



# PROPERTY MANAGEMENT



## December 2019 MONTHLY REPORT

PREPARED FOR:

Innovation Park

Leon County Research & Development Authority

Tallahassee, FL

**NAI TALCOR**

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INNOVATION PARK (innvntn)

**Balance Sheet (With Period Change)**

Period = Dec 2019

Book = Accrual

		<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
		<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
<b>1000-0000</b>	<b>ASSETS</b>			
1100-0000	CASH			
1110-4000	Cash - Hancock Bank	98,253.96	129,567.25	-31,313.29
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1190-0000	TOTAL CASH	98,453.96	129,767.25	-31,313.29
<b>1200-0000</b>	<b>RECEIVABLES</b>			
1203-0000	A/R-Tenant	14,748.00	10,503.74	4,244.26
1209-0000	Accrued Interest Receivable	2,363.49	2,958.61	-595.12
1210-0000	Accounts Receivable	84,085.56	73,626.56	10,459.00
1217-0000	Other Assets	53,544.16	53,544.16	0.00
1218-0000	Due from IP TLH	9,037.70	9,037.70	0.00
1220-0000	Reserve for Bad Debts	-53,544.16	-53,544.16	0.00
<b>1299-0000</b>	<b>TOTAL RECEIVABLES</b>	<b>110,234.75</b>	<b>96,126.61</b>	<b>14,108.14</b>
1300-1000	PROPERTY			
1305-0000	Land	635,920.58	635,920.58	0.00
1330-2100	Building and Improvements	34,560.27	34,560.27	0.00
1590-0000	Accumulated Depreciation	-6,989,855.45	-6,967,705.12	-22,150.33
1620-0000	F/F/E- Improvements	121,566.35	121,566.35	0.00
1661-0000	Admin Centre Assets	172,895.34	172,895.34	0.00
1662-0000	Research Building Assets	2,159,277.99	2,159,277.99	0.00
1663-0000	Phipps Building Assets	1,317,988.90	1,317,988.90	0.00
1664-0000	Collins Building Assets	1,766,888.51	1,766,888.51	0.00
1666-0000	Johnson Building Assets	3,653,687.91	3,653,687.91	0.00
1668-0000	Park Planning/Development	939,865.15	939,865.15	0.00
1745-0000	Prepaid Lease Commissions	15,000.00	15,000.00	0.00
1746-0000	Accumulated Amortization-Leasing Commissio	-6,875.33	-6,750.33	-125.00
1748-0000	Intangible Assets	59,275.00	59,275.00	0.00
1752-0000	Accumulated Amortization	-22,752.92	-22,258.96	-493.96
1790-0000	TOTAL PROPERTY	3,857,442.30	3,880,211.59	-22,769.29
1840-0000	OTHER ASSETS			
1913-0000	Prepaid Insurance	21,827.10	20,979.71	847.39
1925-0000	Investments	1,962,007.77	1,954,929.51	7,078.26
1945-0000	Investments Limited as to Use	1,800,000.00	1,800,000.00	0.00
1960-0000	Pension - Deferred Outflows of Resources	95,753.00	95,753.00	0.00
1980-0000	TOTAL OTHER ASSETS	3,879,587.87	3,871,662.22	7,925.65
<b>1990-0000</b>	<b>TOTAL ASSETS</b>	<b>7,945,718.88</b>	<b>7,977,767.67</b>	<b>-32,048.79</b>
<b>2000-0000</b>	<b>LIABILITIES and CAPITAL</b>			
2236-0000	Accounts Payable	35,257.46	46,150.34	-10,892.88
2246-0000	Prepaid Rents	1,528.62	1,610.48	-81.86
2249-0000	Accrued Other	20,075.34	20,075.34	0.00
2250-0000	Tenant Security Dep	1,699.40	1,699.40	0.00
2305-0000	Sales Tax Payable	2,497.77	3,088.72	-590.95
2320-0000	Net Pension Liability	163,199.00	163,199.00	0.00
2420-0000	Pension - Deferred Inflow of Resources	21,256.00	21,256.00	0.00
<b>2490-0000</b>	<b>TOTAL LIABILITIES</b>	<b>245,513.59</b>	<b>257,079.28</b>	<b>-11,565.69</b>
<b>2500-0000</b>	<b>CAPITAL</b>			
2730-0000	Invested in Capital Assets-Net of Debt	3,760,368.47	3,782,518.80	-22,150.33

INNOVATION PARK (innvtion)

**Balance Sheet (With Period Change)**

Period = Dec 2019

Book = Accrual

		<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
		<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
2750-0000	Unrestricted	2,139,836.82	2,138,169.59	1,667.23
2760-0000	Designated Net Assets	1,800,000.00	1,800,000.00	0.00
<b>2890-0000</b>	<b>TOTAL CAPITAL</b>	<b>7,700,205.29</b>	<b>7,720,688.39</b>	<b>-20,483.10</b>
<b>2990-0000</b>	<b>TOTAL LIABILITIES and CAPITAL</b>	<b>7,945,718.88</b>	<b>7,977,767.67</b>	<b>-32,048.79</b>

INNOVATION PARK (innvntion)

**Income Statement**

Period = Dec 2019

Book = Accrual

		<b>Period to Date</b>	<b>%</b>	<b>Year to Date</b>	<b>%</b>
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-0000	Rent	63,958.43	77.66	191,875.29	81.09
3114-5000	Operating Expense Reimbursement	855.49	1.04	1,671.51	0.71
3115-0000	CAM	4,916.00	5.97	14,748.00	6.23
3120-0000	Other Rents	60.00	0.07	180.00	0.08
3220-0000	Interest Income	6,589.37	8.00	21,709.51	9.17
3306-0000	Other Program Income	5,736.00	6.96	5,736.00	2.42
3310-0000	Other Income	200.00	0.24	600.00	0.25
3315-0000	Sales Tax Discount	21.75	0.03	34.81	0.01
3540-0000	Electricity Pass Thru	21.67	0.03	65.01	0.03
<b>3990-0000</b>	<b>TOTAL REVENUE</b>	<b>82,358.71</b>	<b>100.00</b>	<b>236,620.13</b>	<b>100.00</b>
<b>4000-0000</b>	<b>OPERATING EXPENSES</b>				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	12,500.00	15.18	37,500.00	15.85
4402-0000	Director Business Inc	8,666.66	10.52	25,999.98	10.99
4403-0000	Salary - Director PC	4,463.34	5.42	13,390.02	5.66
4404-0000	Payroll Taxes - Authority	1,317.86	1.60	4,727.65	2.00
4405-0000	Worker's Compensation-Authority	306.00	0.37	918.00	0.39
4406-0000	Employee Benefits-Authority	6,317.52	7.67	18,999.89	8.03
4410-0000	Wages - Administrative	1,458.38	1.77	4,933.87	2.09
4490-0000	TOTAL PAYROLL EXPENSE	35,029.76	42.53	106,469.41	45.00
4600-0000	UTILITIES				
4605-0000	Electric	5,967.13	7.25	18,576.78	7.85
4622-0000	Demand Credit	-20.05	-0.02	-68.46	-0.03
4635-0000	Refuse Collection	564.56	0.69	1,828.22	0.77
4640-0000	Water/Sewer	344.96	0.42	1,053.23	0.45
4642-0000	Non CAM Water/Sewer	230.37	0.28	724.48	0.31
4648-0000	Irrigation - Utility	55.17	0.07	203.44	0.09
4649-0000	Irrigation-NonCAM	42.17	0.05	85.37	0.04
4650-0000	Stormwater	281.68	0.34	886.77	0.37
4660-0000	Fire Service - Utility	236.27	0.29	743.82	0.31
4799-0000	TOTAL UTILITIES	7,702.26	9.35	24,033.65	10.16
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	390.00	0.47	1,634.75	0.69
5125-0000	Electric Supplies	0.00	0.00	517.32	0.22
5127-0000	NONCAM Electric Supplies	0.00	0.00	41.34	0.02
5160-0000	Exterior Building Maintenance	1,311.25	1.59	1,723.84	0.73
5162-0000	Non CAM Exterior Bldg Maint.	1,023.75	1.24	1,047.13	0.44
5180-0000	HVAC Repair	5,654.58	6.87	7,105.08	3.00
5185-0000	HVAC Supplies	0.00	0.00	26.80	0.01
5192-0000	Landscaping Expense	0.00	0.00	11.01	0.00
5195-0000	Tree Trimming	0.00	0.00	5,400.00	2.28
5198-0000	TIC-Trail Maintenance Expense	0.00	0.00	5,766.44	2.44
5210-0000	Locks & Keys Repairs	11.50	0.01	131.50	0.06
5230-0000	Plumbing Repairs	126.30	0.15	1,303.04	0.55
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	53.30	0.02
5235-0000	Plumbing Supplies	0.00	0.00	9.98	0.00
5250-0000	Roof Repairs	0.00	0.00	1,320.00	0.56
5260-0000	Signage	87.57	0.11	1,223.17	0.52
5290-0000	Other Maintenance	23.99	0.03	257.66	0.11
5299-0000	TOTAL REPAIR/MAINTENANCE	8,628.94	10.48	27,572.36	11.65
5300-0000	CLEANING AND IMPROVEMENTS				
5340-0000	Painting	0.00	0.00	28.53	0.01
5380-0000	Other Cleaning and Improvements	0.00	0.00	320.00	0.14
5399-0000	TOTAL CLEANING AND IMPROVEMEN	0.00	0.00	348.53	0.15
5400-0000	SERVICES				
5410-0000	Elevator Service	0.00	0.00	1,340.69	0.57
5412-0000	Elevator Service-NonCAM	0.00	0.00	645.51	0.27
5420-0000	Fire Protection System	0.00	0.00	3,341.00	1.41

INNOVATION PARK (innvntn)

**Income Statement**

Period = Dec 2019

Book = Accrual

		<b>Period to Date</b>	<b>%</b>	<b>Year to Date</b>	<b>%</b>
5425-0000	Fire Protection Phone	277.85	0.34	836.31	0.35
5430-0000	Exterminating	1,500.00	1.82	1,500.00	0.63
5447-0000	HVAC Monthly Service	3,449.37	4.19	3,449.37	1.46
5450-0000	Janitorial Service	3,826.00	4.65	11,862.02	5.01
5460-0000	Landscaping Service	1,539.83	1.87	6,141.37	2.60
5480-0000	Security	107.54	0.13	447.54	0.19
5487-0000	Window Washing Service	157.50	0.19	157.50	0.07
5488-0000	Window Washing Svc-NonCAM	292.50	0.36	292.50	0.12
5499-0000	TOTAL SERVICES	11,150.59	13.54	30,013.81	12.68
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	2,750.00	3.34	14,750.00	6.23
5520-0000	Phone Service	254.13	0.31	478.53	0.20
5522-0000	Internet Charge	0.00	0.00	661.57	0.28
5530-0000	Copies	41.44	0.05	131.16	0.06
5560-0000	Fees/Licenses/Permits	14.00	0.02	42.00	0.02
5563-0000	Miscellaneous Admin Expense	0.00	0.00	7.33	0.00
5575-0000	Professional Fees	1,945.00	2.36	5,120.00	2.16
5580-0100	Printing	0.00	0.00	68.99	0.03
5582-0000	Other Program Expenses	699.61	0.85	2,136.97	0.90
5585-0000	Subscriptions	175.00	0.21	600.00	0.25
5586-0000	Marketing/PR	277.00	0.34	567.00	0.24
5587-0000	General Authority Expense	-1,819.08	-2.21	465.62	0.20
5594-0000	Travel	895.00	1.09	1,326.38	0.56
5596-0000	Other Administration Costs	100.58	0.12	295.38	0.12
5599-0000	TOTAL PROPERTY ADMINISTRATION	5,332.68	6.47	26,650.93	11.26
6110-0000	Management Fees TALCOR	7,175.00	8.71	21,525.00	9.10
6150-0000	Other Expenses	-25.00	-0.03	0.00	0.00
6159-0000	TOTAL OTHER EXPENSES	7,150.00	8.68	21,525.00	9.10
7110-0000	Property Insurance	5,065.11	6.15	15,195.33	6.42
7111-0000	Property Insurance-NonCAM	13.18	0.02	39.54	0.02
7199-0000	TOTAL INSURANCE/TAXES	5,078.29	6.17	15,234.87	6.44
7800-0000	TOTAL OPERATING EXPENSES	80,072.52	97.22	251,848.56	106.44
7999-0000	NET INCOME - OPERATING	2,286.19	2.78	-15,228.43	-6.44
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	22,150.33	26.89	66,450.99	28.08
8220-0000	Amortization Expense	618.96	0.75	1,856.88	0.78
8299-0000	TOTAL OTHER EXPENSES	22,769.29	27.65	68,307.87	28.87
<b>9900-0000</b>	<b>NET INCOME</b>	<b>-20,483.10</b>	<b>-24.87</b>	<b>-83,536.30</b>	<b>-35.30</b>

INNOVATION PARK (innvtion)  
**Budget Comparison**  
 Period = Dec 2019  
 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	63,958.43	63,955.00	3.43	0.01	191,875.29	191,865.00	10.29	0.01	778,476.00
3114-5000	Operating Expense Reimbursement	855.49	337.00	518.49	153.85	1,671.51	1,942.00	-270.49	-13.93	5,615.00
3115-0000	CAM	4,916.00	4,916.00	0.00	0.00	14,748.00	14,748.00	0.00	0.00	58,992.00
3120-0000	Other Rents	60.00	21.00	39.00	185.71	180.00	123.00	57.00	46.34	312.00
3220-0000	Interest Income	6,589.37	8,043.00	-1,453.63	-18.07	21,709.51	24,316.00	-2,606.49	-10.72	96,838.00
3305-0000	EEP Program Revenue	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,400.00
3306-0000	Other Program Income	5,736.00	1,000.00	4,736.00	473.60	5,736.00	4,000.00	1,736.00	43.40	37,500.00
3310-0000	Other Income	200.00	0.00	200.00	N/A	600.00	0.00	600.00	N/A	0.00
3315-0000	Sales Tax Discount	21.75	0.00	21.75	N/A	34.81	0.00	34.81	N/A	0.00
3540-0000	Electricity Pass Thru	21.67	0.00	21.67	N/A	65.01	0.00	65.01	N/A	0.00
<b>3990-0000</b>	<b>TOTAL REVENUE</b>	<b>82,358.71</b>	<b>78,272.00</b>	<b>4,086.71</b>	<b>5.22</b>	<b>236,620.13</b>	<b>236,994.00</b>	<b>-373.87</b>	<b>-0.16</b>	<b>980,133.00</b>
<b>4000-0000</b>	<b>OPERATING EXPENSES</b>									
4400-0000	PAYROLL EXPENSE									
4401-0000	Executive Director-Authority	12,500.00	12,500.00	0.00	0.00	37,500.00	37,500.00	0.00	0.00	150,000.00
4402-0000	Director Business Inc	8,666.66	8,667.00	0.34	0.00	25,999.98	26,001.00	1.02	0.00	106,772.00
4403-0000	Salary - Director PC	4,463.34	4,280.00	-183.34	-4.28	13,390.02	12,840.00	-550.02	-4.28	51,873.00
4404-0000	Payroll Taxes - Authority	1,317.86	1,318.00	0.14	0.01	4,727.65	4,685.00	-42.65	-0.91	24,597.00
4405-0000	Worker's Compensation-Authority	306.00	301.00	-5.00	-1.66	918.00	903.00	-15.00	-1.66	3,673.00
4406-0000	Employee Benefits-Authority	6,317.52	6,635.00	317.48	4.78	18,999.89	19,905.00	905.11	4.55	81,436.00
4410-0000	Wages - Administrative	1,458.38	1,641.00	182.62	11.13	4,933.87	4,923.00	-10.87	-0.22	20,022.00
4490-0000	TOTAL PAYROLL EXPENSE	35,029.76	35,342.00	312.24	0.88	106,469.41	106,757.00	287.59	0.27	438,373.00
4600-0000	UTILITIES									
4605-0000	Electric	5,967.13	5,640.00	-327.13	-5.80	18,576.78	18,320.00	-256.78	-1.40	83,034.00
4622-0000	Demand Credit	-20.05	0.00	20.05	N/A	-68.46	0.00	68.46	N/A	0.00
4635-0000	Refuse Collection	564.56	490.00	-74.56	-15.22	1,828.22	1,470.00	-358.22	-24.37	6,363.00
4640-0000	Water/Sewer	344.96	712.00	367.04	51.55	1,053.23	2,136.00	1,082.77	50.69	8,607.00
4642-0000	Non CAM Water/Sewer	230.37	0.00	-230.37	N/A	724.48	0.00	-724.48	N/A	0.00
4648-0000	Irrigation - Utility	55.17	61.00	5.83	9.56	203.44	183.00	-20.44	-11.17	750.00
4649-0000	Irrigation-NonCAM	42.17	0.00	-42.17	N/A	85.37	0.00	-85.37	N/A	0.00
4650-0000	Stormwater	281.68	277.00	-4.68	-1.69	886.77	831.00	-55.77	-6.71	3,360.00
4660-0000	Fire Service - Utility	236.27	230.00	-6.27	-2.73	743.82	690.00	-53.82	-7.80	2,760.00
4799-0000	TOTAL UTILITIES	7,702.26	7,410.00	-292.26	-3.94	24,033.65	23,630.00	-403.65	-1.71	104,874.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000	Electric Repairs	390.00	210.00	-180.00	-85.71	1,634.75	630.00	-1,004.75	-159.48	2,520.00
5125-0000	Electric Supplies	0.00	132.00	132.00	100.00	517.32	396.00	-121.32	-30.64	1,584.00
5127-0000	NONCAM Electric Supplies	0.00	0.00	0.00	N/A	41.34	0.00	-41.34	N/A	0.00
5140-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	1,650.00	1,650.00	100.00	2,200.00
5145-4400	Security Maint & Repair	0.00	10.00	10.00	100.00	0.00	30.00	30.00	100.00	120.00
5160-0000	Exterior Building Maintenance	1,311.25	395.00	-916.25	-231.96	1,723.84	1,185.00	-538.84	-45.47	4,740.00
5161-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	0.00	75.00	75.00	100.00	225.00
5162-0000	Non CAM Exterior Bldg Maint.	1,023.75	0.00	-1,023.75	N/A	1,047.13	0.00	-1,047.13	N/A	0.00
5170-0000	Fire Extinguisher Maintenance	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	1,820.00
5175-0000	Fire Alarm/Sprinkler Repair	0.00	105.00	105.00	100.00	0.00	315.00	315.00	100.00	1,260.00
5180-0000	HVAC Repair	5,654.58	1,250.00	-4,404.58	-352.37	7,105.08	3,750.00	-3,355.08	-89.47	15,000.00
5185-0000	HVAC Supplies	0.00	0.00	0.00	N/A	26.80	0.00	-26.80	N/A	0.00
5192-0000	Landscaping Expense	0.00	0.00	0.00	N/A	11.01	0.00	-11.01	N/A	0.00
5195-0000	Tree Trimming	0.00	0.00	0.00	N/A	5,400.00	4,770.00	-630.00	-13.21	7,170.00
5197-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	1,000.00
5198-0000	TIC-Trail Maintenance Expense	0.00	100.00	100.00	100.00	5,766.44	300.00	-5,466.44	-1,822.15	1,200.00
5210-0000	Locks & Keys Repairs	11.50	5.00	-6.50	-130.00	131.50	515.00	383.50	74.47	660.00
5230-0000	Plumbing Repairs	126.30	435.00	308.70	70.97	1,303.04	1,005.00	-298.04	-29.66	3,720.00
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	0.00	N/A	53.30	0.00	-53.30	N/A	0.00
5235-0000	Plumbing Supplies	0.00	40.00	40.00	100.00	9.98	120.00	110.02	91.68	480.00
5245-0000	Irrigation Repairs	0.00	85.00	85.00	100.00	0.00	255.00	255.00	100.00	1,520.00
5250-0000	Roof Repairs	0.00	295.00	295.00	100.00	1,320.00	885.00	-435.00	-49.15	3,840.00
5260-0000	Signage	87.57	0.00	-87.57	N/A	1,223.17	3,400.00	2,176.83	64.02	3,400.00
5290-0000	Other Maintenance	23.99	285.00	261.01	91.58	257.66	855.00	597.34	69.86	3,420.00

INNOVATION PARK (innvton)  
**Budget Comparison**  
 Period = Dec 2019  
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
5299-0000	TOTAL REPAIR/MAINTENANCE	8,628.94	3,347.00	-5,281.94	-157.81	27,572.36	20,636.00	-6,936.36	-33.61	55,879.00
5300-0000	CLEANING AND IMPROVEMENTS									
5310-0000	Carpet Cleaning	0.00	750.00	750.00	100.00	0.00	750.00	750.00	100.00	1,300.00
5340-0000	Painting	0.00	0.00	0.00	N/A	28.53	0.00	-28.53	N/A	15,000.00
5380-0000	Other Cleaning and Improvements	0.00	625.00	625.00	100.00	320.00	1,875.00	1,555.00	82.93	7,500.00
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	1,375.00	1,375.00	100.00	348.53	2,625.00	2,276.47	86.72	23,800.00
5400-0000	SERVICES									
5410-0000	Elevator Service	0.00	0.00	0.00	N/A	1,340.69	2,020.00	679.31	33.63	2,020.00
5412-0000	Elevator Service-NonCAM	0.00	0.00	0.00	N/A	645.51	0.00	-645.51	N/A	0.00
5415-0000	Elevator Phone Service	0.00	46.00	46.00	100.00	0.00	138.00	138.00	100.00	552.00
5420-0000	Fire Protection System	0.00	0.00	0.00	N/A	3,341.00	3,341.00	0.00	0.00	3,832.00
5425-0000	Fire Protection Phone	277.85	250.00	-27.85	-11.14	836.31	750.00	-86.31	-11.51	3,000.00
5430-0000	Exterminating	1,500.00	0.00	-1,500.00	N/A	1,500.00	1,075.00	-425.00	-39.53	4,584.00
5445-0000	Backflow Prevention Service	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	290.00
5447-0000	HVAC Monthly Service	3,449.37	0.00	-3,449.37	N/A	3,449.37	3,699.00	249.63	6.75	14,796.00
5450-0000	Janitorial Service	3,826.00	3,826.00	0.00	0.00	11,862.02	11,478.00	-384.02	-3.35	45,912.00
5460-0000	Landscaping Service	1,539.83	1,351.00	-188.83	-13.98	6,141.37	7,534.00	1,392.63	18.48	31,492.00
5461-0000	Landscaping - Trail	0.00	150.00	150.00	100.00	0.00	600.00	600.00	100.00	3,045.00
5462-0000	Non CAM Landscaping	0.00	189.00	189.00	100.00	0.00	1,053.00	1,053.00	100.00	4,401.00
5480-0000	Security	107.54	81.00	-26.54	-32.77	447.54	318.00	-129.54	-40.74	1,272.00
5487-0000	Window Washing Service	157.50	0.00	-157.50	N/A	157.50	0.00	-157.50	N/A	3,955.00
5488-0000	Window Washing Svc-NonCAM	292.50	0.00	-292.50	N/A	292.50	0.00	-292.50	N/A	0.00
5499-0000	TOTAL SERVICES	11,150.59	5,893.00	-5,257.59	-89.22	30,013.81	32,006.00	1,992.19	6.22	119,151.00
5500-0000	PROPERTY ADMINISTRATION									
5510-0000	Accounting	2,750.00	0.00	-2,750.00	N/A	14,750.00	11,000.00	-3,750.00	-34.09	17,500.00
5520-0000	Phone Service	254.13	100.00	-154.13	-154.13	478.53	300.00	-178.53	-59.51	1,200.00
5522-0000	Internet Charge	0.00	672.00	672.00	100.00	661.57	1,026.00	364.43	35.52	2,574.00
5530-0000	Copies	41.44	50.00	8.56	17.12	131.16	150.00	18.84	12.56	600.00
5560-0000	Fees/Licenses/Permits	14.00	17.00	3.00	17.65	42.00	51.00	9.00	17.65	204.00
5563-0000	Miscellaneous Admin Expense	0.00	0.00	0.00	N/A	7.33	0.00	-7.33	N/A	0.00
5565-0000	Office Supplies	0.00	80.00	80.00	100.00	0.00	230.00	230.00	100.00	1,200.00
5566-0000	Office Equipment Maintenance	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
5570-0000	Postage/Delivery	0.00	5.00	5.00	100.00	0.00	15.00	15.00	100.00	60.00
5575-0000	Professional Fees	1,945.00	1,900.00	-45.00	-2.37	5,120.00	13,200.00	8,080.00	61.21	30,300.00
5580-0100	Printing	0.00	40.00	40.00	100.00	68.99	120.00	51.01	42.51	1,380.00
5581-0000	EEP Program Expenses	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	2,000.00
5582-0000	Other Program Expenses	699.61	100.00	-599.61	-599.61	2,136.97	2,500.00	363.03	14.52	13,875.00
5585-0000	Subscriptions	175.00	0.00	-175.00	N/A	600.00	525.00	-75.00	-14.29	3,345.00
5586-0000	Marketing/PR	277.00	445.00	168.00	37.75	567.00	2,335.00	1,768.00	75.72	8,340.00
5587-0000	General Authority Expense	-1,819.08	120.00	1,939.08	1,615.90	465.62	360.00	-105.62	-29.34	1,440.00
5589-0000	Research Grants	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	25,000.00
5594-0000	Travel	895.00	1,000.00	105.00	10.50	1,326.38	6,000.00	4,673.62	77.89	9,900.00
5596-0000	Other Administration Costs	100.58	120.00	19.42	16.18	295.38	890.00	594.62	66.81	2,500.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	5,332.68	4,699.00	-633.68	-13.49	26,650.93	38,852.00	12,201.07	31.40	122,018.00
6110-0000	Management Fees TALCOR	7,175.00	7,176.00	1.00	0.01	21,525.00	21,528.00	3.00	0.01	86,112.00
6150-0000	Other Expenses	-25.00	0.00	25.00	N/A	0.00	0.00	0.00	N/A	0.00
6159-0000	TOTAL OTHER EXPENSES	7,150.00	7,176.00	26.00	0.36	21,525.00	21,528.00	3.00	0.01	86,112.00
7110-0000	Property Insurance	5,065.11	5,011.92	-53.19	-1.06	15,195.33	15,035.76	-159.57	-1.06	60,143.00
7111-0000	Property Insurance-NonCAM	13.18	13.00	-0.18	-1.38	39.54	39.00	-0.54	-1.38	156.00
7199-0000	TOTAL INSURANCE/TAXES	5,078.29	5,024.92	-53.37	-1.06	15,234.87	15,074.76	-160.11	-1.06	60,299.00
7800-0000	TOTAL OPERATING EXPENSES	80,072.52	70,266.92	-9,805.60	-13.95	251,848.56	261,108.76	9,260.20	3.55	1,010,506.00
7999-0000	NET INCOME - OPERATING	2,286.19	8,005.08	-5,718.89	-71.44	-15,228.43	-24,114.76	8,886.33	36.85	-30,373.00
8200-0000	OTHER EXPENSES									
8210-0000	Depreciation Expense	22,150.33	22,377.00	226.67	1.01	66,450.99	67,131.00	680.01	1.01	268,526.00
8220-0000	Amortization Expense	618.96	619.00	0.04	0.01	1,856.88	1,857.00	0.12	0.01	7,428.00
8299-0000	TOTAL OTHER EXPENSES	22,769.29	22,996.00	226.71	0.99	68,307.87	68,988.00	680.13	0.99	275,954.00



INNOVATION PARK (innvton)  
**Budget Comparison**  
Period = Dec 2019  
Book = Accrual

	<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>% Var</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>% Var</b>	<b>Annual</b>
<b>9900-0000 NET INCOME</b>	<b>-20,483.10</b>	<b>-14,990.92</b>	<b>-5,492.18</b>	<b>-36.64</b>	<b>-83,536.30</b>	<b>-93,102.76</b>	<b>9,566.46</b>	<b>10.28</b>	<b>-306,327.00</b>

INNOVATION PARK (innvntn)

**Cash Flow Statement**

Period = Dec 2019

Book = Accrual

		<b>Period to Date</b>	<b>%</b>	<b>Year to Date</b>	<b>%</b>
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-0000	Rent	63,958.43	77.66	191,875.29	81.09
3114-5000	Operating Expense Reimbursement	855.49	1.04	1,671.51	0.71
3115-0000	CAM	4,916.00	5.97	14,748.00	6.23
3120-0000	Other Rents	60.00	0.07	180.00	0.08
3220-0000	Interest Income	6,589.37	8.00	21,709.51	9.17
3306-0000	Other Program Income	5,736.00	6.96	5,736.00	2.42
3310-0000	Other Income	200.00	0.24	600.00	0.25
3315-0000	Sales Tax Discount	21.75	0.03	34.81	0.01
3540-0000	Electricity Pass Thru	21.67	0.03	65.01	0.03
<b>3990-0000</b>	<b>TOTAL REVENUE</b>	<b>82,358.71</b>	<b>100.00</b>	<b>236,620.13</b>	<b>100.00</b>
<b>4000-0000</b>	<b>OPERATING EXPENSES</b>				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	12,500.00	15.18	37,500.00	15.85
4402-0000	Director Business Inc	8,666.66	10.52	25,999.98	10.99
4403-0000	Salary - Director PC	4,463.34	5.42	13,390.02	5.66
4404-0000	Payroll Taxes - Authority	1,317.86	1.60	4,727.65	2.00
4405-0000	Worker's Compensation-Authority	306.00	0.37	918.00	0.39
4406-0000	Employee Benefits-Authority	6,317.52	7.67	18,999.89	8.03
4410-0000	Wages - Administrative	1,458.38	1.77	4,933.87	2.09
4490-0000	TOTAL PAYROLL EXPENSE	35,029.76	42.53	106,469.41	45.00
4600-0000	UTILITIES				
4605-0000	Electric	5,967.13	7.25	18,576.78	7.85
4622-0000	Demand Credit	-20.05	-0.02	-68.46	-0.03
4635-0000	Refuse Collection	564.56	0.69	1,828.22	0.77
4640-0000	Water/Sewer	344.96	0.42	1,053.23	0.45
4642-0000	Non CAM Water/Sewer	230.37	0.28	724.48	0.31
4648-0000	Irrigation - Utility	55.17	0.07	203.44	0.09
4649-0000	Irrigation-NonCAM	42.17	0.05	85.37	0.04
4650-0000	Stormwater	281.68	0.34	886.77	0.37
4660-0000	Fire Service - Utility	236.27	0.29	743.82	0.31
4799-0000	TOTAL UTILITIES	7,702.26	9.35	24,033.65	10.16
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	390.00	0.47	1,634.75	0.69
5125-0000	Electric Supplies	0.00	0.00	517.32	0.22
5127-0000	NONCAM Electric Supplies	0.00	0.00	41.34	0.02
5160-0000	Exterior Building Maintenance	1,311.25	1.59	1,723.84	0.73
5162-0000	Non CAM Exterior Bldg Maint.	1,023.75	1.24	1,047.13	0.44
5180-0000	HVAC Repair	5,654.58	6.87	7,105.08	3.00
5185-0000	HVAC Supplies	0.00	0.00	26.80	0.01
5192-0000	Landscaping Expense	0.00	0.00	11.01	0.00
5195-0000	Tree Trimming	0.00	0.00	5,400.00	2.28
5198-0000	TIC-Trail Maintenance Expense	0.00	0.00	5,766.44	2.44
5210-0000	Locks & Keys Repairs	11.50	0.01	131.50	0.06
5230-0000	Plumbing Repairs	126.30	0.15	1,303.04	0.55
5232-0000	Non CAM Plumbing Repairs	0.00	0.00	53.30	0.02
5235-0000	Plumbing Supplies	0.00	0.00	9.98	0.00
5250-0000	Roof Repairs	0.00	0.00	1,320.00	0.56
5260-0000	Signage	87.57	0.11	1,223.17	0.52
5290-0000	Other Maintenance	23.99	0.03	257.66	0.11
5299-0000	TOTAL REPAIR/MAINTENANCE	8,628.94	10.48	27,572.36	11.65
5300-0000	CLEANING AND IMPROVEMENTS				
5340-0000	Painting	0.00	0.00	28.53	0.01
5380-0000	Other Cleaning and Improvements	0.00	0.00	320.00	0.14
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	348.53	0.15
5400-0000	SERVICES				
5410-0000	Elevator Service	0.00	0.00	1,340.69	0.57
5412-0000	Elevator Service-NonCAM	0.00	0.00	645.51	0.27
5420-0000	Fire Protection System	0.00	0.00	3,341.00	1.41
5425-0000	Fire Protection Phone	277.85	0.34	836.31	0.35
5430-0000	Exterminating	1,500.00	1.82	1,500.00	0.63
5447-0000	HVAC Monthly Service	3,449.37	4.19	3,449.37	1.46

INNOVATION PARK (innvntn)

**Cash Flow Statement**

Period = Dec 2019

Book = Accrual

		<b>Period to Date</b>	<b>%</b>	<b>Year to Date</b>	<b>%</b>
5450-0000	Janitorial Service	3,826.00	4.65	11,862.02	5.01
5460-0000	Landscaping Service	1,539.83	1.87	6,141.37	2.60
5480-0000	Security	107.54	0.13	447.54	0.19
5487-0000	Window Washing Service	157.50	0.19	157.50	0.07
5488-0000	Window Washing Svc-NonCAM	292.50	0.36	292.50	0.12
5499-0000	TOTAL SERVICES	11,150.59	13.54	30,013.81	12.68
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	2,750.00	3.34	14,750.00	6.23
5520-0000	Phone Service	254.13	0.31	478.53	0.20
5522-0000	Internet Charge	0.00	0.00	661.57	0.28
5530-0000	Copies	41.44	0.05	131.16	0.06
5560-0000	Fees/Licenses/Permits	14.00	0.02	42.00	0.02
5563-0000	Miscellaneous Admin Expense	0.00	0.00	7.33	0.00
5575-0000	Professional Fees	1,945.00	2.36	5,120.00	2.16
5580-0100	Printing	0.00	0.00	68.99	0.03
5582-0000	Other Program Expenses	699.61	0.85	2,136.97	0.90
5585-0000	Subscriptions	175.00	0.21	600.00	0.25
5586-0000	Marketing/PR	277.00	0.34	567.00	0.24
5587-0000	General Authority Expense	-1,819.08	-2.21	465.62	0.20
5594-0000	Travel	895.00	1.09	1,326.38	0.56
5596-0000	Other Administration Costs	100.58	0.12	295.38	0.12
5599-0000	TOTAL PROPERTY ADMINISTRATION	5,332.68	6.47	26,650.93	11.26
6110-0000	Management Fees TALCOR	7,175.00	8.71	21,525.00	9.10
6150-0000	Other Expenses	-25.00	-0.03	0.00	0.00
6159-0000	TOTAL OTHER EXPENSES	7,150.00	8.68	21,525.00	9.10
7110-0000	Property Insurance	5,065.11	6.15	15,195.33	6.42
7111-0000	Property Insurance-NonCAM	13.18	0.02	39.54	0.02
7199-0000	TOTAL INSURANCE/TAXES	5,078.29	6.17	15,234.87	6.44
7800-0000	TOTAL OPERATING EXPENSES	80,072.52	97.22	251,848.56	106.44
7999-0000	NET INCOME - OPERATING	2,286.19	2.78	-15,228.43	-6.44
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	22,150.33	26.89	66,450.99	28.08
8220-0000	Amortization Expense	618.96	0.75	1,856.88	0.78
8299-0000	TOTAL OTHER EXPENSES	22,769.29	27.65	68,307.87	28.87
<b>9900-0000</b>	<b>NET INCOME</b>	<b>-20,483.10</b>	<b>-24.87</b>	<b>-83,536.30</b>	<b>-35.30</b>
	<b>Adjustments</b>				
1203-0000	A/R-Tenant	-4,244.26	-5.15	44,242.11	18.70
1206-0000	Other Receivables	0.00	0.00	2,111.99	0.89
1209-0000	Accrued Interest Receivable	595.12	0.72	572.21	0.24
1210-0000	Accounts Receivable	-10,459.00	-12.70	-35,950.91	-15.19
1218-0000	Due from IP TLH	0.00	0.00	2,000.00	0.85
1311-0000	Construction in Progress	0.00	0.00	132,477.42	55.99
1590-0000	Accumulated Depreciation	22,150.33	26.89	66,450.99	28.08
1620-0000	F/F/E- Improvements	0.00	0.00	-182.28	-0.08
1668-0000	Park Planning/Development	0.00	0.00	-184,904.50	-78.14
1746-0000	Accumulated Amortization-Leasing Commissions	125.00	0.15	375.00	0.16
1752-0000	Accumulated Amortization	493.96	0.60	1,481.88	0.63
1913-0000	Prepaid Insurance	-847.39	-1.03	-21,662.16	-9.15
1915-0000	Prepaid Expenses	0.00	0.00	61,732.55	26.09
1925-0000	Investments	-7,078.26	-8.59	378,077.67	159.78
1945-0000	Investments Limited as to Use	0.00	0.00	-400,000.00	-169.05
2236-0000	Accounts Payable	-10,892.88	-13.23	-8,916.86	-3.77
2246-0000	Prepaid Rents	-81.86	-0.10	-3,032.54	-1.28
2249-0000	Accrued Other	0.00	0.00	-8,940.74	-3.78
2250-0000	Tenant Security Dep	0.00	0.00	-694.20	-0.29
2305-0000	Sales Tax Payable	-590.95	-0.72	276.64	0.12
	<b>Total Adjustments</b>	<b>-10,830.19</b>	<b>-13.15</b>	<b>25,514.27</b>	<b>10.78</b>
	<b>Cash Flow</b>	<b>-31,313.29</b>	<b>-38.02</b>	<b>-58,022.03</b>	<b>-24.52</b>
	<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
1110-4000	Cash - Hancock Bank	129,567.25	98,253.96	-31,313.29	

INNOVATION PARK (innvtion)

**Cash Flow Statement**

Period = Dec 2019

Book = Accrual

		<b>Period to Date</b>	<b>%</b>	<b>Year to Date</b>	<b>%</b>
1121-6600	Petty Cash Fund	200.00		200.00	0.00
	<b>Total Cash</b>	<b>129,767.25</b>		<b>98,453.96</b>	<b>-31,313.29</b>
	<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
1110-4000	Cash - Hancock Bank	156,275.99		98,253.96	-58,022.03
1121-6600	Petty Cash Fund	200.00		200.00	0.00
	<b>Total Cash</b>	<b>156,475.99</b>		<b>98,453.96</b>	<b>-58,022.03</b>

**LCRDA - OPERATING ACCOUNT**

1/27/2020

**Bank Reconciliation Report  
12/31/2019**

Posted by: kristy on 1/27/2020

**Balance Per Bank Statement as of 12/31/2019** **112,844.00**

**Outstanding Checks**

Check Date	Check Number	Payee	Amount
10/31/2019	3121	sensatek - Sensatek Propulsion Technology, Inc.	198.17
12/3/2019	3134	cypresselect - Cypress Electrical Systems, Inc	290.00
12/3/2019	11202019	zenith - Zenith Insurance Company	2,610.00
12/17/2019	1012020	cnainsur - CNA INSURANCE	3,621.68
12/17/2019	1012020	utital - City of Tallahassee	7,353.89
12/18/2019	3151	cypresselect - Cypress Electrical Systems, Inc	390.00
12/31/2019	12312019	home - Home Depot Credit Services	126.30

**Less: Outstanding Checks** **14,590.04**  
**Reconciled Bank Balance** **98,253.96**

**Balance per GL as of 12/31/2019** **98,253.96**  
**Reconciled Balance Per G/L** **98,253.96**

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

**Cleared Items:**

**Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
11/15/2019	3123	curetonj - Cureton Johnson & Associates, LLC	2,600.00	12/31/2019
11/18/2019	12032019	utital - City of Tallahassee	8,088.03	12/31/2019
12/3/2019	3133	crickets - Cricket's Tree Service, Inc.	3,500.00	12/31/2019
12/3/2019	3135	engineer - Engineered Cooling Services, Inc.	2,145.44	12/31/2019
12/3/2019	3136	gafburg - Georgia- Florida Burglar Alarm Company,	205.00	12/31/2019
12/3/2019	3137	hancdtbilbow - Hancock Bank	528.75	12/31/2019
12/3/2019	3138	hancdtmichae - Hancock Bank	1,326.38	12/31/2019
12/3/2019	3139	hancdtpeggy - Hancock Bank	21.92	12/31/2019
12/3/2019	3140	heinzbro - Heinz Brothers Nurseries, INC.	1,539.83	12/31/2019
12/3/2019	3141	johnston - Johnstone Supply	10.90	12/31/2019
12/3/2019	3142	lcroc - Leon County Clerk & Comptroller's Office	2,958.00	12/31/2019
12/3/2019	3143	marpan - Marpan Supply Company, Inc.	74.00	12/31/2019
12/3/2019	3144	mgltal - Talcor Commercial Real Estate Svc Inc	4,836.96	12/31/2019
12/3/2019	3145	milltree - Miller's Tree Service, LLC	1,900.00	12/31/2019
12/3/2019	3146	misctho - Thomas Howell Ferguson, PA	6,000.00	12/31/2019
12/3/2019	3147	mjclean - M&J Cleaning & Lawn Services, LLC	3,826.00	12/31/2019
12/3/2019	3148	nelson - Nelson Mullins Riley & Scarborough LLP	575.00	12/31/2019
12/3/2019	12012019	cnainsur - CNA INSURANCE	3,632.46	12/31/2019
12/3/2019	12032019	comcast - COMCAST	245.65	12/31/2019
12/18/2019	3149	absystem - STA of Tallahassee, Inc.	35.99	12/31/2019
12/18/2019	3150	centuryl - CENTURY LINK	277.85	12/31/2019
12/18/2019	3152	engineer - Engineered Cooling Services, Inc.	509.00	12/31/2019
12/18/2019	3153	misctho - Thomas Howell Ferguson, PA	6,000.00	12/31/2019

LCRDA - OPERATING ACCOUNT

1/27/2020

Bank Reconciliation Report

12/31/2019

Posted by: kristy on 1/27/2020

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
12/18/2019	3154	mjclean - M&J Cleaning & Lawn Services, LLC	3,826.00	12/31/2019
12/18/2019	3155	rollin - Rollin On Paint Services, LLC	1,575.00	12/31/2019
12/18/2019	3156	talladem - Tallahassee Media Group	91.04	12/31/2019
12/18/2019	12182019	stax - Florida Department of Revenue	848.33	12/31/2019

Total Cleared Checks

57,177.53

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
12/5/2019	816		38,052.57	12/31/2019
12/6/2019	811	:CHECKscan Deposit	4,859.82	12/31/2019
12/6/2019	817		8,666.97	12/31/2019
12/6/2019	820		2,932.66	12/31/2019
12/6/2019	821		1,484.31	12/31/2019
12/16/2019	812	:CHECKscan Deposit	2,154.30	12/31/2019
12/19/2019	813	:CHECKscan Deposit	1,654.97	12/31/2019
12/19/2019	814	:CHECKscan Deposit	200.00	12/31/2019
12/27/2019	815	:CHECKscan Deposit	1,236.00	12/31/2019

Total Cleared Deposits

61,241.60

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
12/31/2019	JE 27577	Benefits-12.19	-1,420.00	12/31/2019
12/31/2019	JE 27578	Interest Income from bank acct	106.23	12/31/2019
12/31/2019	JE 27579	Payroll taxes-Dec for Dec	-2,856.88	12/31/2019
12/31/2019	JE 27580	Payroll taxes-Dec for Dec	-2,830.84	12/31/2019
12/31/2019	JE 27581	Payroll for December	-21,565.01	12/31/2019
12/31/2019	JE 27582	Benefits - Dec for Dec	-3,107.03	12/31/2019
12/31/2019	JE 27589	penny diff	0.01	12/31/2019

Total Cleared Other Items

-31,673.52



PO Box 4019  
Gulfport, MS 39502-4019  
Return Service Requested



Statements Dates  
12/01/2019 - 12/31/2019

Account Number:

**3677      010000 002**  
**LEON COUNTY RESEARCH & DEV AUTHORITY**  
**OPERATING ACCOUNT**  
**C/O KRISTY BENNETT TALCO MGMT**  
**1018 THOMASVILLE RD SUITE 200A**  
**TALLAHASSEE FL 32303**

Images:

0

**\* IMAGE \* EO**

**VISIT HANCOCKWHITNEY.COM OR CALL US AT 800-448-8812  
TO ENROLL IN ONLINE BANKING WITH ESTATEMENTS.**

**Checking Account Summary**

PREVIOUS BALANCE	140,453.45	AVERAGE BALANCE	
+ 9 CREDITS	61,241.60		147,431.48
- 44 DEBITS	88,957.28	YTD INTEREST PAID	
- SERVICE CHARGES	.00		1,820.33
+ INTEREST PAID	106.23		
ENDING BALANCE	112,844.00		

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

**● Deposits and Other Credits**

<u>Date</u>	<u>Amount</u>	<u>Description</u>	<u>Date</u>	<u>Amount</u>	<u>Description</u>
12/02	22,361.93	MISC PAY GSA TREAS 310 019333005905542CCD	12/17	2,154.30	Settlement TALCOR Commercia 019351009938612CCD
12/03	8,666.97	EDI PYMNTS FLORIDA STATE UN 019337006578515CCD	12/20	1,854.97	Settlement TALCOR Commercia 019354000888836CCD
12/05	15,690.64	EDI PYMNTS FLORIDA STATE UN 019339007318407CCD	12/26	1,484.31	PMT OF INV DANFOSS A/S 019360001922578CCD
12/06	2,932.66	DEPOSIT	12/30	1,236.00	Settlement TALCOR Commercia 019364002598518CCD
12/09	4,859.82	Settlement TALCOR Commercia 019343007997006CCD	12/31	106.23	IOD INTEREST PAID



010000002

**● Checks**

<u>Date</u>	<u>Serial</u>	<u>Amount</u>	<u>Date</u>	<u>Serial</u>	<u>Amount</u>
12/03	3123	2,600.00	12/13	3145	1,900.00
12/13	3133 *	3,500.00	12/10	3146	6,000.00
12/09	3135 *	2,145.44	12/10	3147	3,826.00
12/10	3136	205.00	12/10	3148	575.00
12/10	3137	528.75	12/20	3149	35.99
12/10	3138	1,326.38	12/26	3150	277.85
12/10	3139	21.92	12/20	3152 *	509.00
12/11	3140	1,539.83	12/24	3153	6,000.00
12/10	3141	10.90	12/23	3154	3,826.00
12/19	3142	2,958.00	12/23	3155	1,575.00
12/10	3143	74.00	12/23	3156	91.04
12/27	3144	4,836.96			



PO Box 4019  
 Gulfport, MS 39502-4019  
 Return Service Requested



3677

Page: 2 of 2

Statements Dates  
 12/01/2019 - 12/31/2019

Account Number:

Images:

0

\* **IMAGE** \* **EO**

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

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
12/03	3,632.46	PREM-PYMT CNA ACH 019336006244538CCD			
12/04	14.28	PAYMENT CITYOFTALBKDRAFT 019338006885840PPD	12/04	2,863.96	PAYMENT CITYOFTALBKDRAFT 019338006885851PPD
12/04	38.73	PAYMENT CITYOFTALBKDRAFT 019338006885844PPD	12/05	245.64	CABLE SVC COMCAST 019338007020967WEB
12/04	60.77	PAYMENT CITYOFTALBKDRAFT 019338006885847PPD	12/12	10,858.67	QUICKBOOKS INTUIT PAYROLL S 019346008939246CCD
12/04	76.18	PAYMENT CITYOFTALBKDRAFT 019338006885843PPD	12/13	2,856.88	USATAXPYMT IRS 019346009003311CCD
12/04	274.08	PAYMENT CITYOFTALBKDRAFT 019338006885850PPD	12/16	710.00	PAYMENTS NATIONWIDE 019350009601330PPD
12/04	373.87	PAYMENT CITYOFTALBKDRAFT 019338006885848PPD	12/18	848.33	C01 FLA DEPT REVENUE 019352000264367CCD
12/04	388.52	PAYMENT CITYOFTALBKDRAFT 019338006885845PPD	12/26	2,830.84	USATAXPYMT IRS 019358001793004CCD
12/04	509.25	PAYMENT CITYOFTALBKDRAFT 019338006885846PPD	12/30	710.00	PAYMENTS NATIONWIDE 019364002570586PPD
12/04	1,223.62	PAYMENT CITYOFTALBKDRAFT 019338006885849PPD	12/30	3,107.03	CRC FLA DEPT REVENUE 019364002523408CCD
12/04	2,264.77	PAYMENT CITYOFTALBKDRAFT	12/30	10,706.34	QUICKBOOKS INTUIT PAYROLL S 019364002572586CCD

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
11/30	140,453.45	12/11	164,146.12	12/23	138,486.48
12/02	162,815.38	12/12	153,287.45	12/24	132,486.48
12/03	165,249.89	12/13	145,030.57	12/26	130,862.10
12/04	157,161.86	12/16	144,320.57	12/27	126,025.14
12/05	172,606.86	12/17	146,474.87	12/30	112,737.77
12/06	175,539.52	12/18	145,626.54	12/31	112,844.00
12/09	178,253.90	12/19	142,668.54		
12/10	165,685.95	12/20	143,978.52		



## Payment Detail

Bank=inn1104 AND mm/yy=12/2019-12/2019 AND Check Date=12/01/2019-12/31/2019 AND All Checks=Yes AND Include Voids=All Checks

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
<b>3133 (inn1104) - Cricket's Tree Service, Inc. (crickets) - 12/03/19 (12/19)</b>				
Trim all trees around Morgan/Johnson buildings and parking lot.	P-149900	morgan	3,500.00	51950000 - Tree Trimming
<b>Total 3133 (inn1104) - Cricket's Tree Service, Inc. (crickets) - 12/03/19 (12/19)</b>			<b>3,500.00</b>	
<b>3134 (inn1104) - Cypress Electrical Systems, Inc (cypresselect) - 12/03/19 (12/19)</b>				
Installed two 277 volt emergency light ballasts.	P-149903	johnson	290.00	51200000 - Electric Repairs
<b>Total 3134 (inn1104) - Cypress Electrical Systems, Inc (cypresselect) - 12/03/19 (12/19)</b>			<b>290.00</b>	
<b>3135 (inn1104) - Engineered Cooling Services, Inc. (engineer) - 12/03/19 (12/19)</b>				
Blower motor repairs and replace blower motor shaft in HVAC for FDOT.	P-149899	phippis	983.00	51800000 - HVAC Repair
HVAC- repaired bad connection from blower motor wiring to the air handler control board.	P-149902	collins	255.00	51800000 - HVAC Repair
Quarterly Billing Preventative Maintenance	P-149907	collins	907.44	54470000 - HVAC Monthly Service
<b>Total 3135 (inn1104) - Engineered Cooling Services, Inc. (engineer) - 12/03/19 (12/19)</b>			<b>2,145.44</b>	
<b>3136 (inn1104) - Georgia- Florida Burglar Alarm Company, (gafburg) - 12/03/19 (12/19)</b>				
Adjusted back door strike for door closer	P-149732	collins	85.00	54800000 - Security
Securecom Monitoring W APP Srvc 11/01-30/2019	P-149904	collins	40.00	54800000 - Security
Securecom Monitoring W APP Srvc 12/01-31/2019	P-149905	collins	40.00	54800000 - Security
Securecom Monitoring W APP Srvc 12/01-31/2019	P-149906	knight	40.00	54800000 - Security
<b>Total 3136 (inn1104) - Georgia- Florida Burglar Alarm Company, (gafburg) - 12/03/19 (12/19)</b>			<b>205.00</b>	
<b>3137 (inn1104) - Hancock Bank (hancdtbilbow) - 12/03/19 (12/19)</b>				
EZ Cater 4 Riivers	P-149915	knight	178.75	55820000 - Other Program Expenses
Lucy & Leo's	P-149915	knight	350.00	55820000 - Other Program Expenses
<b>Total 3137 (inn1104) - Hancock Bank (hancdtbilbow) - 12/03/19 (12/19)</b>			<b>528.75</b>	
<b>3138 (inn1104) - Hancock Bank (hancdtmichae) - 12/03/19 (12/19)</b>				
Regency Suites Atl	P-149918	knight	464.38	55940000 - Travel
Regency Suites Atl	P-149918	knight	-33.00	55940000 - Travel
INBIA Conference	P-149918	knight	895.00	55870000 - General Authority Expense
<b>Total 3138 (inn1104) - Hancock Bank (hancdtmichae) - 12/03/19 (12/19)</b>			<b>1,326.38</b>	
<b>3139 (inn1104) - Hancock Bank (hancdtpeggy) - 12/03/19 (12/19)</b>				
Costoc Refund	P-149917	knight	-152.02	55870000 - General Authority Expense
Over Limit Fee	P-149917	knight	25.00	61500000 - Other Expenses
UPS	P-149917	knight	19.68	55870000 - General Authority Expense
Office Depot Office Max	P-149917	knight	12.99	55870000 - General Authority Expense
Office Depot Office Max	P-149917	knight	61.12	55870000 - General Authority Expense
Publix	P-149917	knight	11.97	55870000 - General Authority Expense
Office Depot Office Max	P-149917	knight	43.18	55870000 - General Authority Expense
<b>Total 3139 (inn1104) - Hancock Bank (hancdtpeggy) - 12/03/19 (12/19)</b>			<b>21.92</b>	
<b>3140 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 12/03/19 (12/19)</b>				
Ground Maintenance Nov 4th,18th	P-149911	morgan	158.23	54600000 - Landscaping Service
Ground Maintenance Nov 4th,18th	P-149911	johnson	193.39	54600000 - Landscaping Service
Ground Maintenance Nov 4th,18th	P-149911	collins	372.52	54600000 - Landscaping Service
Ground Maintenance Nov 4th,18th	P-149911	knight	340.72	54600000 - Landscaping Service
Ground Maintenance Nov 4th,18th	P-149911	inn-tic	286.19	54600000 - Landscaping Service
Ground Maintenance Nov 4th,18th	P-149911	inn-tic	188.78	54600000 - Landscaping Service
<b>Total 3140 (inn1104) - Heinz Brothers Nurseries, INC. (heinzbro) - 12/03/19 (12/19)</b>			<b>1,539.83</b>	
<b>3141 (inn1104) - Johnstone Supply (johnston) - 12/03/19 (12/19)</b>				
Vent for NPS, office 129	P-149898	johnson	10.90	51850000 - HVAC Supplies
<b>Total 3141 (inn1104) - Johnstone Supply (johnston) - 12/03/19 (12/19)</b>			<b>10.90</b>	
<b>3142 (inn1104) - Leon County Clerk &amp; Comptroller's Office (lcboc) - 12/03/19 (12/19)</b>				
11/2019 Health pty	P-149914	knight	2,958.00	44060000 - Employee Benefits-Authority
<b>Total 3142 (inn1104) - Leon County Clerk &amp; Comptroller's Office (lcboc) - 12/03/19 (12/19)</b>			<b>2,958.00</b>	
<b>3143 (inn1104) - Marpan Supply Company, Inc. (marpan) - 12/03/19 (12/19)</b>				
Dec 2019 Srvc	P-149912	morgan	37.00	46350000 - Refuse Collection
Dec 2019 Srvc	P-149912	johnson	37.00	46350000 - Refuse Collection
<b>Total 3143 (inn1104) - Marpan Supply Company, Inc. (marpan) - 12/03/19 (12/19)</b>			<b>74.00</b>	

## Payment Detail

Bank=inn1104 AND mm/yy=12/2019-12/2019 AND Check Date=12/01/2019-12/31/2019 AND All Checks=Yes AND Include Voids=All Checks

**3144 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 12/03/19 (12/19)**

Pay back deposit error NWRDC P-149012 morgan 4,836.96 11210000 - Cash-Clearing

**Total 3144 (inn1104) - Talcor Commercial Real Estate Svc Inc (mgttal) - 12/03/19 (12/19) 4,836.96****3145 (inn1104) - Miller's Tree Service, LLC (milltree) - 12/03/19 (12/19)**

Thinned up and trimmed up trees in front of Collins. P-149901 collins 1,900.00 51950000 - Tree Trimming

**Total 3145 (inn1104) - Miller's Tree Service, LLC (milltree) - 12/03/19 (12/19) 1,900.00****3146 (inn1104) - Thomas Howell Ferguson, PA (misctho) - 12/03/19 (12/19)**

Billing 1 for Audit 09/30/19 P-149731 knight 6,000.00 55100000 - Accounting

**Total 3146 (inn1104) - Thomas Howell Ferguson, PA (misctho) - 12/03/19 (12/19) 6,000.00****3147 (inn1104) - M&J Cleaning & Lawn Services, LLC (mjclean) - 12/03/19 (12/19)**

Nov Svc 2019 P-149908 morgan 813.00 54500000 - Janitorial Service

Nov Svc 2019 P-149908 johnson 2,102.00 54500000 - Janitorial Service

Nov Svc 2019 P-149908 collins 763.00 54500000 - Janitorial Service

Nov Svc 2019 P-149908 knight 148.00 54500000 - Janitorial Service

**Total 3147 (inn1104) - M&J Cleaning & Lawn Services, LLC (mjclean) - 12/03/19 (12/19) 3,826.00****3148 (inn1104) - Nelson Mullins Riley & Scarborough LLP (nelson) - 12/03/19 (12/19)**

General Representation P-149730 knight 575.00 55750000 - Professional Fees

**Total 3148 (inn1104) - Nelson Mullins Riley & Scarborough LLP (nelson) - 12/03/19 (12/19) 575.00****3149 (inn1104) - STA of Tallahassee, Inc. (absystem) - 12/18/19 (12/19)**

Copies P-150548 knight 35.99 55300000 - Copies

**Total 3149 (inn1104) - STA of Tallahassee, Inc. (absystem) - 12/18/19 (12/19) 35.99****3150 (inn1104) - CENTURY LINK (centuryl) - 12/18/19 (12/19)**

437850207 11/2019 P-150550 johnson 277.85 54250000 - Fire Protection Phone

**Total 3150 (inn1104) - CENTURY LINK (centuryl) - 12/18/19 (12/19) 277.85****3151 (inn1104) - Cypress Electrical Systems, Inc (cypresselect) - 12/18/19 (12/19)**

Provide and install 3 new 277 volt emergency ballasts and 2 new electronic ballasts in existing fixture. P-150529 johnson 390.00 51200000 - Electric Repairs

**Total 3151 (inn1104) - Cypress Electrical Systems, Inc (cypresselect) - 12/18/19 (12/19) 390.00****3152 (inn1104) - Engineered Cooling Services, Inc. (engineer) - 12/18/19 (12/19)**

Replaced defrost board in HVAC unit 19 P-150528 collins 509.00 51800000 - HVAC Repair

**Total 3152 (inn1104) - Engineered Cooling Services, Inc. (engineer) - 12/18/19 (12/19) 509.00****3153 (inn1104) - Thomas Howell Ferguson, PA (misctho) - 12/18/19 (12/19)**

Bill # 2 for September Financial Stmt P-150531 knight 6,000.00 55100000 - Accounting

**Total 3153 (inn1104) - Thomas Howell Ferguson, PA (misctho) - 12/18/19 (12/19) 6,000.00****3154 (inn1104) - M&J Cleaning & Lawn Services, LLC (mjclean) - 12/18/19 (12/19)**

December Svc 2019 P-150533 morgan 813.00 54600000 - Landscaping Service

December Svc 2019 P-150533 johnson 2,102.00 54600000 - Landscaping Service

December Svc 2019 P-150533 collins 763.00 54600000 - Landscaping Service

December Svc 2019 P-150533 knight 148.00 54600000 - Landscaping Service

**Total 3154 (inn1104) - M&J Cleaning & Lawn Services, LLC (mjclean) - 12/18/19 (12/19) 3,826.00****3155 (inn1104) - Rollin On Paint Services, LLC (rollin) - 12/18/19 (12/19)**

Manufacture two metal stair tread plates, repair broken concrete and install. Prime and pant damaged stairs. 35% P-150527 fuqua 551.25 51600000 - Exterior Building Maintenance

Manufacture two metal stair tread plates, repair broken concrete and install. Prime and pant damaged stairs. 65% P-150527 fuqua 1,023.75 51600000 - Exterior Building Maintenance

**Total 3155 (inn1104) - Rollin On Paint Services, LLC (rollin) - 12/18/19 (12/19) 1,575.00****3156 (inn1104) - Tallahassee Media Group (talladem) - 12/18/19 (12/19)**

I have completed the November 2019 reports for Perry in Yardi. P-150530 knight 91.04 55960000 - Other Administration Costs

**Total 3156 (inn1104) - Tallahassee Media Group (talladem) - 12/18/19 (12/19) 91.04****1012020 (inn1104) - CNA INSURANCE (cnainsur) - 12/17/19 (12/19)**

0115148524 12/2019 P-150532 inn-tic 3,621.68 19130000 - Prepaid Insurance

**Total 1012020 (inn1104) - CNA INSURANCE (cnainsur) - 12/17/19 (12/19) 3,621.68****1012020 (inn1104) - City of Tallahassee (uttal) - 12/17/19 (12/19)**

3588865610 11/2019 P-150536 inn-tic 13.28 46050000 - Electric

**Payment Detail**

Bank=inn1104 AND mm/yy=12/2019-12/2019 AND Check Date=12/01/2019-12/31/2019 AND All Checks=Yes AND Include Voids=All Checks

1721285610 11/2019	P-150537	inn-tic	36.32	46050000 - Electric
6621285610 11/2019	P-150538	morgan	57.99	46050000 - Electric
7621285610 11/2019	P-150539	fuqua	21.65	46480000 - Irrigation - Utility
7621285610 11/2019	P-150539	fuqua	40.22	46490000 - Irrigation-NonCAM
7621285610 11/2019	P-150539	morgan	140.40	46350000 - Refuse Collection
7621285610 11/2019	P-150539	johnson	171.60	46350000 - Refuse Collection
9621285610 11/2019	P-150540	morgan	410.78	46050000 - Electric
9621285610 11/2019	P-150540	morgan	-20.05	46220000 - Demand Credit
4621285610 11/2019	P-150541	morgan	96.80	46050000 - Electric
5764754002 11/2019	P-150542	johnson	1,623.10	46050000 - Electric
8559156780 11/2019	P-150543	morgan	925.14	46050000 - Electric
8621285610 11/2019	P-150544	knight	103.43	46050000 - Electric
8621285610 11/2019	P-150544	knight	16.98	46050000 - Electric
8621285610 11/2019	P-150544	knight	12.48	46400000 - Water/Sewer
8621285610 11/2019	P-150544	knight	21.57	46400000 - Water/Sewer
8621285610 11/2019	P-150544	knight	22.56	46350000 - Refuse Collection
8621285610 11/2019	P-150544	knight	48.51	46500000 - Stormwater
8621285610 11/2019	P-150544	knight	53.30	46600000 - Fire Service - Utility
0721285610 11/2019	P-150545	fuqua	120.57	46400000 - Water/Sewer
0721285610 11/2019	P-150545	fuqua	223.92	46420000 - Non CAM Water/Sewer
6370545953 11/2019	P-150546	collins	2,434.27	46050000 - Electric
6370545953 11/2019	P-150546	collins	61.87	46400000 - Water/Sewer
6370545953 11/2019	P-150546	collins	114.08	46400000 - Water/Sewer
6370545953 11/2019	P-150546	collins	156.00	46350000 - Refuse Collection
6370545953 11/2019	P-150546	collins	233.17	46500000 - Stormwater
6370545953 11/2019	P-150546	collins	182.97	46600000 - Fire Service - Utility
6370545953 11/2019	P-150546	collins	30.98	46480000 - Irrigation - Utility
<b>Total 1012020 (inn1104) - City of Tallahassee (utlital) - 12/17/19 (12/19)</b>			<b>7,353.89</b>	
<b>11202019 (inn1104) - Home Depot Credit Services (home) - 12/03/19 (12/19) (Voided)</b>				
Ballast for shop area in FDOT.	P-149897	phipps	28.38	51250000 - Electric Supplies
Paint and supply's for the "VISTOR" signs on in front parking area.	P-149897	collins	33.92	52900000 - Other Maintenance
Water heater element, 2nd floor.	P-149897	morgan	9.98	52350000 - Plumbing Supplies
Eye bolts to secure trashcans on walk path.	P-149897	inn-tic	11.01	51920000 - Landscaping Expense
Concrete and bulbs for Collins	P-149897	collins	69.61	51250000 - Electric Supplies
Collins lab trash can.	P-149897	collins	44.97	52900000 - Other Maintenance
Picture hangers	P-149897	collins	23.20	52900000 - Other Maintenance
Supply's to paint the handicap ramps around the Collins building.	P-149897	collins	28.53	53400000 - Painting
Hose for sink in restroom.	P-149897	collins	15.90	51850000 - HVAC Supplies
Supply's for womens restroom faucets.	P-149897	collins	100.74	52300000 - Plumbing Repairs
<b>Total 11202019 (inn1104) - Home Depot Credit Services (home) - 12/03/19 (12/19) (Voided)</b>			<b>366.24</b>	
<b>11202019 (inn1104) - Home Depot Credit Services (home) - 12/03/19 (12/19) (Voider)</b>				
Ballast for shop area in FDOT.	P-149897	phipps	-28.38	51250000 - Electric Supplies
Paint and supply's for the "VISTOR" signs on in front parking area.	P-149897	collins	-33.92	52900000 - Other Maintenance
Water heater element, 2nd floor.	P-149897	morgan	-9.98	52350000 - Plumbing Supplies
Eye bolts to secure trashcans on walk path.	P-149897	inn-tic	-11.01	51920000 - Landscaping Expense
Concrete and bulbs for Collins	P-149897	collins	-69.61	51250000 - Electric Supplies
Collins lab trash can.	P-149897	collins	-44.97	52900000 - Other Maintenance
Picture hangers	P-149897	collins	-23.20	52900000 - Other Maintenance
Supply's to paint the handicap ramps around the Collins building.	P-149897	collins	-28.53	53400000 - Painting
Hose for sink in restroom.	P-149897	collins	-15.90	51850000 - HVAC Supplies
Supply's for womens restroom faucets.	P-149897	collins	-100.74	52300000 - Plumbing Repairs
<b>Total 11202019 (inn1104) - Home Depot Credit Services (home) - 12/03/19 (12/19) (Voider)</b>			<b>-366.24</b>	
<b>11202019 (inn1104) - Zenith Insurance Company (zenith) - 12/03/19 (12/19)</b>				
Billing Period 01/01/2020-01/01/2021	P-149910	knight	2,610.00	19130000 - Prepaid Insurance
<b>Total 11202019 (inn1104) - Zenith Insurance Company (zenith) - 12/03/19 (12/19)</b>			<b>2,610.00</b>	
<b>12012019 (inn1104) - CNA INSURANCE (cnainsur) - 12/03/19 (12/19)</b>				
0115148524 11/2019	P-149913	inn-tic	3,632.46	19130000 - Prepaid Insurance
<b>Total 12012019 (inn1104) - CNA INSURANCE (cnainsur) - 12/03/19 (12/19)</b>			<b>3,632.46</b>	
<b>12032019 (inn1104) - COMCAST (comcast) - 12/03/19 (12/19)</b>				
8535101683273174 11/2019	P-149909	knight	245.65	55220000 - Internet Charge
<b>Total 12032019 (inn1104) - COMCAST (comcast) - 12/03/19 (12/19)</b>			<b>245.65</b>	

### Payment Detail

Bank=inn1104 AND mm/yy=12/2019-12/2019 AND Check Date=12/01/2019-12/31/2019 AND All Checks=Yes AND Include Voids=All Checks

**12182019 (inn1104) - Florida Department of Revenue (stax) - 12/18/19 (12/19)**

11/2019 STAX Collins	P-150096	collins	109.14	23050000 - Sales Tax Payable
11/2019 STAX Collins Allowance	P-150096	collins	-2.73	33150000 - Sales Tax Discount
11/2019 STAX Knight	P-150096	knight	24.17	23050000 - Sales Tax Payable
11/2019 STAX Knight Allowance	P-150096	knight	-0.60	33150000 - Sales Tax Discount
11/2019 STAX Morgan	P-150096	morgan	99.69	23050000 - Sales Tax Payable
11/2019 STAX Morgan Allowance	P-150096	morgan	-2.49	33150000 - Sales Tax Discount
11/2019 STAX TIC	P-150096	inn-tic	637.08	23050000 - Sales Tax Payable
11/2019 STAX TIC Allowance	P-150096	inn-tic	-15.93	33150000 - Sales Tax Discount

**Total 12182019 (inn1104) - Florida Department of Revenue (stax) - 12/18/19 (12/19)**
**848.33**
**12312019 (inn1104) - Home Depot Credit Services (home) - 12/31/19 (12/19)**

Garbage disposal for kitchen.	P-150841	morgan	126.30	52300000 - Plumbing Repairs
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**Total 12312019 (inn1104) - Home Depot Credit Services (home) - 12/31/19 (12/19)**
**126.30**


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**60,881.37**

**Deposit Register**

For Period = Dec 2019

Name	Property	Unit	Tenant	Period	Received Date	Deposit Date	Amount	Check #	Deposit #	Notes
<b>(inn1104) - 811 12/06/2019</b>										
Famu	INNOVATION PARK - KNIGHT ADMIN BLDG(knight)			12/2019	12/6/2019	12/6/2019	4,500.00	0000228644	811	:CHECKscan Payment
NANOSTRATA, INC.	INNOVATION PARK - KNIGHT ADMIN BLDG(knight)	110	ip-nano	12/2019	12/6/2019	12/6/2019	359.82	002274	811	:CHECKscan Payment
<b>Total (inn1104) - 811 12/06/2019</b>							<b>4,859.82</b>			
<b>(inn1104) - 812 12/16/2019</b>										
Nhu Energy, Inc	INNOVATION PARK - KNIGHT ADMIN BLDG(knight)	112	nhuenerg	12/2019	12/16/2019	12/16/2019	2,154.30	002165	812	:CHECKscan Payment
<b>Total (inn1104) - 812 12/16/2019</b>							<b>2,154.30</b>			
<b>(inn1104) - 813 12/19/2019</b>										
Reclaim Pharmaceutical Waste Mgt, LLC	LEON COUNTY RESEARCH AND DEVELOPMENT(collins)	LAB-3OFC	reclaimp	12/2019	12/19/2019	12/19/2019	1,654.97	004715	813	:CHECKscan Payment
<b>Total (inn1104) - 813 12/19/2019</b>							<b>1,654.97</b>			
<b>(inn1104) - 814 12/19/2019</b>										
Shanna Lewis	INNOVATION PARK -TENANTS IN COMMON(inn-tic)			12/2019	12/19/2019	12/19/2019	200.00	40392	814	:CHECKscan Payment
<b>Total (inn1104) - 814 12/19/2019</b>							<b>200.00</b>			
<b>(inn1104) - 815 12/27/2019</b>										
Famu Project 5740 C-4998	INNOVATION PARK - KNIGHT ADMIN BLDG(knight)			12/2019	12/27/2019	12/27/2019	1,236.00	0000229695	815	:CHECKscan Payment
<b>Total (inn1104) - 815 12/27/2019</b>							<b>1,236.00</b>			
<b>(inn1104) - 816 12/05/2019</b>										
General Service Administration (GSA) GS-04P-LFL6023	INNOVATION PARK - JOHNSON BLDG(johnson)	100	gs04plfl	12/2019	12/5/2019	12/5/2019	22,361.93	Auto	816	
FSU Anthropology Florida State university Board of Trustees	INNOVATION PARK - JOHNSON BLDG(johnson)	205	fsubot	12/2019	12/5/2019	12/5/2019	15,690.64	Auto	816	
<b>Total (inn1104) - 816 12/05/2019</b>							<b>38,052.57</b>			
<b>(inn1104) - 817 12/06/2019</b>										
Florida State University Board of Trustees	INNOVATION PARK -MORGAN BLDG(morgan)	110	nwrdcmg	12/2019	12/6/2019	12/6/2019	4,836.96	Auto	817	
Danfoss Turbocor Compressors, Inc	INNOVATION PARK -MORGAN BLDG(morgan)	127.128	dan-turb	12/2019	12/6/2019	12/6/2019	1,484.31	Auto	817	Reversed by ctrl# 105297 rev
Danfoss Turbocor Compressors, Inc	INNOVATION PARK -MORGAN BLDG(morgan)	127.128	dan-turb	12/2019	12/6/2019	12/6/2019	-1,484.31	Auto	817	:Prog Gen Reverses receipt Ctrl# 104863 rev
INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	INNOVATION PARK -MORGAN BLDG(morgan)	131	ispa	12/2019	12/6/2019	12/6/2019	205.01	Auto	817	
CENTER FOR BIOMEDICAL & TOXICOLOGICAL RESEARCH	INNOVATION PARK -MORGAN BLDG(morgan)	226-235	cptr	12/2019	12/6/2019	12/6/2019	3,625.00	Auto	817	
<b>Total (inn1104) - 817 12/06/2019</b>							<b>8,666.97</b>			
<b>(inn1104) - 820 12/06/2019</b>										
AVALANCHE PARTNERS	INNOVATION PARK -TENANTS IN COMMON(inn-tic)	1E	aval	12/2019	12/6/2019	12/6/2019	2,932.66	check	820	
<b>Total (inn1104) - 820 12/06/2019</b>							<b>2,932.66</b>			
Danfoss Turbocor Compressors, Inc	INNOVATION PARK -MORGAN BLDG(morgan)	127.128	dan-turb	12/2019	12/6/2019	12/6/2019	1,484.31	check	821	
<b>Total (inn1104) - 821 12/06/2019</b>							<b>1,484.31</b>			
<b>Grand Total</b>							<b>61,241.60</b>			

**Aged Receivable**

DB Caption: TALCOR Commercial -- LIVE Property: innvntn Status: Current, Past, Future Age As Of: 12/31/2019 Post To: 12/2019 Summary By: Tenant

Property	Customer	Lease	Name	Status	Current	0-30	31-60	61-90	Over	Pre-	Total
					Owed	Owed	Owed	Owed	90 Owed	Payments	Owed
<b>collins - LEON COUNTY RESEARCH AND DEVELOPMENT</b>											
collins - LEON COUNTY RESEARCH AND DEVELOPMENT	ip-dacs		STATE OF FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES DIVISION OF MARKETING & DEVELOPMENT	Current	2,664.30	2,664.30	0.00	0.00	0.00	0.00	2,664.30
collins - LEON COUNTY RESEARCH AND DEVELOPMENT	reclaimp		Reclaim Pharmaceutical Waste Mgt, LLC	Current	30.00	30.00	0.00	0.00	0.00	0.00	30.00
<b>collins - LEON COUNTY RESEARCH AND DEVELOPMENT</b>					<b>2,694.30</b>	<b>2,694.30</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,694.30</b>
<b>fuqua - FUQUA COMPLEX</b>											
fuqua - FUQUA COMPLEX	fsurf-ca		FSU Research Foundation	Current	1,435.81	1,435.81	0.00	0.00	0.00	0.00	1,435.81
<b>fuqua - FUQUA COMPLEX</b>					<b>1,435.81</b>	<b>1,435.81</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,435.81</b>
<b>inn-tic - INNOVATION PARK -TENANTS IN COMMON</b>											
inn-tic - INNOVATION PARK -TENANTS IN COMMON	fsucam		FSU	Current	44,757.92	0.00	44,757.92	0.00	0.00	0.00	44,757.92
inn-tic - INNOVATION PARK -TENANTS IN COMMON	danfoss		DANFOSS TURBOCOR, INC.	Current	0.00	0.00	0.00	0.00	0.00	-26.47	-26.47
inn-tic - INNOVATION PARK -TENANTS IN COMMON	aval		AVALANCHE PARTNERS	Current	0.00	0.00	0.00	0.00	0.00	-8.18	-8.18
<b>inn-tic - INNOVATION PARK -TENANTS IN COMMON</b>					<b>44,757.92</b>	<b>0.00</b>	<b>44,757.92</b>	<b>0.00</b>	<b>0.00</b>	<b>-34.65</b>	<b>44,723.27</b>
<b>johnson - INNOVATION PARK - JOHNSON BLDG</b>											
johnson - INNOVATION PARK - JOHNSON BLDG	gs04pflf		General Service Administration (GSA) GS-04P-LFL6023	Current	22,361.93	22,361.93	0.00	0.00	0.00	0.00	22,361.93
<b>johnson - INNOVATION PARK - JOHNSON BLDG</b>					<b>22,361.93</b>	<b>22,361.93</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>22,361.93</b>
<b>knight - INNOVATION PARK - KNIGHT ADMIN BLDG</b>											
knight - INNOVATION PARK - KNIGHT ADMIN BLDG	nhuenerg		Nhu Energy, Inc	Current	251.23	30.00	30.00	30.00	161.23	0.00	251.23
<b>knight - INNOVATION PARK - KNIGHT ADMIN BLDG</b>					<b>251.23</b>	<b>30.00</b>	<b>30.00</b>	<b>30.00</b>	<b>161.23</b>	<b>0.00</b>	<b>251.23</b>
<b>morgan - INNOVATION PARK -MORGAN BLDG</b>											
morgan - INNOVATION PARK -MORGAN BLDG	axiontec		Axion Technologies, LLC	Past	99.25	0.00	0.00	0.00	99.25	0.00	99.25
morgan - INNOVATION PARK -MORGAN BLDG	nwrldcmgn		Florida State University Board of Trustees	Current	1,765.63	1,765.63	0.00	0.00	0.00	0.00	1,765.63
morgan - INNOVATION PARK -MORGAN BLDG	dan-turb		Danfoss Turbocor Compressors, Inc	Current	0.00	0.00	0.00	0.00	0.00	-1,493.97	-1,493.97
<b>morgan - INNOVATION PARK -MORGAN BLDG</b>					<b>1,864.88</b>	<b>1,765.63</b>	<b>0.00</b>	<b>0.00</b>	<b>99.25</b>	<b>-1,493.97</b>	<b>370.91</b>
<b>phipps - LEON COUNTY RESEARCH &amp; DEVELOPMENT AUTHORITY</b>											
phipps - LEON COUNTY RESEARCH & DEVELOPMENT AUTHORITY	ip-dot		DEPARTMENT OF TRANSPORTATION	Current	10,719.57	10,719.57	0.00	0.00	0.00	0.00	10,719.57
<b>phipps - LEON COUNTY RESEARCH &amp; DEVELOPMENT AUTHORITY</b>					<b>10,719.57</b>	<b>10,719.57</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10,719.57</b>
<b>Grand Total</b>					<b>84,085.64</b>	<b>39,007.24</b>	<b>44,787.92</b>	<b>30.00</b>	<b>260.48</b>	<b>-1,528.62</b>	<b>82,557.02</b>

UserId : kristy Date : 1/27/2020 Time : 10:40 AM







**Payables Aging Report**

innvntn  
 Period: 12/2019  
 As of : 12/31/2019

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	Future Invoice	Notes
		0721285610 12/2019	P-151275	36166	fuqua	12/31/2019	4640-0000 Water/Sewer	0721285610 12/2019	124.04	124.04	0.00	0.00	0.00	0.00	0.00 0721285610 12/2019
		0721285610 12/2019	P-151275	36166	fuqua	12/31/2019	4642-0000 Non CAM Water/Sewer	0721285610 12/2019	230.37	230.37	0.00	0.00	0.00	0.00	0.00 0721285610 12/2019
		1721285610 12/2019	P-151265	36166	inn-tic	12/31/2019	4605-0000 Electric	1721285610 12/2019	37.93	37.93	0.00	0.00	0.00	0.00	0.00 1721285610 12/2019
		3588865610 12/2019	P-151266	36166	inn-tic	12/31/2019	4605-0000 Electric	3588865610 12/2019	13.37	13.37	0.00	0.00	0.00	0.00	0.00 3588865610 12/2019
		4621285610 12/2019	P-151270	36166	morgan	12/31/2019	4605-0000 Electric	4621285610 12/2019	90.79	90.79	0.00	0.00	0.00	0.00	0.00 4621285610 12/2019
		5764754002 12/2019	P-151271	36166	johnson	12/31/2019	4605-0000 Electric	5764754002 12/2019	1,880.61	1,880.61	0.00	0.00	0.00	0.00	0.00 5764754002 12/2019
		6370545953 12/2019	P-151273	36166	collins	12/31/2019	4605-0000 Electric	6370545953 12/2019	2,337.56	2,337.56	0.00	0.00	0.00	0.00	0.00 6370545953 12/2019
		6370545953 12/2019	P-151273	36166	collins	12/31/2019	4635-0000 Refuse Collection	6370545953 12/2019	156.00	156.00	0.00	0.00	0.00	0.00	0.00 6370545953 12/2019
		6370545953 12/2019	P-151273	36166	collins	12/31/2019	4640-0000 Water/Sewer	6370545953 12/2019	184.55	184.55	0.00	0.00	0.00	0.00	0.00 6370545953 12/2019
		6370545953 12/2019	P-151273	36166	collins	12/31/2019	4648-0000 Irrigation - Utility	6370545953 12/2019	32.47	32.47	0.00	0.00	0.00	0.00	0.00 6370545953 12/2019
		6370545953 12/2019	P-151273	36166	collins	12/31/2019	4650-0000 Stormwater	6370545953 12/2019	233.17	233.17	0.00	0.00	0.00	0.00	0.00 6370545953 12/2019
		6370545953 12/2019	P-151273	36166	collins	12/31/2019	4660-0000 Fire Service - Utility	6370545953 12/2019	182.97	182.97	0.00	0.00	0.00	0.00	0.00 6370545953 12/2019
		6621285610 12/2019	P-151267	36166	morgan	12/31/2019	4605-0000 Electric	6621285610 12/2019	63.91	63.91	0.00	0.00	0.00	0.00	0.00 6621285610 12/2019
		7621285610 12/2019	P-151268	36166	fuqua	12/31/2019	4648-0000 Irrigation - Utility	7621285610 12/2019	22.70	22.70	0.00	0.00	0.00	0.00	0.00 7621285610 12/2019
		7621285610 12/2019	P-151268	36166	fuqua	12/31/2019	4649-0000 Irrigation-NonCAM	7621285610 12/2019	42.17	42.17	0.00	0.00	0.00	0.00	0.00 7621285610 12/2019
		7621285610 12/2019	P-151268	36166	johnson	12/31/2019	4635-0000 Refuse Collection	7621285610 12/2019	171.60	171.60	0.00	0.00	0.00	0.00	0.00 7621285610 12/2019
		7621285610 12/2019	P-151268	36166	morgan	12/31/2019	4635-0000 Refuse Collection	7621285610 12/2019	140.40	140.40	0.00	0.00	0.00	0.00	0.00 7621285610 12/2019
		8559156780 12/2019	P-151272	36166	morgan	12/31/2019	4605-0000 Electric	8559156780 12/2019	969.78	969.78	0.00	0.00	0.00	0.00	0.00 8559156780 12/2019
		8621285610 12/2019	P-151274	36166	knight	12/31/2019	4605-0000 Electric	8621285610 12/2019	162.41	162.41	0.00	0.00	0.00	0.00	0.00 8621285610 12/2019
		8621285610 12/2019	P-151274	36166	knight	12/31/2019	4635-0000 Refuse Collection	8621285610 12/2019	22.56	22.56	0.00	0.00	0.00	0.00	0.00 8621285610 12/2019
		8621285610 12/2019	P-151274	36166	knight	12/31/2019	4640-0000 Water/Sewer	8621285610 12/2019	36.37	36.37	0.00	0.00	0.00	0.00	0.00 8621285610 12/2019
		8621285610 12/2019	P-151274	36166	knight	12/31/2019	4650-0000 Stormwater	8621285610 12/2019	48.51	48.51	0.00	0.00	0.00	0.00	0.00 8621285610 12/2019
		8621285610 12/2019	P-151274	36166	knight	12/31/2019	4660-0000 Fire Service - Utility	8621285610 12/2019	53.30	53.30	0.00	0.00	0.00	0.00	0.00 8621285610 12/2019
		9621285610 12/2019	P-151269	36166	morgan	12/31/2019	4605-0000 Electric	9621285610 12/2019	410.78	410.78	0.00	0.00	0.00	0.00	0.00 9621285610 12/2019
		9621285610 12/2019	P-151269	36166	morgan	12/31/2019	4622-0000 Demand Credit	9621285610 12/2019	-20.05	-20.05	0.00	0.00	0.00	0.00	0.00 9621285610 12/2019
<b>Total uttital</b>									<b>7,628.27</b>	<b>7,628.27</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Grand Total</b>									<b>35,257.47</b>	<b>35,420.74</b>	<b>281.68</b>	<b>-444.95</b>	<b>0.00</b>	<b>0.00</b>	

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 (7.3%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
75	VACANT			\$ -	17,320	0.00	\$ -				\$ -		\$ -			\$ -		
142	VACANT				150	0.00	\$ -		\$ -							\$ -		\$ -
lab-3ofc, 124,125,127,15 2	VACANT				4,434	0.00	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -			\$ -		\$ -
lab- 1,2,3	Reclaim Pharmaceutical Waste Mgt (Quarry Bio)	8/1/19	7/31/22	\$ 1,515.83	1,070	17.00	\$ 1,515.83	\$ 1,515.83	\$ 109.14		\$ 1,624.97	\$ (0.00)	\$ 1,624.97	\$ 1,624.97	12/19	\$ (0.00)		\$ 109.14
										\$ 30.00	\$ 30.00	\$ 30.00	\$ 60.00	\$ 30.00	12/19	\$ 30.00	Internet	Exempt
25	DEPT OF AGRICULTURE & CONSUMER SERVICES- SEAFOOD & AQUACULTURE	7/1/07	6/30/22	\$ -	1,926	16.60	\$ 2,664.30	\$ 2,664.30	EXEMPT		\$ 2,664.30	\$ -	\$ 2,664.30			\$ 2,664.30	RENT SAME TILL END OF LEASE	EXEMPT
=====																		
TOTALS				\$ 1,515.83	24,900	16.80	\$ 4,180.13	\$ 4,180.13	\$ 109.14	\$ 30.00	\$ 4,319.27	\$ 30.00	\$ 4,349.27	\$ 1,654.97		\$ 2,694.30		\$ 109.14

INNOVATION PARK  
FUQUA BLDG.

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

TENANT	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
FSU RESEARCH FOUNDATION, INC.	\$ 1,527.23	\$ (91.42)	\$ 1,435.81			\$ 1,435.81	Billed qtly for common area costs	EXEMPT
=====								
<b>TOTALS</b>	<b>\$ 1,527.23</b>	<b>\$ (91.42)</b>	<b>\$ 1,435.81</b>	<b>\$ -</b>		<b>\$ 1,435.81</b>		<b>\$ -</b>

INNOVATION PARK  
JOHNSON BLDG.

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	RENT	STAX (7.2%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
200	Florida State University Board of Trustees	8/1/17	7/31/20	\$ -	11,079			\$ 15,690.64	EXEMPT	\$ -	\$ 15,690.64	\$ -	\$ 15,690.64	\$ 15,690.64	12/05	\$ -	Rent Increase 08.19	EXEMPT
											\$ -	\$ -	\$ -			\$ -		
300																		
	General Service Administration DBA National Park Svs	2/18/15	2/17/25		30,616			\$ 22,361.93			\$ 22,361.93	\$ 22,361.93	\$ 44,723.86	\$ 22,361.93	12/02	\$ 22,361.93	Rent Increase 03/2020 \$24430.30	EXEMPT
FMR	FSU RESEARCH FOUNDATION, INC.	12/7/94	11/1/14	\$ -		#DIV/0!			EXEMPT	\$ -	\$ -	\$ -	\$ -			\$ -	restructure closed on 3.18.14-moved out	EXEMPT
	National Park Service-SE Archeological Center																	
	Center for Ocean-Atmospheric Prediction Studies										\$ -	\$ -	\$ -			\$ -	OTHER: REBILL	
=====																		
TOTALS				\$ -	41,695	#DIV/0!	\$ -	\$ 38,052.57	\$ -	\$ -	\$ 38,052.57	\$ 22,361.93	\$ 60,414.50	\$ 38,052.57		\$ 22,361.93		\$ -

A/R \$ 22,361.93  
Prepaid \$ -

INNOVATION PARK  
MORGAN BLDG.

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

UNIT	LEASE #	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.2%)	ELECTRIC	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE		
100/101		CONFERENCE RM				571.00																
102,104-109, 127-130, A,B,C, 132-133, 135-139, 200-204, 206-208, 210-215a, 219-223, 225, A, B, C, D, 236-242, 246-248A, 262		Vacant			\$ -	13269	0.00	\$ -					\$ -	\$ -	\$ -				\$ -			
103						160.00																
110, 113, 113A	2014:101	Northwest Regional Data Center	1/20/14	MTM		1799.00	14.50	\$ 4,836.96	\$ 4,836.96	EXEMPT			\$ 4,836.96	\$ 1,765.63	\$ 6,602.59	\$ 4,836.96	12/03	\$ 1,765.63		EXEMPT		
114, 121, 122, 123		NWRDC (part of above)				515.00																
115, 118, 119, 120		NWRDC (part of above)				1514.00	0.00	\$ -		\$ -											\$ -	
117		NWRDC (part of above)				175.00																
116		VACANT				195.00																
127, 128, 129, 129A		Danfoss Turbocor Compressor, Inc	4/23/19	1/31/20	\$ -	1000.00	16.60	\$ 1,383.33	\$ 1,383.33	\$ 99.60			\$ 1,482.93	\$ (1,492.59)	\$ (9.66)	\$ 1,484.31	12/26	\$ (1,493.97)		\$ 99.69		
130,130A-C, 132, 133, 135-139	C-1644	Vacant	10/1/06	MTM	\$ -	3118.00	9.85	\$ 2,559.25	\$ 2,559.25	EXEMPT			\$ -	\$ -	\$ -				\$ -	MTM with 60 day notice to termiante	EXEMPT	
		CONSTRUCTION MANAGEMENT & BOND GUARANTEE PROGRAM INSTITUTE ON URBAN POLICY & COMMERCE SMALL BUSINESS DEVELOPMENT CENTER																				
131	2008:103	FSU-INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	5/1/08	4/30/20	\$ -	130.00	16.50	\$ 178.75	\$ 183.34	EXEMPT	\$ 21.67		\$ 205.01	\$ -	\$ 205.01	\$ 205.01	12/03	\$ -		EXEMPT		
140		Axion Technologies, LLC	01/28/209	1/31/20	\$ 694.20	534.00	15.60	\$ 694.20	\$ 694.20	\$ 49.98					\$ -				\$ -		\$ -	
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	6/30/20	\$ -	3000.00	14.50	\$ 3,625.00	\$ 3,625.00	EXEMPT			\$ 3,625.00	\$ -	\$ 3,625.00	\$ 3,625.00	12/03	\$ -		EXEMPT		
236		VACANT			\$ -	1806.00	14.50	\$ 2,182.25		EXEMPT									\$ -		EXEMPT	
FRM		Axion Technologies, LLC	01/28/209	9/1/19	\$ 694.20	534.00	0.00	\$ -	\$ -	\$ -			\$ -	\$ 99.27	\$ 99.27				\$ 99.27	Rents start 02/01/2019	\$ -	
															\$ -							
															\$ -							
						=====																
TOTALS						\$ 1,388.40	35130.00	8.50	\$ 15,459.74	\$ 13,282.08	\$ 149.58	\$ -	\$ 10,149.90	\$ 372.31	\$ 10,522.21	\$ 10,151.28	\$ 370.93			\$ 99.69		

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	C.A.M.	INSUR.	RETAX	STAX (7.2%)	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	8/31/19	\$ -	254	15.86	\$335.65	\$335.65				\$24.17	\$ -	\$ -	\$ 359.82	\$ (0.00)	\$ 359.82	\$ 359.82	12/06	\$ (0.00)		\$ 24.17
111	VACANT				90							\$ -	\$ -	\$ -	\$ -							EXEMPT
112	NHU ENERGY, INC	8/1/15	7/31/19	\$ 183.67	152	50.67	\$641.88	\$641.88				\$46.22	\$ -	\$ 0.01	\$ 688.11	\$ 1,376.22	\$ 2,064.32	\$ 2,064.30		\$ 0.02	Rent Increase 01/2019	\$ 138.65
113	NHU ENERGY, INC	8/1/15	7/31/19		164	0.00						\$ 30.00			\$ 30.00	\$ 311.33	\$ 341.33	\$ 90.00		\$ 251.33	MTHLY DSL CHARGE \$30.00, other: Copies Usage	EXEMPT
114	NHU ENERGY, INC	8/1/15	7/31/19	\$ -	170	0.00														\$ -		\$ -
FRM		10/26/16	10/31/18	\$ 198.17	164	0.00	\$ -					\$ -	\$ 5,736.00	\$ 5,736.00	\$ -	\$ 5,736.00	\$ 5,736.00	12/06, 12/27	\$ -	Elevator Pitch Night Sponsors - 3306-0000	EXEMPT	
																				\$ -	Other Program Income 3306-0000	EXEMPT
																				\$ -	Other Income 3310-0000	
																				\$ -	EEP Training 3305	
																				\$ -	REFUND FROM Engineered Cooling	
																				\$ -	Brown / Brown 1915-0000	
=====																						\$ 162.81
TOTALS				\$ 381.84	2,964	16.63	\$977.53	\$977.53	\$ -	\$ -	\$ -	\$70.38		\$ 5,736.01	\$ 6,813.92	\$ 1,687.54	\$ 8,501.47	\$ 8,250.12		\$ 251.35		

A/R \$ 251.35

INNOVATION PARK  
PHIPPS BLDG.

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.2%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
PHIPPS	FLORIDA DEPARTMENT OF TRANSPORTATION	6/1/07	9/30/22	\$ -	14,661	8.77	\$ 10,719.57	\$ 10,719.57	EXEMPT		\$ 10,719.57	\$ -	\$ 10,719.57			\$ 10,719.57		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 \$ 10,719.57  
Prepaid \$ -







innovation Park  
(A Research & Development Centre)

Innovation Park

UNIT	TENANT	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	TOTAL PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
	COLLINS	\$ 4,319.27	\$ 30.00	\$ 4,349.27	\$ 1,654.97		\$ 2,694.30		\$ 109.14
	FUQUA-FSURF	\$ 1,527.23	\$ (91.42)	\$ 1,435.81	\$ -		\$ 1,435.81	Billed qtlly for Atrium common area	\$ -
	JOHNSON	\$ 38,052.57	\$ 22,361.93	\$ 60,414.50	\$ 38,052.57		\$ 22,361.93		\$ -
	KNIGHT	\$ 6,813.92	\$ 1,687.54	\$ 8,501.47	\$ 8,250.12		\$ 251.35		\$ 162.81
					\$ -			Misc payments	
	MORGAN	\$ 10,149.90	\$ 372.31	\$ 10,522.21	\$ 10,151.28		\$ 370.93		\$ 99.69
	PHIPPS	\$ 10,719.57	\$ -	\$ 10,719.57	\$ -		\$ 10,719.57		\$ -
	TENANTS IN COMMON	\$ 200.00	\$ 47,655.93	\$ 47,855.93	\$ 2,932.66		\$ 44,723.27	Refunded AR Balance for Danfos and Avalanche	\$ 196.97
					\$ 200.00			misc TIC payments	
=====									
=====									
=====									
=====									
=====									
=====									
=====									
=====									
	TOTALS	\$ 71,782.46	\$ 72,016.29	\$ 143,798.75	\$ 61,241.60		\$ 82,557.15		\$ 568.62

A/R	\$ 84,085.78
Prepaid	\$ (1,528.63)

### Work Order List

Property=innvntion AND Order By=WO#

			Call	Start				Stock	Unit		
WO	Prop-Unit	Status	Date	Date	Employee	Brief Desc	Quantity	Stock	Description	Price	Total
53293	collins	Work Completed	11/20/2019		ddm	RWO Property check	4.00		DeMartino - straight	45.00	180.00
							0.50		DeMartino - straight	45.00	22.50
							0.50		DeMartino - straight	45.00	22.50
							0.50		DeMartino - straight	45.00	22.50
							0.50		DeMartino - straight	45.00	22.50
							2.00		DeMartino - straight	45.00	90.00
							2.50		DeMartino	45.00	112.50
							2.00		DeMartino - straight	45.00	90.00
							1.00		DeMartino - straight	45.00	45.00
							1.00		DeMartino - straight	45.00	45.00
							0.50		DeMartino	45.00	22.50
							4.00		DeMartino - straight	45.00	180.00
							0.50		DeMartino - straight	45.00	22.50
							1.00		DeMartino - straight	45.00	45.00
							2.00		DeMartino - straight	45.00	90.00
							53295	johnson	Work Completed	11/20/2019	
0.50		DeMartino - straight	45.00	22.50							
1.00		DeMartino - straight	45.00	45.00							
1.00		DeMartino - straight	45.00	45.00							
1.00		DeMartino - straight	45.00	45.00							
1.50		DeMartino - straight	45.00	67.50							
2.50		DeMartino - straight	45.00	112.50							
0.50		DeMartino - straight	45.00	22.50							
2.00		DeMartino	45.00	90.00							
0.50		DeMartino - straight	45.00	22.50							
0.50		DeMartino - straight	45.00	22.50							
0.50		DeMartino - straight	45.00	22.50							
1.50		DeMartino - straight	45.00	67.50							
1.00		DeMartino - straight	45.00	45.00							
3.00		DeMartino - straight	45.00	135.00							
53296	knight	Work Completed	11/20/2019		ddm	RWO Property check					
							0.50		DeMartino - straight	45.00	22.50
53297	morgan	Work Completed	11/20/2019		ddm	RWO Property check	0.50		DeMartino - straight	45.00	22.50
							0.50		DeMartino - straight	45.00	22.50
							0.50		DeMartino	45.00	22.50
							1.00		DeMartino - straight	45.00	45.00
							0.50		DeMartino - straight	45.00	22.50
							0.50		DeMartino - straight	45.00	22.50
							0.50		DeMartino - straight	45.00	22.50
							0.50		DeMartino - straight	45.00	22.50
							0.50		DeMartino - straight	45.00	22.50
							0.50		DeMartino - straight	45.00	22.50
							0.50		DeMartino - straight	45.00	22.50
							0.50		DeMartino - straight	45.00	22.50
							0.50		DeMartino - straight	45.00	22.50
							0.50		DeMartino - straight	45.00	22.50
							1.50		DeMartino - straight	45.00	67.50
							53303	fuqua	Work Completed	11/20/2019	
0.50		DeMartino - straight	45.00	22.50							
0.50		DeMartino - straight	45.00	22.50							
1.00		DeMartino - straight	45.00	45.00							
0.50		DeMartino - straight	45.00	22.50							

**Work Order List**

Property=innvntion AND Order By=WO#

				ddm		0.50	DeMartino - straight	45.00	22.50
				ddm		0.50	DeMartino - straight	45.00	22.50
				ddm		0.50	DeMartino - straight	45.00	22.50
				ddm		1.50	DeMartino - straight	45.00	67.50
				ddm		0.50	DeMartino - straight	45.00	22.50
				ddm		1.00	DeMartino - straight	45.00	45.00
				ddm		0.50	DeMartino - straight	45.00	22.50
				ddm		0.50	DeMartino - straight	45.00	22.50
				ddm		1.00	DeMartino - straight	45.00	45.00
				ddm		0.50	DeMartino - straight	45.00	22.50
				ddm		0.50	DeMartino - straight	45.00	22.50
				ddm		0.50	DeMartino	45.00	22.50
				ddm		1.00	DeMartino - straight	45.00	45.00
				ddm		0.50	DeMartino - straight	45.00	22.50
				ddm		0.50	DeMartino - straight	45.00	22.50
				ddm		0.50	DeMartino - straight	45.00	22.50
				ddm		0.50	DeMartino - straight	45.00	22.50
53321	inn-tic	Work Completed	11/20/2019	ddm	RWO-Trash Pickup	1.00	DeMartino - straight	45.00	45.00
				ddm		1.00	DeMartino - straight	45.00	45.00
				ddm		1.00	DeMartino - straight	45.00	45.00
				ddm		0.50	DeMartino - straight	45.00	22.50
				ddm		1.50	DeMartino - straight	45.00	67.50
				ddm		1.00	DeMartino - straight	45.00	45.00
				ddm		0.50	DeMartino - straight	45.00	22.50
				ddm		0.50	DeMartino - straight	45.00	22.50
				ddm		1.00	DeMartino - straight	45.00	45.00
				ddm		1.00	DeMartino - straight	45.00	45.00
				ddm		0.50	DeMartino - straight	45.00	22.50
				ddm		1.00	DeMartino - straight	45.00	45.00
				ddm		3.00	DeMartino - straight	45.00	135.00
				ddm		0.50	DeMartino	45.00	22.50
				ddm		4.00	DeMartino - straight	45.00	180.00
				ddm		0.50	DeMartino - straight	45.00	22.50
				ddm		2.00	DeMartino - straight	45.00	90.00
53497	inn-tic	Work Completed	12/6/2019	doran	Cover for Dominic	5.50	Doran - straight	45.00	247.50
53508	morgan	Work Completed	12/9/2019	ddm	Adjust door closer	1.00	DeMartino - straight	45.00	45.00
53509	johnson	Work Completed	12/9/2019	ddm	Repair water fountain and tiles	2.50	DeMartino - straight	45.00	112.50
53564	johnson	Work Completed	12/16/2019	ddm	Michael cleaning crew walk	1.00	DeMartino - straight	45.00	45.00
53573	collins	Work Completed	12/16/2019	ddm	Wall repair ac filters	6.50	DeMartino - straight	45.00	292.50
53576	johnson	Work Completed	12/16/2019	ddm	Yearly alarm system ck	3.00	DeMartino - straight	45.00	135.00
				ddm		4.00	DeMartino - straight	45.00	180.00
53736	inn-tic	Work Completed	12/20/2019	doran	Cover	1.50	Doran	0.00	0.00
53737	inn-tic	Work Completed	12/20/2019	doran	Door not closing	1.00	Doran	0.00	0.00
53748	inn-tic	Work Completed	12/26/2019	doran	Check	2.00	Doran	0.00	0.00

**5,152.50**