

Monthly Owner Report



Innovation Park

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

December
2015

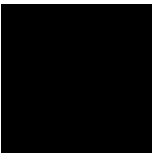


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Property = collins centenn morgan sliger inn-tic johnson phipps knight fuqua famu

Balance Sheet (With Period Change)

Period = Dec 2015

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4000	Cash - Hancock Bank	303,941.87	238,622.97	65,318.90
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1190-0000	TOTAL CASH	304,141.87	238,822.97	65,318.90
1200-0000	RECEIVABLES			
1203-0000	A/R-Tenant	18,866.67	12,903.32	5,963.35
1204-0000	AR-Tenant Expenses to be Reimbursed	74.14	74.14	0.00
1206-0000	Other Receivables	2,214.18	2,074.60	139.58
1210-0000	Accounts Receivable	63,678.97	135,753.30	-72,074.33
1217-0000	Other Assets	16,337.75	16,337.75	0.00
1299-0000	TOTAL RECEIVABLES	101,171.71	167,143.11	-65,971.40
1300-1000	PROPERTY			
1305-0000	Land	635,920.58	635,920.58	0.00
1330-2100	Building and Improvements	62,336.28	62,336.28	0.00
1590-0000	Accumulated Depreciation	-5,901,831.85	-5,877,567.77	-24,264.08
1620-0000	F/F/E- Improvements	68,309.26	68,309.26	0.00
1661-0000	Admin Centre Assets	166,663.91	166,663.91	0.00
1662-0000	Research Building Assets	2,124,113.66	2,124,113.66	0.00
1663-0000	Phipps Building Assets	1,317,988.90	1,317,988.90	0.00
1664-0000	Collins Building Assets	1,603,544.46	1,603,544.46	0.00
1666-0000	Johnson Building Assets	3,609,105.77	3,609,105.77	0.00
1668-0000	Park Planning/Development	754,960.65	754,960.65	0.00
1745-0000	Prepaid Lease Commissions	15,000.00	15,000.00	0.00
1746-0000	Accumulated Amortization-Leasing Commissi	-875.33	-750.33	-125.00
1748-0000	Intangible Assets	35,100.00	35,100.00	0.00
1752-0000	Accumulated Amortization	-2,535.50	-2,243.00	-292.50
1790-0000	TOTAL PROPERTY	4,487,800.79	4,512,482.37	-24,681.58
1840-0000	OTHER ASSETS			
1905-0000	Trust Escrow	55,000.00	55,000.00	0.00
1913-0000	Prepaid Insurance	22,112.79	19,448.85	2,663.94
1925-0000	Investments	2,374,535.15	2,372,044.86	2,490.29
1945-0000	Investments Limited as to Use	1,400,000.00	1,400,000.00	0.00
1980-0000	TOTAL OTHER ASSETS	3,851,647.94	3,846,493.71	5,154.23
1990-0000	TOTAL ASSETS	8,744,762.31	8,764,942.16	-20,179.85
2000-0000	LIABILITIES and CAPITAL			
2236-0000	Accounts Payable	7,316.25	16,927.93	-9,611.68
2246-0000	Prepaid Rents	37.21	37.21	0.00
2249-0000	Accrued Other	18,230.98	19,606.96	-1,375.98
2250-0000	Tenant Security Dep	183.57	183.57	0.00
2305-0000	Sales Tax Payable	1,878.42	1,517.30	361.12
2490-0000	TOTAL LIABILITIES	27,646.43	38,272.97	-10,626.54
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	4,441,111.62	4,465,375.70	-24,264.08
2750-0000	Unrestricted	2,876,004.26	2,861,293.49	14,710.77
2760-0000	Designated Net Assets	1,400,000.00	1,400,000.00	0.00
2890-0000	TOTAL CAPITAL	8,717,115.88	8,726,669.19	-9,553.31

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

Balance Sheet (With Period Change)

Period = Dec 2015

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2990-0000	TOTAL LIABILITIES and CAPITAL	8,744,762.31	8,764,942.16	-20,179.85

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

Income Statement

Period = Dec 2015

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	25.00	0.04	25.00	0.01
3110-0000	Rent	51,966.82	83.44	156,131.38	83.38
3114-5000	Operating Expense Reimbursement	1,535.71	2.47	5,292.45	2.83
3115-0000	CAM	4,635.79	7.44	13,103.61	7.00
3120-0000	Other Rents	51.15	0.08	153.45	0.08
3220-0000	Interest Income	2,654.11	4.26	8,296.48	4.43
3310-0000	Other Income	1,388.89	2.23	4,166.67	2.23
3315-0000	Sales Tax Discount	0.34	0.00	11.06	0.01
3540-0000	Electricity Pass Thru	21.67	0.03	65.01	0.03
3990-0000	TOTAL REVENUE	62,279.48	100.00	187,245.11	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	10,750.00	17.26	32,250.00	17.22
4403-0000	Clerical Salary-Authority	3,750.00	6.02	11,250.00	6.01
4404-0000	Payroll Taxes - Authority	460.46	0.74	2,255.57	1.20
4405-0000	Worker's Compensation-Authority	237.00	0.38	707.00	0.38
4406-0000	Employee Benefits-Authority	3,253.28	5.22	9,759.84	5.21
4490-0000	TOTAL PAYROLL EXPENSE	18,450.74	29.63	56,222.41	30.03
4600-0000	UTILITIES				
4605-0000	Electric	5,368.52	8.62	18,120.35	9.68
4622-0000	Demand Credit	-24.58	-0.04	-79.59	-0.04
4635-0000	Refuse Collection	455.51	0.73	1,356.44	0.72
4640-0000	Water/Sewer	291.96	0.47	892.87	0.48
4642-0000	Non CAM Water/Sewer	203.22	0.33	629.11	0.34
4648-0000	Irrigation - Utility	123.36	0.20	370.08	0.20
4649-0000	Irrigation-NonCAM	34.10	0.05	102.30	0.05
4650-0000	Stormwater	263.15	0.42	789.45	0.42
4660-0000	Fire Service - Utility	512.99	0.82	1,538.97	0.82
4799-0000	TOTAL UTILITIES	7,228.23	11.61	23,719.98	12.67
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	154.96	0.25	154.96	0.08
5130-0000	Electric Bulbs	0.00	0.00	144.58	0.08
5145-0000	Elevator Phone Maintenance	0.00	0.00	75.00	0.04
5160-0000	Exterior Building Maintenance	270.00	0.43	578.84	0.31
5180-0000	HVAC Repair	245.00	0.39	1,516.22	0.81
5210-0000	Locks & Keys Repairs	0.00	0.00	110.00	0.06
5215-0000	Locks & Keys Supplies	0.00	0.00	190.50	0.10
5230-0000	Plumbing Repairs	262.60	0.42	555.06	0.30
5232-0000	Non CAM Plumbing Repairs	417.36	0.67	417.36	0.22
5299-0000	TOTAL REPAIR/MAINTENANCE	1,349.92	2.17	3,742.52	2.00
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	0.00	0.00	13.03	0.01
5370-0000	Interior Repairs	415.00	0.67	514.84	0.28
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	415.00	0.67	527.87	0.28
5400-0000	SERVICES				
5410-0000	Elevator Service	114.72	0.18	344.16	0.18
5412-0000	Elevator Service-NonCAM	55.24	0.09	165.72	0.09
5420-0000	Fire Protection System	0.00	0.00	2,165.20	1.16
5425-0000	Fire Protection Phone	228.25	0.37	684.53	0.37
5430-0000	Exterminating	205.00	0.33	1,140.00	0.61
5445-0000	Backflow Prevention Service	180.00	0.29	180.00	0.10
5447-0000	HVAC Monthly Service	0.00	0.00	4,950.90	2.64
5450-0000	Janitorial Service	3,493.89	5.61	10,232.11	5.46
5460-0000	Landscaping Service	1,277.82	2.05	7,430.37	3.97
5462-0000	Non CAM Landscaping	180.34	0.29	716.13	0.38
5480-0000	Security	181.39	0.29	544.17	0.29
5487-0000	Window Washing Service	0.00	0.00	640.00	0.34
5499-0000	TOTAL SERVICES	5,916.65	9.50	29,193.29	15.59
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	15,000.00	8.01
5520-0000	Phone Service	183.55	0.29	554.92	0.30

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Income Statement

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		Period to Date	%	Year to Date	%
5522-0000	Internet Charge	585.99	0.94	758.34	0.40
5530-0000	Copies	20.35	0.03	75.47	0.04
5560-0000	Fees/Licenses/Permits	7.00	0.01	25.95	0.01
5563-0000	Miscellaneous Admin Expense	21.05	0.03	159.05	0.08
5565-0000	Office Supplies	54.13	0.09	125.52	0.07
5575-0000	Professional Fees	1,000.00	1.61	2,715.44	1.45
5585-0000	Subscriptions	0.00	0.00	570.00	0.30
5586-0000	Marketing/PR	84.00	0.13	3,752.00	2.00
5587-0000	General Authority Expense	132.18	0.21	181.98	0.10
5588-0000	Economic Development	0.00	0.00	12,500.00	6.68
5592-0000	Non CAM Professional Fees	30.00	0.05	553.22	0.30
5594-0000	Travel	0.00	0.00	23.64	0.01
5596-0000	Other Administration Costs	0.00	0.00	275.61	0.15
5599-0000	TOTAL PROPERTY ADMINISTRATION	2,118.25	3.40	37,271.14	19.90
6110-0000	Management Fees TALCOR	6,783.33	10.89	20,349.99	10.87
6159-0000	TOTAL OTHER EXPENSES	6,783.33	10.89	20,349.99	10.87
7110-0000	Property Insurance	4,875.43	7.83	14,626.29	7.81
7111-0000	Property Insurance-NonCAM	13.66	0.02	40.98	0.02
7199-0000	TOTAL INSURANCE/TAXES	4,889.09	7.85	14,667.27	7.83
7800-0000	TOTAL OPERATING EXPENSES	47,151.21	75.71	185,694.47	99.17
7999-0000	NET INCOME - OPERATING	15,128.27	24.29	1,550.64	0.83
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	24,264.08	38.96	72,792.24	38.88
8215-0000	Gain/Loss on Sale of Assets	0.00	0.00	-71,175.22	-38.01
8220-0000	Amortization Expense	417.50	0.67	1,972.50	1.05
8299-0000	TOTAL OTHER EXPENSES	24,681.58	39.63	3,589.52	1.92
9900-0000	NET INCOME	-9,553.31	-15.34	-2,038.88	-1.09

Budget Comparison

Period = Dec 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	7:45 AM
3000-0000	INCOME										
3050-0000	INCOME - OPERATING										
3100-1000	Miscellaneous Income	25.00	0.00	25.00	N/A	25.00	0.00	25.00	N/A	0.00	
3110-0000	Rent	51,966.82	51,953.84	12.98	0.02	156,131.38	155,861.52	269.86	0.17	623,701.00	
3114-5000	Operating Expense Reimbursement	1,535.71	2,380.00	-844.29	-35.47	5,292.45	6,094.00	-801.55	-13.15	23,897.00	
3115-0000	CAM	4,635.79	5,230.75	-594.96	-11.37	13,103.61	15,692.25	-2,588.64	-16.50	62,769.00	
3120-0000	Other Rents	51.15	73.00	-21.85	-29.93	153.45	219.00	-65.55	-29.93	876.00	
3220-0000	Interest Income	2,654.11	3,300.00	-645.89	-19.57	8,296.48	9,900.00	-1,603.52	-16.20	39,600.00	
3310-0000	Other Income	1,388.89	1,388.92	-0.03	0.00	4,166.67	4,166.76	-0.09	0.00	16,667.00	
3315-0000	Sales Tax Discount	0.34	0.00	0.34	N/A	11.06	0.00	11.06	N/A	0.00	
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	65.01	0.00	65.01	N/A	0.00	
3990-0000	TOTAL REVENUE	62,279.48	64,326.51	-2,047.03	-3.18	187,245.11	191,933.53	-4,688.42	-2.44	767,510.00	
4000-0000	OPERATING EXPENSES										
4400-0000	PAYROLL EXPENSE										
4401-0000	Executive Director-Authority	10,750.00	10,730.00	-20.00	-0.19	32,250.00	31,877.00	-373.00	-1.17	128,447.00	
4403-0000	Clerical Salary-Authority	3,750.00	3,750.00	0.00	0.00	11,250.00	11,250.00	0.00	0.00	45,563.00	
4404-0000	Payroll Taxes - Authority	460.46	460.00	-0.46	-0.10	2,255.57	2,249.00	-6.57	-0.29	13,102.00	
4405-0000	Worker's Compensation-Authority	237.00	265.00	28.00	10.57	707.00	790.00	83.00	10.51	3,185.00	
4406-0000	Employee Benefits-Authority	3,253.28	3,250.00	-3.28	-0.10	9,759.84	9,692.00	-67.84	-0.70	39,247.00	
4490-0000	TOTAL PAYROLL EXPENSE	18,450.74	18,455.00	4.26	0.02	56,222.41	55,858.00	-364.41	-0.65	229,544.00	
4600-0000	UTILITIES										
4605-0000	Electric	5,368.52	7,422.00	2,053.48	27.67	18,120.35	22,266.00	4,145.65	18.62	89,071.00	
4622-0000	Demand Credit	-24.58	0.00	24.58	N/A	-79.59	0.00	79.59	N/A	0.00	
4635-0000	Refuse Collection	455.51	822.00	366.49	44.59	1,356.44	2,208.00	851.56	38.57	5,844.00	
4640-0000	Water/Sewer	291.96	620.00	328.04	52.91	892.87	1,860.00	967.13	52.00	7,440.00	
4642-0000	Non CAM Water/Sewer	203.22	0.00	-203.22	N/A	629.11	0.00	-629.11	N/A	0.00	
4648-0000	Irrigation - Utility	123.36	165.00	41.64	25.24	370.08	495.00	124.92	25.24	1,980.00	
4649-0000	Irrigation-NonCAM	34.10	0.00	-34.10	N/A	102.30	0.00	-102.30	N/A	0.00	
4650-0000	Stormwater	263.15	263.00	-0.15	-0.06	789.45	789.00	-0.45	-0.06	3,156.00	
4660-0000	Fire Service - Utility	512.99	141.00	-371.99	-263.82	1,538.97	423.00	-1,115.97	-263.82	1,692.00	
4799-0000	TOTAL UTILITIES	7,228.23	9,433.00	2,204.77	23.37	23,719.98	28,041.00	4,321.02	15.41	109,183.00	
5116-5000	REPAIR/MAINTENANCE										
5120-0000	Electric Repairs	154.96	135.00	-19.96	-14.79	154.96	405.00	250.04	61.74	1,620.00	
5125-0000	Electric Supplies	0.00	128.00	128.00	100.00	0.00	384.00	384.00	100.00	1,536.00	
5130-0000	Electric Bulbs	0.00	10.00	10.00	100.00	144.58	30.00	-114.58	-381.93	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	30.00	30.00	100.00	120.00	
5160-0000	Exterior Building Maintenance	270.00	1,270.00	1,000.00	78.74	578.84	1,910.00	1,331.16	69.69	4,990.00	
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	75.00	75.00	100.00	225.00	
5170-0000	Fire Extinguisher Maintenance	0.00	10.00	10.00	100.00	0.00	30.00	30.00	100.00	692.00	
5180-0000	HVAC Repair	245.00	1,100.00	855.00	77.73	1,516.22	3,300.00	1,783.78	54.05	13,200.00	
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,500.00	
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00	
5210-0000	Locks & Keys Repairs	0.00	40.00	40.00	100.00	110.00	120.00	10.00	8.33	580.00	
5215-0000	Locks & Keys Supplies	0.00	0.00	0.00	N/A	190.50	0.00	-190.50	N/A	0.00	
5230-0000	Plumbing Repairs	262.60	480.00	217.40	45.29	555.06	1,140.00	584.94	51.31	4,260.00	
5232-0000	Non CAM Plumbing Repairs	417.36	0.00	-417.36	N/A	417.36	0.00	-417.36	N/A	0.00	
5235-0000	Plumbing Supplies	0.00	60.00	60.00	100.00	0.00	180.00	180.00	100.00	720.00	
5240-0000	Backflow Maintenance	0.00	1.00	1.00	100.00	0.00	1.00	1.00	100.00	55.00	
5245-0000	Irrigation Repairs	0.00	40.00	40.00	100.00	0.00	120.00	120.00	100.00	980.00	
5250-0000	Roof Repairs	0.00	145.00	145.00	100.00	0.00	435.00	435.00	100.00	2,040.00	
5290-0000	Other Maintenance	0.00	440.00	440.00	100.00	0.00	1,320.00	1,320.00	100.00	5,280.00	
5299-0000	TOTAL REPAIR/MAINTENANCE	1,349.92	3,869.00	2,519.08	65.11	3,742.52	9,480.00	5,737.48	60.52	38,568.00	

Budget Comparison

Period = Dec 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	7:45 AM
5300-0000	CLEANING AND IMPROVEMENTS										
5310-0000	Carpet Cleaning	0.00	50.00	50.00	100.00	13.03	150.00	136.97	91.31	1,100.00	
5313-0000	Carpet Repairs	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00	
5340-0000	Painting	0.00	250.00	250.00	100.00	0.00	1,100.00	1,100.00	100.00	3,350.00	
5345-0000	Painting Supplies	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	310.00	
5370-0000	Interior Repairs	415.00	0.00	-415.00	N/A	514.84	0.00	-514.84	N/A	0.00	
5380-0000	Other Cleaning and Improvements	0.00	425.00	425.00	100.00	0.00	1,275.00	1,275.00	100.00	5,100.00	
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	415.00	825.00	410.00	49.70	527.87	2,975.00	2,447.13	82.26	11,060.00	
5400-0000	SERVICES										
5410-0000	Elevator Service	114.72	168.00	53.28	31.71	344.16	504.00	159.84	31.71	2,016.00	
5412-0000	Elevator Service-NonCAM	55.24	0.00	-55.24	N/A	165.72	0.00	-165.72	N/A	0.00	
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	2,165.20	2,165.00	-0.20	-0.01	3,356.00	
5425-0000	Fire Protection Phone	228.25	227.00	-1.25	-0.55	684.53	681.00	-3.53	-0.52	2,724.00	
5430-0000	Exterminating	205.00	205.00	0.00	0.00	1,140.00	615.00	-525.00	-85.37	2,737.00	
5435-0000	CAM-Interior Plantscaping	0.00	20.00	20.00	100.00	0.00	60.00	60.00	100.00	240.00	
5445-0000	Backflow Prevention Service	180.00	0.00	-180.00	N/A	180.00	0.00	-180.00	N/A	365.00	
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	4,950.90	4,951.00	0.10	0.00	19,804.00	
5450-0000	Janitorial Service	3,493.89	3,692.00	198.11	5.37	10,232.11	11,076.00	843.89	7.62	44,417.00	
5460-0000	Landscaping Service	1,277.82	1,280.00	2.18	0.17	7,430.37	7,434.00	3.63	0.05	30,385.00	
5462-0000	Non CAM Landscaping	180.34	179.00	-1.34	-0.75	716.13	713.00	-3.13	-0.44	3,591.00	
5480-0000	Security	181.39	216.42	35.03	16.19	544.17	649.26	105.09	16.19	2,597.00	
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	640.00	0.00	-640.00	N/A	3,250.00	
5499-0000	TOTAL SERVICES	5,916.65	5,987.42	70.77	1.18	29,193.29	28,848.26	-345.03	-1.20	115,482.00	
5500-0000	PROPERTY ADMINISTRATION										
5510-0000	Accounting	0.00	9,000.00	9,000.00	100.00	15,000.00	9,000.00	-6,000.00	-66.67	18,000.00	
5520-0000	Phone Service	183.55	165.67	-17.88	-10.79	554.92	497.01	-57.91	-11.65	1,988.00	
5522-0000	Internet Charge	585.99	584.00	-1.99	-0.34	758.34	752.00	-6.34	-0.84	2,126.00	
5530-0000	Copies	20.35	50.00	29.65	59.30	75.47	150.00	74.53	49.69	600.00	
5560-0000	Fees/Licenses/Permits	7.00	66.00	59.00	89.39	25.95	198.00	172.05	86.89	792.00	
5563-0000	Miscellaneous Admin Expense	21.05	0.00	-21.05	N/A	159.05	0.00	-159.05	N/A	0.00	
5565-0000	Office Supplies	54.13	95.00	40.87	43.02	125.52	385.00	259.48	67.40	1,540.00	
5566-0000	Office Equipment Maintenance	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00	
5570-0000	Postage/Delivery	0.00	5.00	5.00	100.00	0.00	15.00	15.00	100.00	60.00	
5575-0000	Professional Fees	1,000.00	3,000.00	2,000.00	66.67	2,715.44	9,000.00	6,284.56	69.83	36,000.00	
5580-0100	Printing	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00	
5585-0000	Subscriptions	0.00	0.00	0.00	N/A	570.00	570.00	0.00	0.00	3,615.00	
5586-0000	Marketing/PR	84.00	79.00	-5.00	-6.33	3,752.00	3,737.00	-15.00	-0.40	4,518.00	
5587-0000	General Authority Expense	132.18	67.00	-65.18	-97.28	181.98	201.00	19.02	9.46	804.00	
5588-0000	Economic Development	0.00	0.00	0.00	N/A	12,500.00	12,500.00	0.00	0.00	25,000.00	
5589-0000	Research Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	25,000.00	
5592-0000	Non CAM Professional Fees	30.00	0.00	-30.00	N/A	553.22	0.00	-553.22	N/A	0.00	
5594-0000	Travel	0.00	2,500.00	2,500.00	100.00	23.64	2,500.00	2,476.36	99.05	9,300.00	
5596-0000	Other Administration Costs	0.00	146.00	146.00	100.00	275.61	738.00	462.39	62.65	2,752.00	
5599-0000	TOTAL PROPERTY ADMINISTRATION	2,118.25	15,857.67	13,739.42	86.64	37,271.14	40,543.01	3,271.87	8.07	133,295.00	
6110-0000	Management Fees TALCOR	6,783.33	6,783.33	0.00	0.00	20,349.99	20,349.99	0.00	0.00	81,400.00	
6159-0000	TOTAL OTHER EXPENSES	6,783.33	6,783.33	0.00	0.00	20,349.99	20,349.99	0.00	0.00	81,400.00	
7110-0000	Property Insurance	4,875.43	4,883.00	7.57	0.16	14,626.29	14,649.00	22.71	0.16	58,584.00	
7111-0000	Property Insurance-NonCAM	13.66	6.00	-7.66	-127.67	40.98	18.00	-22.98	-127.67	72.00	
7199-0000	TOTAL INSURANCE/TAXES	4,889.09	4,889.00	-0.09	0.00	14,667.27	14,667.00	-0.27	0.00	58,656.00	
7800-0000	TOTAL OPERATING EXPENSES	47,151.21	66,099.42	18,948.21	28.67	185,694.47	200,762.26	15,067.79	7.51	777,188.00	
7999-0000	NET INCOME - OPERATING	15,128.27	-1,772.91	16,901.18	953.30	1,550.64	-8,828.73	10,379.37	117.56	-9,678.00	
Page 2 of 3											
8200-0000	OTHER EXPENSES										
8210-0000	Depreciation Expense	24,264.08	25,029.25	765.17	3.06	72,792.24	75,087.75	2,295.51	3.06	300,352.00	
8215-0000	Gain/Loss on Sale of Assets	0.00	0.00	0.00	N/A	-71,175.22	0.00	71,175.22	N/A	0.00	

Budget Comparison

Period = Dec 2015

Book = Accrual

		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	1,972.50	0.00	-1,972.50	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	24,681.58	25,029.25	347.67	1.39	3,589.52	75,087.75	71,498.23	95.22	300,352.00
9900-0000	NET INCOME	-9,553.31	-26,802.16	17,248.85	64.36	-2,038.88	-83,916.48	81,877.60	97.57	-310,030.00

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INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Dec 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	8,951.82	8,952.00	-0.18	0.00	26,855.46	26,856.00	-0.54	0.00	107,679.00
3114-5000	Operating Expense Reimbursement	1,153.45	2,038.00	-884.55	-43.40	4,584.65	5,068.00	-483.35	-9.54	19,594.00
3315-0000	Sales Tax Discount	0.00	0.00	0.00	N/A	8.03	0.00	8.03	N/A	0.00
3990-0000	TOTAL REVENUE	10,105.27	10,990.00	-884.73	-8.05	31,448.14	31,924.00	-475.86	-1.49	127,273.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	1,889.18	3,300.00	1,410.82	42.75	6,553.62	8,500.00	1,946.38	22.90	33,800.00
4635-0000	Refuse Collection	121.33	539.00	417.67	77.49	363.99	781.00	417.01	53.39	1,870.00
4640-0000	Water/Sewer	151.14	165.00	13.86	8.40	458.86	495.00	36.14	7.30	1,980.00
4648-0000	Irrigation - Utility	26.25	26.00	-0.25	-0.96	78.75	78.00	-0.75	-0.96	312.00
4650-0000	Stormwater	217.83	218.00	0.17	0.08	653.49	654.00	0.51	0.08	2,616.00
4660-0000	Fire Service - Utility	463.88	114.00	-349.88	-306.91	1,391.64	342.00	-1,049.64	-306.91	1,368.00
4799-0000	TOTAL UTILITIES	2,869.61	4,362.00	1,492.39	34.21	9,500.35	10,850.00	1,349.65	12.44	41,946.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
5125-0000	Electric Supplies	0.00	10.00	10.00	100.00	0.00	30.00	30.00	100.00	120.00
5160-0000	Exterior Building Maintenance	90.00	290.00	200.00	68.97	280.00	470.00	190.00	40.43	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	245.00	300.00	55.00	18.33	395.00	900.00	505.00	56.11	3,600.00
5230-0000	Plumbing Repairs	0.00	40.00	40.00	100.00	0.00	120.00	120.00	100.00	480.00
5235-0000	Plumbing Supplies	0.00	10.00	10.00	100.00	0.00	30.00	30.00	100.00	120.00
5245-0000	Irrigation Repairs	0.00	10.00	10.00	100.00	0.00	30.00	30.00	100.00	120.00
5250-0000	Roof Repairs	0.00	20.00	20.00	100.00	0.00	60.00	60.00	100.00	240.00
5290-0000	Other Maintenance	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
5299-0000	TOTAL REPAIR/MAINTENANCE	335.00	805.00	470.00	58.39	675.00	2,015.00	1,340.00	66.50	7,786.00
5300-0000	CLEANING AND IMPROVEMENTS									
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	99.84	0.00	-99.84	N/A	0.00
5380-0000	Other Cleaning and Improvements	0.00	125.00	125.00	100.00	0.00	375.00	375.00	100.00	1,500.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	125.00	125.00	100.00	99.84	375.00	275.16	73.38	1,500.00
5400-0000	SERVICES									
5430-0000	Exterminating	55.00	55.00	0.00	0.00	165.00	165.00	0.00	0.00	660.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	80.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	2,063.00	2,063.00	0.00	0.00	8,252.00
5450-0000	Janitorial Service	684.10	684.00	-0.10	-0.01	2,003.44	2,052.00	48.56	2.37	8,229.00
5460-0000	Landscaping Service	353.34	353.00	-0.34	-0.10	1,825.60	1,824.00	-1.60	-0.09	7,926.00
5480-0000	Security	181.39	181.42	0.03	0.02	544.17	544.26	0.09	0.02	2,177.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	850.00
5499-0000	TOTAL SERVICES	1,273.83	1,273.42	-0.41	-0.03	6,601.21	6,648.26	47.05	0.71	28,174.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	50.74	49.17	-1.57	-3.19	152.22	147.51	-4.71	-3.19	590.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	50.74	49.17	-1.57	-3.19	152.22	147.51	-4.71	-3.19	590.00
6110-0000	Management Fees TALCOR	1,331.40	1,330.83	-0.57	-0.04	3,994.20	3,992.49	-1.71	-0.04	15,970.00
6159-0000	TOTAL OTHER EXPENSES	1,331.40	1,330.83	-0.57	-0.04	3,994.20	3,992.49	-1.71	-0.04	15,970.00
7110-0000	Property Insurance	1,052.37	1,060.00	7.63	0.72	3,157.11	3,180.00	22.89	0.72	12,713.00
7199-0000	TOTAL INSURANCE/TAXES	1,052.37	1,060.00	7.63	0.72	3,157.11	3,180.00	22.89	0.72	12,713.00
7800-0000	TOTAL OPERATING EXPENSES	6,912.95	9,005.42	2,092.47	23.24	24,179.93	27,208.26	3,028.33	11.13	108,679.00

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Dec 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7999-0000	NET INCOME - OPERATING	3,192.32	1,984.58	1,207.74	60.86	7,268.21	4,715.74	2,552.47	54.13	18,594.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,141.67	4,142.00	0.33	0.01	12,425.01	12,426.00	0.99	0.01	49,699.00
8299-0000	TOTAL OTHER EXPENSES	4,141.67	4,142.00	0.33	0.01	12,425.01	12,426.00	0.99	0.01	49,699.00
9900-0000	NET INCOME	-949.35	-2,157.42	1,208.07	56.00	-5,156.80	-7,710.26	2,553.46	33.12	-31,105.00

COLLINS - BUDGET COMPARISON

As of December 31, 2015	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	31,448.14	31,924.00	-475.86	-1.49
Total Operating Expenses	24,179.93	27,208.26	3,028.33	11.13
Net Operating Income	7,268.21	4,715.74	2,552.47	54.13

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

FUQUA COMPLEX (fuqua)

Budget Comparison

Period = Dec 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3114-5000	Operating Expense Reimbursement	382.26	342.00	40.26	11.77	707.80	1,026.00	-318.20	-31.01	4,303.00
3990-0000	TOTAL REVENUE	382.26	342.00	40.26	11.77	707.80	1,026.00	-318.20	-31.01	4,303.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4640-0000	Water/Sewer	109.43	420.00	310.57	73.95	338.76	1,260.00	921.24	73.11	5,040.00
4642-0000	Non CAM Water/Sewer	203.22	0.00	-203.22	N/A	629.11	0.00	-629.11	N/A	0.00
4648-0000	Irrigation - Utility	18.36	60.00	41.64	69.40	55.08	180.00	124.92	69.40	720.00
4649-0000	Irrigation-NonCAM	34.10	0.00	-34.10	N/A	102.30	0.00	-102.30	N/A	0.00
4799-0000	TOTAL UTILITIES	365.11	480.00	114.89	23.94	1,125.25	1,440.00	314.75	21.86	5,760.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	20.00	20.00	100.00	0.00	60.00	60.00	100.00	240.00
5125-0000	Electric Supplies	0.00	20.00	20.00	100.00	0.00	60.00	60.00	100.00	240.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	75.00
5160-0000	Exterior Building Maintenance	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
5230-0000	Plumbing Repairs	224.74	150.00	-74.74	-49.83	224.74	450.00	225.26	50.06	1,800.00
5232-0000	Non CAM Plumbing Repairs	417.36	0.00	-417.36	N/A	417.36	0.00	-417.36	N/A	0.00
5290-0000	Other Maintenance	0.00	125.00	125.00	100.00	0.00	375.00	375.00	100.00	1,500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	642.10	415.00	-227.10	-54.72	642.10	1,245.00	602.90	48.43	5,055.00
5400-0000	SERVICES									
5410-0000	Elevator Service	29.74	83.00	53.26	64.17	89.22	249.00	159.78	64.17	996.00
5412-0000	Elevator Service-NonCAM	55.24	0.00	-55.24	N/A	165.72	0.00	-165.72	N/A	0.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	90.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	400.00
5499-0000	TOTAL SERVICES	84.98	83.00	-1.98	-2.39	254.94	249.00	-5.94	-2.39	1,486.00
7800-0000	TOTAL OPERATING EXPENSES	1,092.19	978.00	-114.19	-11.68	2,022.29	2,934.00	911.71	31.07	12,301.00
7999-0000	NET INCOME - OPERATING	-709.93	-636.00	-73.93	-11.62	-1,314.49	-1,908.00	593.51	31.11	-7,998.00
9900-0000	NET INCOME	-709.93	-636.00	-73.93	-11.62	-1,314.49	-1,908.00	593.51	31.11	-7,998.00

FUQUA - BUDGET COMPARISON

As of December 31, 2015	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	707.80	1,026.00	-318.20	-31.01
Total Operating Expenses	2,022.29	2,934.00	911.71	31.07
Net Operating Income	-1,314.49	-1,908.00	593.51	31.11

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

INNOVATION PARK - TENANTS IN COMMON (inn-tic)

Budget Comparison

Period = Dec 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3100-1000	Miscellaneous Income	25.00	0.00	25.00	N/A	25.00	0.00	25.00	N/A	0.00
3110-0000	Rent	583.33	583.00	0.33	0.06	1,749.99	1,749.00	0.99	0.06	6,996.00
3115-0000	CAM	4,635.79	5,230.75	-594.96	-11.37	13,103.61	15,692.25	-2,588.64	-16.50	62,769.00
3220-0000	Interest Income	2,654.11	3,300.00	-645.89	-19.57	8,296.48	9,900.00	-1,603.52	-16.20	39,600.00
3310-0000	Other Income	1,388.89	1,388.92	-0.03	0.00	4,166.67	4,166.76	-0.09	0.00	16,667.00
3990-0000	TOTAL REVENUE	9,287.12	10,502.67	-1,215.55	-11.57	27,341.75	31,508.01	-4,166.26	-13.22	126,032.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	22.59	22.00	-0.59	-2.68	67.50	66.00	-1.50	-2.27	264.00
4648-0000	Irrigation - Utility	78.75	79.00	0.25	0.32	236.25	237.00	0.75	0.32	948.00
4799-0000	TOTAL UTILITIES	101.34	101.00	-0.34	-0.34	303.75	303.00	-0.75	-0.25	1,212.00
5116-5000	REPAIR/MAINTENANCE									
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
5245-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,000.00
5400-0000	SERVICES									
5445-0000	Backflow Prevention Service	180.00	0.00	-180.00	N/A	180.00	0.00	-180.00	N/A	120.00
5460-0000	Landscaping Service	272.07	271.00	-1.07	-0.39	1,083.02	1,081.00	-2.02	-0.19	5,441.00
5462-0000	Non CAM Landscaping	180.34	179.00	-1.34	-0.75	716.13	713.00	-3.13	-0.44	3,591.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	200.00
5499-0000	TOTAL SERVICES	632.41	450.00	-182.41	-40.54	1,979.15	1,794.00	-185.15	-10.32	9,352.00
7110-0000	Property Insurance	99.47	101.00	1.53	1.51	298.41	303.00	4.59	1.51	1,214.00
7111-0000	Property Insurance-NonCAM	13.66	6.00	-7.66	-127.67	40.98	18.00	-22.98	-127.67	72.00
7199-0000	TOTAL INSURANCE/TAXES	113.13	107.00	-6.13	-5.73	339.39	321.00	-18.39	-5.73	1,286.00
7800-0000	TOTAL OPERATING EXPENSES	846.88	658.00	-188.88	-28.71	2,622.29	2,418.00	-204.29	-8.45	12,850.00
7999-0000	NET INCOME - OPERATING	8,440.24	9,844.67	-1,404.43	-14.27	24,719.46	29,090.01	-4,370.55	-15.02	113,182.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,759.50	4,345.00	585.50	13.48	11,278.50	13,035.00	1,756.50	13.48	52,134.00
8215-0000	Gain/Loss on Sale of Assets	0.00	0.00	0.00	N/A	-71,175.22	0.00	71,175.22	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	3,759.50	4,345.00	585.50	13.48	-59,896.72	13,035.00	72,931.72	559.51	52,134.00
9900-0000	NET INCOME	4,680.74	5,499.67	-818.93	-14.89	84,616.18	16,055.01	68,561.17	427.04	61,048.00

INN-TIC - BUDGET COMPARISON

As of December 31, 2015	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	27,341.75	31,508.01	-4,166.26	-13.22
Total Operating Expenses	2,622.29	2,418.00	-204.29	-8.45
Net Operating Income	24,719.46	29,090.01	-4,370.55	-15.02

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

INNOVATION PARK - JOHNSON BLDG (Johnson)

Budget Comparison

Period = Dec 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	22,065.15	22,065.17	-0.02	0.00	66,195.45	66,195.51	-0.06	0.00	264,782.00
3990-0000	TOTAL REVENUE	22,065.15	22,065.17	-0.02	0.00	66,195.45	66,195.51	-0.06	0.00	264,782.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	1,713.32	1,600.00	-113.32	-7.08	5,465.06	5,600.00	134.94	2.41	23,200.00
4635-0000	Refuse Collection	174.16	174.00	-0.16	-0.09	522.48	724.00	201.52	27.83	2,290.00
4799-0000	TOTAL UTILITIES	1,887.48	1,774.00	-113.48	-6.40	5,987.54	6,324.00	336.46	5.32	25,490.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	154.96	40.00	-114.96	-287.40	154.96	120.00	-34.96	-29.13	480.00
5125-0000	Electric Supplies	0.00	40.00	40.00	100.00	0.00	120.00	120.00	100.00	480.00
5130-0000	Electric Bulbs	0.00	10.00	10.00	100.00	0.00	30.00	30.00	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	45.00	45.00	0.00	0.00	63.84	135.00	71.16	52.71	540.00
5170-0000	Fire Extinguisher Maintenance	0.00	10.00	10.00	100.00	0.00	30.00	30.00	100.00	120.00
5180-0000	HVAC Repair	0.00	300.00	300.00	100.00	905.00	900.00	-5.00	-0.56	3,600.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
5230-0000	Plumbing Repairs	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
5235-0000	Plumbing Supplies	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
5245-0000	Irrigation Repairs	0.00	20.00	20.00	100.00	0.00	60.00	60.00	100.00	240.00
5250-0000	Roof Repairs	0.00	65.00	65.00	100.00	0.00	195.00	195.00	100.00	780.00
5290-0000	Other Maintenance	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
5299-0000	TOTAL REPAIR/MAINTENANCE	199.96	655.00	455.04	69.47	1,123.80	1,965.00	841.20	42.81	8,435.00
5300-0000	CLEANING AND IMPROVEMENTS									
5380-0000	Other Cleaning and Improvements	0.00	200.00	200.00	100.00	0.00	600.00	600.00	100.00	2,400.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	200.00	200.00	100.00	0.00	600.00	600.00	100.00	2,400.00
5400-0000	SERVICES									
5410-0000	Elevator Service	84.98	85.00	0.02	0.02	254.94	255.00	0.06	0.02	1,020.00
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	2,165.20	2,165.00	-0.20	-0.01	2,756.00
5425-0000	Fire Protection Phone	228.25	227.00	-1.25	-0.55	684.53	681.00	-3.53	-0.52	2,724.00
5430-0000	Exterminating	45.00	45.00	0.00	0.00	660.00	135.00	-525.00	-388.89	540.00
5435-0000	CAM-Interior Landscaping	0.00	20.00	20.00	100.00	0.00	60.00	60.00	100.00	240.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	1,547.00	1,547.00	0.00	0.00	6,188.00
5450-0000	Janitorial Service	1,135.05	1,135.00	-0.05	0.00	3,324.07	3,405.00	80.93	2.38	13,654.00
5460-0000	Landscaping Service	180.95	183.00	2.05	1.12	1,548.74	1,553.00	4.26	0.27	5,332.00
5499-0000	TOTAL SERVICES	1,674.23	1,695.00	20.77	1.23	10,184.48	9,801.00	-383.48	-3.91	32,454.00
6110-0000	Management Fees TALCOR	2,102.85	2,102.42	-0.43	-0.02	6,308.55	6,307.26	-1.29	-0.02	25,229.00
6159-0000	TOTAL OTHER EXPENSES	2,102.85	2,102.42	-0.43	-0.02	6,308.55	6,307.26	-1.29	-0.02	25,229.00
7110-0000	Property Insurance	1,399.74	1,408.00	8.26	0.59	4,199.22	4,224.00	24.78	0.59	16,899.00
7199-0000	TOTAL INSURANCE/TAXES	1,399.74	1,408.00	8.26	0.59	4,199.22	4,224.00	24.78	0.59	16,899.00
7800-0000	TOTAL OPERATING EXPENSES	7,264.26	7,834.42	570.16	7.28	27,803.59	29,221.26	1,417.67	4.85	110,907.00
7999-0000	NET INCOME - OPERATING	14,800.89	14,230.75	570.14	4.01	38,391.86	36,974.25	1,417.61	3.83	153,875.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	7,729.33	7,854.00	124.67	1.59	23,187.99	23,562.00	374.01	1.59	94,252.00
8220-0000	Amortization Expense	125.00	0.00	-125.00	N/A	542.00	0.00	-542.00	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	7,854.33	7,854.00	-0.33	0.00	23,729.99	23,562.00	-167.99	-0.71	94,252.00

INNOVATION PARK - JOHNSON BLDG (Johnson)

Budget Comparison

Period = Dec 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
9900-0000	NET INCOME	6,946.56	6,376.75	569.81	8.94	14,661.87	13,412.25	1,249.62	9.32	59,623.00

JOHNSON - BUDGET COMPARISON

As of December 31, 2015	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	66,195.45	66,195.51	-0.06	0.00
Total Operating Expenses	27,803.59	29,221.26	1,417.67	4.85
Net Operating Income	38,391.86	36,974.25	1,417.61	3.83

Major Variances from Budget:

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Dec 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	509.54	496.67	12.87	2.59	1,759.54	1,490.01	269.53	18.09	5,960.00
3120-0000	Other Rents	51.15	51.00	0.15	0.29	153.45	153.00	0.45	0.29	612.00
3315-0000	Sales Tax Discount	0.34	0.00	0.34	N/A	2.61	0.00	2.61	N/A	0.00
3990-0000	TOTAL REVENUE	561.03	547.67	13.36	2.44	1,915.60	1,643.01	272.59	16.59	6,572.00
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	10,750.00	10,730.00	-20.00	-0.19	32,250.00	31,877.00	-373.00	-1.17	128,447.00
4403-0000	Clerical Salary-Authority	3,750.00	3,750.00	0.00	0.00	11,250.00	11,250.00	0.00	0.00	45,563.00
4404-0000	Payroll Taxes - Authority	460.46	460.00	-0.46	-0.10	2,255.57	2,249.00	-6.57	-0.29	13,102.00
4405-0000	Worker's Compensation-Authority	237.00	265.00	28.00	10.57	707.00	790.00	83.00	10.51	3,185.00
4406-0000	Employee Benefits-Authority	3,253.28	3,250.00	-3.28	-0.10	9,759.84	9,692.00	-67.84	-0.70	39,247.00
4490-0000	TOTAL PAYROLL EXPENSE	18,450.74	18,455.00	4.26	0.02	56,222.41	55,858.00	-364.41	-0.65	229,544.00
4600-0000	UTILITIES									
4605-0000	Electric	99.81	200.00	100.19	50.10	339.97	600.00	260.03	43.34	2,400.00
4635-0000	Refuse Collection	17.52	0.00	-17.52	N/A	42.47	0.00	-42.47	N/A	0.00
4640-0000	Water/Sewer	31.39	35.00	3.61	10.31	95.25	105.00	9.75	9.29	420.00
4650-0000	Stormwater	45.32	45.00	-0.32	-0.71	135.96	135.00	-0.96	-0.71	540.00
4660-0000	Fire Service - Utility	49.11	27.00	-22.11	-81.89	147.33	81.00	-66.33	-81.89	324.00
4799-0000	TOTAL UTILITIES	243.15	307.00	63.85	20.80	760.98	921.00	160.02	17.37	3,684.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	10.00	10.00	100.00	0.00	30.00	30.00	100.00	120.00
5125-0000	Electric Supplies	0.00	10.00	10.00	100.00	0.00	30.00	30.00	100.00	120.00
5160-0000	Exterior Building Maintenance	0.00	750.00	750.00	100.00	0.00	750.00	750.00	100.00	750.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	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	150.00	150.00	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	150.00	150.00	100.00	0.00	150.00	150.00	100.00	300.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	300.00
5290-0000	Other Maintenance	0.00	40.00	40.00	100.00	0.00	120.00	120.00	100.00	480.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	1,010.00	1,010.00	100.00	0.00	1,305.00	1,305.00	100.00	3,525.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	13.03	0.00	-13.03	N/A	0.00
5340-0000	Painting	0.00	0.00	0.00	N/A	0.00	350.00	350.00	100.00	350.00
5345-0000	Painting Supplies	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	310.00
5380-0000	Other Cleaning and Improvements	0.00	40.00	40.00	100.00	0.00	120.00	120.00	100.00	480.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	40.00	40.00	100.00	13.03	620.00	606.97	97.90	1,140.00
5400-0000	SERVICES									
5430-0000	Exterminating	25.00	25.00	0.00	0.00	75.00	75.00	0.00	0.00	577.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	40.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	206.00	206.00	0.00	0.00	824.00
5450-0000	Janitorial Service	184.24	184.00	-0.24	-0.13	539.56	552.00	12.44	2.25	2,216.00
5460-0000	Landscaping Service	323.40	323.00	-0.40	-0.12	1,705.84	1,705.00	-0.84	-0.05	7,320.00
5480-0000	Security	0.00	35.00	35.00	100.00	0.00	105.00	105.00	100.00	420.00
5499-0000	TOTAL SERVICES	532.64	567.00	34.36	6.06	2,526.40	2,643.00	116.60	4.41	11,397.00
5500-0000	PROPERTY ADMINISTRATION									

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Dec 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5510-0000	Accounting	0.00	9,000.00	9,000.00	100.00	15,000.00	9,000.00	-6,000.00	-66.67	18,000.00
5520-0000	Phone Service	132.81	116.50	-16.31	-14.00	402.70	349.50	-53.20	-15.22	1,398.00
5522-0000	Internet Charge	585.99	584.00	-1.99	-0.34	758.34	752.00	-6.34	-0.84	2,126.00
5530-0000	Copies	20.35	50.00	29.65	59.30	75.47	150.00	74.53	49.69	600.00
5560-0000	Fees/Licenses/Permits	7.00	66.00	59.00	89.39	25.95	198.00	172.05	86.89	792.00
5563-0000	Miscellaneous Admin Expense	21.05	0.00	-21.05	N/A	159.05	0.00	-159.05	N/A	0.00
5565-0000	Office Supplies	54.13	95.00	40.87	43.02	125.52	385.00	259.48	67.40	1,540.00
5566-0000	Office Equipment Maintenance	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
5570-0000	Postage/Delivery	0.00	5.00	5.00	100.00	0.00	15.00	15.00	100.00	60.00
5575-0000	Professional Fees	1,000.00	3,000.00	2,000.00	66.67	2,715.44	9,000.00	6,284.56	69.83	36,000.00
5580-0100	Printing	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
5585-0000	Subscriptions	0.00	0.00	0.00	N/A	570.00	570.00	0.00	0.00	3,615.00
5586-0000	Marketing/PR	84.00	79.00	-5.00	-6.33	3,752.00	3,737.00	-15.00	-0.40	4,518.00
5587-0000	General Authority Expense	132.18	67.00	-65.18	-97.28	181.98	201.00	19.02	9.46	804.00
5588-0000	Economic Development	0.00	0.00	0.00	N/A	12,500.00	12,500.00	0.00	0.00	25,000.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	25,000.00
5592-0000	Non CAM Professional Fees	30.00	0.00	-30.00	N/A	553.22	0.00	-553.22	N/A	0.00
5594-0000	Travel	0.00	2,500.00	2,500.00	100.00	23.64	2,500.00	2,476.36	99.05	9,300.00
5596-0000	Other Administration Costs	0.00	146.00	146.00	100.00	275.61	738.00	462.39	62.65	2,752.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	2,067.51	15,808.50	13,740.99	86.92	37,118.92	40,395.50	3,276.58	8.11	132,705.00
6110-0000	Management Fees TALCOR	827.03	828.00	0.97	0.12	2,481.09	2,484.00	2.91	0.12	9,936.00
6159-0000	TOTAL OTHER EXPENSES	827.03	828.00	0.97	0.12	2,481.09	2,484.00	2.91	0.12	9,936.00
7110-0000	Property Insurance	1,010.18	980.00	-30.18	-3.08	3,030.54	2,940.00	-90.54	-3.08	11,758.00
7199-0000	TOTAL INSURANCE/TAXES	1,010.18	980.00	-30.18	-3.08	3,030.54	2,940.00	-90.54	-3.08	11,758.00
7800-0000	TOTAL OPERATING EXPENSES	23,131.25	37,995.50	14,864.25	39.12	102,153.37	107,166.50	5,013.13	4.68	403,689.00
7999-0000	NET INCOME - OPERATING	-22,570.22	-37,447.83	14,877.61	39.73	-100,237.77	-105,523.49	5,285.72	5.01	-397,117.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	578.83	610.00	31.17	5.11	1,736.49	1,830.00	93.51	5.11	7,324.00
8220-0000	Amortization Expense	292.50	0.00	-292.50	N/A	1,430.50	0.00	-1,430.50	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	871.33	610.00	-261.33	-42.84	3,166.99	1,830.00	-1,336.99	-73.06	7,324.00
9900-0000	NET INCOME	-23,441.55	-38,057.83	14,616.28	38.41	-103,404.76	-107,353.49	3,948.73	3.68	-404,441.00

KNIGHT - BUDGET COMPARISON

As of December 31, 2015	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	1,915.60	1,643.01	272.59	16.59
Total Operating Expenses	102,153.37	107,166.50	5,013.13	4.68
Net Operating Income	-100,237.77	-105,523.49	5,285.72	5.01

Major Variances from Budget:

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Dec 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	9,137.41	9,137.00	0.41	0.00	27,412.23	27,411.00	1.23	0.00	109,644.00
3120-0000	Other Rents	0.00	22.00	-22.00	-100.00	0.00	66.00	-66.00	-100.00	264.00
3315-0000	Sales Tax Discount	0.00	0.00	0.00	N/A	0.42	0.00	0.42	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	65.01	0.00	65.01	N/A	0.00
3990-0000	TOTAL REVENUE	9,159.08	9,159.00	0.08	0.00	27,477.66	27,477.00	0.66	0.00	109,908.00
4000-0000	OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000	Electric	1,643.62	2,300.00	656.38	28.54	5,694.20	7,500.00	1,805.80	24.08	29,407.00
4622-0000	Demand Credit	-24.58	0.00	24.58	N/A	-79.59	0.00	79.59	N/A	0.00
4635-0000	Refuse Collection	142.50	109.00	-33.50	-30.73	427.50	703.00	275.50	39.19	1,684.00
4799-0000	TOTAL UTILITIES	1,761.54	2,409.00	647.46	26.88	6,042.11	8,203.00	2,160.89	26.34	31,091.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	40.00	40.00	100.00	0.00	120.00	120.00	100.00	480.00
5125-0000	Electric Supplies	0.00	48.00	48.00	100.00	0.00	144.00	144.00	100.00	576.00
5130-0000	Electric Bulbs	0.00	0.00	0.00	N/A	144.58	0.00	-144.58	N/A	0.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	0.00	N/A	75.00	0.00	-75.00	N/A	0.00
5145-4400	Security Maint & Repair	0.00	10.00	10.00	100.00	0.00	30.00	30.00	100.00	120.00
5160-0000	Exterior Building Maintenance	45.00	45.00	0.00	0.00	45.00	135.00	90.00	66.67	540.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	211.00
5180-0000	HVAC Repair	0.00	400.00	400.00	100.00	216.22	1,200.00	983.78	81.98	4,800.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
5210-0000	Locks & Keys Repairs	0.00	40.00	40.00	100.00	0.00	120.00	120.00	100.00	480.00
5215-0000	Locks & Keys Supplies	0.00	0.00	0.00	N/A	190.50	0.00	-190.50	N/A	0.00
5230-0000	Plumbing Repairs	37.86	50.00	12.14	24.28	37.86	150.00	112.14	74.76	600.00
5235-0000	Plumbing Supplies	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
5240-0000	Backflow Maintenance	0.00	1.00	1.00	100.00	0.00	1.00	1.00	100.00	55.00
5245-0000	Irrigation Repairs	0.00	10.00	10.00	100.00	0.00	30.00	30.00	100.00	120.00
5250-0000	Roof Repairs	0.00	20.00	20.00	100.00	0.00	60.00	60.00	100.00	240.00
5290-0000	Other Maintenance	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
5299-0000	TOTAL REPAIR/MAINTENANCE	82.86	739.00	656.14	88.79	709.16	2,215.00	1,505.84	67.98	9,622.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
5313-0000	Carpet Repairs	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
5340-0000	Painting	0.00	250.00	250.00	100.00	0.00	750.00	750.00	100.00	3,000.00
5380-0000	Other Cleaning and Improvements	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	450.00	450.00	100.00	0.00	1,350.00	1,350.00	100.00	5,400.00
5400-0000	SERVICES									
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	600.00
5430-0000	Exterminating	45.00	45.00	0.00	0.00	135.00	135.00	0.00	0.00	540.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	619.00	619.00	0.00	0.00	2,476.00
5450-0000	Janitorial Service	1,490.50	1,689.00	198.50	11.75	4,365.04	5,067.00	701.96	13.85	20,318.00
5460-0000	Landscaping Service	148.06	150.00	1.94	1.29	1,267.17	1,271.00	3.83	0.30	4,366.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,200.00
5499-0000	TOTAL SERVICES	1,683.56	1,884.00	200.44	10.64	6,386.21	7,092.00	705.79	9.95	29,500.00
6110-0000	Management Fees TALCOR	1,738.40	1,738.50	0.10	0.01	5,215.20	5,215.50	0.30	0.01	20,862.00
6159-0000	TOTAL OTHER EXPENSES	1,738.40	1,738.50	0.10	0.01	5,215.20	5,215.50	0.30	0.01	20,862.00
7110-0000	Property Insurance	1,157.45	1,165.00	7.55	0.65	3,472.35	3,495.00	22.65	0.65	13,973.00
7199-0000	TOTAL INSURANCE/TAXES	1,157.45	1,165.00	7.55	0.65	3,472.35	3,495.00	22.65	0.65	13,973.00

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Dec 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7800-0000	TOTAL OPERATING EXPENSES	6,423.81	8,385.50	1,961.69	23.39	21,825.03	27,570.50	5,745.47	20.84	110,448.00
7999-0000	NET INCOME - OPERATING	2,735.27	773.50	1,961.77	253.62	5,652.63	-93.50	5,746.13	6,145.59	-540.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,948.42	4,972.25	23.83	0.48	14,845.26	14,916.75	71.49	0.48	59,667.00
8299-0000	TOTAL OTHER EXPENSES	4,948.42	4,972.25	23.83	0.48	14,845.26	14,916.75	71.49	0.48	59,667.00
9900-0000	NET INCOME	-2,213.15	-4,198.75	1,985.60	47.29	-9,192.63	-15,010.25	5,817.62	38.76	-60,207.00

MORGAN - BUDGET COMPARISON

As of December 31, 2015	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	27,477.66	27,477.00	0.66	0.00
Total Operating Expenses	21,825.03	27,570.50	5,745.47	20.84
Net Operating Income	5,652.63	-93.50	5,746.13	6,145.59

Major Variances from Budget:

Total Operating Income/Net Operating Income

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Dec 2015

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	10,719.57	10,720.00	-0.43	0.00	32,158.71	32,160.00	-1.29	0.00	128,640.00
3990-0000	TOTAL REVENUE	10,719.57	10,720.00	-0.43	0.00	32,158.71	32,160.00	-1.29	0.00	128,640.00
4000-0000	OPERATING EXPENSES									
5116-5000	REPAIR/MAINTENANCE									
5160-0000	Exterior Building Maintenance	90.00	40.00	-50.00	-125.00	190.00	120.00	-70.00	-58.33	480.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	205.00
5180-0000	HVAC Repair	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
5210-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	110.00	0.00	-110.00	N/A	0.00
5230-0000	Plumbing Repairs	0.00	40.00	40.00	100.00	292.46	120.00	-172.46	-143.72	480.00
5250-0000	Roof Repairs	0.00	40.00	40.00	100.00	0.00	120.00	120.00	100.00	480.00
5290-0000	Other Maintenance	0.00	75.00	75.00	100.00	0.00	225.00	225.00	100.00	900.00
5299-0000	TOTAL REPAIR/MAINTENANCE	90.00	245.00	155.00	63.27	592.46	735.00	142.54	19.39	3,145.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	500.00
5370-0000	Interior Repairs	415.00	0.00	-415.00	N/A	415.00	0.00	-415.00	N/A	0.00
5380-0000	Other Cleaning and Improvements	0.00	10.00	10.00	100.00	0.00	30.00	30.00	100.00	120.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	415.00	10.00	-405.00	-4,050.00	415.00	30.00	-385.00	-1,283.33	620.00
5400-0000	SERVICES									
5430-0000	Exterminating	35.00	35.00	0.00	0.00	105.00	105.00	0.00	0.00	420.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	35.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	515.90	516.00	0.10	0.02	2,064.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	640.00	0.00	-640.00	N/A	600.00
5499-0000	TOTAL SERVICES	35.00	35.00	0.00	0.00	1,260.90	621.00	-639.90	-103.04	3,119.00
6110-0000	Management Fees TALCOR	783.65	783.58	-0.07	-0.01	2,350.95	2,350.74	-0.21	-0.01	9,403.00
6159-0000	TOTAL OTHER EXPENSES	783.65	783.58	-0.07	-0.01	2,350.95	2,350.74	-0.21	-0.01	9,403.00
7110-0000	Property Insurance	156.22	169.00	12.78	7.56	468.66	507.00	38.34	7.56	2,027.00
7199-0000	TOTAL INSURANCE/TAXES	156.22	169.00	12.78	7.56	468.66	507.00	38.34	7.56	2,027.00
7800-0000	TOTAL OPERATING EXPENSES	1,479.87	1,242.58	-237.29	-19.10	5,087.97	4,243.74	-844.23	-19.89	18,314.00
7999-0000	NET INCOME - OPERATING	9,239.70	9,477.42	-237.72	-2.51	27,070.74	27,916.26	-845.52	-3.03	110,326.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,106.33	3,106.00	-0.33	-0.01	9,318.99	9,318.00	-0.99	-0.01	37,276.00
8299-0000	TOTAL OTHER EXPENSES	3,106.33	3,106.00	-0.33	-0.01	9,318.99	9,318.00	-0.99	-0.01	37,276.00
9900-0000	NET INCOME	6,133.37	6,371.42	-238.05	-3.74	17,751.75	18,598.26	-846.51	-4.55	73,050.00

PHIPPS - BUDGET COMPARISON

As of December 31, 2015	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Percent</u>
Total Revenue	32,158.71	32,160.00	-1.29	0.00
Total Operating Expenses	5,087.97	4,243.74	-844.23	-19.89
Net Operating Income	27,070.74	27,916.26	-845.52	-3.03

Major Variances from Budget:

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

Cash Flow Statement

Period = Dec 2015

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	25.00	0.04	25.00	0.01
3110-0000	Rent	51,966.82	83.44	156,131.38	83.38
3114-5000	Operating Expense Reimbursement	1,535.71	2.47	5,292.45	2.83
3115-0000	CAM	4,635.79	7.44	13,103.61	7.00
3120-0000	Other Rents	51.15	0.08	153.45	0.08
3220-0000	Interest Income	2,654.11	4.26	8,296.48	4.43
3310-0000	Other Income	1,388.89	2.23	4,166.67	2.23
3315-0000	Sales Tax Discount	0.34	0.00	11.06	0.01
3540-0000	Electricity Pass Thru	21.67	0.03	65.01	0.03
3990-0000	TOTAL REVENUE	62,279.48	100.00	187,245.11	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	10,750.00	17.26	32,250.00	17.22
4403-0000	Clerical Salary-Authority	3,750.00	6.02	11,250.00	6.01
4404-0000	Payroll Taxes - Authority	460.46	0.74	2,255.57	1.20
4405-0000	Worker's Compensation-Authority	237.00	0.38	707.00	0.38
4406-0000	Employee Benefits-Authority	3,253.28	5.22	9,759.84	5.21
4490-0000	TOTAL PAYROLL EXPENSE	18,450.74	29.63	56,222.41	30.03
4600-0000	UTILITIES				
4605-0000	Electric	5,368.52	8.62	18,120.35	9.68
4622-0000	Demand Credit	-24.58	-0.04	-79.59	-0.04
4635-0000	Refuse Collection	455.51	0.73	1,356.44	0.72
4640-0000	Water/Sewer	291.96	0.47	892.87	0.48
4642-0000	Non CAM Water/Sewer	203.22	0.33	629.11	0.34
4648-0000	Irrigation - Utility	123.36	0.20	370.08	0.20
4649-0000	Irrigation-NonCAM	34.10	0.05	102.30	0.05
4650-0000	Stormwater	263.15	0.42	789.45	0.42
4660-0000	Fire Service - Utility	512.99	0.82	1,538.97	0.82
4799-0000	TOTAL UTILITIES	7,228.23	11.61	23,719.98	12.67
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	154.96	0.25	154.96	0.08
5130-0000	Electric Bulbs	0.00	0.00	144.58	0.08
5145-0000	Elevator Phone Maintenance	0.00	0.00	75.00	0.04
5160-0000	Exterior Building Maintenance	270.00	0.43	578.84	0.31
5180-0000	HVAC Repair	245.00	0.39	1,516.22	0.81
5210-0000	Locks & Keys Repairs	0.00	0.00	110.00	0.06
5215-0000	Locks & Keys Supplies	0.00	0.00	190.50	0.10
5230-0000	Plumbing Repairs	262.60	0.42	555.06	0.30
5232-0000	Non CAM Plumbing Repairs	417.36	0.67	417.36	0.22
5299-0000	TOTAL REPAIR/MAINTENANCE	1,349.92	2.17	3,742.52	2.00
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	0.00	0.00	13.03	0.01
5370-0000	Interior Repairs	415.00	0.67	514.84	0.28
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	415.00	0.67	527.87	0.28
5400-0000	SERVICES				
5410-0000	Elevator Service	114.72	0.18	344.16	0.18
5412-0000	Elevator Service-NonCAM	55.24	0.09	165.72	0.09
5420-0000	Fire Protection System	0.00	0.00	2,165.20	1.16
5425-0000	Fire Protection Phone	228.25	0.37	684.53	0.37
5430-0000	Exterminating	205.00	0.33	1,140.00	0.61
5445-0000	Backflow Prevention Service	180.00	0.29	180.00	0.10
5447-0000	HVAC Monthly Service	0.00	0.00	4,950.90	2.64
5450-0000	Janitorial Service	3,493.89	5.61	10,232.11	5.46
5460-0000	Landscaping Service	1,277.82	2.05	7,430.37	3.97
5462-0000	Non CAM Landscaping	180.34	0.29	716.13	0.38
5480-0000	Security	181.39	0.29	544.17	0.29
5487-0000	Window Washing Service	0.00	0.00	640.00	0.34
5499-0000	TOTAL SERVICES	5,916.65	9.50	29,193.29	15.59
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	15,000.00	8.01
5520-0000	Phone Service	183.55	0.29	554.92	0.30

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

Cash Flow Statement

Period = Dec 2015

Book = Accrual

		Period to Date	%	Year to Date	%
5522-0000	Internet Charge	585.99	0.94	758.34	0.40
5530-0000	Copies	20.35	0.03	75.47	0.04
5560-0000	Fees/Licenses/Permits	7.00	0.01	25.95	0.01
5563-0000	Miscellaneous Admin Expense	21.05	0.03	159.05	0.08
5565-0000	Office Supplies	54.13	0.09	125.52	0.07
5575-0000	Professional Fees	1,000.00	1.61	2,715.44	1.45
5585-0000	Subscriptions	0.00	0.00	570.00	0.30
5586-0000	Marketing/PR	84.00	0.13	3,752.00	2.00
5587-0000	General Authority Expense	132.18	0.21	181.98	0.10
5588-0000	Economic Development	0.00	0.00	12,500.00	6.68
5592-0000	Non CAM Professional Fees	30.00	0.05	553.22	0.30
5594-0000	Travel	0.00	0.00	23.64	0.01
5596-0000	Other Administration Costs	0.00	0.00	275.61	0.15
5599-0000	TOTAL PROPERTY ADMINISTRATION	2,118.25	3.40	37,271.14	19.90
6110-0000	Management Fees TALCOR	6,783.33	10.89	20,349.99	10.87
6159-0000	TOTAL OTHER EXPENSES	6,783.33	10.89	20,349.99	10.87
7110-0000	Property Insurance	4,875.43	7.83	14,626.29	7.81
7111-0000	Property Insurance-NonCAM	13.66	0.02	40.98	0.02
7199-0000	TOTAL INSURANCE/TAXES	4,889.09	7.85	14,667.27	7.83
7800-0000	TOTAL OPERATING EXPENSES	47,151.21	75.71	185,694.47	99.17
7999-0000	NET INCOME - OPERATING	15,128.27	24.29	1,550.64	0.83
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	24,264.08	38.96	72,792.24	38.88
8215-0000	Gain/Loss on Sale of Assets	0.00	0.00	-71,175.22	-38.01
8220-0000	Amortization Expense	417.50	0.67	1,972.50	1.05
8299-0000	TOTAL OTHER EXPENSES	24,681.58	39.63	3,589.52	1.92
9900-0000	NET INCOME	-9,553.31	-15.34	-2,038.88	-1.09
Adjustments					
1203-0000	A/R-Tenant	-5,963.35	-9.58	-18,866.67	-10.08
1204-0000	AR-Tenant Expenses to be Reimbursed	0.00	0.00	-74.14	-0.04
1206-0000	Other Receivables	-139.58	-0.22	273.19	0.15
1210-0000	Accounts Receivable	72,074.33	115.73	58,071.29	31.01
1590-0000	Accumulated Depreciation	24,264.08	38.96	13,492.24	7.21
1672-0000	CIP - Project North	0.00	0.00	66,115.50	35.31
1746-0000	Accumulated Amortization-Leasing Commissions	125.00	0.20	542.00	0.29
1752-0000	Accumulated Amortization	292.50	0.47	1,430.50	0.76
1913-0000	Prepaid Insurance	-2,663.94	-4.28	-9,643.99	-5.15
1925-0000	Investments	-2,490.29	-4.00	-8,501.54	-4.54
2236-0000	Accounts Payable	-9,611.68	-15.43	-14,435.81	-7.71
2249-0000	Accrued Other	-1,375.98	-2.21	1,366.38	0.73
2305-0000	Sales Tax Payable	361.12	0.58	652.66	0.35
	Total Adjustments	74,872.21	120.22	90,421.61	48.29
	Cash Flow	65,318.90	104.88	88,382.73	47.20
Period to Date		Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	238,622.97	303,941.87	65,318.90	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	238,822.97	304,141.87	65,318.90	
Year to Date		Beginning Balance	Ending Balance	Difference	
1110-4000	Cash - Hancock Bank	215,559.14	303,941.87	88,382.73	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	215,759.14	304,141.87	88,382.73	

LCRDA - OPERATING ACCOUNT

1/25/2016

Bank Reconciliation Report**12/31/2015**

Posted by: kristy on 1/22/2016

Balance Per Bank Statement as of 12/31/2015**316,273.79****Outstanding Deposits**

Deposit Date	Deposit Number	Amount
12/30/2015	330	375.31
Plus:	Outstanding Deposits	375.31

Outstanding Checks

Check Date	Check Number	Payee	Amount
12/20/2015	10416	utltal - City of Tallahassee	7,154.23
12/30/2015	10216	cnalnsur - CNA INSURANCE	3,353.03
12/30/2015	1220151	zenith - Zenith Insurance Comapny	2,200.00
Less:	Outstanding Checks		12,707.26

Other Items

Date	Notes	Amount
12/31/2015	Checks cut 1.4.16 with post month of 12.15	-6,286.26
12/31/2015	To reclass - checks cut 1/4/16 with post date of 12/15 in error	6,286.26
Plus/Minus:	Other Items	0.00
	Reconciled Bank Balance	303,941.84

Balance per GL as of 12/31/2015**303,941.87****Bank Reconciling Items**

Date	Notes	Amount
8/31/2013	rounding diff	-0.03
blank	Book Reconciling Items	-0.03
	Reconciled Balance Per G/L	303,941.84

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

LCRDA - OPERATING ACCOUNT

1/25/2016

Bank Reconciliation Report

12/31/2015

Posted by: kristy on 1/22/2016

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
11/17/2015	1788	mgttal - Talcor Commercial Real Estate Svc Inc	6,783.33	12/31/2015
11/29/2015	120215	utltal - City of Tallahassee	7,575.27	12/31/2015
11/30/2015	1793	centuryl - CENTURY LINK	50.74	12/31/2015
11/30/2015	1794	centuryl - CENTURY LINK	228.25	12/31/2015
11/30/2015	1795	cepast - Talcor Commercial Real Estate Services	9,810.84	12/31/2015
11/30/2015	1796	comcast - COMCAST	215.80	12/31/2015
11/30/2015	1797	marpan - Marpan Supply Company, Inc.	74.00	12/31/2015
11/30/2015	1798	mgttal - Talcor Commercial Real Estate Svc Inc	78.70	12/31/2015
11/30/2015	120115	cnainsur - CNA INSURANCE	3,358.14	12/31/2015
12/15/2015	1799	absystem - STA of Tallahassee, Inc.	20.35	12/31/2015
12/15/2015	1800	aireserv - Tony Kelly Heating & Air Inc	1,150.00	12/31/2015
12/15/2015	1801	brownbro - BROWN & BROWN OF FLORIDA, INC.	2,000.00	12/31/2015
12/15/2015	1802	classoci - C&L Associates Commercial Cleaning	3,493.89	12/31/2015
12/15/2015	1803	cphlrs - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE	530.78	12/31/2015
12/15/2015	1804	doorprod - Door Products	415.00	12/31/2015
12/15/2015	1805	elsasser - Elsasser's Lock & Key, Inc.	190.50	12/31/2015
12/15/2015	1806	hancdt - Hancock Bank	300.31	12/31/2015
12/15/2015	1807	iphone - Home Depot Credit Services	37.86	12/31/2015
12/15/2015	1808	lcboc - LEON COUNTY BD OF COMMISSIONER	1,119.28	12/31/2015
12/15/2015	1809	marpan - Marpan Supply Company, Inc.	154.96	12/31/2015
12/15/2015	1810	metal - Metal Building Services, Inc.	270.00	12/31/2015
12/15/2015	1811	mgttal - Talcor Commercial Real Estate Svc Inc	6,783.33	12/31/2015
12/15/2015	1812	misctho - Thomas Howell Ferguson, PA	15,000.00	12/31/2015
12/15/2015	1813	mowrey - Mowrey Elevator Company of Florida, Inc.	169.96	12/31/2015
12/15/2015	1814	rocksol - ROCK SOLID TERMITE AND PEST CONTROL	205.00	12/31/2015
12/15/2015	1815	sonitrol - Sonitrol of Tallahassee, Inc.	181.39	12/31/2015
12/15/2015	1816	talldemo - Tallahassee Democrat, Inc.	96.66	12/31/2015
12/18/2015	121815	stax - Florida Department of Revenue	13.44	12/31/2015
12/20/2015	122015	zenith - Zenith Insurance Comapny	237.00	12/31/2015
12/30/2015	1101151	cnainsur - CNA INSURANCE	13,400.09	12/31/2015

Total Cleared Checks

73,944.87

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
12/1/2015	331		22,065.15	12/31/2015
12/3/2015	324	:CHECKscan Deposit	38,531.45	12/31/2015
12/4/2015	325	:CHECKscan Deposit	2,559.25	12/31/2015
12/7/2015	327	2015.16-14	30.00	12/31/2015
12/8/2015	328	:CHECKscan Deposit	3,625.00	12/31/2015
12/29/2015	329	:CHECKscan Deposit	60,286.93	12/31/2015

Total Cleared Deposits

127,097.78

LCRDA - OPERATING ACCOUNT

1/25/2016

Bank Reconciliation Report**12/31/2015****Posted by: kristy on 1/22/2016****Cleared Other Items**

Date	Tran #	Notes	Amount	Date Cleared
12/1/2015	JE 18020	CNA pmt in 11/15. Never recd invoice but will input in 12/15:Reversal of J-18019	13,400.09	12/31/2015
12/31/2015	JE 18217	Interest income on bank acct	24.24	12/31/2015
12/31/2015	JE 18220	Benefits - 12.15	-1,221.20	12/31/2015
12/31/2015	JE 18223	Payroll taxes - Dec for Dec	-1,489.46	12/31/2015
12/31/2015	JE 18224	Payroll taxes - Dec for Dec	-1,489.46	12/31/2015
12/31/2015	JE 18225	Benefits - Dec for Nov	-1,487.70	12/31/2015
12/31/2015	JE 18227	Payroll for Dec 2015	-11,413.64	12/31/2015
12/31/2015	JE 18236	Checks cut 1.4.16 with post month of 12.15	6,286.26	12/31/2015
Total Cleared Other Items			<u>2,609.13</u>	



P.O. Box 4019 Gulfport, MS 39502

Return Service Requested

5105

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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**



**Hancock Bank, a trade
name of Whitney Bank**



Page: 1 of 2

Statements Dates
12/01/2015 - 12/31/2015

Account Number:

Images:

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

Checking Account Summary

PREVIOUS BALANCE	266,798.01	AVERAGE BALANCE
+ 5 CREDITS	127,097.78	285,538.34
- 46 DEBITS	77,646.24	YTD INTEREST PAID
- SERVICE CHARGES	.00	231.65
+ INTEREST PAID	24.24	
ENDING BALANCE	316,273.79	

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

● Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
12/01	22,065.15	MISC PAY GSA TREAS 310 015334009433439CCD	12/09	3,625.00	Settlement TALCOR Commercia 015343001298966CCD
12/07	2,792.03	DEPOSIT	12/30	60,286.93	Settlement TALCOR Commercia 015364004736905CCD
12/07	38,328.67	Settlement TALCOR Commercia 015341000891936CCD	12/31	24.24	IOD INTEREST PAID

● Checks

Date	Serial	Amount	Date	Serial	Amount
12/01	1788	6,783.33	12/24	1805	190.50
12/11	1793 *	50.74	12/21	1806	300.31
12/11	1794	228.25	12/23	1807	37.86
12/03	1795	9,810.84	12/23	1808	1,119.28
12/07	1796	215.80	12/21	1809	154.96
12/07	1797	74.00	12/24	1810	270.00
12/08	1798	78.70	12/22	1811	6,783.33
12/21	1799	20.35	12/23	1812	15,000.00
12/21	1800	1,150.00	12/22	1813	169.96
12/23	1801	2,000.00	12/23	1814	205.00
12/22	1802	3,493.89	12/21	1815	181.39
12/22	1803	530.78	12/21	1816	96.66
12/21	1804	415.00			



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P.O. Box 4019 Gulfport, MS 39502

Return Service Requested



Hancock Bank, a trade
name of Whitney Bank



Page: 2 of 2

Statements Dates
12/01/2015 - 12/31/2015

Account Number:

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

Images:

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● **Other Debits**

Date	Amount	Description	Date	Amount	Description
12/01	1,487.70	CRC FLA DEPT REVENUE 015335009723349CCD	12/03	1,673.13	PAYMENT CITYOFTALBKDRAFT 015337000293374PPD
12/02	3,358.14	PREM-PYMT CNA ACH 015336009997140CCD	12/03	3,118.64	PAYMENT CITYOFTALBKDRAFT 015337000293379PPD
12/03	10.25	PAYMENT CITYOFTALBKDRAFT 015337000293383PPD	12/03	3,118.64	PAYMENT CITYOFTALBKDRAFT 015337000293377PPD
12/03	91.00	PAYMENT CITYOFTALBKDRAFT 015337000293382PPD	12/14	5,706.82	QUICKBOOKS INTUIT PAYROLL S 015348002036374CCD
12/03	119.26	PAYMENT CITYOFTALBKDRAFT 015337000293378PPD	12/15	610.60	ACH 1006 NRS 015349002328317PPD
12/03	146.27	PAYMENT CITYOFTALBKDRAFT 015337000293381PPD	12/15	1,489.46	USATAXPYMT IRS 015348002112069CCD
12/03	241.92	PAYMENT CITYOFTALBKDRAFT 015337000293375PPD	12/18	13.44	C01 FLA DEPT REVENUE 015352002975302CCD
12/03	295.12	PAYMENT CITYOFTALBKDRAFT 015337000293376PPD	12/22	237.00	PREM PYMNT ZENITH 015355003403295CCD
12/03	318.09	PAYMENT CITYOFTALBKDRAFT 015337000293384PPD	12/30	5,706.82	QUICKBOOKS INTUIT PAYROLL S 015364004779644CCD
12/03	524.60	PAYMENT CITYOFTALBKDRAFT 015337000293373PPD	12/31	610.60	ACH 1006 NRS 015365005015797PPD
12/03	1,036.99	PAYMENT CITYOFTALBKDRAFT	12/31	1,489.46	USATAXPYMT IRS 015364004823645CCD

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
11/30	266,798.01	12/09	304,225.08	12/22	282,592.14
12/01	280,592.13	12/11	303,946.09	12/23	264,230.00
12/02	277,233.99	12/14	298,239.27	12/24	263,769.50
12/03	259,847.88	12/15	296,139.21	12/30	318,349.61
12/07	300,678.78	12/18	296,125.77	12/31	316,273.79
12/08	300,600.08	12/21	293,807.10		

Payment Detail

Bank=inn1104 AND mm/yy=12/2015-12/2015 AND Check Date=12/01/2015-01/04/2016 AND All Checks=Yes AND Include Voids=All Checks

Check# Bank - Vendor - Date				Payable #	Property	Amount Account
1799 (inn1104) - STA of Tallahassee, Inc. (absystem) - 12/15/15 (12/15)						
Overage Printer Copies Charge 11/07-12/06/15				P-103151	knight	20.35 55300000 - Copies
Total 1799 (inn1104) - STA of Tallahassee, Inc. (absystem) - 12/15/15 (12/15)						20.35
1800 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 12/15/15 (12/15)						
condenser fan motor - unit tripping out on high power				P-103140	johnson	905.00 51800000 - HVAC Repair
labor to replace exhaust motor-part was in warranty				P-103141	collins	245.00 51800000 - HVAC Repair
Total 1800 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 12/15/15 (12/15)						1,150.00
1801 (inn1104) - BROWN & BROWN OF FLORIDA, INC. (brownbro) - 12/15/15 (12/15)						
10/01/15-10/01/16 2nd Installment Agency Fee				P-103142	inn-tic	2,000.00 19130000 - Prepaid Insurance
Total 1801 (inn1104) - BROWN & BROWN OF FLORIDA, INC. (brownbro) - 12/15/15 (12/15)						2,000.00
1802 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 12/15/15 (12/15)						
12/2015 Janitorial svcs				P-103152	johnson	1,135.05 54500000 - Janitorial Service
12/2015 Janitorial svcs				P-103152	morgan	1,490.50 54500000 - Janitorial Service
12/2015 Janitorial svcs				P-103152	collins	684.10 54500000 - Janitorial Service
12/2015 Janitorial svcs				P-103152	knight	184.24 54500000 - Janitorial Service
Total 1802 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 12/15/15 (12/15)						3,493.89
1803 (inn1104) - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE (cphlbs) - 12/15/15 (12/15)						
Matter #143121 General File November Svcs				P-103134	knight	390.44 55750000 - Professional Fees
Matter #153032 Commercial Eviction Against Tenant Buc Tech November Svcs				P-103135	knight	140.34 55920000 - Non CAM Professional Fees
Total 1803 (inn1104) - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE (cphlbs) - 12/15/15 (12/15)						530.78
1804 (inn1104) - Door Products (doorprod) - 12/15/15 (12/15)						
hinges, closure, adjustment				P-103159	phipps	415.00 53700000 - Interior Repairs
Total 1804 (inn1104) - Door Products (doorprod) - 12/15/15 (12/15)						415.00
1805 (inn1104) - Elsasser's Lock & Key, Inc. (elsasser) - 12/15/15 (12/15)						
lock for exterior doors				P-103138	morgan	190.50 52150000 - Locks & Keys Supplies
Total 1805 (inn1104) - Elsasser's Lock & Key, Inc. (elsasser) - 12/15/15 (12/15)						190.50
1806 (inn1104) - Hancock Bank (hancdt) - 12/15/15 (12/15)						
Constant Contact				P-103237	knight	35.00 55860000 - Marketing/PR
Build Fire				P-103238	knight	49.00 55860000 - Marketing/PR
Office Depot - Supplies				P-103238	knight	23.67 55650000 - Office Supplies
Office Depot - Supplies				P-103238	knight	18.13 55650000 - Office Supplies
Publix - Supplies				P-103238	knight	3.65 55650000 - Office Supplies
Publix - Supplies				P-103238	knight	8.68 55650000 - Office Supplies
Zoe's Kitchen-Strategic planning workshop				P-103238	knight	162.18 55870000 - General Authority Expense
Total 1806 (inn1104) - Hancock Bank (hancdt) - 12/15/15 (12/15)						300.31
1807 (inn1104) - Home Depot Credit Services (iphome) - 12/15/15 (12/15)						
push plates				P-103147	morgan	37.86 52300000 - Plumbing Repairs
Total 1807 (inn1104) - Home Depot Credit Services (iphome) - 12/15/15 (12/15)						37.86
1808 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lcboc) - 12/15/15 (12/15)						
12/2015 PTY - Innovation Park				P-103165	knight	559.64 44060000 - Employee Benefits-Authority
12/2015 PTY - Innovation Park				P-103165	knight	559.64 44060000 - Employee Benefits-Authority
Total 1808 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lcboc) - 12/15/15 (12/15)						1,119.28
1809 (inn1104) - Marpan Supply Company, Inc. (marpan) - 12/15/15 (12/15)						
batteries				P-103146	johnson	154.96 51200000 - Electric Repairs
Total 1809 (inn1104) - Marpan Supply Company, Inc. (marpan) - 12/15/15 (12/15)						154.96
1810 (inn1104) - Metal Building Services, Inc. (metal) - 12/15/15 (12/15)						
Gutter Cleaning Svcs				P-103145	collins	90.00 51600000 - Exterior Building Maintenance
Gutter Cleaning Svcs				P-103145	johnson	45.00 51600000 - Exterior Building Maintenance
Gutter Cleaning Svcs				P-103145	morgan	45.00 51600000 - Exterior Building Maintenance
Gutter Cleaning Svcs				P-103145	phipps	90.00 51600000 - Exterior Building Maintenance
Total 1810 (inn1104) - Metal Building Services, Inc. (metal) - 12/15/15 (12/15)						270.00
1811 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 12/15/15 (12/15)						
12/2015 Mngmnt Fee-Innovation				P-103148	knight	827.03 61100000 - Management Fees TALCOR
12/2015 Mngmnt Fee-Innovation				P-103148	collins	1,331.40 61100000 - Management Fees TALCOR
12/2015 Mngmnt Fee-Innovation				P-103148	morgan	1,738.40 61100000 - Management Fees TALCOR

Payment Detail

Bank=inn1104 AND mm/yy=12/2015-12/2015 AND Check Date=12/01/2015-01/04/2016 AND All Checks=Yes AND Include Voids=All Checks

12/2015 Mngmnt Fee-Innovation	P-103148	johnson	2,102.85 61100000 - Management Fees TALCOR
12/2015 Mngmnt Fee-Innovation	P-103148	phipps	783.65 61100000 - Management Fees TALCOR
Total 1811 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 12/15/15 (12/15)			6,783.33
1812 (inn1104) - Thomas Howell Ferguson, PA (misctho) - 12/15/15 (12/15)			
Progress Billing (No.1) for audit of the 09/30/15 Financial stmts	P-103137	knight	15,000.00 55100000 - Accounting
Total 1812 (inn1104) - Thomas Howell Ferguson, PA (misctho) - 12/15/15 (12/15)			15,000.00
1813 (inn1104) - Mowrey Elevator Company of Florida, Inc. (mowrey) - 12/15/15 (12/15)			
12/2015 Svcs	P-103143	fuqua	29.74 54100000 - Elevator Service
12/2015 Svcs	P-103143	fuqua	55.24 54100000 - Elevator Service
12/2015 Svcs	P-103144	johnson	84.98 54100000 - Elevator Service
Total 1813 (inn1104) - Mowrey Elevator Company of Florida, Inc. (mowrey) - 12/15/15 (12/15)			169.96
1814 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksol) - 12/15/15 (12/15)			
11/2015 Pest Control Svcs	P-103139	collins	55.00 54300000 - Exterminating
11/2015 Pest Control Svcs	P-103139	knight	25.00 54300000 - Exterminating
11/2015 Pest Control Svcs	P-103139	johnson	45.00 54300000 - Exterminating
11/2015 Pest Control Svcs	P-103139	morgan	45.00 54300000 - Exterminating
11/2015 Pest Control Svcs	P-103139	phipps	35.00 54300000 - Exterminating
Total 1814 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksol) - 12/15/15 (12/15)			205.00
1815 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 12/15/15 (12/15)			
12/2015 Access Control & Intrusion Svcs	P-103149	collins	181.39 54800000 - Security
Total 1815 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 12/15/15 (12/15)			181.39
1816 (inn1104) - Tallahassee Democrat, Inc. (talldemo) - 12/15/15 (12/15)			
newspaper ad	P-103136	knight	96.66 55960000 - Other Administration Costs
Total 1816 (inn1104) - Tallahassee Democrat, Inc. (talldemo) - 12/15/15 (12/15)			96.66
1817 (inn1104) - CENTURY LINK (centuryl) - 01/04/16 (12/15)			
12/18/15-01/17/16	P-103644	collins	50.74 55200000 - Phone Service
Total 1817 (inn1104) - CENTURY LINK (centuryl) - 01/04/16 (12/15)			50.74
1818 (inn1104) - CENTURY LINK (centuryl) - 01/04/16 (12/15)			
12/18/15-01/17/16	P-103645	johnson	228.25 54250000 - Fire Protection Phone
Total 1818 (inn1104) - CENTURY LINK (centuryl) - 01/04/16 (12/15)			228.25
1819 (inn1104) - COMCAST (comcast) - 01/04/16 (12/15)			
01/04-02/03/16 Svcs	P-103650	knight	132.81 55200000 - Phone Service
01/04-02/03/16 Svcs	P-103650	knight	85.99 55220000 - Internet Charge
Total 1819 (inn1104) - COMCAST (comcast) - 01/04/16 (12/15)			218.80
1820 (inn1104) - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE (cphlbs) - 01/04/16 (12/15)			
Matter #153095 Project Gold-Danfoss	P-103643	knight	1,250.00 55920000 - Non CAM Professional Fees
Total 1820 (inn1104) - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE (cphlbs) - 01/04/16 (12/15)			1,250.00
1821 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 01/04/16 (12/15)			
12/2015 Grounds Maintenance	P-103641	morgan	148.06 54600000 - Landscaping Service
12/2015 Grounds Maintenance	P-103641	johnson	180.95 54600000 - Landscaping Service
12/2015 Grounds Maintenance	P-103641	collins	353.34 54600000 - Landscaping Service
12/2015 Grounds Maintenance	P-103641	knight	323.40 54600000 - Landscaping Service
12/2015 Grounds Maintenance	P-103641	inn-tic	272.07 54600000 - Landscaping Service
12/2015 Grounds Maintenance	P-103641	inn-tic	180.34 54620000 - Non CAM Landscaping
11/2015 Grounds Maintenance	P-103642	morgan	148.06 54600000 - Landscaping Service
11/2015 Grounds Maintenance	P-103642	johnson	180.95 54600000 - Landscaping Service
11/2015 Grounds Maintenance	P-103642	collins	353.34 54600000 - Landscaping Service
11/2015 Grounds Maintenance	P-103642	knight	323.40 54600000 - Landscaping Service
11/2015 Grounds Maintenance	P-103642	inn-tic	272.07 54600000 - Landscaping Service
11/2015 Grounds Maintenance	P-103642	inn-tic	180.34 54620000 - Non CAM Landscaping
Total 1821 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 01/04/16 (12/15)			2,916.32
1822 (inn1104) - Marpan Supply Company, Inc. (marpan) - 01/04/16 (12/15)			
Monthly Container Rental	P-103646	morgan	33.30 46350000 - Refuse Collection
Monthly Container Rental	P-103646	johnson	40.70 46350000 - Refuse Collection
Total 1822 (inn1104) - Marpan Supply Company, Inc. (marpan) - 01/04/16 (12/15)			74.00
1823 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 01/04/16 (12/15)			
11/15 Yardi	P-103459	knight	21.05 55630000 - Miscellaneous Admin Expense
Total 1823 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 01/04/16 (12/15)			21.05

Payment Detail

Bank=inn1104 AND mm/yy=12/2015-12/2015 AND Check Date=12/01/2015-01/04/2016 AND All Checks=Yes AND Include Voids=All Checks

1824 (inn1104) - DIGITAL OPPS (opps) - 01/04/16 (12/15)

12/01/15-11/30/16 Annual Renewal for website hosting	P-103653	knight	500.00 55220000 - Internet Charge
Total 1824 (inn1104) - DIGITAL OPPS (opps) - 01/04/16 (12/15)			500.00

1825 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksolid) - 01/04/16 (12/15)

12/2015 Pest Control	P-103647	collins	55.00 54300000 - Exterminating
12/2015 Pest Control	P-103647	knight	25.00 54300000 - Exterminating
12/2015 Pest Control	P-103647	johnson	45.00 54300000 - Exterminating
12/2015 Pest Control	P-103647	morgan	45.00 54300000 - Exterminating
12/2015 Pest Control	P-103647	phipps	35.00 54300000 - Exterminating
Total 1825 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksolid) - 01/04/16 (12/15)			205.00

1826 (inn1104) - White's Plumbing, Inc. (whites) - 01/04/16 (12/15)

certify backflow devices at entrances	P-103648	inn-tic	180.00 54450000 - Backflow Prevention Service
locate and repair 2" valve main to complex	P-103654	fuqua	224.74 52300000 - Plumbing Repairs
locate and repair 2" valve main to complex	P-103654	fuqua	417.36 52320000 - Non CAM Plumbing Repairs
Total 1826 (inn1104) - White's Plumbing, Inc. (whites) - 01/04/16 (12/15)			822.10

10216 (inn1104) - CNA INSURANCE (cnainsur) - 12/30/15 (12/15)

12/2015 insurance payment	P-103652	inn-tic	3,353.03 19130000 - Prepaid Insurance
Total 10216 (inn1104) - CNA INSURANCE (cnainsur) - 12/30/15 (12/15)			3,353.03

10416 (inn1104) - City of Tallahassee (utital) - 12/20/15 (12/15)

0721285610 12/2015	P-103153	fuqua	109.43 46400000 - Water/Sewer
0721285610 12/2015	P-103153	fuqua	203.22 46420000 - Non CAM Water/Sewer
1721285610 12/2015	P-103154	inn-tic	10.25 46050000 - Electric
3588865610 12/2015	P-103155	inn-tic	12.34 46050000 - Electric
3588865610 12/2015	P-103155	inn-tic	78.75 46480000 - Irrigation - Utility
4621285610 12/2015	P-103156	morgan	102.75 46050000 - Electric
5764754002 12/2015	P-103157	johnson	1,713.32 46050000 - Electric
6370545953 12/2015	P-103158	collins	1,889.18 46050000 - Electric
6370545953 12/2015	P-103158	collins	151.14 46400000 - Water/Sewer
6370545953 12/2015	P-103158	collins	121.33 46350000 - Refuse Collection
6370545953 12/2015	P-103158	collins	217.83 46500000 - Stormwater
6370545953 12/2015	P-103158	collins	463.88 46600000 - Fire Service - Utility
6370545953 12/2015	P-103158	collins	26.25 46480000 - Irrigation - Utility
6621285610 12/2015	P-103160	morgan	84.33 46050000 - Electric
7621285610 12/2015	P-103161	fuqua	18.36 46480000 - Irrigation - Utility
7621285610 12/2015	P-103161	fuqua	34.10 46490000 - Irrigation-NonCAM
7621285610 12/2015	P-103161	morgan	109.20 46350000 - Refuse Collection
7621285610 12/2015	P-103161	johnson	133.46 46350000 - Refuse Collection
8559156780 12/2015	P-103162	morgan	952.98 46050000 - Electric
8621285610 12/2015	P-103163	knight	99.81 46050000 - Electric
8621285610 12/2015	P-103163	knight	31.39 46400000 - Water/Sewer
8621285610 12/2015	P-103163	knight	45.32 46500000 - Stormwater
8621285610 12/2015	P-103163	knight	17.52 46350000 - Refuse Collection
8621285610 12/2015	P-103163	knight	49.11 46600000 - Fire Service - Utility
9621285610 12/2015	P-103164	morgan	503.56 46050000 - Electric
9621285610 12/2015	P-103164	morgan	-24.58 46220000 - Demand Credit
Total 10416 (inn1104) - City of Tallahassee (utital) - 12/20/15 (12/15)			7,154.23

121815 (inn1104) - Florida Department of Revenue (stax) - 12/18/15 (12/15)

11/2015 Sales Tax-Innovation	P-103008	knight	13.78 23050000 - Sales Tax Payable
11/2015 Sales Tax-Innovation	P-103008	knight	-0.34 33150000 - Sales Tax Discount
Total 121815 (inn1104) - Florida Department of Revenue (stax) - 12/18/15 (12/15)			13.44

122015 (inn1104) - Zenith Insurance Comapny (zenith) - 12/20/15 (12/15)

12/2015 Workers' Comp	P-103150	knight	237.00 44050000 - Worker's Compensation-Authority
Total 122015 (inn1104) - Zenith Insurance Comapny (zenith) - 12/20/15 (12/15)			237.00

1101151 (inn1104) - CNA INSURANCE (cnainsur) - 12/30/15 (12/15)

Insurance Premium payment	P-103651	inn-tic	13,400.09 19130000 - Prepaid Insurance
Total 1101151 (inn1104) - CNA INSURANCE (cnainsur) - 12/30/15 (12/15)			13,400.09

1220151 (inn1104) - Zenith Insurance Comapny (zenith) - 12/30/15 (12/15)

01/01/16-01/01/17 Workers' Compensation Policy	P-103649	knight	2,200.00 44050000 - Worker's Compensation-Authority
Total 1220151 (inn1104) - Zenith Insurance Comapny (zenith) - 12/30/15 (12/15)			2,200.00

64,763.32

Deposit Register

For Period = Dec 2015

Name	Property	Unit	Tenant	Period	Date	Amount	Check #	Deposit #
(inn1104) - 324 12/03/2015								
NANOSTRATA, INC.	knight	110	ip-nano	12-2015	12/3/2015	1,091.16	002096	324
FSU	inn-tic	11A	fsucam	12-2015	12/3/2015	18,093.26	00663724	324
INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	morgan	131	ispa	12-2015	12/3/2015	178.75	00662989	324
AVALANCHE PARTNERS	inn-tic	1E	aval	12-2015	12/3/2015	2,762.03	001262	324
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES DIVISION OF MARKETING & DEVELOPMENT	collins	25	ip-dacs	12-2015	12/3/2015	4,671.08	6404831830	324
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES DIVISION OF MARKETING & DEVELOPMENT	collins	25	ip-dacs	12-2015	12/3/2015	1,015.60	6405018700	324
DEPARTMENT OF TRANSPORTATION	phipps	PHIPPS	ip-dot	12-2015	12/3/2015	10,719.57	6404981510	324
Total (inn1104) - 324 12/03/2015						38,531.45		
(inn1104) - 325 12/04/2015								
FLORIDA A&M UNIVERSITY BOARD OF TRUSTEES	morgan	130	mgn-famu	12-2015	12/4/2015	2,559.25	0000169707	325
Total (inn1104) - 325 12/04/2015						2,559.25		
(inn1104) - 327 12/07/2015								
Kristin Dozier	knight			12-2015	12/7/2015	30.00	425	327
Total (inn1104) - 327 12/07/2015						30.00		
(inn1104) - 328 12/08/2015								
CENTER FOR BIOMEDICAL & TOXICOLOGICAL RESEARCH	morgan	226-235	cbtr	12-2015	12/8/2015	3,625.00	00664393	328
Total (inn1104) - 328 12/08/2015						3,625.00		
(inn1104) - 329 12/29/2015								
Florida State University Board of Trustees	morgan	110	nwrldcmgn	12-2015	12/29/2015	2,796.08	00666572	329
Nhu Energy, Inc	knight	112	nhuenerg	12-2015	12/29/2015	227.45	002005	329
FSU	inn-tic	11A	fsucam	12-2015	12/29/2015	7,046.53	00665506	329
FSU	inn-tic	11A	fsucam	12-2015	12/29/2015	3,600.19	00666203	329
FSU	inn-tic	11A	fsucam	12-2015	12/29/2015	6,923.44	00666867	329
FSU	inn-tic	11A	fsucam	12-2015	12/29/2015	13,944.23	091527	329
INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	morgan	131	ispa	12-2015	12/29/2015	178.75	00665950	329
DANFOSS TURBOCOR, INC.	inn-tic	1D-2D	danfoss	12-2015	12/29/2015	7,266.68	034267	329
SunnyLand Solar RE, LLC	inn-tic	1F	sunny	12-2015	12/29/2015	6,279.15	001404	329
SunnyLand Solar RE, LLC	inn-tic	1F	sunny	12-2015	12/29/2015	1,166.62	001407	329
CENTENNIAL BUILDING	inn-tic	4G	cent	12-2015	12/29/2015	10,857.81	0000171025	329
Total (inn1104) - 329 12/29/2015						60,286.93		
(inn1104) - 330 12/30/2015								
United States Treasury	inn-tic			12-2015	12/30/2015	25.00	46178	330
NANOSTRATA, INC.	knight	110	ip-nano	12-2015	12/30/2015	350.31	002100	330
Total (inn1104) - 330 12/30/2015						375.31		
General Service Administration (GSA)	johnson	100	gs04plfl	12-2015	12/1/2015	22,065.15	GSA1215	331
Total (inn1104) - 331 12/01/2015						22,065.15		
Grand Total						127,473.09		

Aged Receivables Report

Detail by Resident
For Selected Properties
Trans through: 12/2015
Age As of: 12/31/2015

Page 1

Unit	Resident	Charge Code	Total Unpaid Charges	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Prepayments	Balance
collins - INNOVATION PARK-COLLINS BLDG									
25	ip-dacs	STATE OF FLORIDA	6,206.16	5,322.51	883.65	0.00	0.00	0.00	6,206.16
		DEPARTMENT OF							
LAB-4OFC	bingcol	Bing Energy International, LLC	22,012.36	5,103.82	6,133.75	4,601.80	6,172.99	0.00	22,012.36
Total collins			28,218.52	10,426.33	7,017.40	4,601.80	6,172.99	0.00	28,218.52
fuqua - FUQUA COMPLEX									
FUQUA	fsurf-ca	FSU Research Foundation	707.80	707.80	0.00	0.00	0.00	0.00	707.80
Total fuqua			707.80	707.80	0.00	0.00	0.00	0.00	707.80
inn-tic - INNOVATION PARK -TENANTS IN COMMON									
1F	sunny	SunnyLand Solar RE, LLC	1,749.99	583.33	583.33	583.33	0.00	0.00	1,749.99
Total inn-tic			1,749.99	583.33	583.33	583.33	0.00	0.00	1,749.99
johnson - INNOVATION PARK - JOHNSON BLDG									
100	fsujohn	THE FLORIDA STATE	0.00	0.00	0.00	0.00	0.00	-37.12	-37.12
		UNIVERSITY							
100	gs04plfl	General Service Administration (GSA)	22,065.15	22,065.15	0.00	0.00	0.00	0.00	22,065.15
Total johnson			22,065.15	22,065.15	0.00	0.00	0.00	-37.12	22,028.03
knight - INNOVATION PARK - KNIGHT ADMIN BLDG									
110	ip-nano	NANOSTRATA, INC.	21.15	21.15	0.00	0.00	0.00	0.00	21.15
Total knight			21.15	21.15	0.00	0.00	0.00	0.00	21.15
morgan - INNOVATION PARK -MORGAN BLDG									
131	ispa	INSTITUTE OF SCIENCE & PUBLIC	178.75	178.75	0.00	0.00	0.00	0.00	178.75
210	forensic	Forensic Data Corp	18.03	0.00	0.00	0.00	18.03	0.00	18.03
Total morgan			196.78	178.75	0.00	0.00	18.03	0.00	196.78
phipps - INNOVATION PARK -PHIPPS BLDG									
PHIPPS	ip-dot	DEPARTMENT OF TRANSPORTATION	10,719.57	10,719.57	0.00	0.00	0.00	0.00	10,719.57
Total phipps			10,719.57	10,719.57	0.00	0.00	0.00	0.00	10,719.57
Total			63,678.96	44,702.08	7,600.73	5,185.13	6,191.02	-37.12	63,641.84

Friday, January 22, 2016

Payables Aging Report

inrvition

Period: 12/2015

As of : 12/31/2015

Payee	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	0-30	31-60	61-90	Over	Notes
Code	Notes								Owed	Owed	Owed	Owed	90	
Owed														
cphilbs	CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE													
		Matter #143121 General File 12/2015 Svcs	P-104273	25711	knight	12/31/2015	5575-0000 Professional Fees	38243333	1,000.00	1,000.00	0.00	0.00	0.00	Matter #143121 General File 12/2015 Svcs
		Matter #153032 Commercial Eviction Against Tenant Buc Tech	P-104272	25711	knight	12/31/2015	5592-0000 Non CAM Professiona	98243334	30.00	30.00	0.00	0.00	0.00	Matter #153032 Commercial Eviction Against Tenant Buc Tech
Total cphilbs									1,030.00	1,030.00	0.00	0.00	0.00	
Grand Total									1,030.00	1,030.00	0.00	0.00	0.00	

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

A/R	\$	28,218.51
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.	\$ 707.80	\$ -	\$ 707.80			\$ 707.80	Billed qtly for common area costs	EXEMPT
=====		= = = = =	= = = = =	= = = = =	= = = = =	= = = = =	=====	
TOTALS	\$ 707.80	\$ -	\$ 707.80	\$ -		\$ 707.80		\$ -

A/R \$ 707.80
Prepaid \$ -

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

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

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

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

Misc Deposit			
G/L 4405-0000	A/R	\$	21.15

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	2014:101	Northwest Regional Data Center	1/20/14	1/31/15		1799.00	14.50	\$ 2,796.08	\$ 2,796.08	EXEMPT			\$ 2,796.08	\$ -	\$ 2,796.08	\$ 2,796.08	12/29	\$ -		EXEMPT
114, 121, 122, 123		NWRDC (part of above)				515.00														
115, 118, 119,120		VACANT				1514.00	0.00	\$ -		\$ -			\$ -	\$ -	\$ -			\$ -		\$ -
116		VACANT				195.00														
117		VACANT				175.00														
127/128		VACANT			\$ -	506.00	0.00	\$ -		\$ -			\$ -		\$ -			\$ -		\$ -
130,130A-C, 132, 133, 135-139	C-1644	FLORIDA A & M UNIVERISTY CONSTRUCTION MANAGEMENT & BOND GUARANTEE PROGRAM INSTITUTE ON URBAN POLICY & COMMERCE SMALL BUSINESS DEVELOPMENT CENTER	10/1/06	MTM	\$ -	3118.00	9.85	\$ 2,559.25	\$ 2,559.25	EXEMPT			\$ 2,559.25	\$ -	\$ 2,559.25	\$ 2,559.25	12/4	\$ -	MTM with 60 day notice to terminate	EXEMPT
131	2008:103	FSU-INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	5/1/08	4/30/15	\$ -	130.00	16.50	\$ 178.75	\$ 157.08	EXEMPT	\$ 21.67		\$ 178.75	\$ 357.50	\$ 536.25	\$ 357.50	12/3, 12/29	\$ 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	6/30/15	\$ -	3000.00	14.50	\$ 3,625.00	\$ 3,625.00	EXEMPT			\$ 3,625.00	\$ -	\$ 3,625.00	\$ 3,625.00	12/8	\$ -		EXEMPT
236		VACANT			\$ -	1806.00	14.50	\$ 2,182.25		EXEMPT			\$ -	\$ -	\$ -			\$ -		EXEMPT
														\$ -						
FRM		Forensic Data Corp	6/6/14	6/30/15				\$ -		\$ -			\$ -	\$ 18.03	\$ 18.03			\$ 18.03		\$ -
															\$ -					
=====																				
		TOTALS			\$ -	22587.00	5.82	\$ 11,341.33	\$ 9,137.41	\$ -		\$ -	\$ 9,159.08	\$ 375.53	\$ 9,534.61	\$ 9,337.83		\$ 196.78		\$ -

AR \$ 196.78
Prepaid \$ -

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

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

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

BLDG/UNIT	TENANT	START	END	SECURITY DEPOSIT	ACRES	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER RENT	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
GROUND																			
12A	KNIGHT ADMINISTRATIVE CENTRE				3.00													SEE KNIGHT PROPERTY CONFIGURATION	
GROUND																			
1B	PHIPPS BUILDING				2.50													SEE PHIPPS PROPERTY CONFIGURATION	
GROUND																			
1D-2D	DANFOSS TURBOCOR, INC.	3/15/07	3/31/27	\$ -	6.83						\$ 162.23	\$ 162.23	\$ 7,104.45	\$ 7,266.68	\$ 7,266.68	12/29	\$ -	Other: 14-15 Cam Rec Reimbursement	\$ 506.98
3D					2.87													3D HAS SEPARATE/SPECIAL OPTION	
GROUND																			
1E	AVALANCHE PARTNERS COLLEGE CENTER FOR LIBRARY EXPANSION	1/7/08	1/28/74	\$ -	2.42						\$ 61.66	\$ 61.66	\$ 2,700.37	\$ 2,762.03	\$ 2,762.03	12/3	\$ -	Other: 14-15 Cam Rec Reimbursement	\$ 192.70
2E-3E	COLLEGE CENTER FOR LIBRARY AUTOMATION	1/7/02	1/28/74		4.01														
GROUND																			
4E	VACANT				3.45														
GROUND																			
5E	VACANT				1.80														
GROUND																			
6E	VACANT				2.00														
GROUND																			
7E/1F	Sunnyland Solar	8/3/11	8/2/18		9.80	\$ 7,000.00	\$ 583.33	EXEMPT			\$ 140.18	\$ 723.51	\$ 8,472.26	\$ 9,195.77	\$ 7,445.77	12/29, 12/29	\$ 1,750.00	PAID ANNUALLY-AUGUST CAM CAPPED AT 8% INCREASE PER YEAR; Other: Cam Rec Reimbursement 14-15	EXEMPT
GROUND																			
5G	COLLINS BUILDING				3.47													TENANTS IN COMMON CHARGES INCLUDED IN RENT; NO ADD'L REIMBURSEMENT FROM TENANTS	
GROUND																		TENANTS IN COMMON CHARGES INCLUDED IN RENT; NO ADD'L REIMBURSEMENT FROM TENANTS	
6G	MORGAN BUILDING		LCRDA		2.25														
	JOHNSON BUILDING		11/1/14		2.71						\$ -	\$ -	\$ -				\$ -		EXEMPT
	SLIGER BUILDING		11/1/14		2.52						\$ -	\$ -	\$ -				\$ -	2.52 ACRES OF TENANTS IN COMMON CHARGES ARE REIMBURSED BY FSURF	EXEMPT
	OTHER TENANTS				0.16														
	SHAW BUILDING	11/24/96	12/23/15		2.71						\$ -	\$ -	\$ -				\$ -	Insurance Policy : 2011-2012	EXEMPT
	APPLIED SUPERCONDUCTIVITY CENTER																	TO PAY 5% RENTS COLLECTED AFTER INITIAL LEASE TERM 12/23/15	
	TAI-YANG RESEARCH COMPANY																		
GROUND																			
3A	NORTHWEST REGIONAL DATA CENTER	11/1/81	10/31/21	\$ -	4.68							\$ -	\$ -	\$ -			\$ -	CAM CAPPED AT 8% INCREASE PER YEAR	EXEMPT
GROUND																			
4A-8A	NATIONAL HIGH MAGNETIC FIELD LABORATORY	OWN		\$ -	23.52							\$ -	\$ -	\$ -			\$ -	OWNED BY LEON COUNTY RESEARCH & DEVELOPMENT AUTHORITY	EXEMPT
9A-10A		OWN		\$ -															
GROUND																			
11A	FSU-CAM				3.70						\$ 663.16	\$ 663.16	\$ 48,944.49	\$ 49,607.65	\$ 49,607.65	12/3, 12/29	\$ -	Other: 14-15 Cam Rec Reimbursement	
GROUND																			
2B-3B																			
2B	FSU RESEARCH FOUNDATION-A CENTER FOR ADVANCED POWER SYSTEMS	10/25/01	1/28/74	\$ -	6.54							\$ -	\$ -	\$ -			\$ -		EXEMPT
	LEARNING SYSTEMS INSTITUTE																		
	ENTERPRISE RESOURCE PLANNING																		
3B	FSU RESEARCH FOUNDATION-B	10/25/01	1/28/74	\$ -	6.54							\$ -	\$ -	\$ -			\$ -		EXEMPT
	LEARNING SYSTEMS INSTITUTE																		
	ENTERPRISE RESOURCE PLANNING																		
	FSU FOUNDATION, INC.																		
	FSU OFFICE OF INTELLECTUAL PROPERTY & COMMERCIALIZATION																		
	FSU OFFICE OF RESEARCH-HUMAN SUBJECTS COMMITTEE																		
	FLORIDA CENTER FOR READING RESEARCH																		

INNOVATION PARK
TENANTS IN COMMON BLDG.

[illegible]

FSU Lots
FAMU
LCRDA

A/R	\$	1,750.00
Prepaid	\$	-

innovation Park
(A Reseach & Development Centre)

Innovation Park									
UNIT	TENANT	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
	COLLINS	\$ 10,426.33	\$ 23,478.87	\$ 33,905.19	\$ 5,686.68		\$ 28,218.51		\$ -
	FUQUA-FSURF	\$ 707.80	\$ -	\$ 707.80	\$ -		\$ 707.80	Billed qtly for Atrium common area	\$ -
	JOHNSON	\$ 22,065.15	\$ 22,028.03	\$ 44,093.18	\$ 22,065.15		\$ 22,028.03		\$ -
	KNIGHT	\$ 598.91	\$ 1,091.16	\$ 1,690.07	\$ 1,698.92		\$ 21.15		\$ 111.39
					\$ -			Misc payments	
	MORGAN	\$ 9,159.08	\$ 375.53	\$ 9,534.61	\$ 9,337.83		\$ 196.78		\$ -
	PHIPPS	\$ 10,719.57	\$ 10,719.57	\$ 21,439.14	\$ 10,719.57		\$ 10,719.57		\$ -
	TENANTS IN COMMON	\$ 1,666.92	\$ 78,023.02	\$ 79,689.94	\$ 77,939.94		\$ 1,750.00		\$ 699.68
					\$ 25.00			misc TIC payments	
	=====		= = = = =	= = = = =	= = = = =	= = = = =	= = = = =	=====	
	TOTALS	\$ 55,343.75	\$ 135,716.18	\$ 191,059.93	\$ 127,473.09		\$ 63,641.84		\$ 811.07

A/R \$ 63,678.96
Prepaid \$ (37.12)

Work Order List

Property=innvntn 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
35013	johnson	Work Completed	12/1/2015		johnd	Elevator Maintenance	0.50		Driggers	0.00 0.00
35014	knight	Work Completed	12/1/2015		johnd	Property Check	0.75		Driggers	0.00 0.00
35015	johnson	Work Completed	12/1/2015		johnd	Property Check	0.75		Driggers	0.00 0.00
35016	fuqua	Work Completed	12/1/2015		johnd	Prop Ck/Trash Pkup	0.50		Driggers	0.00 0.00
35017	famu	Work Completed	12/1/2015		johnd	Prop Ck/Trask Pkup	1.00		Driggers	0.00 0.00
35022	collins	Work Completed	12/1/2015		johnd	Prop Ck/Trash Pkup	1.00		Driggers	0.00 0.00
35023	johnson	Work Completed	12/1/2015		johnd	annual fire sys inspection	4.50		Driggers	0.00 0.00
35024	fuqua	Work Completed	12/1/2015		johnd	Elevator Inspection	0.50		Driggers	0.00 0.00
35025	phipps	Work Completed	12/1/2015		johnd	Property Check	1.00		Driggers	0.00 0.00
35027	morgan	Work Completed	12/2/2015		johnd	remove combo locks upstairs	1.50		Driggers	0.00 0.00
35028	morgan	Work Completed	12/2/2015		johnd	property check	0.75		Driggers	0.00 0.00
35036	centenn	Work Completed	12/2/2015		frost		0.00			0.00 0.00
35065	collins	Work Completed	12/7/2015		johnd	Reset Ice Machine in Kitchen	0.75		Driggers	0.00 0.00
35067	morgan-109	Work Completed	12/8/2015		johnd	enroll new prox cards	1.00		Driggers	0.00 0.00
35089	famu	Work Completed	12/10/2015		johnd	met electricians for blue light ins	2.00		Driggers	0.00 0.00
35105	collins	Work Completed	12/11/2015		frost	Squirrel in the attic	0.00			0.00 0.00
35117	famu	Work Completed	12/15/2015		johnd		2.00		Driggers	0.00 0.00
35218	inn-tic	Work Completed	12/23/2015		johnd	Collins building secure for holiday	1.00		Driggers	0.00 0.00
35238	collins	Work Completed	12/29/2015		frost	Collins - Building has musty smell	0.00			0.00 0.00
35240	phipps	Work Completed	12/30/2015		johnd	Phipps - Toilet & Urinal Broke	1.00		Driggers	0.00 0.00
										40.00