Locks & Keys Supplies	0.00	0.00	0.00	N/A	133.10	0.00	-133.10	N/A	0.00
5230-0000	Plumbing Repairs	0.00	295.00	295.00	100.00	204.30	1,330.00	1,125.70	84.64	3,840.00
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	0.00	N/A	379.42	0.00	-379.42	N/A	0.00
5235-0000	Plumbing Supplies	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
5240-0000	Backflow Maintenance	0.00	2.00	2.00	100.00	0.00	3.00	3.00	100.00	55.00
5245-0000	Irrigation Repairs	0.00	290.00	290.00	100.00	0.00	410.00	410.00	100.00	980.00
5250-0000	Roof Repairs	0.00	210.00	210.00	100.00	0.00	840.00	840.00	100.00	2,820.00

Budget Comparison

Period = Jan 2017

Book = Accrual

11:17 AM

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5290-0000	Other Maintenance	0.00	330.00	330.00	100.00	0.00	1,320.00	1,320.00	100.00	3,960.00
5299-0000	TOTAL REPAIR/MAINTENANCE	411.50	2,792.00	2,380.50	85.26	5,103.13	10,688.00	5,584.87	52.25	36,395.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	120.00	50.00	-70.00	-140.00	220.00	200.00	-20.00	-10.00	1,100.00
5313-0000	Carpet Repairs	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
5340-0000	Painting	0.00	250.00	250.00	100.00	0.00	1,000.00	1,000.00	100.00	3,000.00
5380-0000	Other Cleaning and Improvements	166.00	300.00	134.00	44.67	166.00	1,200.00	1,034.00	86.17	3,600.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	286.00	700.00	414.00	59.14	386.00	2,800.00	2,414.00	86.21	8,900.00
5400-0000	SERVICES									
5410-0000	Elevator Service	0.00	0.00	0.00	N/A	1,215.00	1,800.00	585.00	32.50	1,800.00
5412-0000	Elevator Service-NonCAM	0.00	0.00	0.00	N/A	585.00	0.00	-585.00	N/A	0.00
5420-0000	Fire Protection System	600.00	0.00	-600.00	N/A	3,479.00	2,781.00	-698.00	-25.10	3,381.00
5425-0000	Fire Protection Phone	235.08	241.00	5.92	2.46	941.89	964.00	22.11	2.29	2,892.00
5430-0000	Exterminating	427.00	288.00	-139.00	-48.26	2,939.50	2,748.00	-191.50	-6.97	2,748.00
5433-0000	Non CAM Exterminating	0.00	0.00	0.00	N/A	97.50	0.00	-97.50	N/A	0.00
5435-0000	CAM-Interior Landscaping	0.00	20.00	20.00	100.00	0.00	80.00	80.00	100.00	240.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	425.00
5447-0000	HVAC Monthly Service	0.00	4,951.00	4,951.00	100.00	0.00	9,902.00	9,902.00	100.00	19,804.00
5450-0000	Janitorial Service	2,578.58	2,457.00	-121.58	-4.95	10,070.78	9,828.00	-242.78	-2.47	29,557.00
5460-0000	Landscaping Service	1,305.62	1,301.00	-4.62	-0.36	8,878.71	8,859.00	-19.71	-0.22	30,902.00
5462-0000	Non CAM Landscaping	178.06	182.00	3.94	2.16	888.21	908.00	19.79	2.18	3,654.00
5480-0000	Security	191.37	256.42	65.05	25.37	765.48	875.68	110.20	12.58	2,477.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	4,450.00
5499-0000	TOTAL SERVICES	5,515.71	9,696.42	4,180.71	43.12	29,861.07	38,745.68	8,884.61	22.93	102,330.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	0.00	3,550.00	3,550.00	100.00	15,000.00	18,550.00	3,550.00	19.14	18,550.00
5520-0000	Phone Service	231.59	186.00	-45.59	-24.51	890.93	744.00	-146.93	-19.75	2,232.00
5522-0000	Internet Charge	189.89	116.00	-73.89	-63.70	552.36	964.00	411.64	42.70	2,392.00
5530-0000	Copies	14.45	50.00	35.55	71.10	200.25	200.00	-0.25	-0.12	600.00
5560-0000	Fees/Licenses/Permits	15.45	69.00	53.55	77.61	51.90	276.00	224.10	81.20	828.00
5563-0000	Miscellaneous Admin Expense	56.00	0.00	-56.00	N/A	203.60	0.00	-203.60	N/A	0.00
5565-0000	Office Supplies	0.00	70.00	70.00	100.00	245.31	330.00	84.69	25.66	1,290.00
5566-0000	Office Equipment Maintenance	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
5570-0000	Postage/Delivery	0.00	5.00	5.00	100.00	0.00	20.00	20.00	100.00	60.00
5575-0000	Professional Fees	475.00	2,500.00	2,025.00	81.00	3,525.00	10,000.00	6,475.00	64.75	30,000.00
5580-0100	Printing	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
5581-0000	EEP Program Expenses	3,333.00	3,333.00	0.00	0.00	10,154.83	15,332.00	5,177.17	33.77	44,000.00
5582-0000	Other Program Expenses	500.00	500.00	0.00	0.00	924.52	1,000.00	75.48	7.55	7,000.00
5585-0000	Subscriptions	695.00	2,350.00	1,655.00	70.43	1,285.00	2,920.00	1,635.00	55.99	3,615.00
5586-0000	Marketing/PR	3,114.00	114.00	-3,000.00	-2,631.58	3,766.54	4,456.00	689.46	15.47	5,368.00
5587-0000	General Authority Expense	14.95	100.00	85.05	85.05	267.45	400.00	132.55	33.14	1,200.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	25,000.00
5592-0000	Non CAM Professional Fees	0.00	0.00	0.00	N/A	8,231.10	0.00	-8,231.10	N/A	0.00
5594-0000	Travel	226.44	1,200.00	973.56	81.13	261.44	1,200.00	938.56	78.21	7,000.00
5596-0000	Other Administration Costs	92.94	146.00	53.06	36.34	278.25	884.00	605.75	68.52	2,752.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	8,958.71	14,439.00	5,480.29	37.95	45,838.48	57,876.00	12,037.52	20.80	153,687.00
6110-0000	Management Fees TALCOR	6,986.83	6,986.83	0.00	0.00	27,947.32	27,947.32	0.00	0.00	83,842.00
6159-0000	TOTAL OTHER EXPENSES	6,986.83	6,986.83	0.00	0.00	27,947.32	27,947.32	0.00	0.00	83,842.00
7110-0000	Property Insurance	4,650.48	4,650.84	0.36	0.01	18,601.92	18,603.36	1.44	0.01	55,810.00
7111-0000	Property Insurance-NonCAM	13.14	13.00	-0.14	-1.08	52.56	52.00	-0.56	-1.08	156.00
7199-0000	TOTAL INSURANCE/TAXES	4,663.62	4,663.84	0.22	0.00	18,654.48	18,655.36	0.88	0.00	55,966.00
7800-0000	TOTAL OPERATING EXPENSES	54,998.48	67,910.09	12,911.61	19.01	238,322.46	272,375.36	34,052.90	12.50	788,469.00
7999-0000	NET INCOME - OPERATING	2,140.42	-13,469.09	15,609.51	115.89	-8,828.40	-52,296.36	43,467.96	83.12	-84,163.96

Budget Comparison

Period = Jan 2017

Book = Accrual

11:17 AM

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	24,479.27	25,029.33	550.06	2.20	97,917.08	100,117.32	2,200.24	2.20	300,352.00
8220-0000	Amortization Expense	417.50	0.00	-417.50	N/A	1,670.00	0.00	-1,670.00	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	24,896.77	25,029.33	132.56	0.53	99,587.08	100,117.32	530.24	0.53	300,352.00
9900-0000	NET INCOME	-22,756.35	-38,498.42	15,742.07	40.89	-108,415.48	-152,413.68	43,998.20	28.87	-384,515.96

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Jan 2017

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	2,664.30	2,664.33	-0.03	0.00	10,657.20	10,657.32	-0.12	0.00	31,972.00
3990-0000	TOTAL REVENUE	2,664.30	2,664.33	-0.03	0.00	10,657.20	10,657.32	-0.12	0.00	31,972.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	904.42	1,800.00	895.58	49.75	4,148.24	5,400.00	1,251.76	23.18	16,400.00
4635-0000	Refuse Collection	121.33	116.00	-5.33	-4.59	467.65	882.00	414.35	46.98	1,810.00
4640-0000	Water/Sewer	141.42	165.00	23.58	14.29	568.42	660.00	91.58	13.88	1,980.00
4648-0000	Irrigation - Utility	26.43	26.00	-0.43	-1.65	105.72	104.00	-1.72	-1.65	312.00
4650-0000	Stormwater	219.47	218.00	-1.47	-0.67	877.88	872.00	-5.88	-0.67	2,616.00
4660-0000	Fire Service - Utility	160.60	154.00	-6.60	-4.29	642.40	616.00	-26.40	-4.29	1,848.00
4799-0000	TOTAL UTILITIES	1,573.67	2,479.00	905.33	36.52	6,810.31	8,534.00	1,723.69	20.20	24,966.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
5125-0000	Electric Supplies	0.00	10.00	10.00	100.00	0.00	40.00	40.00	100.00	120.00
5160-0000	Exterior Building Maintenance	90.00	90.00	0.00	0.00	360.00	560.00	200.00	35.71	1,480.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	126.00
5180-0000	HVAC Repair	0.00	300.00	300.00	100.00	0.00	1,200.00	1,200.00	100.00	3,600.00
5230-0000	Plumbing Repairs	0.00	40.00	40.00	100.00	0.00	160.00	160.00	100.00	480.00
5235-0000	Plumbing Supplies	0.00	10.00	10.00	100.00	0.00	40.00	40.00	100.00	120.00
5245-0000	Irrigation Repairs	0.00	10.00	10.00	100.00	0.00	40.00	40.00	100.00	120.00
5250-0000	Roof Repairs	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
5290-0000	Other Maintenance	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
5299-0000	TOTAL REPAIR/MAINTENANCE	90.00	685.00	595.00	86.86	360.00	2,940.00	2,580.00	87.76	8,746.00
5400-0000	SERVICES									
5430-0000	Exterminating	0.00	0.00	0.00	N/A	660.00	660.00	0.00	0.00	660.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	80.00
5447-0000	HVAC Monthly Service	0.00	2,063.00	2,063.00	100.00	0.00	4,126.00	4,126.00	100.00	8,252.00
5450-0000	Janitorial Service	307.79	308.00	0.21	0.07	1,231.16	1,232.00	0.84	0.07	3,705.00
5460-0000	Landscaping Service	356.08	359.00	2.92	0.81	2,202.10	2,215.00	12.90	0.58	8,061.00
5480-0000	Security	191.37	181.42	-9.95	-5.48	765.48	725.68	-39.80	-5.48	2,177.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	850.00
5499-0000	TOTAL SERVICES	855.24	2,911.42	2,056.18	70.62	4,858.74	8,958.68	4,099.94	45.76	23,785.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	61.84	53.00	-8.84	-16.68	247.51	212.00	-35.51	-16.75	636.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	61.84	53.00	-8.84	-16.68	247.51	212.00	-35.51	-16.75	636.00
6110-0000	Management Fees TALCOR	1,370.75	1,370.75	0.00	0.00	5,483.00	5,483.00	0.00	0.00	16,449.00
6159-0000	TOTAL OTHER EXPENSES	1,370.75	1,370.75	0.00	0.00	5,483.00	5,483.00	0.00	0.00	16,449.00
7110-0000	Property Insurance	1,000.60	1,000.00	-0.60	-0.06	4,002.40	4,000.00	-2.40	-0.06	12,000.00
7199-0000	TOTAL INSURANCE/TAXES	1,000.60	1,000.00	-0.60	-0.06	4,002.40	4,000.00	-2.40	-0.06	12,000.00
7800-0000	TOTAL OPERATING EXPENSES	4,952.10	8,499.17	3,547.07	41.73	21,761.96	30,127.68	8,365.72	27.77	86,582.00
7999-0000	NET INCOME - OPERATING	-2,287.80	-5,834.84	3,547.04	60.79	-11,104.76	-19,470.36	8,365.60	42.97	-54,610.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,141.63	4,142.00	0.37	0.01	16,566.52	16,568.00	1.48	0.01	49,699.00
8299-0000	TOTAL OTHER EXPENSES	4,141.63	4,142.00	0.37	0.01	16,566.52	16,568.00	1.48	0.01	49,699.00
9900-0000	NET INCOME	-6,429.43	-9,976.84	3,547.41	35.56	-27,671.28	-36,038.36	8,367.08	23.22	-104,309.00

COLLINS - BUDGET COMPARISON

As of January 31, 2017

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	10,657.20	10,657.32	-0.12	0.00
Total Operating Expenses	21,761.96	30,127.68	8,365.72	27.77
Net Operating Income	-11,104.76	-19,470.36	8,365.60	42.97

Major Variances from Budget:

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

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3114-5000	Operating Expense Reimbursement	304.92	273.00	31.92	11.69	1,279.57	1,407.00	-127.43	-9.06	3,789.00
3990-0000	TOTAL REVENUE	304.92	273.00	31.92	11.69	1,279.57	1,407.00	-127.43	-9.06	3,789.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4640-0000	Water/Sewer	286.43	420.00	133.57	31.80	633.81	1,680.00	1,046.19	62.27	5,040.00
4642-0000	Non CAM Water/Sewer	531.94	0.00	-531.94	N/A	1,177.07	0.00	-1,177.07	N/A	0.00
4648-0000	Irrigation - Utility	18.49	60.00	41.51	69.18	73.96	240.00	166.04	69.18	720.00
4649-0000	Irrigation-NonCAM	34.33	0.00	-34.33	N/A	137.32	0.00	-137.32	N/A	0.00
4799-0000	TOTAL UTILITIES	871.19	480.00	-391.19	-81.50	2,022.16	1,920.00	-102.16	-5.32	5,760.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	20.00	20.00	100.00	0.00	80.00	80.00	100.00	240.00
5125-0000	Electric Supplies	0.00	20.00	20.00	100.00	0.00	80.00	80.00	100.00	240.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	75.00
5160-0000	Exterior Building Maintenance	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
5230-0000	Plumbing Repairs	0.00	150.00	150.00	100.00	204.30	600.00	395.70	65.95	1,800.00
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	0.00	N/A	379.42	0.00	-379.42	N/A	0.00
5290-0000	Other Maintenance	0.00	60.00	60.00	100.00	0.00	240.00	240.00	100.00	720.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	300.00	300.00	100.00	583.72	1,200.00	616.28	51.36	3,675.00
5400-0000	SERVICES									
5410-0000	Elevator Service	0.00	0.00	0.00	N/A	315.00	900.00	585.00	65.00	900.00
5412-0000	Elevator Service-NonCAM	0.00	0.00	0.00	N/A	585.00	0.00	-585.00	N/A	0.00
5430-0000	Exterminating	0.00	0.00	0.00	N/A	52.50	0.00	-52.50	N/A	0.00
5433-0000	Non CAM Exterminating	0.00	0.00	0.00	N/A	97.50	0.00	-97.50	N/A	0.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	90.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	400.00
5499-0000	TOTAL SERVICES	0.00	0.00	0.00	N/A	1,050.00	900.00	-150.00	-16.67	1,390.00
7800-0000	TOTAL OPERATING EXPENSES	871.19	780.00	-91.19	-11.69	3,655.88	4,020.00	364.12	9.06	10,825.00
7999-0000	NET INCOME - OPERATING	-566.27	-507.00	-59.27	-11.69	-2,376.31	-2,613.00	236.69	9.06	-7,036.00
9900-0000	NET INCOME	-566.27	-507.00	-59.27	-11.69	-2,376.31	-2,613.00	236.69	9.06	-7,036.00

FUQUA - BUDGET COMPARISON

As of January 31, 2017	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	1,279.57	1,407.00	-127.43	-9.06
Total Operating Expenses	3,655.88	4,020.00	364.12	9.06
Net Operating Income	-2,376.31	-2,613.00	236.69	9.06

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

INNOVATION PARK - TENANTS IN COMMON (Inn-tic)

Budget Comparison

Period = Jan 2017

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3100-1000	Miscellaneous Income	40.00	0.00	40.00	N/A	210.00	0.00	210.00	N/A	0.00
3110-0000	Rent	583.33	583.00	0.33	0.06	2,333.32	2,332.00	1.32	0.06	6,996.00
3115-0000	CAM	5,061.75	5,061.75	0.00	0.00	20,247.00	20,247.00	0.00	0.00	60,741.00
3220-0000	Interest Income	3,668.46	3,300.00	368.46	11.17	14,365.63	13,200.00	1,165.63	8.83	39,600.00
3315-0000	Sales Tax Discount	17.00	0.00	17.00	N/A	17.00	0.00	17.00	N/A	0.00
3990-0000	TOTAL REVENUE	9,370.54	8,944.75	425.79	4.76	37,172.95	35,779.00	1,393.95	3.90	107,337.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	21.97	22.00	0.03	0.14	87.30	88.00	0.70	0.80	264.00
4648-0000	Irrigation - Utility	79.29	79.00	-0.29	-0.37	316.80	316.00	-0.80	-0.25	948.00
4799-0000	TOTAL UTILITIES	101.26	101.00	-0.26	-0.26	404.10	404.00	-0.10	-0.02	1,212.00
5116-5000	REPAIR/MAINTENANCE									
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,000.00
5245-0000	Irrigation Repairs	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	1,500.00
5400-0000	SERVICES									
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	180.00
5460-0000	Landscaping Service	281.90	276.00	-5.90	-2.14	1,406.21	1,376.00	-30.21	-2.20	5,538.00
5462-0000	Non CAM Landscaping	178.06	182.00	3.94	2.16	888.21	908.00	19.79	2.18	3,654.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	200.00
5499-0000	TOTAL SERVICES	459.96	458.00	-1.96	-0.43	2,294.42	2,284.00	-10.42	-0.46	9,572.00
7110-0000	Property Insurance	95.89	96.00	0.11	0.11	383.56	384.00	0.44	0.11	1,152.00
7111-0000	Property Insurance-NonCAM	13.14	13.00	-0.14	-1.08	52.56	52.00	-0.56	-1.08	156.00
7199-0000	TOTAL INSURANCE/TAXES	109.03	109.00	-0.03	-0.03	436.12	436.00	-0.12	-0.03	1,308.00
7800-0000	TOTAL OPERATING EXPENSES	670.25	918.00	247.75	26.99	3,134.64	3,374.00	239.36	7.09	13,592.00
7999-0000	NET INCOME - OPERATING	8,700.29	8,026.75	673.54	8.39	34,038.31	32,405.00	1,633.31	5.04	93,745.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,759.50	4,345.00	585.50	13.48	15,038.00	17,380.00	2,342.00	13.48	52,134.00
8299-0000	TOTAL OTHER EXPENSES	3,759.50	4,345.00	585.50	13.48	15,038.00	17,380.00	2,342.00	13.48	52,134.00
9900-0000	NET INCOME	4,940.79	3,681.75	1,259.04	34.20	19,000.31	15,025.00	3,975.31	26.46	41,611.00

INN-TIC - BUDGET COMPARISON

As of January 31, 2017	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	37,172.95	35,779.00	1,393.95	3.90
Total Operating Expenses	3,134.64	3,374.00	239.36	7.09
Net Operating Income	34,038.31	32,405.00	1,633.31	5.04

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

INNOVATION PARK - JOHNSON BLDG (Johnson)

Budget Comparison

Period = Jan 2017

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	22,113.92	22,113.92	0.00	0.00	88,455.68	88,455.68	0.00	0.00	265,367.04
3990-0000	TOTAL REVENUE	22,113.92	22,113.92	0.00	0.00	88,455.68	88,455.68	0.00	0.00	265,367.04
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	1,141.89	1,500.00	358.11	23.87	5,663.98	7,300.00	1,636.02	22.41	20,000.00
4635-0000	Refuse Collection	174.16	168.00	-6.16	-3.67	677.20	1,131.00	453.80	40.12	2,475.00
4799-0000	TOTAL UTILITIES	1,316.05	1,668.00	351.95	21.10	6,341.18	8,431.00	2,089.82	24.79	22,475.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	40.00	40.00	100.00	114.75	160.00	45.25	28.28	480.00
5125-0000	Electric Supplies	0.00	40.00	40.00	100.00	0.00	160.00	160.00	100.00	480.00
5130-0000	Electric Bulbs	0.00	10.00	10.00	100.00	0.00	40.00	40.00	100.00	120.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	75.00
5160-0000	Exterior Building Maintenance	0.00	45.00	45.00	100.00	45.00	180.00	135.00	75.00	540.00
5170-0000	Fire Extinguisher Maintenance	0.00	10.00	10.00	100.00	0.00	40.00	40.00	100.00	120.00
5180-0000	HVAC Repair	156.50	300.00	143.50	47.83	250.25	1,200.00	949.75	79.15	3,600.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,000.00
5230-0000	Plumbing Repairs	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
5235-0000	Plumbing Supplies	0.00	20.00	20.00	100.00	0.00	80.00	80.00	100.00	240.00
5245-0000	Irrigation Repairs	0.00	20.00	20.00	100.00	0.00	80.00	80.00	100.00	240.00
5250-0000	Roof Repairs	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
5290-0000	Other Maintenance	0.00	40.00	40.00	100.00	0.00	160.00	160.00	100.00	480.00
5299-0000	TOTAL REPAIR/MAINTENANCE	156.50	600.00	443.50	73.92	410.00	2,400.00	1,990.00	82.92	8,275.00
5300-0000	CLEANING AND IMPROVEMENTS									
5380-0000	Other Cleaning and Improvements	166.00	200.00	34.00	17.00	166.00	800.00	634.00	79.25	2,400.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	166.00	200.00	34.00	17.00	166.00	800.00	634.00	79.25	2,400.00
5400-0000	SERVICES									
5410-0000	Elevator Service	0.00	0.00	0.00	N/A	900.00	900.00	0.00	0.00	900.00
5420-0000	Fire Protection System	600.00	0.00	-600.00	N/A	3,479.00	2,781.00	-698.00	-25.10	2,781.00
5425-0000	Fire Protection Phone	235.08	241.00	5.92	2.46	941.89	964.00	22.11	2.29	2,892.00
5430-0000	Exterminating	150.00	0.00	-150.00	N/A	690.00	540.00	-150.00	-27.78	540.00
5435-0000	CAM-Interior Landscaping	0.00	20.00	20.00	100.00	0.00	80.00	80.00	100.00	240.00
5447-0000	HVAC Monthly Service	0.00	1,547.00	1,547.00	100.00	0.00	3,094.00	3,094.00	100.00	6,188.00
5450-0000	Janitorial Service	1,169.10	1,169.00	-0.10	-0.01	4,676.40	4,676.00	-0.40	-0.01	14,063.00
5460-0000	Landscaping Service	187.68	186.00	-1.68	-0.90	1,768.98	1,764.00	-4.98	-0.28	5,423.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,200.00
5499-0000	TOTAL SERVICES	2,341.86	3,163.00	821.14	25.96	12,456.27	14,799.00	2,342.73	15.83	34,227.00
6110-0000	Management Fees TALCOR	2,165.50	2,165.50	0.00	0.00	8,662.00	8,662.00	0.00	0.00	25,986.00
6159-0000	TOTAL OTHER EXPENSES	2,165.50	2,165.50	0.00	0.00	8,662.00	8,662.00	0.00	0.00	25,986.00
7110-0000	Property Insurance	1,370.91	1,370.92	0.01	0.00	5,483.64	5,483.68	0.04	0.00	16,451.00
7199-0000	TOTAL INSURANCE/TAXES	1,370.91	1,370.92	0.01	0.00	5,483.64	5,483.68	0.04	0.00	16,451.00
7800-0000	TOTAL OPERATING EXPENSES	7,516.82	9,167.42	1,650.60	18.01	33,519.09	40,575.68	7,056.59	17.39	109,814.00
7999-0000	NET INCOME - OPERATING	14,597.10	12,946.50	1,650.60	12.75	54,936.59	47,880.00	7,056.59	14.74	155,553.04
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	7,729.37	7,854.33	124.96	1.59	30,917.48	31,417.32	499.84	1.59	94,252.00
8220-0000	Amortization Expense	125.00	0.00	-125.00	N/A	500.00	0.00	-500.00	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	7,854.37	7,854.33	-0.04	0.00	31,417.48	31,417.32	-0.16	0.00	94,252.00

INNOVATION PARK - JOHNSON BLDG (Johnson)

Budget Comparison

Period = Jan 2017

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9900-0000	NET INCOME	6,742.73	5,092.17	1,650.56	32.41	23,519.11	16,462.68	7,056.43	42.86	61,301.04

JOHNSON - BUDGET COMPARISON

As of January 31, 2017

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	88,455.68	88,455.68	0.00	0.00
Total Operating Expenses	33,519.09	40,575.68	7,056.59	17.39
Net Operating Income	54,936.59	47,880.00	7,056.59	14.74

Major Variances from Budget:

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Jan 2017

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	713.22	515.00	198.22	38.49	2,482.96	2,060.00	422.96	20.53	6,180.00
3120-0000	Other Rents	51.15	51.00	0.15	0.29	204.60	204.00	0.60	0.29	612.00
3305-0000	EEP Program Revenue	0.00	0.00	0.00	N/A	3,600.00	2,000.00	1,600.00	80.00	44,000.00
3306-0000	Other Program Income	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	6,500.00
3315-0000	Sales Tax Discount	1.32	0.00	1.32	N/A	3.86	0.00	3.86	N/A	0.00
3990-0000	TOTAL REVENUE	765.69	566.00	199.69	35.28	6,291.42	4,264.00	2,027.42	47.55	57,292.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	11,250.00	11,073.00	-177.00	-1.60	45,000.00	44,292.00	-708.00	-1.60	132,876.00
4403-0000	Salary - Director PC	3,958.34	3,958.00	-0.34	-0.01	15,833.35	15,832.00	-1.35	-0.01	47,975.00
4404-0000	Payroll Taxes - Authority	1,283.55	1,358.00	74.45	5.48	3,731.27	3,804.00	72.73	1.91	14,730.00
4405-0000	Worker's Compensation-Authority	277.67	304.00	26.33	8.66	827.66	1,216.00	388.34	31.94	3,661.00
4406-0000	Employee Benefits-Authority	3,566.51	3,508.00	-58.51	-1.67	14,330.38	13,942.00	-388.38	-2.79	42,057.00
4410-0000	Wages - Administrative	1,292.00	1,473.00	181.00	12.29	5,380.50	5,892.00	511.50	8.68	17,901.00
4490-0000	TOTAL PAYROLL EXPENSE	21,628.07	21,674.00	45.93	0.21	85,103.16	84,978.00	-125.16	-0.15	259,200.00
4600-0000	UTILITIES									
4605-0000	Electric	129.78	150.00	20.22	13.48	492.20	600.00	107.80	17.97	1,800.00
4635-0000	Refuse Collection	17.52	17.00	-0.52	-3.06	67.44	68.00	0.56	0.82	204.00
4640-0000	Water/Sewer	32.20	35.00	2.80	8.00	133.75	140.00	6.25	4.46	420.00
4650-0000	Stormwater	45.66	45.00	-0.66	-1.47	182.64	180.00	-2.64	-1.47	540.00
4660-0000	Fire Service - Utility	46.78	46.00	-0.78	-1.70	187.12	184.00	-3.12	-1.70	552.00
4799-0000	TOTAL UTILITIES	271.94	293.00	21.06	7.19	1,063.15	1,172.00	108.85	9.29	3,516.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	10.00	10.00	100.00	0.00	40.00	40.00	100.00	120.00
5125-0000	Electric Supplies	0.00	10.00	10.00	100.00	0.00	40.00	40.00	100.00	120.00
5160-0000	Exterior Building Maintenance	0.00	10.00	10.00	100.00	0.00	40.00	40.00	100.00	120.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	75.00	75.00	100.00	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	30.00
5180-0000	HVAC Repair	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
5210-0000	Locks & Keys Repairs	0.00	50.00	50.00	100.00	0.00	50.00	50.00	100.00	100.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	300.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	300.00
5290-0000	Other Maintenance	0.00	40.00	40.00	100.00	0.00	160.00	160.00	100.00	480.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	170.00	170.00	100.00	0.00	755.00	755.00	100.00	2,895.00
5300-0000	CLEANING AND IMPROVEMENTS									
5380-0000	Other Cleaning and Improvements	0.00	40.00	40.00	100.00	0.00	160.00	160.00	100.00	480.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	40.00	40.00	100.00	0.00	160.00	160.00	100.00	480.00
5400-0000	SERVICES									
5430-0000	Exterminating	277.00	288.00	11.00	3.82	577.00	588.00	11.00	1.87	588.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	40.00
5447-0000	HVAC Monthly Service	0.00	206.00	206.00	100.00	0.00	412.00	412.00	100.00	824.00
5450-0000	Janitorial Service	189.77	190.00	0.23	0.12	759.10	760.00	0.90	0.12	2,285.00
5460-0000	Landscaping Service	326.41	328.00	1.59	0.48	2,054.09	2,061.00	6.91	0.34	7,445.00
5480-0000	Security	0.00	75.00	75.00	100.00	0.00	150.00	150.00	100.00	300.00
5499-0000	TOTAL SERVICES	793.18	1,087.00	293.82	27.03	3,390.19	3,971.00	580.81	14.63	11,482.00
5500-0000	PROPERTY ADMINISTRATION									

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Jan 2017

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5510-0000	Accounting	0.00	3,550.00	3,550.00	100.00	15,000.00	18,550.00	3,550.00	19.14	18,550.00
5520-0000	Phone Service	169.75	133.00	-36.75	-27.63	643.42	532.00	-111.42	-20.94	1,596.00
5522-0000	Internet Charge	189.89	116.00	-73.89	-63.70	552.36	964.00	411.64	42.70	2,392.00
5530-0000	Copies	14.45	50.00	35.55	71.10	200.25	200.00	-0.25	-0.12	600.00
5560-0000	Fees/Licenses/Permits	15.45	69.00	53.55	77.61	51.90	276.00	224.10	81.20	828.00
5563-0000	Miscellaneous Admin Expense	56.00	0.00	-56.00	N/A	203.60	0.00	-203.60	N/A	0.00
5565-0000	Office Supplies	0.00	70.00	70.00	100.00	245.31	330.00	84.69	25.66	1,290.00
5566-0000	Office Equipment Maintenance	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
5570-0000	Postage/Delivery	0.00	5.00	5.00	100.00	0.00	20.00	20.00	100.00	60.00
5575-0000	Professional Fees	475.00	2,500.00	2,025.00	81.00	3,525.00	10,000.00	6,475.00	64.75	30,000.00
5580-0100	Printing	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
5581-0000	EEP Program Expenses	3,333.00	3,333.00	0.00	0.00	10,154.83	15,332.00	5,177.17	33.77	44,000.00
5582-0000	Other Program Expenses	500.00	500.00	0.00	0.00	924.52	1,000.00	75.48	7.55	7,000.00
5585-0000	Subscriptions	695.00	2,350.00	1,655.00	70.43	1,285.00	2,920.00	1,635.00	55.99	3,615.00
5586-0000	Marketing/PR	3,114.00	114.00	-3,000.00	-2,631.58	3,766.54	4,456.00	689.46	15.47	5,368.00
5587-0000	General Authority Expense	14.95	100.00	85.05	85.05	267.45	400.00	132.55	33.14	1,200.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	25,000.00
5592-0000	Non CAM Professional Fees	0.00	0.00	0.00	N/A	8,231.10	0.00	-8,231.10	N/A	0.00
5594-0000	Travel	226.44	1,200.00	973.56	81.13	261.44	1,200.00	938.56	78.21	7,000.00
5596-0000	Other Administration Costs	92.94	146.00	53.06	36.34	278.25	884.00	605.75	68.52	2,752.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	8,896.87	14,386.00	5,489.13	38.16	45,590.97	57,664.00	12,073.03	20.94	153,051.00
6110-0000	Management Fees TALCOR	852.82	852.83	0.01	0.00	3,411.28	3,411.32	0.04	0.00	10,234.00
6159-0000	TOTAL OTHER EXPENSES	852.82	852.83	0.01	0.00	3,411.28	3,411.32	0.04	0.00	10,234.00
7110-0000	Property Insurance	899.75	900.00	0.25	0.03	3,599.00	3,600.00	1.00	0.03	10,800.00
7199-0000	TOTAL INSURANCE/TAXES	899.75	900.00	0.25	0.03	3,599.00	3,600.00	1.00	0.03	10,800.00
7800-0000	TOTAL OPERATING EXPENSES	33,342.63	39,402.83	6,060.20	15.38	142,157.75	155,711.32	13,553.57	8.70	451,658.00
7999-0000	NET INCOME - OPERATING	-32,576.94	-38,836.83	6,259.89	16.12	-135,866.33	-151,447.32	15,580.99	10.29	-394,366.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	794.17	610.00	-184.17	-30.19	3,176.68	2,440.00	-736.68	-30.19	7,324.00
8220-0000	Amortization Expense	292.50	0.00	-292.50	N/A	1,170.00	0.00	-1,170.00	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	1,086.67	610.00	-476.67	-78.14	4,346.68	2,440.00	-1,906.68	-78.14	7,324.00
9900-0000	NET INCOME	-33,663.61	-39,446.83	5,783.22	14.66	-140,213.01	-153,887.32	13,674.31	8.89	-401,690.00

KNIGHT - BUDGET COMPARISON

As of January 31, 2017	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	6,291.42	4,264.00	2,027.42	47.55
Total Operating Expenses	142,157.75	155,711.32	13,553.57	8.70
Net Operating Income	-135,866.33	-151,447.32	15,580.99	10.29

Major Variances from Budget:

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Jan 2017

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	11,178.29	9,159.00	2,019.29	22.05	42,672.28	36,636.00	6,036.28	16.48	109,908.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	86.68	0.00	86.68	N/A	0.00
3990-0000	TOTAL REVENUE	11,199.96	9,159.00	2,040.96	22.28	42,758.96	36,636.00	6,122.96	16.71	109,908.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	2,304.81	1,800.00	-504.81	-28.04	8,349.20	9,300.00	950.80	10.22	28,200.00
4622-0000	Demand Credit	-33.38	0.00	33.38	N/A	-115.38	0.00	115.38	N/A	0.00
4635-0000	Refuse Collection	142.50	137.00	-5.50	-4.01	554.10	924.00	369.90	40.03	2,020.00
4799-0000	TOTAL UTILITIES	2,413.93	1,937.00	-476.93	-24.62	8,787.92	10,224.00	1,436.08	14.05	30,220.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	40.00	40.00	100.00	477.87	160.00	-317.87	-198.67	480.00
5125-0000	Electric Supplies	0.00	40.00	40.00	100.00	96.06	160.00	63.94	39.96	480.00
5138-0000	Parking Lot Poles	0.00	0.00	0.00	N/A	931.95	0.00	-931.95	N/A	0.00
5145-0000	Elevator Phone Maintenance	75.00	0.00	-75.00	N/A	150.00	0.00	-150.00	N/A	0.00
5145-4400	Security Maint & Repair	0.00	10.00	10.00	100.00	0.00	40.00	40.00	100.00	120.00
5160-0000	Exterior Building Maintenance	0.00	45.00	45.00	100.00	45.00	180.00	135.00	75.00	540.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	211.00
5180-0000	HVAC Repair	0.00	250.00	250.00	100.00	1,145.43	1,000.00	-145.43	-14.54	3,000.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	400.00	0.00	-400.00	N/A	1,000.00
5210-0000	Locks & Keys Repairs	0.00	20.00	20.00	100.00	0.00	80.00	80.00	100.00	240.00
5215-0000	Locks & Keys Supplies	0.00	0.00	0.00	N/A	133.10	0.00	-133.10	N/A	0.00
5230-0000	Plumbing Repairs	0.00	40.00	40.00	100.00	0.00	160.00	160.00	100.00	480.00
5235-0000	Plumbing Supplies	0.00	20.00	20.00	100.00	0.00	80.00	80.00	100.00	240.00
5240-0000	Backflow Maintenance	0.00	2.00	2.00	100.00	0.00	3.00	3.00	100.00	55.00
5245-0000	Irrigation Repairs	0.00	10.00	10.00	100.00	0.00	40.00	40.00	100.00	120.00
5250-0000	Roof Repairs	0.00	20.00	20.00	100.00	0.00	80.00	80.00	100.00	240.00
5290-0000	Other Maintenance	0.00	40.00	40.00	100.00	0.00	160.00	160.00	100.00	480.00
5299-0000	TOTAL REPAIR/MAINTENANCE	75.00	537.00	462.00	86.03	3,379.41	2,143.00	-1,236.41	-57.70	7,686.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	120.00	50.00	-70.00	-140.00	220.00	200.00	-20.00	-10.00	600.00
5313-0000	Carpet Repairs	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
5340-0000	Painting	0.00	250.00	250.00	100.00	0.00	1,000.00	1,000.00	100.00	3,000.00
5380-0000	Other Cleaning and Improvements	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	120.00	450.00	330.00	73.33	220.00	1,800.00	1,580.00	87.78	5,400.00
5400-0000	SERVICES									
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	600.00
5430-0000	Exterminating	0.00	0.00	0.00	N/A	540.00	540.00	0.00	0.00	540.00
5447-0000	HVAC Monthly Service	0.00	619.00	619.00	100.00	0.00	1,238.00	1,238.00	100.00	2,476.00
5450-0000	Janitorial Service	911.92	790.00	-121.92	-15.43	3,404.12	3,160.00	-244.12	-7.73	9,504.00
5460-0000	Landscaping Service	153.55	152.00	-1.55	-1.02	1,447.33	1,443.00	-4.33	-0.30	4,435.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,200.00
5499-0000	TOTAL SERVICES	1,065.47	1,561.00	495.53	31.74	5,391.45	6,381.00	989.55	15.51	18,755.00
6110-0000	Management Fees TALCOR	1,790.67	1,790.67	0.00	0.00	7,162.68	7,162.68	0.00	0.00	21,488.00
6159-0000	TOTAL OTHER EXPENSES	1,790.67	1,790.67	0.00	0.00	7,162.68	7,162.68	0.00	0.00	21,488.00
7110-0000	Property Insurance	1,133.61	1,133.92	0.31	0.03	4,534.44	4,535.68	1.24	0.03	13,607.00
7199-0000	TOTAL INSURANCE/TAXES	1,133.61	1,133.92	0.31	0.03	4,534.44	4,535.68	1.24	0.03	13,607.00
7800-0000	TOTAL OPERATING EXPENSES	6,598.68	7,409.59	810.91	10.94	29,475.90	32,246.36	2,770.46	8.59	97,156.00

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Jan 2017

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7999-0000	NET INCOME - OPERATING	4,601.28	1,749.41	2,851.87	163.02	13,283.06	4,389.64	8,893.42	202.60	12,752.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,948.38	4,972.00	23.62	0.48	19,793.52	19,888.00	94.48	0.48	59,667.00
8299-0000	TOTAL OTHER EXPENSES	4,948.38	4,972.00	23.62	0.48	19,793.52	19,888.00	94.48	0.48	59,667.00
9900-0000	NET INCOME	-347.10	-3,222.59	2,875.49	89.23	-6,510.46	-15,498.36	8,987.90	57.99	-46,915.00

MORGAN - BUDGET COMPARISON

As of January 31, 2017	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	42,758.96	36,636.00	6,122.96	16.71
Total Operating Expenses	29,475.90	32,246.36	2,770.46	8.59
Net Operating Income	13,283.06	4,389.64	8,893.42	202.60

Major Variances from Budget:

Total Operating Income/Net Operating Income

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Jan 2017

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000										
3050-0000										
3110-0000										
3990-0000	TOTAL REVENUE	10,719.57	10,720.00	-0.43	0.00	42,878.28	42,880.00	-1.72	0.00	128,640.00
4000-0000	OPERATING EXPENSES									
5116-5000	REPAIR/MAINTENANCE									
5160-0000	Exterior Building Maintenance	90.00	60.00	-30.00	-50.00	370.00	240.00	-130.00	-54.17	720.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	318.00
5180-0000	HVAC Repair	0.00	60.00	60.00	100.00	0.00	240.00	240.00	100.00	720.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	300.00
5230-0000	Plumbing Repairs	0.00	40.00	40.00	100.00	0.00	160.00	160.00	100.00	480.00
5250-0000	Roof Repairs	0.00	40.00	40.00	100.00	0.00	160.00	160.00	100.00	480.00
5290-0000	Other Maintenance	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
5299-0000	TOTAL REPAIR/MAINTENANCE	90.00	250.00	160.00	64.00	370.00	1,000.00	630.00	63.00	3,618.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
5380-0000	Other Cleaning and Improvements	0.00	10.00	10.00	100.00	0.00	40.00	40.00	100.00	120.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	10.00	10.00	100.00	0.00	40.00	40.00	100.00	620.00
5400-0000	SERVICES									
5430-0000	Exterminating	0.00	0.00	0.00	N/A	420.00	420.00	0.00	0.00	420.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	35.00
5447-0000	HVAC Monthly Service	0.00	516.00	516.00	100.00	0.00	1,032.00	1,032.00	100.00	2,064.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	600.00
5499-0000	TOTAL SERVICES	0.00	516.00	516.00	100.00	420.00	1,452.00	1,032.00	71.07	3,119.00
6110-0000	Management Fees TALCOR	807.09	807.08	-0.01	0.00	3,228.36	3,228.32	-0.04	0.00	9,685.00
6159-0000	TOTAL OTHER EXPENSES	807.09	807.08	-0.01	0.00	3,228.36	3,228.32	-0.04	0.00	9,685.00
7110-0000	Property Insurance	149.72	150.00	0.28	0.19	598.88	600.00	1.12	0.19	1,800.00
7199-0000	TOTAL INSURANCE/TAXES	149.72	150.00	0.28	0.19	598.88	600.00	1.12	0.19	1,800.00
7800-0000	TOTAL OPERATING EXPENSES	1,046.81	1,733.08	686.27	39.60	4,617.24	6,320.32	1,703.08	26.95	18,842.00
7999-0000	NET INCOME - OPERATING	9,672.76	8,986.92	685.84	7.63	38,261.04	36,559.68	1,701.36	4.65	109,798.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,106.22	3,106.00	-0.22	-0.01	12,424.88	12,424.00	-0.88	-0.01	37,276.00
8299-0000	TOTAL OTHER EXPENSES	3,106.22	3,106.00	-0.22	-0.01	12,424.88	12,424.00	-0.88	-0.01	37,276.00
9900-0000	NET INCOME	6,566.54	5,880.92	685.62	11.66	25,836.16	24,135.68	1,700.48	7.05	72,522.00

PHIPPS - BUDGET COMPARISON

As of January 31, 2017	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	42,878.28	42,880.00	-1.72	0.00
Total Operating Expenses	4,617.24	6,320.32	1,703.08	26.95
Net Operating Income	38,261.04	36,559.68	1,701.36	4.65

Major Variances from Budget:

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

Cash Flow Statement

Period = Jan 2017

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	40.00	0.07	210.00	0.09
3110-0000	Rent	47,972.63	83.96	189,479.72	82.56
3114-5000	Operating Expense Reimbursement	304.92	0.53	1,279.57	0.56
3115-0000	CAM	5,061.75	8.86	20,247.00	8.82
3120-0000	Other Rents	51.15	0.09	204.60	0.09
3220-0000	Interest Income	3,668.46	6.42	14,365.63	6.26
3305-0000	EEP Program Revenue	0.00	0.00	3,600.00	1.57
3315-0000	Sales Tax Discount	18.32	0.03	20.86	0.01
3540-0000	Electricity Pass Thru	21.67	0.04	86.68	0.04
3990-0000	TOTAL REVENUE	57,138.90	100.00	229,494.06	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	11,250.00	19.69	45,000.00	19.61
4403-0000	Salary - Director PC	3,958.34	6.93	15,833.35	6.90
4404-0000	Payroll Taxes - Authority	1,283.55	2.25	3,731.27	1.63
4405-0000	Worker's Compensation-Authority	277.67	0.49	827.66	0.36
4406-0000	Employee Benefits-Authority	3,566.51	6.24	14,330.38	6.24
4410-0000	Wages - Administrative	1,292.00	2.26	5,380.50	2.34
4490-0000	TOTAL PAYROLL EXPENSE	21,628.07	37.85	85,103.16	37.08
4600-0000	UTILITIES				
4605-0000	Electric	4,502.87	7.88	18,740.92	8.17
4622-0000	Demand Credit	-33.38	-0.06	-115.38	-0.05
4635-0000	Refuse Collection	455.51	0.80	1,766.39	0.77
4640-0000	Water/Sewer	460.05	0.81	1,335.98	0.58
4642-0000	Non CAM Water/Sewer	531.94	0.93	1,177.07	0.51
4648-0000	Irrigation - Utility	124.21	0.22	496.48	0.22
4649-0000	Irrigation-NonCAM	34.33	0.06	137.32	0.06
4650-0000	Stormwater	265.13	0.46	1,060.52	0.46
4660-0000	Fire Service - Utility	207.38	0.36	829.52	0.36
4799-0000	TOTAL UTILITIES	6,548.04	11.46	25,428.82	11.08
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	592.62	0.26
5125-0000	Electric Supplies	0.00	0.00	96.06	0.04
5138-0000	Parking Lot Poles	0.00	0.00	931.95	0.41
5145-0000	Elevator Phone Maintenance	75.00	0.13	150.00	0.07
5160-0000	Exterior Building Maintenance	180.00	0.32	820.00	0.36
5180-0000	HVAC Repair	156.50	0.27	1,395.68	0.61
5195-0000	Tree Trimming	0.00	0.00	400.00	0.17
5215-0000	Locks & Keys Supplies	0.00	0.00	133.10	0.06
5230-0000	Plumbing Repairs	0.00	0.00	204.30	0.09
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	379.42	0.17
5299-0000	TOTAL REPAIR/MAINTENANCE	411.50	0.72	5,103.13	2.22
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	120.00	0.21	220.00	0.10
5380-0000	Other Cleaning and Improvements	166.00	0.29	166.00	0.07
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	286.00	0.50	386.00	0.17
5400-0000	SERVICES				
5410-0000	Elevator Service	0.00	0.00	1,215.00	0.53
5412-0000	Elevator Service-NonCAM	0.00	0.00	585.00	0.25
5420-0000	Fire Protection System	600.00	1.05	3,479.00	1.52
5425-0000	Fire Protection Phone	235.08	0.41	941.89	0.41
5430-0000	Exterminating	427.00	0.75	2,939.50	1.28
5433-0000	Non CAM Exterminating	0.00	0.00	97.50	0.04
5450-0000	Janitorial Service	2,578.58	4.51	10,070.78	4.39
5460-0000	Landscaping Service	1,305.62	2.28	8,878.71	3.87
5462-0000	Non CAM Landscaping	178.06	0.31	888.21	0.39
5480-0000	Security	191.37	0.33	765.48	0.33
5499-0000	TOTAL SERVICES	5,515.71	9.65	29,861.07	13.01
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	15,000.00	6.54
5520-0000	Phone Service	231.59	0.41	890.93	0.39

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

Cash Flow Statement

Period = Jan 2017

Book = Accrual

		Period to Date	%	Year to Date	%
5522-0000	Internet Charge	189.89	0.33	552.36	0.24
5530-0000	Copies	14.45	0.03	200.25	0.09
5560-0000	Fees/Licenses/Permits	15.45	0.03	51.90	0.02
5563-0000	Miscellaneous Admin Expense	56.00	0.10	203.60	0.09
5565-0000	Office Supplies	0.00	0.00	245.31	0.11
5575-0000	Professional Fees	475.00	0.83	3,525.00	1.54
5581-0000	EEP Program Expenses	3,333.00	5.83	10,154.83	4.42
5582-0000	Other Program Expenses	500.00	0.88	924.52	0.40
5585-0000	Subscriptions	695.00	1.22	1,285.00	0.56
5586-0000	Marketing/PR	3,114.00	5.45	3,766.54	1.64
5587-0000	General Authority Expense	14.95	0.03	267.45	0.12
5592-0000	Non CAM Professional Fees	0.00	0.00	8,231.10	3.59
5594-0000	Travel	226.44	0.40	261.44	0.11
5596-0000	Other Administration Costs	92.94	0.16	278.25	0.12
5599-0000	TOTAL PROPERTY ADMINISTRATION	8,958.71	15.68	45,838.48	19.97
6110-0000	Management Fees TALCOR	6,986.83	12.23	27,947.32	12.18
6159-0000	TOTAL OTHER EXPENSES	6,986.83	12.23	27,947.32	12.18
7110-0000	Property Insurance	4,650.48	8.14	18,601.92	8.11
7111-0000	Property Insurance-NonCAM	13.14	0.02	52.56	0.02
7199-0000	TOTAL INSURANCE/TAXES	4,663.62	8.16	18,654.48	8.13
7800-0000	TOTAL OPERATING EXPENSES	54,998.48	96.25	238,322.46	103.85
7999-0000	NET INCOME - OPERATING	2,140.42	3.75	-8,828.40	-3.85
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	24,479.27	42.84	97,917.08	42.67
8220-0000	Amortization Expense	417.50	0.73	1,670.00	0.73
8299-0000	TOTAL OTHER EXPENSES	24,896.77	43.57	99,587.08	43.39
9900-0000	NET INCOME	-22,756.35	-39.83	-108,415.48	-47.24
	Adjustments				
1203-0000	A/R-Tenant	-5,366.67	-9.39	47,971.08	20.90
1206-0000	Other Receivables	290.40	0.51	7,127.50	3.11
1210-0000	Accounts Receivable	-13,854.09	-24.25	-34,162.08	-14.89
1590-0000	Accumulated Depreciation	24,479.27	42.84	97,917.08	42.67
1746-0000	Accumulated Amortization-Leasing Commissions	125.00	0.22	500.00	0.22
1752-0000	Accumulated Amortization	292.50	0.51	1,170.00	0.51
1905-0000	Trust Escrow	0.00	0.00	20,000.00	8.71
1913-0000	Prepaid Insurance	-2,919.50	-5.11	-18,431.93	-8.03
1925-0000	Investments	-2,939.12	-5.14	-5,434.83	-2.37
2236-0000	Accounts Payable	782.75	1.37	5,226.81	2.28
2249-0000	Accrued Other	-312.93	-0.55	-1,754.47	-0.76
2250-0000	Tenant Security Dep	0.00	0.00	198.17	0.09
2305-0000	Sales Tax Payable	-679.19	-1.19	31.70	0.01
	Total Adjustments	-101.58	-0.18	120,359.03	52.45
	Cash Flow	-22,857.93	-40.01	11,943.55	5.21
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	223,079.58	200,221.65	-22,857.93	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	223,279.58	200,421.65	-22,857.93	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	188,278.10	200,221.65	11,943.55	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	188,478.10	200,421.65	11,943.55	

LCRDA - OPERATING ACCOUNT

2/20/2017

Bank Reconciliation Report

1/31/2017

Posted by: DBO

Balance Per Bank Statement as of 1/31/2017 **212,274.24**

Outstanding Checks

Check Date	Check Number	Payee	Amount
1/17/2017	20117	utltal - City of Tallahassee	6,474.04
1/18/2017	2149	classoci - C&L Associates Commercial Cleaning	2,578.58
1/18/2017	2158	fsucommer - FSU Research Foundation	3,000.00
Less:	Outstanding Checks		12,052.62
	Reconciled Bank Balance		<u>200,221.62</u>

Balance per GL as of 1/31/2017 **200,221.65**

Bank Reconciling Items

Date	Notes	Amount
8/31/2013	rounding diff	-0.03
blank	Book Reconciling Items	-0.03
	Reconciled Balance Per G/L	<u>200,221.62</u>

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

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
11/30/2016	112016	zenith - Zenith Insurance Company	2,666.00	1/31/2017
12/6/2016	2116	keithmcn - Keith McNeill Plumbing Contractor, Inc.	270.97	1/31/2017
12/16/2016	2129	lcboc - LEON COUNTY BD OF COMMISSIONER	1,187.14	1/31/2017
12/16/2016	2131	mgttal - Talcor Commercial Real Estate Svc Inc	6,986.83	1/31/2017
12/16/2016	10217	utltal - City of Tallahassee	5,757.49	1/31/2017
1/1/2017	1042017	cnainsur - CNA INSURANCE	3,239.33	1/31/2017
1/5/2017	2134	aireserv - Tony Kelly Heating & Air Inc	93.75	1/31/2017
1/5/2017	2135	centuryl - CENTURY LINK	61.89	1/31/2017
1/5/2017	2136	centuryl - CENTURY LINK	235.63	1/31/2017
1/5/2017	2137	comcast - COMCAST	358.54	1/31/2017
1/5/2017	2138	elsasser - Elsasser's Lock & Key, Inc.	133.10	1/31/2017
1/5/2017	2139	heinzbro - Heinz Brothers Nurseries, INC.	1,483.68	1/31/2017
1/5/2017	2140	keithmcn - Keith McNeill Plumbing Contractor, Inc.	312.75	1/31/2017
1/5/2017	2141	larrylynch - Lawrence W. Lynch	6,666.00	1/31/2017
1/5/2017	2142	marpan - Marpan Supply Company, Inc.	74.00	1/31/2017
1/5/2017	2143	mgttal - Talcor Commercial Real Estate Svc Inc	86.45	1/31/2017
1/5/2017	2144	weston - Weston Trawick, Inc.	931.95	1/31/2017
1/16/2017	12017	stax - Florida Department of Revenue	714.36	1/31/2017
1/18/2017	2145	absystem - STA of Tallahassee, Inc.	14.45	1/31/2017
1/18/2017	2146	bc - Broad and Cassel, P.A.	500.00	1/31/2017

LCRDA - OPERATING ACCOUNT

2/20/2017

Bank Reconciliation Report

1/31/2017

Posted by: DBO

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
1/18/2017	2147	bilbow - Denise Bilbow	226.44	1/31/2017
1/18/2017	2148	capelout - Capelouto Termite & Pest Control, Inc.	277.00	1/31/2017
1/18/2017	2150	cphlbs - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE	420.00	1/31/2017
1/18/2017	2151	gaffburg - Georgia- Florida Burglar Alarm Company,	75.00	1/31/2017
1/18/2017	2152	hancdtp Peggy - Hancock Bank	14.95	1/31/2017
1/18/2017	2153	hancdtrons - Hancock Bank	173.99	1/31/2017
1/18/2017	2154	metal - Metal Building Services, Inc.	180.00	1/31/2017
1/18/2017	2155	mgttl - Talcor Commercial Real Estate Svc Inc	6,986.83	1/31/2017
1/18/2017	2156	simplex - Simplex Grinnell	2,263.00	1/31/2017
1/18/2017	2157	sonitrol - Sonitrol of Tallahassee, Inc.	191.37	1/31/2017

Total Cleared Checks

42,582.89

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
1/3/2017	421		22,113.92	1/31/2017
1/10/2017	415	:CHECKscan Deposit	3,996.46	1/31/2017
1/18/2017	416	:CHECKscan Deposit	5,291.42	1/31/2017
1/24/2017	417	:CHECKscan Deposit	178.75	1/31/2017
1/27/2017	418	:CHECKscan Deposit	2,704.30	1/31/2017

Total Cleared Deposits

34,284.85

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
1/31/2017	JE 20972	Interest income from bank account	19.74	1/31/2017
1/31/2017	JE 20974	Benefits - 1.17	-1,278.00	1/31/2017
1/31/2017	JE 20977	Payroll taxes - Jan for Jan	-2,134.04	1/31/2017
1/31/2017	JE 20978	Payroll taxes - Jan for Jan	-2,557.06	1/31/2017
1/31/2017	JE 20980	Payroll for Jan 2017	-11,477.83	1/31/2017
1/31/2017	JE 20981	Benefits - Jan for Dec	-1,943.56	1/31/2017
1/31/2017	JE 20988	1.17 Filing Fee	-4.95	1/31/2017

Total Cleared Other Items

-19,375.70



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

4715 100000 002

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



Hancock Bank, a trade name of Whitney Bank



Statements Dates
01/01/2017 - 01/31/2017

Account Number:

Images:

0

* IMAGE * E0

EFFECTIVE 1-1-17 NSF, OD AND STOP PAYMENT FEES INCREASE TO 36.00 PER ITEM RETURN DEPOSIT ITEM FEE WILL INCREASE TO 9.00

Checking Account Summary

Table with 3 columns: Description, Amount, and Balance. Rows include Previous Balance, Credits, Debits, Service Charges, Interest Paid, and Ending Balance.

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

Deposits and Other Credits

Table with 6 columns: Date, Amount, Description, Date, Amount, Description. Lists transactions from 01/03 to 01/20.



100000002

Checks

Table with 6 columns: Date, Serial, Amount, Date, Serial, Amount. Lists check transactions from 01/23 to 01/11.



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



Hancock Bank, a trade name of Whitney Bank



4715

Page: 2 of 2

Statements Dates
01/01/2017 - 01/31/2017

Account Number:

Images:

0

* IMAGE * E0

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

● Other Debits

Date	Amount	Description	Date	Amount	Description
01/04	10.34	PAYMENT CITYOFTALBKDRAFT 017004008070016PPD	01/04	3,239.33	PREM-PYMT CNA ACH 017003007913360CCD
01/04	90.76	PAYMENT CITYOFTALBKDRAFT 017004008070015PPD	01/10	1,943.56	CRC FLA DEPT REVENUE 017010009127582CCD
01/04	156.21	PAYMENT CITYOFTALBKDRAFT 017004008070012PPD	01/12	5,344.24	QUICKBOOKS INTUIT PAYROLL S 017012009623052CCD
01/04	170.25	PAYMENT CITYOFTALBKDRAFT 017004008070008PPD	01/13	639.00	PAYMENTS NATIONWIDE 017013009852477PPD
01/04	258.97	PAYMENT CITYOFTALBKDRAFT 017004008070002PPD	01/13	2,134.04	USATAXPYMT IRS 017012009660837CCD
01/04	283.70	PAYMENT CITYOFTALBKDRAFT 017004008070006PPD	01/18	4.95	4089358969 ESMARTPAYROLL 017017010376303PPD
01/04	326.26	PAYMENT CITYOFTALBKDRAFT 017004008070018PPD	01/20	714.36	CO1 FLA DEPT REVENUE 017020000947798CCD
01/04	473.35	PAYMENT CITYOFTALBKDRAFT 017004008069996PPD	01/23	2,666.00	PREM PYMNT ZENITH 017020001066012CCD
01/04	1,130.51	PAYMENT CITYOFTALBKDRAFT 017004008070004PPD	01/30	6,133.59	QUICKBOOKS INTUIT PAYROLL S 017030002363437CCD
01/04	1,229.80	PAYMENT CITYOFTALBKDRAFT 017004008070010PPD	01/31	639.00	PAYMENTS NATIONWIDE 017031002659428PPD
01/04	1,627.34	PAYMENT CITYOFTALBKDRAFT 017004008070009PPD	01/31	2,557.06	USATAXPYMT IRS 017030002433231CCD

● Balance By Date

Date	Balance	Date	Balance	Date	Balance
12/31	239,947.98	01/12	232,519.73	01/24	219,013.99
01/03	260,874.76	01/13	229,746.69	01/25	219,192.74
01/04	251,606.97	01/17	229,136.42	01/26	218,966.30
01/05	244,620.14	01/18	229,131.47	01/30	215,450.56
01/10	242,582.83	01/20	233,208.53	01/31	212,274.24
01/11	245,021.61	01/23	222,417.93		

Payment Detail

Bank=inn1104 AND mm/yy=01/2017-01/2017 AND Check Date=01/01/2017-01/31/2017 AND All Checks=Yes AND Include Voids=All Checks

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
2134 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 01/05/17 (01/17)				
replace broken belts on Pomona unit	P-116172	johnson	93.75	51800000 - HVAC Repair
Total 2134 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 01/05/17 (01/17)			93.75	
2135 (inn1104) - CENTURY LINK (centuryl) - 01/05/17 (01/17)				
12/2016 svcs	P-116169	collins	61.89	54200000 - Fire Protection System
Total 2135 (inn1104) - CENTURY LINK (centuryl) - 01/05/17 (01/17)			61.89	
2136 (inn1104) - CENTURY LINK (centuryl) - 01/05/17 (01/17)				
12/2016 svcs	P-116170	johnson	235.63	54250000 - Fire Protection Phone
Total 2136 (inn1104) - CENTURY LINK (centuryl) - 01/05/17 (01/17)			235.63	
2137 (inn1104) - COMCAST (comcast) - 01/05/17 (01/17)				
01/04-02/03/17	P-116174	knight	203.11	55200000 - Phone Service
01/04-02/03/17	P-116174	knight	155.43	55220000 - Internet Charge
Total 2137 (inn1104) - COMCAST (comcast) - 01/05/17 (01/17)			358.54	
2138 (inn1104) - Elsasser's Lock & Key, Inc. (elsasser) - 01/05/17 (01/17)				
rekey replace lock etc for NWRDC in morgan	P-116171	morgan	133.10	52150000 - Locks & Keys Supplies
Total 2138 (inn1104) - Elsasser's Lock & Key, Inc. (elsasser) - 01/05/17 (01/17)			133.10	
2139 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 01/05/17 (01/17)				
12/2016 Grounds Maintenance	P-116182	morgan	153.55	54600000 - Landscaping Service
12/2016 Grounds Maintenance	P-116182	johnson	187.68	54600000 - Landscaping Service
12/2016 Grounds Maintenance	P-116182	collins	356.08	54600000 - Landscaping Service
12/2016 Grounds Maintenance	P-116182	knight	326.41	54600000 - Landscaping Service
12/2016 Grounds Maintenance	P-116182	inn-tic	281.90	54600000 - Landscaping Service
12/2016 Grounds Maintenance	P-116182	inn-tic	178.06	54620000 - Non CAM Landscaping
Total 2139 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 01/05/17 (01/17)			1,483.68	
2140 (inn1104) - Keith McNeill Plumbing Contractor, Inc. (keithmcn) - 01/05/17 (01/17)				
repair to 2" sch 40 pvc that supplies building.	P-116176	fuqua	312.75	52300000 - Plumbing Repairs
Total 2140 (inn1104) - Keith McNeill Plumbing Contractor, Inc. (keithmcn) - 01/05/17 (01/17)			312.75	
2141 (inn1104) - Lawrence W. Lynch (larrylynch) - 01/05/17 (01/17)				
12/2016 EEP	P-116178	knight	3,333.00	55810000 - EEP Program Expenses
01/2017 EEP	P-116179	knight	3,333.00	55810000 - EEP Program Expenses
Total 2141 (inn1104) - Lawrence W. Lynch (larrylynch) - 01/05/17 (01/17)			6,666.00	
2142 (inn1104) - Marpan Supply Company, Inc. (marpan) - 01/05/17 (01/17)				
container rental	P-116177	morgan	33.30	46350000 - Refuse Collection
container rental	P-116177	johnson	40.70	46350000 - Refuse Collection
Total 2142 (inn1104) - Marpan Supply Company, Inc. (marpan) - 01/05/17 (01/17)			74.00	
2143 (inn1104) - Talcot Commercial Real Estate Svc Inc (mgttal) - 01/05/17 (01/17)				
12/2016 Ofc Exp-Yardi	P-115968	knight	86.45	55630000 - Miscellaneous Admin Expense
Total 2143 (inn1104) - Talcot Commercial Real Estate Svc Inc (mgttal) - 01/05/17 (01/17)			86.45	
2144 (inn1104) - Weston Trawick, Inc. (weston) - 01/05/17 (01/17)				
inspect - investigate - repair parking lot lights after locating short in wire. Also repaired several other parking lot light poles.	P-116173	morgan	931.95	51380000 - Parking Lot Poles
Total 2144 (inn1104) - Weston Trawick, Inc. (weston) - 01/05/17 (01/17)			931.95	
2145 (inn1104) - STA of Tallahassee, Inc. (absystem) - 01/18/17 (01/17)				
12/07/16-01/06/17 Copies	P-116721	knight	14.45	55300000 - Copies
Total 2145 (inn1104) - STA of Tallahassee, Inc. (absystem) - 01/18/17 (01/17)			14.45	
2146 (inn1104) - Broad and Cassel, P.A. (bc) - 01/18/17 (01/17)				
12/2016 Svcs	P-116728	knight	500.00	55750000 - Professional Fees

Payment Detail

Bank=inn1104 AND mm/yy=01/2017-01/2017 AND Check Date=01/01/2017-01/31/2017 AND All Checks=Yes AND Include Voids=All Checks

Total 2146 (inn1104) - Broad and Cassel, P.A. (bc) - 01/18/17 (01/17)				500.00
2147 (inn1104) - Denise Bilbow (bilbow) - 01/18/17 (01/17)				
01/17/17 Annual Chamber Deposit	P-116742	knight	226.44	55940000 - Travel
Total 2147 (inn1104) - Denise Bilbow (bilbow) - 01/18/17 (01/17)				226.44
2148 (inn1104) - Capelouto Termite & Pest Control, Inc. (capelout) - 01/18/17 (01/17)				
2017 Termite	P-116726	knight	277.00	54300000 - Exterminating
Total 2148 (inn1104) - Capelouto Termite & Pest Control, Inc. (capelout) - 01/18/17 (01/17)				277.00
2149 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 01/18/17 (01/17)				
01/2017 Janitorial Svcs	P-116723	johnson	1,169.10	54500000 - Janitorial Service
01/2017 Janitorial Svcs	P-116723	morgan	911.92	54500000 - Janitorial Service
01/2017 Janitorial Svcs	P-116723	collins	307.79	54500000 - Janitorial Service
01/2017 Janitorial Svcs	P-116723	knight	189.77	54500000 - Janitorial Service
Total 2149 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 01/18/17 (01/17)				2,578.58
2150 (inn1104) - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE (cphlbs) - 01/18/17 (01/17)				
Matter #163010 Bing Energy 12/2016 Svcs	P-116727	knight	420.00	55920000 - Non CAM Professional Fees
Total 2150 (inn1104) - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE (cphlbs) - 01/18/17 (01/17)				420.00
2151 (inn1104) - Georgia- Florida Burglar Alarm Company, (gafburg) - 01/18/17 (01/17)				
01/17-03/17 Cell Card Usage	P-116722	morgan	75.00	51450000 - Elevator Phone Maintenance
Total 2151 (inn1104) - Georgia- Florida Burglar Alarm Company, (gafburg) - 01/18/17 (01/17)				75.00
2152 (inn1104) - Hancock Bank (hancdtpeggy) - 01/18/17 (01/17)				
Awards 4 U	P-116743	knight	14.95	55870000 - General Authority Expense
Total 2152 (inn1104) - Hancock Bank (hancdtpeggy) - 01/18/17 (01/17)				14.95
2153 (inn1104) - Hancock Bank (hancdtrons) - 01/18/17 (01/17)				
Constant Contact	P-116744	knight	65.00	55860000 - Marketing/PR
BuildFire	P-116744	knight	49.00	55860000 - Marketing/PR
Carbonite Backup	P-116744	knight	59.99	55220000 - Internet Charge
Total 2153 (inn1104) - Hancock Bank (hancdtrons) - 01/18/17 (01/17)				173.99
2154 (inn1104) - Metal Building Services, Inc. (metal) - 01/18/17 (01/17)				
01/2017 Gutter Cleaning Svcs	P-116720	collins	90.00	51600000 - Exterior Building Maintenance
01/2017 Gutter Cleaning Svcs	P-116720	phipps	90.00	51600000 - Exterior Building Maintenance
Total 2154 (inn1104) - Metal Building Services, Inc. (metal) - 01/18/17 (01/17)				180.00
2155 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 01/18/17 (01/17)				
01/2017 Mngmnt Fee-Innovation Park	P-116724	knight	852.82	61100000 - Management Fees TALCOR
01/2017 Mngmnt Fee-Innovation Park	P-116724	collins	1,370.75	61100000 - Management Fees TALCOR
01/2017 Mngmnt Fee-Innovation Park	P-116724	morgan	1,790.67	61100000 - Management Fees TALCOR
01/2017 Mngmnt Fee-Innovation Park	P-116724	johnson	2,165.50	61100000 - Management Fees TALCOR
01/2017 Mngmnt Fee-Innovation Park	P-116724	phipps	807.09	61100000 - Management Fees TALCOR
Total 2155 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 01/18/17 (01/17)				6,986.83
2156 (inn1104) - Simplex Grinnell (simplex) - 01/18/17 (01/17)				
Annual Inspection 10/01/16-09/30/2017	P-113940	johnson	2,725.00	54200000 - Fire Protection System
Annual Inspection 10/16-09/17 Credit	P-116746	johnson	-462.00	54200000 - Fire Protection System
Total 2156 (inn1104) - Simplex Grinnell (simplex) - 01/18/17 (01/17)				2,263.00
2157 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 01/18/17 (01/17)				
01/2017 Access Control & Intrusion Svcs	P-116725	collins	191.37	54800000 - Security
Total 2157 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 01/18/17 (01/17)				191.37
2158 (inn1104) - FSU Research Foundation (fsucommer) - 01/18/17 (01/17)				
2017 Discovery on Parade	P-116750	knight	3,000.00	55860000 - Marketing/PR
Total 2158 (inn1104) - FSU Research Foundation (fsucommer) - 01/18/17 (01/17)				3,000.00

Payment Detail

Bank=inn1104 AND mm/yy=01/2017-01/2017 AND Check Date=01/01/2017-01/31/2017 AND All Checks=Yes AND Include Voids=All Checks

12017 (inn1104) - Florida Department of Revenue (stax) - 01/16/17 (01/17)

12/2016 Sales Tax-Innovation Park	P-116198	knight	52.82	23050000 - Sales Tax Payable
12/2016 Sales Tax-Innovation Park	P-116198	knight	-1.32	33150000 - Sales Tax Discount
12/2016 Sales Tax-Innovation Park	P-116198	inn-tic	679.86	23050000 - Sales Tax Payable
12/2016 Sales Tax-Innovation Park	P-116198	inn-tic	-17.00	33150000 - Sales Tax Discount

Total 12017 (inn1104) - Florida Department of Revenue (stax) - 01/16/17 (01/17)**714.36****20117 (inn1104) - City of Tallahassee (utlital) - 01/17/17 (01/17)**

0721285610 01/2017	P-116729	fuqua	286.43	46400000 - Water/Sewer
0721285610 01/2017	P-116729	fuqua	531.94	46420000 - Non CAM Water/Sewer
1721285610 01/2017	P-116730	inn-tic	10.34	46050000 - Electric
3588865610 01/2017	P-116731	inn-tic	11.63	46050000 - Electric
3588865610 01/2017	P-116731	inn-tic	79.29	46480000 - Irrigation - Utility
4621285610 01/2017	P-116732	morgan	216.43	46050000 - Electric
5764754002 01/2017	P-116733	johnson	1,141.89	46050000 - Electric
6370545953 01/2017	P-116734	collins	904.42	46050000 - Electric
6370545953 01/2017	P-116734	collins	141.42	46400000 - Water/Sewer
6370545953 01/2017	P-116734	collins	121.33	46350000 - Refuse Collection
6370545953 01/2017	P-116734	collins	219.47	46500000 - Stormwater
6370545953 01/2017	P-116734	collins	160.60	46600000 - Fire Service - Utility
6370545953 01/2017	P-116734	collins	26.43	46480000 - Irrigation - Utility
6621285610 01/2017	P-116735	morgan	162.07	46050000 - Electric
7621285610 01/2017	P-116736	fuqua	18.49	46480000 - Irrigation - Utility
7621285610 01/2017	P-116736	fuqua	34.33	46490000 - Irrigation-NonCAM
7621285610 01/2017	P-116736	morgan	109.20	46350000 - Refuse Collection
7621285610 01/2017	P-116736	johnson	133.46	46350000 - Refuse Collection
8559156780 01/2017	P-116737	morgan	1,242.39	46050000 - Electric
8621285610 01/2017	P-116738	knight	129.78	46050000 - Electric
8621285610 01/2017	P-116738	knight	32.20	46400000 - Water/Sewer
8621285610 01/2017	P-116738	knight	45.66	46500000 - Stormwater
8621285610 01/2017	P-116738	knight	17.52	46350000 - Refuse Collection
8621285610 01/2017	P-116738	knight	46.78	46600000 - Fire Service - Utility
9621285610 01/2017	P-116739	morgan	683.92	46050000 - Electric
9621285610 01/2017	P-116739	morgan	-33.38	46220000 - Demand Credit

Total 20117 (inn1104) - City of Tallahassee (utlital) - 01/17/17 (01/17)**6,474.04****34,527.75**

Deposit Register

For Period = Jan 2017

Name	Property	Unit	Tenant	Period	Received Date	Deposit Date	Amount	Check #	Deposit #	Notes	
(inn1104) - 415 01/10/2017											
NANOSTRATA, INC.	knight	110	ip-nano	01/2017	1/10/2017	1/10/2017	371.46	002148	415	:CHECKscan Payment - 12-16 OtherRent; 01-17 Rent/SalesTax	
CENTER FOR BIOMEDICAL & TOXICOLOGICAL RESEARCH	morgan	226-235	cbtr	01/2017	1/10/2017	1/10/2017	3,625.00	00699619	415	:CHECKscan Payment - 01-17 Rent	
Total (inn1104) - 415 01/10/2017							3,996.46				
(inn1104) - 416 01/18/2017											
Florida State University Board of Trustees	morgan	110	nwrdfcmgn	01/2017	1/18/2017	1/18/2017	4,836.96	00699988	416	:CHECKscan Payment	
Sensatek Propulsion Technology, Inc.	knight	113	sensatek	01/2017	1/18/2017	1/18/2017	454.46	100110064829	416	:CHECKscan Payment - 11/27/16-01/30/17 Rent/SalesTax	
Total (inn1104) - 416 01/18/2017							5,291.42				
(inn1104) - 417 01/24/2017											
INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	morgan	131	ispa	01/2017	1/24/2017	1/24/2017	178.75	00700404	417	:CHECKscan Payment - 12-16 Rent/Electric	
Total (inn1104) - 417 01/24/2017							178.75				
(inn1104) - 418 01/27/2017											
United States Treasury	inn-tic			01/2017	1/27/2017	1/27/2017	40.00	40304	418	:CHECKscan Payment - Shnna Lewis-Restitution	
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES DIVISION OF MARKETING & DEVELOPMENT	collins	25	ip-dacs	01/2017	1/27/2017	1/27/2017	2,664.30	7407048960	418	:CHECKscan Payment - 01-17 Rent	
Total (inn1104) - 418 01/27/2017							2,704.30				
General Service Administration (GSA)	johnson	100	gs04plfl	01/2017	1/3/2017	1/3/2017	22,113.92	GSA0117	421	12-16 Rent	
Total (inn1104) - 421 01/03/2017							22,113.92				
Grand Total							34,284.85				

Aged Receivable

DB Caption: TALCOR Commercial -- LIVE Property: innvntn Status: Current, Past, Future All Selected Accounts Age As Of: 01/31/2017 Post To: 01/2017 Summary By: Tenant

Property	Customer	Lease	Name	Status	Current					Pre-Payments	Total Owed
					Owed	Owed	Owed	Owed	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					37,206.42	0.00	0.00	0.00	37,206.42	0.00	37,206.42
fuqua - FUQUA COMPLEX											
fuqua - FUQUA COMPLEX		fsurf-ca	FSU Research Foundation	Current	948.40	0.00	948.40	0.00	0.00	0.00	948.40
fuqua - FUQUA COMPLEX					948.40	0.00	948.40	0.00	0.00	0.00	948.40
inn-tic - INNOVATION PARK -TENANTS IN COMMON											
inn-tic - INNOVATION PARK -TENANTS IN COMMON		fsucam	FSU	Current	19,981.27	0.00	0.00	19,981.27	0.00	0.00	19,981.27
inn-tic - INNOVATION PARK -TENANTS IN COMMON		sunny	SunnyLand Solar RE, LLC	Current	6,684.61	583.33	0.00	6,101.28	0.00	0.00	6,684.61
inn-tic - INNOVATION PARK -TENANTS IN COMMON					26,665.88	583.33	0.00	26,082.55	0.00	0.00	26,665.88
johnson - INNOVATION PARK - JOHNSON BLDG											
johnson - INNOVATION PARK - JOHNSON BLDG		gs04pflf	General Service Administration (GSA)	Current	22,113.92	22,113.92	0.00	0.00	0.00	0.00	22,113.92
johnson - INNOVATION PARK - JOHNSON BLDG		fsujohn	THE FLORIDA STATE UNIVERSITY RESEARCH FOUNDATION, INC.	Current	0.00	0.00	0.00	0.00	0.00	-37.12	-37.12
johnson - INNOVATION PARK - JOHNSON BLDG					22,113.92	22,113.92	0.00	0.00	0.00	-37.12	22,076.80
knight - INNOVATION PARK - KNIGHT ADMIN BLDG											
knight - INNOVATION PARK - KNIGHT ADMIN BLDG		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	233.37	233.37	0.00	0.00	0.00	0.00	233.37
knight - INNOVATION PARK - KNIGHT ADMIN BLDG					254.52	254.52	0.00	0.00	0.00	0.00	254.52
morgan - INNOVATION PARK -MORGAN BLDG											
morgan - INNOVATION PARK -MORGAN BLDG		nwrdrmgm	Florida State University Board of Trustees	Current	7,633.04	4,836.96	0.00	2,796.08	0.00	0.00	7,633.04
morgan - INNOVATION PARK -MORGAN BLDG		mgn-famu	FLORIDA A&M UNIVERSITY BOARD OF TRUSTEES	Current	2,559.25	2,559.25	0.00	0.00	0.00	0.00	2,559.25
morgan - INNOVATION PARK -MORGAN BLDG		ispa	INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	Current	178.75	178.75	0.00	0.00	0.00	0.00	178.75
morgan - INNOVATION PARK -MORGAN BLDG					10,371.04	7,574.96	0.00	2,796.08	0.00	0.00	10,371.04
phipps - INNOVATION PARK -PHIPPS BLDG											
phipps - INNOVATION PARK -PHIPPS BLDG		ip-dot	DEPARTMENT OF TRANSPORTATION	Current	10,719.57	10,719.57	0.00	0.00	0.00	0.00	10,719.57
phipps - INNOVATION PARK -PHIPPS BLDG					10,719.57	10,719.57	0.00	0.00	0.00	0.00	10,719.57
Grand Total					108,279.75	41,246.30	948.40	28,878.63	37,206.42	-37.12	108,242.63

UserId : kristy Date : 2/20/2017 Time : 9:49 AM

Payables Aging Report

innvntion
 Period: 01/2017
 As of : 01/31/2017

Payee Code	Payee Name	Invoice Notes	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
aireserv	Tony Kelly Heating & Air Inc	replace bad dual capacitor	P-117078	28390	johnson	1/23/2017	5180-0000 HVAC Repair	0000036379	156.50	156.50	0.00	0.00	0.00	replace bad dual capacitor
Total aireserv									156.50	156.50	0.00	0.00	0.00	
bc	Broad and Cassel, P.A.	01/2017 Svcs	P-117348	28425	knight	1/31/2017	5575-0000 Professional Fees	1027384	475.00	475.00	0.00	0.00	0.00	01/2017 Svcs
Total bc									475.00	475.00	0.00	0.00	0.00	
bilbow	Denise Bilbow	01/23/17 Reimbursement	P-117082	28390	knight	1/23/2017	5582-0000 Other Program Expenses	01/23/17 Reimbursement	500.00	500.00	0.00	0.00	0.00	techgrant venue deposit
Total bilbow									500.00	500.00	0.00	0.00	0.00	
brownbro	BROWN & BROWN OF FLORIDA, INC.	Insurance	P-117084	28390	inn-tic	1/2/2017	1913-0000 Prepaid Insurance	11062	1,250.00	1,250.00	0.00	0.00	0.00	Insurance
Total brownbro									1,250.00	1,250.00	0.00	0.00	0.00	
centuryl	CENTURY LINK	Acct #433132824	P-117086	28390	collins	1/18/2017	5520-0000 Phone Service	433132824 01/2017	61.84	61.84	0.00	0.00	0.00	433132824 01/2017
		Acct #437850207	P-117087	28390	johnson	1/18/2017	5425-0000 Fire Protection Phone	437850207 01/2017	235.08	235.08	0.00	0.00	0.00	437850207 01/2017
Total centuryl									296.92	296.92	0.00	0.00	0.00	
cnainsur	CNA INSURANCE	Insurance Pmnt	P-117083	28390	inn-tic	1/13/2017	1913-0000 Prepaid Insurance	0016499812	3,371.46	3,371.46	0.00	0.00	0.00	Insurance Pmnt
Total cnainsur									3,371.46	3,371.46	0.00	0.00	0.00	
comcast	COMCAST	Acct #09587 317042-01-7	P-117089	28390	knight	1/21/2017	5520-0000 Phone Service	09587 317042-01-7 01/2017	169.75	169.75	0.00	0.00	0.00	09587 317042-01-7 01/2017
		Acct #09587 317042-01-7	P-117089	28390	knight	1/21/2017	5522-0000 Internet Charge	09587 317042-01-7 01/2017	129.90	129.90	0.00	0.00	0.00	09587 317042-01-7 01/2017
Total comcast									299.65	299.65	0.00	0.00	0.00	
extreme	EXTREME CARPET CARE	clean carpet Morgan bldg	P-117346	28425	morgan	1/1/2017	5310-0000 Carpet Cleaning	102909	120.00	0.00	120.00	0.00	0.00	clean carpet
Total extreme									120.00	0.00	120.00	0.00	0.00	
heinzbro	Heinz Brothers Nurseries, INC.	01/2017 Grounds Maintenance	P-117349	28425	collins	1/15/2017	5460-0000 Landscaping Service	26391	356.08	356.08	0.00	0.00	0.00	01/2017 Grounds Maintenance
		01/2017 Grounds Maintenance	P-117349	28425	inn-tic	1/15/2017	5460-0000 Landscaping Service	26391	281.90	281.90	0.00	0.00	0.00	01/2017 Grounds Maintenance
		01/2017 Grounds Maintenance	P-117349	28425	inn-tic	1/15/2017	5462-0000 Non CAM Landscaping	26391	178.06	178.06	0.00	0.00	0.00	01/2017 Grounds Maintenance
		01/2017 Grounds Maintenance	P-117349	28425	johnson	1/15/2017	5460-0000 Landscaping Service	26391	187.68	187.68	0.00	0.00	0.00	01/2017 Grounds Maintenance
		01/2017 Grounds Maintenance	P-117349	28425	knight	1/15/2017	5460-0000 Landscaping Service	26391	326.41	326.41	0.00	0.00	0.00	01/2017 Grounds Maintenance
		01/2017 Grounds Maintenance	P-117349	28425	morgan	1/15/2017	5460-0000 Landscaping Service	26391	153.55	153.55	0.00	0.00	0.00	01/2017 Grounds Maintenance
Total heinzbro									1,483.68	1,483.68	0.00	0.00	0.00	
lboc	LEON COUNTY BD OF COMMISSIONER	01/2017 PTY	P-117085	28390	knight	1/1/2017	4406-0000 Employee Benefits-Authority	01/2017 PTY	1,283.34	0.00	1,283.34	0.00	0.00	01/2017 PTY
Total lboc									1,283.34	0.00	1,283.34	0.00	0.00	
marpan	Marpan Supply Company, Inc.	monthly container rental	P-117088	28390	johnson	1/20/2017	4635-0000 Refuse Collection	1425148	40.70	40.70	0.00	0.00	0.00	monthly container rental
		monthly container rental	P-117088	28390	morgan	1/20/2017	4635-0000 Refuse Collection	1425148	33.30	33.30	0.00	0.00	0.00	monthly container rental
Total marpan									74.00	74.00	0.00	0.00	0.00	
mgttal	Talcor Commercial Real Estate Svc Inc	01/17 OFC Expense-Innovation	P-116888	28345	knight	1/30/2017	5563-0000 Miscellaneous Admin Expense	01/17 OFC Expense-Innovation	56.00	56.00	0.00	0.00	0.00	12/16 Yardi
Total mgttal									56.00	56.00	0.00	0.00	0.00	
millergl	Miller Glass, Inc.	furnish & install one bronze closer	P-117345	28425	johnson	1/27/2017	5380-0000 Other Cleaning and Improvement:	44019	166.00	166.00	0.00	0.00	0.00	install bronze closer
Total millergl									166.00	166.00	0.00	0.00	0.00	
nbia	NATIONAL BUSINESS INCUBATION ASSOCIATION													

Payables Aging Report

innvition
 Period: 01/2017
 As of : 01/31/2017

Payee Code	Payee Name	Invoice Notes	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
		Gold Memebership	P-117080	28390	inn-tic	1/31/2017	5585-0000 Subscriptions	Order #1413	695.00	695.00	0.00	0.00	0.00	Gold Memebership
Total nbia									695.00	695.00	0.00	0.00	0.00	
	rocksoli	ROCK SOLID TERMITES AND PEST CONTROL												
		additional treatment inside archives room	P-117079	28390	johnson	1/24/2017	5430-0000 Exterminating	22440	150.00	150.00	0.00	0.00	0.00	additional treatment inside archives room
Total rocksoli									150.00	150.00	0.00	0.00	0.00	
	simplex	Simplex Grinnell												
		alarm and detection reg labor	P-117347	28425	johnson	1/1/2017	5420-0000 Fire Protection System	83211988	600.00	0.00	600.00	0.00	0.00	alarm and detection reg labor
Total simplex									600.00	0.00	600.00	0.00	0.00	
	talldemo	Tallahassee Democrat, Inc.												
		Ad No. 0001871660	P-117081	28390	knight	1/20/2017	5596-0000 Other Administration Costs	Ad No. 0001871660	92.94	92.94	0.00	0.00	0.00	Notice of Public Meetings
Total talldemo									92.94	92.94	0.00	0.00	0.00	
Grand Total									11,070.49	9,067.15	2,003.34	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	1/27	\$ -	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	\$ 2,664.30		\$ 37,206.42		\$ -

A/R \$ 37,206.42
Prepaid \$ -

INNOVATION PARK
FUQUA BLDG.

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

TENANT	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
FSU RESEARCH FOUNDATION, INC.		\$ 948.40	\$ 948.40			\$ 948.40	Billed qtly for common area costs	EXEMPT
=====								
TOTALS	\$ -	\$ 948.40	\$ 948.40	\$ -		\$ 948.40		\$ -

A/R \$ 948.40
Prepaid \$ -

INNOVATION PARK
JOHNSON BLDG.

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	RENT	STAX (7.5%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
100	FSU RESEARCH FOUNDATION, INC. National Park Service-SE Archeological Center Center for Ocean-Atmospheric Prediction Studies	12/7/94	11/1/14	\$ -	39,337	0.00			EXEMPT	\$ -	\$ -	\$ -	\$ -			\$ -	restructure closed on 3.18.14-moved out	EXEMPT
											\$ -	\$ (37.12)	\$ (37.12)			\$ (37.12)	OTHER: REBILL	
	General Service Administration DBA National Park Svs	2/18/15	2/17/25					\$ 22,113.92			\$ 22,113.92	\$ 22,113.92	\$ 44,227.84	\$ 22,113.92	1/3	\$ 22,113.92	Rent Increase 03/2020 \$24430.30	EXEMPT
=====																		
TOTALS				\$ -	39,337	0.00	\$ -	\$ 22,113.92	\$ -	\$ -	\$ 22,113.92	\$ 22,076.80	\$ 44,190.72	\$ 22,113.92		\$ 22,076.80		\$ -

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

INNOVATION PARK
TENANTS IN COMMON BLDG.

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

BLDG/UNIT	TENANT	START	END	SECURITY DEPOSIT	ACRES	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER RENT	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
GROUND																			
12A	KNIGHT ADMINISTRATIVE CENTRE				3.00													SEE KNIGHT PROPERTY CONFIGURATION	
GROUND																			
1B	PHIPPS BUILDING				2.50													SEE PHIPPS PROPERTY CONFIGURATION	
GROUND																			
1D-2D	DANFOSS TURBOCOR, INC.	3/15/07	3/31/27	\$ -	6.83							\$ -	\$ -	\$ -			\$ -	Other: 14-15 Cam Rec Reimbursement	\$ -
3D					2.87													3D HAS SEPARATE/SPECIAL OPTION	
GROUND																			
1E	AVALANCHE PARTNERS COLLEGE CENTER FOR LIBRARY EXPANSION	1/7/08	1/28/74	\$ -	2.42							\$ -	\$ -	\$ -			\$ -	Other: 14-15 Cam Rec Reimbursement	\$ -
2E-3E	COLLEGE CENTER FOR LIBRARY AUTOMATION	1/7/02	1/28/74		4.01														
GROUND																			
4E	VACANT				3.45														
GROUND																			
5E	VACANT				1.80														
GROUND																			
6E	VACANT				2.00														
GROUND																			
7E/1F	Sunnyland Solar	8/3/11	8/2/18		9.80	\$ 7,000.00		\$ 583.33	EXEMPT			\$ 583.33	\$ 6,101.28	\$ 6,684.61			\$ 6,684.61	PAID ANNUALLY-AUGUST CAM CAPPED AT 8% INCREASE PER YEAR; Other: Cam Rec Reimbursement 14-15	EXEMPT
GROUND																			
5G	COLLINS BUILDING				3.47													TENANTS IN COMMON CHARGES INCLUDED IN RENT; NO ADD'L REIMBURSEMENT FROM TENANTS	
GROUND																		TENANTS IN COMMON CHARGES INCLUDED IN RENT; NO ADD'L REIMBURSEMENT FROM TENANTS	
6G	MORGAN BUILDING		LCRDA		2.25														
	JOHNSON BUILDING		11/1/14		2.71							\$ -	\$ -	\$ -			\$ -		EXEMPT
	SLIGER BUILDING		11/1/14		2.52							\$ -	\$ -	\$ -			\$ -	2.52 ACRES OF TENANTS IN COMMON CHARGES ARE REIMBURSED BY FSURF	EXEMPT
	OTHER TENANTS				0.16														
	SHAW BUILDING	11/24/96	12/23/15		2.71							\$ -	\$ -	\$ -			\$ -	Insurance Policy : 2011-2012	EXEMPT
	APPLIED SUPERCONDUCTIVITY CENTER TAI-YANG RESEARCH COMPANY																	TO PAY 5% RENTS COLLECTED AFTER INITIAL LEASE TERM 12/23/15	
GROUND																			
3A	NORTHWEST REGIONAL DATA CENTER	11/1/81	10/31/21	\$ -	4.68							\$ -	\$ -	\$ -			\$ -	CAM CAPPED AT 8% INCREASE PER YEAR	EXEMPT
GROUND																			
4A-8A 9A-10A	NATIONAL HIGH MAGNETIC FIELD LABORATORY	OWN OWN		\$ - \$ -	23.52							\$ -	\$ -	\$ -			\$ -	OWNED BY LEON COUNTY RESEARCH & DEVELOPMENT AUTHORITY	EXEMPT
GROUND																			
11A	FSU-CAM				3.70							\$ -	\$ 3,853.83	\$ 3,853.83			\$ 3,853.83	Other: 14-15 Cam Rec Reimbursement	
GROUND																			
2B-3B	FSU RESEARCH FOUNDATION-A CENTER FOR ADVANCED POWER SYSTEMS LEARNING SYSTEMS INSTITUTE ENTERPRISE RESOURCE PLANNING	10/25/01	1/28/74	\$ -	6.54							\$ -	\$ 9,117.94	\$ 9,117.94			\$ 9,117.94		EXEMPT
GROUND																			
3B	FSU RESEARCH FOUNDATION-B LEARNING SYSTEMS INSTITUTE ENTERPRISE RESOURCE PLANNING FSU FOUNDATION, INC. FSU OFFICE OF INTELLECTUAL PROPERTY & COMMERCIALIZATION FSU OFFICE OF RESEARCH-HUMAN SUBJECTS COMMITTEE FLORIDA CENTER FOR READING RESEARCH	10/25/01	1/28/74	\$ -	6.54							\$ -	\$ -	\$ -			\$ -		EXEMPT

