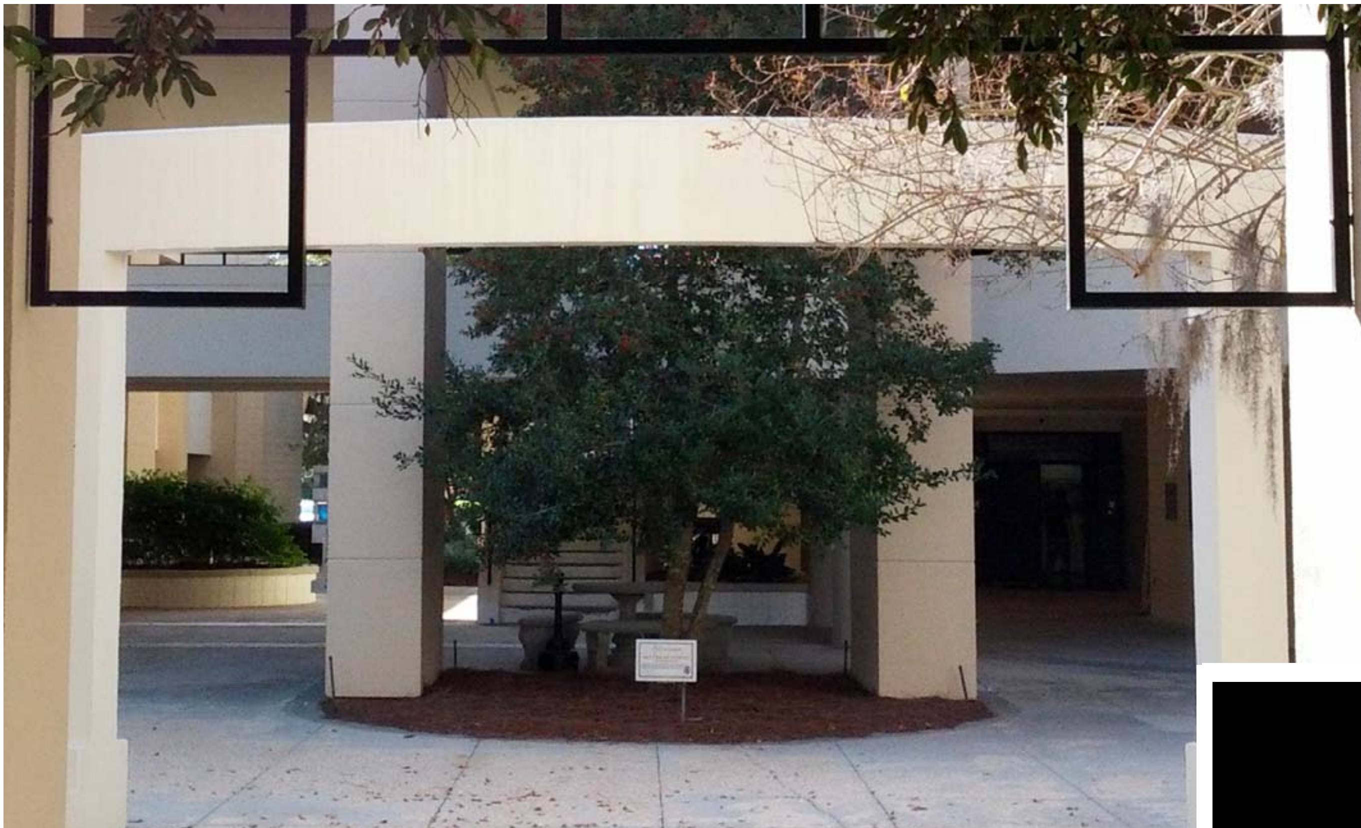
Monthly Owner Report



Innovation Park

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

February 2016

NAI TALCOR

Main +1 850 224 2300
Fax +1 850 425 1114

1018 Thomasville Road, Suite 200A
Tallahassee FL 32303
talcor.com

Table of Contents

1. Balance Sheet
2. Income Statement
3. Budget Comparison
4. Cash Flow Statement
5. Bank Reconciliation
6. Check Register
7. Deposit Register
8. Aged Accounts Receivable Report
9. Accounts Payable Detail
10. Rent Rolls
11. Work Order Report

NAI TALCOR

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

Balance Sheet (With Period Change)

Period = Feb 2016

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
1000-0000	**ASSETS**			
1100-0000	CASH			
1110-4000	Cash - Hancock Bank	306,284.84	314,408.77	-8,123.93
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1190-0000	TOTAL CASH	306,484.84	314,608.77	-8,123.93
1200-0000	**RECEIVABLES**			
1203-0000	A/R-Tenant	31,753.79	25,304.52	6,449.27
1204-0000	AR-Tenant Expenses to be Reimbursed	74.14	74.14	0.00
1206-0000	Other Receivables	2,948.92	2,356.28	592.64
1210-0000	Accounts Receivable	67,944.99	61,574.30	6,370.69
1217-0000	Other Assets	16,337.75	16,337.75	0.00
1299-0000	**TOTAL RECEIVABLES**	**119,059.59**	**105,646.99**	**13,412.60**
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	-5,950,360.01	-5,926,095.93	-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	-1,125.33	-1,000.33	-125.00
1748-0000	Intangible Assets	35,100.00	35,100.00	0.00
1752-0000	Accumulated Amortization	-3,120.50	-2,828.00	-292.50
1790-0000	TOTAL PROPERTY	4,438,437.63	4,463,119.21	-24,681.58
1840-0000	OTHER ASSETS			
1905-0000	Trust Escrow	55,000.00	55,000.00	0.00
1913-0000	Prepaid Insurance	18,674.01	20,393.40	-1,719.39
1925-0000	Investments	2,380,321.09	2,377,363.99	2,957.10
1945-0000	Investments Limited as to Use	1,400,000.00	1,400,000.00	0.00
1980-0000	TOTAL OTHER ASSETS	3,853,995.10	3,852,757.39	1,237.71
1990-0000	**TOTAL ASSETS**	**8,717,977.16**	**8,736,132.36**	**-18,155.20**
2000-0000	**LIABILITIES and CAPITAL**			
2236-0000	Accounts Payable	6,230.35	15,938.24	-9,707.89
2246-0000	Prepaid Rents	37.21	37.21	0.00
2249-0000	Accrued Other	16,898.81	16,898.81	0.00
2250-0000	Tenant Security Dep	183.57	183.57	0.00
2305-0000	Sales Tax Payable	1,732.07	1,411.01	321.06
2490-0000	**TOTAL LIABILITIES**	**25,082.01**	**34,468.84**	**-9,386.83**
2500-0000	**CAPITAL**			
2730-0000	Invested in Capital Assets-Net of Debt	4,392,583.46	4,416,847.54	-24,264.08
2750-0000	Unrestricted	2,900,311.69	2,884,815.98	15,495.71
2760-0000	Designated Net Assets	1,400,000.00	1,400,000.00	0.00
2890-0000	**TOTAL CAPITAL**	**8,692,895.15**	**8,701,663.52**	**-8,768.37**

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

Balance Sheet (With Period Change)

Period = Feb 2016

Book = Accrual

		Balance Current Period	Beginning Balance	Net Change
2990-0000	TOTAL LIABILITIES and CAPITAL	8,717,977.16	8,736,132.36	-18,155.20

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

Income Statement

Period = Feb 2016

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	0.00	0.00	25.00	0.01
3110-0000	Rent	51,966.82	81.58	260,065.02	82.77
3114-5000	Operating Expense Reimbursement	1,792.03	2.81	8,750.78	2.78
3115-0000	CAM	4,900.00	7.69	23,167.82	7.37
3120-0000	Other Rents	51.15	0.08	255.75	0.08
3220-0000	Interest Income	3,575.66	5.61	14,870.46	4.73
3310-0000	Other Income	1,388.89	2.18	6,944.45	2.21
3315-0000	Sales Tax Discount	0.96	0.00	32.30	0.01
3540-0000	Electricity Pass Thru	21.67	0.03	108.35	0.03
3990-0000	**TOTAL REVENUE**	**63,697.18**	**100.00**	**314,219.93**	**100.00**
4000-0000	**OPERATING EXPENSES**				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	10,750.00	16.88	53,750.00	17.11
4403-0000	Clerical Salary-Authority	3,750.00	5.89	18,750.00	5.97
4404-0000	Payroll Taxes - Authority	1,202.67	1.89	4,660.91	1.48
4405-0000	Worker's Compensation-Authority	457.33	0.72	1,347.66	0.43
4406-0000	Employee Benefits-Authority	3,312.64	5.20	16,385.12	5.21
4490-0000	TOTAL PAYROLL EXPENSE	19,472.64	30.57	94,893.69	30.20
4600-0000	UTILITIES				
4605-0000	Electric	7,236.49	11.36	30,153.52	9.60
4622-0000	Demand Credit	-30.05	-0.05	-132.94	-0.04
4635-0000	Refuse Collection	436.96	0.69	2,647.72	0.84
4640-0000	Water/Sewer	291.54	0.46	1,461.27	0.46
4642-0000	Non CAM Water/Sewer	208.53	0.33	1,024.95	0.33
4648-0000	Irrigation - Utility	123.36	0.19	616.80	0.20
4649-0000	Irrigation-NonCAM	34.10	0.05	170.50	0.05
4650-0000	Stormwater	263.15	0.41	1,315.75	0.42
4660-0000	Fire Service - Utility	-13.68	-0.02	1,004.03	0.32
4799-0000	TOTAL UTILITIES	8,550.40	13.42	38,261.60	12.18
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	154.96	0.05
5130-0000	Electric Bulbs	581.81	0.91	954.21	0.30
5135-0000	Parking Lot Bulbs	204.60	0.32	204.60	0.07
5138-0000	Parking Lot Poles	480.00	0.75	480.00	0.15
5145-0000	Elevator Phone Maintenance	0.00	0.00	150.00	0.05
5160-0000	Exterior Building Maintenance	180.00	0.28	1,088.84	0.35
5170-0000	Fire Extinguisher Maintenance	1,010.20	1.59	1,010.20	0.32
5180-0000	HVAC Repair	0.00	0.00	2,671.22	0.85
5210-0000	Locks & Keys Repairs	0.00	0.00	110.00	0.04
5215-0000	Locks & Keys Supplies	0.00	0.00	190.50	0.06
5230-0000	Plumbing Repairs	0.00	0.00	555.06	0.18
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	417.36	0.13
5250-0000	Roof Repairs	45.00	0.07	45.00	0.01
5299-0000	TOTAL REPAIR/MAINTENANCE	2,501.61	3.93	8,031.95	2.56
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	0.00	0.00	13.03	0.00
5370-0000	Interior Repairs	0.00	0.00	543.31	0.17
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	0.00	556.34	0.18
5400-0000	SERVICES				
5410-0000	Elevator Service	114.72	0.18	573.60	0.18
5412-0000	Elevator Service-NonCAM	55.24	0.09	276.20	0.09
5420-0000	Fire Protection System	0.00	0.00	2,165.20	0.69
5425-0000	Fire Protection Phone	230.09	0.36	1,143.91	0.36
5430-0000	Exterminating	218.90	0.34	2,139.90	0.68
5445-0000	Backflow Prevention Service	0.00	0.00	180.00	0.06
5447-0000	HVAC Monthly Service	0.00	0.00	9,901.80	3.15
5450-0000	Janitorial Service	3,493.89	5.49	17,219.89	5.48
5460-0000	Landscaping Service	1,277.82	2.01	9,986.01	3.18
5462-0000	Non CAM Landscaping	180.34	0.28	1,076.81	0.34
5480-0000	Security	261.39	0.41	1,045.95	0.33

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

Income Statement

Period = Feb 2016

Book = Accrual

		Period to Date	%	Year to Date	%
5487-0000	Window Washing Service	0.00	0.00	640.00	0.20
5499-0000	TOTAL SERVICES	5,832.39	9.16	46,349.27	14.75
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	17,000.00	5.41
5520-0000	Phone Service	183.66	0.29	922.24	0.29
5522-0000	Internet Charge	85.99	0.14	930.32	0.30
5530-0000	Copies	15.07	0.02	103.07	0.03
5560-0000	Fees/Licenses/Permits	7.00	0.01	44.90	0.01
5563-0000	Miscellaneous Admin Expense	76.60	0.12	288.55	0.09
5565-0000	Office Supplies	40.00	0.06	165.52	0.05
5570-0000	Postage/Delivery	9.80	0.02	9.80	0.00
5575-0000	Professional Fees	700.00	1.10	3,740.44	1.19
5585-0000	Subscriptions	0.00	0.00	1,265.00	0.40
5586-0000	Marketing/PR	-3,166.00	-4.97	1,170.00	0.37
5587-0000	General Authority Expense	25.04	0.04	207.02	0.07
5588-0000	Economic Development	0.00	0.00	12,500.00	3.98
5592-0000	Non CAM Professional Fees	275.00	0.43	828.22	0.26
5594-0000	Travel	1,430.00	2.24	1,453.64	0.46
5596-0000	Other Administration Costs	72.35	0.11	443.19	0.14
5599-0000	TOTAL PROPERTY ADMINISTRATION	-245.49	-0.39	41,071.91	13.07
6110-0000	Management Fees TALCOR	6,783.33	10.65	33,916.65	10.79
6159-0000	TOTAL OTHER EXPENSES	6,783.33	10.65	33,916.65	10.79
7110-0000	Property Insurance	4,875.43	7.65	24,377.15	7.76
7111-0000	Property Insurance-NonCAM	13.66	0.02	68.30	0.02
7199-0000	TOTAL INSURANCE/TAXES	4,889.09	7.68	24,445.45	7.78
7800-0000	TOTAL OPERATING EXPENSES	47,783.97	75.02	287,526.86	91.50
7999-0000	NET INCOME - OPERATING	15,913.21	24.98	26,693.07	8.49
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	24,264.08	38.09	121,320.40	38.61
8215-0000	Gain/Loss on Sale of Assets	0.00	0.00	-71,175.22	-22.65
8220-0000	Amortization Expense	417.50	0.66	2,807.50	0.89
8299-0000	TOTAL OTHER EXPENSES	24,681.58	38.75	52,952.68	16.85
9900-0000	**NET INCOME**	**-8,768.37**	**-13.77**	**-26,259.61**	**-8.36**

Budget Comparison

Period = Feb 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3100-1000	Miscellaneous Income	0.00	0.00	0.00	N/A	25.00	0.00	25.00	N/A	0.00
3110-0000	Rent	51,966.82	51,953.84	12.98	0.02	260,065.02	259,769.20	295.82	0.11	623,701.00
3114-5000	Operating Expense Reimbursement	1,792.03	2,497.00	-704.97	-28.23	8,750.78	10,588.00	-1,837.22	-17.35	23,897.00
3115-0000	CAM	4,900.00	5,230.75	-330.75	-6.32	23,167.82	26,153.75	-2,985.93	-11.42	62,769.00
3120-0000	Other Rents	51.15	73.00	-21.85	-29.93	255.75	365.00	-109.25	-29.93	876.00
3220-0000	Interest Income	3,575.66	3,300.00	275.66	8.35	14,870.46	16,500.00	-1,629.54	-9.88	39,600.00
3310-0000	Other Income	1,388.89	1,388.92	-0.03	0.00	6,944.45	6,944.60	-0.15	0.00	16,667.00
3315-0000	Sales Tax Discount	0.96	0.00	0.96	N/A	32.30	0.00	32.30	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	108.35	0.00	108.35	N/A	0.00
3990-0000	**TOTAL REVENUE**	**63,697.18**	**64,443.51**	**-746.33**	**-1.16**	**314,219.93**	**320,320.55**	**-6,100.62**	**-1.90**	**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	53,750.00	53,337.00	-413.00	-0.77	128,447.00
4403-0000	Clerical Salary-Authority	3,750.00	3,750.00	0.00	0.00	18,750.00	18,750.00	0.00	0.00	45,563.00
4404-0000	Payroll Taxes - Authority	1,202.67	1,201.00	-1.67	-0.14	4,660.91	4,651.00	-9.91	-0.21	13,102.00
4405-0000	Worker's Compensation-Authority	457.33	265.00	-192.33	-72.58	1,347.66	1,320.00	-27.66	-2.10	3,185.00
4406-0000	Employee Benefits-Authority	3,312.64	3,280.00	-32.64	-1.00	16,385.12	16,252.00	-133.12	-0.82	39,247.00
4490-0000	TOTAL PAYROLL EXPENSE	19,472.64	19,226.00	-246.64	-1.28	94,893.69	94,310.00	-583.69	-0.62	229,544.00
4600-0000	UTILITIES									
4605-0000	Electric	7,236.49	8,322.00	1,085.51	13.04	30,153.52	36,917.00	6,763.48	18.32	89,071.00
4622-0000	Demand Credit	-30.05	0.00	30.05	N/A	-132.94	0.00	132.94	N/A	0.00
4635-0000	Refuse Collection	436.96	404.00	-32.96	-8.16	2,647.72	3,016.00	368.28	12.21	5,844.00
4640-0000	Water/Sewer	291.54	620.00	328.46	52.98	1,461.27	3,100.00	1,638.73	52.86	7,440.00
4642-0000	Non CAM Water/Sewer	208.53	0.00	-208.53	N/A	1,024.95	0.00	-1,024.95	N/A	0.00
4648-0000	Irrigation - Utility	123.36	165.00	41.64	25.24	616.80	825.00	208.20	25.24	1,980.00
4649-0000	Irrigation-NonCAM	34.10	0.00	-34.10	N/A	170.50	0.00	-170.50	N/A	0.00
4650-0000	Stormwater	263.15	263.00	-0.15	-0.06	1,315.75	1,315.00	-0.75	-0.06	3,156.00
4660-0000	Fire Service - Utility	-13.68	141.00	154.68	109.70	1,004.03	705.00	-299.03	-42.42	1,692.00
4799-0000	TOTAL UTILITIES	8,550.40	9,915.00	1,364.60	13.76	38,261.60	45,878.00	7,616.40	16.60	109,183.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	135.00	135.00	100.00	154.96	675.00	520.04	77.04	1,620.00
5125-0000	Electric Supplies	0.00	128.00	128.00	100.00	0.00	640.00	640.00	100.00	1,536.00
5130-0000	Electric Bulbs	581.81	10.00	-571.81	-5,718.10	954.21	50.00	-904.21	-1,808.42	120.00
5135-0000	Parking Lot Bulbs	204.60	0.00	-204.60	N/A	204.60	0.00	-204.60	N/A	0.00
5138-0000	Parking Lot Poles	480.00	0.00	-480.00	N/A	480.00	0.00	-480.00	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	150.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	0.00	N/A	150.00	0.00	-150.00	N/A	0.00
5145-4400	Security Maint & Repair	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
5160-0000	Exterior Building Maintenance	180.00	320.00	140.00	43.75	1,088.84	2,550.00	1,461.16	57.30	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	1,010.20	245.00	-765.20	-312.33	1,010.20	285.00	-725.20	-254.46	692.00
5180-0000	HVAC Repair	0.00	1,100.00	1,100.00	100.00	2,671.22	5,500.00	2,828.78	51.43	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	250.00	140.00	56.00	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	0.00	330.00	330.00	100.00	555.06	1,800.00	1,244.94	69.16	4,260.00
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	0.00	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	300.00	300.00	100.00	720.00
5240-0000	Backflow Maintenance	0.00	3.00	3.00	100.00	0.00	6.00	6.00	100.00	55.00
5245-0000	Irrigation Repairs	0.00	40.00	40.00	100.00	0.00	450.00	450.00	100.00	980.00
5250-0000	Roof Repairs	45.00	145.00	100.00	68.97	45.00	725.00	680.00	93.79	2,040.00
5290-0000	Other Maintenance	0.00	440.00	440.00	100.00	0.00	2,200.00	2,200.00	100.00	5,280.00

Budget Comparison

Period = Feb 2016

Book = Accrual

10:08 AM

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5299-0000	TOTAL REPAIR/MAINTENANCE	2,501.61	3,006.00	504.39	16.78	8,031.95	15,556.00	7,524.05	48.37	38,568.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	50.00	50.00	100.00	13.03	250.00	236.97	94.79	1,100.00
5313-0000	Carpet Repairs	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5340-0000	Painting	0.00	250.00	250.00	100.00	0.00	1,600.00	1,600.00	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	0.00	0.00	0.00	N/A	543.31	0.00	-543.31	N/A	0.00
5380-0000	Other Cleaning and Improvements	0.00	425.00	425.00	100.00	0.00	2,125.00	2,125.00	100.00	5,100.00
5399-0000	TOTAL CLEANING AND IMPROVEMEI	0.00	825.00	825.00	100.00	556.34	4,625.00	4,068.66	87.97	11,060.00
5400-0000	SERVICES									
5410-0000	Elevator Service	114.72	168.00	53.28	31.71	573.60	840.00	266.40	31.71	2,016.00
5412-0000	Elevator Service-NonCAM	55.24	0.00	-55.24	N/A	276.20	0.00	-276.20	N/A	0.00
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	2,165.20	2,756.00	590.80	21.44	3,356.00
5425-0000	Fire Protection Phone	230.09	227.00	-3.09	-1.36	1,143.91	1,135.00	-8.91	-0.78	2,724.00
5430-0000	Exterminating	218.90	205.00	-13.90	-6.78	2,139.90	1,302.00	-837.90	-64.35	2,737.00
5435-0000	CAM-Interior Plantscaping	0.00	20.00	20.00	100.00	0.00	100.00	100.00	100.00	240.00
5445-0000	Backflow Prevention Service	0.00	330.00	330.00	100.00	180.00	330.00	150.00	45.45	365.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	9,901.80	9,902.00	0.20	0.00	19,804.00
5450-0000	Janitorial Service	3,493.89	3,692.00	198.11	5.37	17,219.89	18,460.00	1,240.11	6.72	44,417.00
5460-0000	Landscaping Service	1,277.82	1,280.00	2.18	0.17	9,986.01	9,994.00	7.99	0.08	30,385.00
5462-0000	Non CAM Landscaping	180.34	179.00	-1.34	-0.75	1,076.81	1,071.00	-5.81	-0.54	3,591.00
5480-0000	Security	261.39	216.42	-44.97	-20.78	1,045.95	1,082.10	36.15	3.34	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	5,832.39	6,317.42	485.03	7.68	46,349.27	46,972.10	622.83	1.33	115,482.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	0.00	0.00	0.00	N/A	17,000.00	18,000.00	1,000.00	5.56	18,000.00
5520-0000	Phone Service	183.66	165.67	-17.99	-10.86	922.24	828.35	-93.89	-11.33	1,988.00
5522-0000	Internet Charge	85.99	202.00	116.01	57.43	930.32	1,038.00	107.68	10.37	2,126.00
5530-0000	Copies	15.07	50.00	34.93	69.86	103.07	250.00	146.93	58.77	600.00
5560-0000	Fees/Licenses/Permits	7.00	66.00	59.00	89.39	44.90	330.00	285.10	86.39	792.00
5563-0000	Miscellaneous Admin Expense	76.60	0.00	-76.60	N/A	288.55	0.00	-288.55	N/A	0.00
5565-0000	Office Supplies	40.00	95.00	55.00	57.89	165.52	575.00	409.48	71.21	1,540.00
5566-0000	Office Equipment Maintenance	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5570-0000	Postage/Delivery	9.80	5.00	-4.80	-96.00	9.80	25.00	15.20	60.80	60.00
5575-0000	Professional Fees	700.00	3,000.00	2,300.00	76.67	3,740.44	15,000.00	11,259.56	75.06	36,000.00
5580-0100	Printing	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5585-0000	Subscriptions	0.00	0.00	0.00	N/A	1,265.00	2,920.00	1,655.00	56.68	3,615.00
5586-0000	Marketing/PR	-3,166.00	79.00	3,245.00	4,107.59	1,170.00	3,895.00	2,725.00	69.96	4,518.00
5587-0000	General Authority Expense	25.04	67.00	41.96	62.63	207.02	335.00	127.98	38.20	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	275.00	0.00	-275.00	N/A	828.22	0.00	-828.22	N/A	0.00
5594-0000	Travel	1,430.00	3,500.00	2,070.00	59.14	1,453.64	6,000.00	4,546.36	75.77	9,300.00
5596-0000	Other Administration Costs	72.35	146.00	73.65	50.45	443.19	1,030.00	586.81	56.97	2,752.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	-245.49	7,475.67	7,721.16	103.28	41,071.91	63,226.35	22,154.44	35.04	133,295.00
6110-0000	Management Fees TALCOR	6,783.33	6,783.33	0.00	0.00	33,916.65	33,916.65	0.00	0.00	81,400.00
6159-0000	TOTAL OTHER EXPENSES	6,783.33	6,783.33	0.00	0.00	33,916.65	33,916.65	0.00	0.00	81,400.00
7110-0000	Property Insurance	4,875.43	4,883.00	7.57	0.16	24,377.15	24,415.00	37.85	0.16	58,584.00
7111-0000	Property Insurance-NonCAM	13.66	6.00	-7.66	-127.67	68.30	30.00	-38.30	-127.67	72.00
7199-0000	TOTAL INSURANCE/TAXES	4,889.09	4,889.00	-0.09	0.00	24,445.45	24,445.00	-0.45	0.00	58,656.00
7800-0000	TOTAL OPERATING EXPENSES	47,783.97	58,437.42	10,653.45	18.23	287,526.86	328,929.10	41,402.24	12.59	777,188.00
7999-0000	NET INCOME - OPERATING	15,913.21	6,006.09	9,907.12	164.95	26,693.07	-8,608.55	35,301.62	410.08	-9,678.00
8200-0000	OTHER EXPENSES									

Budget Comparison

Period = Feb 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8210-0000	Depreciation Expense	24,264.08	25,029.25	765.17	3.06	121,320.40	125,146.25	3,825.85	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
8220-0000	Amortization Expense	417.50	0.00	-417.50	N/A	2,807.50	0.00	-2,807.50	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	24,681.58	25,029.25	347.67	1.39	52,952.68	125,146.25	72,193.57	57.69	300,352.00
9900-0000	**NET INCOME**	**-8,768.37**	**-19,023.16**	**10,254.79**	**53.91**	**-26,259.61**	**-133,754.80**	**107,495.19**	**80.37**	**-310,030.00**

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Feb 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	8,951.82	8,952.00	-0.18	0.00	44,759.10	44,760.00	-0.90	0.00	107,679.00
3114-5000	Operating Expense Reimbursement	1,631.65	2,123.00	-491.35	-23.14	7,733.64	8,846.00	-1,112.36	-12.57	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**	**10,583.47**	**11,075.00**	**-491.53**	**-4.44**	**52,500.77**	**53,606.00**	**-1,105.23**	**-2.06**	**127,273.00**
4000-0000	**OPERATING EXPENSES**									
4600-0000	UTILITIES									
4605-0000	Electric	3,054.43	3,900.00	845.57	21.68	11,312.74	15,300.00	3,987.26	26.06	33,800.00
4635-0000	Refuse Collection	115.44	121.00	5.56	4.60	1,012.23	1,023.00	10.77	1.05	1,870.00
4640-0000	Water/Sewer	145.70	165.00	19.30	11.70	750.26	825.00	74.74	9.06	1,980.00
4648-0000	Irrigation - Utility	26.25	26.00	-0.25	-0.96	131.25	130.00	-1.25	-0.96	312.00
4650-0000	Stormwater	217.83	218.00	0.17	0.08	1,089.15	1,090.00	0.85	0.08	2,616.00
4660-0000	Fire Service - Utility	-58.60	114.00	172.60	151.40	771.05	570.00	-201.05	-35.27	1,368.00
4799-0000	TOTAL UTILITIES	3,501.05	4,544.00	1,042.95	22.95	15,066.68	18,938.00	3,871.32	20.44	41,946.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
5125-0000	Electric Supplies	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
5130-0000	Electric Bulbs	95.00	0.00	-95.00	N/A	131.05	0.00	-131.05	N/A	0.00
5160-0000	Exterior Building Maintenance	90.00	90.00	0.00	0.00	550.00	650.00	100.00	15.38	1,480.00
5170-0000	Fire Extinguisher Maintenance	137.10	0.00	-137.10	N/A	137.10	0.00	-137.10	N/A	126.00
5180-0000	HVAC Repair	0.00	300.00	300.00	100.00	918.00	1,500.00	582.00	38.80	3,600.00
5230-0000	Plumbing Repairs	0.00	40.00	40.00	100.00	0.00	200.00	200.00	100.00	480.00
5235-0000	Plumbing Supplies	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
5245-0000	Irrigation Repairs	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
5250-0000	Roof Repairs	45.00	20.00	-25.00	-125.00	45.00	100.00	55.00	55.00	240.00
5290-0000	Other Maintenance	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5299-0000	TOTAL REPAIR/MAINTENANCE	367.10	605.00	237.90	39.32	1,781.15	3,225.00	1,443.85	44.77	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	625.00	625.00	100.00	1,500.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	125.00	125.00	100.00	99.84	625.00	525.16	84.03	1,500.00
5400-0000	SERVICES									
5430-0000	Exterminating	55.00	55.00	0.00	0.00	275.00	275.00	0.00	0.00	660.00
5445-0000	Backflow Prevention Service	0.00	80.00	80.00	100.00	0.00	80.00	80.00	100.00	80.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	4,126.00	4,126.00	0.00	0.00	8,252.00
5450-0000	Janitorial Service	684.10	684.00	-0.10	-0.01	3,371.64	3,420.00	48.36	1.41	8,229.00
5460-0000	Landscaping Service	353.34	353.00	-0.34	-0.10	2,532.28	2,530.00	-2.28	-0.09	7,926.00
5480-0000	Security	181.39	181.42	0.03	0.02	965.95	907.10	-58.85	-6.49	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	1,353.42	79.59	5.88	11,270.87	11,338.10	67.23	0.59	28,174.00
5500-0000	PROPERTY ADMINISTRATION									
5520-0000	Phone Service	50.85	49.17	-1.68	-3.42	253.92	245.85	-8.07	-3.28	590.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	50.85	49.17	-1.68	-3.42	253.92	245.85	-8.07	-3.28	590.00
6110-0000	Management Fees TALCOR	1,331.40	1,330.83	-0.57	-0.04	6,657.00	6,654.15	-2.85	-0.04	15,970.00
6159-0000	TOTAL OTHER EXPENSES	1,331.40	1,330.83	-0.57	-0.04	6,657.00	6,654.15	-2.85	-0.04	15,970.00
7110-0000	Property Insurance	1,052.37	1,060.00	7.63	0.72	5,261.85	5,300.00	38.15	0.72	12,713.00
7199-0000	TOTAL INSURANCE/TAXES	1,052.37	1,060.00	7.63	0.72	5,261.85	5,300.00	38.15	0.72	12,713.00
7800-0000	TOTAL OPERATING EXPENSES	7,576.60	9,067.42	1,490.82	16.44	40,391.31	46,326.10	5,934.79	12.81	108,679.00

INNOVATION PARK-COLLINS BLDG (collins)

Budget Comparison

Period = Feb 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7999-0000	NET INCOME - OPERATING	3,006.87	2,007.58	999.29	49.78	12,109.46	7,279.90	4,829.56	66.34	18,594.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,141.67	4,142.00	0.33	0.01	20,708.35	20,710.00	1.65	0.01	49,699.00
8299-0000	TOTAL OTHER EXPENSES	4,141.67	4,142.00	0.33	0.01	20,708.35	20,710.00	1.65	0.01	49,699.00
9900-0000	**NET INCOME**	**-1,134.80**	**-2,134.42**	**999.62**	**46.83**	**-8,598.89**	**-13,430.10**	**4,831.21**	**35.97**	**-31,105.00**

COLLINS - BUDGET COMPARISON

As of February 29, 2016	**Actual**	**Budget**	**Variance**	**Percent**
Total Revenue	52,500.77	53,606.00	-1,105.23	-2.06
Total Operating Expenses	40,391.31	46,326.10	5,934.79	12.81
Net Operating Income	12,109.46	7,279.90	4,829.56	66.34

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

FUQUA COMPLEX (fuqua)

Budget Comparison

Period = Feb 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3114-5000	Operating Expense Reimbursement	160.38	374.00	-213.62	-57.12	1,017.14	1,742.00	-724.86	-41.61	4,303.00
3990-0000	**TOTAL REVENUE**	**160.38**	**374.00**	**-213.62**	**-57.12**	**1,017.14**	**1,742.00**	**-724.86**	**-41.61**	**4,303.00**
4000-0000	**OPERATING EXPENSES**									
4600-0000	UTILITIES									
4640-0000	Water/Sewer	112.28	420.00	307.72	73.27	551.90	2,100.00	1,548.10	73.72	5,040.00
4642-0000	Non CAM Water/Sewer	208.53	0.00	-208.53	N/A	1,024.95	0.00	-1,024.95	N/A	0.00
4648-0000	Irrigation - Utility	18.36	60.00	41.64	69.40	91.80	300.00	208.20	69.40	720.00
4649-0000	Irrigation-NonCAM	34.10	0.00	-34.10	N/A	170.50	0.00	-170.50	N/A	0.00
4799-0000	TOTAL UTILITIES	373.27	480.00	106.73	22.24	1,839.15	2,400.00	560.85	23.37	5,760.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	20.00	20.00	100.00	0.00	100.00	100.00	100.00	240.00
5125-0000	Electric Supplies	0.00	20.00	20.00	100.00	0.00	100.00	100.00	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	500.00	500.00	100.00	1,200.00
5230-0000	Plumbing Repairs	0.00	150.00	150.00	100.00	224.74	750.00	525.26	70.03	1,800.00
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	0.00	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	625.00	625.00	100.00	1,500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	415.00	415.00	100.00	642.10	2,075.00	1,432.90	69.06	5,055.00
5400-0000	SERVICES									
5410-0000	Elevator Service	29.74	83.00	53.26	64.17	148.70	415.00	266.30	64.17	996.00
5412-0000	Elevator Service-NonCAM	55.24	0.00	-55.24	N/A	276.20	0.00	-276.20	N/A	0.00
5445-0000	Backflow Prevention Service	0.00	90.00	90.00	100.00	0.00	90.00	90.00	100.00	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	173.00	88.02	50.88	424.90	505.00	80.10	15.86	1,486.00
7800-0000	TOTAL OPERATING EXPENSES	458.25	1,068.00	609.75	57.09	2,906.15	4,980.00	2,073.85	41.64	12,301.00
7999-0000	NET INCOME - OPERATING	-297.87	-694.00	396.13	57.08	-1,889.01	-3,238.00	1,348.99	41.66	-7,998.00
9900-0000	**NET INCOME**	**-297.87**	**-694.00**	**396.13**	**57.08**	**-1,889.01**	**-3,238.00**	**1,348.99**	**41.66**	**-7,998.00**

FUQUA - BUDGET COMPARISON

As of February 29, 2016	**Actual**	**Budget**	**Variance**	**Percent**
Total Revenue	1,017.14	1,742.00	-724.86	-41.61
Total Operating Expenses	2,906.15	4,980.00	2,073.85	41.64
Net Operating Income	-1,889.01	-3,238.00	1,348.99	41.66

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

INNOVATION PARK -TENANTS IN COMMON (inn-tic)

Budget Comparison

Period = Feb 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3100-1000	Miscellaneous Income	0.00	0.00	0.00	N/A	25.00	0.00	25.00	N/A	0.00
3110-0000	Rent	583.33	583.00	0.33	0.06	2,916.65	2,915.00	1.65	0.06	6,996.00
3115-0000	CAM	4,900.00	5,230.75	-330.75	-6.32	23,167.82	26,153.75	-2,985.93	-11.42	62,769.00
3220-0000	Interest Income	3,575.66	3,300.00	275.66	8.35	14,870.46	16,500.00	-1,629.54	-9.88	39,600.00
3310-0000	Other Income	1,388.89	1,388.92	-0.03	0.00	6,944.45	6,944.60	-0.15	0.00	16,667.00
3315-0000	Sales Tax Discount	0.00	0.00	0.00	N/A	17.50	0.00	17.50	N/A	0.00
3990-0000	**TOTAL REVENUE**	**10,447.88**	**10,502.67**	**-54.79**	**-0.52**	**47,941.88**	**52,513.35**	**-4,571.47**	**-8.71**	**126,032.00**
4000-0000	**OPERATING EXPENSES**									
4600-0000	UTILITIES									
4605-0000	Electric	22.42	22.00	-0.42	-1.91	112.44	110.00	-2.44	-2.22	264.00
4648-0000	Irrigation - Utility	78.75	79.00	0.25	0.32	393.75	395.00	1.25	0.32	948.00
4799-0000	TOTAL UTILITIES	101.17	101.00	-0.17	-0.17	506.19	505.00	-1.19	-0.24	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	250.00	250.00	100.00	500.00
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	0.00	0.00	N/A	0.00	250.00	250.00	100.00	1,000.00
5400-0000	SERVICES									
5445-0000	Backflow Prevention Service	0.00	120.00	120.00	100.00	180.00	120.00	-60.00	-50.00	120.00
5460-0000	Landscaping Service	272.07	271.00	-1.07	-0.39	1,627.16	1,623.00	-4.16	-0.26	5,441.00
5462-0000	Non CAM Landscaping	180.34	179.00	-1.34	-0.75	1,076.81	1,071.00	-5.81	-0.54	3,591.00
5487-0000	Window Washing Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	200.00
5499-0000	TOTAL SERVICES	452.41	570.00	117.59	20.63	2,883.97	2,814.00	-69.97	-2.49	9,352.00
7110-0000	Property Insurance	99.47	101.00	1.53	1.51	497.35	505.00	7.65	1.51	1,214.00
7111-0000	Property Insurance-NonCAM	13.66	6.00	-7.66	-127.67	68.30	30.00	-38.30	-127.67	72.00
7199-0000	TOTAL INSURANCE/TAXES	113.13	107.00	-6.13	-5.73	565.65	535.00	-30.65	-5.73	1,286.00
7800-0000	TOTAL OPERATING EXPENSES	666.71	778.00	111.29	14.30	3,955.81	4,104.00	148.19	3.61	12,850.00
7999-0000	NET INCOME - OPERATING	9,781.17	9,724.67	56.50	0.58	43,986.07	48,409.35	-4,423.28	-9.14	113,182.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,759.50	4,345.00	585.50	13.48	18,797.50	21,725.00	2,927.50	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	-52,377.72	21,725.00	74,102.72	341.09	52,134.00
9900-0000	**NET INCOME**	**6,021.67**	**5,379.67**	**642.00**	**11.93**	**96,363.79**	**26,684.35**	**69,679.44**	**261.12**	**61,048.00**

INN-TIC - BUDGET COMPARISON

As of February 29, 2016	**Actual**	**Budget**	**Variance**	**Percent**
Total Revenue	47,941.88	52,513.35	-4,571.47	-8.71
Total Operating Expenses	3,955.81	4,104.00	148.19	3.61
Net Operating Income	43,986.07	48,409.35	-4,423.28	-9.14

Major Variances from Budget:

Total Operating Expenses/Net Operating Income

INNOVATION PARK - JOHNSON BLDG (johnson)

Budget Comparison

Period = Feb 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	22,065.15	22,065.17	-0.02	0.00	110,325.75	110,325.85	-0.10	0.00	264,782.00
3990-0000	**TOTAL REVENUE**	**22,065.15**	**22,065.17**	**-0.02**	**0.00**	**110,325.75**	**110,325.85**	**-0.10**	**0.00**	**264,782.00**
4000-0000	**OPERATING EXPENSES**									
4600-0000	UTILITIES									
4605-0000	Electric	1,511.17	1,900.00	388.83	20.46	8,244.68	8,900.00	655.32	7.36	23,200.00
4635-0000	Refuse Collection	167.68	174.00	6.32	3.63	857.84	1,072.00	214.16	19.98	2,290.00
4799-0000	TOTAL UTILITIES	1,678.85	2,074.00	395.15	19.05	9,102.52	9,972.00	869.48	8.72	25,490.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	40.00	40.00	100.00	154.96	200.00	45.04	22.52	480.00
5125-0000	Electric Supplies	0.00	40.00	40.00	100.00	0.00	200.00	200.00	100.00	480.00
5130-0000	Electric Bulbs	112.48	10.00	-102.48	-1,024.80	221.83	50.00	-171.83	-343.66	120.00
5135-0000	Parking Lot Bulbs	204.60	0.00	-204.60	N/A	204.60	0.00	-204.60	N/A	0.00
5138-0000	Parking Lot Poles	240.00	0.00	-240.00	N/A	240.00	0.00	-240.00	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	75.00
5160-0000	Exterior Building Maintenance	0.00	45.00	45.00	100.00	63.84	225.00	161.16	71.63	540.00
5170-0000	Fire Extinguisher Maintenance	172.75	10.00	-162.75	-1,627.50	172.75	50.00	-122.75	-245.50	120.00
5180-0000	HVAC Repair	0.00	300.00	300.00	100.00	905.00	1,500.00	595.00	39.67	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	250.00	250.00	100.00	600.00
5235-0000	Plumbing Supplies	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
5245-0000	Irrigation Repairs	0.00	20.00	20.00	100.00	0.00	100.00	100.00	100.00	240.00
5250-0000	Roof Repairs	0.00	65.00	65.00	100.00	0.00	325.00	325.00	100.00	780.00
5290-0000	Other Maintenance	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5299-0000	TOTAL REPAIR/MAINTENANCE	729.83	655.00	-74.83	-11.42	1,962.98	3,275.00	1,312.02	40.06	8,435.00
5300-0000	CLEANING AND IMPROVEMENTS									
5370-0000	Interior Repairs	0.00	0.00	0.00	N/A	28.47	0.00	-28.47	N/A	0.00
5380-0000	Other Cleaning and Improvements	0.00	200.00	200.00	100.00	0.00	1,000.00	1,000.00	100.00	2,400.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	200.00	200.00	100.00	28.47	1,000.00	971.53	97.15	2,400.00
5400-0000	SERVICES									
5410-0000	Elevator Service	84.98	85.00	0.02	0.02	424.90	425.00	0.10	0.02	1,020.00
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	2,165.20	2,756.00	590.80	21.44	2,756.00
5425-0000	Fire Protection Phone	230.09	227.00	-3.09	-1.36	1,143.91	1,135.00	-8.91	-0.78	2,724.00
5430-0000	Exterminating	58.90	45.00	-13.90	-30.89	763.90	225.00	-538.90	-239.51	540.00
5435-0000	CAM-Interior Plantscaping	0.00	20.00	20.00	100.00	0.00	100.00	100.00	100.00	240.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	3,094.00	3,094.00	0.00	0.00	6,188.00
5450-0000	Janitorial Service	1,135.05	1,135.00	-0.05	0.00	5,594.17	5,675.00	80.83	1.42	13,654.00
5460-0000	Landscaping Service	180.95	183.00	2.05	1.12	1,910.64	1,919.00	8.36	0.44	5,332.00
5499-0000	TOTAL SERVICES	1,689.97	1,695.00	5.03	0.30	15,096.72	15,329.00	232.28	1.52	32,454.00
6110-0000	Management Fees TALCOR	2,102.85	2,102.42	-0.43	-0.02	10,514.25	10,512.10	-2.15	-0.02	25,229.00
6159-0000	TOTAL OTHER EXPENSES	2,102.85	2,102.42	-0.43	-0.02	10,514.25	10,512.10	-2.15	-0.02	25,229.00
7110-0000	Property Insurance	1,399.74	1,408.00	8.26	0.59	6,998.70	7,040.00	41.30	0.59	16,899.00
7199-0000	TOTAL INSURANCE/TAXES	1,399.74	1,408.00	8.26	0.59	6,998.70	7,040.00	41.30	0.59	16,899.00
7800-0000	TOTAL OPERATING EXPENSES	7,601.24	8,134.42	533.18	6.55	43,703.64	47,128.10	3,424.46	7.27	110,907.00
7999-0000	NET INCOME - OPERATING	14,463.91	13,930.75	533.16	3.83	66,622.11	63,197.75	3,424.36	5.42	153,875.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	7,729.33	7,854.00	124.67	1.59	38,646.65	39,270.00	623.35	1.59	94,252.00

INNOVATION PARK - JOHNSON BLDG (johnson)

Budget Comparison

Period = Feb 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8220-0000	Amortization Expense	125.00	0.00	-125.00	N/A	792.00	0.00	-792.00	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	7,854.33	7,854.00	-0.33	0.00	39,438.65	39,270.00	-168.65	-0.43	94,252.00
9900-0000	**NET INCOME**	**6,609.58**	**6,076.75**	**532.83**	**8.77**	**27,183.46**	**23,927.75**	**3,255.71**	**13.61**	**59,623.00**

JOHNSON - BUDGET COMPARISON

As of February 29, 2016	**Actual**	**Budget**	**Variance**	**Percent**
Total Revenue	110,325.75	110,325.85	-0.10	0.00
Total Operating Expenses	43,703.64	47,128.10	3,424.46	7.27
Net Operating Income	66,622.11	63,197.75	3,424.36	5.42

Major Variances from Budget:

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Feb 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	509.54	496.67	12.87	2.59	2,778.62	2,483.35	295.27	11.89	5,960.00
3120-0000	Other Rents	51.15	51.00	0.15	0.29	255.75	255.00	0.75	0.29	612.00
3315-0000	Sales Tax Discount	0.96	0.00	0.96	N/A	6.35	0.00	6.35	N/A	0.00
3990-0000	**TOTAL REVENUE**	**561.65**	**547.67**	**13.98**	**2.55**	**3,040.72**	**2,738.35**	**302.37**	**11.04**	**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	53,750.00	53,337.00	-413.00	-0.77	128,447.00
4403-0000	Clerical Salary-Authority	3,750.00	3,750.00	0.00	0.00	18,750.00	18,750.00	0.00	0.00	45,563.00
4404-0000	Payroll Taxes - Authority	1,202.67	1,201.00	-1.67	-0.14	4,660.91	4,651.00	-9.91	-0.21	13,102.00
4405-0000	Worker's Compensation-Authority	457.33	265.00	-192.33	-72.58	1,347.66	1,320.00	-27.66	-2.10	3,185.00
4406-0000	Employee Benefits-Authority	3,312.64	3,280.00	-32.64	-1.00	16,385.12	16,252.00	-133.12	-0.82	39,247.00
4490-0000	TOTAL PAYROLL EXPENSE	19,472.64	19,226.00	-246.64	-1.28	94,893.69	94,310.00	-583.69	-0.62	229,544.00
4600-0000	UTILITIES									
4605-0000	Electric	219.37	200.00	-19.37	-9.68	660.68	1,000.00	339.32	33.93	2,400.00
4635-0000	Refuse Collection	16.64	0.00	-16.64	N/A	75.75	0.00	-75.75	N/A	0.00
4640-0000	Water/Sewer	33.56	35.00	1.44	4.11	159.11	175.00	15.89	9.08	420.00
4650-0000	Stormwater	45.32	45.00	-0.32	-0.71	226.60	225.00	-1.60	-0.71	540.00
4660-0000	Fire Service - Utility	44.92	27.00	-17.92	-66.37	232.98	135.00	-97.98	-72.58	324.00
4799-0000	TOTAL UTILITIES	359.81	307.00	-52.81	-17.20	1,355.12	1,535.00	179.88	11.72	3,684.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
5125-0000	Electric Supplies	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
5160-0000	Exterior Building Maintenance	0.00	0.00	0.00	N/A	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	35.00	30.00	-5.00	-16.67	35.00	30.00	-5.00	-16.67	30.00
5180-0000	HVAC Repair	0.00	50.00	50.00	100.00	0.00	250.00	250.00	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	50.00	50.00	100.00	100.00
5230-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	0.00	150.00	150.00	100.00	300.00
5250-0000	Roof Repairs	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	300.00
5290-0000	Other Maintenance	0.00	40.00	40.00	100.00	0.00	200.00	200.00	100.00	480.00
5299-0000	TOTAL REPAIR/MAINTENANCE	35.00	140.00	105.00	75.00	35.00	1,605.00	1,570.00	97.82	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	200.00	200.00	100.00	480.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	40.00	40.00	100.00	13.03	700.00	686.97	98.14	1,140.00
5400-0000	SERVICES									
5430-0000	Exterminating	25.00	25.00	0.00	0.00	701.00	402.00	-299.00	-74.38	577.00
5445-0000	Backflow Prevention Service	0.00	40.00	40.00	100.00	0.00	40.00	40.00	100.00	40.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	412.00	412.00	0.00	0.00	824.00
5450-0000	Janitorial Service	184.24	184.00	-0.24	-0.13	908.04	920.00	11.96	1.30	2,216.00
5460-0000	Landscaping Service	323.40	323.00	-0.40	-0.12	2,352.64	2,351.00	-1.64	-0.07	7,320.00
5480-0000	Security	80.00	35.00	-45.00	-128.57	80.00	175.00	95.00	54.29	420.00
5499-0000	TOTAL SERVICES	612.64	607.00	-5.64	-0.93	4,453.68	4,300.00	-153.68	-3.57	11,397.00
5500-0000	PROPERTY ADMINISTRATION									

INNOVATION PARK - KNIGHT ADMIN BLDG (knight)

Budget Comparison

Period = Feb 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5510-0000	Accounting	0.00	0.00	0.00	N/A	17,000.00	18,000.00	1,000.00	5.56	18,000.00
5520-0000	Phone Service	132.81	116.50	-16.31	-14.00	668.32	582.50	-85.82	-14.73	1,398.00
5522-0000	Internet Charge	85.99	202.00	116.01	57.43	930.32	1,038.00	107.68	10.37	2,126.00
5530-0000	Copies	15.07	50.00	34.93	69.86	103.07	250.00	146.93	58.77	600.00
5560-0000	Fees/Licenses/Permits	7.00	66.00	59.00	89.39	44.90	330.00	285.10	86.39	792.00
5563-0000	Miscellaneous Admin Expense	76.60	0.00	-76.60	N/A	288.55	0.00	-288.55	N/A	0.00
5565-0000	Office Supplies	40.00	95.00	55.00	57.89	165.52	575.00	409.48	71.21	1,540.00
5566-0000	Office Equipment Maintenance	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5570-0000	Postage/Delivery	9.80	5.00	-4.80	-96.00	9.80	25.00	15.20	60.80	60.00
5575-0000	Professional Fees	700.00	3,000.00	2,300.00	76.67	3,740.44	15,000.00	11,259.56	75.06	36,000.00
5580-0100	Printing	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5585-0000	Subscriptions	0.00	0.00	0.00	N/A	1,265.00	2,920.00	1,655.00	56.68	3,615.00
5586-0000	Marketing/PR	-3,166.00	79.00	3,245.00	4,107.59	1,170.00	3,895.00	2,725.00	69.96	4,518.00
5587-0000	General Authority Expense	25.04	67.00	41.96	62.63	207.02	335.00	127.98	38.20	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	275.00	0.00	-275.00	N/A	828.22	0.00	-828.22	N/A	0.00
5594-0000	Travel	1,430.00	3,500.00	2,070.00	59.14	1,453.64	6,000.00	4,546.36	75.77	9,300.00
5596-0000	Other Administration Costs	72.35	146.00	73.65	50.45	443.19	1,030.00	586.81	56.97	2,752.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	-296.34	7,426.50	7,722.84	103.99	40,817.99	62,980.50	22,162.51	35.19	132,705.00
6110-0000	Management Fees TALCOR	827.03	828.00	0.97	0.12	4,135.15	4,140.00	4.85	0.12	9,936.00
6159-0000	TOTAL OTHER EXPENSES	827.03	828.00	0.97	0.12	4,135.15	4,140.00	4.85	0.12	9,936.00
7110-0000	Property Insurance	1,010.18	980.00	-30.18	-3.08	5,050.90	4,900.00	-150.90	-3.08	11,758.00
7199-0000	TOTAL INSURANCE/TAXES	1,010.18	980.00	-30.18	-3.08	5,050.90	4,900.00	-150.90	-3.08	11,758.00
7800-0000	TOTAL OPERATING EXPENSES	22,020.96	29,554.50	7,533.54	25.49	150,754.56	174,470.50	23,715.94	13.59	403,689.00
7999-0000	NET INCOME - OPERATING	-21,459.31	-29,006.83	7,547.52	26.02	-147,713.84	-171,732.15	24,018.31	13.99	-397,117.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	578.83	610.00	31.17	5.11	2,894.15	3,050.00	155.85	5.11	7,324.00
8220-0000	Amortization Expense	292.50	0.00	-292.50	N/A	2,015.50	0.00	-2,015.50	N/A	0.00
8299-0000	TOTAL OTHER EXPENSES	871.33	610.00	-261.33	-42.84	4,909.65	3,050.00	-1,859.65	-60.97	7,324.00
9900-0000	**NET INCOME**	**-22,330.64**	**-29,616.83**	**7,286.19**	**24.60**	**-152,623.49**	**-174,782.15**	**22,158.66**	**12.68**	**-404,441.00**

KNIGHT - BUDGET COMPARISON

As of February 29, 2016	**Actual**	**Budget**	**Variance**	**Percent**
Total Revenue	3,040.72	2,738.35	302.37	11.04
Total Operating Expenses	150,754.56	174,470.50	23,715.94	13.59
Net Operating Income	-147,713.84	-171,732.15	24,018.31	13.99

Major Variances from Budget:

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Feb 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	9,137.41	9,137.00	0.41	0.00	45,687.05	45,685.00	2.05	0.00	109,644.00
3120-0000	Other Rents	0.00	22.00	-22.00	-100.00	0.00	110.00	-110.00	-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	108.35	0.00	108.35	N/A	0.00
3990-0000	**TOTAL REVENUE**	**9,159.08**	**9,159.00**	**0.08**	**0.00**	**45,795.82**	**45,795.00**	**0.82**	**0.00**	**109,908.00**
4000-0000	**OPERATING EXPENSES**									
4600-0000	UTILITIES									
4605-0000	Electric	2,429.10	2,300.00	-129.10	-5.61	9,822.98	11,607.00	1,784.02	15.37	29,407.00
4622-0000	Demand Credit	-30.05	0.00	30.05	N/A	-132.94	0.00	132.94	N/A	0.00
4635-0000	Refuse Collection	137.20	109.00	-28.20	-25.87	701.90	921.00	219.10	23.79	1,684.00
4799-0000	TOTAL UTILITIES	2,536.25	2,409.00	-127.25	-5.28	10,391.94	12,528.00	2,136.06	17.05	31,091.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	0.00	40.00	40.00	100.00	0.00	200.00	200.00	100.00	480.00
5125-0000	Electric Supplies	0.00	48.00	48.00	100.00	0.00	240.00	240.00	100.00	576.00
5130-0000	Electric Bulbs	255.87	0.00	-255.87	N/A	482.87	0.00	-482.87	N/A	0.00
5138-0000	Parking Lot Poles	240.00	0.00	-240.00	N/A	240.00	0.00	-240.00	N/A	0.00
5145-0000	Elevator Phone Maintenance	0.00	0.00	0.00	N/A	150.00	0.00	-150.00	N/A	0.00
5145-4400	Security Maint & Repair	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
5160-0000	Exterior Building Maintenance	0.00	45.00	45.00	100.00	195.00	225.00	30.00	13.33	540.00
5170-0000	Fire Extinguisher Maintenance	347.50	0.00	-347.50	N/A	347.50	0.00	-347.50	N/A	211.00
5180-0000	HVAC Repair	0.00	400.00	400.00	100.00	216.22	2,000.00	1,783.78	89.19	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	200.00	200.00	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	0.00	50.00	50.00	100.00	37.86	250.00	212.14	84.86	600.00
5235-0000	Plumbing Supplies	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
5240-0000	Backflow Maintenance	0.00	3.00	3.00	100.00	0.00	6.00	6.00	100.00	55.00
5245-0000	Irrigation Repairs	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
5250-0000	Roof Repairs	0.00	20.00	20.00	100.00	0.00	100.00	100.00	100.00	240.00
5290-0000	Other Maintenance	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5299-0000	TOTAL REPAIR/MAINTENANCE	843.37	741.00	-102.37	-13.82	1,859.95	3,696.00	1,836.05	49.68	9,622.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5313-0000	Carpet Repairs	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5340-0000	Painting	0.00	250.00	250.00	100.00	0.00	1,250.00	1,250.00	100.00	3,000.00
5380-0000	Other Cleaning and Improvements	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	450.00	450.00	100.00	0.00	2,250.00	2,250.00	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	225.00	225.00	0.00	0.00	540.00
5447-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	1,238.00	1,238.00	0.00	0.00	2,476.00
5450-0000	Janitorial Service	1,490.50	1,689.00	198.50	11.75	7,346.04	8,445.00	1,098.96	13.01	20,318.00
5460-0000	Landscaping Service	148.06	150.00	1.94	1.29	1,563.29	1,571.00	7.71	0.49	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	10,372.33	11,479.00	1,106.67	9.64	29,500.00
6110-0000	Management Fees TALCOR	1,738.40	1,738.50	0.10	0.01	8,692.00	8,692.50	0.50	0.01	20,862.00
6159-0000	TOTAL OTHER EXPENSES	1,738.40	1,738.50	0.10	0.01	8,692.00	8,692.50	0.50	0.01	20,862.00
7110-0000	Property Insurance	1,157.45	1,165.00	7.55	0.65	5,787.25	5,825.00	37.75	0.65	13,973.00
7199-0000	TOTAL INSURANCE/TAXES	1,157.45	1,165.00	7.55	0.65	5,787.25	5,825.00	37.75	0.65	13,973.00

INNOVATION PARK -MORGAN BLDG (morgan)

Budget Comparison

Period = Feb 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7800-0000	TOTAL OPERATING EXPENSES	7,959.03	8,387.50	428.47	5.11	37,103.47	44,470.50	7,367.03	16.57	110,448.00
7999-0000	NET INCOME - OPERATING	1,200.05	771.50	428.55	55.55	8,692.35	1,324.50	7,367.85	556.27	-540.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	4,948.42	4,972.25	23.83	0.48	24,742.10	24,861.25	119.15	0.48	59,667.00
8299-0000	TOTAL OTHER EXPENSES	4,948.42	4,972.25	23.83	0.48	24,742.10	24,861.25	119.15	0.48	59,667.00
9900-0000	**NET INCOME**	**-3,748.37**	**-4,200.75**	**452.38**	**10.77**	**-16,049.75**	**-23,536.75**	**7,487.00**	**31.81**	**-60,207.00**

MORGAN - BUDGET COMPARISON

As of February 29, 2016	**Actual**	**Budget**	**Variance**	**Percent**
Total Revenue	45,795.82	45,795.00	0.82	0.00
Total Operating Expenses	37,103.47	44,470.50	7,367.03	16.57
Net Operating Income	8,692.35	1,324.50	7,367.85	556.27

Major Variances from Budget:

Total Operating Income/Net Operating Income

INNOVATION PARK -PHIPPS BLDG (phipps)

Budget Comparison

Period = Feb 2016

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000	Rent	10,719.57	10,720.00	-0.43	0.00	53,597.85	53,600.00	-2.15	0.00	128,640.00
3990-0000	**TOTAL REVENUE**	**10,719.57**	**10,720.00**	**-0.43**	**0.00**	**53,597.85**	**53,600.00**	**-2.15**	**0.00**	**128,640.00**
4000-0000	**OPERATING EXPENSES**									
5116-5000	REPAIR/MAINTENANCE									
5130-0000	Electric Bulbs	118.46	0.00	-118.46	N/A	118.46	0.00	-118.46	N/A	0.00
5160-0000	Exterior Building Maintenance	90.00	40.00	-50.00	-125.00	280.00	200.00	-80.00	-40.00	480.00
5170-0000	Fire Extinguisher Maintenance	317.85	205.00	-112.85	-55.05	317.85	205.00	-112.85	-55.05	205.00
5180-0000	HVAC Repair	0.00	50.00	50.00	100.00	632.00	250.00	-382.00	-152.80	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	200.00	-92.46	-46.23	480.00
5250-0000	Roof Repairs	0.00	40.00	40.00	100.00	0.00	200.00	200.00	100.00	480.00
5290-0000	Other Maintenance	0.00	75.00	75.00	100.00	0.00	375.00	375.00	100.00	900.00
5299-0000	TOTAL REPAIR/MAINTENANCE	526.31	450.00	-76.31	-16.96	1,750.77	1,430.00	-320.77	-22.43	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	0.00	0.00	0.00	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	50.00	50.00	100.00	120.00
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	10.00	10.00	100.00	415.00	50.00	-365.00	-730.00	620.00
5400-0000	SERVICES									
5430-0000	Exterminating	35.00	35.00	0.00	0.00	175.00	175.00	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	1,031.80	1,032.00	0.20	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	1,846.80	1,207.00	-639.80	-53.01	3,119.00
6110-0000	Management Fees TALCOR	783.65	783.58	-0.07	-0.01	3,918.25	3,917.90	-0.35	-0.01	9,403.00
6159-0000	TOTAL OTHER EXPENSES	783.65	783.58	-0.07	-0.01	3,918.25	3,917.90	-0.35	-0.01	9,403.00
7110-0000	Property Insurance	156.22	169.00	12.78	7.56	781.10	845.00	63.90	7.56	2,027.00
7199-0000	TOTAL INSURANCE/TAXES	156.22	169.00	12.78	7.56	781.10	845.00	63.90	7.56	2,027.00
7800-0000	TOTAL OPERATING EXPENSES	1,501.18	1,447.58	-53.60	-3.70	8,711.92	7,449.90	-1,262.02	-16.94	18,314.00
7999-0000	NET INCOME - OPERATING	9,218.39	9,272.42	-54.03	-0.58	44,885.93	46,150.10	-1,264.17	-2.74	110,326.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	3,106.33	3,106.00	-0.33	-0.01	15,531.65	15,530.00	-1.65	-0.01	37,276.00
8299-0000	TOTAL OTHER EXPENSES	3,106.33	3,106.00	-0.33	-0.01	15,531.65	15,530.00	-1.65	-0.01	37,276.00
9900-0000	**NET INCOME**	**6,112.06**	**6,166.42**	**-54.36**	**-0.88**	**29,354.28**	**30,620.10**	**-1,265.82**	**-4.13**	**73,050.00**

PHIPPS - BUDGET COMPARISON

As of February 29, 2016	**Actual**	**Budget**	**Variance**	**Percent**
Total Revenue	53,597.85	53,600.00	-2.15	0.00
Total Operating Expenses	8,711.92	7,449.90	-1,262.02	-16.94
Net Operating Income	44,885.93	46,150.10	-1,264.17	-2.74

Major Variances from Budget:

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

Cash Flow Statement

Period = Feb 2016

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3100-1000	Miscellaneous Income	0.00	0.00	25.00	0.01
3110-0000	Rent	51,966.82	81.58	260,065.02	82.77
3114-5000	Operating Expense Reimbursement	1,792.03	2.81	8,750.78	2.78
3115-0000	CAM	4,900.00	7.69	23,167.82	7.37
3120-0000	Other Rents	51.15	0.08	255.75	0.08
3220-0000	Interest Income	3,575.66	5.61	14,870.46	4.73
3310-0000	Other Income	1,388.89	2.18	6,944.45	2.21
3315-0000	Sales Tax Discount	0.96	0.00	32.30	0.01
3540-0000	Electricity Pass Thru	21.67	0.03	108.35	0.03
3990-0000	**TOTAL REVENUE**	**63,697.18**	**100.00**	**314,219.93**	**100.00**
4000-0000	**OPERATING EXPENSES**				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	10,750.00	16.88	53,750.00	17.11
4403-0000	Clerical Salary-Authority	3,750.00	5.89	18,750.00	5.97
4404-0000	Payroll Taxes - Authority	1,202.67	1.89	4,660.91	1.48
4405-0000	Worker's Compensation-Authority	457.33	0.72	1,347.66	0.43
4406-0000	Employee Benefits-Authority	3,312.64	5.20	16,385.12	5.21
4490-0000	TOTAL PAYROLL EXPENSE	19,472.64	30.57	94,893.69	30.20
4600-0000	UTILITIES				
4605-0000	Electric	7,236.49	11.36	30,153.52	9.60
4622-0000	Demand Credit	-30.05	-0.05	-132.94	-0.04
4635-0000	Refuse Collection	436.96	0.69	2,647.72	0.84
4640-0000	Water/Sewer	291.54	0.46	1,461.27	0.46
4642-0000	Non CAM Water/Sewer	208.53	0.33	1,024.95	0.33
4648-0000	Irrigation - Utility	123.36	0.19	616.80	0.20
4649-0000	Irrigation-NonCAM	34.10	0.05	170.50	0.05
4650-0000	Stormwater	263.15	0.41	1,315.75	0.42
4660-0000	Fire Service - Utility	-13.68	-0.02	1,004.03	0.32
4799-0000	TOTAL UTILITIES	8,550.40	13.42	38,261.60	12.18
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	154.96	0.05
5130-0000	Electric Bulbs	581.81	0.91	954.21	0.30
5135-0000	Parking Lot Bulbs	204.60	0.32	204.60	0.07
5138-0000	Parking Lot Poles	480.00	0.75	480.00	0.15
5145-0000	Elevator Phone Maintenance	0.00	0.00	150.00	0.05
5160-0000	Exterior Building Maintenance	180.00	0.28	1,088.84	0.35
5170-0000	Fire Extinguisher Maintenance	1,010.20	1.59	1,010.20	0.32
5180-0000	HVAC Repair	0.00	0.00	2,671.22	0.85
5210-0000	Locks & Keys Repairs	0.00	0.00	110.00	0.04
5215-0000	Locks & Keys Supplies	0.00	0.00	190.50	0.06
5230-0000	Plumbing Repairs	0.00	0.00	555.06	0.18
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	417.36	0.13
5250-0000	Roof Repairs	45.00	0.07	45.00	0.01
5299-0000	TOTAL REPAIR/MAINTENANCE	2,501.61	3.93	8,031.95	2.56
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	0.00	0.00	13.03	0.00
5370-0000	Interior Repairs	0.00	0.00	543.31	0.17
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	0.00	556.34	0.18
5400-0000	SERVICES				
5410-0000	Elevator Service	114.72	0.18	573.60	0.18
5412-0000	Elevator Service-NonCAM	55.24	0.09	276.20	0.09
5420-0000	Fire Protection System	0.00	0.00	2,165.20	0.69
5425-0000	Fire Protection Phone	230.09	0.36	1,143.91	0.36
5430-0000	Exterminating	218.90	0.34	2,139.90	0.68
5445-0000	Backflow Prevention Service	0.00	0.00	180.00	0.06
5447-0000	HVAC Monthly Service	0.00	0.00	9,901.80	3.15
5450-0000	Janitorial Service	3,493.89	5.49	17,219.89	5.48
5460-0000	Landscaping Service	1,277.82	2.01	9,986.01	3.18
5462-0000	Non CAM Landscaping	180.34	0.28	1,076.81	0.34
5480-0000	Security	261.39	0.41	1,045.95	0.33

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

Cash Flow Statement

Period = Feb 2016

Book = Accrual

		Period to Date	%	Year to Date	%
5487-0000	Window Washing Service	0.00	0.00	640.00	0.20
5499-0000	TOTAL SERVICES	5,832.39	9.16	46,349.27	14.75
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	17,000.00	5.41
5520-0000	Phone Service	183.66	0.29	922.24	0.29
5522-0000	Internet Charge	85.99	0.14	930.32	0.30
5530-0000	Copies	15.07	0.02	103.07	0.03
5560-0000	Fees/Licenses/Permits	7.00	0.01	44.90	0.01
5563-0000	Miscellaneous Admin Expense	76.60	0.12	288.55	0.09
5565-0000	Office Supplies	40.00	0.06	165.52	0.05
5570-0000	Postage/Delivery	9.80	0.02	9.80	0.00
5575-0000	Professional Fees	700.00	1.10	3,740.44	1.19
5585-0000	Subscriptions	0.00	0.00	1,265.00	0.40
5586-0000	Marketing/PR	-3,166.00	-4.97	1,170.00	0.37
5587-0000	General Authority Expense	25.04	0.04	207.02	0.07
5588-0000	Economic Development	0.00	0.00	12,500.00	3.98
5592-0000	Non CAM Professional Fees	275.00	0.43	828.22	0.26
5594-0000	Travel	1,430.00	2.24	1,453.64	0.46
5596-0000	Other Administration Costs	72.35	0.11	443.19	0.14
5599-0000	TOTAL PROPERTY ADMINISTRATION	-245.49	-0.39	41,071.91	13.07
6110-0000	Management Fees TALCOR	6,783.33	10.65	33,916.65	10.79
6159-0000	TOTAL OTHER EXPENSES	6,783.33	10.65	33,916.65	10.79
7110-0000	Property Insurance	4,875.43	7.65	24,377.15	7.76
7111-0000	Property Insurance-NonCAM	13.66	0.02	68.30	0.02
7199-0000	TOTAL INSURANCE/TAXES	4,889.09	7.68	24,445.45	7.78
7800-0000	TOTAL OPERATING EXPENSES	47,783.97	75.02	287,526.86	91.50
7999-0000	NET INCOME - OPERATING	15,913.21	24.98	26,693.07	8.49
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	24,264.08	38.09	121,320.40	38.61
8215-0000	Gain/Loss on Sale of Assets	0.00	0.00	-71,175.22	-22.65
8220-0000	Amortization Expense	417.50	0.66	2,807.50	0.89
8299-0000	TOTAL OTHER EXPENSES	24,681.58	38.75	52,952.68	16.85
9900-0000	**NET INCOME**	**-8,768.37**	**-13.77**	**-26,259.61**	**-8.36**
	Adjustments				
1203-0000	A/R-Tenant	-6,449.27	-10.12	-31,753.79	-10.11
1204-0000	AR-Tenant Expenses to be Reimbursed	0.00	0.00	-74.14	-0.02
1206-0000	Other Receivables	-592.64	-0.93	-461.55	-0.15
1210-0000	Accounts Receivable	-6,370.69	-10.00	53,805.27	17.12
1590-0000	Accumulated Depreciation	24,264.08	38.09	62,020.40	19.74
1672-0000	CIP - Project North	0.00	0.00	66,115.50	21.04
1746-0000	Accumulated Amortization-Leasing Commissio	125.00	0.20	792.00	0.25
1752-0000	Accumulated Amortization	292.50	0.46	2,015.50	0.64
1913-0000	Prepaid Insurance	1,719.39	2.70	-6,205.21	-1.97
1925-0000	Investments	-2,957.10	-4.64	-14,287.48	-4.55
2236-0000	Accounts Payable	-9,707.89	-15.24	-15,521.71	-4.94
2249-0000	Accrued Other	0.00	0.00	34.21	0.01
2305-0000	Sales Tax Payable	321.06	0.50	506.31	0.16
	Total Adjustments	**644.44**	**1.01**	**116,985.31**	**37.23**
	Cash Flow	**-8,123.93**	**-12.76**	**90,725.70**	**28.87**

	Period to Date	**Beginning Balance**	**Ending Balance**	**Difference**
1110-4000	Cash - Hancock Bank	314,408.77	306,284.84	-8,123.93
1121-6600	Petty Cash Fund	200.00	200.00	0.00
	Total Cash	**314,608.77**	**306,484.84**	**-8,123.93**

	Year to Date	**Beginning Balance**	**Ending Balance**	**Difference**
1110-4000	Cash - Hancock Bank	215,559.14	306,284.84	90,725.70
1121-6600	Petty Cash Fund	200.00	200.00	0.00
	Total Cash	**215,759.14**	**306,484.84**	**90,725.70**

LCRDA - OPERATING ACCOUNT

3/28/2016

Bank Reconciliation Report

2/29/2016

Posted by: DBO

Balance Per Bank Statement as of 2/29/2016	**317,581.82**

Outstanding Deposits

Deposit Date	Deposit Number	Amount
2/29/2016	341	2,250.00
Plus:	**Outstanding Deposits**	**2,250.00**

Outstanding Checks

Check Date	Check Number	Payee	Amount
2/1/2016	1840	amemrb - Florida State University	128.74
2/15/2016	1862	hancdt - Hancock Bank	1,588.84
2/25/2016	30216	utltal - City of Tallahassee	8,476.40
2/29/2016	30116	cnainsur - CNA INSURANCE	3,353.03
Less:	**Outstanding Checks**		**13,547.01**
	Reconciled Bank Balance		**306,284.81**

Balance per GL as of 2/29/2016	**306,284.84**

Bank Reconciling Items

Date		Notes	Amount
8/31/2013		rounding diff	-0.03
blank	**Book Reconciling Items**		**-0.03**
	Reconciled Balance Per G/L		**306,284.81**

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

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
1/19/2016	1833	lcboc - LEON COUNTY BD OF COMMISSIONER	1,187.14	2/29/2016
1/25/2016	203161	utltal - City of Tallahassee	5,499.86	2/29/2016
1/31/2016	20116	cnainsur - CNA INSURANCE	3,353.03	2/29/2016
2/1/2016	1839	aireserv - Tony Kelly Heating & Air Inc	4,861.00	2/29/2016
2/1/2016	1841	avalanche - Avalanche Partnership	61.66	2/29/2016
2/1/2016	1842	centuryl - CENTURY LINK	50.85	2/29/2016
2/1/2016	1843	centuryl - CENTURY LINK	229.29	2/29/2016
2/1/2016	1844	classoci - C&L Associates Commercial Cleaning	3,493.89	2/29/2016
2/1/2016	1845	comcast - COMCAST	218.80	2/29/2016
2/1/2016	1846	danfosstur - Danfoss Turbocor Compressors, Inc.	162.23	2/29/2016
2/1/2016	1847	famucent - Florida A&M University	56.36	2/29/2016
2/1/2016	1848	fsuits - Florida State University	131.02	2/29/2016

3/28/2016

LCRDA - OPERATING ACCOUNT

Bank Reconciliation Report

2/29/2016

Posted by: DBO

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
2/1/2016	1849	fsumaglab - Florida State University	336.44	2/29/2016
2/1/2016	1850	fsunwrdc - Florida State University	66.95	2/29/2016
2/1/2016	1851	marpan - Marpan Supply Company, Inc.	148.01	2/29/2016
2/1/2016	1852	metal - Metal Building Services, Inc.	330.00	2/29/2016
2/1/2016	1853	mowrey - Mowrey Elevator Company of Florida, Inc.	169.96	2/29/2016
2/1/2016	1854	rexel - Rexel Southern, Inc.	136.50	2/29/2016
2/1/2016	1855	rocksoli - ROCK SOLID TERMITE AND PEST CONTROL	205.00	2/29/2016
2/1/2016	1856	sonitrol - Sonitrol of Tallahassee, Inc.	59.00	2/29/2016
2/15/2016	1857	absystem - STA of Tallahassee, Inc.	15.07	2/29/2016
2/15/2016	1858	aireserv - Tony Kelly Heating & Air Inc	523.00	2/29/2016
2/15/2016	1859	capelout - Capelouto Termite & Pest Control, Inc.	576.00	2/29/2016
2/15/2016	1860	classoci - C&L Associates Commercial Cleaning	3,493.89	2/29/2016
2/15/2016	1861	cphlbs - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE	325.00	2/29/2016
2/15/2016	1863	heinzbro - Heinz Brothers Nurseries, INC.	1,458.16	2/29/2016
2/15/2016	1864	lcboc - LEON COUNTY BD OF COMMISSIONER	1,187.14	2/29/2016
2/15/2016	1865	mgttal - Talcor Commercial Real Estate Svc Inc	6,836.23	2/29/2016
2/15/2016	1866	misctho - Thomas Howell Ferguson, PA	2,000.00	2/29/2016
2/15/2016	1867	mowrey - Mowrey Elevator Company of Florida, Inc.	169.96	2/29/2016
2/15/2016	1868	rexel - Rexel Southern, Inc.	17.31	2/29/2016
2/15/2016	1869	sonitrol - Sonitrol of Tallahassee, Inc.	181.39	2/29/2016
2/15/2016	1870	sunnyland - SunnyLand Solar	140.18	2/29/2016
2/19/2016	21916	stax - Florida Department of Revenue	37.26	2/29/2016
Total Cleared Checks			**37,717.58**	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
1/29/2016	335	:CHECKscan Deposit	10,719.57	2/29/2016
1/29/2016	336	:CHECKscan Deposit	4,671.08	2/29/2016
2/1/2016	343		22,065.15	2/29/2016
2/4/2016	338	:CHECKscan Deposit	3,447.51	2/29/2016
2/9/2016	339	:CHECKscan Deposit	9,868.40	2/29/2016
2/23/2016	340	:CHECKscan Deposit	13,278.82	2/29/2016
Total Cleared Deposits			**64,050.53**	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
2/29/2016	JE 18669	Interest income from bank acct	25.92	2/29/2016
2/29/2016	JE 18672	Benefits - 2.16	-1,221.20	2/29/2016
2/29/2016	JE 18675	Payroll taxes-Feb for Feb	-2,229.66	2/29/2016
2/29/2016	JE 18676	Payroll taxes-Feb for Feb	-2,229.68	2/29/2016
2/29/2016	JE 18677	Benefits - Feb for Jan	-1,487.70	2/29/2016
2/29/2016	JE 18679	Payroll for Feb 2016	-10,666.93	2/29/2016
Total Cleared Other Items			**-17,809.25**	

Hancock Bank.
P.O. Box 4019 Gulfport, MS 39502

EQUAL HOUSING LENDER

FDIC

Hancock Bank, a trade name of Whitney Bank

Statements Dates
02/01/2016 - 02/29/2016

Account Number:

Images:
0

* IMAGE * E0

Return Service Requested

5125 000000 002

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

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		309,058.12
+	6 CREDITS	64,050.53
-	51 DEBITS	55,552.75
-	SERVICE CHARGES	.00
+	INTEREST PAID	25.92
ENDING BALANCE		317,581.82

AVERAGE BALANCE
327,157.71
YTD INTEREST PAID
53.30

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

- **Deposits and Other Credits**

Date	Amount	Description
02/01	10,719.57	Settlement TALCOR Commercia 016032010126299CCD
02/01	22,065.15	MISC PAY GSA TREAS 310 016032010104467CCD
02/02	4,671.08	Settlement TALCOR Commercia 016033000387363CCD
02/09	3,447.51	Settlement TALCOR Commercia 016040001653341CCD
02/12	9,868.40	Settlement TALCOR Commercia 016043002323689CCD
02/25	13,278.82	Settlement TALCOR Commercia 016056004393219CCD
02/29	25.92	IOD INTEREST PAID

000000002

- **Checks**

Date	Serial	Amount
02/04	1833	1,187.14
02/05	1839 *	4,861.00
02/10	1841 *	61.66
02/09	1842	50.85
02/09	1843	229.29
02/05	1844	3,493.89
02/08	1845	218.80
02/09	1846	162.23
02/19	1847	56.36
02/12	1848	131.02
02/10	1849	336.44
02/12	1850	66.95
02/08	1851	148.01
02/08	1852	330.00
02/08	1853	169.96
02/05	1854	136.50
02/09	1855	205.00
02/08	1856	59.00
02/22	1857	15.07
02/22	1858	523.00
02/23	1859	576.00
02/23	1860	3,493.89
02/22	1861	325.00
02/23	1863 *	1,458.16
02/25	1864	1,187.14
02/18	1865	6,836.23
02/26	1866	2,000.00
02/23	1867	169.96
02/19	1868	17.31
02/22	1869	181.39

Hancock Bank.
P.O. Box 4019 Gulfport, MS 39502
Return Service Requested

EQUAL HOUSING LENDER

FDIC

Hancock Bank, a trade name of Whitney Bank

Statements Dates
02/01/2016 - 02/29/2016

Account Number:

Images:
0

* IMAGE * E0

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

- **Checks**

Date	Serial	Amount	Date	Serial	Amount
02/26	1870	140.18			

- **Other Debits**

Date	Amount	Description
02/02	1,487.70	CRC FLA DEPT REVENUE 016033000382174CCD
02/02	3,353.03	PREM-PYMT CNA ACH 016033000393255CCD
02/04	10.25	PAYMENT CITYOFTALBKDRAFT 016035000931066PPD
02/04	63.77	PAYMENT CITYOFTALBKDRAFT 016035000931054PPD
02/04	91.02	PAYMENT CITYOFTALBKDRAFT 016035000931061PPD
02/04	193.15	PAYMENT CITYOFTALBKDRAFT 016035000931059PPD
02/04	234.33	PAYMENT CITYOFTALBKDRAFT 016035000931049PPD
02/04	283.34	PAYMENT CITYOFTALBKDRAFT 016035000931053PPD
02/04	288.17	PAYMENT CITYOFTALBKDRAFT 016035000931063PPD
02/04	454.07	PAYMENT CITYOFTALBKDRAFT 016035000931046PPD
02/04	965.39	PAYMENT CITYOFTALBKDRAFT 016035000931050PPD
02/04	1,268.45	PAYMENT CITYOFTALBKDRAFT 016035000931056PPD
02/04	1,647.92	PAYMENT CITYOFTALBKDRAFT 016035000931055PPD
02/12	5,333.47	QUICKBOOKS INTUIT PAYROLL S 016043002358641CCD
02/16	610.60	ACH 1006 NRS 016047002699006PPD
02/16	2,229.66	USATAXPYMT IRS 016043002396505CCD
02/19	37.26	C01 FLA DEPT REVENUE 016050003435858CCD
02/26	5,333.46	QUICKBOOKS INTUIT PAYROLL S 016057004660530CCD
02/29	610.60	ACH 1006 NRS 016060004907486PPD
02/29	2,229.68	USATAXPYMT IRS 016057004699598CCD

- **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
01/31	309,058.12	02/09	328,369.17	02/22	321,476.15
02/01	341,842.84	02/10	327,971.07	02/23	315,778.14
02/02	341,673.19	02/12	332,308.03	02/25	327,869.82
02/04	334,986.19	02/16	329,467.77	02/26	320,396.18
02/05	326,494.80	02/18	322,631.54	02/29	317,581.82
02/08	325,569.03	02/19	322,520.61		

Payment Detail

Bank=inn1104 AND mm/yy=02/2016-02/2016 AND Check Date=02/01/2016-02/29/2016 AND All Checks=Yes AND Include Voids=All Checks

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
1839 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 02/01/16 (02/16)				
quarterly maint	P-104524	johnson	1,547.00	54470000 - HVAC Monthly Service
quarterly maint	P-104525	collins	2,063.00	54470000 - HVAC Monthly Service
quarterly maint	P-104526	morgan	619.00	54470000 - HVAC Monthly Service
labor to repair joint recharge system	P-104527	phipps	632.00	51800000 - HVAC Repair
Total 1839 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 02/01/16 (02/16)			**4,861.00**	
1840 (inn1104) - Florida State University (amemrb) - 02/01/16 (02/16)				
2014-2015 Cam Reimbursement	P-104587	inn-tic	128.74	22490000 - Accrued Other
Total 1840 (inn1104) - Florida State University (amemrb) - 02/01/16 (02/16)			**128.74**	
1841 (inn1104) - Avalanche Partnership (avalanche) - 02/01/16 (02/16)				
2014-2015 Cam Reimbursement	P-104581	inn-tic	57.36	22490000 - Accrued Other
2014-2015 Cam Reimbursement	P-104581	inn-tic	4.30	23050000 - Sales Tax Payable
Total 1841 (inn1104) - Avalanche Partnership (avalanche) - 02/01/16 (02/16)			**61.66**	
1842 (inn1104) - CENTURY LINK (centuryl) - 02/01/16 (02/16)				
01/18-02/17/16 Svcs	P-104533	collins	50.85	55200000 - Phone Service
Total 1842 (inn1104) - CENTURY LINK (centuryl) - 02/01/16 (02/16)			**50.85**	
1843 (inn1104) - CENTURY LINK (centuryl) - 02/01/16 (02/16)				
01/18-02/17/16 Svcs	P-104598	johnson	229.29	54250000 - Fire Protection Phone
Total 1843 (inn1104) - CENTURY LINK (centuryl) - 02/01/16 (02/16)			**229.29**	
1844 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 02/01/16 (02/16)				
01/2016 Janitorial Svcs	P-104532	johnson	1,135.05	54500000 - Janitorial Service
01/2016 Janitorial Svcs	P-104532	morgan	1,490.50	54500000 - Janitorial Service
01/2016 Janitorial Svcs	P-104532	collins	684.10	54500000 - Janitorial Service
01/2016 Janitorial Svcs	P-104532	knight	184.24	54500000 - Janitorial Service
Total 1844 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 02/01/16 (02/16)			**3,493.89**	
1845 (inn1104) - COMCAST (comcast) - 02/01/16 (02/16)				
02/04-03/03/16 Svcs	P-104530	knight	132.81	55200000 - Phone Service
02/04-03/03/16 Svcs	P-104530	knight	85.99	55220000 - Internet Charge
Total 1845 (inn1104) - COMCAST (comcast) - 02/01/16 (02/16)			**218.80**	
1846 (inn1104) - Danfoss Turbocor Compressors, Inc. (danfosstur) - 02/01/16 (02/16)				
2014-2015 Cam Reimbursement	P-104582	inn-tic	150.91	22490000 - Accrued Other
2014-2015 Cam Reimbursement	P-104582	inn-tic	11.32	23050000 - Sales Tax Payable
Total 1846 (inn1104) - Danfoss Turbocor Compressors, Inc. (danfosstur) - 02/01/16 (02/16)			**162.23**	
1847 (inn1104) - Florida A&M University (famucent) - 02/01/16 (02/16)				
2014-2015 Cam Reimbursement	P-104588	inn-tic	56.36	22490000 - Accrued Other
Total 1847 (inn1104) - Florida A&M University (famucent) - 02/01/16 (02/16)			**56.36**	
1848 (inn1104) - Florida State University (fsuits) - 02/01/16 (02/16)				
2014-2015 Cam Reimbursement	P-104586	inn-tic	131.02	22490000 - Accrued Other
Total 1848 (inn1104) - Florida State University (fsuits) - 02/01/16 (02/16)			**131.02**	
1849 (inn1104) - Florida State University (fsumaglab) - 02/01/16 (02/16)				
2014-2015 Cam Reimbursement	P-104585	inn-tic	336.44	22490000 - Accrued Other
Total 1849 (inn1104) - Florida State University (fsumaglab) - 02/01/16 (02/16)			**336.44**	
1850 (inn1104) - Florida State University (fsunwrdc) - 02/01/16 (02/16)				
2014-2015 Cam Reimbursement	P-104584	inn-tic	66.95	22490000 - Accrued Other
Total 1850 (inn1104) - Florida State University (fsunwrdc) - 02/01/16 (02/16)			**66.95**	
1851 (inn1104) - Marpan Supply Company, Inc. (marpan) - 02/01/16 (02/16)				
replacement bulbs	P-104529	johnson	74.01	51300000 - Electric Bulbs
container rental	P-104579	morgan	33.30	46350000 - Refuse Collection
container rental	P-104579	johnson	40.70	46350000 - Refuse Collection
Total 1851 (inn1104) - Marpan Supply Company, Inc. (marpan) - 02/01/16 (02/16)			**148.01**	
1852 (inn1104) - Metal Building Services, Inc. (metal) - 02/01/16 (02/16)				
repaired gutter joint in the morgan building	P-104522	morgan	150.00	51600000 - Exterior Building Maintenance
01/2016 Gutter Cleaning Svcs	P-104523	collins	180.00	51600000 - Exterior Building Maintenance
Total 1852 (inn1104) - Metal Building Services, Inc. (metal) - 02/01/16 (02/16)			**330.00**	

Payment Detail

Bank=inn1104 AND mm/yy=02/2016-02/2016 AND Check Date=02/01/2016-02/29/2016 AND All Checks=Yes AND Include Voids=All Checks

1853 (inn1104) - Mowrey Elevator Company of Florida, Inc. (mowrey) - 02/01/16 (02/16)				
01/2016 elevator maintenance svcs	P-104535	fuqua	29.74	54100000 - Elevator Service
01/2016 elevator maintenance svcs	P-104535	fuqua	55.24	54120000 - Elevator Service-NonCAM
01/2016 elevator maintenance svcs	P-104536	johnson	84.98	54100000 - Elevator Service
Total 1853 (inn1104) - Mowrey Elevator Company of Florida, Inc. (mowrey) - 02/01/16 (02/16)			**169.96**	
1854 (inn1104) - Rexel Southern, Inc. (rexel) - 02/01/16 (02/16)				
metal halide lamp fixture	P-104576	johnson	18.03	51300000 - Electric Bulbs
metal halide lamp fixture for wall pack	P-104577	morgan	82.42	51300000 - Electric Bulbs
metal halide lamp enclosed fixture	P-104578	collins	36.05	51300000 - Electric Bulbs
Total 1854 (inn1104) - Rexel Southern, Inc. (rexel) - 02/01/16 (02/16)			**136.50**	
1855 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksoli) - 02/01/16 (02/16)				
01/2016 Pest Control	P-104528	collins	55.00	54300000 - Exterminating
01/2016 Pest Control	P-104528	knight	25.00	54300000 - Exterminating
01/2016 Pest Control	P-104528	johnson	45.00	54300000 - Exterminating
01/2016 Pest Control	P-104528	morgan	45.00	54300000 - Exterminating
01/2016 Pest Control	P-104528	phipps	35.00	54300000 - Exterminating
Total 1855 (inn1104) - ROCK SOLID TERMITE AND PEST CONTROL (rocksoli) - 02/01/16 (02/16)			**205.00**	
1856 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 02/01/16 (02/16)				
kitchen door not locking properly-trip charge	P-104580	collins	59.00	54800000 - Security
Total 1856 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 02/01/16 (02/16)			**59.00**	
1857 (inn1104) - STA of Tallahassee, Inc. (absystem) - 02/15/16 (02/16)				
contract # L3540-SCQ110026-01 01/07-02/06/16 Svsc	P-105166	knight	15.07	55300000 - Copies
Total 1857 (inn1104) - STA of Tallahassee, Inc. (absystem) - 02/15/16 (02/16)			**15.07**	
1858 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 02/15/16 (02/16)				
replace OEM condenser fan motor	P-105160	collins	523.00	51800000 - HVAC Repair
Total 1858 (inn1104) - Tony Kelly Heating & Air Inc (aireserv) - 02/15/16 (02/16)			**523.00**	
1859 (inn1104) - Capelouto Termite & Pest Control, Inc. (capelout) - 02/15/16 (02/16)				
2016 Renewal Agreement-Innovation Park	P-105164	knight	576.00	54300000 - Exterminating
Total 1859 (inn1104) - Capelouto Termite & Pest Control, Inc. (capelout) - 02/15/16 (02/16)			**576.00**	
1860 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 02/15/16 (02/16)				
02/2016 Janitorial Svcs	P-105167	johnson	1,135.05	54500000 - Janitorial Service
02/2016 Janitorial Svcs	P-105167	morgan	1,490.50	54500000 - Janitorial Service
02/2016 Janitorial Svcs	P-105167	collins	684.10	54500000 - Janitorial Service
02/2016 Janitorial Svcs	P-105167	knight	184.24	54500000 - Janitorial Service
Total 1860 (inn1104) - C&L Associates Commercial Cleaning (classoci) - 02/15/16 (02/16)			**3,493.89**	
1861 (inn1104) - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE (cphlbs) - 02/15/16 (02/16)				
Matter #143121 General File January 2016 Svcs	P-105162	knight	325.00	55750000 - Professional Fees
Total 1861 (inn1104) - CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE (cphlbs) - 02/15/16 (02/16)			**325.00**	
1862 (inn1104) - Hancock Bank (hancdt) - 02/15/16 (02/16)				
Credit Cred Annual Fee	P-105242	knight	35.00	55870000 - General Authority Expense
Credit Credit Fraud Activity	P-105242	knight	-9.96	55870000 - General Authority Expense
01/2016 Constant Contact	P-105242	knight	35.00	55860000 - Marketing/PR
bevshots.com artwork for plaque	P-105243	knight	40.00	55650000 - Office Supplies
Publix-Book of postage stamps	P-105243	knight	9.80	55700000 - Postage/Delivery
01/2016 Build Fire	P-105243	knight	49.00	55860000 - Marketing/PR
2016 Annual Chamber Conference	P-105244	knight	715.00	55940000 - Travel
2016 Annual Chamber Conference	P-105245	knight	715.00	55940000 - Travel
Total 1862 (inn1104) - Hancock Bank (hancdt) - 02/15/16 (02/16)			**1,588.84**	
1863 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 02/15/16 (02/16)				
01/2016 Grounds Maintenance	P-105161	morgan	148.06	54600000 - Landscaping Service
01/2016 Grounds Maintenance	P-105161	johnson	180.95	54600000 - Landscaping Service
01/2016 Grounds Maintenance	P-105161	collins	353.34	54600000 - Landscaping Service
01/2016 Grounds Maintenance	P-105161	knight	323.40	54600000 - Landscaping Service
01/2016 Grounds Maintenance	P-105161	inn-tic	180.34	54620000 - Non CAM Landscaping
01/2016 Grounds Maintenance	P-105161	inn-tic	272.07	54600000 - Landscaping Service
Total 1863 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 02/15/16 (02/16)			**1,458.16**	
1864 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lcboc) - 02/15/16 (02/16)				
02/2016 PTY-LCRDA	P-105165	knight	593.57	44060000 - Employee Benefits-Authority

Payment Detail

Bank=inn1104 AND mm/yy=02/2016-02/2016 AND Check Date=02/01/2016-02/29/2016 AND All Checks=Yes AND Include Voids=All Checks

02/2016 PTY-LCRDA	P-105165	knight	593.57	44060000 - Employee Benefits-Authority
Total 1864 (inn1104) - LEON COUNTY BD OF COMMISSIONER (lcboc) - 02/15/16 (02/16)			**1,187.14**	
1865 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 02/15/16 (02/16)				
02/2016 Mngmnt Fee-Innovation Park	P-105169	knight	827.03	61100000 - Management Fees TALCOR
02/2016 Mngmnt Fee-Innovation Park	P-105169	collins	1,331.40	61100000 - Management Fees TALCOR
02/2016 Mngmnt Fee-Innovation Park	P-105169	morgan	1,738.40	61100000 - Management Fees TALCOR
02/2016 Mngmnt Fee-Innovation Park	P-105169	johnson	2,102.85	61100000 - Management Fees TALCOR
02/2016 Mngmnt Fee-Innovation Park	P-105169	phipps	783.65	61100000 - Management Fees TALCOR
12/2015 Yardi	P-105241	knight	52.90	55630000 - Miscellaneous Admin Expense
Total 1865 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 02/15/16 (02/16)			**6,836.23**	
1866 (inn1104) - Thomas Howell Ferguson, PA (misctho) - 02/15/16 (02/16)				
Progress Billing (no.2) for audit of the 09/30/15 Financial Stmts	P-105163	knight	2,000.00	55100000 - Accounting
Total 1866 (inn1104) - Thomas Howell Ferguson, PA (misctho) - 02/15/16 (02/16)			**2,000.00**	
1867 (inn1104) - Mowrey Elevator Company of Florida, Inc. (mowrey) - 02/15/16 (02/16)				
02/2016 Elevator Svcs	P-105170	johnson	84.98	54100000 - Elevator Service
02/2016 Elevator Svcs	P-105171	fuqua	29.74	54100000 - Elevator Service
02/2016 Elevator Svcs	P-105171	fuqua	55.24	54120000 - Elevator Service-NonCAM
Total 1867 (inn1104) - Mowrey Elevator Company of Florida, Inc. (mowrey) - 02/15/16 (02/16)			**169.96**	
1868 (inn1104) - Rexel Southern, Inc. (rexel) - 02/15/16 (02/16)				
CFL lamps	P-105159	johnson	17.31	51300000 - Electric Bulbs
Total 1868 (inn1104) - Rexel Southern, Inc. (rexel) - 02/15/16 (02/16)			**17.31**	
1869 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 02/15/16 (02/16)				
02/2016 Access Control & Intrusion Svcs	P-105172	collins	181.39	54800000 - Security
Total 1869 (inn1104) - Sonitrol of Tallahassee, Inc. (sonitrol) - 02/15/16 (02/16)			**181.39**	
1870 (inn1104) - SunnyLand Solar (sunnyland) - 02/15/16 (02/16)				
2014-2015 Cam Reimbursement	P-104583	inn-tic	140.18	22490000 - Accrued Other
Total 1870 (inn1104) - SunnyLand Solar (sunnyland) - 02/15/16 (02/16)			**140.18**	
21916 (inn1104) - Florida Department of Revenue (stax) - 02/19/16 (02/16)				
01/2016 Sales Tax-Innovation Park	P-104724	knight	38.22	23050000 - Sales Tax Payable
01/2016 Sales Tax-Innovation Park	P-104724	knight	-0.96	33150000 - Sales Tax Discount
Total 21916 (inn1104) - Florida Department of Revenue (stax) - 02/19/16 (02/16)			**37.26**	
30116 (inn1104) - CNA INSURANCE (cnainsur) - 02/29/16 (02/16)				
02/2016 insurance payment	P-105654	inn-tic	3,353.03	19130000 - Prepaid Insurance
Total 30116 (inn1104) - CNA INSURANCE (cnainsur) - 02/29/16 (02/16)			**3,353.03**	
30216 (inn1104) - City of Tallahassee (utltal) - 02/25/16 (02/16)				
0721285610 02/2016	P-105173	fuqua	112.28	46400000 - Water/Sewer
0721285610 02/2016	P-105173	fuqua	208.53	46420000 - Non CAM Water/Sewer
1721285610 02/2016	P-105174	inn-tic	10.25	46050000 - Electric
3588865610 02/2016	P-105175	inn-tic	12.17	46050000 - Electric
3588865610 02/2016	P-105175	inn-tic	78.75	46480000 - Irrigation - Utility
4621285610 02/2016	P-105176	morgan	332.99	46050000 - Electric
5764754002 02/2016	P-105177	johnson	1,511.17	46050000 - Electric
6370545953 02/2016	P-105178	collins	3,054.43	46050000 - Electric
6370545953 02/2016	P-105178	collins	145.70	46400000 - Water/Sewer
6370545953 02/2016	P-105178	collins	115.44	46350000 - Refuse Collection
6370545953 02/2016	P-105178	collins	217.83	46500000 - Stormwater
6370545953 02/2016	P-105178	collins	154.21	46600000 - Fire Service - Utility
Correction Credit	P-105178	collins	-212.81	46600000 - Fire Service - Utility
6370545953 02/2016	P-105178	collins	26.25	46480000 - Irrigation - Utility
6621285610 02/2016	P-105179	morgan	190.48	46050000 - Electric
7621285610 02/2016	P-105180	fuqua	18.36	46480000 - Irrigation - Utility
7621285610 02/2016	P-105180	fuqua	34.10	46490000 - Irrigation-NonCAM
7621285610 02/2016	P-105180	morgan	103.90	46350000 - Refuse Collection
7621285610 02/2016	P-105180	johnson	126.98	46350000 - Refuse Collection
8559156780 02/2016	P-105181	morgan	1,290.09	46050000 - Electric
8621285610 02/2016	P-105182	knight	219.37	46050000 - Electric
8621285610 02/2016	P-105182	knight	33.56	46400000 - Water/Sewer
8621285610 02/2016	P-105182	knight	45.32	46500000 - Stormwater
8621285610 02/2016	P-105182	knight	16.64	46350000 - Refuse Collection
8621285610 02/2016	P-105182	knight	44.92	46600000 - Fire Service - Utility
9621285610 02/2016	P-105183	morgan	615.54	46050000 - Electric

Payment Detail

Bank=inn1104 AND mm/yy=02/2016-02/2016 AND Check Date=02/01/2016-02/29/2016 AND All Checks=Yes AND Include Voids=All Checks

9621285610 02/2016	P-105183	morgan	-30.05	46220000 - Demand Credit
Total 30216 (inn1104) - City of Tallahassee (utltal) - 02/25/16 (02/16)			**8,476.40**	
			41,224.56	

Deposit Register

For Period = Feb 2016

Name	Property	Unit	Tenant	Period	Received Date	Deposit Date	Amount	Check #	Deposit #	Notes
(inn1104) - 339 02/09/2016										
FSU Research Foundation	fuqua		fsurf-ca	02/2016	2/9/2016	2/9/2016	707.80	091911	339	:CHECKscan Payment - 10/15-12/15 Quarterly Rebills
Total (inn1104) - 339 02/09/2016							**707.80**			
(inn1104) - 343 02/01/2016										
General Service Administration (GSA)	johnson	100	gs04plfl	02/2016	2/1/2016	2/1/2016	22,065.15	GSA0216	343	01-16 Rent
Total (inn1104) - 343 02/01/2016							**22,065.15**			
(inn1104) - 341 02/29/2016										
Elevator Pitch Night Sponsors	knight	102	elvpitch	02/2016	2/29/2016	2/29/2016	250.00	00002240	341	:CHECKscan Payment - Heinz Brothers 2016 Elevator Pitch Night
Elevator Pitch Night Sponsors	knight	102	elvpitch	02/2016	2/29/2016	2/29/2016	500.00	034350	341	:CHECKscan Payment - Thomas Howell Ferguson 2016 Elevator Pitch Night
Elevator Pitch Night Sponsors	knight	102	elvpitch	02/2016	2/29/2016	2/29/2016	1,500.00	039575	341	:CHECKscan Payment - Hancock Bank 2016 Elevator Pitch Night
Total (inn1104) - 341 02/29/2016							**2,250.00**			
(inn1104) - 338 02/04/2016										
Florida State University Board of Trustees	morgan	110	nwrdcmgn	02/2016	2/4/2016	2/4/2016	2,796.08	00669077	338	:CHECKscan Payment - 01-16 Rent
Total (inn1104) - 338 02/04/2016							**2,796.08**			
(inn1104) - 339 02/09/2016										
Florida State University Board of Trustees	morgan	110	nwrdcmgn	02/2016	2/9/2016	2/9/2016	2,796.08	00669771	339	:CHECKscan Payment - 02-16 Rent
Nhu Energy, Inc	knight	112	nhuenerg	02/2016	2/9/2016	2/9/2016	227.45	002009	339	:CHECKscan Payment - 02-16 Rent/SalesTax/OtherRent
Total (inn1104) - 339 02/09/2016							**3,023.53**			
(inn1104) - 340 02/23/2016										
FLORIDA A&M UNIVERSITY BOARD OF TRUSTEEDS	morgan	130	mgn-famu	02/2016	2/23/2016	2/23/2016	2,559.25	0000172991	340	:CHECKscan Payment - 02-16 Rent
Total (inn1104) - 340 02/23/2016							**2,559.25**			
(inn1104) - 339 02/09/2016										
INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	morgan	131	ispa	02/2016	2/9/2016	2/9/2016	178.75	00669770	339	:CHECKscan Payment - 01-16 Rent/Electric
SunnyLand Solar RE, LLC	inn-tic	1F	sunny	02/2016	2/9/2016	2/9/2016	2,333.32	001420	339	:CHECKscan Payment - 10/15-01/16 Rent
CENTER FOR BIOMEDICAL & TOXICOLOGICAL RESEARCH	morgan	226-235	cbtr	02/2016	2/9/2016	2/9/2016	3,625.00	00669769	339	:CHECKscan Payment - 02-16 Rent
Total (inn1104) - 339 02/09/2016							**6,137.07**			
(inn1104) - 338 02/04/2016										
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVIC	collins	25	ip-dacs	02/2016	2/4/2016	2/4/2016	651.43	6407079850	338	:CHECKscan Payment - 12/2015 Utility Reimbursement
Total (inn1104) - 338 02/04/2016							**651.43**			
DEPARTMENT OF TRANSPORTATION	phipps	PHIPPS	ip-dot	02/2016	2/23/2016	2/23/2016	10,719.57	6407612850	340	:CHECKscan Payment - 02-16 Rent
Total (inn1104) - 340 02/23/2016							**10,719.57**			
Grand Total							**50,909.88**			

Aged Receivable

DB Caption: TALCOR Commercial -- LIVE Property: innvtion Status: Current, Past, Future All Selected Accounts Age As Of: 02/29/2016 Post To: 02/2016 Summary By: Tenant

Property	Customer	Lease	Name	Status	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-Payments	Total Owed
collins - INNOVATION PARK-COLLINS BLDG											
collins - INNOVATION PARK-COLLINS BLDG		bingcol	Bing Energy International, LLC	Current	32,604.62	5,990.46	5,103.82	4,601.80	16,908.54	0.00	32,604.62
collins - INNOVATION PARK-COLLINS BLDG		ip-dacs	STATE OF FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES DIVISION OF MARKETING &	Current	11,102.49	6,431.41	4,671.08	0.00	0.00	0.00	11,102.49
collins - INNOVATION PARK-COLLINS BLDG					**43,707.11**	**12,421.87**	**9,774.90**	**4,601.80**	**16,908.54**	**0.00**	**43,707.11**
inn-tic - INNOVATION PARK -TENANTS IN COMMON											
inn-tic - INNOVATION PARK -TENANTS IN COMMON		sunny	SunnyLand Solar RE, LLC	Current	583.33	583.33	0.00	0.00	0.00	0.00	583.33
inn-tic - INNOVATION PARK -TENANTS IN					**583.33**	**583.33**	**0.00**	**0.00**	**0.00**	**0.00**	**583.33**
johnson - INNOVATION PARK - JOHNSON BLDG											
johnson - INNOVATION PARK - JOHNSON BLDG		gs04plfl	General Service Administration (GSA)	Current	22,065.15	22,065.15	0.00	0.00	0.00	0.00	22,065.15
johnson - INNOVATION PARK - JOHNSON BLDG		fsujohn	THE FLORIDA STATE UNIVERSITY RESEARCH FOUNDATION, INC.	Current	0.00	0.00	0.00	0.00	0.00	-37.12	-37.12
johnson - INNOVATION PARK - JOHNSON BLDG					**22,065.15**	**22,065.15**	**0.00**	**0.00**	**0.00**	**-37.12**	**22,028.03**
knight - INNOVATION PARK - KNIGHT ADMIN BLDG											
knight - INNOVATION PARK - KNIGHT ADMIN BLDG		elvpitch	Elevator Pitch Night Sponsors	Current	1,000.00	1,000.00	0.00	0.00	0.00	0.00	1,000.00
knight - INNOVATION PARK - KNIGHT ADMIN BLDG		ip-nano	NANOSTRATA, INC.	Current	392.61	371.46	21.15	0.00	0.00	0.00	392.61
knight - INNOVATION PARK - KNIGHT ADMIN					**1,392.61**	**1,371.46**	**21.15**	**0.00**	**0.00**	**0.00**	**1,392.61**
morgan - INNOVATION PARK -MORGAN BLDG											
morgan - INNOVATION PARK -MORGAN BLDG		forensic	Forensic Data Corp	Current	18.03	0.00	0.00	0.00	18.03	0.00	18.03
morgan - INNOVATION PARK -MORGAN BLDG		ispa	INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	Current	178.75	178.75	0.00	0.00	0.00	0.00	178.75
morgan - INNOVATION PARK -MORGAN BLDG					**196.78**	**178.75**	**0.00**	**0.00**	**18.03**	**0.00**	**196.78**
Grand Total					**67,944.98**	**36,620.56**	**9,796.05**	**4,601.80**	**16,926.57**	**-37.12**	**67,907.86**

UserId : kristy Date : 3/28/2016 Time : 11:11 AM

Payables Aging Report

innvtion

Period: 02/2016

As of : 02/29/2016

Payee Code	Payee Name	Invoice Notes	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
centuryl	CENTURY LINK													
		Acct #433132824	P-105653	25993	collins	2/18/2016	5520-0000 Phone Service	433132824 02/2016	50.85	50.85	0.00	0.00	0.00	02/18-03/17/16 Svcs
		Acct #437850207	P-105652	25993	johnson	2/18/2016	5425-0000 Fire Protection Phone	437850207 02/2016	230.09	230.09	0.00	0.00	0.00	02/18-03/17/16 Svcs
Total centuryl									**280.94**	**280.94**	**0.00**	**0.00**	**0.00**	
comcast	COMCAST													
		Acct #09587 317042-01-7	P-105659	25993	knight	2/21/2016	5520-0000 Phone Service	09587 317042-01-7 02/2016	132.81	132.81	0.00	0.00	0.00	03/04-04/03/16 Svcs
		Acct #09587 317042-01-7	P-105659	25993	knight	2/21/2016	5522-0000 Internet Charge	09587 317042-01-7 02/2016	85.99	85.99	0.00	0.00	0.00	03/04-04/03/16 Svcs
Total comcast									**218.80**	**218.80**	**0.00**	**0.00**	**0.00**	
cphlbs	CLARK, PARTINGTON, HART, LARRY, BOND & STACKHOUSE													
		02/2016 General File Svcs	P-106089	26102	knight	2/29/2016	5575-0000 Professional Fees	98245070	700.00	700.00	0.00	0.00	0.00	02/2016 General File Svcs
		02/2016 Matter #153032 Commercial Eviction Against Tenant Buc Tech	P-106090	26102	knight	2/29/2016	5592-0000 Non CAM Professional Fees	98245071	150.00	150.00	0.00	0.00	0.00	02/2016 Matter #153032 Commercial Eviction Against Tenant Buc Tech
		commercial lease dispute	P-105657	25993	knight	2/23/2016	5550-0000 Legal Fees	98244776	125.00	125.00	0.00	0.00	0.00	commercial lease dispute
Total cphlbs									**975.00**	**975.00**	**0.00**	**0.00**	**0.00**	
fotia	Fotia Services, LLC													
		annual fire extinguisher inspection	P-105660	25993	knight	2/23/2016	5170-0000 Fire Extinguisher Maintenance	0583	35.00	35.00	0.00	0.00	0.00	annual fire extinguisher inspection
		annual fire extinguisher inspection	P-105661	25993	phipps	2/23/2016	5170-0000 Fire Extinguisher Maintenance	0582	317.85	317.85	0.00	0.00	0.00	annual fire extinguisher inspection
		annual fire extinguisher inspection	P-105662	25993	johnson	2/23/2016	5170-0000 Fire Extinguisher Maintenance	0581	172.75	172.75	0.00	0.00	0.00	annual fire extinguisher inspection
		annual fire extinguisher inspection	P-105663	25993	morgan	2/23/2016	5170-0000 Fire Extinguisher Maintenance	0578	347.50	347.50	0.00	0.00	0.00	annual fire extinguisher inspection
		annual fire extinguisher inspection	P-105664	25993	collins	2/23/2016	5170-0000 Fire Extinguisher Maintenance	0579	137.10	137.10	0.00	0.00	0.00	annual fire extinguisher inspection
Total fotia									**1,010.20**	**1,010.20**	**0.00**	**0.00**	**0.00**	
gaflburg	Georgia- Florida Burglar Alarm Company,													
		repair call - clean all smoke detectors	P-105656	25993	knight	2/9/2016	5480-0000 Security	434986	80.00	80.00	0.00	0.00	0.00	repair call - clean all smoke detectors
Total gaflburg									**80.00**	**80.00**	**0.00**	**0.00**	**0.00**	
heinzbro	Heinz Brothers Nurseries, INC.													
		02/2016 Grounds Maintenance	P-106088	26102	collins	2/15/2016	5460-0000 Landscaping Service	23105	353.34	353.34	0.00	0.00	0.00	02/2016 Grounds Maintenance
		02/2016 Grounds Maintenance	P-106088	26102	inn-tic	2/15/2016	5460-0000 Landscaping Service	23105	272.07	272.07	0.00	0.00	0.00	02/2016 Grounds Maintenance
		02/2016 Grounds Maintenance	P-106088	26102	inn-tic	2/15/2016	5462-0000 Non CAM Landscaping	23105	180.34	180.34	0.00	0.00	0.00	02/2016 Grounds Maintenance
		02/2016 Grounds Maintenance	P-106088	26102	johnson	2/15/2016	5460-0000 Landscaping Service	23105	180.95	180.95	0.00	0.00	0.00	02/2016 Grounds Maintenance
		02/2016 Grounds Maintenance	P-106088	26102	knight	2/15/2016	5460-0000 Landscaping Service	23105	323.40	323.40	0.00	0.00	0.00	02/2016 Grounds Maintenance
		02/2016 Grounds Maintenance	P-106088	26102	morgan	2/15/2016	5460-0000 Landscaping Service	23105	148.06	148.06	0.00	0.00	0.00	02/2016 Grounds Maintenance
Total heinzbro									**1,458.16**	**1,458.16**	**0.00**	**0.00**	**0.00**	
lightman	LIGHTMAN LIGHTING & ELECTRICAL INC													
		repair parking lot lights	P-105671	25993	morgan	2/18/2016	5138-0000 Parking Lot Poles	001018	240.00	240.00	0.00	0.00	0.00	repair parking lot lights
		repair parking lot lights	P-105672	25993	johnson	2/17/2016	5138-0000 Parking Lot Poles	001015	240.00	240.00	0.00	0.00	0.00	repair parking lot lights
		replace building wall pack bulbs	P-105670	25993	collins	2/17/2016	5130-0000 Electric Bulbs	001014	95.00	95.00	0.00	0.00	0.00	replace building wall pack bulbs
Total lightman									**575.00**	**575.00**	**0.00**	**0.00**	**0.00**	
marpan	Marpan Supply Company, Inc.													
		bulbs/spray for Johnson	P-105668	25993	johnson	2/17/2016	5130-0000 Electric Bulbs	1383299	50.88	50.88	0.00	0.00	0.00	bulbs/spray for Johnson
		bulbs/spray for Johnson	P-105668	25993	johnson	2/17/2016	5430-0000 Exterminating	1383299	13.90	13.90	0.00	0.00	0.00	bulbs/spray for Johnson
		monthly container rental	P-106097	26102	johnson	2/20/2016	4635-0000 Refuse Collection	1383442	40.70	40.70	0.00	0.00	0.00	monthly container rental
		monthly container rental	P-106097	26102	morgan	2/20/2016	4635-0000 Refuse Collection	1383442	33.30	33.30	0.00	0.00	0.00	monthly container rental
Total marpan									**138.78**	**138.78**	**0.00**	**0.00**	**0.00**	
metal	Metal Building Services, Inc.													
		02/2016 Gutter Cleaning Svcs and roof leak repair	P-105669	25993	collins	2/12/2016	5160-0000 Exterior Building Maintenance	11082	90.00	90.00	0.00	0.00	0.00	02/2016 Gutter Cleaning Svcs
		02/2016 Gutter Cleaning Svcs and roof leak repair	P-105669	25993	collins	2/12/2016	5250-0000 Roof Repairs	11082	45.00	45.00	0.00	0.00	0.00	repaired roof leaked
		02/2016 Gutter Cleaning Svcs and roof leak repair	P-105669	25993	phipps	2/12/2016	5160-0000 Exterior Building Maintenance	11082	90.00	90.00	0.00	0.00	0.00	02/2016 Gutter Cleaning Svcs
Total metal									**225.00**	**225.00**	**0.00**	**0.00**	**0.00**	
mgttal	Talcor Commercial Real Estate Svc Inc													
		02/16 OFC Expense-Innovation Park	P-105455	25945	knight	2/25/2016	5563-0000 Miscellaneous Admin Expense	02/16 OFC Expense-Innovation Park	76.60	76.60	0.00	0.00	0.00	01/16 Yardi
Total mgttal									**76.60**	**76.60**	**0.00**	**0.00**	**0.00**	
rexel	Rexel Southern, Inc.													
		6500 bulbs for morgan	P-105675	25994	morgan	2/10/2016	5130-0000 Electric Bulbs	S113057137.001	117.39	117.39	0.00	0.00	0.00	6500 bulbs for morgan
		ballast - kit - lights	P-105665	25993	johnson	2/17/2016	5135-0000 Parking Lot Bulbs	S113118802.001	204.60	204.60	0.00	0.00	0.00	repair leaking fire backflow preventer
		bulbs for misc areas in and around Morgan	P-105667	25993	morgan	2/17/2016	5130-0000 Electric Bulbs	S113118948.001	138.48	138.48	0.00	0.00	0.00	plumbing fittings to replace Hot water heater
		T4 ballasts for loading dock lights	P-106092	26102	johnson	2/25/2016	5130-0000 Electric Bulbs	S113194636.001	61.60	61.60	0.00	0.00	0.00	T4 ballasts for loading dock lights
		T8 bulbs and ballasts	P-106091	26102	phipps	2/24/2016	5130-0000 Electric Bulbs	S113180595.001	118.46	118.46	0.00	0.00	0.00	T8 bulbs and ballasts
Total rexel									**640.53**	**640.53**	**0.00**	**0.00**	**0.00**	
rocksoli	ROCK SOLID TERMITE AND PEST CONTROL													
		02/2016 Pest Control	P-105673	25993	collins	2/9/2016	5430-0000 Exterminating	21558	55.00	55.00	0.00	0.00	0.00	02/2016 Pest Control
		02/2016 Pest Control	P-105673	25993	johnson	2/9/2016	5430-0000 Exterminating	21558	45.00	45.00	0.00	0.00	0.00	02/2016 Pest Control
		02/2016 Pest Control	P-105673	25993	knight	2/9/2016	5430-0000 Exterminating	21558	25.00	25.00	0.00	0.00	0.00	02/2016 Pest Control
		02/2016 Pest Control	P-105673	25993	morgan	2/9/2016	5430-0000 Exterminating	21558	45.00	45.00	0.00	0.00	0.00	02/2016 Pest Control
		02/2016 Pest Control	P-105673	25993	phipps	2/9/2016	5430-0000 Exterminating	21558	35.00	35.00	0.00	0.00	0.00	02/2016 Pest Control

Payables Aging Report

innvtion

Period: 02/2016

As of : 02/29/2016

Payee Code	Payee Name	Invoice Notes	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Notes
Total rocksoli									**205.00**	**205.00**	**0.00**	**0.00**	**0.00**	
talldemo	Tallahasse Democrat, Inc.													
		AD NO 0001068664	P-105655	25993	knight	2/24/2016	5596-0000 Other Administration Costs	Ad No. 0001068664	72.35	72.35	0.00	0.00	0.00	Notice of public meetings
Total talldemo									**72.35**	**72.35**	**0.00**	**0.00**	**0.00**	
zenith	Zenith Insurance Comapny													
		01/15-01/16 workers' compensation	P-105658	25993	knight	2/13/2016	4405-0000 Worker's Compensation-Authority	FV073003902013-1	274.00	274.00	0.00	0.00	0.00	01/15-01/16 workers' compensation
Total zenith									**274.00**	**274.00**	**0.00**	**0.00**	**0.00**	
Grand Total									**6,230.36**	**6,230.36**	**0.00**	**0.00**	**0.00**	

INNOVATION PARK
COLLINS BLDG.

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

% OF BLDG	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
75	VACANT			$ -	13,120	0.00	$ -				$ -		$ -			$ -		
142	VACANT				150	0.00	$ -		$ -							$ -		$ -
lab-4ofc, 124,125,127,152	Bing Energy International, LLC	7/18/13	6/30/16		5,504	9.33	$ 4,280.74	$ 4,280.74	$ 321.06		$ 4,601.80	$ 23,008.99	$ 27,610.79			$ 27,610.79	Expansion as of 7/15-Rent Increase $4280.74	$ -
										$ 721.00	$ 721.00	$ 4,272.82	$ 4,993.82			$ 4,993.82	Utilities	EXEMPT
25	DEPT OF AGRICULTURE & CONSUMER SERVICES-SEAFOOD & AQUACULTURE	7/1/07	6/30/22	$ -	6,126	9.15	$ 4,671.08	$ 4,671.08	EXEMPT		$ 4,671.08	$ 4,671.08	$ 9,342.16			$ 9,342.16	RENT SAME TILL END OF LEASE	EXEMPT
										$ 910.65	$ 910.65	$ 1,501.11	$ 2,411.76	$ 651.43	2/4	$ 1,760.33	Utilities	EXEMPT
	TOTALS			$ -	24,900	9.24	$ 8,951.82	$ 8,951.82	$ 321.06	$ 1,631.65	$ 10,904.53	$ 33,454.00	$ 44,358.53	$ 651.43		$ 43,707.10		$ -

A/R	$	43,707.10
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	2/9	$ -	Billed qtly for common area costs	EXEMPT
TOTALS	$ -	$ 707.80	$ 707.80	$ 707.80		$ -		$ -

A/R	$	-
Prepaid	$	-

INNOVATION PARK
JOHNSON BLDG.

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

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

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

INNOVATION PARK
KNIGHT BLDG.

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	DSL CHARGE	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
102,104,105	LEON COUNTY RESEARCH & DEVELOPMENT AUTHORITY	MTM			1,782	0.00	$ -	$ -	$ -			$ -		$ -			$ -	OWNER-FREE RENT	$ -
103	VACANT			$ -	188	0.00	$ -		$ -			$ -	$ -	$ -			$ -		$ -
110	NANOSTRATA, INC.	7/1/10	8/31/16	$ -	254	15.40	$ 325.87	$ 325.87	$ 24.44			$ 350.31	$ -	$ 350.31			$ 350.31		$ -
										$ 21.15		$ 21.15	$ 21.15	$ 42.30			$ 42.30	MTHLY DSL CHARGE $21.15	EXEMPT
111	VACANT				90														
112	NHU ENERGY, INC	8/1/15	7/31/16	$ 183.67	152	14.50	$ 183.67	$ 183.67	$ 13.78			$ 197.45	$ -	$ 197.45	$ 197.45	2/9	$ (0.00)	Other: Security Deposit; Rent Commence 10/15 $183.67	$ 13.78
										$ 30.00		$ 30.00	$ -	$ 30.00	$ 30.00	2/9	$ -	MTHLY DSL CHARGE $30.00	EXEMPT
113	VACANT				164	0.00	$ -										$ -		$ -
												$ -		$ -			$ -		EXEMPT
114	VACANT			$ -	170	0.00	$ -		$ -			$ -		$ -			$ -		$ -
												$ -	$ -	$ -			$ -		EXEMPT
												$ 3,250.00	$ -	$ 3,250.00	$ 2,250.00	2/28	$ 1,000.00	Elevator Pitch Night Sponsors	EXEMPT
																			$ 13.78
	TOTALS			$ 183.67	2,800	7.47	$ 509.54	$ 509.54	$ 38.22		$ -	$ 3,848.91	$ 21.15	$ 3,870.06	$ 2,477.45		$ 1,392.61		

Misc Deposit
G/L 4405-0000 A/R $ 1,392.61

Innovation Park
(A Reseach & 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	1/31/17		1799.00	14.50	$ 2,796.08	$ 2,796.08	EXEMPT			$ 2,796.08	$ 2,796.08	$ 5,592.16	$ 5,592.16	2/4, 2/9	$ -		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	10/1/06	MTM	$ -	3118.00	9.85	$ 2,559.25	$ 2,559.25	EXEMPT			$ 2,559.25	$ -	$ 2,559.25	$ 2,559.25	2/23	$ -	MTM with 60 day notice to termiante	EXEMPT
		CONSTRUCTION MANAGEMENT & BOND GUARANTEE PROGRAM																		
		INSTITUTE ON URBAN POIICY & COMMERCE																		
		SMALL BUSINESS DEVELOPMENT CENTER																		
131	2008:103	FSU-INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	5/1/08	4/30/15	$ -	130.00	16.50	$ 178.75	$ 157.08	EXEMPT	$ 21.67		$ 178.75	$ 178.75	$ 357.50	$ 178.75	2/9	$ 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	2/9	$ -		EXEMPT
236		VACANT			$ -	1806.00	14.50	$ 2,182.25		EXEMPT			$ -	$ -	$ -			$ -		EXEMPT
														$ -						
FRM		Forensic Data Corp	6/6/14	6/30/15				$ -		$ -			$ -	$ 18.03	$ 18.03			$ 18.03		$ -
															$ -					
=============	========	===============================	=	=	=========	=======	============	= = = = =	= = = = =	= = = = = = = = =		= = = = = = = = = = =	= = = = = =	= =					===	
		TOTALS			$ -	22587.00	5.82	$ 11,341.33	$ 9,137.41	$ -		$ -	$ 9,159.08	$ 2,992.86	$ 12,151.94	$ 11,955.16		$ 196.78		$ -

A/R	$	196.78
Prepaid	**$**	**-**

INNOVATION PARK
PHIPPS BLDG.

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
PHIPPS	FLORIDA DEPARTMENT OF TRANSPORATION	6/1/07	9/30/22	$ -	14,661	8.77	$ 10,719.57	$ 10,719.57	EXEMPT		$ 10,719.57	$ -	$ 10,719.57	$ 10,719.57	2/23	$ -		EXEMPT
	STRUCTURAL RESEARCH LABORATORY																RENT SAME TILL END OF LEASE	
	(bldg & land is **5.28** acres)																LESSEE PAYS UTILITIES, JANITORIAL & GROUNDS MAINTENANCE. LANDLORD PAYS FOR HVAC, STRUCTURAL & SOME INTERIOR MAINTENANCE ITEMS.	
																	Misc Deposit Lowe's	
	TOTALS			$ -	14,661	8.77	$ 10,719.57	$ 10,719.57	$ -	$ -	$ 10,719.57	$ -	$ 10,719.57	$ 10,719.57		$ -		$ -

A/R $ -
Prepaid $ -

INNOVATION PARK
TENANTS IN COMMON BLDG.

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

BLDG/UNIT	TENANT	START	END	SECURITY DEPOSIT	ACRES	$ PER SQ.FT.	GPR	BASE RENT	STAX (7.5%)	OTHER RENT	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
GROUND																			
12A	**KNIGHT ADMINISTRATIVE CENTRE**				3.00													SEE KNIGHT PROPERTY CONFIGURATION	
GROUND																			
1B	**PHIPPS BUILDING**				2.50													SEE PHIPPS PROPERTY CONFIGURATION	
GROUND																			
1D-2D	**DANFOSS TURBOCOR, INC.**	3/15/07	3/31/27	$ -	6.83							$ -	$ -	$ -			$ -	Other: 14-15 Cam Rec Reimbursement	$ -
3D					2.87													3D HAS SEPARATE/SPECIAL OPTION	
GROUND	**AVALANCHE PARTNERS**																		
1E	COLLEGE CENTER FOR LIBRARY EXPANSION	1/7/08	1/28/74	$ -	2.42							$ -	$ -	$ -			$ -	Other: 14-15 Cam Rec Reimbursement	$ -
2E-3E	COLLEGE CENTER FOR LIBRARY AUTOMATION	1/7/02	1/28/74		4.01														
GROUND																			
4E	**VACANT**				3.45														
GROUND																			
5E	**VACANT**				1.80														
GROUND																			
6E	**VACANT**				2.00														
GROUND																			
7E/1F	**Sunnyland Solar**	8/3/11	8/2/18		9.80		$ 7,000.00	$ 583.33	EXEMPT			$ 583.33	$ 2,333.33	$ 2,916.66	$ 2,333.32	2/9	$ 583.34	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							$ -	$ -	$ -			$ -	Other: 14-15 Cam Rec Reimbursement	
GROUND																			
2B-3B																			
2B	**FSU RESEARCH FOUNDATION-A**	10/25/01	1/28/74	$ -	6.54							$ -	$ -	$ -			$ -		EXEMPT
	CENTER FOR ADVANCED POWER SYSTEMS																		
	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.

	CYBER SECURITY																		
	CENTER ON BETTER HEALTH & LIFE FOR UNDERSERVED POPULATIONS																		
	CENTER FOR INTERACTIVE MEDIA																		
GROUND																			
4B	**VACANT**				**7.40**														
GROUND																			
1C	**FSU MATERIALS RESEARCH CENTER**				**4.50**							**$ -**	**$ -**	**$ -**			**$ -**	**OWNED BY FSURF**	**EXEMPT**
GROUND																			
2C	**FSU-AEROPULSION & MECHATRONICS ENERGY**				**4.50**							**$ -**	**$ -**	**$ -**			**$ -**	**OWNED BY FSURF**	**EXEMPT**
GROUND																			
3C	**VACANT**				**3.60**														
GROUND																			
4C	**VACANT**				**3.90**														
GROUND																			
5C	**VACANT**				**3.70**														
GROUND																			
6C	**VACANT**				**3.03**														
GROUND																			
3F-4F	**ELBIT SYSTEMS OF AMERICA**	**8/4/89**	**8/3/39**	**$ -**	**9.16**							**$ -**	**$ -**	**$ -**			**$ -**	**CAM CAPPED AT 8% INCREASE PER YEAR**	**$ -**
GROUND																			
1A	**VACANT**				**2.80**														
GROUND																			
2A	**VACANT**				**3.00**														
GROUND																			
2F	**VACANT**				**8.65**														
GROUND																			
1G	**VACANT**				**2.10**														
GROUND																			
2G	**VACANT**				**2.30**														
GROUND																			
3G	**VACANT**				**5.30**														
GROUND																			
4G	**CENTENNIAL BUILDING**				**3.94**							**$ -**	**$ -**	**$ -**			**$ -**	**Other: 14-15 Cam Rec Reimbursement**	**EXEMPT**
GROUND																			
8E	**VACANT**				**9.24**														
EBP	**VACANT**																		
	MISCELLANEOUS PAYMENTS												**$ -**				**$ -**	**Shanna Lewis-Restitution 3100-1000**	
														$ -					
	================================	=========	=========	=========	========	======	= = = = =	= = = = =	= = = = = = = = =		= = = = = = = = = = =	= = = = =		= =				====================================	
	TOTALS			**$ -**	**174.60**	**0.00**	**$ 7,000.00**	**$ 583.33**	**$ -**		**$ -**	**$ 583.33**	**$ 2,333.33**	**$ 2,916.66**	**$ 2,333.32**		**$ 583.34**		**$ -**

FSU Lots
FAMU
LCRDA

A/R	**$**	**583.34**
Prepaid	**$**	**-**

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	$ 10,904.53	$ 33,454.00	$ 44,358.53	$ 651.43		$ 43,707.10		$ -
	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	$ 3,848.91	$ 21.15	$ 3,870.06	$ 2,477.45		$ 1,392.61		$ 13.78
					$ -			Misc payments	
	MORGAN	$ 9,159.08	$ 2,992.86	$ 12,151.94	$ 11,955.16		$ 196.78		$ -
	PHIPPS	$ 10,719.57	$ -	$ 10,719.57	$ 10,719.57		$ -		$ -
	TENANTS IN COMMON	$ 583.33	$ 2,333.33	$ 2,916.66	$ 2,333.32		$ 583.34		$ -
					$ -			misc TIC payments	
	TOTALS	$ 57,280.56	$ 61,537.17	$ 118,817.73	$ 50,909.88		$ 67,907.85		$ 13.78

A/R	$	67,944.98
Prepaid	$	(37.12)

Work Order List

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

WO	Prop-Unit	Status	Call Date	Start Date	Employee	Brief Desc	Quantity	Stock	Stock Description	Unit Price	Total
35335	centenn	Work Completed	1/14/2016		frost	Ceiling Tiles and Lights	0.00			0.00	0.00
					johnd		1.00		Driggers	0.00	0.00
35361	johnson	Work Completed	1/19/2016		johnd	Wall pack light out	1.00		Driggers	0.00	0.00
					johnd		1.00		Driggers	0.00	0.00
35372	centenn	Work Completed	1/20/2016		johnd	check heater	1.00		Driggers	0.00	0.00
					johnd		1.25		Driggers	0.00	0.00
					johnd		2.00		Driggers	0.00	0.00
					johnd		2.00		Driggers	0.00	0.00
					johnd		1.75		Driggers	0.00	0.00
					johnd		1.50		Driggers	0.00	0.00
35393	famu	Work Completed	1/21/2016		johnd	RWO Property check	1.00		Driggers	0.00	0.00
					johnd		1.25		Driggers	0.00	0.00
					johnd		1.00		Driggers	0.00	0.00
					johnd		1.00		Driggers	0.00	0.00
					johnd		1.00		Driggers	0.00	0.00
					johnd		1.00		Driggers	0.00	0.00
					johnd		1.50		Driggers	0.00	0.00
					johnd		1.00		Driggers	0.00	0.00
					johnd		1.25		Driggers	0.00	0.00
					johnd		0.75		Driggers	0.00	0.00
					johnd		1.00		Driggers	0.00	0.00
					johnd		1.25		Driggers	0.00	0.00
					johnd		0.50		Driggers	0.00	0.00
					johnd		1.00		Driggers	0.00	0.00
					johnd		0.50		Driggers	0.00	0.00
35394	collins	Work Completed	1/21/2016		johnd	RWO Property check	0.75		Driggers	0.00	0.00
					johnd		0.75		Driggers	0.00	0.00
					johnd		0.50		Driggers	0.00	0.00
					johnd		1.00		Driggers	0.00	0.00
					johnd		1.00		Driggers	0.00	0.00
					johnd		1.00		Driggers	0.00	0.00
					johnd		0.75		Driggers	0.00	0.00
					johnd		1.25		Driggers	0.00	0.00
					johnd		1.25		Driggers	0.00	0.00
					johnd		1.00		Driggers	0.00	0.00
					johnd		0.75		Driggers	0.00	0.00
					johnd		1.00		Driggers	0.00	0.00
					johnd		0.75		Driggers	0.00	0.00
					johnd		0.50		Driggers	0.00	0.00
					johnd		1.00		Driggers	0.00	0.00
					johnd		1.25		Driggers	0.00	0.00
					johnd		0.50		Driggers	0.00	0.00
35395	fuqua	Work Completed	1/21/2016		johnd	RWO Property check	0.75		Driggers	0.00	0.00
					johnd		1.25		Driggers	0.00	0.00
					johnd		0.75		Driggers	0.00	0.00
					johnd		0.75		Driggers	0.00	0.00
					johnd		1.00		Driggers	0.00	0.00
					johnd		1.00		Driggers	0.00	0.00
					johnd		1.00		Driggers	0.00	0.00
					johnd		1.00		Driggers	0.00	0.00
					johnd		1.00		Driggers	0.00	0.00
					johnd		1.00		Driggers	0.00	0.00
					johnd		1.00		Driggers	0.00	0.00
					johnd		1.00		Driggers	0.00	0.00
					johnd		1.00		Driggers	0.00	0.00

Work Order List

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

				johnd		1.00	Driggers	0.00	0.00
				johnd		1.50	Driggers	0.00	0.00
				johnd		0.50	Driggers	0.00	0.00
				johnd		0.75	Driggers	0.00	0.00
				johnd		1.00	Driggers	0.00	0.00
				johnd		0.50	Driggers	0.00	0.00
35396	johnson	Work Completed	1/21/2016	johnd	RWO Property check	1.25	Driggers	0.00	0.00
				johnd		1.00	Driggers	0.00	0.00
				johnd		1.00	Driggers	0.00	0.00
				johnd		0.75	Driggers	0.00	0.00
				johnd		0.75	Driggers	0.00	0.00
				johnd		1.00	Driggers	0.00	0.00
				johnd		1.25	Driggers	0.00	0.00
				johnd		1.25	Driggers	0.00	0.00
				johnd		1.25	Driggers	0.00	0.00
				johnd		1.00	Driggers	0.00	0.00
				johnd		0.50	Driggers	0.00	0.00
				johnd		1.00	Driggers	0.00	0.00
				johnd		0.75	Driggers	0.00	0.00
				johnd		1.00	Driggers	0.00	0.00
35397	knight	Work Completed	1/21/2016	johnd	RWO Property check	0.50	Driggers	0.00	0.00
				johnd		0.50	Driggers	0.00	0.00
				johnd		0.75	Driggers	0.00	0.00
35398	morgan	Work Completed	1/21/2016	johnd	RWO Property check	1.00	Driggers	0.00	0.00
				johnd		1.00	Driggers	0.00	0.00
				johnd		0.50	Driggers	0.00	0.00
				johnd		1.00	Driggers	0.00	0.00
				johnd		1.00	Driggers	0.00	0.00
				johnd		1.50	Driggers	0.00	0.00
				johnd		1.00	Driggers	0.00	0.00
				johnd		1.50	Driggers	0.00	0.00
				johnd		1.75	Driggers	0.00	0.00
				johnd		0.75	Driggers	0.00	0.00
				johnd		1.25	Driggers	0.00	0.00
				johnd		1.25	Driggers	0.00	0.00
				johnd		1.25	Driggers	0.00	0.00
				johnd		1.50	Driggers	0.00	0.00
				johnd		0.75	Driggers	0.00	0.00
				johnd		1.75	Driggers	0.00	0.00
				johnd		1.00	Driggers	0.00	0.00
				johnd		1.00	Driggers	0.00	0.00
				johnd		0.50	Driggers	0.00	0.00
				johnd		0.75	Driggers	0.00	0.00
				johnd		1.00	Driggers	0.00	0.00
35399	phipps	Work Completed	1/21/2016	johnd	RWO Property check	0.75	Driggers	0.00	0.00
35403	fuqua	Work Completed	1/21/2016	johnd	RWO Elevator Maintenance	0.50	Driggers	0.00	0.00
35404	johnson	Work Completed	1/21/2016	johnd	RWO Elevator Maintenance	0.50	Driggers	0.00	0.00
35405	fuqua	Work Completed	1/21/2016	johnd	RWO Elevator Maintenance	0.00	Driggers	0.00	0.00
35406	johnson	Work Completed	1/21/2016	johnd	RWO Elevator Maintenance	0.00	Driggers	0.00	0.00
35407	fuqua	Work Completed	1/21/2016		RWO Property Check, Trash P-up	0.00		0.00	0.00
35494	phipps	Work Completed	1/26/2016	johnd	door closer broken	1.00	Driggers	0.00	0.00
35499	centenn	Work Completed	1/27/2016	janeen	Thermostat broken/Blinds repaired	0.00		0.00	0.00
35518	collins	Work Completed	2/1/2016	johnd	AC making a lot of noise	1.25	Driggers	0.00	0.00
35524	knight	Work Completed	2/2/2016	johnd	termite treatment	1.00	Driggers	0.00	0.00
35534	collins	Work Completed	2/3/2016	janeen	AC compressor noise	0.00		0.00	0.00
35569	centenn	Work Completed	2/10/2016	johnd	tile coming up and ceiling tile	1.50	Driggers	0.00	0.00
				frost		0.00		0.00	0.00

Work Order List

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

				janeen		0.00		0.00	0.00
35586	famu	Work Completed	2/11/2016	frost	Centennial - Floor Needs waxing	0.00		0.00	0.00
				johnd		3.50	Driggers	0.00	0.00
35588	centenn	Work Completed	2/12/2016	janeen	Room144A-Door Closure & Tile Needed	0.00		0.00	0.00
				whit		0.00		0.00	0.00
				johnd		2.00	Driggers	0.00	0.00
				johnd		2.00	Driggers	0.00	0.00
35594	famu	Work Completed	2/15/2016	johnd	new elec. service A/C unit	2.25	Driggers	0.00	0.00
				johnd		1.25	Driggers	0.00	0.00
				johnd		1.00	Driggers	0.00	0.00
35604	johnson	Work Completed	2/15/2016	johnd	register new employee cards	0.75	Driggers	0.00	0.00
35606	morgan	Work Completed	2/15/2016	johnd	ladies bathroom heater not working	1.50	Driggers	0.00	0.00
35607	morgan-110	Work Completed	2/15/2016	johnd	door not latching room 110	1.25	Driggers	0.00	0.00
35612	inn-tic	Work Completed	2/16/2016	johnd	cone off areas for light repairs t	0.75	Driggers	0.00	0.00
35645	fuqua	Work Completed	2/17/2016	johnd	RWO Elevator Maintenance	0.00		0.00	0.00
35648	fuqua	Work Completed	2/17/2016	johnd	RWO Property Check, Trash P-up	0.00		0.00	0.00
35751	centenn	Work Completed	2/24/2016	frost	rm 149 & rm 118 sensor lights	0.00		0.00	0.00
35759	collins	Work Completed	2/29/2016	johnd	no water	1.00	Driggers	0.00	0.00
35760	inn-tic	Work Completed	2/29/2016	johnd	Light pole down	0.75	Driggers	0.00	0.00
35761	morgan	Work Completed	2/29/2016	johnd	annual fire alarm inspection	2.00	Driggers	0.00	0.00
35762	famu	Work Completed	2/29/2016	johnd	pole light out	1.00	Driggers	0.00	0.00
35763	collins	Work Completed	2/29/2016	johnd	pole light out	1.00	Driggers	0.00	0.00
35764	morgan	Work Completed	2/29/2016	johnd	pole lights out	2.00	Driggers	0.00	0.00
									80.00