

Monthly Owner Report



Innovation Park

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

November
2015



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

Balance Sheet (With Period Change)

Period = Nov 2015

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4000	Cash - Hancock Bank	238,622.97	253,767.45	-15,144.48
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1190-0000	TOTAL CASH	238,822.97	253,967.45	-15,144.48
1200-0000	RECEIVABLES			
1203-0000	A/R-Tenant	12,903.32	6,529.99	6,373.33
1204-0000	AR-Tenant Expenses to be Reimbursed	74.14	0.00	74.14
1206-0000	Other Receivables	2,074.60	2,917.17	-842.57
1210-0000	Accounts Receivable	135,753.30	130,119.35	5,633.95
1217-0000	Other Assets	16,337.75	16,337.75	0.00
1299-0000	TOTAL RECEIVABLES	167,143.11	155,904.26	11,238.85
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	-5,877,567.77	-5,853,303.69	-24,264.08
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	2,124,113.66	2,124,113.66	0.00
1663-0000	Phipps Building Assets	1,317,988.90	1,317,988.90	0.00
1664-0000	Collins Building Assets	1,603,544.46	1,603,544.46	0.00
1666-0000	Johnson Building Assets	3,609,105.77	3,609,105.77	0.00
1668-0000	Park Planning/Development	754,960.65	754,960.65	0.00
1745-0000	Prepaid Lease Commissions	15,000.00	15,000.00	0.00
1746-0000	Accumulated Amortization-Leasing Commissi	-750.33	-416.66	-333.67
1748-0000	Intangible Assets	35,100.00	35,100.00	0.00
1752-0000	Accumulated Amortization	-2,243.00	-1,300.00	-943.00
1790-0000	TOTAL PROPERTY	4,512,482.37	4,538,023.12	-25,540.75
1840-0000	OTHER ASSETS			
1905-0000	Trust Escrow	55,000.00	55,000.00	0.00
1913-0000	Prepaid Insurance	19,448.85	7,579.71	11,869.14
1925-0000	Investments	2,372,044.86	2,368,833.11	3,211.75
1945-0000	Investments Limited as to Use	1,400,000.00	1,400,000.00	0.00
1980-0000	TOTAL OTHER ASSETS	3,846,493.71	3,831,412.82	15,080.89
1990-0000	TOTAL ASSETS	8,764,942.16	8,779,307.65	-14,365.49
2000-0000	LIABILITIES and CAPITAL			
2236-0000	Accounts Payable	16,927.93	7,156.08	9,771.85
2246-0000	Prepaid Rents	37.21	37.21	0.00
2249-0000	Accrued Other	19,606.96	16,898.80	2,708.16
2250-0000	Tenant Security Dep	183.57	183.57	0.00
2305-0000	Sales Tax Payable	1,517.30	1,178.76	338.54
2490-0000	TOTAL LIABILITIES	38,272.97	25,454.42	12,818.55
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	4,465,375.70	4,489,639.78	-24,264.08
2750-0000	Unrestricted	2,861,293.49	2,864,213.45	-2,919.96
2760-0000	Designated Net Assets	1,400,000.00	1,400,000.00	0.00
2890-0000	TOTAL CAPITAL	8,726,669.19	8,753,853.23	-27,184.04

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

Balance Sheet (With Period Change)

Period = Nov 2015

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		Balance	Beginning	Net
		Current Period	Balance	Change
2990-0000	TOTAL LIABILITIES and CAPITAL	8,764,942.16	8,779,307.65	-14,365.49

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

Income Statement

Period = Nov 2015

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-0000	Rent	52,082.28	84.93	104,164.56	83.35
3114-5000	Operating Expense Reimbursement	1,895.22	3.09	3,756.74	3.01
3115-0000	CAM	3,492.82	5.70	8,467.82	6.78
3120-0000	Other Rents	51.15	0.08	102.30	0.08
3220-0000	Interest Income	2,391.86	3.90	5,642.37	4.52
3310-0000	Other Income	1,388.89	2.26	2,777.78	2.22
3315-0000	Sales Tax Discount	0.34	0.00	10.72	0.01
3540-0000	Electricity Pass Thru	21.67	0.04	43.34	0.03
3990-0000	TOTAL REVENUE	61,324.23	100.00	124,965.63	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	10,750.00	17.53	21,500.00	17.20
4403-0000	Clerical Salary-Authority	3,750.00	6.12	7,500.00	6.00
4404-0000	Payroll Taxes - Authority	592.45	0.97	1,795.11	1.44
4405-0000	Worker's Compensation-Authority	235.00	0.38	470.00	0.38
4406-0000	Employee Benefits-Authority	3,253.28	5.30	6,506.56	5.21
4490-0000	TOTAL PAYROLL EXPENSE	18,580.73	30.30	37,771.67	30.23
4600-0000	UTILITIES				
4605-0000	Electric	5,783.20	9.43	12,751.83	10.20
4622-0000	Demand Credit	-26.92	-0.04	-55.01	-0.04
4635-0000	Refuse Collection	455.51	0.74	900.93	0.72
4640-0000	Water/Sewer	297.12	0.48	600.91	0.48
4642-0000	Non CAM Water/Sewer	206.76	0.34	425.89	0.34
4648-0000	Irrigation - Utility	123.36	0.20	246.72	0.20
4649-0000	Irrigation-NonCAM	34.10	0.06	68.20	0.05
4650-0000	Stormwater	263.15	0.43	526.30	0.42
4660-0000	Fire Service - Utility	512.99	0.84	1,025.98	0.82
4799-0000	TOTAL UTILITIES	7,649.27	12.47	16,491.75	13.20
5116-5000	REPAIR/MAINTENANCE				
5130-0000	Electric Bulbs	0.00	0.00	144.58	0.12
5145-0000	Elevator Phone Maintenance	0.00	0.00	75.00	0.06
5160-0000	Exterior Building Maintenance	90.00	0.15	308.84	0.25
5180-0000	HVAC Repair	905.00	1.48	1,271.22	1.02
5210-0000	Locks & Keys Repairs	110.00	0.18	110.00	0.09
5215-0000	Locks & Keys Supplies	190.50	0.31	190.50	0.15
5230-0000	Plumbing Repairs	135.00	0.22	292.46	0.23
5299-0000	TOTAL REPAIR/MAINTENANCE	1,430.50	2.33	2,392.60	1.91
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	0.00	0.00	13.03	0.01
5370-0000	Interior Repairs	0.00	0.00	99.84	0.08
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	112.87	0.09
5400-0000	SERVICES				
5410-0000	Elevator Service	114.72	0.19	229.44	0.18
5412-0000	Elevator Service-NonCAM	55.24	0.09	110.48	0.09
5420-0000	Fire Protection System	0.00	0.00	2,165.20	1.73
5425-0000	Fire Protection Phone	228.25	0.37	456.28	0.37
5430-0000	Exterminating	730.00	1.19	935.00	0.75
5447-0000	HVAC Monthly Service	0.00	0.00	4,950.90	3.96
5450-0000	Janitorial Service	3,369.11	5.49	6,738.22	5.39
5460-0000	Landscaping Service	1,277.82	2.08	6,152.55	4.92
5462-0000	Non CAM Landscaping	180.34	0.29	535.79	0.43
5480-0000	Security	181.39	0.30	362.78	0.29
5487-0000	Window Washing Service	0.00	0.00	640.00	0.51
5499-0000	TOTAL SERVICES	6,136.87	10.01	23,276.64	18.63
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	15,000.00	24.46	15,000.00	12.00
5520-0000	Phone Service	180.81	0.29	371.37	0.30
5522-0000	Internet Charge	85.73	0.14	172.35	0.14
5530-0000	Copies	18.22	0.03	55.12	0.04
5560-0000	Fees/Licenses/Permits	7.00	0.01	18.95	0.02
5563-0000	Miscellaneous Admin Expense	78.70	0.13	138.00	0.11

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Income Statement

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		Period to Date	%	Year to Date	%
5565-0000	Office Supplies	9.43	0.02	71.39	0.06
5575-0000	Professional Fees	390.44	0.64	1,715.44	1.37
5585-0000	Subscriptions	0.00	0.00	570.00	0.46
5586-0000	Marketing/PR	84.00	0.14	3,668.00	2.94
5587-0000	General Authority Expense	49.80	0.08	49.80	0.04
5588-0000	Economic Development	0.00	0.00	12,500.00	10.00
5592-0000	Non CAM Professional Fees	140.34	0.23	523.22	0.42
5594-0000	Travel	0.00	0.00	23.64	0.02
5596-0000	Other Administration Costs	203.26	0.33	275.61	0.22
5599-0000	TOTAL PROPERTY ADMINISTRATION	16,247.73	26.49	35,152.89	28.13
6110-0000	Management Fees TALCOR	6,783.33	11.06	13,566.66	10.86
6159-0000	TOTAL OTHER EXPENSES	6,783.33	11.06	13,566.66	10.86
7110-0000	Property Insurance	4,875.43	7.95	9,750.86	7.80
7111-0000	Property Insurance-NonCAM	13.66	0.02	27.32	0.02
7199-0000	TOTAL INSURANCE/TAXES	4,889.09	7.97	9,778.18	7.82
7800-0000	TOTAL OPERATING EXPENSES	61,717.52	100.64	138,543.26	110.87
7999-0000	NET INCOME - OPERATING	-393.29	-0.64	-13,577.63	-10.87
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	24,264.08	39.57	48,528.16	38.83
8215-0000	Gain/Loss on Sale of Assets	1,250.00	2.04	-71,175.22	-56.96
8220-0000	Amortization Expense	1,276.67	2.08	1,555.00	1.24
8299-0000	TOTAL OTHER EXPENSES	26,790.75	43.69	-21,092.06	-16.88
9900-0000	NET INCOME	-27,184.04	-44.33	7,514.43	6.01

Budget Comparison

Period = Nov 2015

Book = Accrual

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	52,082.28	51,953.84	128.44	0.25	104,164.56	103,907.68	256.88	0.25	623,701.00
3114-5000	Operating Expense Reimbursement	1,895.22	1,857.00	38.22	2.06	3,756.74	3,714.00	42.74	1.15	23,897.00
3115-0000	CAM	3,492.82	5,230.75	-1,737.93	-33.23	8,467.82	10,461.50	-1,993.68	-19.06	62,769.00
3120-0000	Other Rents	51.15	73.00	-21.85	-29.93	102.30	146.00	-43.70	-29.93	876.00
3220-0000	Interest Income	2,391.86	3,300.00	-908.14	-27.52	5,642.37	6,600.00	-957.63	-14.51	39,600.00
3310-0000	Other Income	1,388.89	1,388.92	-0.03	0.00	2,777.78	2,777.84	-0.06	0.00	16,667.00
3315-0000	Sales Tax Discount	0.34	0.00	0.34	N/A	10.72	0.00	10.72	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	43.34	0.00	43.34	N/A	0.00
3990-0000	TOTAL REVENUE	61,324.23	63,803.51	-2,479.28	-3.89	124,965.63	127,607.02	-2,641.39	-2.07	767,510.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	10,750.00	10,730.00	-20.00	-0.19	21,500.00	21,147.00	-353.00	-1.67	128,447.00
4403-0000	Clerical Salary-Authority	3,750.00	3,750.00	0.00	0.00	7,500.00	7,500.00	0.00	0.00	45,563.00
4404-0000	Payroll Taxes - Authority	592.45	615.00	22.55	3.67	1,795.11	1,789.00	-6.11	-0.34	13,102.00
4405-0000	Worker's Compensation-Authority	235.00	265.00	30.00	11.32	470.00	525.00	55.00	10.48	3,185.00
4406-0000	Employee Benefits-Authority	3,253.28	3,250.00	-3.28	-0.10	6,506.56	6,442.00	-64.56	-1.00	39,247.00
4490-0000	TOTAL PAYROLL EXPENSE	18,580.73	18,610.00	29.27	0.16	37,771.67	37,403.00	-368.67	-0.99	229,544.00
4600-0000	UTILITIES									
4605-0000	Electric	5,783.20	7,122.00	1,338.80	18.80	12,751.83	14,844.00	2,092.17	14.09	89,071.00
4622-0000	Demand Credit	-26.92	0.00	26.92	N/A	-55.01	0.00	55.01	N/A	0.00
4635-0000	Refuse Collection	455.51	404.00	-51.51	-12.75	900.93	1,386.00	485.07	35.00	5,844.00
4640-0000	Water/Sewer	297.12	620.00	322.88	52.08	600.91	1,240.00	639.09	51.54	7,440.00
4642-0000	Non CAM Water/Sewer	206.76	0.00	-206.76	N/A	425.89	0.00	-425.89	N/A	0.00
4648-0000	Irrigation - Utility	123.36	165.00	41.64	25.24	246.72	330.00	83.28	25.24	1,980.00
4649-0000	Irrigation-NonCAM	34.10	0.00	-34.10	N/A	68.20	0.00	-68.20	N/A	0.00
4650-0000	Stormwater	263.15	263.00	-0.15	-0.06	526.30	526.00	-0.30	-0.06	3,156.00
4660-0000	Fire Service - Utility	512.99	141.00	-371.99	-263.82	1,025.98	282.00	-743.98	-263.82	1,692.00
4799-0000	TOTAL UTILITIES	7,649.27	8,715.00	1,065.73	12.23	16,491.75	18,608.00	2,116.25	11.37	109,183.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	135.00	135.00	100.00	0.00	270.00	270.00	100.00	1,620.00
5125-0000	Electric Supplies	0.00	128.00	128.00	100.00	0.00	256.00	256.00	100.00	1,536.00
5130-0000	Electric Bulbs	0.00	10.00	10.00	100.00	144.58	20.00	-124.58	-622.90	120.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	150.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	0.00	N/A	75.00	0.00	-75.00	N/A	0.00
5145-4400	Security Maint & Repair	0.00	10.00	10.00	100.00	0.00	20.00	20.00	100.00	120.00
5160-0000	Exterior Building Maintenance	90.00	320.00	230.00	71.88	308.84	640.00	331.16	51.74	4,990.00
5161-0000	Exterior Building Supplies	0.00	75.00	75.00	100.00	0.00	75.00	75.00	100.00	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	10.00	10.00	100.00	0.00	20.00	20.00	100.00	692.00
5180-0000	HVAC Repair	905.00	1,100.00	195.00	17.73	1,271.22	2,200.00	928.78	42.22	13,200.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,500.00
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
5210-0000	Locks & Keys Repairs	110.00	40.00	-70.00	-175.00	110.00	80.00	-30.00	-37.50	580.00
5215-0000	Locks & Keys Supplies	190.50	0.00	-190.50	N/A	190.50	0.00	-190.50	N/A	0.00
5230-0000	Plumbing Repairs	135.00	330.00	195.00	59.09	292.46	660.00	367.54	55.69	4,260.00
5235-0000	Plumbing Supplies	0.00	60.00	60.00	100.00	0.00	120.00	120.00	100.00	720.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	55.00
5245-0000	Irrigation Repairs	0.00	40.00	40.00	100.00	0.00	80.00	80.00	100.00	980.00
5250-0000	Roof Repairs	0.00	145.00	145.00	100.00	0.00	290.00	290.00	100.00	2,040.00
5290-0000	Other Maintenance	0.00	440.00	440.00	100.00	0.00	880.00	880.00	100.00	5,280.00
5299-0000	TOTAL REPAIR/MAINTENANCE	1,430.50	2,843.00	1,412.50	49.68	2,392.60	5,611.00	3,218.40	57.36	38,568.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	50.00	50.00	100.00	13.03	100.00	86.97	86.97	1,100.00

Budget Comparison

Period = Nov 2015

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		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5131-0000	Carpet Repairs	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00
5340-0000	Painting	0.00	600.00	600.00	100.00	0.00	850.00	850.00	100.00	3,350.00
5345-0000	Painting Supplies	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	310.00
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	99.84	0.00	-99.84	N/A	0.00
5380-0000	Other Cleaning and Improvements	0.00	425.00	425.00	100.00	0.00	850.00	850.00	100.00	5,100.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	1,325.00	1,325.00	100.00	112.87	2,150.00	2,037.13	94.75	11,060.00
5400-0000	SERVICES									
5410-0000	Elevator Service	114.72	168.00	53.28	31.71	229.44	336.00	106.56	31.71	2,016.00
5412-0000	Elevator Service-NonCAM	55.24	0.00	-55.24	N/A	110.48	0.00	-110.48	N/A	0.00
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	2,165.20	2,165.00	-0.20	-0.01	3,356.00
5425-0000	Fire Protection Phone	228.25	227.00	-1.25	-0.55	456.28	454.00	-2.28	-0.50	2,724.00
5430-0000	Exterminating	730.00	205.00	-525.00	-256.10	935.00	410.00	-525.00	-128.05	2,737.00
5435-0000	CAM-Interior Landscaping	0.00	20.00	20.00	100.00	0.00	40.00	40.00	100.00	240.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	365.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	4,950.90	4,951.00	0.10	0.00	19,804.00
5450-0000	Janitorial Service	3,369.11	3,692.00	322.89	8.75	6,738.22	7,384.00	645.78	8.75	44,417.00
5460-0000	Landscaping Service	1,277.82	3,610.00	2,332.18	64.60	6,152.55	6,154.00	1.45	0.02	30,385.00
5462-0000	Non CAM Landscaping	180.34	179.00	-1.34	-0.75	535.79	534.00	-1.79	-0.34	3,591.00
5480-0000	Security	181.39	216.42	35.03	16.19	362.78	432.84	70.06	16.19	2,597.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	640.00	0.00	-640.00	N/A	3,250.00
5499-0000	TOTAL SERVICES	6,136.87	8,317.42	2,180.55	26.22	23,276.64	22,860.84	-415.80	-1.82	115,482.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	15,000.00	0.00	-15,000.00	N/A	15,000.00	0.00	-15,000.00	N/A	18,000.00
5520-0000	Phone Service	180.81	165.67	-15.14	-9.14	371.37	331.34	-40.03	-12.08	1,988.00
5522-0000	Internet Charge	85.73	84.00	-1.73	-2.06	172.35	168.00	-4.35	-2.59	2,126.00
5530-0000	Copies	18.22	50.00	31.78	63.56	55.12	100.00	44.88	44.88	600.00
5560-0000	Fees/Licenses/Permits	7.00	66.00	59.00	89.39	18.95	132.00	113.05	85.64	792.00
5563-0000	Miscellaneous Admin Expense	78.70	0.00	-78.70	N/A	138.00	0.00	-138.00	N/A	0.00
5565-0000	Office Supplies	9.43	95.00	85.57	90.07	71.39	290.00	218.61	75.38	1,540.00
5566-0000	Office Equipment Maintenance	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
5570-0000	Postage/Delivery	0.00	5.00	5.00	100.00	0.00	10.00	10.00	100.00	60.00
5575-0000	Professional Fees	390.44	3,000.00	2,609.56	86.99	1,715.44	6,000.00	4,284.56	71.41	36,000.00
5580-0100	Printing	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
5585-0000	Subscriptions	0.00	0.00	0.00	N/A	570.00	570.00	0.00	0.00	3,615.00
5586-0000	Marketing/PR	84.00	79.00	-5.00	-6.33	3,668.00	3,658.00	-10.00	-0.27	4,518.00
5587-0000	General Authority Expense	49.80	67.00	17.20	25.67	49.80	134.00	84.20	62.84	804.00
5588-0000	Economic Development	0.00	0.00	0.00	N/A	12,500.00	12,500.00	0.00	0.00	25,000.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	25,000.00
5592-0000	Non CAM Professional Fees	140.34	0.00	-140.34	N/A	523.22	0.00	-523.22	N/A	0.00
5594-0000	Travel	0.00	0.00	0.00	N/A	23.64	0.00	-23.64	N/A	9,300.00
5596-0000	Other Administration Costs	203.26	146.00	-57.26	-39.22	275.61	592.00	316.39	53.44	2,752.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	16,247.73	3,857.67	-12,390.06	-321.18	35,152.89	24,685.34	-10,467.55	-42.40	133,295.00
6110-0000	Management Fees TALCOR	6,783.33	6,783.33	0.00	0.00	13,566.66	13,566.66	0.00	0.00	81,400.00
6159-0000	TOTAL OTHER EXPENSES	6,783.33	6,783.33	0.00	0.00	13,566.66	13,566.66	0.00	0.00	81,400.00
7110-0000	Property Insurance	4,875.43	4,883.00	7.57	0.16	9,750.86	9,766.00	15.14	0.16	58,584.00
7111-0000	Property Insurance-NonCAM	13.66	6.00	-7.66	-127.67	27.32	12.00	-15.32	-127.67	72.00
7199-0000	TOTAL INSURANCE/TAXES	4,889.09	4,889.00	-0.09	0.00	9,778.18	9,778.00	-0.18	0.00	58,656.00
7800-0000	TOTAL OPERATING EXPENSES	61,717.52	55,340.42	-6,377.10	-11.52	138,543.26	134,662.84	-3,880.42	-2.88	777,188.00
7999-0000	NET INCOME - OPERATING	-393.29	8,463.09	-8,856.38	-104.65	-13,577.63	-7,055.82	-6,521.81	-92.43	-9,678.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	24,264.08	25,029.25	765.17	3.06	48,528.16	50,058.50	1,530.34	3.06	300,352.00
8215-0000	Gain/Loss on Sale of Assets	1,250.00	0.00	-1,250.00	N/A	-71,175.22	0.00	71,175.22	N/A	0.00
8220-0000	Amortization Expense	1,276.67	0.00	-1,276.67	N/A	1,555.00	0.00	-1,555.00	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	26,790.75	25,029.25	-1,761.50	-7.04	-21,092.06	50,058.50	71,150.56	142.13	300,352.00

Budget Comparison

Period = Nov 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
9900-0000	NET INCOME	-27,184.04	-16,566.16	-10,617.88	-64.09	7,514.43	-57,114.32	64,628.75	113.16	-310,030.00	4:37 PM

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Nov 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	8,952.00	-0.18	0.00	17,903.64	17,904.00	-0.36	0.00	107,679.00
3114-5000	Operating Expense Reimbursement	1,735.78	1,515.00	220.78	14.57	3,431.20	3,030.00	401.20	13.24	19,594.00
3315-0000	Sales Tax Discount	0.00	0.00	0.00	N/A	8.03	0.00	8.03	N/A	0.00
3990-0000	TOTAL REVENUE	10,687.60	10,467.00	220.60	2.11	21,342.87	20,934.00	408.87	1.95	127,273.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	2,135.49	2,600.00	464.51	17.87	4,664.44	5,200.00	535.56	10.30	33,800.00
4635-0000	Refuse Collection	121.33	121.00	-0.33	-0.27	242.66	242.00	-0.66	-0.27	1,870.00
4640-0000	Water/Sewer	153.86	165.00	11.14	6.75	307.72	330.00	22.28	6.75	1,980.00
4648-0000	Irrigation - Utility	26.25	26.00	-0.25	-0.96	52.50	52.00	-0.50	-0.96	312.00
4650-0000	Stormwater	217.83	218.00	0.17	0.08	435.66	436.00	0.34	0.08	2,616.00
4660-0000	Fire Service - Utility	463.88	114.00	-349.88	-306.91	927.76	228.00	-699.76	-306.91	1,368.00
4799-0000	TOTAL UTILITIES	3,118.64	3,244.00	125.36	3.86	6,630.74	6,488.00	-142.74	-2.20	41,946.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
5125-0000	Electric Supplies	0.00	10.00	10.00	100.00	0.00	20.00	20.00	100.00	120.00
5160-0000	Exterior Building Maintenance	90.00	90.00	0.00	0.00	190.00	180.00	-10.00	-5.56	1,480.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	126.00
5180-0000	HVAC Repair	0.00	300.00	300.00	100.00	150.00	600.00	450.00	75.00	3,600.00
5230-0000	Plumbing Repairs	0.00	40.00	40.00	100.00	0.00	80.00	80.00	100.00	480.00
5235-0000	Plumbing Supplies	0.00	10.00	10.00	100.00	0.00	20.00	20.00	100.00	120.00
5245-0000	Irrigation Repairs	0.00	10.00	10.00	100.00	0.00	20.00	20.00	100.00	120.00
5250-0000	Roof Repairs	0.00	20.00	20.00	100.00	0.00	40.00	40.00	100.00	240.00
5290-0000	Other Maintenance	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00
5299-0000	TOTAL REPAIR/MAINTENANCE	90.00	605.00	515.00	85.12	340.00	1,210.00	870.00	71.90	7,786.00
5300-0000	CLEANING AND IMPROVEMENTS									
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	99.84	0.00	-99.84	N/A	0.00
5380-0000	Other Cleaning and Improvements	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	1,500.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	125.00	125.00	100.00	99.84	250.00	150.16	60.06	1,500.00
5400-0000	SERVICES									
5430-0000	Exterminating	55.00	55.00	0.00	0.00	110.00	110.00	0.00	0.00	660.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	80.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	2,063.00	2,063.00	0.00	0.00	8,252.00
5450-0000	Janitorial Service	659.67	684.00	24.33	3.56	1,319.34	1,368.00	48.66	3.56	8,229.00
5460-0000	Landscaping Service	353.34	770.00	416.66	54.11	1,472.26	1,471.00	-1.26	-0.09	7,926.00
5480-0000	Security	181.39	181.42	0.03	0.02	362.78	362.84	0.06	0.02	2,177.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	850.00
5499-0000	TOTAL SERVICES	1,249.40	1,690.42	441.02	26.09	5,327.38	5,374.84	47.46	0.88	28,174.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	50.74	49.17	-1.57	-3.19	101.48	98.34	-3.14	-3.19	590.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	50.74	49.17	-1.57	-3.19	101.48	98.34	-3.14	-3.19	590.00
6110-0000	Management Fees TALCOR	1,331.40	1,330.83	-0.57	-0.04	2,662.80	2,661.66	-1.14	-0.04	15,970.00
6159-0000	TOTAL OTHER EXPENSES	1,331.40	1,330.83	-0.57	-0.04	2,662.80	2,661.66	-1.14	-0.04	15,970.00
7110-0000	Property Insurance	1,052.37	1,060.00	7.63	0.72	2,104.74	2,120.00	15.26	0.72	12,713.00
7199-0000	TOTAL INSURANCE/TAXES	1,052.37	1,060.00	7.63	0.72	2,104.74	2,120.00	15.26	0.72	12,713.00
7800-0000	TOTAL OPERATING EXPENSES	6,892.55	8,104.42	1,211.87	14.95	17,266.98	18,202.84	935.86	5.14	108,679.00

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Nov 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7999-0000	NET INCOME - OPERATING	3,795.05	2,362.58	1,432.47	60.63	4,075.89	2,731.16	1,344.73	49.24	18,594.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,141.67	4,142.00	0.33	0.01	8,283.34	8,284.00	0.66	0.01	49,699.00
8299-0000	TOTAL OTHER EXPENSES	4,141.67	4,142.00	0.33	0.01	8,283.34	8,284.00	0.66	0.01	49,699.00
9900-0000	NET INCOME	-346.62	-1,779.42	1,432.80	80.52	-4,207.45	-5,552.84	1,345.39	24.23	-31,105.00

COLLINS - BUDGET COMPARISON

As of November 30, 2015

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	21,342.87	20,934.00	408.87	1.95
Total Operating Expenses	17,266.98	18,202.84	935.86	5.14
Net Operating Income	4,075.89	2,731.16	1,344.73	49.24

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

FUQUA COMPLEX (fuqua)
Budget Comparison
 Period = Nov 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	159.44	342.00	-182.56	-53.38	325.54	684.00	-358.46	-52.41	4,303.00
3990-0000	TOTAL REVENUE	159.44	342.00	-182.56	-53.38	325.54	684.00	-358.46	-52.41	4,303.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4640-0000	Water/Sewer	111.33	420.00	308.67	73.49	229.33	840.00	610.67	72.70	5,040.00
4642-0000	Non CAM Water/Sewer	206.76	0.00	-206.76	N/A	425.89	0.00	-425.89	N/A	0.00
4648-0000	Irrigation - Utility	18.36	60.00	41.64	69.40	36.72	120.00	83.28	69.40	720.00
4649-0000	Irrigation-NonCAM	34.10	0.00	-34.10	N/A	68.20	0.00	-68.20	N/A	0.00
4799-0000	TOTAL UTILITIES	370.55	480.00	109.45	22.80	760.14	960.00	199.86	20.82	5,760.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	20.00	20.00	100.00	0.00	40.00	40.00	100.00	240.00
5125-0000	Electric Supplies	0.00	20.00	20.00	100.00	0.00	40.00	40.00	100.00	240.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	75.00
5160-0000	Exterior Building Maintenance	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00
5230-0000	Plumbing Repairs	0.00	150.00	150.00	100.00	0.00	300.00	300.00	100.00	1,800.00
5290-0000	Other Maintenance	0.00	125.00	125.00	100.00	0.00	250.00	250.00	100.00	1,500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	415.00	415.00	100.00	0.00	830.00	830.00	100.00	5,055.00
5400-0000	SERVICES									
5410-0000	Elevator Service	29.74	83.00	53.26	64.17	59.48	166.00	106.52	64.17	996.00
5412-0000	Elevator Service-NonCAM	55.24	0.00	-55.24	N/A	110.48	0.00	-110.48	N/A	0.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	90.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	400.00
5499-0000	TOTAL SERVICES	84.98	83.00	-1.98	-2.39	169.96	166.00	-3.96	-2.39	1,486.00
7800-0000	TOTAL OPERATING EXPENSES	455.53	978.00	522.47	53.42	930.10	1,956.00	1,025.90	52.45	12,301.00
7999-0000	NET INCOME - OPERATING	-296.09	-636.00	339.91	53.44	-604.56	-1,272.00	667.44	52.47	-7,998.00
9900-0000	NET INCOME	-296.09	-636.00	339.91	53.44	-604.56	-1,272.00	667.44	52.47	-7,998.00

FUQUA - BUDGET COMPARISON

As of November 30, 2015

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	325.54	684.00	-358.46	-52.41
Total Operating Expenses	930.10	1,956.00	1,025.90	52.45
Net Operating Income	-604.56	-1,272.00	667.44	52.47

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

INNOVATION PARK -TENANTS IN COMMON (inn-tic)

Budget Comparison

Period = Nov 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	583.33	583.00	0.33	0.06	1,166.66	1,166.00	0.66	0.06	6,996.00
3115-0000	CAM	3,492.82	5,230.75	-1,737.93	-33.23	8,467.82	10,461.50	-1,993.68	-19.06	62,769.00
3220-0000	Interest Income	2,391.86	3,300.00	-908.14	-27.52	5,642.37	6,600.00	-957.63	-14.51	39,600.00
3310-0000	Other Income	1,388.89	1,388.92	-0.03	0.00	2,777.78	2,777.84	-0.06	0.00	16,667.00
3990-0000	TOTAL REVENUE	7,856.90	10,502.67	-2,645.77	-25.19	18,054.63	21,005.34	-2,950.71	-14.05	126,032.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	22.50	22.00	-0.50	-2.27	44.91	44.00	-0.91	-2.07	264.00
4648-0000	Irrigation - Utility	78.75	79.00	0.25	0.32	157.50	158.00	0.50	0.32	948.00
4799-0000	TOTAL UTILITIES	101.25	101.00	-0.25	-0.25	202.41	202.00	-0.41	-0.20	1,212.00
5116-5000	REPAIR/MAINTENANCE									
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,000.00
5400-0000	SERVICES									
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	120.00
5460-0000	Landscaping Service	272.07	271.00	-1.07	-0.39	810.95	810.00	-0.95	-0.12	5,441.00
5462-0000	Non CAM Landscaping	180.34	179.00	-1.34	-0.75	535.79	534.00	-1.79	-0.34	3,591.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	200.00
5499-0000	TOTAL SERVICES	452.41	450.00	-2.41	-0.54	1,346.74	1,344.00	-2.74	-0.20	9,352.00
7110-0000	Property Insurance	99.47	101.00	1.53	1.51	198.94	202.00	3.06	1.51	1,214.00
7111-0000	Property Insurance-NonCAM	13.66	6.00	-7.66	-127.67	27.32	12.00	-15.32	-127.67	72.00
7199-0000	TOTAL INSURANCE/TAXES	113.13	107.00	-6.13	-5.73	226.26	214.00	-12.26	-5.73	1,286.00
7800-0000	TOTAL OPERATING EXPENSES	666.79	658.00	-8.79	-1.34	1,775.41	1,760.00	-15.41	-0.88	12,850.00
7999-0000	NET INCOME - OPERATING	7,190.11	9,844.67	-2,654.56	-26.96	16,279.22	19,245.34	-2,966.12	-15.41	113,182.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,759.50	4,345.00	585.50	13.48	7,519.00	8,690.00	1,171.00	13.48	52,134.00
8215-0000	Gain/Loss on Sale of Assets	1,250.00	0.00	-1,250.00	N/A	-71,175.22	0.00	71,175.22	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	5,009.50	4,345.00	-664.50	-15.29	-63,656.22	8,690.00	72,346.22	832.52	52,134.00
9900-0000	NET INCOME	2,180.61	5,499.67	-3,319.06	-60.35	79,935.44	10,555.34	69,380.10	657.30	61,048.00

INN-TIC - BUDGET COMPARISON

As of November 30, 2015	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	18,054.63	21,005.34	-2,950.71	-14.05
Total Operating Expenses	1,775.41	1,760.00	-15.41	-0.88
Net Operating Income	16,279.22	19,245.34	-2,966.12	-15.41

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

INNOVATION PARK - JOHNSON BLDG (Johnson)

Budget Comparison

Period = Nov 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	22,065.17	-0.02	0.00	44,130.30	44,130.34	-0.04	0.00	264,782.00
3990-0000	TOTAL REVENUE	22,065.15	22,065.17	-0.02	0.00	44,130.30	44,130.34	-0.04	0.00	264,782.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	1,673.13	1,800.00	126.87	7.05	3,751.74	4,000.00	248.26	6.21	23,200.00
4635-0000	Refuse Collection	174.16	174.00	-0.16	-0.09	348.32	550.00	201.68	36.67	2,290.00
4799-0000	TOTAL UTILITIES	1,847.29	1,974.00	126.71	6.42	4,100.06	4,550.00	449.94	9.89	25,490.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	40.00	40.00	100.00	0.00	80.00	80.00	100.00	480.00
5125-0000	Electric Supplies	0.00	40.00	40.00	100.00	0.00	80.00	80.00	100.00	480.00
5130-0000	Electric Bulbs	0.00	10.00	10.00	100.00	0.00	20.00	20.00	100.00	120.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	75.00
5160-0000	Exterior Building Maintenance	0.00	45.00	45.00	100.00	18.84	90.00	71.16	79.07	540.00
5170-0000	Fire Extinguisher Maintenance	0.00	10.00	10.00	100.00	0.00	20.00	20.00	100.00	120.00
5180-0000	HVAC Repair	905.00	300.00	-605.00	-201.67	905.00	600.00	-305.00	-50.83	3,600.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
5230-0000	Plumbing Repairs	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
5235-0000	Plumbing Supplies	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
5245-0000	Irrigation Repairs	0.00	20.00	20.00	100.00	0.00	40.00	40.00	100.00	240.00
5250-0000	Roof Repairs	0.00	65.00	65.00	100.00	0.00	130.00	130.00	100.00	780.00
5290-0000	Other Maintenance	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
5299-0000	TOTAL REPAIR/MAINTENANCE	905.00	655.00	-250.00	-38.17	923.84	1,310.00	386.16	29.48	8,435.00
5300-0000	CLEANING AND IMPROVEMENTS									
5380-0000	Other Cleaning and Improvements	0.00	200.00	200.00	100.00	0.00	400.00	400.00	100.00	2,400.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	200.00	200.00	100.00	0.00	400.00	400.00	100.00	2,400.00
5400-0000	SERVICES									
5410-0000	Elevator Service	84.98	85.00	0.02	0.02	169.96	170.00	0.04	0.02	1,020.00
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	2,165.20	2,165.00	-0.20	-0.01	2,756.00
5425-0000	Fire Protection Phone	228.25	227.00	-1.25	-0.55	456.28	454.00	-2.28	-0.50	2,724.00
5430-0000	Exterminating	570.00	45.00	-525.00	-1,166.67	615.00	90.00	-525.00	-583.33	540.00
5435-0000	CAM-Interior Landscaping	0.00	20.00	20.00	100.00	0.00	40.00	40.00	100.00	240.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	1,547.00	1,547.00	0.00	0.00	6,188.00
5450-0000	Janitorial Service	1,094.51	1,135.00	40.49	3.57	2,189.02	2,270.00	80.98	3.57	13,654.00
5460-0000	Landscaping Service	180.95	1,006.00	825.05	82.01	1,367.79	1,370.00	2.21	0.16	5,332.00
5499-0000	TOTAL SERVICES	2,158.69	2,518.00	359.31	14.27	8,510.25	8,106.00	-404.25	-4.99	32,454.00
6110-0000	Management Fees TALCOR	2,102.85	2,102.42	-0.43	-0.02	4,205.70	4,204.84	-0.86	-0.02	25,229.00
6159-0000	TOTAL OTHER EXPENSES	2,102.85	2,102.42	-0.43	-0.02	4,205.70	4,204.84	-0.86	-0.02	25,229.00
7110-0000	Property Insurance	1,399.74	1,408.00	8.26	0.59	2,799.48	2,816.00	16.52	0.59	16,899.00
7199-0000	TOTAL INSURANCE/TAXES	1,399.74	1,408.00	8.26	0.59	2,799.48	2,816.00	16.52	0.59	16,899.00
7800-0000	TOTAL OPERATING EXPENSES	8,413.57	8,857.42	443.85	5.01	20,539.33	21,386.84	847.51	3.96	110,907.00
7999-0000	NET INCOME - OPERATING	13,651.58	13,207.75	443.83	3.36	23,590.97	22,743.50	847.47	3.73	153,875.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	7,729.33	7,854.00	124.67	1.59	15,458.66	15,708.00	249.34	1.59	94,252.00
8220-0000	Amortization Expense	333.67	0.00	-333.67	N/A	417.00	0.00	-417.00	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	8,063.00	7,854.00	-209.00	-2.66	15,875.66	15,708.00	-167.66	-1.07	94,252.00

INNOVATION PARK - JOHNSON BLDG (Johnson)

Budget Comparison

Period = Nov 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9900-0000	NET INCOME	5,588.58	5,353.75	234.83	4.39	7,715.31	7,035.50	679.81	9.66	59,623.00

JOHNSON - BUDGET COMPARISON

As of November 30, 2015

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	44,130.30	44,130.34	-0.04	0.00
Total Operating Expenses	20,539.33	21,386.84	847.51	3.96
Net Operating Income	23,590.97	22,743.50	847.47	3.73

Major Variances from Budget:

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Nov 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	625.00	496.67	128.33	25.84	1,250.00	993.34	256.66	25.84	5,960.00
3120-0000	Other Rents	51.15	51.00	0.15	0.29	102.30	102.00	0.30	0.29	612.00
3315-0000	Sales Tax Discount	0.34	0.00	0.34	N/A	2.27	0.00	2.27	N/A	0.00
3990-0000	TOTAL REVENUE	676.49	547.67	128.82	23.52	1,354.57	1,095.34	259.23	23.67	6,572.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	10,750.00	10,730.00	-20.00	-0.19	21,500.00	21,147.00	-353.00	-1.67	128,447.00
4403-0000	Clerical Salary-Authority	3,750.00	3,750.00	0.00	0.00	7,500.00	7,500.00	0.00	0.00	45,563.00
4404-0000	Payroll Taxes - Authority	592.45	615.00	22.55	3.67	1,795.11	1,789.00	-6.11	-0.34	13,102.00
4405-0000	Worker's Compensation-Authority	235.00	265.00	30.00	11.32	470.00	525.00	55.00	10.48	3,185.00
4406-0000	Employee Benefits-Authority	3,253.28	3,250.00	-3.28	-0.10	6,506.56	6,442.00	-64.56	-1.00	39,247.00
4490-0000	TOTAL PAYROLL EXPENSE	18,580.73	18,610.00	29.27	0.16	37,771.67	37,403.00	-368.67	-0.99	229,544.00
4600-0000	UTILITIES									
4605-0000	Electric	98.04	200.00	101.96	50.98	240.16	400.00	159.84	39.96	2,400.00
4635-0000	Refuse Collection	17.52	0.00	-17.52	N/A	24.95	0.00	-24.95	N/A	0.00
4640-0000	Water/Sewer	31.93	35.00	3.07	8.77	63.86	70.00	6.14	8.77	420.00
4650-0000	Stormwater	45.32	45.00	-0.32	-0.71	90.64	90.00	-0.64	-0.71	540.00
4660-0000	Fire Service - Utility	49.11	27.00	-22.11	-81.89	98.22	54.00	-44.22	-81.89	324.00
4799-0000	TOTAL UTILITIES	241.92	307.00	65.08	21.20	517.83	614.00	96.17	15.66	3,684.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	10.00	10.00	100.00	0.00	20.00	20.00	100.00	120.00
5125-0000	Electric Supplies	0.00	10.00	10.00	100.00	0.00	20.00	20.00	100.00	120.00
5160-0000	Exterior Building Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	750.00
5161-0000	Exterior Building Supplies	0.00	75.00	75.00	100.00	0.00	75.00	75.00	100.00	225.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	30.00
5180-0000	HVAC Repair	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	100.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	300.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	300.00
5290-0000	Other Maintenance	0.00	40.00	40.00	100.00	0.00	80.00	80.00	100.00	480.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	185.00	185.00	100.00	0.00	295.00	295.00	100.00	3,525.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	13.03	0.00	-13.03	N/A	0.00
5340-0000	Painting	0.00	350.00	350.00	100.00	0.00	350.00	350.00	100.00	350.00
5345-0000	Painting Supplies	0.00	150.00	150.00	100.00	0.00	150.00	150.00	100.00	310.00
5380-0000	Other Cleaning and Improvements	0.00	40.00	40.00	100.00	0.00	80.00	80.00	100.00	480.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	540.00	540.00	100.00	13.03	580.00	566.97	97.75	1,140.00
5400-0000	SERVICES									
5430-0000	Exterminating	25.00	25.00	0.00	0.00	50.00	50.00	0.00	0.00	577.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	40.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	206.00	206.00	0.00	0.00	824.00
5450-0000	Janitorial Service	177.66	184.00	6.34	3.45	355.32	368.00	12.68	3.45	2,216.00
5460-0000	Landscaping Service	323.40	740.00	416.60	56.30	1,382.44	1,382.00	-0.44	-0.03	7,320.00
5480-0000	Security	0.00	35.00	35.00	100.00	0.00	70.00	70.00	100.00	420.00
5499-0000	TOTAL SERVICES	526.06	984.00	457.94	46.54	1,993.76	2,076.00	82.24	3.96	11,397.00
5500-0000	PROPERTY ADMINISTRATION									

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Nov 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5510-0000	Accounting	15,000.00	0.00	-15,000.00	N/A	15,000.00	0.00	-15,000.00	N/A	18,000.00
5520-0000	Phone Service	130.07	116.50	-13.57	-11.65	269.89	233.00	-36.89	-15.83	1,398.00
5522-0000	Internet Charge	85.73	84.00	-1.73	-2.06	172.35	168.00	-4.35	-2.59	2,126.00
5530-0000	Copies	18.22	50.00	31.78	63.56	55.12	100.00	44.88	44.88	600.00
5560-0000	Fees/Licenses/Permits	7.00	66.00	59.00	89.39	18.95	132.00	113.05	85.64	792.00
5563-0000	Miscellaneous Admin Expense	78.70	0.00	-78.70	N/A	138.00	0.00	-138.00	N/A	0.00
5565-0000	Office Supplies	9.43	95.00	85.57	90.07	71.39	290.00	218.61	75.38	1,540.00
5566-0000	Office Equipment Maintenance	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
5570-0000	Postage/Delivery	0.00	5.00	5.00	100.00	0.00	10.00	10.00	100.00	60.00
5575-0000	Professional Fees	390.44	3,000.00	2,609.56	86.99	1,715.44	6,000.00	4,284.56	71.41	36,000.00
5580-0100	Printing	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
5585-0000	Subscriptions	0.00	0.00	0.00	N/A	570.00	570.00	0.00	0.00	3,615.00
5586-0000	Marketing/PR	84.00	79.00	-5.00	-6.33	3,668.00	3,658.00	-10.00	-0.27	4,518.00
5587-0000	General Authority Expense	49.80	67.00	17.20	25.67	49.80	134.00	84.20	62.84	804.00
5588-0000	Economic Development	0.00	0.00	0.00	N/A	12,500.00	12,500.00	0.00	0.00	25,000.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	25,000.00
5592-0000	Non CAM Professional Fees	140.34	0.00	-140.34	N/A	523.22	0.00	-523.22	N/A	0.00
5594-0000	Travel	0.00	0.00	0.00	N/A	23.64	0.00	-23.64	N/A	9,300.00
5596-0000	Other Administration Costs	203.26	146.00	-57.26	-39.22	275.61	592.00	316.39	53.44	2,752.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	16,196.99	3,808.50	-12,388.49	-325.29	35,051.41	24,587.00	-10,464.41	-42.56	132,705.00
6110-0000	Management Fees TALCOR	827.03	828.00	0.97	0.12	1,654.06	1,656.00	1.94	0.12	9,936.00
6159-0000	TOTAL OTHER EXPENSES	827.03	828.00	0.97	0.12	1,654.06	1,656.00	1.94	0.12	9,936.00
7110-0000	Property Insurance	1,010.18	980.00	-30.18	-3.08	2,020.36	1,960.00	-60.36	-3.08	11,758.00
7199-0000	TOTAL INSURANCE/TAXES	1,010.18	980.00	-30.18	-3.08	2,020.36	1,960.00	-60.36	-3.08	11,758.00
7800-0000	TOTAL OPERATING EXPENSES	37,382.91	26,242.50	-11,140.41	-42.45	79,022.12	69,171.00	-9,851.12	-14.24	403,689.00
7999-0000	NET INCOME - OPERATING	-36,706.42	-25,694.83	-11,011.59	-42.86	-77,667.55	-68,075.66	-9,591.89	-14.09	-397,117.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	578.83	610.00	31.17	5.11	1,157.66	1,220.00	62.34	5.11	7,324.00
8220-0000	Amortization Expense	943.00	0.00	-943.00	N/A	1,138.00	0.00	-1,138.00	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	1,521.83	610.00	-911.83	-149.48	2,295.66	1,220.00	-1,075.66	-88.17	7,324.00
9900-0000	NET INCOME	-38,228.25	-26,304.83	-11,923.42	-45.33	-79,963.21	-69,295.66	-10,667.55	-15.39	-404,441.00

KNIGHT - BUDGET COMPARISON

As of November 30, 2015	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	1,354.57	1,095.34	259.23	23.67
Total Operating Expenses	79,022.12	69,171.00	-10,169.25	-14.24
Net Operating Income	-77,667.55	-68,075.66	-9,910.02	-14.09

Major Variances from Budget:

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Nov 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	9,137.41	9,137.00	0.41	0.00	18,274.82	18,274.00	0.82	0.00	109,644.00
3120-0000	Other Rents	0.00	22.00	-22.00	-100.00	0.00	44.00	-44.00	-100.00	264.00
3315-0000	Sales Tax Discount	0.00	0.00	0.00	N/A	0.42	0.00	0.42	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	43.34	0.00	43.34	N/A	0.00
3990-0000	TOTAL REVENUE	9,159.08	9,159.00	0.08	0.00	18,318.58	18,318.00	0.58	0.00	109,908.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	1,854.04	2,500.00	645.96	25.84	4,050.58	5,200.00	1,149.42	22.10	29,407.00
4622-0000	Demand Credit	-26.92	0.00	26.92	N/A	-55.01	0.00	55.01	N/A	0.00
4635-0000	Refuse Collection	142.50	109.00	-33.50	-30.73	285.00	594.00	309.00	52.02	1,684.00
4799-0000	TOTAL UTILITIES	1,969.62	2,609.00	639.38	24.51	4,280.57	5,794.00	1,513.43	26.12	31,091.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	40.00	40.00	100.00	0.00	80.00	80.00	100.00	480.00
5125-0000	Electric Supplies	0.00	48.00	48.00	100.00	0.00	96.00	96.00	100.00	576.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	144.58	0.00	-144.58	N/A	0.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	0.00	N/A	75.00	0.00	-75.00	N/A	0.00
5145-4400	Security Maint & Repair	0.00	10.00	10.00	100.00	0.00	20.00	20.00	100.00	120.00
5160-0000	Exterior Building Maintenance	0.00	45.00	45.00	100.00	0.00	90.00	90.00	100.00	540.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	211.00
5180-0000	HVAC Repair	0.00	400.00	400.00	100.00	216.22	800.00	583.78	72.97	4,800.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
5210-0000	Locks & Keys Repairs	0.00	40.00	40.00	100.00	0.00	80.00	80.00	100.00	480.00
5215-0000	Locks & Keys Supplies	190.50	0.00	-190.50	N/A	190.50	0.00	-190.50	N/A	0.00
5230-0000	Plumbing Repairs	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
5235-0000	Plumbing Supplies	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
5240-0000	Backflow Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	55.00
5245-0000	Irrigation Repairs	0.00	10.00	10.00	100.00	0.00	20.00	20.00	100.00	120.00
5250-0000	Roof Repairs	0.00	20.00	20.00	100.00	0.00	40.00	40.00	100.00	240.00
5290-0000	Other Maintenance	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
5299-0000	TOTAL REPAIR/MAINTENANCE	190.50	738.00	547.50	74.19	626.30	1,476.00	849.70	57.57	9,622.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
5313-0000	Carpet Repairs	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00
5340-0000	Painting	0.00	250.00	250.00	100.00	0.00	500.00	500.00	100.00	3,000.00
5380-0000	Other Cleaning and Improvements	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	450.00	450.00	100.00	0.00	900.00	900.00	100.00	5,400.00
5400-0000	SERVICES									
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	600.00
5430-0000	Exterminating	45.00	45.00	0.00	0.00	90.00	90.00	0.00	0.00	540.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	619.00	619.00	0.00	0.00	2,476.00
5450-0000	Janitorial Service	1,437.27	1,689.00	251.73	14.90	2,874.54	3,378.00	503.46	14.90	20,318.00
5460-0000	Landscaping Service	148.06	823.00	674.94	82.01	1,119.11	1,121.00	1.89	0.17	4,366.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,200.00
5499-0000	TOTAL SERVICES	1,630.33	2,557.00	926.67	36.24	4,702.65	5,208.00	505.35	9.70	29,500.00
6110-0000	Management Fees TALCOR	1,738.40	1,738.50	0.10	0.01	3,476.80	3,477.00	0.20	0.01	20,862.00
6159-0000	TOTAL OTHER EXPENSES	1,738.40	1,738.50	0.10	0.01	3,476.80	3,477.00	0.20	0.01	20,862.00
7110-0000	Property Insurance	1,157.45	1,165.00	7.55	0.65	2,314.90	2,330.00	15.10	0.65	13,973.00
7199-0000	TOTAL INSURANCE/TAXES	1,157.45	1,165.00	7.55	0.65	2,314.90	2,330.00	15.10	0.65	13,973.00

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Nov 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7800-0000	TOTAL OPERATING EXPENSES	6,686.30	9,257.50	2,571.20	27.77	15,401.22	19,185.00	3,783.78	19.72	110,448.00
7999-0000	NET INCOME - OPERATING	2,472.78	-98.50	2,571.28	2,610.44	2,917.36	-867.00	3,784.36	436.49	-540.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,948.42	4,972.25	23.83	0.48	9,896.84	9,944.50	47.66	0.48	59,667.00
8299-0000	TOTAL OTHER EXPENSES	4,948.42	4,972.25	23.83	0.48	9,896.84	9,944.50	47.66	0.48	59,667.00
9900-0000	NET INCOME	-2,475.64	-5,070.75	2,595.11	51.18	-6,979.48	-10,811.50	3,832.02	35.44	-60,207.00

MORGAN - BUDGET COMPARISON

As of November 30, 2015	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	18,318.58	18,318.00	0.58	0.00
Total Operating Expenses	15,401.22	19,185.00	3,783.78	19.72
Net Operating Income	2,917.36	-867.00	3,784.36	436.49

Major Variances from Budget:

Total Operating Income/Net Operating Income

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Nov 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	21,439.14	21,440.00	-0.86	0.00	128,640.00
3990-0000	TOTAL REVENUE	10,719.57	10,720.00	-0.43	0.00	21,439.14	21,440.00	-0.86	0.00	128,640.00
4000-0000	OPERATING EXPENSES									
5116-5000	REPAIR/MAINTENANCE									
5160-0000	Exterior Building Maintenance	0.00	40.00	40.00	100.00	100.00	80.00	-20.00	-25.00	480.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	205.00
5180-0000	HVAC Repair	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
5210-0000	Locks & Keys Repairs	110.00	0.00	-110.00	N/A	110.00	0.00	-110.00	N/A	0.00
5230-0000	Plumbing Repairs	135.00	40.00	-95.00	-237.50	292.46	80.00	-212.46	-265.58	480.00
5250-0000	Roof Repairs	0.00	40.00	40.00	100.00	0.00	80.00	80.00	100.00	480.00
5290-0000	Other Maintenance	0.00	75.00	75.00	100.00	0.00	150.00	150.00	100.00	900.00
5299-0000	TOTAL REPAIR/MAINTENANCE	245.00	245.00	0.00	0.00	502.46	490.00	-12.46	-2.54	3,145.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
5380-0000	Other Cleaning and Improvements	0.00	10.00	10.00	100.00	0.00	20.00	20.00	100.00	120.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	10.00	10.00	100.00	0.00	20.00	20.00	100.00	620.00
5400-0000	SERVICES									
5430-0000	Exterminating	35.00	35.00	0.00	0.00	70.00	70.00	0.00	0.00	420.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	35.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	515.90	516.00	0.10	0.02	2,064.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	640.00	0.00	-640.00	N/A	600.00
5499-0000	TOTAL SERVICES	35.00	35.00	0.00	0.00	1,225.90	586.00	-639.90	-109.20	3,119.00
6110-0000	Management Fees TALCOR	783.65	783.58	-0.07	-0.01	1,567.30	1,567.16	-0.14	-0.01	9,403.00
6159-0000	TOTAL OTHER EXPENSES	783.65	783.58	-0.07	-0.01	1,567.30	1,567.16	-0.14	-0.01	9,403.00
7110-0000	Property Insurance	156.22	169.00	12.78	7.56	312.44	338.00	25.56	7.56	2,027.00
7199-0000	TOTAL INSURANCE/TAXES	156.22	169.00	12.78	7.56	312.44	338.00	25.56	7.56	2,027.00
7800-0000	TOTAL OPERATING EXPENSES	1,219.87	1,242.58	22.71	1.83	3,608.10	3,001.16	-606.94	-20.22	18,314.00
7999-0000	NET INCOME - OPERATING	9,499.70	9,477.42	22.28	0.24	17,831.04	18,438.84	-607.80	-3.30	110,326.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,106.33	3,106.00	-0.33	-0.01	6,212.66	6,212.00	-0.66	-0.01	37,276.00
8299-0000	TOTAL OTHER EXPENSES	3,106.33	3,106.00	-0.33	-0.01	6,212.66	6,212.00	-0.66	-0.01	37,276.00
9900-0000	NET INCOME	6,393.37	6,371.42	21.95	0.34	11,618.38	12,226.84	-608.46	-4.98	73,050.00

PHIPPS - BUDGET COMPARISON

As of November 30, 2015	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	21,439.14	21,440.00	-0.86	0.00
Total Operating Expenses	3,608.10	3,001.16	-606.94	-20.22
Net Operating Income	17,831.04	18,438.84	-607.80	-3.30

Major Variances from Budget:

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

Cash Flow Statement

Period = Nov 2015

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-0000	Rent	52,082.28	84.93	104,164.56	83.35
3114-5000	Operating Expense Reimbursement	1,895.22	3.09	3,756.74	3.01
3115-0000	CAM	3,492.82	5.70	8,467.82	6.78
3120-0000	Other Rents	51.15	0.08	102.30	0.08
3220-0000	Interest Income	2,391.86	3.90	5,642.37	4.52
3310-0000	Other Income	1,388.89	2.26	2,777.78	2.22
3315-0000	Sales Tax Discount	0.34	0.00	10.72	0.01
3540-0000	Electricity Pass Thru	21.67	0.04	43.34	0.03
3990-0000	TOTAL REVENUE	61,324.23	100.00	124,965.63	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	10,750.00	17.53	21,500.00	17.20
4403-0000	Clerical Salary-Authority	3,750.00	6.12	7,500.00	6.00
4404-0000	Payroll Taxes - Authority	592.45	0.97	1,795.11	1.44
4405-0000	Worker's Compensation-Authority	235.00	0.38	470.00	0.38
4406-0000	Employee Benefits-Authority	3,253.28	5.30	6,506.56	5.21
4490-0000	TOTAL PAYROLL EXPENSE	18,580.73	30.30	37,771.67	30.23
4600-0000	UTILITIES				
4605-0000	Electric	5,783.20	9.43	12,751.83	10.20
4622-0000	Demand Credit	-26.92	-0.04	-55.01	-0.04
4635-0000	Refuse Collection	455.51	0.74	900.93	0.72
4640-0000	Water/Sewer	297.12	0.48	600.91	0.48
4642-0000	Non CAM Water/Sewer	206.76	0.34	425.89	0.34
4648-0000	Irrigation - Utility	123.36	0.20	246.72	0.20
4649-0000	Irrigation-NonCAM	34.10	0.06	68.20	0.05
4650-0000	Stormwater	263.15	0.43	526.30	0.42
4660-0000	Fire Service - Utility	512.99	0.84	1,025.98	0.82
4799-0000	TOTAL UTILITIES	7,649.27	12.47	16,491.75	13.20
5116-5000	REPAIR/MAINTENANCE				
5130-0000	Electric Bulbs	0.00	0.00	144.58	0.12
5145-0000	Elevator Phone Maintenance	0.00	0.00	75.00	0.06
5160-0000	Exterior Building Maintenance	90.00	0.15	308.84	0.25
5180-0000	HVAC Repair	905.00	1.48	1,271.22	1.02
5210-0000	Locks & Keys Repairs	110.00	0.18	110.00	0.09
5215-0000	Locks & Keys Supplies	190.50	0.31	190.50	0.15
5230-0000	Plumbing Repairs	135.00	0.22	292.46	0.23
5299-0000	TOTAL REPAIR/MAINTENANCE	1,430.50	2.33	2,392.60	1.91
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	0.00	0.00	13.03	0.01
5370-0000	Interior Repairs	0.00	0.00	99.84	0.08
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	112.87	0.09
5400-0000	SERVICES				
5410-0000	Elevator Service	114.72	0.19	229.44	0.18
5412-0000	Elevator Service-NonCAM	55.24	0.09	110.48	0.09
5420-0000	Fire Protection System	0.00	0.00	2,165.20	1.73
5425-0000	Fire Protection Phone	228.25	0.37	456.28	0.37
5430-0000	Exterminating	730.00	1.19	935.00	0.75
5447-0000	HVAC Monthly Service	0.00	0.00	4,950.90	3.96
5450-0000	Janitorial Service	3,369.11	5.49	6,738.22	5.39
5460-0000	Landscaping Service	1,277.82	2.08	6,152.55	4.92
5462-0000	Non CAM Landscaping	180.34	0.29	535.79	0.43
5480-0000	Security	181.39	0.30	362.78	0.29
5487-0000	Window Washing Service	0.00	0.00	640.00	0.51
5499-0000	TOTAL SERVICES	6,136.87	10.01	23,276.64	18.63
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	15,000.00	24.46	15,000.00	12.00
5520-0000	Phone Service	180.81	0.29	371.37	0.30
5522-0000	Internet Charge	85.73	0.14	172.35	0.14
5530-0000	Copies	18.22	0.03	55.12	0.04
5560-0000	Fees/Licenses/Permits	7.00	0.01	18.95	0.02
5563-0000	Miscellaneous Admin Expense	78.70	0.13	138.00	0.11

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

Cash Flow Statement

Period = Nov 2015

Book = Accrual

		Period to Date	%	Year to Date	%
5565-0000	Office Supplies	9.43	0.02	71.39	0.06
5575-0000	Professional Fees	390.44	0.64	1,715.44	1.37
5585-0000	Subscriptions	0.00	0.00	570.00	0.46
5586-0000	Marketing/PR	84.00	0.14	3,668.00	2.94
5587-0000	General Authority Expense	49.80	0.08	49.80	0.04
5588-0000	Economic Development	0.00	0.00	12,500.00	10.00
5592-0000	Non CAM Professional Fees	140.34	0.23	523.22	0.42
5594-0000	Travel	0.00	0.00	23.64	0.02
5596-0000	Other Administration Costs	203.26	0.33	275.61	0.22
5599-0000	TOTAL PROPERTY ADMINISTRATION	16,247.73	26.49	35,152.89	28.13
6110-0000	Management Fees TALCOR	6,783.33	11.06	13,566.66	10.86
6159-0000	TOTAL OTHER EXPENSES	6,783.33	11.06	13,566.66	10.86
7110-0000	Property Insurance	4,875.43	7.95	9,750.86	7.80
7111-0000	Property Insurance-NonCAM	13.66	0.02	27.32	0.02
7199-0000	TOTAL INSURANCE/TAXES	4,889.09	7.97	9,778.18	7.82
7800-0000	TOTAL OPERATING EXPENSES	61,717.52	100.64	138,543.26	110.87
7999-0000	NET INCOME - OPERATING	-393.29	-0.64	-13,577.63	-10.87
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	24,264.08	39.57	48,528.16	38.83
8215-0000	Gain/Loss on Sale of Assets	1,250.00	2.04	-71,175.22	-56.96
8220-0000	Amortization Expense	1,276.67	2.08	1,555.00	1.24
8299-0000	TOTAL OTHER EXPENSES	26,790.75	43.69	-21,092.06	-16.88
9900-0000	NET INCOME	-27,184.04	-44.33	7,514.43	6.01
	Adjustments				
1203-0000	A/R-Tenant	-6,373.33	-10.39	-12,903.32	-10.33
1204-0000	AR-Tenant Expenses to be Reimbursed	-74.14	-0.12	-74.14	-0.06
1206-0000	Other Receivables	842.57	1.37	412.77	0.33
1210-0000	Accounts Receivable	-5,633.95	-9.19	-14,003.04	-11.21
1590-0000	Accumulated Depreciation	24,264.08	39.57	-10,771.84	-8.62
1672-0000	CIP - Project North	0.00	0.00	66,115.50	52.91
1746-0000	Accumulated Amortization-Leasing Commissions	333.67	0.54	417.00	0.33
1752-0000	Accumulated Amortization	943.00	1.54	1,138.00	0.91
1913-0000	Prepaid Insurance	-11,869.14	-19.35	-6,980.05	-5.59
1925-0000	Investments	-3,211.75	-5.24	-6,011.25	-4.81
2236-0000	Accounts Payable	9,771.85	15.93	-4,824.13	-3.86
2249-0000	Accrued Other	2,708.16	4.42	2,742.36	2.19
2305-0000	Sales Tax Payable	338.54	0.55	291.54	0.23
	Total Adjustments	12,039.56	19.63	15,549.40	12.44
	Cash Flow	-15,144.48	-24.70	23,063.83	18.45
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	253,767.45	238,622.97	-15,144.48	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	253,967.45	238,822.97	-15,144.48	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	215,559.14	238,622.97	23,063.83	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	215,759.14	238,822.97	23,063.83	

LCRDA - OPERATING ACCOUNT

12/29/2015

Bank Reconciliation Report

11/30/2015

Posted by: DBO

Balance Per Bank Statement as of 11/30/2015 **266,798.01**

Outstanding Checks

Check Date	Check Number	Payee	Amount
11/17/2015	1788	mgttal - Talcor Commercial Real Estate Svc Inc	6,783.33
11/29/2015	120215	utltal - City of Tallahassee	7,575.27
11/30/2015	1793	centuryl - CENTURY LINK	50.74
11/30/2015	1794	centuryl - CENTURY LINK	228.25
11/30/2015	1795	cepast - Talcor Commercial Real Estate Services	9,810.84
11/30/2015	1796	comcast - COMCAST	215.80
11/30/2015	1797	marpan - Marpan Supply Company, Inc.	74.00
11/30/2015	1798	mgttal - Talcor Commercial Real Estate Svc Inc	78.70
11/30/2015	120115	cnainsur - CNA INSURANCE	3,358.14
Less:	Outstanding Checks		28,175.07
	Reconciled Bank Balance		<u>238,622.94</u>

Balance per GL as of 11/30/2015 **238,622.97**

Bank Reconciling Items

Date	Notes	Amount
8/31/2013	rounding diff	-0.03
blank	Book Reconciling Items	-0.03
	Reconciled Balance Per G/L	<u>238,622.94</u>

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

Cleared Items:

LCRDA - OPERATING ACCOUNT

12/29/2015

Bank Reconciliation Report

11/30/2015

Posted by: DBO

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
10/20/2015	110315	uttal - City of Tallahassee	8,768.48	11/30/2015
10/30/2015	1768	aireserv - Tony Kelly Heating & Air Inc	797.12	11/30/2015
10/30/2015	1769	centuryl - CENTURY LINK	228.03	11/30/2015
10/30/2015	1770	centuryl - CENTURY LINK	50.74	11/30/2015
10/30/2015	1771	classoci - C&L Associates Commercial Cleaning	3,369.11	11/30/2015
10/30/2015	1772	comcast - COMCAST	226.44	11/30/2015
10/30/2015	1773	lcedc - LEON COUNTY ECONOMIC DEVELOPMENT COUNCIL	12,500.00	11/30/2015
10/30/2015	1774	marpan - Marpan Supply Company, Inc.	218.58	11/30/2015
10/30/2015	1775	metal - Metal Building Services, Inc.	200.00	11/30/2015
10/30/2015	1776	mgttl - Talcor Commercial Real Estate Svc Inc	59.30	11/30/2015
10/30/2015	1777	whites - White's Plumbing, Inc.	94.00	11/30/2015
11/17/2015	1778	absystem - STA of Tallahassee, Inc.	18.22	11/30/2015
11/17/2015	1779	classoci - C&L Associates Commercial Cleaning	3,369.11	11/30/2015
11/17/2015	1780	cphlbs - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE	1,707.88	11/30/2015
11/17/2015	1781	elsasser - Elsasser's Lock & Key, Inc.	110.00	11/30/2015
11/17/2015	1782	hancdt - Hancock Bank	217.37	11/30/2015
11/17/2015	1783	heinzbro - Heinz Brothers Nurseries, INC.	5,230.18	11/30/2015
11/17/2015	1784	ipgraing - Grainger	13.03	11/30/2015
11/17/2015	1785	iphdsup - HD Supply Facilities Maintenance	135.00	11/30/2015
11/17/2015	1786	lcboc - LEON COUNTY BD OF COMMISSIONER	1,119.28	11/30/2015
11/17/2015	1787	metal - Metal Building Services, Inc.	90.00	11/30/2015
11/17/2015	1789	mowrey - Mowrey Elevator Company of Florida, Inc.	169.96	11/30/2015
11/17/2015	1790	rocksolli - ROCK SOLID TERMITE AND PEST CONTROL	730.00	11/30/2015
11/17/2015	1791	sonitrol - Sonitrol of Tallahassee, Inc.	181.39	11/30/2015
11/17/2015	1792	talldemo - Tallahassee Democrat, Inc.	106.60	11/30/2015
11/20/2015	112015	stax - Florida Department of Revenue	13.44	11/30/2015
11/20/2015	1120151	zenith - Zenith Insurance Comapny	235.00	11/30/2015

Total Cleared Checks

39,958.26

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
11/1/2015	326		22,065.15	11/30/2015
11/4/2015	316	:CHECKscan Deposit	14,706.38	11/30/2015
11/11/2015	319	:CHECKscan Deposit	3,857.01	11/30/2015
11/16/2015	320	:CHECKscan Deposit	2,796.08	11/30/2015
11/19/2015	321	:CHECKscan Deposit	227.45	11/30/2015
11/24/2015	322	:CHECKscan Deposit	9,810.84	11/30/2015
11/24/2015	323	:CHECKscan Deposit	3,625.00	11/30/2015

Total Cleared Deposits

57,087.91

LCRDA - OPERATING ACCOUNT

12/29/2015

Bank Reconciliation Report

11/30/2015

Posted by: DBO

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
11/30/2015	JE 18002	Interest income on bank acct	22.68	11/30/2015
11/30/2015	JE 18005	Benefits -11.15	-1,221.20	11/30/2015
11/30/2015	JE 18008	Payroll taxes - Nov for Nov	-1,753.44	11/30/2015
11/30/2015	JE 18009	Payroll taxes - Nov for Nov	-1,489.46	11/30/2015
11/30/2015	JE 18012	Payroll for Nov 2015	-11,281.65	11/30/2015
11/30/2015	JE 18013	Benefits - Nov for Oct	-1,487.70	11/30/2015
11/30/2015	JE 18019	CNA pmt in 11/15. Never recd invoice but will input in 12/15 :Reversed by J- 18020	-13,400.09	11/30/2015
Total Cleared Other Items			-30,610.86	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

5259 000000 002

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



Hancock Bank, a trade
name of Whitney Bank



Statements Dates
11/01/2015 - 11/30/2015

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

Table with 3 columns: Description, Amount, and AVERAGE BALANCE. Rows include PREVIOUS BALANCE, 6 CREDITS, 45 DEBITS, SERVICE CHARGES, INTEREST PAID, and ENDING BALANCE.

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

Deposits and Other Credits

Table with 6 columns: Date, Amount, Description, Date, Amount, Description. Lists transactions from 11/02 to 11/20.

Checks

Table with 6 columns: Date, Serial, Amount, Date, Serial, Amount. Lists check transactions from 11/09 to 11/24.



000000002



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



Hancock Bank, a trade name of Whitney Bank



5259

Page: 2 of 2

Statements Dates
11/01/2015 - 11/30/2015

Account Number:

Images:

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

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
11/02	1,487.70	CRC FLA DEPT REVENUE 015306004847737CCD	11/04	2,078.61	PAYMENT CITYOFTALBKDRAFT 015308005411362PPD
11/03	13,400.09	PREM-PYMT CNA ACH 015307005109580CCD	11/04	3,512.10	PAYMENT CITYOFTALBKDRAFT 015308005411361PPD
11/04	10.25	PAYMENT CITYOFTALBKDRAFT 015308005411366PPD	11/12	5,574.83	QUICKBOOKS INTUIT PAYROLL S 015316006688960CCD
11/04	90.91	PAYMENT CITYOFTALBKDRAFT 015308005411365PPD	11/13	610.60	ACH 1006 NRS 015317006995500PPD
11/04	194.64	PAYMENT CITYOFTALBKDRAFT 015308005411360PPD	11/13	1,753.44	USATAXPYMT IRS 015316006811064CCD
11/04	251.12	PAYMENT CITYOFTALBKDRAFT 015308005411364PPD	11/20	13.44	C01 FLA DEPT REVENUE 015324008132866CCD
11/04	275.91	PAYMENT CITYOFTALBKDRAFT 015308005411358PPD	11/23	235.00	PREM PYMNT ZENITH 015324008252658CCD
11/04	295.12	PAYMENT CITYOFTALBKDRAFT 015308005411359PPD	11/27	5,706.82	QUICKBOOKS INTUIT PAYROLL S 015331009213676CCD
11/04	337.13	PAYMENT CITYOFTALBKDRAFT 015308005411367PPD	11/30	610.60	ACH 1006 NRS 015334009441752PPD
11/04	547.40	PAYMENT CITYOFTALBKDRAFT 015308005411356PPD	11/30	1,489.46	USATAXPYMT IRS 015331009278205CCD
11/04	1,175.29	PAYMENT CITYOFTALBKDRAFT			

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
10/31	280,279.22	11/09	288,245.16	11/23	266,869.72
11/02	300,856.67	11/12	282,670.33	11/24	262,265.65
11/03	287,456.58	11/13	267,806.29	11/25	275,701.49
11/04	278,628.80	11/16	271,569.30	11/27	269,994.67
11/06	278,210.22	11/20	274,351.94	11/30	266,798.01



Payment Detail

Bank=inn1104 AND mm/yy=11/2015-11/2015 AND Check Date=11/01/2015-11/30/2015 AND All Checks=Yes AND Include Voids=All Checks

Check#	Bank - Vendor - Date	Payable #	Property	Amount	Account
1778	(inn1104) - STA of Tallahassee, Inc. (absystem) - 11/17/15 (11/15)				
	10/07-11/06/15 svcs	P-102123	knight	18.22	55300000 - Copies
Total 1778	(inn1104) - STA of Tallahassee, Inc. (absystem) - 11/17/15 (11/15)			18.22	
1779	(inn1104) - C&L Associates Commercial Cleaning (classoci) - 11/17/15 (11/15)				
	11/2015 Janitorial Svcs	P-102124	johnson	1,094.51	54500000 - Janitorial Service
	11/2015 Janitorial Svcs	P-102124	morgan	1,437.27	54500000 - Janitorial Service
	11/2015 Janitorial Svcs	P-102124	collins	659.67	54500000 - Janitorial Service
	11/2015 Janitorial Svcs	P-102124	knight	177.66	54500000 - Janitorial Service
Total 1779	(inn1104) - C&L Associates Commercial Cleaning (classoci) - 11/17/15 (11/15)			3,369.11	
1780	(inn1104) - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE (cphlbs) - 11/17/15 (11/15)				
	10/2015 Matter #143121 General file svcs	P-102113	knight	1,325.00	55750000 - Professional Fees
	10/2015 Matter #153032 Commercial eviction against tenant buc tech	P-102114	knight	382.88	55920000 - Non CAM Professional Fees
Total 1780	(inn1104) - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE (cphlbs) - 11/17/15 (11/15)			1,707.88	
1781	(inn1104) - Elsasser's Lock & Key, Inc. (elsasser) - 11/17/15 (11/15)				
	Door Lock	P-102120	phipps	110.00	52100000 - Locks & Keys Repairs
Total 1781	(inn1104) - Elsasser's Lock & Key, Inc. (elsasser) - 11/17/15 (11/15)			110.00	
1782	(inn1104) - Hancock Bank (hancdt) - 11/17/15 (11/15)				
	11 Certified Letters - Danfoss Variance	P-102140	knight	74.14	12040000 - AR-Tenant Expenses to be Reimbursed
	Publix - Supplies	P-102140	knight	9.43	55650000 - Office Supplies
	Awards4U - Name tags	P-102140	knight	39.80	55870000 - General Authority Expense
	Clerk of the circuit court	P-102140	knight	10.00	55870000 - General Authority Expense
	Monthly Buildfire	P-102140	knight	49.00	55860000 - Marketing/PR
	10/2015 Constant Contact	P-102141	knight	35.00	55860000 - Marketing/PR
Total 1782	(inn1104) - Hancock Bank (hancdt) - 11/17/15 (11/15)			217.37	
1783	(inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 11/17/15 (11/15)				
	10/2015 Grounds Maintenance	P-102111	morgan	297.92	54600000 - Landscaping Service
	10/2015 Grounds Maintenance	P-102111	johnson	364.12	54600000 - Landscaping Service
	10/2015 Grounds Maintenance	P-102111	collins	701.41	54600000 - Landscaping Service
	10/2015 Grounds Maintenance	P-102111	knight	641.53	54600000 - Landscaping Service
	10/2015 Grounds Maintenance	P-102111	inn-tic	538.88	54600000 - Landscaping Service
	10/2015 Grounds Maintenance	P-102111	inn-tic	355.45	54620000 - Non CAM Landscaping
	pinestraw bales installed 10/30/15	P-102111	morgan	673.13	54600000 - Landscaping Service
	pinestraw bales installed 10/30/15	P-102111	johnson	822.72	54600000 - Landscaping Service
	pinestraw bales installed 10/30/15	P-102111	collins	417.51	54600000 - Landscaping Service
	pinestraw bales installed 10/30/15	P-102111	knight	417.51	54600000 - Landscaping Service
Total 1783	(inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 11/17/15 (11/15)			5,230.18	
1784	(inn1104) - Grainger (ipgraing) - 11/17/15 (11/15)				
	carpet cleaner	P-102115	knight	13.03	53100000 - Carpet Cleaning
Total 1784	(inn1104) - Grainger (ipgraing) - 11/17/15 (11/15)			13.03	
1785	(inn1104) - HD Supply Facilities Maintenance (iphdsup) - 11/17/15 (11/15)				
	urinal flush valve	P-102117	phipps	135.00	52300000 - Plumbing Repairs
Total 1785	(inn1104) - HD Supply Facilities Maintenance (iphdsup) - 11/17/15 (11/15)			135.00	
1786	(inn1104) - LEON COUNTY BD OF COMMISSIONER (lcboc) - 11/17/15 (11/15)				
	11/2015 PTY	P-102118	knight	559.64	44060000 - Employee Benefits-Authority
	11/2015 PTY	P-102118	knight	559.64	44060000 - Employee Benefits-Authority
Total 1786	(inn1104) - LEON COUNTY BD OF COMMISSIONER (lcboc) - 11/17/15 (11/15)			1,119.28	
1787	(inn1104) - Metal Building Services, Inc. (metal) - 11/17/15 (11/15)				
	11/2015 Gutter Cleaning Svcs	P-102121	collins	90.00	51600000 - Exterior Building Maintenance
Total 1787	(inn1104) - Metal Building Services, Inc. (metal) - 11/17/15 (11/15)			90.00	
1788	(inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 11/17/15 (11/15)				
	11/2015 Mngmnt Fee	P-102126	knight	827.03	61110000 - Management Fees-NonCAM
	11/2015 Mngmnt Fee	P-102126	collins	1,331.40	61110000 - Management Fees TALCOR
	11/2015 Mngmnt Fee	P-102126	morgan	1,738.40	61110000 - Management Fees TALCOR
	11/2015 Mngmnt Fee	P-102126	johnson	2,102.85	61110000 - Management Fees TALCOR
	11/2015 Mngmnt Fee	P-102126	phipps	783.65	61110000 - Management Fees TALCOR
Total 1788	(inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 11/17/15 (11/15)			6,783.33	
1789	(inn1104) - Mowrey Elevator Company of Florida, Inc. (mowrey) - 11/17/15 (11/15)				
	11/2015 Elevator Svcs	P-102127	fuqua	29.74	54100000 - Elevator Service

Payment Detail

Bank=inn1104 AND mm/yy=11/2015-11/2015 AND Check Date=11/01/2015-11/30/2015 AND All Checks=Yes AND Include Voids=All Checks

11/2015 Elevator Svcs	P-102127	fuqua	55.24 54120000 - Elevator Service-NonCAM
11/2015 Elevator Svcs	P-102128	johnson	84.98 54100000 - Elevator Service
Total 1789 (inn1104) - Mowrey Elevator Company of Florida, Inc. (mowrey) - 11/17/15 (11/15)			169.96
1790 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksol) - 11/17/15 (11/15)			
10/2015 Pest Control	P-102112	collins	55.00 54300000 - Exterminating
10/2015 Pest Control	P-102112	knight	25.00 54300000 - Exterminating
10/2015 Pest Control	P-102112	johnson	45.00 54300000 - Exterminating
10/2015 Pest Control	P-102112	morgan	45.00 54300000 - Exterminating
10/2015 Pest Control	P-102112	phippis	35.00 54300000 - Exterminating
Interior of building treatment of silverfish.	P-102119	johnson	525.00 54300000 - Exterminating
Total 1790 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksol) - 11/17/15 (11/15)			730.00
1791 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 11/17/15 (11/15)			
11/2015 Access Control & Intrusion svcs	P-102125	collins	181.39 54800000 - Security
Total 1791 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 11/17/15 (11/15)			181.39
1792 (inn1104) - Tallahassee Democrat, Inc. (talldemo) - 11/17/15 (11/15)			
Notice of Public Meetings run date 11/01/15	P-102116	knight	106.60 55960000 - Other Administration Costs
Total 1792 (inn1104) - Tallahassee Democrat, Inc. (talldemo) - 11/17/15 (11/15)			106.60
1793 (inn1104) - CENTURY LINK (centuryl) - 11/30/15 (11/15)			
11/18-12/17/15 Svcs	P-102458	collins	50.74 55200000 - Phone Service
Total 1793 (inn1104) - CENTURY LINK (centuryl) - 11/30/15 (11/15)			50.74
1794 (inn1104) - CENTURY LINK (centuryl) - 11/30/15 (11/15)			
11/18-12/17/15 Svcs	P-102459	johnson	228.25 54250000 - Fire Protection Phone
Total 1794 (inn1104) - CENTURY LINK (centuryl) - 11/30/15 (11/15)			228.25
1795 (inn1104) - Talcor Commercial Real Estate Services (cepast) - 11/30/15 (11/15)			
Check got deposited into Innovation Park by Error on 11/24/15	P-102456	famu	9,810.84 26100000 - Owner Deposit
Total 1795 (inn1104) - Talcor Commercial Real Estate Services (cepast) - 11/30/15 (11/15)			9,810.84
1796 (inn1104) - COMCAST (comcast) - 11/30/15 (11/15)			
12/04/15-01/03/16 Svcs	P-102454	knight	130.07 55200000 - Phone Service
12/04/15-01/03/16 Svcs	P-102454	knight	85.73 55220000 - Internet Charge
Total 1796 (inn1104) - COMCAST (comcast) - 11/30/15 (11/15)			215.80
1797 (inn1104) - Marpan Supply Company, Inc. (marpan) - 11/30/15 (11/15)			
Monthly Container Rental	P-102457	morgan	33.30 46350000 - Refuse Collection
Monthly Container Rental	P-102457	johnson	40.70 46350000 - Refuse Collection
Total 1797 (inn1104) - Marpan Supply Company, Inc. (marpan) - 11/30/15 (11/15)			74.00
1798 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 11/30/15 (11/15)			
10/2015 Yardi	P-102453	knight	78.70 55630000 - Miscellaneous Admin Expense
Total 1798 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 11/30/15 (11/15)			78.70
112015 (inn1104) - Florida Department of Revenue (stax) - 11/20/15 (11/15)			
10/2015 Sales Tax	P-101474	knight	13.78 23050000 - Sales Tax Payable
10/2015 Sales Tax	P-101474	knight	-0.34 33150000 - Sales Tax Discount
Total 112015 (inn1104) - Florida Department of Revenue (stax) - 11/20/15 (11/15)			13.44
120115 (inn1104) - CNA INSURANCE (cnainsur) - 11/30/15 (11/15)			
11/2015 Insurance Payment	P-102455	inn-tic	3,358.14 19130000 - Prepaid Insurance
Total 120115 (inn1104) - CNA INSURANCE (cnainsur) - 11/30/15 (11/15)			3,358.14
120215 (inn1104) - City of Tallahassee (utital) - 11/29/15 (11/15)			
0721285610 11/2015	P-102129	fuqua	111.33 46400000 - Water/Sewer
0721285610 11/2015	P-102129	fuqua	206.76 46420000 - Non CAM Water/Sewer
1721285610 11/2015	P-102130	inn-tic	10.25 46050000 - Electric
3588865610 11/2015	P-102131	inn-tic	12.25 46050000 - Electric
3588865610 11/2015	P-102131	inn-tic	78.75 46480000 - Irrigation - Utility
4621285610 11/2015	P-102132	morgan	146.27 46050000 - Electric
5764754002 11/2015	P-102133	johnson	1,673.13 46050000 - Electric
6370545953 11/2015	P-102134	collins	2,135.49 46050000 - Electric
6370545953 11/2015	P-102134	collins	153.86 46400000 - Water/Sewer
6370545953 11/2015	P-102134	collins	121.33 46350000 - Refuse Collection
6370545953 11/2015	P-102134	collins	217.83 46500000 - Stormwater
6370545953 11/2015	P-102134	collins	463.88 46600000 - Fire Service - Utility
6370545953 11/2015	P-102134	collins	26.25 46480000 - Irrigation - Utility
6621285610 11/2015	P-102135	morgan	119.26 46050000 - Electric
7621285610 11/2015	P-102136	fuqua	18.36 46480000 - Irrigation - Utility

Payment Detail

Bank=inn1104 AND mm/yy=11/2015-11/2015 AND Check Date=11/01/2015-11/30/2015 AND All Checks=Yes AND Include Voids=All Checks

7621285610 11/2015	P-102136	fuqua	34.10 46490000 - Irrigation-NonCAM
7621285610 11/2015	P-102136	morgan	109.20 46350000 - Refuse Collection
7621285610 11/2015	P-102136	johnson	133.46 46350000 - Refuse Collection
8559156780 11/2015	P-102137	morgan	1,036.99 46050000 - Electric
8621285610 11/2015	P-102138	knight	98.04 46050000 - Electric
8621285610 11/2015	P-102138	knight	31.93 46400000 - Water/Sewer
8621285610 11/2015	P-102138	knight	45.32 46500000 - Stormwater
8621285610 11/2015	P-102138	knight	17.52 46350000 - Refuse Collection
8621285610 11/2015	P-102138	knight	49.11 46600000 - Fire Service - Utility
9621285610 11/2015	P-102139	morgan	551.52 46050000 - Electric
9621285610 11/2015	P-102139	morgan	-26.92 46220000 - Demand Credit
Total 120215 (inn1104) - City of Tallahassee (utital) - 11/29/15 (11/15)			7,575.27
1120151 (inn1104) - Zenith Insurance Comapny (zenith) - 11/20/15 (11/15)			
11/2015 Workers' Compensation	P-102122	knight	235.00 44050000 - Worker's Compensation-Authority
Total 1120151 (inn1104) - Zenith Insurance Comapny (zenith) - 11/20/15 (11/15)			235.00
			41,621.53

Deposit Register

For Period = Nov 2015

Name	Property	Unit	Tenant	Period	Date	Amount	Check #	Deposit #
(inn1104) - 316 11/04/2015								
Florida State University Board of Trustees	morgan	110	nwrdcmg	11-2015	11/4/2015	2,796.08	00660908	316
STATE OF FLORIDA DEPARTMENT OF AGR	collins	25	ip-dacs	11-2015	11/4/2015	1,190.73	6404116270	316
DEPARTMENT OF TRANSPORTATION	phipp	PHIPPS	ip-dot	11-2015	11/4/2015	10,719.57	6404130660	316
Total (inn1104) - 316 11/04/2015						14,706.38		
(inn1104) - 319 11/11/2015								
FSU Research Foundation	fuqua		fsurf-ca	11-2015	11/11/2015	1,297.76	091155	319
FLORIDA A&M UNIVERSITY BOARD OF TR	morgan	130	mgn-famu	11-2015	11/11/2015	2,559.25	0000168783	319
Total (inn1104) - 319 11/11/2015						3,857.01		
(inn1104) - 320 11/16/2015								
Florida State University Board of Trustees	morgan	110	nwrdcmg	11-2015	11/16/2015	2,796.08	00662100	320
Total (inn1104) - 320 11/16/2015						2,796.08		
(inn1104) - 321 11/19/2015								
Nhu Energy, Inc	knight	112	nhuenerg	11-2015	11/19/2015	227.45	002003	321
Total (inn1104) - 321 11/19/2015						227.45		
(inn1104) - 322 11/24/2015								
famu ck 169512	famu			11-2015	11/24/2015	9,810.84	0000169512	322
Total (inn1104) - 322 11/24/2015						9,810.84		
(inn1104) - 323 11/24/2015								
CENTER FOR BIOMEDICAL & TOXICOLOGI	morgan	226-235	cbtr	11-2015	11/24/2015	3,625.00	00663187	323
Total (inn1104) - 323 11/24/2015						3,625.00		
General Service Administration (GSA)	johnson	100	gs04plfl	11-2015	11/1/2015	22,065.15	NPS1115	326
Total (inn1104) - 326 11/01/2015						22,065.15		
Grand Total						57,087.91		

Aged Receivables Report

Detail by Resident
 For Selected Properties
 Trans through: 11/2015
 Age As of: 11/30/2015

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	6,570.33	6,570.33	0.00	0.00	0.00	0.00	6,570.33
		DEPARTMENT OF							
LAB-4OFC	bingcol	Bing Energy International, LLC	16,908.54	6,133.75	4,601.80	5,409.59	763.40	0.00	16,908.54
Total collins			23,478.87	12,704.08	4,601.80	5,409.59	763.40	0.00	23,478.87
inn-tic - INNOVATION PARK -TENANTS IN COMMON									
11A	fsucam	FSU	48,944.49	-927.37	0.00	49,871.86	0.00	0.00	48,944.49
1D-2D	danfoss	DANFOSS TURBOCOR, INC.	7,104.45	-162.23	0.00	7,266.68	0.00	0.00	7,104.45
1E	aval	AVALANCHE PARTNERS	2,700.37	-61.66	0.00	2,762.03	0.00	0.00	2,700.37
1F	sunny	SunnyLand Solar RE, LLC	8,472.25	443.15	583.33	6,862.48	583.29	0.00	8,472.25
4G	cent	CENTENNIAL BUILDING	10,801.45	-56.36	0.00	10,857.81	0.00	0.00	10,801.45
Total inn-tic			78,023.01	-764.47	583.33	77,620.86	583.29	0.00	78,023.01
johnson - INNOVATION PARK - JOHNSON BLDG									
100	fsujohn	THE FLORIDA STATE UNIVERSITY	0.00	0.00	0.00	0.00	0.00	-37.12	-37.12
100	gs04plfl	General Service Administration (GSA)	22,065.15	22,065.15	0.00	0.00	0.00	0.00	22,065.15
Total johnson			22,065.15	22,065.15	0.00	0.00	0.00	-37.12	22,028.03
knight - INNOVATION PARK - KNIGHT ADMIN BLDG									
110	ip-nano	NANOSTRATA, INC.	1,091.16	495.58	495.58	100.00	0.00	0.00	1,091.16
Total knight			1,091.16	495.58	495.58	100.00	0.00	0.00	1,091.16
morgan - INNOVATION PARK -MORGAN BLDG									
131	ispa	INSTITUTE OF SCIENCE & PUBLIC	357.50	178.75	178.75	0.00	0.00	0.00	357.50
210	forensic	Forensic Data Corp	18.03	0.00	0.00	0.00	18.03	0.00	18.03
Total morgan			375.53	178.75	178.75	0.00	18.03	0.00	375.53
phipps - INNOVATION PARK -PHIPPS BLDG									
PHIPPS	ip-dot	DEPARTMENT OF TRANSPORTATION	10,719.57	10,719.57	0.00	0.00	0.00	0.00	10,719.57
Total phipps			10,719.57	10,719.57	0.00	0.00	0.00	0.00	10,719.57
Total			135,753.29	45,398.66	5,859.46	83,130.45	1,364.72	-37.12	135,716.17

Payables Aging Report

innvntion
 Period: 11/2015
 As of: 11/30/2015

Payee	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	0-30	31-60	61-90	Over	Notes	
Code	Notes														
									Owed	Owed	Owed	Owed	90		
Owed															
aireserv	Tony Kelly Heating & Air Inc	condenser fan motor - unit tripping out on high power	P-103140	25487	johnson	11/17/2015	5180-0000 HVAC Repair	0000030212	905.00	905.00	0.00	0.00	0.00	condenser fan motor - unit tripping out on high power	
Total aireserv									905.00	905.00	0.00	0.00	0.00	0.00	
cphlbs	CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE	Matter #143121 General File November Svcs	P-103134	25487	knight	11/30/2015	5575-0000 Professional Fees	9824250	390.44	390.44	0.00	0.00	0.00	Matter #143121 General File November Svcs	
		Matter #153032 Commercial Eviction Against Tenant Buc Tech November Svcs	P-103135	25487	knight	11/30/2015	5592-0000 Non CAM Professiona	98242449	140.34	140.34	0.00	0.00	0.00	Matter #153032 Commercial Eviction Against Tenant	
Total cphlbs									530.78	530.78	0.00	0.00	0.00		
elsasser	Elsasser's Lock & Key, Inc.	new lock for exterior doors	P-103138	25487	morgan	11/30/2015	5215-0000 Locks & Keys Supplie	71289	190.50	190.50	0.00	0.00	0.00	lock for exterior doors	
Total elsasser									190.50	190.50	0.00	0.00	0.00		
misctho	Thomas Howell Ferguson, PA	Progress Billing (No.1) for audit of the 09/30/15 Financial stmts	P-103137	25487	knight	11/30/2015	5510-0000 Accounting	91795	15,000.00	15,000.00	0.00	0.00	0.00	Progress Billing (No.1) for audit of the 09/30/15 Finar	
Total misctho									15,000.00	15,000.00	0.00	0.00	0.00		
rocksoil	ROCK SOLID TERMITE AND PEST CONTROL	11/2015 Pest Control Svcs	P-103139	25487	collins	11/30/2015	5430-0000 Exterminating	21389	55.00	55.00	0.00	0.00	0.00	11/2015 Pest Control Svcs	
		11/2015 Pest Control Svcs	P-103139	25487	johnson	11/30/2015	5430-0000 Exterminating	21389	45.00	45.00	0.00	0.00	0.00	11/2015 Pest Control Svcs	
		11/2015 Pest Control Svcs	P-103139	25487	knight	11/30/2015	5430-0000 Exterminating	21389	25.00	25.00	0.00	0.00	0.00	11/2015 Pest Control Svcs	
		11/2015 Pest Control Svcs	P-103139	25487	morgan	11/30/2015	5430-0000 Exterminating	21389	45.00	45.00	0.00	0.00	0.00	11/2015 Pest Control Svcs	
		11/2015 Pest Control Svcs	P-103139	25487	phlpps	11/30/2015	5430-0000 Exterminating	21389	35.00	35.00	0.00	0.00	0.00	11/2015 Pest Control Svcs	
Total rocksoil									205.00	205.00	0.00	0.00	0.00		
talldemo	Tallahassee Democrat, Inc.	Customer No. C69347	P-103136	25487	knight	11/29/2015	5596-0000 Other Administration	0001002743	96.66	96.66	0.00	0.00	0.00	newspaper ad	
Total talldemo									96.66	96.66	0.00	0.00	0.00		
Grand Total									16,927.94	16,927.94	0.00	0.00	0.00		

r

Buc Tech November Svcs

cial stmts

INNOVATION PARK
COLLINS BLDG.

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

% OF BLDG	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
75	VACANT			\$ -	13,120	0.00	\$ -				\$ -		\$ -			\$ -		
142	VACANT				150	0.00	\$ -		\$ -							\$ -		\$ -
lab-4ofc, 124,125,127,152	Bing Energy International, LLC	7/18/13	6/30/16		5,504	9.33	\$ 4,280.74	\$ 4,280.74	\$ 321.06		\$ 4,601.80	\$ 9,203.60	\$ 13,805.40			\$ 13,805.40	Expansion as of 7/15-Rent Increase \$4280.74	\$ -
										\$ 852.13	\$ 852.13	\$ 2,251.01	\$ 3,103.14			\$ 3,103.14	Utilities	EXEMPT
25	DEPT OF AGRICULTURE & CONSUMER SERVICES-SEAFOOD & AQUACULTURE	7/1/07	6/30/22	\$ -	6,126	9.15	\$ 4,671.08	\$ 4,671.08	EXEMPT		\$ 4,671.08	\$ -	\$ 4,671.08			\$ 4,671.08	RENT SAME TILL END OF LEASE	EXEMPT
										\$ 883.65	\$ 883.65	\$ 2,206.33	\$ 3,089.98	\$ 1,190.73	11/5	\$ 1,899.25	Utilities	EXEMPT
=====																		
TOTALS				\$ -	24,900	9.24	\$ 8,951.82	\$ 8,951.82	\$ 321.06	\$ 1,735.78	\$ 11,008.66	\$ 13,660.94	\$ 24,669.60	\$ 1,190.73		\$ 23,478.87		\$ -

A/R \$ 23,478.87
Prepaid \$ -

INNOVATION PARK
FUQUA BLDG.

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

TENANT	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
FSU RESEARCH FOUNDATION, INC.		\$ 1,297.76	\$ 1,297.76	\$ 1,297.76	11/11	\$ -	Billed qtly for common area costs	EXEMPT
=====		= = = = =	= = = = =	= = = = =	= = = = =	= = = = =	=====	=====
TOTALS	\$ -	\$ 1,297.76	\$ 1,297.76	\$ 1,297.76		\$ -		\$ -

A/R \$ -
Prepaid \$ -

INNOVATION PARK
JOHNSON BLDG.

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	RENT	STAX (7.5%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
100	FSU RESEARCH FOUNDATION, INC. National Park Service-SE Archeological Center Center for Ocean-Atmospheric Prediction Studies	12/7/94	11/1/14	\$ -	39,337	0.00			EXEMPT	\$ -	\$ -	\$ -	\$ -			\$ -	restructure closed on 3.18.14-moved out	EXEMPT
											\$ -	\$ (37.12)	\$ (37.12)			\$ (37.12)	OTHER: REBILL	
	General Service Administration DBA National Park Svs	2/18/15	2/17/25					\$ 22,065.15			\$ 22,065.15	\$ 22,065.15	\$ 44,130.30	\$ 22,065.15	11/01	\$ 22,065.15	Rent Increase 03/2020 \$24430.30	EXEMPT
=====																		
TOTALS				\$ -	39,337	0.00	\$ -	\$ 22,065.15	\$ -	\$ -	\$ 22,065.15	\$ 22,028.03	\$ 44,093.18	\$ 22,065.15		\$ 22,028.03		\$ -

A/R \$ 22,065.15
Prepaid \$ (37.12)

INNOVATION PARK
KNIGHT BLDG.

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	DSL CHARGE	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
102,104,105	LEON COUNTY RESEARCH & DEVELOPMENT AUTHORITY	MTM			1,782	0.00	\$ -	\$ -	\$ -			\$ -		\$ -			\$ -	OWNER-FREE RENT	\$ -
103	VACANT			\$ -	188	0.00	\$ -		\$ -			\$ -	\$ -	\$ -			\$ -		\$ -
110, 111	NANOSTRATA, INC.	7/1/10	8/31/16	\$ -	344	15.40	\$ 441.33	\$ 441.33	\$ 33.10			\$ 474.43	\$ 574.43	\$ 1,048.86			\$ 1,048.86		\$ -
										\$ 21.15		\$ 21.15	\$ 21.15	\$ 42.30			\$ 42.30	MTMLY DSL CHARGE \$21.15	EXEMPT
112	NHU ENERGY, INC	8/1/15	7/31/16	\$ 183.67	152	14.50	\$ 183.67	\$ 183.67	\$ 13.78			\$ 197.45	\$ -	\$ 197.45	\$ 197.45	11/19	\$ (0.00)	Other: Security Deposit; Rent Commence 10/15 \$183.67	\$ 13.78
										\$ 30.00		\$ 30.00	\$ -	\$ 30.00	\$ 30.00	11/19	\$ -	MTMLY DSL CHARGE \$30.00	EXEMPT
113	VACANT				164	0.00	\$ -					\$ -		\$ -			\$ -		\$ -
												\$ -		\$ -			\$ -		EXEMPT
114	VACANT			\$ -	170	0.00	\$ -		\$ -			\$ -		\$ -			\$ -		\$ -
												\$ -	\$ -	\$ -			\$ -		EXEMPT
													\$ -	\$ -					EXEMPT
=====																			
TOTALS																			
				\$ 183.67	2,800	7.47	\$ 625.00	\$ 625.00	\$ 46.88		\$ -	\$ 723.03	\$ 595.58	\$ 1,318.61	\$ 227.45		\$ 1,091.16		\$ 13.78

Misc Deposit
G/L 4405-0000 A/R \$ 1,091.16

INNOVATION PARK
MORGAN BLDG.

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

UNIT	LEASE #	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	ELECTRIC	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
100/101		CONFERENCE RM				571.00														
102,104-108	2013:113	VACANT				1238.00	0.00	\$ -					\$ -	\$ -	\$ -			\$ -		EXEMPT
103		VACANT				160.00														
109		VACANT				516.00														
110, 113, 113A 114, 121, 122, 123	2014:101	Northwest Regional Data Center <i>NWRDC (part of above)</i>	1/20/14	1/31/15		1799.00 515.00	14.50	\$ 2,796.08	\$ 2,796.08	EXEMPT			\$ 2,796.08	\$ 2,796.08	\$ 5,592.16	\$ 5,592.16	11/5, 11/18	\$ -		EXEMPT
115, 118, 119,120		VACANT				1514.00	0.00	\$ -		\$ -			\$ -	\$ -	\$ -			\$ -		\$ -
116		VACANT				195.00														
117		VACANT				175.00														
127/128		VACANT			\$ -	506.00	0.00	\$ -		\$ -			\$ -	\$ -	\$ -			\$ -		\$ -
130,130A-C, 132, 133, 135-139	C-1644	FLORIDA A & M UNIVERSITY <i>CONSTRUCTION MANAGEMENT & BOND GUARANTEE PROGRAM INSTITUTE ON URBAN POLICY & COMMERCE SMALL BUSINESS DEVELOPMENT CENTER</i>	10/1/06	MTM	\$ -	3118.00	9.85	\$ 2,559.25	\$ 2,559.25	EXEMPT			\$ 2,559.25	\$ -	\$ 2,559.25	\$ 2,559.25	11/1	\$ -	MTM with 60 day notice to terminate	EXEMPT
131	2008:103	FSU-INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	5/1/08	4/30/15	\$ -	130.00	16.50	\$ 178.75	\$ 157.08	EXEMPT	\$ 21.67		\$ 178.75	\$ 178.75	\$ 357.50			\$ 357.50		EXEMPT
140		VACANT				534.00														
203-208		VACANT			\$ -	1588.50	0.00	\$ -		EXEMPT			\$ -	\$ -	\$ -			\$ -		EXEMPT
200, 211-212		VACANT				786.50	0.00	\$ -		EXEMPT			\$ -							EXEMPT
201		VACANT				275.00	0.00													
210		VACANT				199.00	0.00	\$ -		\$ -			\$ -	\$ -	\$ -			\$ -		\$ -
213		VACANT				199.00	0.00	\$ -	\$ -	\$ -			\$ -	\$ -	\$ -			\$ -		\$ -
214-215		VACANT			\$ -	463.00	0.00						\$ -	\$ -	\$ -			\$ -		EXEMPT
219		VACANT			\$ -	336.00	0.00						\$ -	\$ -	\$ -			\$ -		EXEMPT
220		VACANT				212.00	0.00						\$ -	\$ -	\$ -			\$ -		EXEMPT
221		VACANT				200.00	0.00						\$ -	\$ -	\$ -			\$ -		EXEMPT
222, 237		VACANT			\$ -	1148.00	0.00						\$ -	\$ -	\$ -			\$ -		EXEMPT
222A		VACANT			\$ -	470.00	0.00						\$ -	\$ -	\$ -			\$ -		EXEMPT
225		VACANT				227.00														
225A		VACANT				178.00														
225B		VACANT				175.00														
225C		VACANT				175.00														
225D		VACANT				178.00														
226-235	2002:113	FSU-CENTER FOR BIOMEDICAL & TOXICOLOGICAL RESEARCH	7/1/02	6/30/15	\$ -	3000.00	14.50	\$ 3,625.00	\$ 3,625.00	EXEMPT			\$ 3,625.00	\$ -	\$ 3,625.00	\$ 3,625.00	11/24	\$ -		EXEMPT
236		VACANT			\$ -	1806.00	14.50	\$ 2,182.25		EXEMPT			\$ -	\$ -	\$ -			\$ -		EXEMPT
													\$ -							
FRM		Forensic Data Corp	6/6/14	6/30/15				\$ -		\$ -			\$ -	\$ 18.03	\$ 18.03			\$ 18.03		\$ -
															\$ -					
=====																				
					TOTALS	\$ -	22587.00	5.82	\$ 11,341.33	\$ 9,137.41	\$ -	\$ -	\$ 9,159.08	\$ 2,992.86	\$ 12,151.94	\$ 11,776.41		\$ 375.53		\$ -

AR \$ 375.53
Prepaid \$ -

INNOVATION PARK
PHIPPS BLDG.

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
PHIPPS	FLORIDA DEPARTMENT OF TRANSPORTATION	6/1/07	9/30/22	\$ -	14,661	8.77	\$ 10,719.57	\$ 10,719.57	EXEMPT		\$ 10,719.57	\$ 10,719.57	\$ 21,439.14	\$ 10,719.57	11/5	\$ 10,719.57		EXEMPT
	STRUCTURAL RESEARCH LABORATORY																RENT SAME TILL END OF LEASE LESSEE PAYS UTILITIES, JANITORIAL & GROUNDS MAINTENANCE. LANDLORD PAYS FOR HVAC, STRUCTURAL & SOME INTERIOR MAINTENANCE ITEMS.	
	(bldg & land is 5.28 acres)																	
																	Misc Deposit Lowe's	
=====																		
	TOTALS			\$ -	14,661	8.77	\$ 10,719.57	\$ 10,719.57	\$ -	\$ -	\$ 10,719.57	\$ 10,719.57	\$ 21,439.14	\$ 10,719.57		\$ 10,719.57		\$ -

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

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					\$ (56.36)	\$ (56.36)	\$ 10,857.81	\$ 10,801.45			\$ 10,801.45		EXEMPT		
GROUND	8E	VACANT		9.24															
EBP	VACANT																		
	MISCELLANEOUS PAYMENTS										\$ -				\$ -				
											\$ -								
=====																			
TOTALS					\$ -	174.60	0.00	\$ 7,000.00	\$ 583.33	\$ -	\$ (1,347.80)	\$ (764.47)	\$ 78,787.49	\$ 78,023.02	\$ -	\$ 78,023.02		\$ -	

FSU Lots	
FAMU	
LCRDA	

A/R \$ 78,023.02
Prepaid \$ -

innovation Park
(A Research & Development Centre)

Innovation Park

UNIT	TENANT	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
	COLLINS	\$ 11,008.66	\$ 13,660.94	\$ 24,669.60	\$ 1,190.73		\$ 23,478.87		\$ -
	FUQUA-FSURF	\$ -	\$ 1,297.76	\$ 1,297.76	\$ 1,297.76		\$ -	Billed qtlly for Atrium common area	\$ -
	JOHNSON	\$ 22,065.15	\$ 22,028.03	\$ 44,093.18	\$ 22,065.15		\$ 22,028.03		\$ -
	KNIGHT	\$ 723.03	\$ 595.58	\$ 1,318.61	\$ 227.45		\$ 1,091.16		\$ 13.78
					\$ -			Misc payments	
	MORGAN	\$ 9,159.08	\$ 2,992.86	\$ 12,151.94	\$ 11,776.41		\$ 375.53		\$ -
	PHIPPS	\$ 10,719.57	\$ 10,719.57	\$ 21,439.14	\$ 10,719.57		\$ 10,719.57		\$ -
	TENANTS IN COMMON	\$ (764.47)	\$ 78,787.49	\$ 78,023.02	\$ -		\$ 78,023.02		\$ -
					\$ -			misc TIC payments	
					\$ 9,810.84			Should have been deposited in Cepast Centennial Building Bank Account	
=====		=====	=====	=====	=====	=====	=====	=====	=====
	TOTALS	\$ 52,911.01	\$ 130,082.23	\$ 182,993.24	\$ 57,087.91		\$ 135,716.17		\$ 13.78

A/R \$ 135,753.30
Prepaid \$ (37.12)

Work Order List

Property=innvtion AND Status=Work Completed AND Order By=WO#

			Call	Start				Stock	Unit		
WO	Prop-Unit	Status	Date	Date	Employee	Brief Desc	Quantity	Stock	Description	Price	Total
34803	collins	Work Completed	11/5/2015		johnd	Kitchen light bulbs out	1.75		Driggers	0.00	0.00
					johnd		1.25			0.00	0.00
34806	centenn	Work Completed	11/6/2015		janeen	Room 118-Removal of door stopper	0.00			0.00	0.00
34808	centenn	Work Completed	11/6/2015		johnd	Room 153- Lights out	3.25		Driggers	0.00	0.00
34814	knight	Work Completed	11/8/2015		johnd		0.50		Driggers	0.00	0.00
34815	famu	Work Completed	11/8/2015		johnd	meet electricians	2.00		Driggers	0.00	0.00
34817	collins	Work Completed	11/8/2015		johnd	Property check	0.50		Driggers	0.00	0.00
34818	fuqua	Work Completed	11/8/2015		johnd	Elevator insp.	0.50		Driggers	0.00	0.00
34819	johnson	Work Completed	11/8/2015		johnd	elevator insp.	0.50		Driggers	0.00	0.00
34863	johnson	Work Completed	11/14/2015		johnd		3.00		Driggers	0.00	0.00
34891	johnson	Work Completed	11/20/2015		janeen	Ste 120-Add Fire Extinguisher	0.00			0.00	0.00
											0.00