



Property Management Monthly Report November 2016

Prepared For:
Innovation Park
Leon County Research & Development Authority

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

Balance Sheet (With Period Change)

Period = Nov 2016

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4000	Cash - Hancock Bank	182,733.36	176,676.26	6,057.10
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1190-0000	TOTAL CASH	182,933.36	176,876.26	6,057.10
1200-0000	RECEIVABLES			
1203-0000	A/R-Tenant	10,856.01	74,034.35	-63,178.34
1206-0000	Other Receivables	2,273.68	3,549.04	-1,275.36
1210-0000	Accounts Receivable	135,186.67	64,955.95	70,230.72
1217-0000	Other Assets	16,337.75	16,337.75	0.00
1220-0000	Reserve for Bad Debts	-53,544.16	-53,544.16	0.00
1299-0000	TOTAL RECEIVABLES	111,109.95	105,332.93	5,777.02
1300-1000	PROPERTY			
1305-0000	Land	635,920.58	635,920.58	0.00
1330-2100	Building and Improvements	62,336.28	62,336.28	0.00
1590-0000	Accumulated Depreciation	-6,169,382.30	-6,144,903.03	-24,479.27
1620-0000	F/F/E- Improvements	70,459.53	70,459.53	0.00
1661-0000	Admin Centre Assets	166,663.91	166,663.91	0.00
1662-0000	Research Building Assets	2,124,113.66	2,124,113.66	0.00
1663-0000	Phipps Building Assets	1,317,988.90	1,317,988.90	0.00
1664-0000	Collins Building Assets	1,603,544.46	1,603,544.46	0.00
1666-0000	Johnson Building Assets	3,609,105.77	3,609,105.77	0.00
1668-0000	Park Planning/Development	754,960.65	754,960.65	0.00
1745-0000	Prepaid Lease Commissions	15,000.00	15,000.00	0.00
1746-0000	Accumulated Amortization-Leasing Commissi	-2,250.33	-2,125.33	-125.00
1748-0000	Intangible Assets	35,100.00	35,100.00	0.00
1752-0000	Accumulated Amortization	-5,753.00	-5,460.50	-292.50
1790-0000	TOTAL PROPERTY	4,217,808.11	4,242,704.88	-24,896.77
1840-0000	OTHER ASSETS			
1905-0000	Trust Escrow	55,000.00	55,000.00	0.00
1913-0000	Prepaid Insurance	22,159.37	20,648.86	1,510.51
1925-0000	Investments	2,474,684.25	2,479,747.67	-5,063.42
1945-0000	Investments Limited as to Use	1,400,000.00	1,400,000.00	0.00
1960-0000	Pension - Deferred Outflows of Resources	64,996.00	64,996.00	0.00
1980-0000	TOTAL OTHER ASSETS	4,016,839.62	4,020,392.53	-3,552.91
1990-0000	TOTAL ASSETS	8,528,691.04	8,545,306.60	-16,615.56
2000-0000	LIABILITIES and CAPITAL			
2236-0000	Accounts Payable	35,127.38	16,231.15	18,896.23
2246-0000	Prepaid Rents	63.46	37.21	26.25
2249-0000	Accrued Other	20,419.39	20,419.39	0.00
2250-0000	Tenant Security Dep	381.74	183.57	198.17
2305-0000	Sales Tax Payable	2,749.75	2,082.10	667.65
2320-0000	Net Pension Liability	86,076.00	86,076.00	0.00
2420-0000	Pension - Deferred Inflow of Resources	19,356.00	19,356.00	0.00
2490-0000	TOTAL LIABILITIES	164,173.72	144,385.42	19,788.30
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	4,175,711.44	4,200,190.71	-24,479.27

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

Balance Sheet (With Period Change)

Period = Nov 2016

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2750-0000	Unrestricted	2,788,805.88	2,800,730.47	-11,924.59
2760-0000	Designated Net Assets	1,400,000.00	1,400,000.00	0.00
2890-0000	TOTAL CAPITAL	8,364,517.32	8,400,921.18	-36,403.86
2990-0000	TOTAL LIABILITIES and CAPITAL	8,528,691.04	8,545,306.60	-16,615.56

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

Income Statement

Period = Nov 2016

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	0.00	0.00	120.00	0.10
3110-0000	Rent	47,800.88	84.64	93,534.46	80.56
3114-5000	Operating Expense Reimbursement	282.91	0.50	732.51	0.63
3115-0000	CAM	5,061.75	8.96	10,123.50	8.72
3120-0000	Other Rents	51.15	0.09	102.30	0.09
3220-0000	Interest Income	3,257.11	5.77	7,851.98	6.76
3305-0000	EEP Program Revenue	0.00	0.00	3,600.00	3.10
3315-0000	Sales Tax Discount	1.32	0.00	1.93	0.00
3540-0000	Electricity Pass Thru	21.67	0.04	43.34	0.04
3990-0000	TOTAL REVENUE	56,476.79	100.00	116,110.02	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	10,750.00	19.03	21,500.00	18.52
4403-0000	Salary - Director PC	3,958.34	7.01	7,916.67	6.82
4404-0000	Payroll Taxes - Authority	580.43	1.03	1,835.72	1.58
4405-0000	Worker's Compensation-Authority	183.33	0.32	366.66	0.32
4406-0000	Employee Benefits-Authority	3,468.28	6.14	6,944.23	5.98
4410-0000	Wages - Administrative	1,360.00	2.41	2,822.00	2.43
4490-0000	TOTAL PAYROLL EXPENSE	20,300.38	35.94	41,385.28	35.64
4600-0000	UTILITIES				
4605-0000	Electric	4,579.39	8.11	9,954.55	8.57
4622-0000	Demand Credit	-27.18	-0.05	-57.71	-0.05
4635-0000	Refuse Collection	436.96	0.77	873.92	0.75
4640-0000	Water/Sewer	293.45	0.52	583.73	0.50
4642-0000	Non CAM Water/Sewer	217.42	0.38	433.06	0.37
4648-0000	Irrigation - Utility	124.21	0.22	248.06	0.21
4649-0000	Irrigation-NonCAM	34.33	0.06	68.66	0.06
4650-0000	Stormwater	265.13	0.47	530.26	0.46
4660-0000	Fire Service - Utility	207.38	0.37	414.76	0.36
4799-0000	TOTAL UTILITIES	6,131.09	10.86	13,049.29	11.24
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	592.62	0.51
5125-0000	Electric Supplies	96.06	0.17	96.06	0.08
5145-0000	Elevator Phone Maintenance	0.00	0.00	75.00	0.06
5160-0000	Exterior Building Maintenance	190.00	0.34	370.00	0.32
5180-0000	HVAC Repair	1,070.43	1.90	1,145.43	0.99
5195-0000	Tree Trimming	0.00	0.00	400.00	0.34
5230-0000	Plumbing Repairs	94.84	0.17	94.84	0.08
5232-0000	Non CAM Plumbing Repairs	176.13	0.31	176.13	0.15
5299-0000	TOTAL REPAIR/MAINTENANCE	1,627.46	2.88	2,950.08	2.54
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	100.00	0.18	100.00	0.09
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	100.00	0.18	100.00	0.09
5400-0000	SERVICES				
5410-0000	Elevator Service	0.00	0.00	1,215.00	1.05
5412-0000	Elevator Service-NonCAM	0.00	0.00	585.00	0.50
5420-0000	Fire Protection System	0.00	0.00	3,341.00	2.88
5425-0000	Fire Protection Phone	235.63	0.42	471.18	0.41
5430-0000	Exterminating	52.50	0.09	2,512.50	2.16
5433-0000	Non CAM Exterminating	97.50	0.17	97.50	0.08
5450-0000	Janitorial Service	2,456.81	4.35	4,913.62	4.23
5460-0000	Landscaping Service	1,305.62	2.31	6,267.47	5.40
5462-0000	Non CAM Landscaping	178.06	0.32	532.09	0.46
5480-0000	Security	191.37	0.34	382.74	0.33
5499-0000	TOTAL SERVICES	4,517.49	8.00	20,318.10	17.50
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	15,000.00	26.56	15,000.00	12.92
5520-0000	Phone Service	197.17	0.35	394.34	0.34
5522-0000	Internet Charge	103.52	0.18	207.04	0.18
5530-0000	Copies	138.98	0.25	160.98	0.14

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

Income Statement

Period = Nov 2016

Book = Accrual

		Period to Date	%	Year to Date	%
5560-0000	Fees/Licenses/Permits	10.50	0.02	25.95	0.02
5563-0000	Miscellaneous Admin Expense	0.00	0.00	61.15	0.05
5565-0000	Office Supplies	95.87	0.17	159.73	0.14
5575-0000	Professional Fees	875.00	1.55	2,550.00	2.20
5581-0000	EEP Program Expenses	803.35	1.42	3,488.83	3.00
5582-0000	Other Program Expenses	424.52	0.75	424.52	0.37
5585-0000	Subscriptions	175.00	0.31	590.00	0.51
5586-0000	Marketing/PR	114.00	0.20	538.54	0.46
5587-0000	General Authority Expense	0.00	0.00	130.00	0.11
5592-0000	Non CAM Professional Fees	5,719.10	10.13	7,811.10	6.73
5594-0000	Travel	0.00	0.00	35.00	0.03
5596-0000	Other Administration Costs	0.00	0.00	185.31	0.16
5599-0000	TOTAL PROPERTY ADMINISTRATION	23,657.01	41.89	31,762.49	27.36
6110-0000	Management Fees TALCOR	6,986.83	12.37	13,973.66	12.03
6159-0000	TOTAL OTHER EXPENSES	6,986.83	12.37	13,973.66	12.03
7110-0000	Property Insurance	4,650.48	8.23	9,300.96	8.01
7111-0000	Property Insurance-NonCAM	13.14	0.02	26.28	0.02
7199-0000	TOTAL INSURANCE/TAXES	4,663.62	8.26	9,327.24	8.03
7800-0000	TOTAL OPERATING EXPENSES	67,983.88	120.37	132,866.14	114.43
7999-0000	NET INCOME - OPERATING	-11,507.09	-20.37	-16,756.12	-14.43
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	24,479.27	43.34	48,958.54	42.17
8220-0000	Amortization Expense	417.50	0.74	835.00	0.72
8299-0000	TOTAL OTHER EXPENSES	24,896.77	44.08	49,793.54	42.88
9900-0000	NET INCOME	-36,403.86	-64.46	-66,549.66	-57.32

Budget Comparison

Period = Nov 2016

Book = Accrual

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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3100-1000	Miscellaneous Income	0.00	0.00	0.00	N/A	120.00	0.00	120.00	N/A	0.00
3110-0000	Rent	47,800.88	45,755.25	2,045.63	4.47	93,534.46	91,510.50	2,023.96	2.21	549,063.04
3114-5000	Operating Expense Reimbursement	282.91	273.00	9.91	3.63	732.51	861.00	-128.49	-14.92	3,789.00
3115-0000	CAM	5,061.75	5,061.75	0.00	0.00	10,123.50	10,123.50	0.00	0.00	60,741.00
3120-0000	Other Rents	51.15	51.00	0.15	0.29	102.30	102.00	0.30	0.29	612.00
3220-0000	Interest Income	3,257.11	3,300.00	-42.89	-1.30	7,851.98	6,600.00	1,251.98	18.97	39,600.00
3305-0000	EEP Program Revenue	0.00	0.00	0.00	N/A	3,600.00	2,000.00	1,600.00	80.00	44,000.00
3306-0000	Other Program Income	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	6,500.00
3315-0000	Sales Tax Discount	1.32	0.00	1.32	N/A	1.93	0.00	1.93	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	56,476.79	54,441.00	2,035.79	3.74	116,110.02	111,197.00	4,913.02	4.42	704,305.04
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	10,750.00	11,073.00	323.00	2.92	21,500.00	22,146.00	646.00	2.92	132,876.00
4403-0000	Salary - Director PC	3,958.34	3,958.00	-0.34	-0.01	7,916.67	7,916.00	-0.67	-0.01	47,975.00
4404-0000	Payroll Taxes - Authority	580.43	593.00	12.57	2.12	1,835.72	1,853.00	17.28	0.93	14,730.00
4405-0000	Worker's Compensation-Authority	183.33	304.00	120.67	39.69	366.66	608.00	241.34	39.69	3,661.00
4406-0000	Employee Benefits-Authority	3,468.28	3,478.00	9.72	0.28	6,944.23	6,956.00	11.77	0.17	42,057.00
4410-0000	Wages - Administrative	1,360.00	1,473.00	113.00	7.67	2,822.00	2,946.00	124.00	4.21	17,901.00
4490-0000	TOTAL PAYROLL EXPENSE	20,300.38	20,879.00	578.62	2.77	41,385.28	42,425.00	1,039.72	2.45	259,200.00
4600-0000	UTILITIES									
4605-0000	Electric	4,579.39	5,672.00	1,092.61	19.26	9,954.55	11,944.00	1,989.45	16.66	66,664.00
4622-0000	Demand Credit	-27.18	0.00	27.18	N/A	-57.71	0.00	57.71	N/A	0.00
4635-0000	Refuse Collection	436.96	438.00	1.04	0.24	873.92	1,711.00	837.08	48.92	6,509.00
4640-0000	Water/Sewer	293.45	620.00	326.55	52.67	583.73	1,240.00	656.27	52.92	7,440.00
4642-0000	Non CAM Water/Sewer	217.42	0.00	-217.42	N/A	433.06	0.00	-433.06	N/A	0.00
4648-0000	Irrigation - Utility	124.21	165.00	40.79	24.72	248.06	330.00	81.94	24.83	1,980.00
4649-0000	Irrigation-NonCAM	34.33	0.00	-34.33	N/A	68.66	0.00	-68.66	N/A	0.00
4650-0000	Stormwater	265.13	263.00	-2.13	-0.81	530.26	526.00	-4.26	-0.81	3,156.00
4660-0000	Fire Service - Utility	207.38	200.00	-7.38	-3.69	414.76	400.00	-14.76	-3.69	2,400.00
4799-0000	TOTAL UTILITIES	6,131.09	7,358.00	1,226.91	16.67	13,049.29	16,151.00	3,101.71	19.20	88,149.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	135.00	135.00	100.00	592.62	270.00	-322.62	-119.49	1,620.00
5125-0000	Electric Supplies	96.06	120.00	23.94	19.95	96.06	240.00	143.94	59.98	1,440.00
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	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	190.00	300.00	110.00	36.67	370.00	600.00	230.00	38.33	4,000.00
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	805.00
5180-0000	HVAC Repair	1,070.43	960.00	-110.43	-11.50	1,145.43	1,920.00	774.57	40.34	11,520.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	400.00	0.00	-400.00	N/A	2,800.00
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,000.00
5210-0000	Locks & Keys Repairs	0.00	20.00	20.00	100.00	0.00	40.00	40.00	100.00	340.00
5230-0000	Plumbing Repairs	94.84	295.00	200.16	67.85	94.84	590.00	495.16	83.93	3,840.00
5232-0000	Non CAM Plumbing Repairs	176.13	0.00	-176.13	N/A	176.13	0.00	-176.13	N/A	0.00
5235-0000	Plumbing Supplies	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
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	210.00	210.00	100.00	0.00	420.00	420.00	100.00	2,820.00
5290-0000	Other Maintenance	0.00	330.00	330.00	100.00	0.00	660.00	660.00	100.00	3,960.00
5299-0000	TOTAL REPAIR/MAINTENANCE	1,627.46	2,565.00	937.54	36.55	2,950.08	5,055.00	2,104.92	41.64	36,395.00

Budget Comparison

Period = Nov 2016

Book = Accrual

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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	100.00	50.00	-50.00	-100.00	100.00	100.00	0.00	0.00	1,100.00
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	300.00	300.00	100.00	0.00	600.00	600.00	100.00	3,600.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	100.00	700.00	600.00	85.71	100.00	1,400.00	1,300.00	92.86	8,900.00
5400-0000	SERVICES									
5410-0000	Elevator Service	0.00	0.00	0.00	N/A	1,215.00	1,800.00	585.00	32.50	1,800.00
5412-0000	Elevator Service-NonCAM	0.00	0.00	0.00	N/A	585.00	0.00	-585.00	N/A	0.00
5420-0000	Fire Protection System	0.00	2,165.00	2,165.00	100.00	3,341.00	2,781.00	-560.00	-20.14	3,381.00
5425-0000	Fire Protection Phone	235.63	241.00	5.37	2.23	471.18	482.00	10.82	2.24	2,892.00
5430-0000	Exterminating	52.50	0.00	-52.50	N/A	2,512.50	2,460.00	-52.50	-2.13	2,748.00
5433-0000	Non CAM Exterminating	97.50	0.00	-97.50	N/A	97.50	0.00	-97.50	N/A	0.00
5435-0000	CAM-Interior Plantscaping	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	425.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	0.00	4,951.00	4,951.00	100.00	19,804.00
5450-0000	Janitorial Service	2,456.81	2,457.00	0.19	0.01	4,913.62	4,914.00	0.38	0.01	29,557.00
5460-0000	Landscaping Service	1,305.62	3,669.00	2,363.38	64.41	6,267.47	6,257.00	-10.47	-0.17	30,902.00
5462-0000	Non CAM Landscaping	178.06	182.00	3.94	2.16	532.09	544.00	11.91	2.19	3,654.00
5480-0000	Security	191.37	181.42	-9.95	-5.48	382.74	437.84	55.10	12.58	2,477.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	4,450.00
5499-0000	TOTAL SERVICES	4,517.49	8,915.42	4,397.93	49.33	20,318.10	24,666.84	4,348.74	17.63	102,330.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	15,000.00	15,000.00	0.00	0.00	15,000.00	15,000.00	0.00	0.00	18,550.00
5520-0000	Phone Service	197.17	186.00	-11.17	-6.01	394.34	372.00	-22.34	-6.01	2,232.00
5522-0000	Internet Charge	103.52	116.00	12.48	10.76	207.04	232.00	24.96	10.76	2,392.00
5530-0000	Copies	138.98	50.00	-88.98	-177.96	160.98	100.00	-60.98	-60.98	600.00
5560-0000	Fees/Licenses/Permits	10.50	69.00	58.50	84.78	25.95	138.00	112.05	81.20	828.00
5563-0000	Miscellaneous Admin Expense	0.00	0.00	0.00	N/A	61.15	0.00	-61.15	N/A	0.00
5565-0000	Office Supplies	95.87	70.00	-25.87	-36.96	159.73	165.00	5.27	3.19	1,290.00
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	875.00	2,500.00	1,625.00	65.00	2,550.00	5,000.00	2,450.00	49.00	30,000.00
5580-0100	Printing	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00
5581-0000	EEP Program Expenses	803.35	3,333.00	2,529.65	75.90	3,488.83	8,666.00	5,177.17	59.74	44,000.00
5582-0000	Other Program Expenses	424.52	500.00	75.48	15.10	424.52	500.00	75.48	15.10	7,000.00
5585-0000	Subscriptions	175.00	0.00	-175.00	N/A	590.00	570.00	-20.00	-3.51	3,615.00
5586-0000	Marketing/PR	114.00	614.00	500.00	81.43	538.54	3,728.00	3,189.46	85.55	5,368.00
5587-0000	General Authority Expense	0.00	100.00	100.00	100.00	130.00	200.00	70.00	35.00	1,200.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	25,000.00
5592-0000	Non CAM Professional Fees	5,719.10	0.00	-5,719.10	N/A	7,811.10	0.00	-7,811.10	N/A	0.00
5594-0000	Travel	0.00	0.00	0.00	N/A	35.00	0.00	-35.00	N/A	7,000.00
5596-0000	Other Administration Costs	0.00	146.00	146.00	100.00	185.31	592.00	406.69	68.70	2,752.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	23,657.01	22,839.00	-818.01	-3.58	31,762.49	35,573.00	3,810.51	10.71	153,687.00
6110-0000	Management Fees TALCOR	6,986.83	6,986.83	0.00	0.00	13,973.66	13,973.66	0.00	0.00	83,842.00
6159-0000	TOTAL OTHER EXPENSES	6,986.83	6,986.83	0.00	0.00	13,973.66	13,973.66	0.00	0.00	83,842.00
7110-0000	Property Insurance	4,650.48	4,650.84	0.36	0.01	9,300.96	9,301.68	0.72	0.01	55,810.00
7111-0000	Property Insurance-NonCAM	13.14	13.00	-0.14	-1.08	26.28	26.00	-0.28	-1.08	156.00
7199-0000	TOTAL INSURANCE/TAXES	4,663.62	4,663.84	0.22	0.00	9,327.24	9,327.68	0.44	0.00	55,966.00
7800-0000	TOTAL OPERATING EXPENSES	67,983.88	74,907.09	6,923.21	9.24	132,866.14	148,572.18	15,706.04	10.57	788,469.00
7999-0000	NET INCOME - OPERATING	-11,507.09	-20,466.09	8,959.00	43.77	-16,756.12	-37,375.18	20,619.06	55.17	-84,163.96
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	24,479.27	25,029.33	550.06	2.20	48,958.54	50,058.66	1,100.12	2.20	300,352.00

Budget Comparison

Period = Nov 2016

Book = Accrual

11:43 AM

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8220-0000	Amortization Expense	417.50	0.00	-417.50	N/A	835.00	0.00	-835.00	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	24,896.77	25,029.33	132.56	0.53	49,793.54	50,058.66	265.12	0.53	300,352.00
9900-0000	NET INCOME	-36,403.86	-45,495.42	9,091.56	19.98	-66,549.66	-87,433.84	20,884.18	23.89	-384,515.96

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Nov 2016

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	2,664.30	2,664.33	-0.03	0.00	5,328.60	5,328.66	-0.06	0.00	31,972.00
3990-0000	TOTAL REVENUE	2,664.30	2,664.33	-0.03	0.00	5,328.60	5,328.66	-0.06	0.00	31,972.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	1,040.19	1,200.00	159.81	13.32	2,282.58	2,400.00	117.42	4.89	16,400.00
4635-0000	Refuse Collection	115.44	116.00	0.56	0.48	230.88	232.00	1.12	0.48	1,810.00
4640-0000	Water/Sewer	141.42	165.00	23.58	14.29	282.84	330.00	47.16	14.29	1,980.00
4648-0000	Irrigation - Utility	26.43	26.00	-0.43	-1.65	52.86	52.00	-0.86	-1.65	312.00
4650-0000	Stormwater	219.47	218.00	-1.47	-0.67	438.94	436.00	-2.94	-0.67	2,616.00
4660-0000	Fire Service - Utility	160.60	154.00	-6.60	-4.29	321.20	308.00	-13.20	-4.29	1,848.00
4799-0000	TOTAL UTILITIES	1,703.55	1,879.00	175.45	9.34	3,609.30	3,758.00	148.70	3.96	24,966.00
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	180.00	180.00	0.00	0.00	1,480.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	126.00
5180-0000	HVAC Repair	0.00	300.00	300.00	100.00	0.00	600.00	600.00	100.00	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	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00
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	685.00	595.00	86.86	180.00	1,370.00	1,190.00	86.86	8,746.00
5400-0000	SERVICES									
5430-0000	Exterminating	0.00	0.00	0.00	N/A	660.00	660.00	0.00	0.00	660.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	80.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	0.00	2,063.00	2,063.00	100.00	8,252.00
5450-0000	Janitorial Service	307.79	308.00	0.21	0.07	615.58	616.00	0.42	0.07	3,705.00
5460-0000	Landscaping Service	356.08	783.00	426.92	54.52	1,489.94	1,497.00	7.06	0.47	8,061.00
5480-0000	Security	191.37	181.42	-9.95	-5.48	382.74	362.84	-19.90	-5.48	2,177.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	850.00
5499-0000	TOTAL SERVICES	855.24	1,272.42	417.18	32.79	3,148.26	5,198.84	2,050.58	39.44	23,785.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	61.89	53.00	-8.89	-16.77	123.78	106.00	-17.78	-16.77	636.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	61.89	53.00	-8.89	-16.77	123.78	106.00	-17.78	-16.77	636.00
6110-0000	Management Fees TALCOR	1,370.75	1,370.75	0.00	0.00	2,741.50	2,741.50	0.00	0.00	16,449.00
6159-0000	TOTAL OTHER EXPENSES	1,370.75	1,370.75	0.00	0.00	2,741.50	2,741.50	0.00	0.00	16,449.00
7110-0000	Property Insurance	1,000.60	1,000.00	-0.60	-0.06	2,001.20	2,000.00	-1.20	-0.06	12,000.00
7199-0000	TOTAL INSURANCE/TAXES	1,000.60	1,000.00	-0.60	-0.06	2,001.20	2,000.00	-1.20	-0.06	12,000.00
7800-0000	TOTAL OPERATING EXPENSES	5,082.03	6,260.17	1,178.14	18.82	11,804.04	15,174.34	3,370.30	22.21	86,582.00
7999-0000	NET INCOME - OPERATING	-2,417.73	-3,595.84	1,178.11	32.76	-6,475.44	-9,845.68	3,370.24	34.23	-54,610.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,141.63	4,142.00	0.37	0.01	8,283.26	8,284.00	0.74	0.01	49,699.00
8299-0000	TOTAL OTHER EXPENSES	4,141.63	4,142.00	0.37	0.01	8,283.26	8,284.00	0.74	0.01	49,699.00
9900-0000	NET INCOME	-6,559.36	-7,737.84	1,178.48	15.23	-14,758.70	-18,129.68	3,370.98	18.59	-104,309.00

COLLINS - BUDGET COMPARISON

As of November 30, 2016

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	5,328.60	5,328.66	-0.06	0.00
Total Operating Expenses	11,804.04	15,174.34	3,370.30	22.21
Net Operating Income	-6,475.44	-9,845.68	3,370.24	34.23

Major Variances from Budget:

FUQUA COMPLEX (fuqua)
Budget Comparison
 Period = Nov 2016
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3114-5000	Operating Expense Reimbursement	282.91	273.00	9.91	3.63	732.51	861.00	-128.49	-14.92	3,789.00
3990-0000	TOTAL REVENUE	282.91	273.00	9.91	3.63	732.51	861.00	-128.49	-14.92	3,789.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4640-0000	Water/Sewer	117.08	420.00	302.92	72.12	233.19	840.00	606.81	72.24	5,040.00
4642-0000	Non CAM Water/Sewer	217.42	0.00	-217.42	N/A	433.06	0.00	-433.06	N/A	0.00
4648-0000	Irrigation - Utility	18.49	60.00	41.51	69.18	36.98	120.00	83.02	69.18	720.00
4649-0000	Irrigation-NonCAM	34.33	0.00	-34.33	N/A	68.66	0.00	-68.66	N/A	0.00
4799-0000	TOTAL UTILITIES	387.32	480.00	92.68	19.31	771.89	960.00	188.11	19.59	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	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
5230-0000	Plumbing Repairs	94.84	150.00	55.16	36.77	94.84	300.00	205.16	68.39	1,800.00
5232-0000	Non CAM Plumbing Repairs	176.13	0.00	-176.13	N/A	176.13	0.00	-176.13	N/A	0.00
5290-0000	Other Maintenance	0.00	60.00	60.00	100.00	0.00	120.00	120.00	100.00	720.00
5299-0000	TOTAL REPAIR/MAINTENANCE	270.97	300.00	29.03	9.68	270.97	600.00	329.03	54.84	3,675.00
5400-0000	SERVICES									
5410-0000	Elevator Service	0.00	0.00	0.00	N/A	315.00	900.00	585.00	65.00	900.00
5412-0000	Elevator Service-NonCAM	0.00	0.00	0.00	N/A	585.00	0.00	-585.00	N/A	0.00
5430-0000	Exterminating	52.50	0.00	-52.50	N/A	52.50	0.00	-52.50	N/A	0.00
5433-0000	Non CAM Exterminating	97.50	0.00	-97.50	N/A	97.50	0.00	-97.50	N/A	0.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	90.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	400.00
5499-0000	TOTAL SERVICES	150.00	0.00	-150.00	N/A	1,050.00	900.00	-150.00	-16.67	1,390.00
7800-0000	TOTAL OPERATING EXPENSES	808.29	780.00	-28.29	-3.63	2,092.86	2,460.00	367.14	14.92	10,825.00
7999-0000	NET INCOME - OPERATING	-525.38	-507.00	-18.38	-3.63	-1,360.35	-1,599.00	238.65	14.92	-7,036.00
9900-0000	NET INCOME	-525.38	-507.00	-18.38	-3.63	-1,360.35	-1,599.00	238.65	14.92	-7,036.00

FUQUA - BUDGET COMPARISON

As of November 30, 2016

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	732.51	861.00	-128.49	-14.92
Total Operating Expenses	2,092.86	2,460.00	367.14	14.92
Net Operating Income	-1,360.35	-1,599.00	238.65	14.92

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

INNOVATION PARK -TENANTS IN COMMON (Inn-tic)

Budget Comparison

Period = Nov 2016

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3100-1000	Miscellaneous Income	0.00	0.00	0.00	N/A	120.00	0.00	120.00	N/A	0.00
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	5,061.75	5,061.75	0.00	0.00	10,123.50	10,123.50	0.00	0.00	60,741.00
3220-0000	Interest Income	3,257.11	3,300.00	-42.89	-1.30	7,851.98	6,600.00	1,251.98	18.97	39,600.00
3990-0000	TOTAL REVENUE	8,902.19	8,944.75	-42.56	-0.48	19,262.14	17,889.50	1,372.64	7.67	107,337.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	21.81	22.00	0.19	0.86	43.52	44.00	0.48	1.09	264.00
4648-0000	Irrigation - Utility	79.29	79.00	-0.29	-0.37	158.22	158.00	-0.22	-0.14	948.00
4799-0000	TOTAL UTILITIES	101.10	101.00	-0.10	-0.10	201.74	202.00	0.26	0.13	1,212.00
5116-5000	REPAIR/MAINTENANCE									
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,000.00
5245-0000	Irrigation Repairs	0.00	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	1,500.00
5400-0000	SERVICES									
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	180.00
5460-0000	Landscaping Service	281.90	276.00	-5.90	-2.14	842.41	824.00	-18.41	-2.23	5,538.00
5462-0000	Non CAM Landscaping	178.06	182.00	3.94	2.16	532.09	544.00	11.91	2.19	3,654.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	200.00
5499-0000	TOTAL SERVICES	459.96	458.00	-1.96	-0.43	1,374.50	1,368.00	-6.50	-0.48	9,572.00
7110-0000	Property Insurance	95.89	96.00	0.11	0.11	191.78	192.00	0.22	0.11	1,152.00
7111-0000	Property Insurance-NonCAM	13.14	13.00	-0.14	-1.08	26.28	26.00	-0.28	-1.08	156.00
7199-0000	TOTAL INSURANCE/TAXES	109.03	109.00	-0.03	-0.03	218.06	218.00	-0.06	-0.03	1,308.00
7800-0000	TOTAL OPERATING EXPENSES	670.09	668.00	-2.09	-0.31	1,794.30	1,788.00	-6.30	-0.35	13,592.00
7999-0000	NET INCOME - OPERATING	8,232.10	8,276.75	-44.65	-0.54	17,467.84	16,101.50	1,366.34	8.49	93,745.00
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
8299-0000	TOTAL OTHER EXPENSES	3,759.50	4,345.00	585.50	13.48	7,519.00	8,690.00	1,171.00	13.48	52,134.00
9900-0000	NET INCOME	4,472.60	3,931.75	540.85	13.76	9,948.84	7,411.50	2,537.34	34.24	41,611.00

INN-TIC - BUDGET COMPARISON

As of November 30, 2016	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	19,262.14	17,889.50	1,372.64	7.67
Total Operating Expenses	1,794.30	1,788.00	-6.30	-0.35
Net Operating Income	17,467.84	16,101.50	1,366.34	8.49

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

INNOVATION PARK - JOHNSON BLDG (Johnson)

Budget Comparison

Period = Nov 2016

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	22,113.92	22,113.92	0.00	0.00	44,227.84	44,227.84	0.00	0.00	265,367.04
3990-0000	TOTAL REVENUE	22,113.92	22,113.92	0.00	0.00	44,227.84	44,227.84	0.00	0.00	265,367.04
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	1,481.65	1,800.00	318.35	17.69	3,292.29	4,000.00	707.71	17.69	20,000.00
4635-0000	Refuse Collection	167.68	168.00	0.32	0.19	335.36	795.00	459.64	57.82	2,475.00
4799-0000	TOTAL UTILITIES	1,649.33	1,968.00	318.67	16.19	3,627.65	4,795.00	1,167.35	24.35	22,475.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	40.00	40.00	100.00	114.75	80.00	-34.75	-43.44	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	0.00	90.00	90.00	100.00	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	0.00	300.00	300.00	100.00	0.00	600.00	600.00	100.00	3,600.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,000.00
5230-0000	Plumbing Repairs	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	300.00
5235-0000	Plumbing Supplies	0.00	20.00	20.00	100.00	0.00	40.00	40.00	100.00	240.00
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	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
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	600.00	600.00	100.00	114.75	1,200.00	1,085.25	90.44	8,275.00
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	0.00	0.00	0.00	N/A	900.00	900.00	0.00	0.00	900.00
5420-0000	Fire Protection System	0.00	2,165.00	2,165.00	100.00	3,341.00	2,781.00	-560.00	-20.14	2,781.00
5425-0000	Fire Protection Phone	235.63	241.00	5.37	2.23	471.18	482.00	10.82	2.24	2,892.00
5430-0000	Exterminating	0.00	0.00	0.00	N/A	540.00	540.00	0.00	0.00	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	0.00	1,547.00	1,547.00	100.00	6,188.00
5450-0000	Janitorial Service	1,169.10	1,169.00	-0.10	-0.01	2,338.20	2,338.00	-0.20	-0.01	14,063.00
5460-0000	Landscaping Service	187.68	1,022.00	834.32	81.64	1,393.62	1,392.00	-1.62	-0.12	5,423.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,200.00
5499-0000	TOTAL SERVICES	1,592.41	4,617.00	3,024.59	65.51	8,984.00	10,020.00	1,036.00	10.34	34,227.00
6110-0000	Management Fees TALCOR	2,165.50	2,165.50	0.00	0.00	4,331.00	4,331.00	0.00	0.00	25,986.00
6159-0000	TOTAL OTHER EXPENSES	2,165.50	2,165.50	0.00	0.00	4,331.00	4,331.00	0.00	0.00	25,986.00
7110-0000	Property Insurance	1,370.91	1,370.92	0.01	0.00	2,741.82	2,741.84	0.02	0.00	16,451.00
7199-0000	TOTAL INSURANCE/TAXES	1,370.91	1,370.92	0.01	0.00	2,741.82	2,741.84	0.02	0.00	16,451.00
7800-0000	TOTAL OPERATING EXPENSES	6,778.15	10,921.42	4,143.27	37.94	19,799.22	23,487.84	3,688.62	15.70	109,814.00
7999-0000	NET INCOME - OPERATING	15,335.77	11,192.50	4,143.27	37.02	24,428.62	20,740.00	3,688.62	17.79	155,553.04
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	7,729.37	7,854.33	124.96	1.59	15,458.74	15,708.66	249.92	1.59	94,252.00
8220-0000	Amortization Expense	125.00	0.00	-125.00	N/A	250.00	0.00	-250.00	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	7,854.37	7,854.33	-0.04	0.00	15,708.74	15,708.66	-0.08	0.00	94,252.00

INNOVATION PARK - JOHNSON BLDG (Johnson)

Budget Comparison

Period = Nov 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9900-0000	NET INCOME	7,481.40	3,338.17	4,143.23	124.12	8,719.88	5,031.34	3,688.54	73.31	61,301.04

JOHNSON - BUDGET COMPARISON

As of November 30, 2016	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	44,227.84	44,227.84	0.00	0.00
Total Operating Expenses	19,799.22	23,487.84	3,688.62	15.70
Net Operating Income	24,428.62	20,740.00	3,688.62	17.79

Major Variances from Budget:

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Nov 2016

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	541.47	515.00	26.47	5.14	1,056.52	1,030.00	26.52	2.57	6,180.00
3120-0000	Other Rents	51.15	51.00	0.15	0.29	102.30	102.00	0.30	0.29	612.00
3305-0000	EEP Program Revenue	0.00	0.00	0.00	N/A	3,600.00	2,000.00	1,600.00	80.00	44,000.00
3306-0000	Other Program Income	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	6,500.00
3315-0000	Sales Tax Discount	1.32	0.00	1.32	N/A	1.93	0.00	1.93	N/A	0.00
3990-0000	TOTAL REVENUE	593.94	566.00	27.94	4.94	4,760.75	3,132.00	1,628.75	52.00	57,292.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	10,750.00	11,073.00	323.00	2.92	21,500.00	22,146.00	646.00	2.92	132,876.00
4403-0000	Salary - Director PC	3,958.34	3,958.00	-0.34	-0.01	7,916.67	7,916.00	-0.67	-0.01	47,975.00
4404-0000	Payroll Taxes - Authority	580.43	593.00	12.57	2.12	1,835.72	1,853.00	17.28	0.93	14,730.00
4405-0000	Worker's Compensation-Authority	183.33	304.00	120.67	39.69	366.66	608.00	241.34	39.69	3,661.00
4406-0000	Employee Benefits-Authority	3,468.28	3,478.00	9.72	0.28	6,944.23	6,956.00	11.77	0.17	42,057.00
4410-0000	Wages - Administrative	1,360.00	1,473.00	113.00	7.67	2,822.00	2,946.00	124.00	4.21	17,901.00
4490-0000	TOTAL PAYROLL EXPENSE	20,300.38	20,879.00	578.62	2.77	41,385.28	42,425.00	1,039.72	2.45	259,200.00
4600-0000	UTILITIES									
4605-0000	Electric	101.69	150.00	48.31	32.21	246.38	300.00	53.62	17.87	1,800.00
4635-0000	Refuse Collection	16.64	17.00	0.36	2.12	33.28	34.00	0.72	2.12	204.00
4640-0000	Water/Sewer	34.95	35.00	0.05	0.14	67.70	70.00	2.30	3.29	420.00
4650-0000	Stormwater	45.66	45.00	-0.66	-1.47	91.32	90.00	-1.32	-1.47	540.00
4660-0000	Fire Service - Utility	46.78	46.00	-0.78	-1.70	93.56	92.00	-1.56	-1.70	552.00
4799-0000	TOTAL UTILITIES	245.72	293.00	47.28	16.14	532.24	586.00	53.76	9.17	3,516.00
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	10.00	10.00	100.00	0.00	20.00	20.00	100.00	120.00
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	195.00	195.00	100.00	0.00	315.00	315.00	100.00	2,895.00
5300-0000	CLEANING AND IMPROVEMENTS									
5380-0000	Other Cleaning and Improvements	0.00	40.00	40.00	100.00	0.00	80.00	80.00	100.00	480.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	40.00	40.00	100.00	0.00	80.00	80.00	100.00	480.00
5400-0000	SERVICES									
5430-0000	Exterminating	0.00	0.00	0.00	N/A	300.00	300.00	0.00	0.00	588.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	40.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	0.00	206.00	206.00	100.00	824.00
5450-0000	Janitorial Service	189.78	190.00	0.22	0.12	379.56	380.00	0.44	0.12	2,285.00
5460-0000	Landscaping Service	326.41	752.00	425.59	56.59	1,401.27	1,405.00	3.73	0.27	7,445.00
5480-0000	Security	0.00	0.00	0.00	N/A	0.00	75.00	75.00	100.00	300.00
5499-0000	TOTAL SERVICES	516.19	942.00	425.81	45.20	2,080.83	2,366.00	285.17	12.05	11,482.00
5500-0000	PROPERTY ADMINISTRATION									

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Nov 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5510-0000	Accounting	15,000.00	15,000.00	0.00	0.00	15,000.00	15,000.00	0.00	0.00	18,550.00
5520-0000	Phone Service	135.28	133.00	-2.28	-1.71	270.56	266.00	-4.56	-1.71	1,596.00
5522-0000	Internet Charge	103.52	116.00	12.48	10.76	207.04	232.00	24.96	10.76	2,392.00
5530-0000	Copies	138.98	50.00	-88.98	-177.96	160.98	100.00	-60.98	-60.98	600.00
5560-0000	Fees/Licenses/Permits	10.50	69.00	58.50	84.78	25.95	138.00	112.05	81.20	828.00
5563-0000	Miscellaneous Admin Expense	0.00	0.00	0.00	N/A	61.15	0.00	-61.15	N/A	0.00
5565-0000	Office Supplies	95.87	70.00	-25.87	-36.96	159.73	165.00	5.27	3.19	1,290.00
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	875.00	2,500.00	1,625.00	65.00	2,550.00	5,000.00	2,450.00	49.00	30,000.00
5580-0100	Printing	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	1,200.00
5581-0000	EEP Program Expenses	803.35	3,333.00	2,529.65	75.90	3,488.83	8,666.00	5,177.17	59.74	44,000.00
5582-0000	Other Program Expenses	424.52	500.00	75.48	15.10	424.52	500.00	75.48	15.10	7,000.00
5585-0000	Subscriptions	175.00	0.00	-175.00	N/A	590.00	570.00	-20.00	-3.51	3,615.00
5586-0000	Marketing/PR	114.00	614.00	500.00	81.43	538.54	3,728.00	3,189.46	85.55	5,368.00
5587-0000	General Authority Expense	0.00	100.00	100.00	100.00	130.00	200.00	70.00	35.00	1,200.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	25,000.00
5592-0000	Non CAM Professional Fees	5,719.10	0.00	-5,719.10	N/A	7,811.10	0.00	-7,811.10	N/A	0.00
5594-0000	Travel	0.00	0.00	0.00	N/A	35.00	0.00	-35.00	N/A	7,000.00
5596-0000	Other Administration Costs	0.00	146.00	146.00	100.00	185.31	592.00	406.69	68.70	2,752.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	23,595.12	22,786.00	-809.12	-3.55	31,638.71	35,467.00	3,828.29	10.79	153,051.00
6110-0000	Management Fees TALCOR	852.82	852.83	0.01	0.00	1,705.64	1,705.66	0.02	0.00	10,234.00
6159-0000	TOTAL OTHER EXPENSES	852.82	852.83	0.01	0.00	1,705.64	1,705.66	0.02	0.00	10,234.00
7110-0000	Property Insurance	899.75	900.00	0.25	0.03	1,799.50	1,800.00	0.50	0.03	10,800.00
7199-0000	TOTAL INSURANCE/TAXES	899.75	900.00	0.25	0.03	1,799.50	1,800.00	0.50	0.03	10,800.00
7800-0000	TOTAL OPERATING EXPENSES	46,409.98	46,887.83	477.85	1.02	79,142.20	84,744.66	5,602.46	6.61	451,658.00
7999-0000	NET INCOME - OPERATING	-45,816.04	-46,321.83	505.79	1.09	-74,381.45	-81,612.66	7,231.21	8.86	-394,366.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	794.17	610.00	-184.17	-30.19	1,588.34	1,220.00	-368.34	-30.19	7,324.00
8220-0000	Amortization Expense	292.50	0.00	-292.50	N/A	585.00	0.00	-585.00	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	1,086.67	610.00	-476.67	-78.14	2,173.34	1,220.00	-953.34	-78.14	7,324.00
9900-0000	NET INCOME	-46,902.71	-46,931.83	29.12	0.06	-76,554.79	-82,832.66	6,277.87	7.58	-401,690.00

KNIGHT - BUDGET COMPARISON

As of November 30, 2016

	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	4,760.75	3,132.00	1,628.75	52.00
Total Operating Expenses	79,142.20	84,744.66	5,602.46	6.61
Net Operating Income	-74,381.45	-81,612.66	7,231.21	8.86

Major Variances from Budget:

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Nov 2016

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	11,178.29	9,159.00	2,019.29	22.05	20,315.70	18,318.00	1,997.70	10.91	109,908.00
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	11,199.96	9,159.00	2,040.96	22.28	20,359.04	18,318.00	2,041.04	11.14	109,908.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	1,934.05	2,500.00	565.95	22.64	4,089.78	5,200.00	1,110.22	21.35	28,200.00
4622-0000	Demand Credit	-27.18	0.00	27.18	N/A	-57.71	0.00	57.71	N/A	0.00
4635-0000	Refuse Collection	137.20	137.00	-0.20	-0.15	274.40	650.00	375.60	57.78	2,020.00
4799-0000	TOTAL UTILITIES	2,044.07	2,637.00	592.93	22.48	4,306.47	5,850.00	1,543.53	26.39	30,220.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	40.00	40.00	100.00	477.87	80.00	-397.87	-497.34	480.00
5125-0000	Electric Supplies	96.06	40.00	-56.06	-140.15	96.06	80.00	-16.06	-20.08	480.00
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	1,070.43	250.00	-820.43	-328.17	1,145.43	500.00	-645.43	-129.09	3,000.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	400.00	0.00	-400.00	N/A	1,000.00
5210-0000	Locks & Keys Repairs	0.00	20.00	20.00	100.00	0.00	40.00	40.00	100.00	240.00
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	20.00	20.00	100.00	0.00	40.00	40.00	100.00	240.00
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	40.00	40.00	100.00	0.00	80.00	80.00	100.00	480.00
5299-0000	TOTAL REPAIR/MAINTENANCE	1,166.49	535.00	-631.49	-118.04	2,194.36	1,070.00	-1,124.36	-105.08	7,686.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	100.00	50.00	-50.00	-100.00	100.00	100.00	0.00	0.00	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	100.00	450.00	350.00	77.78	100.00	900.00	800.00	88.89	5,400.00
5400-0000	SERVICES									
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	600.00
5430-0000	Exterminating	0.00	0.00	0.00	N/A	540.00	540.00	0.00	0.00	540.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	0.00	619.00	619.00	100.00	2,476.00
5450-0000	Janitorial Service	790.14	790.00	-0.14	-0.02	1,580.28	1,580.00	-0.28	-0.02	9,504.00
5460-0000	Landscaping Service	153.55	836.00	682.45	81.63	1,140.23	1,139.00	-1.23	-0.11	4,435.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,200.00
5499-0000	TOTAL SERVICES	943.69	1,626.00	682.31	41.96	3,260.51	3,878.00	617.49	15.92	18,755.00
6110-0000	Management Fees TALCOR	1,790.67	1,790.67	0.00	0.00	3,581.34	3,581.34	0.00	0.00	21,488.00
6159-0000	TOTAL OTHER EXPENSES	1,790.67	1,790.67	0.00	0.00	3,581.34	3,581.34	0.00	0.00	21,488.00
7110-0000	Property Insurance	1,133.61	1,133.92	0.31	0.03	2,267.22	2,267.84	0.62	0.03	13,607.00
7199-0000	TOTAL INSURANCE/TAXES	1,133.61	1,133.92	0.31	0.03	2,267.22	2,267.84	0.62	0.03	13,607.00
7800-0000	TOTAL OPERATING EXPENSES	7,178.53	8,172.59	994.06	12.16	15,709.90	17,547.18	1,837.28	10.47	97,156.00
7999-0000	NET INCOME - OPERATING	4,021.43	986.41	3,035.02	307.68	4,649.14	770.82	3,878.32	503.14	12,752.00

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Nov 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,948.38	4,972.00	23.62	0.48	9,896.76	9,944.00	47.24	0.48	59,667.00
8299-0000	TOTAL OTHER EXPENSES	4,948.38	4,972.00	23.62	0.48	9,896.76	9,944.00	47.24	0.48	59,667.00
9900-0000	NET INCOME	-926.95	-3,985.59	3,058.64	76.74	-5,247.62	-9,173.18	3,925.56	42.79	-46,915.00

MORGAN - BUDGET COMPARISON

As of November 30, 2016	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	20,359.04	18,318.00	2,041.04	11.14
Total Operating Expenses	15,709.90	17,547.18	1,837.28	10.47
Net Operating Income	4,649.14	770.82	3,878.32	503.14

Major Variances from Budget:

Total Operating Income/Net Operating Income

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Nov 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	10,719.57	10,720.00	-0.43	0.00	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	100.00	60.00	-40.00	-66.67	190.00	120.00	-70.00	-58.33	720.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	318.00
5180-0000	HVAC Repair	0.00	60.00	60.00	100.00	0.00	120.00	120.00	100.00	720.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	300.00
5230-0000	Plumbing Repairs	0.00	40.00	40.00	100.00	0.00	80.00	80.00	100.00	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	50.00	50.00	100.00	0.00	100.00	100.00	100.00	600.00
5299-0000	TOTAL REPAIR/MAINTENANCE	100.00	250.00	150.00	60.00	190.00	500.00	310.00	62.00	3,618.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
5380-0000	Other Cleaning and Improvements	0.00	10.00	10.00	100.00	0.00	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	0.00	0.00	0.00	N/A	420.00	420.00	0.00	0.00	420.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	35.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	0.00	516.00	516.00	100.00	2,064.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	600.00
5499-0000	TOTAL SERVICES	0.00	0.00	0.00	N/A	420.00	936.00	516.00	55.13	3,119.00
6110-0000	Management Fees TALCOR	807.09	807.08	-0.01	0.00	1,614.18	1,614.16	-0.02	0.00	9,685.00
6159-0000	TOTAL OTHER EXPENSES	807.09	807.08	-0.01	0.00	1,614.18	1,614.16	-0.02	0.00	9,685.00
7110-0000	Property Insurance	149.72	150.00	0.28	0.19	299.44	300.00	0.56	0.19	1,800.00
7199-0000	TOTAL INSURANCE/TAXES	149.72	150.00	0.28	0.19	299.44	300.00	0.56	0.19	1,800.00
7800-0000	TOTAL OPERATING EXPENSES	1,056.81	1,217.08	160.27	13.17	2,523.62	3,370.16	846.54	25.12	18,842.00
7999-0000	NET INCOME - OPERATING	9,662.76	9,502.92	159.84	1.68	18,915.52	18,069.84	845.68	4.68	109,798.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,106.22	3,106.00	-0.22	-0.01	6,212.44	6,212.00	-0.44	-0.01	37,276.00
8299-0000	TOTAL OTHER EXPENSES	3,106.22	3,106.00	-0.22	-0.01	6,212.44	6,212.00	-0.44	-0.01	37,276.00
9900-0000	NET INCOME	6,556.54	6,396.92	159.62	2.50	12,703.08	11,857.84	845.24	7.13	72,522.00

PHIPPS - BUDGET COMPARISON

As of November 30, 2016	<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	2,523.62	3,370.16	846.54	25.12
Net Operating Income	18,915.52	18,069.84	845.68	4.68

Major Variances from Budget:

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

Cash Flow Statement

Period = Nov 2016

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	0.00	0.00	120.00	0.10
3110-0000	Rent	47,800.88	84.64	93,534.46	80.56
3114-5000	Operating Expense Reimbursement	282.91	0.50	732.51	0.63
3115-0000	CAM	5,061.75	8.96	10,123.50	8.72
3120-0000	Other Rents	51.15	0.09	102.30	0.09
3220-0000	Interest Income	3,257.11	5.77	7,851.98	6.76
3305-0000	EEP Program Revenue	0.00	0.00	3,600.00	3.10
3315-0000	Sales Tax Discount	1.32	0.00	1.93	0.00
3540-0000	Electricity Pass Thru	21.67	0.04	43.34	0.04
3990-0000	TOTAL REVENUE	56,476.79	100.00	116,110.02	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	10,750.00	19.03	21,500.00	18.52
4403-0000	Salary - Director PC	3,958.34	7.01	7,916.67	6.82
4404-0000	Payroll Taxes - Authority	580.43	1.03	1,835.72	1.58
4405-0000	Worker's Compensation-Authority	183.33	0.32	366.66	0.32
4406-0000	Employee Benefits-Authority	3,468.28	6.14	6,944.23	5.98
4410-0000	Wages - Administrative	1,360.00	2.41	2,822.00	2.43
4490-0000	TOTAL PAYROLL EXPENSE	20,300.38	35.94	41,385.28	35.64
4600-0000	UTILITIES				
4605-0000	Electric	4,579.39	8.11	9,954.55	8.57
4622-0000	Demand Credit	-27.18	-0.05	-57.71	-0.05
4635-0000	Refuse Collection	436.96	0.77	873.92	0.75
4640-0000	Water/Sewer	293.45	0.52	583.73	0.50
4642-0000	Non CAM Water/Sewer	217.42	0.38	433.06	0.37
4648-0000	Irrigation - Utility	124.21	0.22	248.06	0.21
4649-0000	Irrigation-NonCAM	34.33	0.06	68.66	0.06
4650-0000	Stormwater	265.13	0.47	530.26	0.46
4660-0000	Fire Service - Utility	207.38	0.37	414.76	0.36
4799-0000	TOTAL UTILITIES	6,131.09	10.86	13,049.29	11.24
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	592.62	0.51
5125-0000	Electric Supplies	96.06	0.17	96.06	0.08
5145-0000	Elevator Phone Maintenance	0.00	0.00	75.00	0.06
5160-0000	Exterior Building Maintenance	190.00	0.34	370.00	0.32
5180-0000	HVAC Repair	1,070.43	1.90	1,145.43	0.99
5195-0000	Tree Trimming	0.00	0.00	400.00	0.34
5230-0000	Plumbing Repairs	94.84	0.17	94.84	0.08
5232-0000	Non CAM Plumbing Repairs	176.13	0.31	176.13	0.15
5299-0000	TOTAL REPAIR/MAINTENANCE	1,627.46	2.88	2,950.08	2.54
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	100.00	0.18	100.00	0.09
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	100.00	0.18	100.00	0.09
5400-0000	SERVICES				
5410-0000	Elevator Service	0.00	0.00	1,215.00	1.05
5412-0000	Elevator Service-NonCAM	0.00	0.00	585.00	0.50
5420-0000	Fire Protection System	0.00	0.00	3,341.00	2.88
5425-0000	Fire Protection Phone	235.63	0.42	471.18	0.41
5430-0000	Exterminating	52.50	0.09	2,512.50	2.16
5433-0000	Non CAM Exterminating	97.50	0.17	97.50	0.08
5450-0000	Janitorial Service	2,456.81	4.35	4,913.62	4.23
5460-0000	Landscaping Service	1,305.62	2.31	6,267.47	5.40
5462-0000	Non CAM Landscaping	178.06	0.32	532.09	0.46
5480-0000	Security	191.37	0.34	382.74	0.33
5499-0000	TOTAL SERVICES	4,517.49	8.00	20,318.10	17.50
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	15,000.00	26.56	15,000.00	12.92
5520-0000	Phone Service	197.17	0.35	394.34	0.34
5522-0000	Internet Charge	103.52	0.18	207.04	0.18
5530-0000	Copies	138.98	0.25	160.98	0.14
5560-0000	Fees/Licenses/Permits	10.50	0.02	25.95	0.02

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

Cash Flow Statement

Period = Nov 2016

Book = Accrual

		Period to Date	%	Year to Date	%
5563-0000	Miscellaneous Admin Expense	0.00	0.00	61.15	0.05
5565-0000	Office Supplies	95.87	0.17	159.73	0.14
5575-0000	Professional Fees	875.00	1.55	2,550.00	2.20
5581-0000	EEP Program Expenses	803.35	1.42	3,488.83	3.00
5582-0000	Other Program Expenses	424.52	0.75	424.52	0.37
5585-0000	Subscriptions	175.00	0.31	590.00	0.51
5586-0000	Marketing/PR	114.00	0.20	538.54	0.46
5587-0000	General Authority Expense	0.00	0.00	130.00	0.11
5592-0000	Non CAM Professional Fees	5,719.10	10.13	7,811.10	6.73
5594-0000	Travel	0.00	0.00	35.00	0.03
5596-0000	Other Administration Costs	0.00	0.00	185.31	0.16
5599-0000	TOTAL PROPERTY ADMINISTRATION	23,657.01	41.89	31,762.49	27.36
6110-0000	Management Fees TALCOR	6,986.83	12.37	13,973.66	12.03
6159-0000	TOTAL OTHER EXPENSES	6,986.83	12.37	13,973.66	12.03
7110-0000	Property Insurance	4,650.48	8.23	9,300.96	8.01
7111-0000	Property Insurance-NonCAM	13.14	0.02	26.28	0.02
7199-0000	TOTAL INSURANCE/TAXES	4,663.62	8.26	9,327.24	8.03
7800-0000	TOTAL OPERATING EXPENSES	67,983.88	120.37	132,866.14	114.43
7999-0000	NET INCOME - OPERATING	-11,507.09	-20.37	-16,756.12	-14.43
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	24,479.27	43.34	48,958.54	42.17
8220-0000	Amortization Expense	417.50	0.74	835.00	0.72
8299-0000	TOTAL OTHER EXPENSES	24,896.77	44.08	49,793.54	42.88
9900-0000	NET INCOME	-36,403.86	-64.46	-66,549.66	-57.32
	Adjustments				
1203-0000	A/R-Tenant	63,178.34	111.87	57,666.99	49.67
1206-0000	Other Receivables	1,275.36	2.26	7,308.99	6.29
1210-0000	Accounts Receivable	-70,230.72	-124.35	-61,068.99	-52.60
1590-0000	Accumulated Depreciation	24,479.27	43.34	48,958.54	42.17
1746-0000	Accumulated Amortization-Leasing Commissions	125.00	0.22	250.00	0.22
1752-0000	Accumulated Amortization	292.50	0.52	585.00	0.50
1913-0000	Prepaid Insurance	-1,510.51	-2.67	-20,359.38	-17.53
1925-0000	Investments	5,063.42	8.97	858.90	0.74
2236-0000	Accounts Payable	18,896.23	33.46	29,283.71	25.22
2246-0000	Prepaid Rents	26.25	0.05	26.25	0.02
2249-0000	Accrued Other	0.00	0.00	-3,385.10	-2.92
2250-0000	Tenant Security Dep	198.17	0.35	198.17	0.17
2305-0000	Sales Tax Payable	667.65	1.18	681.84	0.59
	Total Adjustments	42,460.96	75.18	61,004.92	52.54
	Cash Flow	6,057.10	10.72	-5,544.74	-4.78
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	176,676.26	182,733.36	6,057.10	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	176,876.26	182,933.36	6,057.10	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	188,278.10	182,733.36	-5,544.74	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	188,478.10	182,933.36	-5,544.74	

LCRDA - OPERATING ACCOUNT

12/20/2016

Bank Reconciliation Report

11/30/2016

Posted by: DBO

Balance Per Bank Statement as of 11/30/2016 **190,457.51**

Outstanding Deposits

Deposit Date	Deposit Number	Amount
11/29/2016	403	10,719.57
Plus:	Outstanding Deposits	10,719.57

Outstanding Checks

Check Date	Check Number	Payee	Amount
9/30/2016	2062	classoci - C&L Associates Commercial Cleaning	2,385.25
10/14/2016	2071	classoci - C&L Associates Commercial Cleaning	2,456.81
11/15/2016	2106	lcboc - LEON COUNTY BD OF COMMISSIONER	1,187.14
11/15/2016	120516	utltal - City of Tallahassee	6,057.09
11/30/2016	112016	zenith - Zenith Insurance Comapny	2,666.00
11/30/2016	120116	cnainsur - CNA INSURANCE	3,691.46
Less:	Outstanding Checks		18,443.75
	Reconciled Bank Balance		182,733.33

Balance per GL as of 11/30/2016 **182,733.36**

Bank Reconciling Items

Date	Notes	Amount
8/31/2013	rounding diff	-0.03
blank	Book Reconciling Items	-0.03
	Reconciled Balance Per G/L	182,733.33

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

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
10/14/2016	2078	lcboc - LEON COUNTY BD OF COMMISSIONER	1,187.14	11/30/2016
10/14/2016	110216	utltal - City of Tallahassee	6,844.20	11/30/2016
10/28/2016	2085	bc - Broad and Cassel, P.A.	100.00	11/30/2016
10/28/2016	2086	bilbow - Denise Bilbow	75.00	11/30/2016
10/28/2016	2087	centuryl - CENTURY LINK	235.55	11/30/2016
10/28/2016	2088	centuryl - CENTURY LINK	61.89	11/30/2016
10/28/2016	2089	chamber - CHAMBER OF COMMERCE	415.00	11/30/2016
10/28/2016	2090	comcast - COMCAST	238.80	11/30/2016
10/28/2016	2091	marpan - Marpan Supply Company, Inc.	74.00	11/30/2016
10/28/2016	2092	metal - Metal Building Services, Inc.	180.00	11/30/2016

LCRDA - OPERATING ACCOUNT

12/20/2016

Bank Reconciliation Report

11/30/2016

Posted by: DBO

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
10/28/2016	2093	mgital - Talcor Commercial Real Estate Svc Inc	7,047.98	11/30/2016
10/28/2016	2094	valefood - Vale Food Company LLC	1,315.80	11/30/2016
10/28/2016	2095	weston - Weston Trawick, Inc.	114.75	11/30/2016
10/28/2016	11012016	cnainsur - CNA INSURANCE	13,153.82	11/30/2016
11/15/2016	2096	absystem - STA of Tallahassee, Inc.	138.98	11/30/2016
11/15/2016	2097	aireserv - Tony Kelly Heating & Air Inc	75.00	11/30/2016
11/15/2016	2098	bc - Broad and Cassel, P.A.	2,150.00	11/30/2016
11/15/2016	2099	bilbow - Denise Bilbow	424.52	11/30/2016
11/15/2016	2100	classoci - C&L Associates Commercial Cleaning	2,456.81	11/30/2016
11/15/2016	2101	cphlbs - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE	4,902.10	11/30/2016
11/15/2016	2102	hancdtpeggy - Hancock Bank	273.93	11/30/2016
11/15/2016	2103	hancdtrons - Hancock Bank	289.00	11/30/2016
11/15/2016	2104	heinzbro - Heinz Brothers Nurseries, INC.	5,315.88	11/30/2016
11/15/2016	2105	larrylynch - Lawrence W. Lynch	625.29	11/30/2016
11/15/2016	2107	milltree - Miller's Tree Service, LLC	400.00	11/30/2016
11/15/2016	2108	rocksolli - ROCK SOLID TERMITE AND PEST CONTROL	150.00	11/30/2016
11/15/2016	2109	sonitrol - Sonitrol of Tallahassee, Inc.	191.37	11/30/2016
11/15/2016	2110	talldemo - Tallahassee Democrat, Inc.	185.31	11/30/2016
11/15/2016	2111	weston - Weston Trawick, Inc.	477.87	11/30/2016
11/18/2016	111816	stax - Florida Department of Revenue	51.50	11/30/2016

Total Cleared Checks

49,151.49

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
10/31/2016	397	:CHECKscan Deposit	10,719.57	11/30/2016
11/1/2016	405		22,113.92	11/30/2016
11/3/2016	398	:CHECKscan Deposit	5,985.63	11/30/2016
11/7/2016	402	:CHECKscan Deposit	1,499.21	11/30/2016
11/8/2016	400	:CHECKscan Deposit	6,421.08	11/30/2016
11/11/2016	401	:CHECKscan Deposit	371.46	11/30/2016

Total Cleared Deposits

47,110.87

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
11/30/2016	JE 20548	Interest Income from bank account	16.93	11/30/2016
11/30/2016	JE 20551	Benefits - 11.16	-1,221.20	11/30/2016
11/30/2016	JE 20554	Payroll taxes - Nov for Nov	-1,699.96	11/30/2016
11/30/2016	JE 20555	Payroll taxes - Nov for Nov	-1,713.94	11/30/2016
11/30/2016	JE 20556	FLGIT - Nov activity - Liquidation	9,578.96	11/30/2016
11/30/2016	JE 20557	Payroll for Nov 2016	-12,614.92	11/30/2016
11/30/2016	JE 20558	Benefits - Nov for Nov	-1,690.39	11/30/2016

Total Cleared Other Items

-9,344.52



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

4878 100000 002

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



Hancock Bank, a trade name of Whitney Bank



Page: 1 of 2

Statements Dates
11/01/2016 - 11/30/2016

Account Number:

Images:

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* IMAGE * E0

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

Checking Account Summary

Table with 4 columns: Description, Amount, AVERAGE BALANCE, YTD INTEREST PAID. Rows include PREVIOUS BALANCE, CREDITS, DEBITS, SERVICE CHARGES, INTEREST PAID, and ENDING BALANCE.

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

Deposits and Other Credits

Table with 6 columns: Date, Amount, Description, Date, Amount, Description. Lists transactions from 11/01 to 11/14.



100000002

Checks

Table with 6 columns: Date, Serial, Amount, Date, Serial, Amount. Lists check transactions from 11/01 to 11/18.



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



Hancock Bank, a trade name of Whitney Bank



Statements Dates
11/01/2016 - 11/30/2016

Account Number:

Images:

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

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
11/02	13,153.82	PREM-PYMT CNA ACH 016306007248683CCD	11/03	1,905.75	PAYMENT CITYOFTALBKDRAFT 016308007642771PPD
11/03	10.34	PAYMENT CITYOFTALBKDRAFT 016308007642777PPD	11/14	5,698.63	QUICKBOOKS INTUIT PAYROLL S 016319009238823CCD
11/03	90.30	PAYMENT CITYOFTALBKDRAFT 016308007642776PPD	11/15	571.35	QUICKBOOKS INTUIT PAYROLL S 016320009602906CCD
11/03	124.33	PAYMENT CITYOFTALBKDRAFT 016308007642775PPD	11/15	610.60	PAYMENTS NATIONWIDE 016320009603612PPD
11/03	167.75	PAYMENT CITYOFTALBKDRAFT 016308007642772PPD	11/15	1,602.42	USATAXPYMT IRS 016319009368446CCD
11/03	283.70	PAYMENT CITYOFTALBKDRAFT 016308007642770PPD	11/16	97.54	USATAXPYMT IRS 016320009638599CCD
11/03	286.52	PAYMENT CITYOFTALBKDRAFT 016308007642768PPD	11/18	51.50	C01 FLA DEPT REVENUE 016323000255996CCD
11/03	331.75	PAYMENT CITYOFTALBKDRAFT 016308007642778PPD	11/29	1,690.39	CRC FLA DEPT REVENUE 016334001762186CCD
11/03	594.93	PAYMENT CITYOFTALBKDRAFT 016308007642766PPD	11/29	6,344.94	QUICKBOOKS INTUIT PAYROLL S 016334001803250CCD
11/03	1,238.19	PAYMENT CITYOFTALBKDRAFT 016308007642769PPD	11/30	610.60	PAYMENTS NATIONWIDE 016335002098651PPD
11/03	1,810.64	PAYMENT CITYOFTALBKDRAFT 016308007642773PPD	11/30	1,713.94	USATAXPYMT IRS 016334001870086CCD



● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
10/31	201,842.65	11/10	217,981.62	11/21	197,790.53
11/01	222,669.43	11/14	211,656.09	11/22	191,699.36
11/02	209,515.61	11/15	207,927.38	11/25	191,221.49
11/03	213,019.54	11/16	207,829.84	11/28	200,800.45
11/04	212,349.54	11/17	208,904.53	11/29	192,765.12
11/07	218,096.37	11/18	206,489.05	11/30	190,457.51

Payment Detail

Bank=inn1104 AND mm/yy=11/2016-11/2016 AND Check Date=11/01/2016-11/30/2016 AND All Checks=Yes AND Include Voids=All Checks

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
2096 (inn1104) - STA of Tallahassee, Inc. (absystem) - 11/15/16 (11/16)				
11/2016 svcs	P-114174	knight	138.98	55300000 - Copies
Total 2096 (inn1104) - STA of Tallahassee, Inc. (absystem) - 11/15/16 (11/16)			138.98	
2097 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 11/15/16 (11/16)				
tighten all belts on units to prevent noise	P-114170	morgan	75.00	51800000 - HVAC Repair
Total 2097 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 11/15/16 (11/16)			75.00	
2098 (inn1104) - Broad and Cassel, P.A. (bc) - 11/15/16 (11/16)				
09/2016 Svcs	P-114167	knight	575.00	55750000 - Professional Fees
10/2016 svcs	P-114168	knight	1,575.00	55750000 - Professional Fees
Total 2098 (inn1104) - Broad and Cassel, P.A. (bc) - 11/15/16 (11/16)			2,150.00	
2099 (inn1104) - Denise Bilbow (bilbow) - 11/15/16 (11/16)				
11/10/16 Reimbursement	P-114176	knight	424.52	55820000 - Other Program Expenses
Total 2099 (inn1104) - Denise Bilbow (bilbow) - 11/15/16 (11/16)			424.52	
2100 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 11/15/16 (11/16)				
11/2016 Janitorial Svcs	P-114173	johnson	1,169.10	54500000 - Janitorial Service
11/2016 Janitorial Svcs	P-114173	morgan	790.14	54500000 - Janitorial Service
11/2016 Janitorial Svcs	P-114173	collins	307.79	54500000 - Janitorial Service
11/2016 Janitorial Svcs	P-114173	knight	189.78	54500000 - Janitorial Service
Total 2100 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 11/15/16 (11/16)			2,456.81	
2101 (inn1104) - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE (cphlbs) - 11/15/16 (11/16)				
Matter #163010 Bing Energy Lease Dispute 09/16-10/16 svcs	P-114166	knight	4,902.10	55920000 - Non CAM Professional Fees
Total 2101 (inn1104) - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE (cphlbs) - 11/15/16 (11/16)			4,902.10	
2102 (inn1104) - Hancock Bank (hancdtpeggy) - 11/15/16 (11/16)				
Office Depot	P-114428	knight	17.69	55810000 - EEP Program Expenses
Office Depot	P-114428	knight	49.19	55810000 - EEP Program Expenses
Office Depot	P-114428	knight	56.97	55650000 - Office Supplies
Walmart	P-114428	knight	29.50	55650000 - Office Supplies
Walmart	P-114428	knight	9.40	55650000 - Office Supplies
Michaels	P-114428	knight	111.18	55810000 - EEP Program Expenses
Total 2102 (inn1104) - Hancock Bank (hancdtpeggy) - 11/15/16 (11/16)			273.93	
2103 (inn1104) - Hancock Bank (hancdtrons) - 11/15/16 (11/16)				
Constant Contact	P-114179	knight	65.00	55860000 - Marketing/PR
DEO Special Districts annual fee	P-114179	knight	175.00	55850000 - Subscriptions
build fire	P-114179	knight	49.00	55860000 - Marketing/PR
Total 2103 (inn1104) - Hancock Bank (hancdtrons) - 11/15/16 (11/16)			289.00	
2104 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 11/15/16 (11/16)				
10/2016 Grounds Maintenance	P-114165	morgan	305.32	54600000 - Landscaping Service
10/2016 Grounds Maintenance	P-114165	johnson	373.17	54600000 - Landscaping Service
10/2016 Grounds Maintenance	P-114165	collins	708.01	54600000 - Landscaping Service
10/2016 Grounds Maintenance	P-114165	knight	649.01	54600000 - Landscaping Service
10/2016 Grounds Maintenance	P-114165	inn-tic	560.51	54600000 - Landscaping Service
10/2016 Grounds Maintenance	P-114165	inn-tic	354.03	54620000 - Non CAM Landscaping
Pinestraw bales installed	P-114165	morgan	681.36	54600000 - Landscaping Service
Pinestraw bales installed	P-114165	johnson	832.77	54600000 - Landscaping Service
Pinestraw bales installed	P-114165	collins	425.85	54600000 - Landscaping Service
Pinestraw bales installed	P-114165	knight	425.85	54600000 - Landscaping Service
Total 2104 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 11/15/16 (11/16)			5,315.88	
2105 (inn1104) - Lawrence W. Lynch (larrylynch) - 11/15/16 (11/16)				
EEP class expenses	P-114175	knight	625.29	55810000 - EEP Program Expenses
Total 2105 (inn1104) - Lawrence W. Lynch (larrylynch) - 11/15/16 (11/16)			625.29	
2106 (inn1104) - LEON COUNTY BD OF COMMISSIONER (Icboc) - 11/15/16 (11/16)				
11/2016 PTY	P-114172	knight	593.57	44060000 - Employee Benefits-Authority
11/2016 PTY	P-114172	knight	593.57	44060000 - Employee Benefits-Authority
Total 2106 (inn1104) - LEON COUNTY BD OF COMMISSIONER (Icboc) - 11/15/16 (11/16)			1,187.14	
2107 (inn1104) - Miller's Tree Service, LLC (milltree) - 11/15/16 (11/16)				
remove tree and grind stump	P-114171	morgan	400.00	51950000 - Tree Trimming
Total 2107 (inn1104) - Miller's Tree Service, LLC (milltree) - 11/15/16 (11/16)			400.00	

Payment Detail

Bank=inn1104 AND mm/yy=11/2016-11/2016 AND Check Date=11/01/2016-11/30/2016 AND All Checks=Yes AND Include Voids=All Checks

2108 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksoli) - 11/15/16 (11/16)			
one time service to apply snake away product	P-114177	fuqua	52.50 54300000 - Exterminating
one time service to apply snake away product	P-114177	fuqua	97.50 54330000 - Non CAM Exterminating
Total 2108 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksoli) - 11/15/16 (11/16)			150.00
2109 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 11/15/16 (11/16)			
11/2016 Access Control & Intrusion Svcs	P-114178	collins	191.37 54800000 - Security
Total 2109 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 11/15/16 (11/16)			191.37
2110 (inn1104) - Tallahassee Democrat, Inc. (talldemo) - 11/15/16 (11/16)			
notice of public meetings	P-114163	knight	85.22 55960000 - Other Administration Costs
notice of public meetings	P-114164	knight	100.09 55960000 - Other Administration Costs
Total 2110 (inn1104) - Tallahassee Democrat, Inc. (talldemo) - 11/15/16 (11/16)			185.31
2111 (inn1104) - Weston Trawick, Inc. (weston) - 11/15/16 (11/16)			
install ballasts, replace emergency lights and test	P-114169	morgan	477.87 51200000 - Electric Repairs
Total 2111 (inn1104) - Weston Trawick, Inc. (weston) - 11/15/16 (11/16)			477.87
111816 (inn1104) - Florida Department of Revenue (stax) - 11/18/16 (11/16)			
10/2016 Sales Tax-Innovation Park	P-114104	knight	52.82 23050000 - Sales Tax Payable
10/2016 Sales Tax-Innovation Park	P-114104	knight	-1.32 33150000 - Sales Tax Discount
Total 111816 (inn1104) - Florida Department of Revenue (stax) - 11/18/16 (11/16)			51.50
112016 (inn1104) - Zenith Insurance Comapny (zenith) - 11/30/16 (11/16)			
01/01/17-01/01/18 Worker's Comp	P-115122	knight	2,666.00 44050000 - Worker's Compensation-Authority
Total 112016 (inn1104) - Zenith Insurance Comapny (zenith) - 11/30/16 (11/16)			2,666.00
120116 (inn1104) - CNA INSURANCE (cnainsur) - 11/30/16 (11/16)			
11/2016 pmt	P-115123	inn-tic	3,691.46 19130000 - Prepaid Insurance
Total 120116 (inn1104) - CNA INSURANCE (cnainsur) - 11/30/16 (11/16)			3,691.46
120516 (inn1104) - City of Tallahassee (utltal) - 11/15/16 (11/16)			
0721285610 11/2016	P-114180	fuqua	117.08 46400000 - Water/Sewer
0721285610 11/2016	P-114180	fuqua	217.42 46420000 - Non CAM Water/Sewer
1721285610 11/2016	P-114181	inn-tic	10.34 46050000 - Electric
3588865610 11/2016	P-114182	inn-tic	11.47 46050000 - Electric
3588865610 11/2016	P-114182	inn-tic	79.29 46480000 - Irrigation - Utility
4621285610 11/2016	P-114183	morgan	137.08 46050000 - Electric
5764754002 11/2016	P-114184	johnson	1,481.65 46050000 - Electric
6370545953 11/2016	P-114185	collins	1,040.19 46050000 - Electric
6370545953 11/2016	P-114185	collins	141.42 46400000 - Water/Sewer
6370545953 11/2016	P-114185	collins	115.44 46350000 - Refuse Collection
6370545953 11/2016	P-114185	collins	219.47 46500000 - Stormwater
6370545953 11/2016	P-114185	collins	160.60 46600000 - Fire Service - Utility
6370545953 11/2016	P-114185	collins	26.43 46480000 - Irrigation - Utility
6621285610 11/2016	P-114186	morgan	130.01 46050000 - Electric
7621285610 11/2016	P-114187	fuqua	18.49 46480000 - Irrigation - Utility
7621285610 11/2016	P-114187	fuqua	34.33 46490000 - Irrigation-NonCAM
7621285610 11/2016	P-114187	morgan	103.90 46350000 - Refuse Collection
7621285610 11/2016	P-114187	johnson	126.98 46350000 - Refuse Collection
8559156780 11/2016	P-114188	morgan	1,110.17 46050000 - Electric
8621285610 11/2016	P-114189	knight	101.69 46050000 - Electric
8621285610 11/2016	P-114189	knight	34.95 46400000 - Water/Sewer
8621285610 11/2016	P-114189	knight	45.66 46500000 - Stormwater
8621285610 11/2016	P-114189	knight	16.64 46350000 - Refuse Collection
8621285610 11/2016	P-114189	knight	46.78 46600000 - Fire Service - Utility
9621285610 11/2016	P-114190	morgan	556.79 46050000 - Electric
9621285610 11/2016	P-114190	morgan	-27.18 46220000 - Demand Credit
Total 120516 (inn1104) - City of Tallahassee (utltal) - 11/15/16 (11/16)			6,057.09
			31,709.25

Deposit Register

For Period = Nov 2016

Name	Property	Unit	Tenant	Period	Received Date	Deposit Date	Amount	Check #	Deposit #	Notes
(inn1104) - 398 11/03/2016										
FLORIDA A&M UNIVERSITY BOARD OF TRUSTEEDS	morgan	130	mgn-famu	11/2016	11/3/2016	11/3/2016	2,559.25	0000184447	398	:CHECKscan Payment - 11-16 Rent
INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	morgan	131	ispa	11/2016	11/3/2016	11/3/2016	178.75	00693796	398	:CHECKscan Payment - 10-16 Rent/Electric
SunnyLand Solar RE, LLC	inn-tic	1F	sunny	11/2016	11/3/2016	11/3/2016	583.33	001467	398	:CHECKscan Payment - 09-16 Rent
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES DIVISION OF MARKETING & DEVELOPMENT	collins	25	ip-dacs	11/2016	11/3/2016	11/3/2016	2,664.30	7404164520	398	:CHECKscan Payment - 11-16 Rent
Total (inn1104) - 398 11/03/2016							5,985.63			
(inn1104) - 400 11/08/2016										
Florida State University Board of Trustees	morgan	110	nwrdcmg	11/2016	11/8/2016	11/8/2016	2,796.08	00694856	400	:CHECKscan Payment - 10-16 Rent
CENTER FOR BIOMEDICAL & TOXICOLOGICAL RESEARCH	morgan	226-235	cbtr	11/2016	11/8/2016	11/8/2016	3,625.00	00694855	400	:CHECKscan Payment - 11-16 Rent
Total (inn1104) - 400 11/08/2016							6,421.08			
(inn1104) - 401 11/11/2016										
NANOSTRATA, INC.	knight	110	ip-nano	11/2016	11/11/2016	11/11/2016	371.46	002139	401	:CHECKscan Payment
Total (inn1104) - 401 11/11/2016							371.46			
(inn1104) - 402 11/07/2016										
FSU Research Foundation	fuqua		fsurf-ca	11/2016	11/7/2016	11/7/2016	1,499.21	094277	402	:CHECKscan Payment - 07/16-09/16 Quarterly Rebills
Total (inn1104) - 402 11/07/2016							1,499.21			
(inn1104) - 403 11/29/2016										
DEPARTMENT OF TRANSPORTATION	phipps	PHIPPS	ip-dot	11/2016	11/29/2016	11/29/2016	10,719.57	7404849240	403	:CHECKscan Payment - 11-16 Rent
Total (inn1104) - 403 11/29/2016							10,719.57			
(inn1104) - 404 12/06/2016										
United States Treasury	inn-tic			11/2016	12/6/2016	12/6/2016	-40.00	40304	404	:Prog Gen Reverses receipt Ctrl# 78889 RV wrong post month
United States Treasury	inn-tic			11/2016	12/6/2016	12/6/2016	40.00	40304	404	:CHECKscan Payment - Shanna Lewis Restitution Reversed by ctrl# 79044 RV wrong post month
Total (inn1104) - 404 12/06/2016							0.00			
General Service Administration (GSA)	johnson	100	gs04pfl	11/2016	11/1/2016	11/1/2016	22,113.92	GSA1116	405	10-16 Rent
Total (inn1104) - 405 11/01/2016							22,113.92			
Grand Total							47,110.87			

Aged Receivable

DB Caption: TALCOR Commercial -- LIVE Property: innvntn Status: Current, Past, Future All Selected Accounts Age As Of: 11/30/2016 Post To: 11/2016 Summary By: Tenant

Property	Customer	Lease	Name	Status	Current	0-30	31-60	61-90	Over	Pre-	Total
					Owed	Owed	Owed	Owed	90 Owed	Payments	Owed
collins - INNOVATION PARK-COLLINS BLDG											
collins - INNOVATION PARK-COLLINS BLDG	bingcol		Bing Energy International, LLC	Current	37,206.42	0.00	0.00	0.00	37,206.42	0.00	37,206.42
collins - INNOVATION PARK-COLLINS BLDG					37,206.42	0.00	0.00	0.00	37,206.42	0.00	37,206.42
fuqua - FUQUA COMPLEX											
fuqua - FUQUA COMPLEX	fsurf-ca		FSU Research Foundation	Current	0.00	0.00	0.00	0.00	0.00	-26.25	-26.25
fuqua - FUQUA COMPLEX					0.00	0.00	0.00	0.00	0.00	-26.25	-26.25
inn-tic - INNOVATION PARK -TENANTS IN COMMON											
inn-tic - INNOVATION PARK -TENANTS IN COMMON	fsucam		FSU	Current	45,931.76	45,931.76	0.00	0.00	0.00	0.00	45,931.76
inn-tic - INNOVATION PARK -TENANTS IN COMMON	danfoss		DANFOSS TURBOCOR, INC.	Current	7,060.84	7,060.84	0.00	0.00	0.00	0.00	7,060.84
inn-tic - INNOVATION PARK -TENANTS IN COMMON	aval		AVALANCHE PARTNERS	Current	2,683.79	2,683.79	0.00	0.00	0.00	0.00	2,683.79
inn-tic - INNOVATION PARK -TENANTS IN COMMON	sunny		SunnyLand Solar RE, LLC	Current	7,267.94	6,684.61	583.33	0.00	0.00	0.00	7,267.94
inn-tic - INNOVATION PARK -TENANTS IN COMMON	cent		CENTENNIAL BUILDING	Current	7,425.19	7,425.19	0.00	0.00	0.00	0.00	7,425.19
inn-tic - INNOVATION PARK -TENANTS IN COMMON					70,369.52	69,786.19	583.33	0.00	0.00	0.00	70,369.52
johnson - INNOVATION PARK - JOHNSON BLDG											
johnson - INNOVATION PARK - JOHNSON BLDG	gs04pflf		General Service Administration (GSA)	Current	22,113.92	22,113.92	0.00	0.00	0.00	0.00	22,113.92
johnson - INNOVATION PARK - JOHNSON BLDG	fsujohn		THE FLORIDA STATE UNIVERSITY RESEARCH FOUNDATION, INC.	Current	0.00	0.00	0.00	0.00	0.00	-37.12	-37.12
johnson - INNOVATION PARK - JOHNSON BLDG					22,113.92	22,113.92	0.00	0.00	0.00	-37.12	22,076.80
knight - INNOVATION PARK - KNIGHT ADMIN BLDG											
knight - INNOVATION PARK - KNIGHT ADMIN BLDG	ip-nano		NANOSTRATA, INC.	Current	21.15	21.15	0.00	0.00	0.00	0.00	21.15
knight - INNOVATION PARK - KNIGHT ADMIN BLDG	nhuenerg		Nhu Energy, Inc	Current	233.37	233.37	0.00	0.00	0.00	0.00	233.37
knight - INNOVATION PARK - KNIGHT ADMIN BLDG	sensatek		Sensatek Propulsion Technology, Inc.	Current	226.57	226.57	0.00	0.00	0.00	0.00	226.57
knight - INNOVATION PARK - KNIGHT ADMIN BLDG					481.09	481.09	0.00	0.00	0.00	0.00	481.09
morgan - INNOVATION PARK -MORGAN BLDG											
morgan - INNOVATION PARK -MORGAN BLDG	nwrldcmgn		Florida State University Board of Trustees	Current	4,836.96	4,836.96	0.00	0.00	0.00	0.00	4,836.96
morgan - INNOVATION PARK -MORGAN BLDG	ispa		INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	Current	178.75	178.75	0.00	0.00	0.00	0.00	178.75
morgan - INNOVATION PARK -MORGAN BLDG					5,015.71	5,015.71	0.00	0.00	0.00	0.00	5,015.71
Grand Total					135,186.66	97,396.91	583.33	0.00	37,206.42	-63.37	135,123.29

UserId : kristy Date : 12/20/2016 Time : 9:01 AM

Payables Aging Report

invntion
 Period: 11/2016
 As of : 11/30/2016

Payee	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	0-30	31-60	61-90	Over	Notes
Code	Notes								Owed	Owed	Owed	Owed	90	
														Owed
aireserv	Tony Kelly Heating & Air Inc													
		replace honeywell control board to better assist with the climate control in SBDC	P-115121	27998	morgan	11/21/2016	5180-0000 HVAC Repair	0000035625	1,070.43	1,070.43	0.00	0.00	0.00	replace honeywell control board to better assist with the climate control in SBDC
Total aireserv									1,070.43	1,070.43	0.00	0.00	0.00	
bc	Broad and Cassel, P.A.													
		General Representation 11/2016	P-115806	28118	knight	11/30/2016	5575-0000 Professional Fees	1023236	875.00	875.00	0.00	0.00	0.00	General Representation 11/2016
Total bc									875.00	875.00	0.00	0.00	0.00	
centuryl	CENTURY LINK													
		Acct #433132824	P-115126	27998	collins	11/18/2016	5520-0000 Phone Service	33132824 11/2016	61.89	61.89	0.00	0.00	0.00	0.00 11/18-12/17/16 svcs
		Acct #437850207	P-115125	27998	johnson	11/18/2016	5425-0000 Fire Protection Phone	37850207 11/2016	235.63	235.63	0.00	0.00	0.00	0.00 11/18-12/17/16 svcs
Total centuryl									297.52	297.52	0.00	0.00	0.00	
comcast	COMCAST													
		Acct #09587 317042-01-7	P-115124	27998	knight	11/21/2016	5520-0000 Phone Service	7 317042-01-7 11/	135.28	135.28	0.00	0.00	0.00	0.00 12/04/16-01/03/17 svcs
		Acct #09587 317042-01-7	P-115124	27998	knight	11/21/2016	5522-0000 Internet Charge	7 317042-01-7 11/	103.52	103.52	0.00	0.00	0.00	0.00 12/04/16-01/03/17 svcs
Total comcast									238.80	238.80	0.00	0.00	0.00	
cphlbs	CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE													
		Matter #163010 Bing Energy Commercial Dispute 11/2016 svcs	P-115805	28118	knight	11/30/2016	5592-0000 Non CAM Professional	98252915	5,719.10	5,719.10	0.00	0.00	0.00	Matter #163010 Bing Energy Commercial Dispute 11/2016 svcs
Total cphlbs									5,719.10	5,719.10	0.00	0.00	0.00	
extreme	EXTREME CARPET CARE													
		clean carpets prior to move in	P-115128	27998	morgan	11/1/2016	5310-0000 Carpet Cleaning	103946	100.00	100.00	0.00	0.00	0.00	clean carpets prior to move in
Total extreme									100.00	100.00	0.00	0.00	0.00	
heinzbro	Heinz Brothers Nurseries, Inc.													
		11/2016 Grounds Maintenance	P-115804	28118	collins	11/15/2016	5460-0000 Landscaping Service	25790	356.08	356.08	0.00	0.00	0.00	0.00 11/2016 Grounds Maintenance
		11/2016 Grounds Maintenance	P-115804	28118	inn-tic	11/15/2016	5460-0000 Landscaping Service	25790	281.90	281.90	0.00	0.00	0.00	0.00 11/2016 Grounds Maintenance
		11/2016 Grounds Maintenance	P-115804	28118	inn-tic	11/15/2016	5462-0000 Non CAM Landscaping	25790	178.06	178.06	0.00	0.00	0.00	0.00 11/2016 Grounds Maintenance
		11/2016 Grounds Maintenance	P-115804	28118	johnson	11/15/2016	5460-0000 Landscaping Service	25790	187.68	187.68	0.00	0.00	0.00	0.00 11/2016 Grounds Maintenance
		11/2016 Grounds Maintenance	P-115804	28118	knight	11/15/2016	5460-0000 Landscaping Service	25790	326.41	326.41	0.00	0.00	0.00	0.00 11/2016 Grounds Maintenance
		11/2016 Grounds Maintenance	P-115804	28118	morgan	11/15/2016	5460-0000 Landscaping Service	25790	153.55	153.55	0.00	0.00	0.00	0.00 11/2016 Grounds Maintenance
Total heinzbro									1,483.68	1,483.68	0.00	0.00	0.00	
keithmcn	Keith McNeill Plumbing Contractor, Inc.													
		repair to main 2" water line that services the Fuqua Complex	P-115130	27998	fuqua	11/16/2016	5230-0000 Plumbing Repairs	W02817	94.84	94.84	0.00	0.00	0.00	0.00 repair to main 2" water line that services the Fuqua Complex
		repair to main 2" water line that services the Fuqua Complex	P-115130	27998	fuqua	11/16/2016	5232-0000 Non CAM Plumbing Re	W02817	176.13	176.13	0.00	0.00	0.00	0.00 repair to main 2" water line that services the Fuqua Complex
Total keithmcn									270.97	270.97	0.00	0.00	0.00	
marpan	Marpan Supply Company, Inc.													
		bulbs for Morgan building fixtures	P-115129	27998	morgan	11/21/2016	5125-0000 Electric Supplies	1417615	96.06	96.06	0.00	0.00	0.00	0.00 bulbs for Morgan building fixtures
		monthly container rental	P-115127	27998	johnson	11/20/2016	4635-0000 Refuse Collection	1417662	40.70	40.70	0.00	0.00	0.00	0.00 monthly container rental
		monthly container rental	P-115127	27998	morgan	11/20/2016	4635-0000 Refuse Collection	1417662	33.30	33.30	0.00	0.00	0.00	0.00 monthly container rental
Total marpan									170.06	170.06	0.00	0.00	0.00	
metal	Metal Building Services, Inc.													
		11/2016 Gutter Cleaning Svcs	P-115131	27998	collins	11/10/2016	5160-0000 Exterior Building Maint	11560	90.00	90.00	0.00	0.00	0.00	0.00 11/2016 Gutter Cleaning Svcs
		11/2016 Gutter Cleaning Svcs	P-115131	27998	phippis	11/10/2016	5160-0000 Exterior Building Maint	11560	100.00	100.00	0.00	0.00	0.00	0.00 11/2016 Gutter Cleaning Svcs
Total metal									190.00	190.00	0.00	0.00	0.00	
mgttal	Talcor Commercial Real Estate Svc Inc													
		11/2016 Mngmnt Fee-Innovation Park	P-115132	27998	collins	11/30/2016	6110-0000 Management Fees TAlTngmnt Fee-Innov		1,370.75	1,370.75	0.00	0.00	0.00	0.00 11/2016 Mngmnt Fee-Innovation Park
		11/2016 Mngmnt Fee-Innovation Park	P-115132	27998	johnson	11/30/2016	6110-0000 Management Fees TAlTngmnt Fee-Innov		2,165.50	2,165.50	0.00	0.00	0.00	0.00 11/2016 Mngmnt Fee-Innovation Park

Payables Aging Report

Invntion
 Period: 11/2016
 As of : 11/30/2016

Payee	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	0-30	31-60	61-90	Over	Notes
Code	Notes													
									Owed	Owed	Owed	Owed	90	Owed
		11/2016 Mngmnt Fee-Innovation Park	P-115132	27998	knight	11/30/2016	6110-0000 Management Fees TAlIngmt Fee-Innov.		852.82	852.82	0.00	0.00	0.00	0.00 11/2016 Mngmnt Fee-Innovation Park
		11/2016 Mngmnt Fee-Innovation Park	P-115132	27998	morgan	11/30/2016	6110-0000 Management Fees TAlIngmt Fee-Innov.		1,790.67	1,790.67	0.00	0.00	0.00	0.00 11/2016 Mngmnt Fee-Innovation Park
		11/2016 Mngmnt Fee-Innovation Park	P-115132	27998	phipps	11/30/2016	6110-0000 Management Fees TAlIngmt Fee-Innov.		807.09	807.09	0.00	0.00	0.00	0.00 11/2016 Mngmnt Fee-Innovation Park
Total mgttal									6,986.83	6,986.83	0.00	0.00	0.00	0.00
misctho Thomas Howell Ferguson, PA														
		Progress billing for LCRDA Audit 2015-2016	P-115807	28118	knight	11/30/2016	5510-0000 Accounting	95072	15,000.00	15,000.00	0.00	0.00	0.00	0.00 Progress billing for LCRDA Audit 2015-2016
Total misctho									15,000.00	15,000.00	0.00	0.00	0.00	0.00
simplex Simplex Grinnell														
		Annual Inspection 10/01/16-09/30/2017	P-113940	27754	johnson	10/28/2016	5420-0000 Fire Protection System	78974659	2,725.00	0.00	2,725.00	0.00	0.00	0.00 Annual Inspection 10/01/16-09/30/2017
Total simplex									2,725.00	0.00	2,725.00	0.00	0.00	
Grand Total									35,127.39	32,402.39	2,725.00	0.00	0.00	

INNOVATION PARK
COLLINS BLDG.

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

% OF BLDG	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
75	VACANT			\$ -	17,320	0.00	\$ -				\$ -		\$ -			\$ -		
142	VACANT				150	0.00	\$ -		\$ -							\$ -		\$ -
lab-4ofc, 124,125,127,152	VACANT				5,504	0.00	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -			\$ -		\$ -
											\$ -	\$ -	\$ -			\$ -		\$ -
25	DEPT OF AGRICULTURE & CONSUMER SERVICES-SEAFOOD & AQUACULTURE	7/1/07	6/30/22	\$ -	1,926	16.60	\$ 2,664.30	\$ 2,664.30	EXEMPT		\$ 2,664.30	\$ -	\$ 2,664.30	2,664.30	11/3	\$ -	RENT SAME TILL END OF LEASE	EXEMPT
FRMR	Bing Energy International, LLC	7/18/13	3/31/16				\$ -	\$ -	\$ -		\$ -	\$ 32,212.60	\$ 32,212.60			\$ 32,212.60	Expansion as of 7/15-Rent Increase \$4280.74	\$ -
											\$ -	\$ 4,993.82	\$ 4,993.82			\$ 4,993.82	Utilities	EXEMPT
																	Other Income: Bing Energy	
=====																		
	TOTALS			\$ -	24,900	8.30	\$ 2,664.30	\$ 2,664.30	\$ -	\$ -	\$ 2,664.30	\$ 37,206.42	\$ 39,870.72	\$ 2,664.30		\$ 37,206.42		\$ -

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

INNOVATION PARK
FUQUA BLDG.

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

TENANT	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
FSU RESEARCH FOUNDATION, INC.		\$ 1,472.96	\$ 1,472.96	\$ 1,499.21	11/16	\$ (26.25)	Billed qtly for common area costs	EXEMPT
=====								
TOTALS	\$ -	\$ 1,472.96	\$ 1,472.96	\$ 1,499.21		\$ (26.25)		\$ -

A/R \$ -
Prepaid \$ (26.25)

INNOVATION PARK
JOHNSON BLDG.

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

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

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

INNOVATION PARK
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	NANOSTRATA, INC.	7/1/10	8/31/16	\$ -	254	15.40	\$ 325.87	\$ 325.87	\$ 24.44			\$ 350.31	\$ -	\$ 350.31	\$ 350.31	11/11	\$ 0.00		\$ 24.44
111	VACANT				90					\$ 21.15		\$ 21.15	\$ 21.15	\$ 42.30	\$ 21.15	11/11	\$ 21.15	MTHLY DSL CHARGE \$21.15	EXEMPT
112	NHU ENERGY, INC	8/1/15	7/31/17	\$ 183.67	152	14.94	\$ 189.18	\$ 189.18	\$ 14.19			\$ 203.37	\$ -	\$ 203.37			\$ 203.37	Other: Copier Charges; Rent Commence 10/15 \$183.67	\$ -
113	Sensatek Propulsion Tech, Inc.	10/26/16	10/31/17	\$ 198.17	164	1.93	\$ 26.42	\$ 26.42	\$ 1.98	\$ 30.00	\$ 198.17	\$ 226.57	\$ -	\$ 226.57	\$ 226.57		\$ 226.57	MTHLY DSL CHARGE \$30.00 Other: Security Deposit	EXEMPT
114	VACANT			\$ -	170	0.00	\$ -		\$ -			\$ -	\$ -	\$ -			\$ -		\$ -
												\$ -	\$ -	\$ -			\$ -	Elevator Pitch Night Sponsors	EXEMPT
																		EEP Grant Code to 3305	
																		Hancock Bank Lindsay Volpe Credit Card Refund	
																			\$ 24.44
TOTALS				\$ 381.84	2,800	8.07	\$ 541.47	\$ 541.47	\$ 40.61		\$ 198.17	\$ 831.40	\$ 21.15	\$ 852.55	\$ 371.46		\$ 481.09		

Misc Deposit
G/L 4405-0000
A/R \$ 481.09

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	MTM		1799.00 515.00	14.50	\$ 4,836.96	\$ 4,836.96	EXEMPT			\$ 4,836.96	\$ 2,796.08	\$ 7,633.04	\$ 2,796.08	11/8	\$ 4,836.96		EXEMPT
115, 118, 119,120		<i>NWRDC (part of above)</i>				1514.00	0.00	\$ -	\$ -				\$ -	\$ -	\$ -			\$ -		\$ -
117		<i>NWRDC (part of above)</i>				175.00														
116		VACANT				195.00														
127/128		VACANT				506.00	0.00	\$ -	\$ -	EXEMPT			\$ -	\$ -	\$ -			\$ -		\$ -
130,130A-C, 132, 133, 135-139	C-1644	FLORIDA A & M UNIVERISTY <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	11/3	\$ -	MTM with 60 day notice to terminate	EXEMPT
131	2008:103	FSU-INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	5/1/08	4/30/17	\$ -	130.00	16.50	\$ 178.75	\$ 157.08	EXEMPT	\$ 21.67		\$ 178.75	\$ 178.75	\$ 357.50	\$ 178.75	11/3	\$ 178.75		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						\$ -					\$ -		
220		VACANT				212.00	0.00						\$ -					\$ -		
221		VACANT				200.00	0.00						\$ -					\$ -		
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	6/30/17	\$ -	3000.00	14.50	\$ 3,625.00	\$ 3,625.00	EXEMPT			\$ 3,625.00	\$ -	\$ 3,625.00	\$ 3,625.00	11/8	\$ -		EXEMPT
236		VACANT				1806.00	14.50	\$ 2,182.25		EXEMPT			\$ -	\$ -	\$ -			\$ -		EXEMPT
														\$ -						
=====																				
					\$ -	22587.00	5.82	\$ 13,382.21	\$ 11,178.29	\$ -		\$ 4,993.82	\$ 11,199.96	\$ 2,974.83	\$ 14,174.79	\$ 9,159.08		\$ 5,015.71		\$ -

A/R \$ 5,015.71
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	\$ 10,719.57	11/29	\$ -		EXEMPT
	STRUCTURAL RESEARCH LABORATORY																RENT SAME TILL END OF LEASE	
	(bldg & land is 5.28 acres)																LESSEE PAYS UTILITIES, JANITORIAL & GROUNDS MAINTENANCE. LANDLORD PAYS FOR HVAC, STRUCTURAL & SOME INTERIOR MAINTENANCE ITEMS.	
																	Misc Deposit Lowe's	
=====																		
	TOTALS			\$ -	14,661	8.77	\$ 10,719.57	\$ 10,719.57	\$ -	\$ -	\$ 10,719.57	\$ -	\$ 10,719.57	\$ 10,719.57		\$ -		\$ -

A/R \$ -
Prepaid \$ -

INNOVATION PARK
TENANTS IN COMMON BLDG.

	CYBER SECURITY CENTER ON BETTER HEALTH & LIFE FOR UNDERSERVED POPULATIONS CENTER FOR INTERACTIVE MEDIA																		
GROUND 4B	VACANT				7.40														
GROUND 1C	FSU MATERIALS RESEARCH CENTER				4.50			\$ 698.16	\$ 698.16	\$ -	\$ 698.16			\$ 698.16	OWNED BY FSURF			EXEMPT	
GROUND 2C	FSU-AEROPULSION & MECHATRONICS ENERGY				4.50			\$ 6,283.41	\$ 6,283.41	\$ -	\$ 6,283.41			\$ 6,283.41	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			\$ 6,311.34	\$ 6,311.34	\$ -	\$ 6,311.34			\$ 6,311.34	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			\$ 7,425.19	\$ 7,425.19	\$ -	\$ 7,425.19			\$ 7,425.19	Other: 14-15 Cam Rec Reimbursement			EXEMPT	
GROUND 8E	VACANT				9.24														
EBP	VACANT																		
	MISCELLANEOUS PAYMENTS									\$ -				\$ -	Shanna Lewis-Restitution 3100-1000				
											\$ -								
=====																			
TOTALS					\$ -	174.60	0.00	\$ 7,000.00	\$ 583.33	\$ -	\$ 69,202.86	\$ 69,786.19	\$ 1,166.66	\$ 70,952.85	\$ 583.33	\$ 70,369.52			\$ -

FSU Lots	
FAMU	
LCRDA	

A/R \$ 70,369.52
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	\$ 2,664.30	\$ 37,206.42	\$ 39,870.72	\$ 2,664.30		\$ 37,206.42		\$ -
	FUQUA-FSURF	\$ -	\$ 1,472.96	\$ 1,472.96	\$ 1,499.21		\$ (26.25)	Billed qtly for Atrium common area	\$ -
	JOHNSON	\$ 22,113.92	\$ 22,076.80	\$ 44,190.72	\$ 22,113.92		\$ 22,076.80		\$ -
	KNIGHT	\$ 831.40	\$ 21.15	\$ 852.55	\$ 371.46		\$ 481.09		\$ 24.44
					\$ -			Misc payments	
	MORGAN	\$ 11,199.96	\$ 2,974.83	\$ 14,174.79	\$ 9,159.08		\$ 5,015.71		\$ -
	PHIPPS	\$ 10,719.57	\$ -	\$ 10,719.57	\$ 10,719.57		\$ -		\$ -
	TENANTS IN COMMON	\$ 69,786.19	\$ 1,166.66	\$ 70,952.85	\$ 583.33		\$ 70,369.52		\$ -
					\$ -			misc TIC payments	
=====									
	TOTALS	\$ 117,315.34	\$ 64,918.82	\$ 182,234.16	\$ 47,110.87		\$ 135,123.29		\$ 24.44

A/R \$ 135,186.66
Prepaid \$ (63.37)

Work Order List

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

			Call	Start				Stock	Unit		
WO	Prop-Unit	Status	Date	Date	Employee	Brief Desc	Quantity	Stock	Description	Price	Total
37998	phippis	Work Completed	9/28/2016		demaudio	RWO Property check	1.00		Moten - straight	40.00	40.00
38338	fuqua	Work Completed	10/26/2016		demaudio	RWO Property Check, Trash P-up	4.75		Moten - straight	40.00	190.00
					demaudio		4.75		Moten - straight	40.00	190.00
					demaudio		6.00		Moten - straight	40.00	240.00
					demaudio		4.75		Moten - straight	40.00	190.00
					demaudio		4.75		Moten - straight	40.00	190.00
					demaudio		4.75		Moten - straight	40.00	190.00
					demaudio		4.75		Moten - straight	40.00	190.00
					demaudio		4.75		Moten - straight	40.00	190.00
					demaudio		4.75		Moten - straight	40.00	190.00
					demaudio		16.75		Moten - straight	40.00	670.00
					demaudio		4.75		Moten - straight	40.00	190.00
					demaudio		4.75		Moten - straight	40.00	190.00
					demaudio		4.75		Moten - straight	40.00	190.00
					demaudio		4.75		Moten - straight	40.00	190.00
					demaudio		4.75		Moten - straight	40.00	190.00
					demaudio		4.75		Moten - straight	40.00	190.00
					demaudio		4.75		Moten - straight	40.00	190.00
					demaudio		4.75		Moten - straight	40.00	190.00
					demaudio		4.75		Moten - straight	40.00	190.00
					demaudio		4.75		Moten - straight	40.00	190.00
					demaudio		4.75		Moten - straight	40.00	190.00
					demaudio		4.75		Moten - straight	40.00	190.00
					demaudio		4.75		Moten - straight	40.00	190.00
					demaudio		5.00		Moten - straight	40.00	200.00
38530	johnson	Work Completed	11/7/2016		demaudio	parking lot light out	1.00		Moten - straight	40.00	40.00
38639	inn-tic	Work Completed	11/15/2016		demaudio	Unlock Room 134	1.00		Moten - straight	40.00	40.00
38685	johnson	Work Completed	11/21/2016		demaudio	door issues	1.00		Moten - straight	40.00	40.00
4,690.00											