

Monthly Owner Report



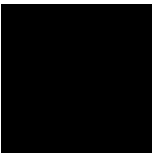
Innovation Park

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

July 2015



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

Balance Sheet (With Period Change)

Period = Jul 2015

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4000	Cash - Hancock Bank	248,050.30	260,029.20	-11,978.90
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1190-0000	TOTAL CASH	248,250.30	260,229.20	-11,978.90
1200-0000	RECEIVABLES			
1203-0000	A/R-Tenant	69,163.62	61,757.28	7,406.34
1206-0000	Other Receivables	7,690.71	1,996.00	5,694.71
1210-0000	Accounts Receivable	22,199.72	20,041.84	2,157.88
1217-0000	Other Assets	1,989.00	1,989.00	0.00
1299-0000	TOTAL RECEIVABLES	101,043.05	85,784.12	15,258.93
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	-5,836,132.21	-5,810,613.44	-25,518.77
1620-0000	F/F/E- Improvements	68,309.26	68,309.26	0.00
1661-0000	Admin Centre Assets	166,663.91	166,663.91	0.00
1662-0000	Research Building Assets	2,120,477.27	2,120,477.27	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
1672-0000	CIP - Project North	66,115.50	66,115.50	0.00
1790-0000	TOTAL PROPERTY	4,569,290.37	4,594,809.14	-25,518.77
1840-0000	OTHER ASSETS			
1905-0000	Trust Escrow	55,000.00	55,000.00	0.00
1913-0000	Prepaid Insurance	9,914.66	12,861.52	-2,946.86
1915-0000	Prepaid Expenses	1,132.39	1,132.39	0.00
1925-0000	Investments	2,360,356.03	2,358,086.42	2,269.61
1945-0000	Investments Limited as to Use	1,400,000.00	1,400,000.00	0.00
1980-0000	TOTAL OTHER ASSETS	3,826,403.08	3,827,080.33	-677.25
1990-0000	TOTAL ASSETS	8,744,986.80	8,767,902.79	-22,915.99
2000-0000	LIABILITIES and CAPITAL			
2236-0000	Accounts Payable	9,801.65	14,564.57	-4,762.92
2246-0000	Prepaid Rents	9,795.95	10,484.34	-688.39
2249-0000	Accrued Other	8,044.07	8,921.49	-877.42
2250-0000	Tenant Security Dep	240.36	480.82	-240.46
2305-0000	Sales Tax Payable	501.87	556.92	-55.05
2490-0000	TOTAL LIABILITIES	28,383.90	35,008.14	-6,624.24
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	4,569,290.37	4,594,809.14	-25,518.77
2750-0000	Unrestricted	2,747,312.53	2,738,085.51	9,227.02
2760-0000	Designated Net Assets	1,400,000.00	1,400,000.00	0.00
2890-0000	TOTAL CAPITAL	8,716,602.90	8,732,894.65	-16,291.75
2990-0000	TOTAL LIABILITIES and CAPITAL	8,744,986.80	8,767,902.79	-22,915.99

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

Income Statement

Period = Jul 2015

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	25.00	0.03	75.00	0.01
3110-0000	Rent	57,258.22	77.09	539,823.22	80.44
3114-5000	Operating Expense Reimbursement	2,421.85	3.26	24,070.25	3.59
3115-0000	CAM	5,473.00	7.37	54,726.99	8.16
3120-0000	Other Rents	21.15	0.03	341.93	0.05
3220-0000	Interest Income	7,658.01	10.31	37,786.82	5.63
3310-0000	Other Income	1,388.92	1.87	13,889.20	2.07
3315-0000	Sales Tax Discount	11.06	0.01	118.34	0.02
3540-0000	Electricity Pass Thru	21.67	0.03	216.70	0.03
3990-0000	TOTAL REVENUE	74,278.88	100.00	671,048.45	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	10,416.66	14.02	104,166.60	15.52
4403-0000	Clerical Salary-Authority	3,750.00	5.05	35,950.06	5.36
4404-0000	Payroll Taxes - Authority	1,812.55	2.44	11,179.87	1.67
4405-0000	Worker's Compensation-Authority	235.00	0.32	2,181.00	0.32
4406-0000	Employee Benefits-Authority	3,671.24	4.94	38,236.35	5.70
4490-0000	TOTAL PAYROLL EXPENSE	19,885.45	26.77	191,713.88	28.57
4600-0000	UTILITIES				
4605-0000	Electric	8,211.44	11.05	71,443.10	10.65
4622-0000	Demand Credit	-44.98	-0.06	-341.50	-0.05
4635-0000	Refuse Collection	437.99	0.59	5,139.55	0.77
4640-0000	Water/Sewer	320.38	0.43	3,407.94	0.51
4642-0000	Non CAM Water/Sewer	229.74	0.31	2,766.22	0.41
4648-0000	Irrigation - Utility	123.36	0.17	1,287.43	0.19
4649-0000	Irrigation-NonCAM	34.10	0.05	453.89	0.07
4650-0000	Stormwater	263.15	0.35	2,631.50	0.39
4660-0000	Fire Service - Utility	141.16	0.19	1,411.59	0.21
4799-0000	TOTAL UTILITIES	9,716.34	13.08	88,199.72	13.14
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	146.25	0.20	713.74	0.11
5122-0000	NONCAM Electrical Repairs	19.73	0.03	136.73	0.02
5125-0000	Electric Supplies	0.00	0.00	75.12	0.01
5127-0000	NONCAM Electric Supplies	0.00	0.00	139.50	0.02
5130-0000	Electric Bulbs	0.00	0.00	420.46	0.06
5135-0000	Parking Lot Bulbs	0.00	0.00	157.36	0.02
5140-0000	Elevator Maintenance	0.00	0.00	101.25	0.02
5141-0000	Elevator Maintenance-NonCAM	0.00	0.00	48.75	0.01
5145-0000	Elevator Phone Maintenance	75.00	0.10	150.00	0.02
5145-4400	Security Maint & Repair	0.00	0.00	332.46	0.05
5160-0000	Exterior Building Maintenance	2,449.00	3.30	5,152.20	0.77
5161-0000	Exterior Building Supplies	0.00	0.00	42.42	0.01
5161-5000	Ext Building Supplies-NonCAM	0.00	0.00	121.03	0.02
5162-0000	Non CAM Exterior Bldg Maint.	260.00	0.35	1,908.28	0.28
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	663.00	0.10
5172-0000	Non CAM Fire Extinguisher Maintenance	0.00	0.00	113.75	0.02
5175-0000	Fire Alarm/Sprinkler Repair	0.00	0.00	236.25	0.04
5180-0000	HVAC Repair	75.00	0.10	11,117.09	1.66
5185-0000	HVAC Supplies	0.00	0.00	183.09	0.03
5195-0000	Tree Trimming	0.00	0.00	2,125.00	0.32
5197-0000	Holding Pond Maintenance	0.00	0.00	459.00	0.07
5210-0000	Locks & Keys Repairs	0.00	0.00	370.00	0.06
5215-0000	Locks & Keys Supplies	80.00	0.11	413.10	0.06
5220-0000	Parking Lot Repairs	0.00	0.00	600.00	0.09
5230-0000	Plumbing Repairs	207.41	0.28	1,540.26	0.23
5232-0000	Non CAM Plumbing Repairs	385.19	0.52	1,578.26	0.24
5235-0000	Plumbing Supplies	0.00	0.00	531.26	0.08
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	21.83	0.00
5240-0000	Backflow Maintenance	0.00	0.00	1,042.19	0.16
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	6.11	0.00
5245-0000	Irrigation Repairs	0.00	0.00	2.33	0.00
5245-5000	Irrigation Repairs-NonCAM	0.00	0.00	4.32	0.00

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Income Statement

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		Period to Date	%	Year to Date	%
5250-0000	Roof Repairs	0.00	0.00	700.00	0.10
5252-0000	Non CAM Roof Repairs	0.00	0.00	505.00	0.08
5270-0000	Small Tools	0.00	0.00	62.12	0.01
5285-0000	General Building R&M & Supplies	0.00	0.00	680.86	0.10
5290-0000	Other Maintenance	0.00	0.00	74.87	0.01
5292-0000	Non CAM Other Maintenance	0.00	0.00	29.46	0.00
5295-0000	Other Supplies	0.00	0.00	27.99	0.00
5297-0000	Non CAM Other Supplies	0.00	0.00	51.97	0.01
5299-0000	TOTAL REPAIR/MAINTENANCE	3,697.58	4.98	32,638.41	4.86
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	0.00	0.00	946.00	0.14
5340-0000	Painting	0.00	0.00	200.00	0.03
5345-0000	Painting Supplies	0.00	0.00	123.89	0.02
5365-0000	Interior Supplies	0.00	0.00	162.83	0.02
5370-0000	Interior Repairs	254.00	0.34	759.90	0.11
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	254.00	0.34	2,192.62	0.33
5400-0000	SERVICES				
5410-0000	Elevator Service	114.72	0.15	1,137.18	0.17
5412-0000	Elevator Service-NonCAM	55.24	0.07	547.54	0.08
5420-0000	Fire Protection System	0.00	0.00	4,334.18	0.65
5425-0000	Fire Protection Phone	228.62	0.31	2,300.92	0.34
5430-0000	Exterminating	205.00	0.28	2,412.01	0.36
5433-0000	Non CAM Exterminating	0.00	0.00	71.11	0.01
5445-0000	Backflow Prevention Service	0.00	0.00	120.00	0.02
5447-0000	HVAC Monthly Service	4,950.90	6.67	16,399.70	2.44
5450-0000	Janitorial Service	3,560.09	4.79	36,009.70	5.37
5460-0000	Landscaping Service	2,558.43	3.44	22,638.11	3.37
5462-0000	Non CAM Landscaping	382.50	0.52	2,870.56	0.43
5480-0000	Security	181.39	0.24	2,198.39	0.33
5487-0000	Window Washing Service	850.00	1.14	850.00	0.13
5499-0000	TOTAL SERVICES	13,086.89	17.62	91,889.40	13.69
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	20,500.00	3.05
5520-0000	Phone Service	167.33	0.23	1,663.61	0.25
5522-0000	Internet Charge	84.34	0.11	1,394.77	0.21
5530-0000	Copies	27.09	0.04	424.27	0.06
5550-0000	Legal Fees	0.00	0.00	-75.00	-0.01
5560-0000	Fees/Licenses/Permits	6.40	0.01	116.70	0.02
5563-0000	Miscellaneous Admin Expense	56.55	0.08	437.05	0.07
5565-0000	Office Supplies	5.99	0.01	725.11	0.11
5566-0000	Office Equipment Maintenance	0.00	0.00	135.15	0.02
5567-0000	Office Equip Mtnc-NonCAM	0.00	0.00	31.84	0.00
5568-0000	Dues/Seminars	0.00	0.00	395.00	0.06
5570-0000	Postage/Delivery	79.23	0.11	-15.77	0.00
5575-0000	Professional Fees	475.00	0.64	34,475.00	5.14
5585-0000	Subscriptions	0.00	0.00	1,935.00	0.29
5586-0000	Marketing/PR	35.00	0.05	1,051.25	0.16
5587-0000	General Authority Expense	121.16	0.16	487.33	0.07
5588-0000	Economic Development	0.00	0.00	25,000.00	3.73
5589-0000	Research Grants	0.00	0.00	25,000.00	3.73
5592-0000	Non CAM Professional Fees	5,554.75	7.48	52,382.75	7.81
5594-0000	Travel	-50.00	-0.07	6,379.51	0.95
5596-0000	Other Administration Costs	201.90	0.27	1,590.65	0.24
5599-0000	TOTAL PROPERTY ADMINISTRATION	6,764.74	9.11	174,034.22	25.93
6110-0000	Management Fees TALCOR	6,700.00	9.02	67,000.00	9.98
6115-0000	Leasing Commissions	0.00	0.00	15,000.00	2.24
6159-0000	TOTAL OTHER EXPENSES	6,700.00	9.02	82,000.00	12.22
7110-0000	Property Insurance	4,941.01	6.65	49,410.10	7.36
7111-0000	Property Insurance-NonCAM	5.85	0.01	58.50	0.01
7199-0000	TOTAL INSURANCE/TAXES	4,946.86	6.66	49,468.60	7.37
7800-0000	TOTAL OPERATING EXPENSES	65,051.86	87.58	712,136.85	106.12
7999-0000	NET INCOME - OPERATING	9,227.02	12.42	-41,088.40	-6.12

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Income Statement

Period = Jul 2015

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		Period to Date	%	Year to Date	%
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	25,518.77	34.36	255,187.70	38.03
8225-0000	Other Expense - Lease Termination	0.00	0.00	100,000.00	14.90
8299-0000	TOTAL OTHER EXPENSES	25,518.77	34.36	355,187.70	52.93
9900-0000	NET INCOME	-16,291.75	-21.93	-396,276.10	-59.05

Budget Comparison

Period = Jul 2015

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	25.00	0.00	25.00	N/A	75.00	0.00	75.00	N/A	0.00
3110-0000	Rent	57,258.22	48,651.75	8,606.47	17.69	539,823.22	494,281.50	45,541.72	9.21	591,585.00
3114-5000	Operating Expense Reimbursement	2,421.85	1,734.58	687.27	39.62	24,070.25	20,621.80	3,448.45	16.72	24,185.00
3115-0000	CAM	5,473.00	5,473.00	0.00	0.00	54,726.99	54,730.00	-3.01	-0.01	65,676.00
3120-0000	Other Rents	21.15	94.00	-72.85	-77.50	341.93	940.00	-598.07	-63.62	1,128.00
3220-0000	Interest Income	7,658.01	3,100.00	4,558.01	147.03	37,786.82	31,000.00	6,786.82	21.89	37,200.00
3310-0000	Other Income	1,388.92	1,388.92	0.00	0.00	13,889.20	13,889.20	0.00	0.00	16,667.00
3315-0000	Sales Tax Discount	11.06	0.00	11.06	N/A	118.34	0.00	118.34	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	216.70	0.00	216.70	N/A	0.00
3990-0000	TOTAL REVENUE	74,278.88	60,442.25	13,836.63	22.89	671,048.45	615,462.50	55,585.95	9.03	736,441.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	10,416.66	10,417.00	0.34	0.00	104,166.60	104,170.00	3.40	0.00	125,004.00
4403-0000	Clerical Salary-Authority	3,750.00	4,017.00	267.00	6.65	35,950.06	39,468.00	3,517.94	8.91	47,151.00
4404-0000	Payroll Taxes - Authority	1,812.55	1,194.00	-618.55	-51.80	11,179.87	11,892.00	712.13	5.99	12,877.00
4405-0000	Worker's Compensation-Authority	235.00	265.00	30.00	11.32	2,181.00	2,638.00	457.00	17.32	3,162.00
4406-0000	Employee Benefits-Authority	3,671.24	4,059.00	387.76	9.55	38,236.35	40,386.00	2,149.65	5.32	48,478.00
4490-0000	TOTAL PAYROLL EXPENSE	19,885.45	19,952.00	66.55	0.33	191,713.88	198,554.00	6,840.12	3.44	236,672.00
4600-0000	UTILITIES									
4605-0000	Electric	8,211.44	7,472.00	-739.44	-9.90	71,443.10	71,020.00	-423.10	-0.60	86,164.00
4622-0000	Demand Credit	-44.98	0.00	44.98	N/A	-341.50	0.00	341.50	N/A	0.00
4635-0000	Refuse Collection	437.99	573.00	135.01	23.56	5,139.55	6,148.00	1,008.45	16.40	7,294.00
4640-0000	Water/Sewer	320.38	455.00	134.62	29.59	3,407.94	4,550.00	1,142.06	25.10	5,460.00
4642-0000	Non CAM Water/Sewer	229.74	0.00	-229.74	N/A	2,766.22	0.00	-2,766.22	N/A	0.00
4648-0000	Irrigation - Utility	123.36	134.00	10.64	7.94	1,287.43	1,340.00	52.57	3.92	1,608.00
4649-0000	Irrigation-NonCAM	34.10	0.00	-34.10	N/A	453.89	0.00	-453.89	N/A	0.00
4650-0000	Stormwater	263.15	263.00	-0.15	-0.06	2,631.50	2,630.00	-1.50	-0.06	3,156.00
4660-0000	Fire Service - Utility	141.16	141.00	-0.16	-0.11	1,411.59	1,410.00	-1.59	-0.11	1,692.00
4799-0000	TOTAL UTILITIES	9,716.34	9,038.00	-678.34	-7.51	88,199.72	87,098.00	-1,101.72	-1.26	105,374.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	146.25	275.00	128.75	46.82	713.74	8,050.00	7,336.26	91.13	8,600.00
5122-0000	NONCAM Electrical Repairs	19.73	0.00	-19.73	N/A	136.73	0.00	-136.73	N/A	0.00
5125-0000	Electric Supplies	0.00	260.00	260.00	100.00	75.12	2,600.00	2,524.88	97.11	3,120.00
5127-0000	NONCAM Electric Supplies	0.00	0.00	0.00	N/A	139.50	0.00	-139.50	N/A	0.00
5130-0000	Electric Bulbs	0.00	20.00	20.00	100.00	420.46	200.00	-220.46	-110.23	240.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	157.36	0.00	-157.36	N/A	0.00
5140-0000	Elevator Maintenance	0.00	25.00	25.00	100.00	101.25	460.00	358.75	77.99	510.00
5141-0000	Elevator Maintenance-NonCAM	0.00	0.00	0.00	N/A	48.75	0.00	-48.75	N/A	0.00
5145-0000	Elevator Phone Maintenance	75.00	0.00	-75.00	N/A	150.00	137.00	-13.00	-9.49	137.00
5145-4400	Security Maint & Repair	0.00	10.00	10.00	100.00	332.46	100.00	-232.46	-232.46	120.00
5160-0000	Exterior Building Maintenance	2,449.00	380.00	-2,069.00	-544.47	5,152.20	6,615.00	1,462.80	22.11	7,195.00
5161-0000	Exterior Building Supplies	0.00	75.00	75.00	100.00	42.42	225.00	182.58	81.15	225.00
5161-5000	Ext Building Supplies-NonCAM	0.00	0.00	0.00	N/A	121.03	0.00	-121.03	N/A	0.00
5162-0000	Non CAM Exterior Bldg Maint.	260.00	0.00	-260.00	N/A	1,908.28	0.00	-1,908.28	N/A	0.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	663.00	743.00	80.00	10.77	743.00
5172-0000	Non CAM Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	113.75	0.00	-113.75	N/A	0.00
5175-0000	Fire Alarm/Sprinkler Repair	0.00	0.00	0.00	N/A	236.25	0.00	-236.25	N/A	0.00
5180-0000	HVAC Repair	75.00	1,300.00	1,225.00	94.23	11,117.09	13,000.00	1,882.91	14.48	15,600.00
5185-0000	HVAC Supplies	0.00	0.00	0.00	N/A	183.09	0.00	-183.09	N/A	0.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	2,125.00	1,000.00	-1,125.00	-112.50	1,000.00
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	459.00	1,000.00	541.00	54.10	1,000.00
5210-0000	Locks & Keys Repairs	0.00	125.00	125.00	100.00	370.00	850.00	480.00	56.47	1,000.00

Budget Comparison

Period = Jul 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5215-0000	Locks & Keys Supplies	80.00	0.00	-80.00	N/A	413.10	0.00	-413.10	N/A	0.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	600.00	4,500.00	3,900.00	86.67	4,500.00
5230-0000	Plumbing Repairs	207.41	290.00	82.59	28.48	1,540.26	3,200.00	1,659.74	51.87	3,780.00
5232-0000	Non CAM Plumbing Repairs	385.19	0.00	-385.19	N/A	1,578.26	0.00	-1,578.26	N/A	0.00
5235-0000	Plumbing Supplies	0.00	110.00	110.00	100.00	531.26	1,100.00	568.74	51.70	1,320.00
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	0.00	N/A	21.83	0.00	-21.83	N/A	0.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	1,042.19	140.00	-902.19	-644.42	140.00
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	0.00	N/A	6.11	0.00	-6.11	N/A	0.00
5245-0000	Irrigation Repairs	0.00	50.00	50.00	100.00	2.33	1,000.00	997.67	99.77	1,100.00
5245-5000	Irrigation Repairs-NonCAM	0.00	0.00	0.00	N/A	4.32	0.00	-4.32	N/A	0.00
5250-0000	Roof Repairs	0.00	250.00	250.00	100.00	700.00	1,450.00	750.00	51.72	1,650.00
5252-0000	Non CAM Roof Repairs	0.00	0.00	0.00	N/A	505.00	0.00	-505.00	N/A	0.00
5260-0000	Signage	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5270-0000	Small Tools	0.00	0.00	0.00	N/A	62.12	0.00	-62.12	N/A	0.00
5285-0000	General Building R&M & Supplies	0.00	0.00	0.00	N/A	680.86	0.00	-680.86	N/A	0.00
5290-0000	Other Maintenance	0.00	500.00	500.00	100.00	74.87	5,000.00	4,925.13	98.50	6,000.00
5292-0000	Non CAM Other Maintenance	0.00	0.00	0.00	N/A	29.46	0.00	-29.46	N/A	0.00
5295-0000	Other Supplies	0.00	0.00	0.00	N/A	27.99	0.00	-27.99	N/A	0.00
5297-0000	Non CAM Other Supplies	0.00	0.00	0.00	N/A	51.97	0.00	-51.97	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	3,697.58	3,670.00	-27.58	-0.75	32,638.41	52,370.00	19,731.59	37.68	58,980.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	100.00	100.00	100.00	946.00	6,500.00	5,554.00	85.45	6,700.00
5313-0000	Carpet Repairs	0.00	400.00	400.00	100.00	0.00	4,000.00	4,000.00	100.00	4,800.00
5340-0000	Painting	0.00	1,900.00	1,900.00	100.00	200.00	5,500.00	5,300.00	96.36	6,300.00
5345-0000	Painting Supplies	0.00	0.00	0.00	N/A	123.89	0.00	-123.89	N/A	0.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	162.83	0.00	-162.83	N/A	0.00
5370-0000	Interior Repairs	254.00	0.00	-254.00	N/A	759.90	0.00	-759.90	N/A	0.00
5380-0000	Other Cleaning and Improvements	0.00	440.00	440.00	100.00	0.00	4,400.00	4,400.00	100.00	5,280.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	254.00	2,840.00	2,586.00	91.06	2,192.62	20,400.00	18,207.38	89.25	23,080.00
5400-0000	SERVICES									
5410-0000	Elevator Service	114.72	166.00	51.28	30.89	1,137.18	1,660.00	522.82	31.50	1,992.00
5412-0000	Elevator Service-NonCAM	55.24	0.00	-55.24	N/A	547.54	0.00	-547.54	N/A	0.00
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	4,334.18	2,723.00	-1,611.18	-59.17	2,723.00
5425-0000	Fire Protection Phone	228.62	219.00	-9.62	-4.39	2,300.92	2,190.00	-110.92	-5.06	2,628.00
5430-0000	Exterminating	205.00	205.00	0.00	0.00	2,412.01	2,050.00	-362.01	-17.66	2,460.00
5433-0000	Non CAM Exterminating	0.00	0.00	0.00	N/A	71.11	0.00	-71.11	N/A	0.00
5435-0000	CAM-Interior Landscaping	0.00	150.00	150.00	100.00	0.00	1,500.00	1,500.00	100.00	1,800.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	120.00	365.00	245.00	67.12	365.00
5447-0000	HVAC Monthly Service	4,950.90	4,035.00	-915.90	-22.70	16,399.70	16,140.00	-259.70	-1.61	16,140.00
5450-0000	Janitorial Service	3,560.09	3,565.00	4.91	0.14	36,009.70	36,042.00	32.30	0.09	43,172.00
5460-0000	Landscaping Service	2,558.43	2,528.00	-30.43	-1.20	22,638.11	21,743.00	-895.11	-4.12	26,799.00
5462-0000	Non CAM Landscaping	382.50	355.00	-27.50	-7.75	2,870.56	2,488.00	-382.56	-15.38	3,198.00
5465-0000	Grounds Cleaning	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	1,000.00
5480-0000	Security	181.39	430.00	248.61	57.82	2,198.39	2,950.00	751.61	25.48	3,360.00
5487-0000	Window Washing Service	850.00	0.00	-850.00	N/A	850.00	3,500.00	2,650.00	75.71	3,500.00
5499-0000	TOTAL SERVICES	13,086.89	11,653.00	-1,433.89	-12.30	91,889.40	93,851.00	1,961.60	2.09	109,137.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	0.00	0.00	0.00	N/A	20,500.00	21,000.00	500.00	2.38	21,000.00
5520-0000	Phone Service	167.33	162.00	-5.33	-3.29	1,663.61	1,620.00	-43.61	-2.69	1,944.00
5522-0000	Internet Charge	84.34	71.00	-13.34	-18.79	1,394.77	1,828.00	433.23	23.70	1,970.00
5530-0000	Copies	27.09	70.00	42.91	61.30	424.27	700.00	275.73	39.39	840.00
5550-0000	Legal Fees	0.00	0.00	0.00	N/A	-75.00	0.00	75.00	N/A	0.00
5560-0000	Fees/Licenses/Permits	6.40	59.00	52.60	89.15	116.70	590.00	473.30	80.22	708.00
5563-0000	Miscellaneous Admin Expense	56.55	0.00	-56.55	N/A	437.05	0.00	-437.05	N/A	0.00
5565-0000	Office Supplies	5.99	160.00	154.01	96.26	725.11	1,900.00	1,174.89	61.84	2,220.00
5566-0000	Office Equipment Maintenance	0.00	50.00	50.00	100.00	135.15	500.00	364.85	72.97	600.00

Budget Comparison

Period = Jul 2015

Book = Accrual

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5567-0000	Office Equip Mtnce-NonCAM	0.00	0.00	0.00	N/A	31.84	0.00	-31.84	N/A	0.00
5568-0000	Dues/Seminars	0.00	0.00	0.00	N/A	395.00	0.00	-395.00	N/A	0.00
5570-0000	Postage/Delivery	79.23	5.00	-74.23	-1,484.60	-15.77	50.00	65.77	131.54	60.00
5575-0000	Professional Fees	475.00	3,000.00	2,525.00	84.17	34,475.00	30,000.00	-4,475.00	-14.92	36,000.00
5580-0100	Printing	0.00	40.00	40.00	100.00	0.00	400.00	400.00	100.00	480.00
5585-0000	Subscriptions	0.00	0.00	0.00	N/A	1,935.00	3,735.00	1,800.00	48.19	3,735.00
5586-0000	Marketing/PR	35.00	30.00	-5.00	-16.67	1,051.25	370.00	-681.25	-184.12	430.00
5587-0000	General Authority Expense	121.16	67.00	-54.16	-80.84	487.33	670.00	182.67	27.26	804.00
5588-0000	Economic Development	0.00	0.00	0.00	N/A	25,000.00	25,000.00	0.00	0.00	25,000.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	25,000.00	25,000.00	0.00	0.00	25,000.00
5592-0000	Non CAM Professional Fees	5,554.75	0.00	-5,554.75	N/A	52,382.75	0.00	-52,382.75	N/A	0.00
5594-0000	Travel	-50.00	0.00	50.00	N/A	6,379.51	6,000.00	-379.51	-6.33	7,500.00
5596-0000	Other Administration Costs	201.90	187.00	-14.90	-7.97	1,590.65	2,470.00	879.35	35.60	2,844.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	6,764.74	3,901.00	-2,863.74	-73.41	174,034.22	121,833.00	-52,201.22	-42.85	131,135.00
6110-0000	Management Fees TALCOR	6,700.00	6,700.00	0.00	0.00	67,000.00	67,000.00	0.00	0.00	80,400.00
6115-0000	Leasing Commissions	0.00	0.00	0.00	N/A	15,000.00	0.00	-15,000.00	N/A	0.00
6159-0000	TOTAL OTHER EXPENSES	6,700.00	6,700.00	0.00	0.00	82,000.00	67,000.00	-15,000.00	-22.39	80,400.00
7110-0000	Property Insurance	4,941.01	4,941.00	-0.01	0.00	49,410.10	49,410.00	-0.10	0.00	59,292.00
7111-0000	Property Insurance-NonCAM	5.85	5.83	-0.02	-0.34	58.50	58.30	-0.20	-0.34	70.00
7199-0000	TOTAL INSURANCE/TAXES	4,946.86	4,946.83	-0.03	0.00	49,468.60	49,468.30	-0.30	0.00	59,362.00
7800-0000	TOTAL OPERATING EXPENSES	65,051.86	62,700.83	-2,351.03	-3.75	712,136.85	690,574.30	-21,562.55	-3.12	804,140.00
7999-0000	NET INCOME - OPERATING	9,227.02	-2,258.58	11,485.60	508.53	-41,088.40	-75,111.80	34,023.40	45.30	-67,699.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	25,518.77	25,188.33	-330.44	-1.31	255,187.70	251,883.30	-3,304.40	-1.31	302,260.00
8225-0000	Other Expense - Lease Termination	0.00	0.00	0.00	N/A	100,000.00	0.00	-100,000.00	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	25,518.77	25,188.33	-330.44	-1.31	355,187.70	251,883.30	-103,304.40	-41.01	302,260.00
9900-0000	NET INCOME	-16,291.75	-27,446.91	11,155.16	40.64	-396,276.10	-326,995.10	-69,281.00	-21.19	-369,959.00

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Jul 2015

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	8,951.82	8,868.00	83.82	0.95	89,125.24	88,680.00	445.24	0.50	106,416.00
3114-5000	Operating Expense Reimbursement	1,877.43	1,326.00	551.43	41.59	18,880.85	13,735.00	5,145.85	37.47	16,481.00
3315-0000	Sales Tax Discount	8.23	0.00	8.23	N/A	67.45	0.00	67.45	N/A	0.00
3990-0000	TOTAL REVENUE	10,837.48	10,194.00	643.48	6.31	108,073.54	102,415.00	5,658.54	5.53	122,897.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	2,787.27	2,300.00	-487.27	-21.19	28,085.98	23,600.00	-4,485.98	-19.01	28,400.00
4635-0000	Refuse Collection	121.33	17.00	-104.33	-613.71	1,259.32	588.00	-671.32	-114.17	622.00
4640-0000	Water/Sewer	164.74	165.00	0.26	0.16	1,598.51	1,650.00	51.49	3.12	1,980.00
4648-0000	Irrigation - Utility	26.25	25.00	-1.25	-5.00	261.18	250.00	-11.18	-4.47	300.00
4650-0000	Stormwater	217.83	218.00	0.17	0.08	2,178.30	2,180.00	1.70	0.08	2,616.00
4660-0000	Fire Service - Utility	113.87	114.00	0.13	0.11	1,138.70	1,140.00	1.30	0.11	1,368.00
4799-0000	TOTAL UTILITIES	3,431.29	2,839.00	-592.29	-20.86	34,521.99	29,408.00	-5,113.99	-17.39	35,286.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	102.46	50.00	-52.46	-104.92	102.46	500.00	397.54	79.51	600.00
5125-0000	Electric Supplies	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
5140-0000	Elevator Maintenance	0.00	25.00	25.00	100.00	0.00	250.00	250.00	100.00	300.00
5145-4400	Security Maint & Repair	0.00	0.00	0.00	N/A	332.46	0.00	-332.46	N/A	0.00
5160-0000	Exterior Building Maintenance	90.00	90.00	0.00	0.00	1,094.17	2,000.00	905.83	45.29	2,180.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	125.50	191.00	65.50	34.29	191.00
5180-0000	HVAC Repair	0.00	400.00	400.00	100.00	2,168.81	4,000.00	1,831.19	45.78	4,800.00
5185-0000	HVAC Supplies	0.00	0.00	0.00	N/A	183.09	0.00	-183.09	N/A	0.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	1,125.00	0.00	-1,125.00	N/A	0.00
5215-0000	Locks & Keys Supplies	0.00	0.00	0.00	N/A	21.90	0.00	-21.90	N/A	0.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	300.00	4,500.00	4,200.00	93.33	4,500.00
5230-0000	Plumbing Repairs	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
5235-0000	Plumbing Supplies	0.00	10.00	10.00	100.00	173.22	100.00	-73.22	-73.22	120.00
5245-0000	Irrigation Repairs	0.00	10.00	10.00	100.00	0.00	100.00	100.00	100.00	120.00
5250-0000	Roof Repairs	0.00	20.00	20.00	100.00	180.00	200.00	20.00	10.00	240.00
5290-0000	Other Maintenance	0.00	100.00	100.00	100.00	59.00	1,000.00	941.00	94.10	1,200.00
5299-0000	TOTAL REPAIR/MAINTENANCE	192.46	805.00	612.54	76.09	5,865.61	13,841.00	7,975.39	57.62	15,451.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	515.00	1,500.00	985.00	65.67	1,500.00
5365-0000	Interior Supplies	0.00	0.00	0.00	N/A	162.83	0.00	-162.83	N/A	0.00
5370-0000	Interior Repairs	254.00	0.00	-254.00	N/A	582.94	0.00	-582.94	N/A	0.00
5380-0000	Other Cleaning and Improvements	0.00	150.00	150.00	100.00	0.00	1,500.00	1,500.00	100.00	1,800.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	254.00	150.00	-104.00	-69.33	1,260.77	3,000.00	1,739.23	57.97	3,300.00
5400-0000	SERVICES									
5430-0000	Exterminating	55.00	55.00	0.00	0.00	550.00	550.00	0.00	0.00	660.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	80.00	80.00	0.00	0.00	80.00
5447-0000	HVAC Monthly Service	2,063.00	1,146.00	-917.00	-80.02	6,189.00	4,584.00	-1,605.00	-35.01	4,584.00
5450-0000	Janitorial Service	659.67	660.00	0.33	0.05	6,596.70	6,600.00	3.30	0.05	7,920.00
5460-0000	Landscaping Service	701.41	701.00	-0.41	-0.06	6,028.81	6,068.00	39.19	0.65	7,470.00
5480-0000	Security	181.39	170.00	-11.39	-6.70	1,770.39	1,700.00	-70.39	-4.14	2,040.00
5487-0000	Window Washing Service	850.00	0.00	-850.00	N/A	850.00	1,400.00	550.00	39.29	1,400.00
5499-0000	TOTAL SERVICES	4,510.47	2,732.00	-1,778.47	-65.10	22,064.90	20,982.00	-1,082.90	-5.16	24,154.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	50.87	49.00	-1.87	-3.82	500.39	490.00	-10.39	-2.12	588.00

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Jul 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5599-0000	TOTAL PROPERTY ADMINISTRATION	50.87	49.00	-1.87	-3.82	500.39	490.00	-10.39	-2.12	588.00
6110-0000	Management Fees TALCOR	1,315.00	1,315.00	0.00	0.00	13,150.00	13,150.00	0.00	0.00	15,780.00
6159-0000	TOTAL OTHER EXPENSES	1,315.00	1,315.00	0.00	0.00	13,150.00	13,150.00	0.00	0.00	15,780.00
7110-0000	Property Insurance	1,083.62	1,083.58	-0.04	0.00	10,836.20	10,835.80	-0.40	0.00	13,003.00
7199-0000	TOTAL INSURANCE/TAXES	1,083.62	1,083.58	-0.04	0.00	10,836.20	10,835.80	-0.40	0.00	13,003.00
7800-0000	TOTAL OPERATING EXPENSES	10,837.71	8,973.58	-1,864.13	-20.77	88,199.86	91,706.80	3,506.94	3.82	107,562.00
7999-0000	NET INCOME - OPERATING	-0.23	1,220.42	-1,220.65	-100.02	19,873.68	10,708.20	9,165.48	85.59	15,335.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,173.13	4,173.17	0.04	0.00	41,731.30	41,731.70	0.40	0.00	50,078.00
8299-0000	TOTAL OTHER EXPENSES	4,173.13	4,173.17	0.04	0.00	41,731.30	41,731.70	0.40	0.00	50,078.00
9900-0000	NET INCOME	-4,173.36	-2,952.75	-1,220.61	-41.34	-21,857.62	-31,023.50	9,165.88	29.54	-34,743.00

COLLINS - BUDGET COMPARISON

As of July 31, 2015	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	108,073.54	102,415.00	5,658.54	5.53
Total Operating Expenses	88,199.86	91,706.80	3,506.94	3.82
Net Operating Income	19,873.68	10,708.20	9,165.48	85.59

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

FUQUA COMPLEX (fuqua)

Budget Comparison

Period = Jul 2015

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	544.42	217.00	327.42	150.88	3,901.63	4,971.00	-1,069.37	-21.51	5,405.00
3990-0000	TOTAL REVENUE	544.42	217.00	327.42	150.88	3,901.63	4,971.00	-1,069.37	-21.51	5,405.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	0.00	150.00	150.00	100.00	0.00	1,500.00	1,500.00	100.00	1,800.00
4640-0000	Water/Sewer	123.71	250.00	126.29	50.52	1,489.52	2,500.00	1,010.48	40.42	3,000.00
4642-0000	Non CAM Water/Sewer	229.74	0.00	-229.74	N/A	2,766.22	0.00	-2,766.22	N/A	0.00
4648-0000	Irrigation - Utility	18.36	35.00	16.64	47.54	244.39	350.00	105.61	30.17	420.00
4649-0000	Irrigation-NonCAM	34.10	0.00	-34.10	N/A	453.89	0.00	-453.89	N/A	0.00
4799-0000	TOTAL UTILITIES	405.91	435.00	29.09	6.69	4,954.02	4,350.00	-604.02	-13.89	5,220.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	10.63	0.00	-10.63	N/A	73.63	5,300.00	5,226.37	98.61	5,300.00
5122-0000	NONCAM Electrical Repairs	19.73	0.00	-19.73	N/A	136.73	0.00	-136.73	N/A	0.00
5125-0000	Electric Supplies	0.00	0.00	0.00	N/A	75.12	0.00	-75.12	N/A	0.00
5127-0000	NONCAM Electric Supplies	0.00	0.00	0.00	N/A	139.50	0.00	-139.50	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	26.25	0.00	-26.25	N/A	0.00
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	0.00	137.00	137.00	100.00	137.00
5160-0000	Exterior Building Maintenance	140.00	0.00	-140.00	N/A	1,050.29	1,700.00	649.71	38.22	1,700.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	42.42	0.00	-42.42	N/A	0.00
5161-5000	Ext Building Supplies-NonCAM	0.00	0.00	0.00	N/A	121.03	0.00	-121.03	N/A	0.00
5162-0000	Non CAM Exterior Bldg Maint.	260.00	0.00	-260.00	N/A	1,908.28	0.00	-1,908.28	N/A	0.00
5172-0000	Non CAM Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	113.75	0.00	-113.75	N/A	0.00
5175-0000	Fire Alarm/Sprinkler Repair	0.00	0.00	0.00	N/A	61.25	0.00	-61.25	N/A	0.00
5230-0000	Plumbing Repairs	207.41	0.00	-207.41	N/A	849.84	0.00	-849.84	N/A	0.00
5232-0000	Non CAM Plumbing Repairs	385.19	0.00	-385.19	N/A	1,578.26	0.00	-1,578.26	N/A	0.00
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	11.75	0.00	-11.75	N/A	0.00
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	0.00	N/A	21.83	0.00	-21.83	N/A	0.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	3.29	0.00	-3.29	N/A	0.00
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	0.00	N/A	6.11	0.00	-6.11	N/A	0.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	2.33	0.00	-2.33	N/A	0.00
5245-5000	Irrigation Repairs-NonCAM	0.00	0.00	0.00	N/A	4.32	0.00	-4.32	N/A	0.00
5290-0000	Other Maintenance	0.00	100.00	100.00	100.00	15.87	1,000.00	984.13	98.41	1,200.00
5292-0000	Non CAM Other Maintenance	0.00	0.00	0.00	N/A	29.46	0.00	-29.46	N/A	0.00
5295-0000	Other Supplies	0.00	0.00	0.00	N/A	27.99	0.00	-27.99	N/A	0.00
5297-0000	Non CAM Other Supplies	0.00	0.00	0.00	N/A	51.97	0.00	-51.97	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	1,022.96	100.00	-922.96	-922.96	6,400.02	8,137.00	1,736.98	21.35	8,337.00
5400-0000	SERVICES									
5410-0000	Elevator Service	29.74	83.00	53.26	64.17	294.82	830.00	535.18	64.48	996.00
5412-0000	Elevator Service-NonCAM	55.24	0.00	-55.24	N/A	547.54	0.00	-547.54	N/A	0.00
5430-0000	Exterminating	0.00	0.00	0.00	N/A	38.30	0.00	-38.30	N/A	0.00
5433-0000	Non CAM Exterminating	0.00	0.00	0.00	N/A	71.11	0.00	-71.11	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
5460-0000	Landscaping Service	14.57	0.00	-14.57	N/A	14.57	0.00	-14.57	N/A	0.00
5462-0000	Non CAM Landscaping	27.05	0.00	-27.05	N/A	27.05	0.00	-27.05	N/A	0.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	800.00	800.00	100.00	800.00
5499-0000	TOTAL SERVICES	126.60	83.00	-43.60	-52.53	993.39	1,720.00	726.61	42.24	1,886.00
7800-0000	TOTAL OPERATING EXPENSES	1,555.47	618.00	-937.47	-151.69	12,347.43	14,207.00	1,859.57	13.09	15,443.00

FUQUA COMPLEX (fuqua)

Budget Comparison

Period = Jul 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7999-0000	NET INCOME - OPERATING	-1,011.05	-401.00	-610.05	-152.13	-8,445.80	-9,236.00	790.20	8.56	-10,038.00
9900-0000	NET INCOME	-1,011.05	-401.00	-610.05	-152.13	-8,445.80	-9,236.00	790.20	8.56	-10,038.00

FUQUA - BUDGET COMPARISON

As of July 31, 2015	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	3,901.63	4,971.00	-1,069.37	-21.51
Total Operating Expenses	12,347.43	14,207.00	1,859.57	13.09
Net Operating Income	-8,445.80	-9,236.00	790.20	8.56

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

INNOVATION PARK - TENANTS IN COMMON (inn-tic)

Budget Comparison

Period = Jul 2015

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	25.00	0.00	25.00	N/A	75.00	0.00	75.00	N/A	0.00
3110-0000	Rent	583.33	583.00	0.33	0.06	5,833.30	5,830.00	3.30	0.06	6,996.00
3115-0000	CAM	5,473.00	5,473.00	0.00	0.00	54,726.99	54,730.00	-3.01	-0.01	65,676.00
3220-0000	Interest Income	7,658.01	3,100.00	4,558.01	147.03	37,786.82	31,000.00	6,786.82	21.89	37,200.00
3310-0000	Other Income	1,388.92	1,388.92	0.00	0.00	13,889.20	13,889.20	0.00	0.00	16,667.00
3315-0000	Sales Tax Discount	0.00	0.00	0.00	N/A	13.65	0.00	13.65	N/A	0.00
3990-0000	TOTAL REVENUE	15,128.26	10,544.92	4,583.34	43.46	112,324.96	105,449.20	6,875.76	6.52	126,539.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	22.12	22.00	-0.12	-0.55	223.30	220.00	-3.30	-1.50	264.00
4648-0000	Irrigation - Utility	78.75	74.00	-4.75	-6.42	781.86	740.00	-41.86	-5.66	888.00
4799-0000	TOTAL UTILITIES	100.87	96.00	-4.87	-5.07	1,005.16	960.00	-45.16	-4.70	1,152.00
5116-5000	REPAIR/MAINTENANCE									
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	459.00	1,000.00	541.00	54.10	1,000.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	1,038.90	140.00	-898.90	-642.07	140.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5260-0000	Signage	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5270-0000	Small Tools	0.00	0.00	0.00	N/A	62.12	0.00	-62.12	N/A	0.00
5285-0000	General Building R&M & Supplies	0.00	0.00	0.00	N/A	66.28	0.00	-66.28	N/A	0.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	0.00	0.00	N/A	1,626.30	2,140.00	513.70	24.00	2,140.00
5400-0000	SERVICES									
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	40.00	120.00	80.00	66.67	120.00
5460-0000	Landscaping Service	538.88	538.00	-0.88	-0.16	4,311.04	3,772.00	-539.04	-14.29	4,848.00
5462-0000	Non CAM Landscaping	355.45	355.00	-0.45	-0.13	2,843.51	2,488.00	-355.51	-14.29	3,198.00
5465-0000	Grounds Cleaning	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	1,000.00
5499-0000	TOTAL SERVICES	894.33	893.00	-1.33	-0.15	7,194.55	6,880.00	-314.55	-4.57	9,166.00
5500-0000	PROPERTY ADMINISTRATION									
5550-0000	Legal Fees	0.00	0.00	0.00	N/A	-75.00	0.00	75.00	N/A	0.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	0.00	0.00	0.00	N/A	-75.00	0.00	75.00	N/A	0.00
7110-0000	Property Insurance	99.64	99.67	0.03	0.03	996.40	996.70	0.30	0.03	1,196.00
7111-0000	Property Insurance-NonCAM	5.85	5.83	-0.02	-0.34	58.50	58.30	-0.20	-0.34	70.00
7199-0000	TOTAL INSURANCE/TAXES	105.49	105.50	0.01	0.01	1,054.90	1,055.00	0.10	0.01	1,266.00
7800-0000	TOTAL OPERATING EXPENSES	1,100.69	1,094.50	-6.19	-0.57	10,805.91	11,035.00	229.09	2.08	13,724.00
7999-0000	NET INCOME - OPERATING	14,027.57	9,450.42	4,577.15	48.43	101,519.05	94,414.20	7,104.85	7.53	112,815.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	5,026.74	5,026.75	0.01	0.00	50,267.40	50,267.50	0.10	0.00	60,321.00
8225-0000	Other Expense - Lease Termination	0.00	0.00	0.00	N/A	100,000.00	0.00	-100,000.00	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	5,026.74	5,026.75	0.01	0.00	150,267.40	50,267.50	-99,999.90	-198.94	60,321.00
9900-0000	NET INCOME	9,000.83	4,423.67	4,577.16	103.47	-48,748.35	44,146.70	-92,895.05	-210.42	52,494.00

INN-TIC - BUDGET COMPARISON

As of July 31, 2015	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	112,324.96	105,449.20	6,875.76	6.52
Total Operating Expenses	10,805.91	11,035.00	229.09	2.08
Net Operating Income	101,519.05	94,414.20	7,104.85	7.53

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

INNOVATION PARK - JOHNSON BLDG (Johnson)

Budget Comparison

Period = Jul 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	22,065.15	13,194.58	8,870.57	67.23	179,886.77	131,945.80	47,940.97	36.33	158,335.00
3114-5000	Operating Expense Reimbursement	0.00	191.58	-191.58	-100.00	1,259.81	1,915.80	-655.99	-34.24	2,299.00
3990-0000	TOTAL REVENUE	22,065.15	13,386.16	8,678.99	64.84	181,146.58	133,861.60	47,284.98	35.32	160,634.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	2,384.93	1,500.00	-884.93	-59.00	17,980.60	15,000.00	-2,980.60	-19.87	18,000.00
4635-0000	Refuse Collection	174.16	321.00	146.84	45.74	2,000.65	3,210.00	1,209.35	37.67	3,852.00
4799-0000	TOTAL UTILITIES	2,559.09	1,821.00	-738.09	-40.53	19,981.25	18,210.00	-1,771.25	-9.73	21,852.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	100.00	100.00	100.00	229.50	1,000.00	770.50	77.05	1,200.00
5125-0000	Electric Supplies	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
5130-0000	Electric Bulbs	0.00	20.00	20.00	100.00	38.16	200.00	161.84	80.92	240.00
5135-0000	Parking Lot Bulbs	0.00	0.00	0.00	N/A	157.36	0.00	-157.36	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	75.00	210.00	135.00	64.29	210.00
5160-0000	Exterior Building Maintenance	0.00	100.00	100.00	100.00	180.00	1,000.00	820.00	82.00	1,200.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	98.00	225.00	127.00	56.44	225.00
5175-0000	Fire Alarm/Sprinkler Repair	0.00	0.00	0.00	N/A	175.00	0.00	-175.00	N/A	0.00
5180-0000	HVAC Repair	0.00	200.00	200.00	100.00	3,015.90	2,000.00	-1,015.90	-50.80	2,400.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5215-0000	Locks & Keys Supplies	80.00	0.00	-80.00	N/A	157.50	0.00	-157.50	N/A	0.00
5230-0000	Plumbing Repairs	0.00	100.00	100.00	100.00	120.12	1,000.00	879.88	87.99	1,200.00
5235-0000	Plumbing Supplies	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
5245-0000	Irrigation Repairs	0.00	20.00	20.00	100.00	0.00	200.00	200.00	100.00	240.00
5250-0000	Roof Repairs	0.00	20.00	20.00	100.00	261.25	200.00	-61.25	-30.62	240.00
5252-0000	Non CAM Roof Repairs	0.00	0.00	0.00	N/A	505.00	0.00	-505.00	N/A	0.00
5290-0000	Other Maintenance	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
5299-0000	TOTAL REPAIR/MAINTENANCE	80.00	810.00	730.00	90.12	5,012.79	9,035.00	4,022.21	44.52	10,655.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	2,000.00	2,000.00	100.00	2,000.00
5340-0000	Painting	0.00	1,500.00	1,500.00	100.00	0.00	1,500.00	1,500.00	100.00	1,500.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	35.98	0.00	-35.98	N/A	0.00
5380-0000	Other Cleaning and Improvements	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	1,600.00	1,600.00	100.00	35.98	4,500.00	4,464.02	99.20	4,700.00
5400-0000	SERVICES									
5410-0000	Elevator Service	84.98	83.00	-1.98	-2.39	842.36	830.00	-12.36	-1.49	996.00
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	4,334.18	2,723.00	-1,611.18	-59.17	2,723.00
5425-0000	Fire Protection Phone	228.62	219.00	-9.62	-4.39	2,300.92	2,190.00	-110.92	-5.06	2,628.00
5430-0000	Exterminating	45.00	45.00	0.00	0.00	450.00	450.00	0.00	0.00	540.00
5435-0000	CAM-Interior Landscaping	0.00	150.00	150.00	100.00	0.00	1,500.00	1,500.00	100.00	1,800.00
5447-0000	HVAC Monthly Service	1,547.00	1,548.00	1.00	0.06	6,188.00	6,192.00	4.00	0.06	6,192.00
5450-0000	Janitorial Service	1,094.51	1,095.00	0.49	0.04	10,945.10	10,950.00	4.90	0.04	13,140.00
5460-0000	Landscaping Service	364.12	356.00	-8.12	-2.28	3,703.64	3,724.00	20.36	0.55	4,436.00
5499-0000	TOTAL SERVICES	3,364.23	3,496.00	131.77	3.77	28,764.20	28,559.00	-205.20	-0.72	32,455.00
5500-0000	PROPERTY ADMINISTRATION									
5570-0000	Postage/Delivery	0.00	0.00	0.00	N/A	5.00	0.00	-5.00	N/A	0.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	0.00	0.00	0.00	N/A	5.00	0.00	-5.00	N/A	0.00
6110-0000	Management Fees TALCOR	2,077.00	2,077.00	0.00	0.00	20,770.00	20,770.00	0.00	0.00	24,924.00
6115-0000	Leasing Commissions	0.00	0.00	0.00	N/A	15,000.00	0.00	-15,000.00	N/A	0.00

INNOVATION PARK - JOHNSON BLDG (Johnson)

Budget Comparison

Period = Jul 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6159-0000	TOTAL OTHER EXPENSES	2,077.00	2,077.00	0.00	0.00	35,770.00	20,770.00	-15,000.00	-72.22	24,924.00
7110-0000	Property Insurance	1,441.60	1,441.58	-0.02	0.00	14,416.00	14,415.80	-0.20	0.00	17,299.00
7199-0000	TOTAL INSURANCE/TAXES	1,441.60	1,441.58	-0.02	0.00	14,416.00	14,415.80	-0.20	0.00	17,299.00
7800-0000	TOTAL OPERATING EXPENSES	9,521.92	11,245.58	1,723.66	15.33	103,985.22	95,489.80	-8,495.42	-8.90	111,885.00
7999-0000	NET INCOME - OPERATING	12,543.23	2,140.58	10,402.65	485.97	77,161.36	38,371.80	38,789.56	101.09	48,749.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	7,766.87	7,766.83	-0.04	0.00	77,668.70	77,668.30	-0.40	0.00	93,202.00
8299-0000	TOTAL OTHER EXPENSES	7,766.87	7,766.83	-0.04	0.00	77,668.70	77,668.30	-0.40	0.00	93,202.00
9900-0000	NET INCOME	4,776.36	-5,626.25	10,402.61	184.89	-507.34	-39,296.50	38,789.16	98.71	-44,453.00

JOHNSON - BUDGET COMPARISON

As of July 31, 2015	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	181,146.58	133,861.60	47,284.98	35.32
Total Operating Expenses	103,985.22	95,489.80	-8,495.42	-8.90
Net Operating Income	77,161.36	38,371.80	38,789.56	101.09

Major Variances from Budget:

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Jul 2015

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	491.33	894.17	-402.84	-45.05	6,257.20	8,941.70	-2,684.50	-30.02	10,730.00
3114-5000	Operating Expense Reimbursement	0.00	0.00	0.00	N/A	27.96	0.00	27.96	N/A	0.00
3120-0000	Other Rents	21.15	72.00	-50.85	-70.62	341.93	720.00	-378.07	-52.51	864.00
3315-0000	Sales Tax Discount	1.48	0.00	1.48	N/A	14.73	0.00	14.73	N/A	0.00
3990-0000	TOTAL REVENUE	513.96	966.17	-452.21	-46.80	6,641.82	9,661.70	-3,019.88	-31.26	11,594.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	10,416.66	10,417.00	0.34	0.00	104,166.60	104,170.00	3.40	0.00	125,004.00
4403-0000	Clerical Salary-Authority	3,750.00	4,017.00	267.00	6.65	35,950.06	39,468.00	3,517.94	8.91	47,151.00
4404-0000	Payroll Taxes - Authority	1,812.55	1,194.00	-618.55	-51.80	11,179.87	11,892.00	712.13	5.99	12,877.00
4405-0000	Worker's Compensation-Authority	235.00	265.00	30.00	11.32	2,181.00	2,638.00	457.00	17.32	3,162.00
4406-0000	Employee Benefits-Authority	3,671.24	4,059.00	387.76	9.55	38,236.35	40,386.00	2,149.65	5.32	48,478.00
4490-0000	TOTAL PAYROLL EXPENSE	19,885.45	19,952.00	66.55	0.33	191,713.88	198,554.00	6,840.12	3.44	236,672.00
4600-0000	UTILITIES									
4605-0000	Electric	144.89	200.00	55.11	27.56	1,650.55	2,000.00	349.45	17.47	2,400.00
4640-0000	Water/Sewer	31.93	40.00	8.07	20.18	319.91	400.00	80.09	20.02	480.00
4650-0000	Stormwater	45.32	45.00	-0.32	-0.71	453.20	450.00	-3.20	-0.71	540.00
4660-0000	Fire Service - Utility	27.29	27.00	-0.29	-1.07	272.89	270.00	-2.89	-1.07	324.00
4799-0000	TOTAL UTILITIES	249.43	312.00	62.57	20.05	2,696.55	3,120.00	423.45	13.57	3,744.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	33.16	25.00	-8.16	-32.64	33.16	250.00	216.84	86.74	300.00
5125-0000	Electric Supplies	0.00	10.00	10.00	100.00	0.00	100.00	100.00	100.00	120.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	13.01	0.00	-13.01	N/A	0.00
5160-0000	Exterior Building Maintenance	80.00	0.00	-80.00	N/A	83.74	375.00	291.26	77.67	375.00
5161-0000	Exterior Building Supplies	0.00	75.00	75.00	100.00	0.00	225.00	225.00	100.00	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	23.50	30.00	6.50	21.67	30.00
5180-0000	HVAC Repair	75.00	100.00	25.00	25.00	75.00	1,000.00	925.00	92.50	1,200.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	1,000.00	1,000.00	0.00	0.00	1,000.00
5210-0000	Locks & Keys Repairs	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	100.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	300.00
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	-9.41	0.00	9.41	N/A	0.00
5250-0000	Roof Repairs	0.00	150.00	150.00	100.00	0.00	450.00	450.00	100.00	450.00
5290-0000	Other Maintenance	0.00	60.00	60.00	100.00	0.00	600.00	600.00	100.00	720.00
5299-0000	TOTAL REPAIR/MAINTENANCE	188.16	470.00	281.84	59.97	1,219.00	4,430.00	3,211.00	72.48	4,820.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	296.00	500.00	204.00	40.80	500.00
5340-0000	Painting	0.00	0.00	0.00	N/A	200.00	0.00	-200.00	N/A	0.00
5345-0000	Painting Supplies	0.00	0.00	0.00	N/A	123.89	0.00	-123.89	N/A	0.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	55.98	0.00	-55.98	N/A	0.00
5380-0000	Other Cleaning and Improvements	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	50.00	50.00	100.00	675.87	1,000.00	324.13	32.41	1,100.00
5400-0000	SERVICES									
5430-0000	Exterminating	25.00	25.00	0.00	0.00	538.94	250.00	-288.94	-115.58	300.00
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	206.00	206.00	0.00	0.00	618.00	824.00	206.00	25.00	824.00
5450-0000	Janitorial Service	177.66	178.00	0.34	0.19	1,776.60	1,780.00	3.40	0.19	2,136.00
5460-0000	Landscaping Service	641.53	642.00	0.47	0.07	5,549.77	5,132.00	-417.77	-8.14	6,416.00
5480-0000	Security	0.00	35.00	35.00	100.00	0.00	350.00	350.00	100.00	420.00

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Jul 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5499-0000	TOTAL SERVICES	1,050.19	1,086.00	35.81	3.30	8,483.31	8,376.00	-107.31	-1.28	10,136.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	0.00	0.00	0.00	N/A	20,500.00	21,000.00	500.00	2.38	21,000.00
5520-0000	Phone Service	116.46	113.00	-3.46	-3.06	1,163.22	1,130.00	-33.22	-2.94	1,356.00
5522-0000	Internet Charge	84.34	71.00	-13.34	-18.79	1,394.77	1,828.00	433.23	23.70	1,970.00
5530-0000	Copies	27.09	70.00	42.91	61.30	424.27	700.00	275.73	39.39	840.00
5560-0000	Fees/Licenses/Permits	6.40	59.00	52.60	89.15	116.70	590.00	473.30	80.22	708.00
5563-0000	Miscellaneous Admin Expense	56.55	0.00	-56.55	N/A	437.05	0.00	-437.05	N/A	0.00
5565-0000	Office Supplies	5.99	160.00	154.01	96.26	725.11	1,900.00	1,174.89	61.84	2,220.00
5566-0000	Office Equipment Maintenance	0.00	50.00	50.00	100.00	135.15	500.00	364.85	72.97	600.00
5567-0000	Office Equip Mtnce-NonCAM	0.00	0.00	0.00	N/A	31.84	0.00	-31.84	N/A	0.00
5568-0000	Dues/Seminars	0.00	0.00	0.00	N/A	395.00	0.00	-395.00	N/A	0.00
5570-0000	Postage/Delivery	79.23	5.00	-74.23	-1,484.60	-20.77	50.00	70.77	141.54	60.00
5575-0000	Professional Fees	475.00	3,000.00	2,525.00	84.17	34,475.00	30,000.00	-4,475.00	-14.92	36,000.00
5580-0100	Printing	0.00	40.00	40.00	100.00	0.00	400.00	400.00	100.00	480.00
5585-0000	Subscriptions	0.00	0.00	0.00	N/A	1,935.00	3,735.00	1,800.00	48.19	3,735.00
5586-0000	Marketing/PR	35.00	30.00	-5.00	-16.67	1,051.25	370.00	-681.25	-184.12	430.00
5587-0000	General Authority Expense	121.16	67.00	-54.16	-80.84	487.33	670.00	182.67	27.26	804.00
5588-0000	Economic Development	0.00	0.00	0.00	N/A	25,000.00	25,000.00	0.00	0.00	25,000.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	25,000.00	25,000.00	0.00	0.00	25,000.00
5592-0000	Non CAM Professional Fees	5,554.75	0.00	-5,554.75	N/A	52,382.75	0.00	-52,382.75	N/A	0.00
5594-0000	Travel	-50.00	0.00	50.00	N/A	6,379.51	6,000.00	-379.51	-6.33	7,500.00
5596-0000	Other Administration Costs	201.90	187.00	-14.90	-7.97	1,590.65	2,470.00	879.35	35.60	2,844.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	6,713.87	3,852.00	-2,861.87	-74.30	173,603.83	121,343.00	-52,260.83	-43.07	130,547.00
6110-0000	Management Fees TALCOR	817.00	817.00	0.00	0.00	8,170.00	8,170.00	0.00	0.00	9,804.00
6159-0000	TOTAL OTHER EXPENSES	817.00	817.00	0.00	0.00	8,170.00	8,170.00	0.00	0.00	9,804.00
7110-0000	Property Insurance	957.95	957.92	-0.03	0.00	9,579.50	9,579.20	-0.30	0.00	11,495.00
7199-0000	TOTAL INSURANCE/TAXES	957.95	957.92	-0.03	0.00	9,579.50	9,579.20	-0.30	0.00	11,495.00
7800-0000	TOTAL OPERATING EXPENSES	29,862.05	27,496.92	-2,365.13	-8.60	396,141.94	354,572.20	-41,569.74	-11.72	408,318.00
7999-0000	NET INCOME - OPERATING	-29,348.09	-26,530.75	-2,817.34	-10.62	-389,500.12	-344,910.50	-44,589.62	-12.93	-396,724.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	610.47	580.92	-29.55	-5.09	6,104.70	5,809.20	-295.50	-5.09	6,971.00
8299-0000	TOTAL OTHER EXPENSES	610.47	580.92	-29.55	-5.09	6,104.70	5,809.20	-295.50	-5.09	6,971.00
9900-0000	NET INCOME	-29,958.56	-27,111.67	-2,846.89	-10.50	-395,604.82	-350,719.70	-44,885.12	-12.80	-403,695.00

KNIGHT - BUDGET COMPARISON

As of July 31, 2015	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	6,641.82	9,661.70	-3,019.88	-31.26
Total Operating Expenses	396,141.94	354,572.20	-41,569.74	-11.72
Net Operating Income	-389,500.12	-344,910.50	-44,589.62	-12.93

Major Variances from Budget:

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Jul 2015

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	14,447.02	14,392.00	55.02	0.38	151,525.01	151,684.00	-158.99	-0.10	180,468.00
3120-0000	Other Rents	0.00	22.00	-22.00	-100.00	0.00	220.00	-220.00	-100.00	264.00
3315-0000	Sales Tax Discount	1.35	0.00	1.35	N/A	22.51	0.00	22.51	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	216.70	0.00	216.70	N/A	0.00
3990-0000	TOTAL REVENUE	14,470.04	14,414.00	56.04	0.39	151,764.22	151,904.00	-139.78	-0.09	180,732.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	2,872.23	3,300.00	427.77	12.96	23,502.67	28,700.00	5,197.33	18.11	35,300.00
4622-0000	Demand Credit	-44.98	0.00	44.98	N/A	-341.50	0.00	341.50	N/A	0.00
4635-0000	Refuse Collection	142.50	235.00	92.50	39.36	1,879.58	2,350.00	470.42	20.02	2,820.00
4799-0000	TOTAL UTILITIES	2,969.75	3,535.00	565.25	15.99	25,040.75	31,050.00	6,009.25	19.35	38,120.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	100.00	100.00	100.00	274.99	1,000.00	725.01	72.50	1,200.00
5125-0000	Electric Supplies	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	369.29	0.00	-369.29	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	100.00	100.00	100.00	120.00
5160-0000	Exterior Building Maintenance	0.00	100.00	100.00	100.00	180.00	1,000.00	820.00	82.00	1,200.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	211.35	133.00	-78.35	-58.91	133.00
5180-0000	HVAC Repair	0.00	500.00	500.00	100.00	5,857.38	5,000.00	-857.38	-17.15	6,000.00
5210-0000	Locks & Keys Repairs	0.00	75.00	75.00	100.00	195.00	750.00	555.00	74.00	900.00
5215-0000	Locks & Keys Supplies	0.00	0.00	0.00	N/A	233.70	0.00	-233.70	N/A	0.00
5220-0000	Parking Lot Repairs	0.00	0.00	0.00	N/A	300.00	0.00	-300.00	N/A	0.00
5230-0000	Plumbing Repairs	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
5235-0000	Plumbing Supplies	0.00	50.00	50.00	100.00	0.00	500.00	500.00	100.00	600.00
5245-0000	Irrigation Repairs	0.00	20.00	20.00	100.00	0.00	200.00	200.00	100.00	240.00
5250-0000	Roof Repairs	0.00	20.00	20.00	100.00	258.75	200.00	-58.75	-29.38	240.00
5290-0000	Other Maintenance	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
5299-0000	TOTAL REPAIR/MAINTENANCE	75.00	1,175.00	1,100.00	93.62	8,030.46	11,883.00	3,852.54	32.42	14,233.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	100.00	100.00	100.00	135.00	1,000.00	865.00	86.50	1,200.00
5313-0000	Carpet Repairs	0.00	400.00	400.00	100.00	0.00	4,000.00	4,000.00	100.00	4,800.00
5340-0000	Painting	0.00	400.00	400.00	100.00	0.00	4,000.00	4,000.00	100.00	4,800.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	85.00	0.00	-85.00	N/A	0.00
5380-0000	Other Cleaning and Improvements	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	1,000.00	1,000.00	100.00	220.00	10,000.00	9,780.00	97.80	12,000.00
5400-0000	SERVICES									
5430-0000	Exterminating	45.00	45.00	0.00	0.00	484.77	450.00	-34.77	-7.73	540.00
5447-0000	HVAC Monthly Service	619.00	619.00	0.00	0.00	1,857.00	2,476.00	619.00	25.00	2,476.00
5450-0000	Janitorial Service	1,628.25	1,632.00	3.75	0.23	16,691.30	16,712.00	20.70	0.12	19,976.00
5460-0000	Landscaping Service	297.92	291.00	-6.92	-2.38	3,030.28	3,047.00	16.72	0.55	3,629.00
5480-0000	Security	0.00	225.00	225.00	100.00	428.00	900.00	472.00	52.44	900.00
5499-0000	TOTAL SERVICES	2,590.17	2,812.00	221.83	7.89	22,491.35	23,585.00	1,093.65	4.64	27,521.00
6110-0000	Management Fees TALCOR	1,717.00	1,717.00	0.00	0.00	17,170.00	17,170.00	0.00	0.00	20,604.00
6159-0000	TOTAL OTHER EXPENSES	1,717.00	1,717.00	0.00	0.00	17,170.00	17,170.00	0.00	0.00	20,604.00
7110-0000	Property Insurance	1,192.07	1,192.08	0.01	0.00	11,920.70	11,920.80	0.10	0.00	14,305.00
7199-0000	TOTAL INSURANCE/TAXES	1,192.07	1,192.08	0.01	0.00	11,920.70	11,920.80	0.10	0.00	14,305.00
7800-0000	TOTAL OPERATING EXPENSES	8,543.99	11,431.08	2,887.09	25.26	84,873.26	105,608.80	20,735.54	19.63	126,783.00

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Jul 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7999-0000	NET INCOME - OPERATING	5,926.05	2,982.92	2,943.13	98.67	66,890.96	46,295.20	20,595.76	44.49	53,949.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,835.24	4,534.33	-300.91	-6.64	48,352.40	45,343.30	-3,009.10	-6.64	54,412.00
8299-0000	TOTAL OTHER EXPENSES	4,835.24	4,534.33	-300.91	-6.64	48,352.40	45,343.30	-3,009.10	-6.64	54,412.00
9900-0000	NET INCOME	1,090.81	-1,551.41	2,642.22	170.31	18,538.56	951.90	17,586.66	1,847.53	-463.00

MORGAN - BUDGET COMPARISON

As of July 31, 2015	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	151,764.22	151,904.00	-139.78	-0.09
Total Operating Expenses	84,873.26	105,608.80	20,735.54	19.63
Net Operating Income	66,890.96	46,295.20	20,595.76	44.49

Major Variances from Budget:

Total Operating Income/Net Operating Income

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Jul 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	10,719.57	10,720.00	-0.43	0.00	107,195.70	107,200.00	-4.30	0.00	128,640.00
3990-0000	TOTAL REVENUE	10,719.57	10,720.00	-0.43	0.00	107,195.70	107,200.00	-4.30	0.00	128,640.00
4000-0000	OPERATING EXPENSES									
5116-5000	REPAIR/MAINTENANCE									
5160-0000	Exterior Building Maintenance	2,139.00	90.00	-2,049.00	-2,276.67	2,564.00	540.00	-2,024.00	-374.81	540.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	204.65	164.00	-40.65	-24.79	164.00
5180-0000	HVAC Repair	0.00	100.00	100.00	100.00	0.00	1,000.00	1,000.00	100.00	1,200.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	175.00	0.00	-175.00	N/A	0.00
5230-0000	Plumbing Repairs	0.00	40.00	40.00	100.00	570.30	400.00	-170.30	-42.58	480.00
5235-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	355.70	0.00	-355.70	N/A	0.00
5250-0000	Roof Repairs	0.00	40.00	40.00	100.00	0.00	400.00	400.00	100.00	480.00
5285-0000	General Building R&M & Supplies	0.00	0.00	0.00	N/A	614.58	0.00	-614.58	N/A	0.00
5290-0000	Other Maintenance	0.00	40.00	40.00	100.00	0.00	400.00	400.00	100.00	480.00
5299-0000	TOTAL REPAIR/MAINTENANCE	2,139.00	310.00	-1,829.00	-590.00	4,484.23	2,904.00	-1,580.23	-54.42	3,344.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
5380-0000	Other Cleaning and Improvements	0.00	40.00	40.00	100.00	0.00	400.00	400.00	100.00	480.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	40.00	40.00	100.00	0.00	1,900.00	1,900.00	100.00	1,980.00
5400-0000	SERVICES									
5430-0000	Exterminating	35.00	35.00	0.00	0.00	350.00	350.00	0.00	0.00	420.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	35.00	35.00	100.00	35.00
5447-0000	HVAC Monthly Service	515.90	516.00	0.10	0.02	1,547.70	2,064.00	516.30	25.01	2,064.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	1,300.00	1,300.00	100.00	1,300.00
5499-0000	TOTAL SERVICES	550.90	551.00	0.10	0.02	1,897.70	3,749.00	1,851.30	49.38	3,819.00
6110-0000	Management Fees TALCOR	774.00	774.00	0.00	0.00	7,740.00	7,740.00	0.00	0.00	9,288.00
6159-0000	TOTAL OTHER EXPENSES	774.00	774.00	0.00	0.00	7,740.00	7,740.00	0.00	0.00	9,288.00
7110-0000	Property Insurance	166.13	166.17	0.04	0.02	1,661.30	1,661.70	0.40	0.02	1,994.00
7199-0000	TOTAL INSURANCE/TAXES	166.13	166.17	0.04	0.02	1,661.30	1,661.70	0.40	0.02	1,994.00
7800-0000	TOTAL OPERATING EXPENSES	3,630.03	1,841.17	-1,788.86	-97.16	15,783.23	17,954.70	2,171.47	12.09	20,425.00
7999-0000	NET INCOME - OPERATING	7,089.54	8,878.83	-1,789.29	-20.15	91,412.47	89,245.30	2,167.17	2.43	108,215.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,106.32	3,106.33	0.01	0.00	31,063.20	31,063.30	0.10	0.00	37,276.00
8299-0000	TOTAL OTHER EXPENSES	3,106.32	3,106.33	0.01	0.00	31,063.20	31,063.30	0.10	0.00	37,276.00
9900-0000	NET INCOME	3,983.22	5,772.50	-1,789.28	-31.00	60,349.27	58,182.00	2,167.27	3.72	70,939.00

PHIPPS - BUDGET COMPARISON

As of July 31, 2015	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	107,195.70	107,200.00	-4.30	0.00
Total Operating Expenses	15,783.23	17,954.70	2,171.47	12.09
Net Operating Income	91,412.47	89,245.30	2,167.17	2.43

Major Variances from Budget:

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

Cash Flow Statement

Period = Jul 2015

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	25.00	0.03	75.00	0.01
3110-0000	Rent	57,258.22	77.09	539,823.22	80.44
3114-5000	Operating Expense Reimbursement	2,421.85	3.26	24,070.25	3.59
3115-0000	CAM	5,473.00	7.37	54,726.99	8.16
3120-0000	Other Rents	21.15	0.03	341.93	0.05
3220-0000	Interest Income	7,658.01	10.31	37,786.82	5.63
3310-0000	Other Income	1,388.92	1.87	13,889.20	2.07
3315-0000	Sales Tax Discount	11.06	0.01	118.34	0.02
3540-0000	Electricity Pass Thru	21.67	0.03	216.70	0.03
3990-0000	TOTAL REVENUE	74,278.88	100.00	671,048.45	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	10,416.66	14.02	104,166.60	15.52
4403-0000	Clerical Salary-Authority	3,750.00	5.05	35,950.06	5.36
4404-0000	Payroll Taxes - Authority	1,812.55	2.44	11,179.87	1.67
4405-0000	Worker's Compensation-Authority	235.00	0.32	2,181.00	0.32
4406-0000	Employee Benefits-Authority	3,671.24	4.94	38,236.35	5.70
4490-0000	TOTAL PAYROLL EXPENSE	19,885.45	26.77	191,713.88	28.57
4600-0000	UTILITIES				
4605-0000	Electric	8,211.44	11.05	71,443.10	10.65
4622-0000	Demand Credit	-44.98	-0.06	-341.50	-0.05
4635-0000	Refuse Collection	437.99	0.59	5,139.55	0.77
4640-0000	Water/Sewer	320.38	0.43	3,407.94	0.51
4642-0000	Non CAM Water/Sewer	229.74	0.31	2,766.22	0.41
4648-0000	Irrigation - Utility	123.36	0.17	1,287.43	0.19
4649-0000	Irrigation-NonCAM	34.10	0.05	453.89	0.07
4650-0000	Stormwater	263.15	0.35	2,631.50	0.39
4660-0000	Fire Service - Utility	141.16	0.19	1,411.59	0.21
4799-0000	TOTAL UTILITIES	9,716.34	13.08	88,199.72	13.14
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	146.25	0.20	713.74	0.11
5122-0000	NONCAM Electrical Repairs	19.73	0.03	136.73	0.02
5125-0000	Electric Supplies	0.00	0.00	75.12	0.01
5127-0000	NONCAM Electric Supplies	0.00	0.00	139.50	0.02
5130-0000	Electric Bulbs	0.00	0.00	420.46	0.06
5135-0000	Parking Lot Bulbs	0.00	0.00	157.36	0.02
5140-0000	Elevator Maintenance	0.00	0.00	101.25	0.02
5141-0000	Elevator Maintenance-NonCAM	0.00	0.00	48.75	0.01
5145-0000	Elevator Phone Maintenance	75.00	0.10	150.00	0.02
5145-4400	Security Maint & Repair	0.00	0.00	332.46	0.05
5160-0000	Exterior Building Maintenance	2,449.00	3.30	5,152.20	0.77
5161-0000	Exterior Building Supplies	0.00	0.00	42.42	0.01
5161-5000	Ext Building Supplies-NonCAM	0.00	0.00	121.03	0.02
5162-0000	Non CAM Exterior Bldg Maint.	260.00	0.35	1,908.28	0.28
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	663.00	0.10
5172-0000	Non CAM Fire Extinguisher Maintenance	0.00	0.00	113.75	0.02
5175-0000	Fire Alarm/Sprinkler Repair	0.00	0.00	236.25	0.04
5180-0000	HVAC Repair	75.00	0.10	11,117.09	1.66
5185-0000	HVAC Supplies	0.00	0.00	183.09	0.03
5195-0000	Tree Trimming	0.00	0.00	2,125.00	0.32
5197-0000	Holding Pond Maintenance	0.00	0.00	459.00	0.07
5210-0000	Locks & Keys Repairs	0.00	0.00	370.00	0.06
5215-0000	Locks & Keys Supplies	80.00	0.11	413.10	0.06
5220-0000	Parking Lot Repairs	0.00	0.00	600.00	0.09
5230-0000	Plumbing Repairs	207.41	0.28	1,540.26	0.23
5232-0000	Non CAM Plumbing Repairs	385.19	0.52	1,578.26	0.24
5235-0000	Plumbing Supplies	0.00	0.00	531.26	0.08
5237-0000	Non CAM Plumbing Supplies	0.00	0.00	21.83	0.00
5240-0000	Backflow Maintenance	0.00	0.00	1,042.19	0.16
5242-0000	Backflow Maintenance-NonCAM	0.00	0.00	6.11	0.00
5245-0000	Irrigation Repairs	0.00	0.00	2.33	0.00
5245-5000	Irrigation Repairs-NonCAM	0.00	0.00	4.32	0.00

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

Cash Flow Statement

Period = Jul 2015

Book = Accrual

		Period to Date	%	Year to Date	%
5250-0000	Roof Repairs	0.00	0.00	700.00	0.10
5252-0000	Non CAM Roof Repairs	0.00	0.00	505.00	0.08
5270-0000	Small Tools	0.00	0.00	62.12	0.01
5285-0000	General Building R&M & Supplies	0.00	0.00	680.86	0.10
5290-0000	Other Maintenance	0.00	0.00	74.87	0.01
5292-0000	Non CAM Other Maintenance	0.00	0.00	29.46	0.00
5295-0000	Other Supplies	0.00	0.00	27.99	0.00
5297-0000	Non CAM Other Supplies	0.00	0.00	51.97	0.01
5299-0000	TOTAL REPAIR/MAINTENANCE	3,697.58	4.98	32,638.41	4.86
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	0.00	0.00	946.00	0.14
5340-0000	Painting	0.00	0.00	200.00	0.03
5345-0000	Painting Supplies	0.00	0.00	123.89	0.02
5365-0000	Interior Supplies	0.00	0.00	162.83	0.02
5370-0000	Interior Repairs	254.00	0.34	759.90	0.11
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	254.00	0.34	2,192.62	0.33
5400-0000	SERVICES				
5410-0000	Elevator Service	114.72	0.15	1,137.18	0.17
5412-0000	Elevator Service-NonCAM	55.24	0.07	547.54	0.08
5420-0000	Fire Protection System	0.00	0.00	4,334.18	0.65
5425-0000	Fire Protection Phone	228.62	0.31	2,300.92	0.34
5430-0000	Exterminating	205.00	0.28	2,412.01	0.36
5433-0000	Non CAM Exterminating	0.00	0.00	71.11	0.01
5445-0000	Backflow Prevention Service	0.00	0.00	120.00	0.02
5447-0000	HVAC Monthly Service	4,950.90	6.67	16,399.70	2.44
5450-0000	Janitorial Service	3,560.09	4.79	36,009.70	5.37
5460-0000	Landscaping Service	2,558.43	3.44	22,638.11	3.37
5462-0000	Non CAM Landscaping	382.50	0.52	2,870.56	0.43
5480-0000	Security	181.39	0.24	2,198.39	0.33
5487-0000	Window Washing Service	850.00	1.14	850.00	0.13
5499-0000	TOTAL SERVICES	13,086.89	17.62	91,889.40	13.69
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	20,500.00	3.05
5520-0000	Phone Service	167.33	0.23	1,663.61	0.25
5522-0000	Internet Charge	84.34	0.11	1,394.77	0.21
5530-0000	Copies	27.09	0.04	424.27	0.06
5550-0000	Legal Fees	0.00	0.00	-75.00	-0.01
5560-0000	Fees/Licenses/Permits	6.40	0.01	116.70	0.02
5563-0000	Miscellaneous Admin Expense	56.55	0.08	437.05	0.07
5565-0000	Office Supplies	5.99	0.01	725.11	0.11
5566-0000	Office Equipment Maintenance	0.00	0.00	135.15	0.02
5567-0000	Office Equip Mtnc-NonCAM	0.00	0.00	31.84	0.00
5568-0000	Dues/Seminars	0.00	0.00	395.00	0.06
5570-0000	Postage/Delivery	79.23	0.11	-15.77	0.00
5575-0000	Professional Fees	475.00	0.64	34,475.00	5.14
5585-0000	Subscriptions	0.00	0.00	1,935.00	0.29
5586-0000	Marketing/PR	35.00	0.05	1,051.25	0.16
5587-0000	General Authority Expense	121.16	0.16	487.33	0.07
5588-0000	Economic Development	0.00	0.00	25,000.00	3.73
5589-0000	Research Grants	0.00	0.00	25,000.00	3.73
5592-0000	Non CAM Professional Fees	5,554.75	7.48	52,382.75	7.81
5594-0000	Travel	-50.00	-0.07	6,379.51	0.95
5596-0000	Other Administration Costs	201.90	0.27	1,590.65	0.24
5599-0000	TOTAL PROPERTY ADMINISTRATION	6,764.74	9.11	174,034.22	25.93
6110-0000	Management Fees TALCOR	6,700.00	9.02	67,000.00	9.98
6115-0000	Leasing Commissions	0.00	0.00	15,000.00	2.24
6159-0000	TOTAL OTHER EXPENSES	6,700.00	9.02	82,000.00	12.22
7110-0000	Property Insurance	4,941.01	6.65	49,410.10	7.36
7111-0000	Property Insurance-NonCAM	5.85	0.01	58.50	0.01
7199-0000	TOTAL INSURANCE/TAXES	4,946.86	6.66	49,468.60	7.37
7800-0000	TOTAL OPERATING EXPENSES	65,051.86	87.58	712,136.85	106.12
7999-0000	NET INCOME - OPERATING	9,227.02	12.42	-41,088.40	-6.12

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

Cash Flow Statement

Period = Jul 2015

Book = Accrual

		Period to Date	%	Year to Date	%
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	25,518.77	34.36	255,187.70	38.03
8225-0000	Other Expense - Lease Termination	0.00	0.00	100,000.00	14.90
8299-0000	TOTAL OTHER EXPENSES	25,518.77	34.36	355,187.70	52.93
9900-0000	NET INCOME	-16,291.75	-21.93	-396,276.10	-59.05
	Adjustments				
1203-0000	A/R-Tenant	-7,406.34	-9.97	-69,163.62	-10.31
1204-0000	AR-Tenant Expenses to be Reimbursed	0.00	0.00	8.50	0.00
1206-0000	Other Receivables	-5,694.71	-7.67	-4,957.73	-0.74
1210-0000	Accounts Receivable	-2,157.88	-2.91	109,881.87	16.37
1590-0000	Accumulated Depreciation	25,518.77	34.36	255,187.70	38.03
1620-0000	F/F/E- Improvements	0.00	0.00	-1,207.20	-0.18
1662-0000	Research Building Assets	0.00	0.00	-9,945.14	-1.48
1664-0000	Collins Building Assets	0.00	0.00	-6,492.00	-0.97
1905-0000	Trust Escrow	0.00	0.00	35,000.00	5.22
1913-0000	Prepaid Insurance	2,946.86	3.97	-9,914.66	-1.48
1915-0000	Prepaid Expenses	0.00	0.00	-1,132.39	-0.17
1925-0000	Investments	-2,269.61	-3.06	187,005.40	27.87
2236-0000	Accounts Payable	-4,762.92	-6.41	-10,631.41	-1.58
2246-0000	Prepaid Rents	-688.39	-0.93	9,758.75	1.45
2249-0000	Accrued Other	-877.42	-1.18	-4,211.52	-0.63
2250-0000	Tenant Security Dep	-240.46	-0.32	-2,210.67	-0.33
2305-0000	Sales Tax Payable	-55.05	-0.07	-674.58	-0.10
	Total Adjustments	4,312.85	5.81	476,301.30	70.98
	Cash Flow	-11,978.90	-16.12	80,025.20	11.93
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	260,029.20	248,050.30	-11,978.90	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	260,229.20	248,250.30	-11,978.90	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	168,025.10	248,050.30	80,025.20	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	168,225.10	248,250.30	80,025.20	

LCRDA - OPERATING ACCOUNT

8/20/2015

Bank Reconciliation Report

7/31/2015

Posted by: DBO

Balance Per Bank Statement as of 7/31/2015

271,086.83

Outstanding Checks

Check Date	Check Number	Payee	Amount
7/16/2015	80415	utital - City of Tallahassee	9,642.34
7/31/2015	1681	alreserv - Tony Kelly Heating & Air Inc	4,229.00
7/31/2015	1682	buctech - BUC Technologies LLC	173.74
7/31/2015	1683	centuryl - CENTURY LINK	228.62
7/31/2015	1684	centuryl - CENTURY LINK	50.87
7/31/2015	1685	comcast - COMCAST	200.80
7/31/2015	1686	elsasser - Elsasser's Lock & Key, Inc.	80.00
7/31/2015	1687	lphone - Home Depot Credit Services	63.52
7/31/2015	1688	marpan - Marpan Supply Company, Inc.	74.00
7/31/2015	1689	mgttal - Talcor Commercial Real Estate Svc Inc	6,756.55
7/31/2015	1690	sempress - SEMINOLE PRESSURE CLEANING CO	1,330.00
7/31/2015	1691	talldemo - Tallahassee Democrat, Inc.	110.96
7/31/2015	1692	volpe - Lindsay J. Volpe	96.16
Less:	Outstanding Checks		23,036.56
	Reconciled Bank Balance		248,050.27

Balance per GL as of 7/31/2015

248,050.30

Bank Reconciling Items

Date	Notes	Amount
8/31/2013	rounding diff	-0.03
blank	Book Reconciling Items	-0.03
	Reconciled Balance Per G/L	248,050.27

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

0.00

Cleared Items:

LCRDA - OPERATING ACCOUNT

8/20/2015

Bank Reconciliation Report

7/31/2015

Posted by: DBO

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
6/16/2015	70215	utital - City of Tallahassee	8,970.06	7/31/2015
6/29/2015	1657	centuryl - CENTURY LINK	227.33	7/31/2015
6/29/2015	1658	centuryl - CENTURY LINK	50.60	7/31/2015
6/29/2015	1659	comcast - COMCAST	200.80	7/31/2015
6/29/2015	1660	fotia - Fotia Services, LLC	98.00	7/31/2015
6/29/2015	1661	longperform - Mark Stewart Long	11,700.00	7/31/2015
6/29/2015	1662	marpan - Marpan Supply Company, Inc.	74.00	7/31/2015
6/29/2015	1663	mgtal - Talcor Commercial Real Estate Svc Inc	6,820.60	7/31/2015
6/29/2015	1664	trane - Trane, CORP.	200.00	7/31/2015
6/29/2015	1665	whites - White's Plumbing, Inc.	1,158.90	7/31/2015
6/29/2015	70115	cnainsur - CNA INSURANCE	3,425.72	7/31/2015
7/16/2015	720151	zenith - Zenith Insurance Comapny	235.00	7/31/2015
7/17/2015	1666	absystem - STA of Tallahassee, Inc.	27.09	7/31/2015
7/17/2015	1667	aireserv - Tony Kelly Heating & Air Inc	2,644.90	7/31/2015
7/17/2015	1668	brownbro - BROWN & BROWN OF FLORIDA, INC.	2,000.00	7/31/2015
7/17/2015	1669	classoci - C&L Associates Commercial Cleaning	3,560.09	7/31/2015
7/17/2015	1670	cphlps - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE	9,314.00	7/31/2015
7/17/2015	1671	doorprod - Door Products	254.00	7/31/2015
7/17/2015	1672	gaflburg - Georgia- Florida Burglar Alarm Company,	75.00	7/31/2015
7/17/2015	1673	hancdt - Hancock Bank	186.16	7/31/2015
7/17/2015	1674	heinzbro - Heinz Brothers Nurseries, INC.	2,899.31	7/31/2015
7/17/2015	1675	iphone - Home Depot Credit Services	144.08	7/31/2015
7/17/2015	1676	lcroc - LEON COUNTY BD OF COMMISSIONER	1,718.08	7/31/2015
7/17/2015	1677	metal - Metal Building Services, Inc.	2,229.00	7/31/2015
7/17/2015	1678	mowrey - Mowrey Elevator Company of Florida, Inc.	169.96	7/31/2015
7/17/2015	1679	sonitrol - Sonitrol of Tallahassee, Inc.	181.39	7/31/2015
7/17/2015	1680	talldemo - Tallahassee Democrat, Inc.	428.27	7/31/2015
7/20/2015	72015	stax - Florida Department of Revenue	431.56	7/31/2015
Total Cleared Checks			59,423.90	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
7/1/2015	299		22,065.15	7/31/2015
7/7/2015	293	:CHECKscan Deposit	15,489.62	7/31/2015
7/9/2015	294	:CHECKscan Deposit	760.43	7/31/2015
7/27/2015	295	:CHECKscan Deposit	10,051.14	7/31/2015
7/28/2015	296	:CHECKscan Deposit	8,286.71	7/31/2015
7/29/2015	297	:CHECKscan Deposit	4,838.48	7/31/2015
Total Cleared Deposits			61,491.53	

LCRDA - OPERATING ACCOUNT

8/20/2015

Bank Reconciliation Report**7/31/2015****Posted by: DBO****Cleared Other Items**

Date	Tran #	Notes	Amount	Date Cleared
7/31/2015	JE 17215	Interest income on bank accounts	24.13	7/31/2015
7/31/2015	JE 17218	Benefits - 7.15	-591.67	7/31/2015
7/31/2015	JE 17221	Payroll taxes - July for July	-2,163.28	7/31/2015
7/31/2015	JE 17222	Payroll taxes - July for July	-2,163.28	7/31/2015
7/31/2015	JE 17226	Payroll for July 2015	-10,337.10	7/31/2015
7/31/2015	JE 17227	Benefits - July for June-hit 7.8.15	-1,469.09	7/31/2015
7/31/2015	JE 17228	Benefits - July for July	-1,453.50	7/31/2015
7/31/2015	JE 17229	2013 IRS Employment tax compliance error correction	-5,782.19	7/31/2015
Total Cleared Other Items			-23,935.98	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

5435 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



Page: 1 of 2

Statements Dates
07/01/2015 - 07/31/2015

Account Number:

Images:

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

Checking Account Summary

PREVIOUS BALANCE	292,955.18	AVERAGE BALANCE
+ 6 CREDITS	61,491.53	284,153.51
- 46 DEBITS	83,384.01	YTD INTEREST PAID
- SERVICE CHARGES	.00	121.21
+ INTEREST PAID	24.13	
ENDING BALANCE	271,086.83	

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

● Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
07/01	22,065.15	MISC PAY GSA TREAS 310 015182004221027CCD	07/29	8,286.71	015209008556748CCD Settlement TALCOR Commercia
07/09	15,489.62	Settlement TALCOR Commercia 015190005654718CCD	07/31	4,838.48	015210008746988CCD Settlement TALCOR Commercia
07/13	760.43	Settlement TALCOR Commercia 015194006135974CCD	07/31	24.13	015212009288957CCD IOD INTEREST PAID
07/28	10,051.14	Settlement TALCOR Commercia			

● Checks

Date	Serial	Amount	Date	Serial	Amount
07/06	1657	227.33	07/24	1669	3,560.09
07/06	1658	50.60	07/21	1670	9,314.00
07/06	1659	200.80	07/21	1671	254.00
07/07	1660	98.00	07/22	1672	75.00
07/08	1661	11,700.00	07/27	1673	186.16
07/03	1662	74.00	07/21	1674	2,899.31
07/08	1663	6,820.60	07/23	1675	144.08
07/03	1664	200.00	07/24	1676	1,718.08
07/10	1665	1,158.90	07/23	1677	2,229.00
07/21	1666	27.09	07/22	1678	169.96
07/21	1667	2,644.90	07/21	1679	181.39
07/22	1668	2,000.00	07/23	1680	428.27



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



Hancock Bank, a trade
name of Whitney Bank



Page: 2 of 2

Statements Dates
07/01/2015 - 07/31/2015

Account Number:

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

Images:

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● **Other Debits**

Date	Amount	Description	Date	Amount	Description
07/01	3,425.72	PREM-PYMT CNA ACH 015182004189948CCD	07/06	3,126.09	PAYMENT CITYOFTALBKDRAFT 015184004881039PPD
07/06	10.25	PAYMENT CITYOFTALBKDRAFT 015184004881043PPD	07/08	1,469.09	CRC FLA DEPT REVENUE 015189005456181CCD
07/06	76.41	PAYMENT CITYOFTALBKDRAFT 015184004881037PPD	07/13	5,782.19	USATAXPYMT IRS 015191005934231CCD
07/06	90.62	PAYMENT CITYOFTALBKDRAFT 015184004881042PPD	07/14	2,163.28	USATAXPYMT IRS 015194006177578CCD
07/06	215.70	PAYMENT CITYOFTALBKDRAFT 015184004881035PPD	07/14	5,168.55	QUICKBOOKS INTUIT PAYROLL S 015195006399076CCD
07/06	295.12	PAYMENT CITYOFTALBKDRAFT 015184004881036PPD	07/20	431.56	C01 FLA DEPT REVENUE 015201007324737CCD
07/06	310.28	PAYMENT CITYOFTALBKDRAFT 015184004881041PPD	07/20	591.67	ACH 1006 NRS 015201007317940PPD
07/06	602.97	PAYMENT CITYOFTALBKDRAFT 015184004881044PPD	07/21	235.00	PREM PYMNT ZENITH 015201007454293CCD
07/06	758.59	PAYMENT CITYOFTALBKDRAFT 015184004881033PPD	07/30	5,168.55	QUICKBOOKS INTUIT PAYROLL S 015211009060757CCD
07/06	1,310.45	PAYMENT CITYOFTALBKDRAFT 015184004881034PPD	07/31	1,453.50	CRC FLA DEPT REVENUE 015212009300675CCD
07/06	2,173.58	PAYMENT CITYOFTALBKDRAFT 015184004881038PPD	07/31	2,163.28	USATAXPYMT IRS 015211009103950CCD

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
06/30	292,955.18	07/10	296,114.85	07/24	256,857.86
07/01	311,594.61	07/13	291,093.09	07/27	256,671.70
07/03	311,320.61	07/14	283,761.26	07/28	266,722.84
07/06	301,871.82	07/20	282,738.03	07/29	275,009.55
07/07	301,773.82	07/21	267,182.34	07/30	269,841.00
07/08	281,784.13	07/22	264,937.38	07/31	271,086.83
07/09	297,273.75	07/23	262,136.03		

Payment Detail

Bank=inn1104 AND mm/yy=07/2015-07/2015 AND Check Date=07/01/2015-07/31/2015 AND All Checks=Yes AND Include Voids=All Checks

Check# Bank - Vendor - Date				Payable #	Property	Amount	Account
1666 (inn1104) - STA of Tallahassee, Inc. (absystem) - 07/17/15 (07/15)							
06/07-07/06/15 Svcs Contract #L3540-SCQ110026-01				P-97703	knight	27.09	55300000 - Copies
Total 1666 (inn1104) - STA of Tallahassee, Inc. (absystem) - 07/17/15 (07/15)						27.09	
1667 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 07/17/15 (07/15)							
Quarterly Maintenance				P-97691	phipps	515.90	54470000 - HVAC Monthly Service
Quarterly Maintenance				P-97692	knight	206.00	54470000 - HVAC Monthly Service
Remove & replace actuator motors, configure, & test system				P-97693	morgan	1,923.00	54470000 - HVAC Monthly Service
Total 1667 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 07/17/15 (07/15)						2,644.90	
1668 (inn1104) - BROWN & BROWN OF FLORIDA, INC. (brownbro) - 07/17/15 (07/15)							
Consulting Fee-4th Quarter Invoice 10/14-10/15				P-97700	inn-tic	2,000.00	19130000 - Prepaid Insurance
Total 1668 (inn1104) - BROWN & BROWN OF FLORIDA, INC. (brownbro) - 07/17/15 (07/15)						2,000.00	
1669 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 07/17/15 (07/15)							
07/2015 Janitorial Svcs				P-97707	johnson	1,094.51	54500000 - Janitorial Service
07/2015 Janitorial Svcs				P-97707	morgan	1,628.25	54500000 - Janitorial Service
07/2015 Janitorial Svcs				P-97707	collins	659.67	54500000 - Janitorial Service
07/2015 Janitorial Svcs				P-97707	knight	177.66	54500000 - Janitorial Service
Total 1669 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 07/17/15 (07/15)						3,560.09	
1670 (inn1104) - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE (cphlbs) - 07/17/15 (07/15)							
06/2015 General File Matter #143121				P-97701	knight	3,375.00	55750000 - Professional Fees
06/2015 Commercial Eviction Again Buc Tech Matter #153032				P-97702	knight	5,939.00	55920000 - Non CAM Professional Fees
Total 1670 (inn1104) - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE (cphlbs) - 07/17/15 (07/15)						9,314.00	
1671 (inn1104) - Door Products (doorprod) - 07/17/15 (07/15)							
Hinge Sets Collins Bldg				P-97694	collins	254.00	53700000 - Interior Repairs
Total 1671 (inn1104) - Door Products (doorprod) - 07/17/15 (07/15)						254.00	
1672 (inn1104) - Georgia- Florida Burglar Alarm Company, (gafburg) - 07/17/15 (07/15)							
07/01-09/30/15 Svcs				P-97705	morgan	75.00	51450000 - Elevator Phone Maintenance
Total 1672 (inn1104) - Georgia- Florida Burglar Alarm Company, (gafburg) - 07/17/15 (07/15)						75.00	
1673 (inn1104) - Hancock Bank (hancdt) - 07/17/15 (07/15)							
06/2015 Constant Contact				P-97697	knight	35.00	55860000 - Marketing/PR
2015 Annual Chamber Conf. Refund				P-97697	knight	-50.00	55940000 - Travel
Publix				P-97698	knight	5.99	55650000 - Office Supplies
UPS shipping				P-97698	knight	5.95	55700000 - Postage/Delivery
UPS Shipping to H2Organics				P-97698	knight	73.28	55700000 - Postage/Delivery
Tallahassee Democrat				P-97698	knight	90.94	55960000 - Other Administration Costs
Credit Card Over Limit Fee				P-97698	knight	25.00	55870000 - General Authority Expense
Total 1673 (inn1104) - Hancock Bank (hancdt) - 07/17/15 (07/15)						186.16	
1674 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 07/17/15 (07/15)							
06/2015 Grounds Maintenance				P-97706	morgan	297.92	54600000 - Landscaping Service
06/2015 Grounds Maintenance				P-97706	johnson	364.12	54600000 - Landscaping Service
06/2015 Grounds Maintenance				P-97706	collins	701.41	54600000 - Landscaping Service
06/2015 Grounds Maintenance				P-97706	knight	641.53	54600000 - Landscaping Service
06/2015 Grounds Maintenance				P-97706	inn-tic	538.88	54600000 - Landscaping Service
06/2015 Grounds Maintenance				P-97706	inn-tic	355.45	54620000 - Non CAM Landscaping
Total 1674 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 07/17/15 (07/15)						2,899.31	
1675 (inn1104) - Home Depot Credit Services (iphome) - 07/17/15 (07/15)							
Drill Bits and Taps				P-97695	collins	102.46	51200000 - Electric Repairs
Gas Mix Fuqua Tree Trimming and Blower				P-97696	fuqua	41.62	54600000 - Landscaping Service
Total 1675 (inn1104) - Home Depot Credit Services (iphome) - 07/17/15 (07/15)						144.08	
1676 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lboc) - 07/17/15 (07/15)							
07/2015 PTY				P-97699	knight	559.64	44060000 - Employee Benefits-Authority
07/2015 PTY				P-97699	knight	1,158.44	44060000 - Employee Benefits-Authority
Total 1676 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lboc) - 07/17/15 (07/15)						1,718.08	
1677 (inn1104) - Metal Building Services, Inc. (metal) - 07/17/15 (07/15)							
07/2015 Gutter Cleaning Svcs				P-97710	collins	90.00	51600000 - Exterior Building Maintenance
Installed 5 down spouts on DOT building				P-97711	phipps	2,139.00	51600000 - Exterior Building Maintenance
Total 1677 (inn1104) - Metal Building Services, Inc. (metal) - 07/17/15 (07/15)						2,229.00	

Payment Detail

Bank=inn1104 AND mm/yy=07/2015-07/2015 AND Check Date=07/01/2015-07/31/2015 AND All Checks=Yes AND Include Voids=All Checks

1678 (inn1104) - Mowrey Elevator Company of Florida, Inc. (mowrey) - 07/17/15 (07/15)

07/2015 elevator svcs	P-97708	fuqua	29.74 54100000 - Elevator Service
07/2015 elevator svcs	P-97708	fuqua	55.24 54120000 - Elevator Service-NonCAM
07/2015 elevator svcs	P-97709	johnson	84.98 54100000 - Elevator Service

Total 1678 (inn1104) - Mowrey Elevator Company of Florida, Inc. (mowrey) - 07/17/15 (07/15)**169.96****1679 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 07/17/15 (07/15)**

07/2015 Access Control & Intrusion Svcs	P-97712	collins	181.39 54800000 - Security
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Total 1679 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 07/17/15 (07/15)**181.39****1680 (inn1104) - Tallahassee Democrat, Inc. (talldemo) - 07/17/15 (07/15)**

06/2015 Newspaper Ad	P-97690	knight	428.27 55960000 - Other Administration Costs
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Total 1680 (inn1104) - Tallahassee Democrat, Inc. (talldemo) - 07/17/15 (07/15)**428.27****1681 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 07/31/15 (07/15)**

Quarterly Maintenance	P-98084	johnson	1,547.00 54470000 - HVAC Monthly Service
Quarterly Maintenance	P-98085	collins	2,063.00 54470000 - HVAC Monthly Service
Performed Maintenance Per Agreement	P-98086	morgan	619.00 54470000 - HVAC Monthly Service

Total 1681 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 07/31/15 (07/15)**4,229.00****1682 (inn1104) - BUC Technologies LLC (buctech) - 07/31/15 (07/15)**

07/2015 Credit Refund	P-98070	morgan	173.74 22560000 - Deposits to be refunded
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Total 1682 (inn1104) - BUC Technologies LLC (buctech) - 07/31/15 (07/15)**173.74****1683 (inn1104) - CENTURY LINK (centuryl) - 07/31/15 (07/15)**

07/18-08/17/15 Svcs	P-98087	johnson	228.62 54250000 - Fire Protection Phone
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Total 1683 (inn1104) - CENTURY LINK (centuryl) - 07/31/15 (07/15)**228.62****1684 (inn1104) - CENTURY LINK (centuryl) - 07/31/15 (07/15)**

07/18-08/17/15 Svcs	P-98088	collins	50.87 55200000 - Phone Service
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Total 1684 (inn1104) - CENTURY LINK (centuryl) - 07/31/15 (07/15)**50.87****1685 (inn1104) - COMCAST (comcast) - 07/31/15 (07/15)**

08/04-09/03/15 Svcs	P-98090	knight	116.46 55200000 - Phone Service
08/04-09/03/15 Svcs	P-98090	knight	84.34 55220000 - Internet Charge

Total 1685 (inn1104) - COMCAST (comcast) - 07/31/15 (07/15)**200.80****1686 (inn1104) - Elsasser's Lock & Key, Inc. (elsasser) - 07/31/15 (07/15)**

new lock set for rear door - SEAC	P-98093	johnson	80.00 52150000 - Locks & Keys Supplies
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Total 1686 (inn1104) - Elsasser's Lock & Key, Inc. (elsasser) - 07/31/15 (07/15)**80.00****1687 (inn1104) - Home Depot Credit Services (iphome) - 07/31/15 (07/15)**

GFCI Breaker	P-98094	fuqua	10.63 51200000 - Electric Repairs
GFCI Breaker	P-98094	fuqua	19.73 51220000 - NONCAM Electrical Repairs
Cable & fittings for TV hookup	P-98095	knight	33.16 51200000 - Electric Repairs

Total 1687 (inn1104) - Home Depot Credit Services (iphome) - 07/31/15 (07/15)**63.52****1688 (inn1104) - Marpan Supply Company, Inc. (marpan) - 07/31/15 (07/15)**

Monthly Container Rental	P-98083	morgan	33.30 46350000 - Refuse Collection
Monthly Container Rental	P-98083	johnson	40.70 46350000 - Refuse Collection

Total 1688 (inn1104) - Marpan Supply Company, Inc. (marpan) - 07/31/15 (07/15)**74.00****1689 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 07/31/15 (07/15)**

06/2015 Yardi	P-98069	knight	56.55 55630000 - Miscellaneous Admin Expense
07/2015 Mngmnt Fee-Innovation Park	P-98089	knight	817.00 61100000 - Management Fees TALCOR
07/2015 Mngmnt Fee-Innovation Park	P-98089	collins	1,315.00 61100000 - Management Fees TALCOR
07/2015 Mngmnt Fee-Innovation Park	P-98089	morgan	1,717.00 61100000 - Management Fees TALCOR
07/2015 Mngmnt Fee-Innovation Park	P-98089	johnson	2,077.00 61100000 - Management Fees TALCOR
07/2015 Mngmnt Fee-Innovation Park	P-98089	phipps	774.00 61100000 - Management Fees TALCOR

Total 1689 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 07/31/15 (07/15)**6,756.55****1690 (inn1104) - SEMINOLE PRESSURE CLEANING CO (sempress) - 07/31/15 (07/15)**

pressure wash atrium area of fuqua complex	P-98096	fuqua	140.00 51600000 - Exterior Building Maintenance
pressure wash atrium area of fuqua complex	P-98096	fuqua	260.00 51620000 - Non CAM Exterior Bldg Maint.
pressure wash front sidewalk	P-98097	knight	80.00 51600000 - Exterior Building Maintenance
pressure wash exterior of building and front sidewalks	P-98098	collins	850.00 54870000 - Window Washing Service

Total 1690 (inn1104) - SEMINOLE PRESSURE CLEANING CO (sempress) - 07/31/15 (07/15)**1,330.00****1691 (inn1104) - Tallahassee Democrat, Inc. (talldemo) - 07/31/15 (07/15)**

Payment Detail

Bank=inn1104 AND mm/yy=07/2015-07/2015 AND Check Date=07/01/2015-07/31/2015 AND All Checks=Yes AND Include Voids=All Checks

AD #0000603992 Notice of Public Meetings	P-98091	knight	110.96 55960000 - Other Administration Costs
Total 1691 (inn1104) - Tallahassee Democrat, Inc. (talldemo) - 07/31/15 (07/15)			110.96
1692 (inn1104) - Lindsay J. Volpe (volpe) - 07/31/15 (07/15)			
07/2015 Petty Cash Reimbursement	P-98092	knight	96.16 55870000 - General Authority Expense
Total 1692 (inn1104) - Lindsay J. Volpe (volpe) - 07/31/15 (07/15)			96.16
72015 (inn1104) - Florida Department of Revenue (stax) - 07/20/15 (07/15)			
06/2015 Sales Tax-Innovation Park	P-97139	collins	329.30 23050000 - Sales Tax Payable
06/2015 Sales Tax-Innovation Park	P-97139	collins	-8.23 33150000 - Sales Tax Discount
06/2015 Sales Tax-Innovation Park	P-97139	knight	59.22 23050000 - Sales Tax Payable
06/2015 Sales Tax-Innovation Park	P-97139	knight	-1.48 33150000 - Sales Tax Discount
06/2015 Sales Tax-Innovation Park	P-97139	morgan	54.10 23050000 - Sales Tax Payable
06/2015 Sales Tax-Innovation Park	P-97139	morgan	-1.35 33150000 - Sales Tax Discount
Total 72015 (inn1104) - Florida Department of Revenue (stax) - 07/20/15 (07/15)			431.56
80415 (inn1104) - City of Tallahassee (utltal) - 07/16/15 (07/15)			
06/03-07/03/15 Svcs	P-97713	fuqua	123.71 46400000 - Water/Sewer
06/0-07/03/15 Svcs	P-97713	fuqua	229.74 46420000 - Non CAM Water/Sewer
06/03-07/02/15 Svcs	P-97714	inn-tic	10.25 46050000 - Electric
06/03-07/03/15 Svcs	P-97715	inn-tic	11.87 46050000 - Electric
06/03-07/04/15 Svcs	P-97715	inn-tic	78.75 46480000 - Irrigation - Utility
06/03-07/03/15 Svcs	P-97716	morgan	343.10 46050000 - Electric
06/03-07/03/15 Svcs	P-97717	johnson	2,384.93 46050000 - Electric
06/03-07/03/15 Svcs	P-97718	collins	2,787.27 46050000 - Electric
06/03-07/03/15 Svcs	P-97718	collins	164.74 46400000 - Water/Sewer
06/06-07/08/15 Svcs	P-97718	collins	121.33 46350000 - Refuse Collection
06/06-07/08/15 Svcs	P-97718	collins	217.83 46500000 - Stormwater
06/06-07/08/15 Svcs	P-97718	collins	113.87 46600000 - Fire Service - Utility
06/03-07/03/15 Svcs	P-97718	collins	26.25 46480000 - Irrigation - Utility
06/03-07/03/15 Svcs	P-97719	morgan	196.92 46050000 - Electric
06/03-07/03/15 Svcs	P-97720	fuqua	18.36 46480000 - Irrigation - Utility
06/03-07/03/15 Svcs	P-97720	fuqua	34.10 46490000 - Irrigation-NonCAM
06/06-07/08/15 Svcs	P-97720	morgan	109.20 46350000 - Refuse Collection
06/06-07/08/15 Svcs	P-97720	johnson	133.46 46350000 - Refuse Collection
06/03-07/03/15 Svcs	P-97721	morgan	1,410.65 46050000 - Electric
06/03-07/03/15 Svcs	P-97722	knight	144.89 46050000 - Electric
06/03-07/03/15 Svcs	P-97722	knight	31.93 46400000 - Water/Sewer
06/06-07/08/15 Svcs	P-97722	knight	45.32 46500000 - Stormwater
06/06-07/08/15 Svcs	P-97722	knight	27.29 46600000 - Fire Service - Utility
06/03-07/03/15 Svcs	P-97723	morgan	921.56 46050000 - Electric
06/03-07/03/15 Demand Credit	P-97723	morgan	-44.98 46220000 - Demand Credit
Total 80415 (inn1104) - City of Tallahassee (utltal) - 07/16/15 (07/15)			9,642.34
720151 (inn1104) - Zenith Insurance Comapny (zenith) - 07/16/15 (07/15)			
07/2015 Workers' Comp	P-97704	knight	235.00 44050000 - Worker's Compensation-Authority
Total 720151 (inn1104) - Zenith Insurance Comapny (zenith) - 07/16/15 (07/15)			235.00
			49,534.45

Deposit Register

For Period = Jul 2015

Name	Property	Unit	Tenant	Period	Date	Amount	Check #	Deposit #
(inn1104) - 293 07/07/2015								
Forensic Data Corp	morgan	210	forensic	07-2015	7/7/2015	258.49	001108	293
Bing Energy International, LLC	collins	LAB-4OFC	bingcol	07-2015	7/7/2015	4,511.56	003030	293
DEPARTMENT OF TRANSPORTATION	phipps	PHIPPS	ip-dot	07-2015	7/7/2015	10,719.57	5412062410	293
Total (inn1104) - 293 07/07/2015						15,489.62		
(inn1104) - 294 07/09/2015								
Bing Energy International, LLC	collins	LAB-4OFC	bingcol	07-2015	7/9/2015	760.43	003045	294
Total (inn1104) - 294 07/09/2015						760.43		
(inn1104) - 295 07/27/2015								
Florida State University	morgan	102	fcrc2013	07-2015	7/27/2015	1,495.92	00650117	295
Florida State University Board of Trustees	morgan	110	nwrdrmg	07-2015	7/27/2015	2,796.08	00650846	295
INSTITUTE OF SCIENCE & PUBLIC AFFAIR	morgan	131	ispa	07-2015	7/27/2015	178.75	00650845	295
CENTER FOR ADVANCEMENT OF LEARNIN	morgan	222	cala1	07-2015	7/27/2015	1,387.17	00651043	295
CENTER FOR ADVANCEMENT OF LEARNIN	morgan	222A	cala2	07-2015	7/27/2015	568.22	00651043	295
CENTER FOR BIOMEDICAL & TOXICOLOGI	morgan	226-235	cbtr	07-2015	7/27/2015	3,625.00	00650117	295
Total (inn1104) - 295 07/27/2015						10,051.14		
(inn1104) - 296 07/28/2015								
CENTER FOR INFORMATION MANAGEMEN	morgan	214.215	cimes	07-2015	7/28/2015	1,462.69	00651477	296
STATE OF FLORIDA DEPARTMENT OF AGR	collins	25	ip-dacs	07-2015	7/28/2015	2,222.22	6400574400	296
Bing Energy International, LLC	collins	LAB-4OFC	bingcol	07-2015	7/28/2015	4,601.80	003068	296
Total (inn1104) - 296 07/28/2015						8,286.71		
(inn1104) - 297 07/29/2015								
State Board of Admin	inn-tic			07-2015	7/29/2015	4,813.48	111338	297
United States Treasury	inn-tic			07-2015	7/29/2015	25.00	46178	297
Total (inn1104) - 297 07/29/2015						4,838.48		
General Service Administration (GSA)	johnson	100	gs04plfl	07-2015	7/1/2015	22,065.15	NPS071	299
Total (inn1104) - 299 07/01/2015						22,065.15		
Grand Total						61,491.53		

Aged Receivables Report

Detail by Resident
For Selected Properties
Trans through: 7/2015
Age As of: 7/31/2015

Page 1

Unit	Resident	Charge Code	Total Unpaid Charges	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Prepayments	Balance
collins - INNOVATION PARK-COLLINS BLDG									
25	ip-dacs	STATE OF FLORIDA	5,785.10	5,785.10	0.00	0.00	0.00	0.00	5,785.10
		DEPARTMENT OF							
LAB-4OFC	bingcol	Bing Energy International, LLC	1,526.54	763.41	763.13	0.00	0.00	0.00	1,526.54
Total collins			7,311.64	6,548.51	763.13	0.00	0.00	0.00	7,311.64
fuqua - FUQUA COMPLEX									
FUQUA	fsurf-ca	FSU Research Foundation	706.43	0.00	706.43	0.00	0.00	0.00	706.43
Total fuqua			706.43	0.00	706.43	0.00	0.00	0.00	706.43
johnson - INNOVATION PARK - JOHNSON BLDG									
100	fsujohn	THE FLORIDA STATE	0.00	0.00	0.00	0.00	0.00	-37.12	-37.12
		UNIVERSITY							
100	gs04plfl	General Service Administration (GSA)	0.00	0.00	0.00	0.00	0.00	-9,758.70	-9,758.70
Total johnson			0.00	0.00	0.00	0.00	0.00	-9,795.82	-9,795.82
knight - INNOVATION PARK - KNIGHT ADMIN BLDG									
103	ip-team	TEAM SIMULATIONS	48.75	48.75	0.00	0.00	0.00	0.00	48.75
110	ip-nano	NANOSTRATA, INC.	595.58	495.58	100.00	0.00	0.00	0.00	595.58
Total knight			644.33	544.33	100.00	0.00	0.00	0.00	644.33
morgan - INNOVATION PARK - MORGAN BLDG									
130	mgn-famu	FLORIDA A&M UNIVERSITY	2,559.25	2,559.25	0.00	0.00	0.00	0.00	2,559.25
		BOARD							
210	forensic	Forensic Data Corp	258.49	258.49	0.00	0.00	0.00	0.00	258.49
Total morgan			2,817.74	2,817.74	0.00	0.00	0.00	0.00	2,817.74
phipps - INNOVATION PARK - PHIPPS BLDG									
PHIPPS	ip-dot	DEPARTMENT OF	10,719.57	10,719.57	0.00	0.00	0.00	0.00	10,719.57
		TRANSPORTATION							
Total phipps			10,719.57	10,719.57	0.00	0.00	0.00	0.00	10,719.57
Total			22,199.71	20,630.15	1,569.56	0.00	0.00	-9,795.82	12,403.89

Thursday, August 20, 2015

Payables Aging Report

Innvition
Period: 07/2015
As of : 07/31/2015

Payee	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	0-30	31-60	61-90	Over	Notes	
Code	Notes													90	
															Owed
aireserv	Tony Kelly Heating & Air Inc	diagnostic fee...clean contacters unit running	P-98776	24675	knight	7/31/2015	5180-0000 HVAC Repair	0000028526	75.00	75.00	0.00	0.00	0.00	diagnostic fee...clean contacters unit running	
Total aireserv									75.00	75.00	0.00	0.00	0.00		
cphlbs	CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE	07/2015 Commercial Eviction Buc Tech Matter 153032	P-98779	24675	knight	7/31/2015	5592-0000 Non CAM Professional Fees	98238980	5,554.75	5,554.75	0.00	0.00	0.00	07/2015 Commercial Eviction Buc Tech Matter 153032	
		07/2015 General File Svcs Matter #143121	P-98778	24675	knight	7/31/2015	5575-0000 Professional Fees	98238981	475.00	475.00	0.00	0.00	0.00	07/2015 General File Svcs Matter #143121	
Total cphlbs									6,029.75	6,029.75	0.00	0.00	0.00		
heinzbro	Heinz Brothers Nurseries, INC.	07/2015 Grounds Maintenance	P-98777	24675	collins	7/15/2015	5460-0000 Landscaping Service	21251	701.41	701.41	0.00	0.00	0.00	07/2015 Grounds Maintenance	
		07/2015 Grounds Maintenance	P-98777	24675	inn-tic	7/15/2015	5460-0000 Landscaping Service	21251	538.88	538.88	0.00	0.00	0.00	07/2015 Grounds Maintenance	
		07/2015 Grounds Maintenance	P-98777	24675	inn-tic	7/15/2015	5462-0000 Non CAM Landscaping	21251	355.45	355.45	0.00	0.00	0.00	07/2015 Grounds Maintenance	
		07/2015 Grounds Maintenance	P-98777	24675	johnson	7/15/2015	5460-0000 Landscaping Service	21251	364.12	364.12	0.00	0.00	0.00	07/2015 Grounds Maintenance	
		07/2015 Grounds Maintenance	P-98777	24675	knight	7/15/2015	5460-0000 Landscaping Service	21251	641.53	641.53	0.00	0.00	0.00	07/2015 Grounds Maintenance	
		07/2015 Grounds Maintenance	P-98777	24675	morgan	7/15/2015	5460-0000 Landscaping Service	21251	297.92	297.92	0.00	0.00	0.00	07/2015 Grounds Maintenance	
Total heinzbro									2,899.31	2,899.31	0.00	0.00	0.00		
rocksoil	ROCK SOLID TERMITE AND PEST CONTROL	07/2015 Pest Control svcs	P-98816	24682	collins	7/29/2015	5430-0000 Exterminating	21028	55.00	55.00	0.00	0.00	0.00	07/2015 Pest Control svcs	
		07/2015 Pest Control svcs	P-98816	24682	johnson	7/29/2015	5430-0000 Exterminating	21028	45.00	45.00	0.00	0.00	0.00	07/2015 Pest Control svcs	
		07/2015 Pest Control svcs	P-98816	24682	knight	7/29/2015	5430-0000 Exterminating	21028	25.00	25.00	0.00	0.00	0.00	07/2015 Pest Control svcs	
		07/2015 Pest Control svcs	P-98816	24682	morgan	7/29/2015	5430-0000 Exterminating	21028	45.00	45.00	0.00	0.00	0.00	07/2015 Pest Control svcs	
		07/2015 Pest Control svcs	P-98816	24682	phipps	7/29/2015	5430-0000 Exterminating	21028	35.00	35.00	0.00	0.00	0.00	07/2015 Pest Control svcs	
Total rocksoil									205.00	205.00	0.00	0.00	0.00		
whites	White's Plumbing, Inc.	cut concrete locate water leak - repair - fill concrete patch	P-98775	24675	fuqua	7/9/2015	5230-0000 Plumbing Repairs	205405	207.41	207.41	0.00	0.00	0.00	cut concrete locate water leak - repair - fill concrete patch	
		cut concrete locate water leak - repair - fill concrete patch	P-98775	24675	fuqua	7/9/2015	5232-0000 Non CAM Plumbing Repairs	205405	385.19	385.19	0.00	0.00	0.00	cut concrete locate water leak - repair - fill concrete patch	
Total whites									592.60	592.60	0.00	0.00	0.00		
Grand Total									9,801.66	9,801.66	0.00	0.00	0.00		

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

A/R	\$	7,311.64
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.		\$ 706.43	\$ 706.43			\$ 706.43	Billed qtly for common area costs	EXEMPT
=====		= = = = =	= = = = =	= = = = =	= = = = =	= = = = =	=====	
TOTALS	\$ -	\$ 706.43	\$ 706.43	\$ -		\$ 706.43		\$ -

A/R \$ 706.43
Prepaid \$ -

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

A/R	\$	-
Prepaid	\$	(9,795.82)

A/R	\$	-
Prepaid	\$	(9,795.82)

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

Misc Deposit			
G/L 4405-0000	A/R	\$	644.33

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

A/R	\$	2,817.74
Prepaid	\$	-

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

A/R	\$	10,719.57
Prepaid	\$	-

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

[illegible]

INNOVATION PARK
TENANTS IN COMMON BLDG.

	CENTER ON BETTER HEALTH & LIFE FOR UNDERSERVED POPULATIONS																		
	CENTER FOR INTERACTIVE MEDIA																		
GROUND 4B	VACANT				7.40														
GROUND 1C	FSU MATERIALS RESEARCH CENTER				4.50						\$ -	\$ -	\$ -			\$ -	OWNED BY FSURF		EXEMPT
GROUND 2C	FSU-AEROPULSION & MECHATRONICS ENERGY				4.50						\$ -	\$ -	\$ -			\$ -	OWNED BY FSURF		EXEMPT
GROUND 3C	VACANT				3.60														
GROUND 4C	VACANT				3.90														
GROUND 5C	VACANT				3.70														
GROUND 6C	VACANT				3.03														
GROUND 3F-4F	ELBIT SYSTEMS OF AMERICA	8/4/89	8/3/39	\$ -	9.16						\$ -	\$ -	\$ -			\$ -	CAM CAPPED AT 8% INCREASE PER YEAR		\$ -
GROUND 1A	VACANT				2.80														
GROUND 2A	VACANT				3.00														
GROUND 2F	VACANT				8.65														
GROUND 1G	VACANT				2.10														
GROUND 2G	VACANT				2.30														
GROUND 3G	VACANT				5.30														
GROUND 4G	CENTENNIAL BUILDING				3.94					\$ (3.00)	\$ (3.00)	\$ 3.00	\$ -			\$ -			EXEMPT
GROUND 8E	VACANT				9.24														
EBP	VACANT																		
	MISCELLANEOUS PAYMENTS											\$ -		\$ 25.00	7/29	\$ -	Shanna Lewis-Restitution		
														\$ 4,813.48	7/29		State Board of Administration		
												\$ -							
	TOTALS			\$ -	174.60	0.00	\$ 7,000.00	\$ 583.33	\$ -	\$ (2.97)	\$ 580.36	\$ (580.36)	\$ 0.00	\$ 4,838.48		\$ 0.00			\$ -

FSU Lots
FAMU
LCRDA

A/R
Prepaid

innovation Park
(A Reseach & Development Centre)

Innovation Park									
UNIT	TENANT	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
	COLLINS	\$ 11,150.31	\$ 8,257.34	\$ 19,407.65	\$ 12,096.01		\$ 7,311.64		\$ 635.82
	FUQUA-FSURF	\$ -	\$ 706.43	\$ 706.43	\$ -		\$ 706.43	Billed qtly for Atrium common area	\$ -
	JOHNSON	\$ 22,065.15	\$ (9,795.82)	\$ 12,269.33	\$ 22,065.15		\$ (9,795.82)		\$ -
	KNIGHT	\$ 549.33	\$ 95.00	\$ 644.33	\$ -		\$ 644.33		\$ -
					\$ -			Misc payments	
	MORGAN	\$ 14,431.63	\$ 158.43	\$ 14,590.06	\$ 11,772.32		\$ 2,817.74		\$ 22.69
	PHIPPS	\$ 10,719.57	\$ 10,719.57	\$ 21,439.14	\$ 10,719.57		\$ 10,719.57		\$ -
	TENANTS IN COMMON	\$ 580.36	\$ (580.36)	\$ 0.00	\$ -		\$ 0.00		\$ -
					\$ 4,838.48			misc TIC payments	
	=====	=====	= = = = =	= = = = =	= = = = =	= = = = =	= = = = =	=====	
	TOTALS	\$ 59,496.35	\$ 9,560.59	\$ 69,056.94	\$ 61,491.53		\$ 12,403.89		\$ 658.50

A/R \$ 22,199.71
Prepaid \$ (9,795.82)