



Mr. Jerry Sansom, Chairman
Mr. John Craig, Vice Chairman
Mr. Al Elebash, Secretary
Mr. Roger Molitor
Mr. Donn Mount
Mr. Al Voss
Mr. Mark Grainger

355 Golden Knights Blvd. ✈ Titusville, Florida 32780
321.267.8780 ✈ fax: 321.383.4284 ✈ mpowell@flairport.com

AGENDA
REGULAR MEETING
FEBRUARY 18, 2021 AT 8:30 A.M.

*** NOTE TO ALL PUBLIC ATTENDEES:**

The public may speak on any item on the agenda. Should someone wish to address the Airport Authority Board on a specific item, there will be request cards located on the wall adjacent to the public seating area. Be advised that these cards must be completed and presented to the Executive Secretary prior to the item being heard. Your comments will be addressed prior to the Board's discussion and you will have 5 minutes to address the Board. Thank you for your attention.

Salute to Flag - Pledge of Allegiance.

- I. CALL TO ORDER.
- II. ROLL CALL.
- III. APPROVAL OF THE AGENDA, AS PRESENTED
- IV. APPEARANCES: None
- V. PRESENTATIONS: None
- VI. CONSENT AGENDA:

(These items are considered routine and will be acted upon by the Authority in one motion. If an Airport Authority Board Member requests discussion on an item, it will be considered separately.)

- a. Approval of the Titusville - Cocoa Airport Authority Minutes:

- 1. December 17, 2020 - Regular Meeting

- VII. OLD BUSINESS: None
- VIII. NEW BUSINESS:
 - a. Discussion and Selection of a New Treasurer to the Airport Authority Board of Directors
 - b. Discussion and Approval of a Ground Lease at TIX
 - c. Investigative Findings of TCAA Counsel - Complaint Submitted by TCAA Fire Chief Terry Wooldridge
 - d. Discussion by Mr. Aaron McDaniel of Recent Invoiced Costs by Michael Baker International and Contractors Regarding Current Projects

NEXT REGULARLY SCHEDULED AUTHORITY MEETING IS TENTATIVELY SCHEDULED FOR
MARCH 18, 2021 AT 8:30 A.M.

- e. Discussion by Mr. Rob Hambrecht of Recent Invoiced Costs by AVCON and Contractors Regarding Current Projects

XI. INFORMATION SECTION:

a. Chief Executive Officer Report

- Working with the County EDC and NBEDZ Regarding Project Harvest and Multiple Groups Expressing an Interest in Possibly Locating to TIX
- Continuing to work with TIX Ventures and EFSC to Develop a Facility at TIX
 - Their Next Meeting is Late February.
- Working with TIX Ventures and Jetezzy to Develop a Facility at TIX
- Speaking with PAA about Possible Expansion at TIX
- Working with the FAA on Future Projects
- Working with the FDOT on Future Projects
- Continuing to Work with Project Chariot, County EDC, NBEDZ and Space Florida on Potential Development at TIX
 - Currently Assessing Additional Sites at TIX
- Working with Kimley-Horn and Space Florida to Update EAS for Cecil Field, the SLF, and TIX to Allow Project Chariot Launches
- Teams Meeting with Space Florida Discussing Potential Tenant
- Speaking with Multiple Individuals about Hangar Construction at TIX

Action Items:

- Provide Prioritized List of Repairs for "T-Hangar Maintenance" Budget Line Item
 - Working... Will Finalize and Provide After Inspections in March

Discussion Items:

- Updating Policies & Procedures, Minimum Standards, Rules & Regulations, etc. - Working with Mr. Bird

b. Attorney Report

- Public Auction of Abandoned Property - January 30, 2021
- Welsh Construction Litigation Matter

c. Check Register & Budget to Actual

d. Project Reports

X. AUTHORITY MEMBERS REPORT

XI. PUBLIC AND TENANTS REPORT

XII. ADJOURNMENT

Respectfully submitted,

Mr. Michael D. Powell, C.M., ACE
Chief Executive Officer

Mr. Jerry Sansom
Chairman

TITUSVILLE – COCOA AIRPORT AUTHORITY

The Regular Meeting of the Titusville - Cocoa Airport Authority was held on December 17, 2020 at 8:30 a.m. at the Titusville - Cocoa Airport Authority Office at 355 Golden Knights Boulevard, Titusville, FL and Via Video Conference. The following members were present: Mr. Jerry Sansom, Chairman; Mr. John Craig, Vice Chairman; Mr. Al Elebash, Secretary; Mr. Harry Carswell, Treasurer; Mr. Donn Mount; Mr. Al Voss; Mr. Michael D. Powell, C.M., ACE, CEO; Mr. Adam Bird, Attorney. Mr. Roger Molitor was absent.

Call to Order

Mr. Sansom called the meeting to order and determined that a quorum was present. Since Mr. Sansom was in attendance via video conference and Mr. Craig was in attendance in person, Mr. Sansom asked Mr. Craig to take over as Chair. Mr. Craig complied.

Approval of the Agenda

Mr. Craig asked if there were any proposed changes to the Agenda. Seeing none, Mr. Craig called for a motion to approve the Agenda as presented. Mr. Elebash made the motion. Mr. Voss seconded. Mr. Craig called the question. All voted aye. Motion passed.

Appearances – None**Presentations****Item A – Mr. Brian Baluta, Director of Communications & Partner Relations, Economic Development Commission of Florida’s Space Coast - Partnering on Area Branding (Exploration Park West)**

Mr. Powell introduced Mr. Brian Baluta who shared a visual presentation with the Board. Mr. Baluta gave his presentation followed by discussion with the Board.

Item B – Mustang Pointe Aerodrome – Possible Development at Titusville-Cocoa Airport Authority Airports

Mr. Powell introduced the Mr. Robert Nass and Ms. Beverly Nass of Mustang Pointe Aerodrome. Mr. Nass gave a presentation followed by discussion with the Board.

Consent Agenda**Item A – Approval of the Titusville-Cocoa Airport Authority Minutes:**

1. November 19, 2020 – Regular Meeting

Item B – 2021 Board Meeting Schedule

Mr. Craig called for a motion to approve the Consent Agenda. Mr. Mount made the motion. Mr. Voss seconded. Mr. Craig called the question. There were no objections. Motion passed.

Old Business – None**New Business****Item A – Discussion and Consideration of an Extension for the Exclusive Leasing Agreement with Lightle, Beckner, Robinson, Inc.**

Mr. Powell introduced the item, stating that at the last meeting, Mr. Lightle had given a presentation at the request of the Board to request an extension of their agreement with the Airport Authority. Mr. Powell stated that at that time, the Board had requested bringing the item back for the current meeting for consideration.

Mr. Craig called for a motion. Mr. Mount made a motion to extend the agreement. Mr. Voss seconded.

Mr. Bird stated that he and Staff had come up with an extensive list of entities with whom the Airport Authority has had contact with, visited or requested information, and had included those as exclusions within the agreement. Mr. Bird explained that in re-upping the agreement, Staff had discussed making sure that the list was updated and itemized, and that it was clear with Lightle, Beckner & Robinson, and that they agreed to it. Mr. Bird stated that they would make sure that Space Florida was on that list. Discussion continued.

Mr. Craig called the question. All voted aye. Motion passed.

Mr. Craig recommended having Mr. McDaniel from Michael Baker present Item C before Item B, stating that Item B would take a significant amount of time.

Item C – Discussion by Mr. Aaron McDaniel of Recent Invoiced Costs by Michael Baker International and Contractors Regarding Current Projects

Mr. Powell turned the floor over to Mr. McDaniel.

Mr. McDaniel presented Pay Request Number 2 in the amount of \$9,746.35 from Michael Baker International, which was for the Hangar 52 Demolition Project at Space Coast Regional Airport.

Mr. McDaniel presented Pay Request Number 1 in the amount of \$22,269.77 from Michael Baker International, which was for the Runway 9-27 Rehabilitation Project at Space Coast Regional Airport.

Mr. McDaniel presented Pay Request Number 2-A in the amount of \$30,343.41 from Michael Baker International, which was for the VAC Apron (50/50) Project at Space Coast Regional Airport.

Mr. McDaniel presented Pay Request Number 2-B in the amount of \$3,938.95 from Michael Baker International, which was for the Taxi lane and Apron (80/20) Project at Space Coast Regional Airport.

Mr. McDaniel presented Pay Request Number 11 in the amount of \$7,637.80 from Michael Baker International, and Pay Request Number 1 in the amount of \$10,010.00 from Thorne Site Development, which were for the North Area & Infrastructure Project at Merritt Island Airport.

Mr. McDaniel presented Pay Request Number 1 in the amount of \$5,685.29 from Michael Baker International, which was for the Corporate Hangar Project at Merritt Island Airport. Discussion continued.

Mr. Craig called for a motion to approve the invoices. Mr. Voss made the motion. Mr. Elebash seconded. Mr. Craig called the question. There were no objections. Motion passed. Discussion continued.

Item B – Discussion and Consideration of the Evaluations and Performance of the Chief Executive Officer and Employment Agreement

Mr. Craig called on each Board member to give a brief synopsis of their appraisals for Mr. Powell and whether or not they were in favor of renewing his employment agreement.

Each Board member gave their evaluations, followed by comments from members of the public.

Mr. Bob Caldwell, owner of USATS at Space Coast Regional Airport spoke in favor of Mr. Powell, stating that their relationship with Mr. Powell and the Airport Authority was the best they had ever had with any of their other businesses.

Mr. Milo Zonka stated that he felt the airports in the Airport Authority system were poorly maintained and that he felt it was hard to get people to care about the Titusville-Cocoa Airport Authority. He stated that he was not in favor of the renewal of Mr. Powell's employment agreement. Discussion continued.

Mr. Carswell made a motion to approve the renewal of Mr. Powell's employment agreement as stated and to offer him a cost-of-living increase. For lack of a second, the motion failed.

Mr. Carswell made a motion to approve the renewal with Mr. Powell's current salary. Mr. Elebash seconded.

Mr. Craig stated that he felt that Mr. Powell's position was overvalued and that he would vote against the renewal. Discussion continued.

Mr. Craig called the question. All voted to approve the renewal of Mr. Powell's employment agreement with the exception of Mr. Craig who voted against it. Motion passed. Discussion continued.

Information Section

CEO Report

Mr. Powell stated that Staff was continually working with the EDC, Space Florida and the North Brevard Economic Development Zone on different opportunities and was still in the process of working with TIX Ventures on the Eastern Florida State College Development.

Mr. Powell stated that the Airport Authority was nominated to work with a media group to showcase Airport Authority property. Mr. Powell stated that it was sponsored through FPL.

Mr. Craig asked Mr. Powell what the status was on the hangar inspections, which were to take place in January. Mr. Craig asked if the tenants had been notified yet. Mr. Powell stated that the notifications would start in January. Mr. Craig asked Mr. Powell for a specific time period when the inspections would be completed and the list of repairs brought back to the Board. Mr. Powell stated that it would be in March.

Mr. Craig asked when the first policies and reviews would come back to the Board. Mr. Bird stated that he felt in working with Staff, they could probably have the more critical policies in January and the rest in full by March or April. Discussion continued.

Mr. Mount asked if the Board could get an explanation of the insurance that was required for the tenants, a list of the expiration dates, and the process that was taken if the insurance was not up to date. Mr. Powell stated that Staff would provide that.

Mr. Powell concluded his report.

Attorney Report

Mr. Bird reported that the Airport Authority continued working with the County and there continued to be positive steps in resolving the permit application at Merritt Island Airport. Mr. Bird stated that phasing was probably the best way to go with the County in the short term so Mr. Grainger's project could move forward.

Mr. Bird reported that on January 30th there would be an online auction for abandoned property. Mr. Bird gave a brief overview of the process. Discussion continued.

Mr. Bird concluded his report.

Check Register & Budget to Actual

Mr. Powell stated that financials were not provided this month, but both months would be provided at the January Board Meeting.

Administration & Project Reports

Mr. Powell stated that Staff had now added a page to the report that would be for Spaceport related opportunities and activities.

Authority Members Report

Mr. Sansom stated that he was uncertain as to what the legislative process would bring. Mr. Sansom stated that he was encouraged that it looked like they were still behind space and space development. Mr. Sansom stated that it was quite an irony to watch Space Florida promote the Airport Authority's site as the best place in the State of Florida for Space Force Headquarters.

Public & Tenants Report

Mr. Don White stated that the Toys for Tots event was very successful, adding that Mr. Powell and Mr. Elebash attended. Mr. White announced that the next Young Eagles event would be held at the Merritt Island Airport on January 23rd.

Adjournment

Mr. Sansom adjourned the meeting at 10:24 a.m.

JERRY SANSOM, CHAIRMAN

AL ELEBASH, SECRETARY



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COI → MERRITT ISLAND AIRPORT
X2I → ARTHUR DUNN AIRPARK

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MEMORANDUM

TO: Members of the Airport Authority

FROM: Michael D. Powell, C.M., ACE
Chief Executive Officer

DATE: February 18, 2021

ITEM DESCRIPTION - NEW BUSINESS ITEM A

Discussion and Selection of a New Treasurer to the Airport Authority Board of Directors

BACKGROUND

Airport Authority Board Members are appointed for a three year term in which Authority Officer positions are filled by Board of Director's selection each year.

ISSUES

Per the Enabling Legislation, any person can hold two or more positions and the only stipulation is that the Chairman can not also be the Secretary.

ALTERNATIVES

The Airport Authority Board of Directors could select any of the Board Members for positions.

FISCAL IMPACT

None at this time.

RECOMMENDED ACTION

It is respectfully requested that the Airport Authority Board resolve to (1) select a new Treasurer, and (3) authorize an Authority Officer or the Chief Executive Officer to execute the necessary documentation upon satisfactory review by legal counsel.



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MEMORANDUM

TO: Members of the Airport Authority

FROM: Michael D. Powell, C.M., ACE
Chief Executive Officer

DATE: February 18, 2021

ITEM DESCRIPTION - NEW BUSINESS ITEM B

Discussion and Approval of a Ground Lease at TIX

BACKGROUND

There are two gentlemen that wish to build a roughly 15,000 sq.ft. hangar at TIX and have asked for a ground lease to get going.

ISSUES

Their chosen site is in the vicinity of the old hangar on the west side at TIX set to be demolished. We now have a selected contractor to demo the building and allow these folks to build their hangar.

ALTERNATIVES

The Airport Authority Board of Directors could approve or disapprove of the ground lease or ask for some modification.

FISCAL IMPACT

The fiscal impact is \$19,148.98 annually, or \$1,595.75 a month.

RECOMMENDED ACTION

It is respectfully requested that the Airport Authority Board resolve to (1) approved the ground lease, and (3) authorize an Authority Officer or the Chief Executive Officer to execute the necessary documentation upon satisfactory review by legal counsel.

TITUSVILLE-COCOA AIRPORT AUTHORITY



AERONAUTICAL LEASE AND DEVELOPMENT AGREEMENT

Space Coast Regional Airport

Titusville, Florida

Lessee:

Mr. Jeff Gray and Mr. Kevin Saltsman

AERONAUTICAL LEASE AND DEVELOPMENT AGREEMENT

THIS AERONAUTICAL LEASE AND DEVELOPMENT AGREEMENT (the "Lease" or "Agreement") made and entered into this _____ day of _____, 202__ (the "Effective Date") by and between the **TITUSVILLE COCOA AIRPORT AUTHORITY**, as the governing body of the Titusville Cocoa Airport District, a special taxing district existing by and under the laws of the State of Florida with its principal place of business located at 355 Golden Knights Blvd., Titusville, FL 32780 (the "**Authority**"), and **Mr. Jeff Gray and Mr. Kevin Saltsman**, partners located at 801 Marina Road, Titusville, FL 32796 (the "**Lessee**").

W I T N E S S E T H:

WHEREAS, Authority owns and operates airports known as Arthur Dunn Airpark (X21), Space Coast Regional Airport (TIX), and Merritt Island Airport (COI), and Authority is desirous of leasing to Lessee certain premises hereinafter more fully described and located at Space Coast Regional Airport, together with the right to use and enjoy individually and in common with others the facilities referred to; and

WHEREAS, Lessee requests to lease from Authority an approximately 1.57-acre parcel of aeronautical property at Space Coast Regional Airport (TIX) to develop an approximately 15,000 sq. ft. aircraft hangar, together with other on-site amenities customary to such hangar, (generally, the "Hangar") (Lessee's site plan for the 1.57-acre parcel including anticipated location of aforementioned improvements depicted on **Exhibit "B"** hereto) and will use said property only for such purposes as specifically set forth herein.

NOW, THEREFORE, in consideration of the mutual agreements, covenants, and conditions herein contained, Authority does hereby lease, demise, grant and let to Lessee, the following premises, more particularly identified in **Exhibit "A"** attached hereto, upon the following terms and conditions, to-wit:

ARTICLE I

LEASED PREMISES

Authority hereby leases unto Lessee, and Lessee hereby leases from Authority, the real property depicted on the schedule attached hereto as **Exhibit "A"** consisting of approximately 1.57 acres of aeronautical property, more or less, located at the **Space Coast Regional Airport**, and made a part hereof, hereinafter referred to as the "Premises."

To the extent it has not yet been provided and as soon as reasonably practical after the execution of this Lease, Lessee shall be responsible for obtaining, at its sole cost and expense, a boundary survey for the Premises depicting the true boundaries thereof, and the same shall be appended hereto and become **Exhibit "A"** to this Lease, and each and every reference in this Lease to **Exhibit "A"** shall refer to said boundary survey of the Premises. Both Authority and Lessee acknowledge that each has sufficient information and knowledge to locate the Premises, as defined herein, but further agree that in an abundance of caution and for the sake of clarity, the aforementioned boundary survey shall be required to set the formal and defined metes and bounds of the Premises. Notwithstanding that said boundary survey may not be attached to this Lease at the time it is executed, both Authority and Lessee knowingly and voluntarily waive any argument either has or may have that failure to attach the boundary survey at or before the time this Lease is executed in any way affects the validity and/or enforceability of this Lease, including without limitation any argument that the demised Premises herein is not sufficiently defined prior to the attachment of said boundary survey.

Section 1.01 -Conditions.

- A. Lessee hereby accepts the Premises in its "as is" condition, and subject to (i) all applicable building codes, zoning regulations, and municipal, county, state and federal ordinances and regulations governing or regulating the use of the Premises, and (ii) any covenants, easements and restrictions of record.
- B. Lessee acknowledges that Authority has made no representations or warranties respecting the suitability of the Premises for Lessee's purposes and that Authority has no obligation whatsoever to repair, maintain, renovate or otherwise incur any cost or expense with respect to the Premises and/or any leasehold improvements,

fixtures, furnishing or equipment installed in or used on the Premises, except as otherwise set forth in this Lease.

- C. Lessee agrees that it shall provide sufficient facilities and/or accommodation on the Premises for the required stormwater retention if and to the extent the same may be required by the Florida Department of Environmental Regulation, Brevard County, or the City of Titusville.
- D. Lessee further agrees that it shall observe all setback and landscaping requirements set forth by the applicable governmental agency and that it will irrigate and maintain in clean and well-kempt condition all landscaped areas.
- E. Lessee further agrees that it shall observe all applicable Airport Rules and Regulations regarding the use of the Premises and that approved improvements to be constructed by Lessee will be used solely for commercial aviation endeavors.

ARTICLE II TERM AND RENEWAL

Section 2.01 -Term

- A. The primary term of this Lease is for a period of **twenty (20) years**, commencing on the first day of _____, 202__ (the "Commencement Date"), and shall terminate twenty (20) years from such date. Lessee shall also be entitled to **two (2) five (5) year options** to renew after the initial term as long as at the time Lessee notifies Authority of its exercise of either option, Lessee is not in material default of any provision of this Lease. At the termination of the Lease, title to all improvements on the Premises of any kind shall revert to Authority.
- B. As set forth in section 3.03, below, every five (5) years on the anniversary of the Commencement Date, all rents, rates and charges under this Lease shall be reviewed and re-evaluated and may be adjusted by Authority in its discretion to ensure Authority is receiving fair market rental value for the Premises as it is required to receive. Additionally, if within ninety (90) days of the

Commencement Date, the Federal Aviation Administration (“FAA”) disapproves the Lease or the Authority has not approved the site plan, then this Lease will be void and of no further force and effect and the parties will be released from any further Lease obligations. Provided however, if the parties reasonably attempt to comply with any modifications required by the FAA for approval, then this Lease shall remain in full force and effect even if such compliance does not lead to a reversal or withdrawal of FAA disapproval within the aforementioned 90-day deadline.

- C. Lessee agrees that upon expiration of the term of this Lease, from lapse of time or otherwise, said premises will be delivered to Authority in the same or better condition than when Lessee received possession, reasonable wear and tear excepted. Reasonable wear and tear shall be determined at the sole discretion of the Authority upon inspection of the premises from time to time.
- D. In the event Lessee shall continue to occupy the Premises beyond the Lease term or any extension thereof without Authority's written consent, such occupancy shall not constitute a renewal or extension of this Lease, but shall create a month-to-month tenancy that may be terminated at any time by either party by giving thirty (30) days' written notice to the other party.

ARTICLE III GROUND RENTAL

Section 3.1 - Rent.

For the purpose of computing the rental payments, Authority and Lessee agree that the Premises is comprised of **1.57** acres, more or less, as identified on **Exhibit “A”**. The annual base rental rate for the Premises consisting of 68,389.2 sq. ft. shall be \$ **.28** per square foot shall for a total annual rental rate for the Premises of \$ **19,148.98** (the “Annual Base Rent”). Annual Base Rent increases based on the Consumer Price Index (“CPI”) shall be applied annually (based upon the Commencement Date) throughout the term, with the exception of the five-year fair market value readjustments set forth in section 3.03.

Section 3.02 -Commencement of Annual Base Rent.

Subject to any Construction Period as set forth below, payment of the Annual Base Rent by Lessee to Authority as aforesaid shall commence on the Construction Commencement Date.

Section 3.03 -Adjustment of Annual Base Rent.

The Annual Base Rent payable to Authority by Lessee shall be adjusted at the end of each five (5) year term, beginning with the Commencement Date, through the balance of this Lease, including any extensions thereof, and shall be determined by the Fair Market Value of the Premises excluding improvements. The value of the Premises will be established by an MAI appraisal which shall be secured and paid for by Authority at least sixty (60) days prior to the commencement of each such five (5) year period; provided, however, in the case of each such appraisal, if the Lessee determines, and so notifies Authority within thirty (30) days after its receipt of a copy of the appraisal, that it does not accept the value so determined, Lessee may then, at its own cost and expense, select a second MAI appraiser to establish a second appraised value; if the appraisers hired by Authority and Lessee can agree upon the appraised value, then such agreed-upon value shall be conclusive and shall operate as the basis to calculate the then-current Annual Base Rent; if said appraisers cannot so agree within a period of sixty (60) days, then they shall jointly select a third MAI appraiser as a review appraiser who shall conclusively establish an appraised value, which value may not be lower than the lower of the two appraisals, not higher than the higher of the two appraisals, with each party hereto bearing one-half (1/2) of the cost of the review appraisal. Unless Lessee shall notify Authority that it does not accept the appraisal obtained by Authority within thirty (30) days following its receipt of a copy of such appraisal, then such appraisal shall be conclusive and binding on Lessee. In the event a final appraisal is not received by Lessee until after the anniversary date upon which an Annual Base Rent adjustment required under this paragraph is to become effective, then Lessee shall pay Annual Base Rent to the Authority at the rate established on the basis of Authority's appraisal until the review appraisal is obtained, and the minimum Annual Base Rent established on the basis of the review appraisal shall become effective retroactively to the anniversary date upon which such adjustment was required. Notwithstanding the foregoing, however, the amount of any increase in Annual Base Rent resulting from any such appraisal from a five year period to the next shall not exceed twenty five percent (25%), and in no event shall said rent be decreased

from the amount required to be paid during any previous five (5) year period(s) or any portion thereof.

Section 3.04 -Time of Payment.

- A. Initial Annual Base Rent shall be paid by Lessee to Authority in twelve (12) equal monthly installments of \$ 1,595.75 , plus applicable sales tax thereon. However, as the Annual Base Rent may change based on CPI and/or fair market value as set forth above, one-twelfth (1/12) of Annual Base Rent shall be paid by Lessee to Authority as and for rent each month once the initial Annual Base Rent changes. Said monthly installment shall be paid in advance on or before the first day of each and every month during the term of this Lease. Monthly rental payments, including all applicable sales tax, shall be paid to Authority from Lessee on or before the first day of each month for that month's rent.

Section 3.05 -Late Payment.

Any installment of rents, fees, or other charges or monies accruing under any provisions of this Lease that are not received by Authority by the 10th day of the month in which payment is due shall bear interest at the highest rate allowed by Florida law from the date when the same was due according to the terms of this Lease until paid by Lessee.

Section 3.06 -Taxes and Assessments.

- A. At all times during the term of this Lease and beginning with the Commencement Date, Lessee shall pay, on or before the due date established therefore, all lawful taxes (including ad valorem taxes) assessments and impact fees levied against the Premises and/or the Leasehold as well as all taxes and assessments and impact fees levied against Lessee's personal property or otherwise arising out of its operations on the Premises. None of the terms, covenants or conditions of this Lease shall be construed as a release or waiver on the part of Authority, as a political subdivision of the State of Florida and the County, or on the part of the County, of the right to assess, levy or collect any license, personal, intangible,

occupation or other tax which they, or either of them, may lawfully impose on the business or property of Lessee.

ARTICLE IV
USES AND PRIVILEGES

Section 4.01 -Rights of Lessee.

Authority hereby grants to Lessee and Lessee hereby accepts the following rights and privileges in connection with its use of the Premises subject, however, to applicable City, County, State and Federal building and zoning use and regulations. Lessee shall have the right to occupy and develop the Premises as set forth generally on Exhibit "A" and described in the "WHEREAS" clauses to this Lease at its sole cost and expense. Additionally, Lessee shall be permitted to conduct the following activities on the Premises: aircraft, aircraft engine and aircraft accessory maintenance; avionics, instrument and propeller repair; and aircraft storage. Any activity, including without limitation those listed above, conducted on the Premises shall be at Lessee's sole cost and expense, and Lessee shall indemnify and hold Authority harmless for same. Moreover, Authority makes no representations or warranties about Lessee's ability to conduct any specific operations or activities of any kind on the Premises, and it is Lessee's sole responsibility to ensure that it can do so. Sub-leasing space in the hangar(s) is allowed contingent upon the terms of Article 4.02, below, and subject to review and approval of any sublease and sublessee by Authority in its sole discretion, said approval not to be unreasonably conditioned, withheld or delayed.

Section 4.02 -Subjugation.

All provisions of this Lease shall be as binding on Lessee's subconcessionaires and subcontractors as on the Lessee, and Lessee shall include in all subconcessionaire agreements and subcontracts a provision by which the subconcessionaire or subcontractor agrees to be bound by and to comply with all applicable terms of this Lease. Lessee shall provide each subconcessionaire/subcontractor with a copy of this Lease, which shall be incorporated by reference in each subagreement. The agreements with subcontractors shall fully protect the rights of the Authority hereunder, including termination rights and shall require the prior written approval of the Authority. All revenue received from operations by others will be considered part

of Lessee's gross revenues and shall be included in the percentage computation of return to the Authority, if applicable.

Section 4.03 -Access.

Lessee, its employees and invitees shall have the right of ingress and egress from the Premises, over airport roadways, including the use of common use roadways, with such rights and license subject to such reasonable rules and regulations as may be established by the Authority as respecting such use and subject to law. Where access is through a controlled gate, Lessee shall be held responsible for sub-Lessees and invited guests. For Lessee's protection and protection of other tenants, gate entrance codes are not to be divulged to anyone other than tenants.

Section 4.04 -Lessee Obligations.

Lessee covenants and agrees:

- (a.) To pay all rent and other charges herein reserved at such times and places as the same are due and payable;
- (b.) To pay all utility charges related to the Premises, including sewer benefit fees, when due;
- (c.) To keep and maintain the Premises in the condition herein required and to surrender the same upon the expiration or sooner termination hereof in said condition reasonable wear and tear excepted;
- (d.) To observe and comply with any and all valid and applicable requirements of duly-constituted public authorities and with all federal, state and local statutes, ordinances, regulations and standards applicable to Lessee, Authority, the Premises, and the Airport, including, but not limited to, reasonable rules and regulations of uniform application promulgated from time to time by or at the direction of Authority for the administration of the Airport.
- (e.) To pay all taxes, assessments and other charges assessed or imposed by any governmental authority in relation to the Premises, upon Lessee's interest in the Premises, and upon any leasehold improvements, and other property erected, installed or located thereon.

- (f.) To procure and keep in force during the term of Lease all necessary occupational licenses and permits as are required by law for the operation of Lessee's business and operations on the Premises.
- (g.) To use the Premises only for the uses and purposes hereinabove described;
- (h.) To grant Authority and its authorized agents free access to the Premises and any improvement(s) thereon at all reasonable times for the purpose of examining the same and seeing that all of the obligations of Lessee hereunder are being met and performed, and to permit them to enter any building or structure on the Premises at any time in the event of an emergency (the determination of an emergency being at the sole discretion of Authority);
- (i.) To yield up and surrender immediate possession of the Premises and all improvement(s) thereon to Lessee upon termination of this Lease by lapse of time or otherwise or, upon its failure so to do, to be thereafter considered a tenant-at-sufferance; provided, however, that nothing contained in this subparagraph shall be deemed to constitute a waiver by Authority of its right of re-entry, nor shall the receipt of rent or any part thereof or any act in apparent affirmance of Lessee's continued tenancy operate as a waiver of Authority's right to terminate Lessee's use of the Premises by eviction or otherwise; and,
- (j.) To be solely responsible for securing all federal, state, county or municipal approvals of an environment of an environmental or other nature required for any construction or alteration of any and all improvements on the Premises, or for any of Lessee's operations thereon.
- (k.) Pay all casualty, bond and liability insurance premiums required in accordance with Article VII herein below.
- (l.) Lessee agrees that it shall not use or permit premises to be used for any other purpose than herein described without prior written approval from Authority.
- (m.) To develop the Premises in a fashion, timeframe, manner and quality consistent with Lessee's representations to Authority and, generally, with the site plan attached hereto as **"Exhibit B."**

ARTICLE V
CONSTRUCTION OF IMPROVEMENTS

Section 5.01 -Mutual Intent.

It is the mutual intention of the parties hereto that Lessee shall, at its own cost and expense, construct improvements to the Premises with prior approval of the Authority.

- A. Construction of any improvement(s) on the Premises shall begin no later than ninety (90) days after: (1) Authority notifies Lessee in writing that the Premises site has been sufficiently prepared for Lessee's commencement of construction, and (2) Lessee has timely submitted site plans for Authority's approval and Authority has approved said site plans pursuant to section 5.02, below (the "Construction Commencement Date"). The approved site plan(s) shall be appended hereto after Authority's approval as Exhibit "B," and any site plan appended hereto or otherwise provided by Lessee as its site plan for the Premises, preliminary or otherwise, prior to Authority approval shall be superseded and replaced by said approved site plan. Construction of said improvement(s) shall be completed by Lessee no later than twelve (12) months from the Construction Commencement Date provided, however, such completion date shall be extended by a period equal to: (1) any delays caused by matters not within the control of Lessee and provided Lessee informs Authority of such delays as they occur, and/or (2) any additional period necessary for Lessee to complete construction if Lessee has diligently begun and pursued completion of construction and simply is unable to complete construction during the 12-month construction period and Lessee's failure to complete construction within the 12-month construction period was not due to any delays caused by Lessee or its agents, contractors, subcontractors and/or employees. Lessee shall provide written notice of any construction delays to Authority within three (3) business days of any such delay(s). Presenting record of delays at the end of the 12-month construction period without Authority having prior knowledge will not be considered sufficient to warrant extensions of the period. Additionally, should even diligent action in pursuit of completion to such improvements not permit construction of same to be

completed within the 12-month period identified above, Lessee shall so notify Authority in writing as soon as the same is discovered or reasonably should have been discovered.

- B. The Authority shall have the absolute right but not the obligation to terminate this Lease if Lessee has failed to comply with this construction requirement by the completion date stated above, together with any extensions thereof.

Section 5.02 -Plan Approval.

- A. Prior to commencing construction of any improvements on the Premises, and prior to commencing to renovate, enlarge, demolish or modify any leasehold improvement now or hereafter existing on the Premises, Lessee shall submit to Authority plans and specifications for such work (including plans for landscaping and drainage), and Authority shall approve or disapprove such plans and specifications in its sole discretion. Upon Lessee's receipt of Authority written approval of such plans and specifications, Lessee shall commence the work therein described, including without limitation obtaining necessary permitting and governmental and/or agency approvals, and any improvements shall be constructed in strict accordance with such plans and specifications. As stated above, the Authority-approved site plan shall, after Authority approval, be appended hereto and be incorporated herein as **Exhibit "B."**
- B. Authority's approval of any plans and specifications submitted to it by Lessee shall not constitute the assumption of any liability by Authority for their compliance or conformity with applicable building codes, zoning regulations, and municipal, county, state and federal laws, ordinances and regulations, or for their accuracy, and Lessee shall be solely responsible and liable for such plans and specifications. Authority's approval of such plans and specifications shall not constitute a waiver of Authority's right to thereafter require Lessee to amend the same to provide for any corrections or omissions needed to comply with applicable building codes, zoning regulations, municipal, county, state or federal laws, ordinances or regulations.

Section 5.03 -Licenses and Permits.

Lessee shall obtain all necessary licenses and permits to accomplish its work as contemplated herein, and any contract or agreement for labor, services, materials or supplies to be furnished in connection with the construction or alteration of any improvement on the Premises shall provide that no lien, claim or other encumbrance shall thereby be created, or arise, or be filed by anyone thereunder upon or against the Premises and/or any improvements thereon.

Section 5.04 -Liens.

Lessee hereby warrants to Authority that all improvements on the Premises shall remain free and clear of all liens, claims and encumbrances and agrees to indemnify and hold Authority harmless from and against any and all losses, damages and costs, including reasonable attorneys' fees, with respect thereto. If any lien or notice of lien on account of the alleged debt of Lessee or any notice of contract by any party engaged by Lessee or Lessee's contractor to work on the Premises shall be filed against the Premises and/or any improvements thereon, Lessee shall, within thirty (30) days after notice of the filing thereof, cause the same to be discharged of record by payment, deposit, bond, order of a court of competent jurisdiction or otherwise. No work hereunder shall be commenced by Lessee until it has, at its sole cost and expense, provided to Authority a surety performance and payment bond from a company acceptable to Authority and, if the total construction cost related to said improvement exceeds \$200,000, compliant with section 255.05, Florida Statutes, in an amount equal to 100% of the estimated cost of the improvements to be accomplished, which bond guarantees the completion of the work by Lessee's contractors in accordance with the plans and specifications theretofore approved by Authority and guarantees the payment by such contractors of all subcontractors' charges and all charges of all other persons and firms supplying services, labor, materials or supplies in connection with the work.

Section 5.05 -Title to Improvements.

Upon termination of this Lease by the passage of time or otherwise, the Authority shall have the option in its sole discretion to either require removal of all or part of the improvements

to the Premises within thirty (30) days after the expiration at Lessee's expense; or take title to such structures, installations or improvements without compensation to Lessee.

Section 5.06 -Construction Costs and As-Built Drawings.

- A. Within thirty (30) days of completion of the construction or alterations for any improvements on the Premises, Lessee shall present to Authority for examination and approval a sworn statement of the construction and/or alteration cost. Construction and/or alteration costs are defined as all costs incurred by Lessee for actual demolition, construction or alteration, including architectural, design and engineering costs plus pertinent fees in connection therewith. The cost of the initial improvements shall be included in the total project costs and shall be considered as interim facilities.
- B. Within thirty (30) days following completion of the initial construction and any subsequent additions, alterations or improvements, Lessee shall present to Authority a complete set of "as built" drawings including, but not limited to, architectural renderings, specifications, plumbing and electrical plans, and Lessee shall bear the cost of preparation and delivery of such "as built" drawings.

Section 5.07 -Mortgage of Leasehold Interest.

Lessee shall have the right to place a first mortgage lien upon its leasehold interest in the Premises, the terms and conditions of such mortgage lien shall be subject to approval of Authority prior to obtaining said lien. Under no circumstances shall Lessee have the right to encumber title to the underlying real property owned by Authority.

Section 5.08 -Requirement of Construction.

Lessee agrees and acknowledges that its representation to Authority that it intends to construct the improvements depicted on **Exhibit "B"** hereto is a material representation upon which Authority has relied in approving this Lease and its terms. Accordingly and without regard to any other term in this Lease, it shall be a material breach of this Lease for Lessee to fail or refuse to commence and complete construction of said improvements on the Premises

pursuant to the terms and conditions set forth in this Lease. Lessee shall, pursuant to the terms hereof, timely and diligently commence and complete construction of the improvements on the Premises within the 12-month time period provided in section 5.01, above.

ARTICLE VI
MAINTENANCE AND OPERATION

Authority agrees to, with reasonable diligence, prudently develop, improve and at all times, maintain and operate with adequate, efficient and qualified personnel, the Authority-owned property with exception of Premises and adjacent roadways within their control in good condition.

Section 6.01 -Maintenance and Repair.

- A. Lessee shall be solely responsible, at its own cost and expense, for performing or procuring the performance of all maintenance, repair and replacement to the Premises and any and all improvements thereon in order to keep the Premises and improvements in good, safe, attractive and sanitary condition. All such maintenance, repair and replacement performed by Lessee or at its direction shall be of reasonable quality sufficient to restore the maintained, repaired or replaced item to the same or better condition than it was in prior to the need for maintenance, repair or replacement. All exterior paint colors and structural appendages shall be used or installed only with the prior written approval of Authority.
- B. If Lessee fails to fulfill any of its obligations under this paragraph, and fails to correct such failure within ten (10) days after Authority's written demand, then in addition to all of its other remedies under this Lease, Authority shall have the right, but not obligation, to make or complete said maintenance, repair or replacement, and Lessee shall pay the cost thereof as additional rent promptly upon demand by Authority. In addition to the maintenance obligations set forth above, Lessee further agrees that it shall landscape, irrigate and maintain in good, safe and attractive condition throughout the term of this Lease, in accordance with

plans and specifications approved by Authority, those areas a part of and directly adjacent to the Premises.

Section 6.02 -Utilities.

- A. Lessee agrees that it shall bear all costs of bringing water, sewer (including sewer benefit fees) and electrical service to the boundaries of the Premises and of extending such services within said boundaries, all in accordance with plans and specifications approved Authority. All utility lines and mains constructed by Lessee shall be placed underground as required by Authority. Lessee acknowledges that Authority has made no representations or warranties regarding the adequacy of any utility service for the uses intended by Lessee.
- B. Lessee shall contract in its own name, and pay before delinquency, all utility services rendered or furnished to the Premises, including water, gas, electricity, fire protection, sewer rental, sewage treatment facilities, sewer benefit fees, and the like, together with all taxes and other charges levied or assessed on account of such utilities.
- C. Utilities service may, from time to time with or without Authority's knowledge be temporarily interrupted to the Premises whenever such discontinuances are necessary to make repairs or alterations to parts of the Airport. No such action shall be construed as an eviction of Lessee, a disturbance of Lessee's possession and quiet enjoyment of the Premises, or an election by Authority to terminate this Lease. Authority shall not be held liable in any way to Lessee as a result of such action. However, upon being notified prior to an interruption, Authority shall, in all due course, attempt to notify Lessee of a possible interruption.
- D. Lessee shall not do, or permit to be done, anything at or about the Airport which may interfere with the effectiveness or accessibility of the drainage and sewer systems fire hydrants and hoses, heat and air conditioning systems, electrical power and plumbing installed or located on or within the Leased premises on the Airport. Further, Lessee shall not dispose of nor permit to be disposed of any

petroleum products, flammables or hazardous materials into the stormwater system or onto the open ground.

Section 6.03 -Trash and Garbage.

At its own cost and expense, Lessee shall provide a complete and proper arrangement for the adequate sanitary handling of all trash, garbage and other refuse caused as a result of the operation of the Premises and shall provide for its timely removal. Lessee shall provide and use suitable covered receptacles for all garbage, trash and other refuse on or in connection with the Premises.

Section 6.04 -Area Security.

- A. Authority shall provide, or cause to be provided during the term of this Lease, security protection similar to that afforded to other operators on the Airport and will issue and enforce rules and regulations with respect thereto for all portions of the Airport.
- B. Lessee shall have the right, but shall not be obligated, to provide such additional or supplemental public protection as it may desire at its own cost. Such right, whether or not exercised by Lessee, shall not in any way be construed to limit or reduce the obligations of Lessee hereunder.

Section 6.05 -Rules and Regulations.

Lessee covenants and agrees to observe and comply with all rules and regulations of Authority, which now exist or may hereafter be promulgated from time to time governing safe use of its facilities. Lessee further covenants and agrees to observe and comply with any and all valid and applicable requirements of all duly-constituted public authorities and with all federal, state and local statutes, ordinances and regulations applicable to Lessee, the Premises and the Airport. Said Rules, regulations, ordinances and statutes are made a part of this Lease by reference.

ARTICLE VII
INSURANCE AND INDEMNIFICATION

Lessee shall carry during the term of this agreement insurance coverage with limits as hereinafter stated, and the carrying of such insurance coverage shall be Lessee's obligation under this agreement.

Section 7.01 -Liability Insurance.

Lessee shall, without expense to Authority, obtain and maintain throughout the term of this Lease and any extension(s) hereof, Comprehensive General Liability Insurance protecting Lessee, Authority, and the members, officers, agents and employees of each, from and against all liabilities arising out of or in connection with Lessee's use and occupancy of and the conduct of operations on the Premises, including without limitation construction of any improvements thereon, in such form and with such company or companies as Authority shall approve with no less than One Million Dollars (\$1,000,000.00) combined single limits or its equivalent, with a deductible which does not exceed an amount approved in writing by Authority, with a waiver of all rights of subrogation that the issuers of such policies might have against Authority and with contractual liability coverage for the covenants and indemnification hereunder of Authority by Lessee. Within ten (10) days after execution of this Lease and thereafter on an annual basis on each anniversary date of the Commencement Date, Lessee shall furnish a certificate of insurance to Authority evidencing such coverage, and such certificate shall provide that Authority is named as additional insured and that the policy or policies will not be canceled nor the limits thereunder materially changed without first providing thirty (30) days' written notice thereof to Authority.

Section 7.02 -Fire and Extended Coverage Insurance.

- A. Lessee shall obtain and maintain throughout the term of this Lease and any extension(s) hereof, for the benefit of Lessee and Authority as their interests may appear, fire and extended coverage insurance on the full insurable value of the any improvements on the Premises, on a replacement cost basis, in such form and with such company or companies as Authority shall approve with a deductible which does not exceed an amount approved in writing by the Authority, and with

a waiver of all rights of subrogation that the issuers of such policies might have against Authority. Prior to completion of any construction on the Premises and at least ten (10) days prior to the expiration of any policy or policies provided by Lessee hereunder, Lessee shall cause a certificate of insurance to be furnished to Authority evidencing such coverage, and such certificate shall provide that Authority is named as additional insured. If Lessee shall not comply with its covenants made in this section, Authority as residual owner shall have the right, but not obligation, to cause insurance as aforesaid to be issued, and in such event Lessee agrees to pay the premium for such insurance as required above. Such forced-placed insurance premium will be included as additional rent upon the demand of Authority. Lessee shall provide Authority with such information and supporting documents pertaining to the cost and replacement value of any improvements on the Premises as Authority may from time to time request.

Section 7.03 -Indemnity.

- A. Lessee agrees to indemnify, defend and hold harmless Authority and its officers, directors, board members, independent contractors, employees and agents from and against all liabilities, claims, judgments, damages, costs and expenses (including reasonable attorneys' fees prior to institution of legal proceedings and at both trial and appellate levels) which may be incurred by, charged to or recovered from any of the foregoing as a result of or in relation to Lessee's use, occupancy and/or maintenance of the Premises and any improvements thereon, including construction thereof, or Lessee's operations thereon, or the acts or omissions of Lessee's officers, agents, employees, contractors, subcontractors or invitees, unless the same was proximately caused solely by Authority's negligence or by the joint negligence of Authority and any person other than Lessee or its officers, agents, employees, contractors, subcontractors or invitees. Nothing in this section is intended to or does extend, modify, abridge, waive, release or otherwise affect in any fashion Authority's right to assert any form of governmental or sovereign immunity against any claim, including without limitation Authority's rights and privileges under section 768.28, Florida Statutes.

- B. In the event of any loss or damage to any improvement on the Premises, Lessee shall have the obligation, one hundred eighty (180) days after such loss or damage, to repair and restore the same to the condition it was in prior to such loss or damage, according to plans and specifications approved in writing by Authority, and Lessee, on behalf of itself and its insurer, hereby waives right of subrogation it might otherwise have against Authority for any such loss or Lessee's obligation to pay rent to Authority or to make other payments required to be made by Lessee under this Lease. Any insurance proceeds received with respect to such loss or damage shall be held in trust by Authority and applied in payment of the expenses of such repair and restoration; any expenses of such repair and restoration in excess of the amount of such insurance proceeds shall be the sole responsibility of Lessee. In the event there are any excess insurance proceeds after restoration and repair are completed to the satisfaction of Authority, said excess insurance proceeds shall be paid to Lessee.

Section 7.04 -Non-Liability of Authority.

- A. Authority shall not in any event be liable for the acts or omissions of Lessee or its agents, servants, employees, and/or independent contractors, or for any condition resulting from the operations or activities of Lessee and/or its agents, servants, employees, or independent contractors, to Lessee or to any other person.
- B. Authority shall not be liable for Lessee's failure to perform any of the obligations under this Agreement or for any delay in the performance thereof, nor shall any such delay or failure be deemed a default by Authority.
- C. Authority shall not be liable for any loss or damage suffered by Lessee arising out of the interruption or cessation of the business conducted by Lessee under this Lease and/or on the Premises.

Section 7.05 -Guaranty

- A. At any time that Lessee undertakes construction of any facilities, Lessee shall, at its own cost and expense, cause to be made, executed, and delivered to Authority separate bonds, as follows:
1. Prior to the date of commencement of construction, a contract surety bond in a sum equal to 100% of the construction contract awarded. Said bond shall be drawn in a form and from such company as approved by Authority; shall guarantee the faithful performance of necessary construction and completion of improvements in accordance with approved final plans and detailed specifications; and shall guarantee Authority against any losses and liability, damages, expenses, claims and judgments caused by or resulting from any failure of Lessee to perform completely, the work described as herein provided.
 2. Prior to the date of commencement of construction, a payment bond with Lessee's contractor or contractors as principal, in a sum equal to 100% of the construction contract awarded. Said bond shall guarantee payment of all wages for labor and services engaged and of all bills for materials, supplies and equipment used in the performance of said construction contract.

ARTICLE VIII

ASSIGNMENT AND LIABILITY

Section 8.01 -General.

- A. Lessee shall not at any time assign this Lease or any of its rights or obligations hereunder, or assign or sublet all area incidental thereto, without prior written approval of Authority, said approval not to be unreasonably conditioned, withheld or delayed and recognizing that Authority is aware Lessee may wish to sublease some or all of the improvements it is to construct on the Premises; Lessee may, with the prior written consent of Authority, assign this Lease, but in such event,

Lessee shall remain liable to Authority for the remainder of the term of the Lease to pay to Authority any portion of the rental and fees provided for herein upon failure of the assignee to pay the same when due. Said assignee shall not assign said Lease except with the prior written approval of the Authority and the Lessee herein, and any assignment by the Lessee shall contain a clause to this effect.

ARTICLE IX DEFAULT

Section 9.01 -Events of Default

Anyone of the following events shall constitute an Event of Default hereunder:

- (a.) The failure of Lessee to make any payment of or any other payment required to be made by Lessee hereunder when due as herein provided, which failure is not remedied within ten (10) days after such payment is due (Authority may but shall not be required to provide Lessee with any notice related to non-payment of any sums due under this Lease);
- (b.) The failure of Lessee to keep, observe or perform any of the other covenants or agreements herein contained to be kept, observed or performed by Lessee, and continued failure to observe or perform any such covenant or agreement after a period of thirty (30) days after receipt by Lessee of Authority's written demand;
- (c.) The repeated failure (defined for this purpose as at least three (3) of the same such failures within any twelve-month period) to make any payment of rent or any other payment required to be made by Lessee hereunder when due as herein required (provided that notice of such late payment shall have been given to Lessee, but whether or not Lessee shall have made any such payment within the time provided for in such notice);
- (d.) The repeated failure (defined for this purpose as at least three (3) of the same such failures within any twelve-month period) to keep, observe or perform any of the

other covenants or agreements herein contained to be kept, observed or performed by Lessee (provided that notice of such failure shall have been given to Lessee, but whether or not Lessee shall have remedied any such failure within the time provided for in such notice);

- (e.) Abandonment or vacating of the Premises at any time prior to the expiration of this Lease without the prior written consent of Authority;
- (f.) Commencement by Lessee or by any surety of this Lease in any court pursuant to any statute of the United States or of any State, territory or government, of an insolvency or bankruptcy proceeding, including without limitation, a proceeding for liquidation, indebtedness, reorganization or for the readjustment of its indebtedness;
- (g.) Commencement of any insolvency or bankruptcy including, without limitation, a proceeding for liquidation, reorganization or for adjustment of indebtedness) against Lessee or any surety of this Lease, if an order for relief is entered against such party and the same is not stayed or vacated within thirty (30) days after entry thereof, or if such party fails to secure a discharge of the proceedings within sixty (60) days after the filing thereof;
- (h.) Insolvency of the Lessee or any surety of this Lease, or the written admission by Lessee or any surety of this Lease that it is unable to pay its debts as they become due;
- (i.) The making by Lessee or by any surety of this Lease of an assignment for the benefit of its creditors or the filing of a petition for or the entering into of an arrangement with its creditors;
- (j.) The appointment or sufferance of a receiver, trustee or custodian to take possession of all or substantially all of the property of Lessee or of any surety of this Lease.

ARTICLE X
TERMINATION

Section 10.01 -Events Permitting Termination by Lessee

A. If any of the following conditions occur, Lessee may terminate this Agreement and terminate all of its future obligations hereunder at any time that Lessee is not in default in its payments or other obligations to the Authority hereunder, by giving Authority thirty (30) days advance notice:

1. If the Airport is permanently abandoned as an air transportation facility.
2. If the use of the Airport is restricted in such a manner that the Lessee cannot reasonably operate on the Airport for a period of ninety (90) days.
3. If the Authority is in breach of any of the covenants or agreements contained in this Agreement for a period exceeding thirty (30) days after receipt of written notice of such breach.

Section 10.02 -Termination by Authority

In the event Lessee commits one or more Event of Default as defined in Article IX, above, Authority may immediately terminate this Lease and shall be entitled to avail itself of all remedies available to it as a result of Lessee's breach hereof. In such event, Lessee shall immediately vacate the Premises or shall be subject to eviction proceedings together with all other legal rights and remedies available under Florida law or otherwise available to Authority. In addition, termination of the Lease under this section shall also trigger the reversion of title to any improvements on the Premises, whether constructed by Lessee or otherwise, to Authority.

Section 10.03 -Surrender of the Assigned

Lessee covenants and agrees that upon expiration of the term of this Lease or upon earlier termination as hereinafter provided, it will peaceably surrender possession of the assigned spaces along with all improvements to the premises hereunder to Authority in good condition, reasonable wear and tear excepted. Authority shall have the right to take possession of the

Premises and shall not be required to give notice to quit possession on the expiration date of the term of this Lease. The Lessee shall not abandon any of its property on the Premises without the written consent of Authority and agrees to reimburse Authority for any costs incurred in the removal of Lessee's property by Authority.

Any holding over by Lessee after termination of this Lease or the expiration of its term without written consent of Authority shall create a month-to-month term only, unless Authority holds over and remains in possession of the Premises after receiving notification from Authority to vacate the same, in which event Lessee shall become a tenant at sufferance and double rent shall be due Authority from Lessee. All insurance and performance bond requirements shall remain in full force and effect in either event.

ARTICLE XI

GENERAL GOVERNING PROVISIONS

Section 11.01 -Authority's Reserved Rights

- A. Authority reserves the right for itself and others to utilize and maintain existing utility easements over, under or across the Premises, and to run water, sewer, electrical, telephone, gas, drainage and other lines over, under or through the Premises and to grant necessary utility easements therefor; provided, however, that in the exercise of such rights, Lessee's use of the Premises and any improvements thereon shall not be unreasonably impaired, and any damage to the Premises or any improvement thereon caused by Authority as a result thereof shall be repaired without cost to Lessee.
- B. Authority reserves the right to further develop, improve, repair and alter the Airport and all roadways, parking areas, terminal facilities, landing areas and taxiways as it may reasonably see fit, regardless of the desires or views of Lessee and free from any and all liability to Lessee for loss of business or damages of any nature whatsoever to Lessee occasioned during the making of such improvements, repairs, alterations and additions. Authority also reserves the right to establish

such fees and charges for the use of the Airport, excluding the Premises unless set forth in this Lease, by Lessee and all others as Authority may deem advisable.

Section 11.02 -Quiet Enjoyment.

Authority agrees that, upon payment of all fees herein required and performance of all covenants and agreements on the part of Lessee to be performed hereunder, Lessee shall have peaceable use and enjoyment of the Premises.

Section 11.03 -Subordination.

Lessee covenants and agrees that this Lease shall be subject and subordinate to the provisions of any existing or future agreement between Authority and the United States Government relative to the operation or maintenance of Airport.

- A. In such event, Authority shall furnish a true copy of such agreement to Lessee.
- B. Authority may from time to time be required by the United States Government, or one or more of its agencies, to adopt additional or amended provisions including non-discrimination provisions, concerning the use and operation of the Airport, and Lessee agrees that it will adopt any such requirement as a part of this Lease.
- C. If Lessee shall furnish any services to the public at the Airport, it shall furnish said services on a fair, equal and not unjustly discriminatory basis to all users thereof and shall charge fair, reasonable and not unjustly discriminatory prices for each unit of service, provided that Lessee shall be allowed to make reasonable and non-discriminatory discounts, rebates or other similar types of price reductions to volume purchasers, if any.
- D. In the event of breach of any of the above nondiscrimination covenants, Authority shall have the right to terminate this Lease and to re-enter and repossess said Premises and any improvements thereon. The right granted to Authority by the foregoing sentence shall not be effective until applicable procedures of Title 49,

Code of Federal Regulations, Part 21 are followed and completed, including exercises or expiration of appeal rights.

Section 11.05 -Affirmative Action

The Lessee assures that it will undertake an affirmative action program as required by 14 CFR Part 152, Subpart E, to ensure that no person shall, on the grounds of race, creed, color, national origin, or sex be excluded from participating in any employment activities covered in 14 CFR Part 152, Subpart E. The Lessee assures that no person shall be excluded on these grounds from participating in or receiving the services or benefits of any program or activity covered by this Subpart. The Lessee assures that it will require that its covered sub organizations provide assurances to the Lessee that they similarly will undertake affirmative action programs, and that they will require assurances from their sub organizations, as required by 14 CFR Part 152, Subpart E, to the same effect, to the extent that said requirements are applicable, as a matter of law, to Lessee.

Section 11.06 -Federal Aviation Administration, Transportation Security Administration, and/or Florida Department of Transportation Requirements

- A. Lessee shall comply with all applicable regulations of the Federal Aviation Administration, Transportation Security Administration, and/or Florida Department of Transportation relating to airport security and shall control the Premises so as to prevent or deter unauthorized persons from obtaining access to the Air Operations Area (AOA) of the Airport by installing and maintaining a barrier, the type of which will be approved by Authority, at the perimeter of its Leasehold.
- B. Authority reserves unto itself, and unto its successors and assigns, for the use and benefit of the public, a right of flight for the passage of aircraft through the airspace above the surface of the Premises and for navigation or flight in the said airspace for landing on, taking off from or operating on Airport.
- C. Lessee expressly agrees, on behalf of itself and its successors and assigns, to restrict the height of structures, objects of natural growth and other obstructions

on the Premises in compliance with the requirements of Federal Aviation Regulations, Part 77.

- D. Lessee agrees to require any lights on the Premises to be constructed, focused or arranged in a manner that will prevent them from casting their beams in an upward direction so as to interfere with the vision of pilots in aircraft landing at or taking off from the Airport or the vision of personnel in the air traffic control tower (if applicable).
- E. Lessee expressly agrees, on behalf of itself and its successors and assigns, to prevent any use of the Premises and any improvements thereon which would interfere with or adversely affect the operation or maintenance of the Airport, or which would otherwise constitute a hazard at the Airport.
- F. In the event that the Federal Aviation Administration or its successor shall require any amendments, modifications or changes in this Lease as a condition precedent to the granting of funds for the operation or improvement of the Airport, Lessee hereby consents to such amendments, modifications, or changes as may reasonably be required to obtain such funds; provided, however, that in no event will Lessee be required, pursuant to this paragraph, to accept an increase in the rent provided for hereunder or a reduction in the size of the Premises or a change in the use of the Premises and any improvements thereon which is permitted hereunder.
- G. Lessee agrees that it will not exercise or grant any right or privilege which would operate to prevent any person, firm or corporation operating aircraft on the Airport from performing any service (including, but not limited to maintenance and repair) on its own aircraft with its own employees that it may choose to perform.

Section 11.07 -Headings

The paragraph headings contained in this Lease Agreement are inserted only as a matter of convenience and reference, and in no way define, limit or describe the scope or intent of any provision of this Lease Agreement.

Section 11.08 -"Whereas" Clauses

The "Whereas" Clauses preceding Article I of the Lease are deemed to be material terms of this Lease and the agreement between Lessee and Authority hereunder.

Section 11.09 -Non-exclusive Rights

Notwithstanding anything herein contained that appear to be the contrary, it is expressly understood and agreed that, except as to Lessee's right to exclusive possession of the Premises, the rights granted under this Lease Agreement are non- exclusive.

Section 11.10 -Successors and Assigns.

Except as otherwise provided herein, the provisions of this Lease shall bind and inure to the benefit of the successors and assigns of the parties hereto.

Section 11.11 -Time of Essence.

Time is expressed to be of the essence of this Lease.

Section 11.12 -Severability.

This Lease shall be governed by and construed in accordance with the laws of the State of Florida. It is agreed that if any covenant, condition or provision contained in this Lease is held to be invalid by any court of competent jurisdiction, such invalidity shall not affect the validity of any other covenant, condition or provision herein contained.

Section 11.13 -Material Interest

Lessee represents and warrants to Authority that, except as may be disclosed in an Addendum hereto, no officer, employee or agent of Authority has any material interest, either directly or indirectly, in the business of Lessee to be conducted hereunder, and that no such person shall have any such interest at any time during the term hereof.

Section 11.14 -Entire Agreement

This Lease, together with the exhibits attached hereto, constitutes the entire agreement between the parties hereto with respect to the subject matter hereof, and representations or statements heretofore made with respect to such subject matter, whether verbal or written, are merged herein. This Lease may be altered or amended only by written instrument executed by both parties hereto. Furthermore, this Lease shall not be “construed against the drafter” or otherwise interpreted in a way that is more favorable to one party or the other.

Section 11.15 -Consent of the Parties

Where this agreement requires the consent of one or more parties, the Lessee and the Authority agree that such consent shall not be unreasonably withheld.

Section 11.16 -Choice of Law/Mandatory Forum Selection

This Lease and any claim, action or issue relating hereto shall be governed exclusively by the laws of the State of Florida, and the parties to this Lease knowingly, voluntarily and irrevocably agree to submit any claim, action or other issue arising from or related to this Lease to the sole and exclusive jurisdiction, forsaking all others, of any court of competent jurisdiction in Brevard County, Florida.

Section 11.17 -Exhibits to Lease

Exhibits “A” through “F” and “J” are deemed to be material and integral parts of the Lease, and the parties agree to comply therewith and to be bound thereby. The remaining

exhibits are provided for informational purposes and/or as examples of documents related to this Lease, although neither party represents that those remaining exhibits are definitively sufficient to meet all requirements under the Lease.

ARTICLE XII CONSTRUCTION ON DEMISED PREMISES

Section 12.01 -Construction

- A. As a material inducement for Authority to enter into this Lease and as consideration therefore, Lessee shall be obligated to improve and otherwise construct improvements upon the Premises in a form, size, extent and configuration identical or substantially similar to those improvements depicted on Exhibit "B" hereto, including without limitation the Hangar.
- B. Lessee shall be solely responsible for all costs, expenses, fees and any other charges related to construction of any improvements on the Premises and shall indemnify and hold harmless Authority from the same.
- C. As a material part of its obligations to Authority in relation to any construction performed by Lessee on the Premises, Lessee at its sole cost and expense shall be required to obtain, execute, furnish and record in the public record a payment and performance bond with a surety insurer authorized to do business in the State of Florida as a surety (the "Bond") as required by section 255.05, Florida Statutes. Lessee shall comply with all requirements related to the Bond as set forth in section 255.05, Florida Statutes, including without limitation the obligation to provide Authority with a certified copy of the recorded Bond prior to commencing construction on the Premises, and failure to do so shall constitute a material breach of this Lease. Lessee shall not be required to furnish a Bond under this subsection if the total contracted cost of construction is \$200,000 or less.
- D. Lessee shall indemnify and hold harmless Authority and its officers, directors, employees and agents from any and all liability, losses or damages, including reasonable attorneys' fees and costs of defense, that Authority or its officers, board members, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of action or proceedings of any kind or nature arising out of, relating to or resulting from or related to construction on the Lease Premises and stemming from or related to the acts or omissions, whether intentional or unintentional, of Lessee, its employees, agents, servants, partners, principals, contractors, subcontractors, subconsultants or invitees. Lessee shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or action of any kind or nature in the name of Authority,

including appellate proceedings, and Lessee shall pay all costs, judgments and reasonable attorney's fees which may be incurred in relation thereto. Lessee expressly understands and agrees that any insurance protection required by this Lease or otherwise provided by Lessee shall in no way limit the responsibility to indemnify, hold harmless and defend Authority and its officers, employees, agents, and instrumentalities as provided herein. Lessee's obligations hereunder shall survive the termination of this Lease. Nothing in this paragraph is intended to or does limit or modify Authority's right to assert sovereign immunity or any other form of governmental immunity in any claim or action against it, including without limitation the rights of Authority under section 768.28, Florida Statutes.

D. In addition to the terms of this Article XII, Lessee shall also comply with the requirements set forth in **Exhibit "E"** to this Lease.

Section 12.02 –Construction Period Rent Abatement

Beginning on the Commencement Date and continuing until the earlier of (a) issuance of a Certificate of Occupancy for the Hangar or substantial completion thereof if no Certificate of Occupancy is required for occupancy and use of the Hangar, or (b) twelve (12) months from the Commencement Date (the "Construction Period"), Lessee shall not be responsible for payment of any Annual Base Rent or any portion thereof to Authority. Instead, Lessee's obligation to pay Annual Base Rent or any portion thereof shall be abated until the expiration of the Construction Period, at which point Annual Base Rent will immediately become due and owing to Authority from Lessee to be paid as set forth in the Lease. Additionally, without regard to any term of this section, Lessee shall remain responsible even during the Construction Period for paying any and all other sums, costs and expenses, including without limitation taxes, assessments and insurance premiums, related to the Premises.

(Signature Page Follows)

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IN WITNESS WHEREOF, the parties hereto have set their hands and signatures this _____ day of _____, 20____, and do agree to the terms and provisions of the Lease.

APPROVED FOR LEGAL CONTENT:
WHITEBIRD, PLLC

By: _____
Adam M. Bird, Esq., Legal Counsel
Titusville-Cocoa Airport Authority

Lessee:
VECTORWORKS, INC.

By: _____
Print Name: _____
Its: _____

Witnesses as to Lessee:

Printed Name: _____

Printed Name: _____

APPROVED:

Authority: **TITUSVILLE-COCOA
AIRPORT AUTHORITY**

BY _____
MICHAEL D. POWELL, C.M., ACE
CHIEF EXECUTIVE OFFICER

Witnesses as to Authority:

Printed Name: _____

Printed Name: _____

EXHIBIT "A"
BOUNDARY SURVEY OF PREMISES

EXHIBIT “B”
LESSEE’S SITE PLAN

EXHIBIT "C"
AUTHORITY IMPROVEMENTS

None.

EXHIBIT "D"
LESSEE IMPROVEMENTS

1. Lessee shall be responsible at its sole cost and expense for the improvements identified in the Lease and on Exhibit "B" to the Lease.

EXHIBIT "E"
CONSTRUCTION OF IMPROVEMENTS

1. Prior to commencement of construction of any improvements on the Premises, and prior to commencing to renovate, enlarge, demolish or modify any improvements now or hereafter existing on the Premises, Lessee must obtain the approval of the Chief Executive Officer, which approval shall not be unreasonably withheld. Lessee shall submit the plans and specifications (prepared in accordance with the Minimum Standards and under the seal of a duly licensed architect or engineer) to Authority for its approval (the "Plans"), in accordance with the approval process prescribed by Authority. No construction of any type shall commence prior to Lessee's receipt of: (i) Authority's written approval of the Plans, and (ii) a notice to proceed from the Authority.
2. Authority's approval of any Plans submitted by Lessee shall not constitute the assumption of any liability by Authority for the compliance or conformity of the Plans with applicable building codes, zoning regulations and municipal, county, state and federal laws, ordinances and regulations, or for their accuracy or suitability for Lessee's intended purpose, and Lessee shall be solely responsible for the Plans. Authority's approval of the Plans shall not constitute a waiver of Authority's right thereafter to require Lessee, at its expense, to amend the same so that they comply with building codes, zoning regulations, municipal, county, state and federal laws, ordinances and regulations either applicable at the time the Improvements were constructed or by laws otherwise made applicable to Lessee's Improvements, and to make such construction changes as are necessary so that the completed work is in conformity with the approved Plans.
3. In the event Authority does not approve the Plans, it shall notify Lessee of the changes required to be made (including reference to those portions of this Lease, the Minimum Standards and the Master Plan forming the basis for disapproval, if applicable), and Lessee shall promptly revise the Plans to incorporate the required changes, and shall resubmit revised Plans to the Authority for approval.
4. Lessee shall obtain, at its expense, all necessary licenses and permits to accomplish its Improvements, and shall pay all applicable impact fees relating thereto.
5. Once Lessee has commenced construction of any improvements, such construction shall be pursued diligently to completion, subject to Force Majeure. All improvements shall be constructed in accordance with the approved Plans, the Minimum Standards, and all applicable building codes, zoning regulations and municipal, county, state and federal laws, ordinances and regulations. Within ninety (90) days after completion of construction of the improvements, Lessee shall, at its expense, provide Authority with record drawings showing the "as built" condition of any improvements constructed by Lessee, in such format (including, without limitation a CADD format) as the Chief Executive Officer shall request.
6. Lessee hereby warrants and covenants to Authority that all improvements now or hereafter erected on the Premises shall be at all times free and clear of all liens, claims and encumbrances. If any such lien or notice of lien on account of the alleged debt of Lessee shall be filed against the Premises, Lessee's leasehold interest therein or any improvements, the Lessee shall, within

thirty (30) days after notice of filing thereof, cause the same to be discharged of record by payment, deposit, bond, order of a court of competent jurisdiction or otherwise. Prior to construction of any improvements at the Premises, Lessee shall record and post a Notice of Commencement and all applicable payment bonds in accordance with applicable laws. No work hereunder shall be commenced until Lessee or its Contractor provides to Authority from a company reasonably acceptable to the Chief Executive Officer: (i) a surety payment bond for the benefit of Authority in an amount equal to the total estimated cost of the work, which bond shall guarantee the payment of all contractors' and subcontractors' charges and charges of all other persons and firms supplying services, labor, materials or supplies in connection with the work, (ii) a surety performance bond for the benefit of Authority in an amount equal to the total estimated cost of the work, which shall guarantee the prompt completion of the work by Lessee in accordance with the Plans, and (iii) a policy of builder's risk insurance.

7. Nothing in this Lease shall be deemed or construed in any way as constituting the consent or request of Authority, express or implied, to any contractor, subcontractor, laborer, materialman, architect, surveyor or engineer for the performance of any labor or the furnishing of any materials or services for or in connection with the Premises or any part thereof. Notice is hereby given that the Authority shall not be liable for any labor or materials or services furnished or to be furnished to Lessee upon credit, and that no construction or other lien for labor, materials or services shall attach to or affect the fee or reversionary or other estate or interest of the Authority in the Premises or in this Lease. All persons dealing with the Premises and with Lessee are hereby put on notice that Lessee does not have the power to deal with the Premises in such a manner as to authorize the creation of construction liens, by implication or otherwise; and all persons making improvements to the Premises, either by doing work or labor or services or by supplying materials thereto, at the request of Lessee or persons dealing by, through or under Lessee, are hereby put on notice that they must look solely to the Lessee and not to the Premises or any part thereof or to this Lease for the payment of all services, labor or materials performed upon or delivered to the Premises.

8. Title to all improvements constructed by Lessee on the Premises shall vest in Authority upon termination or expiration of the Lease, and prior to such time title shall remain in and with Lessee. Lessee hereby covenants to execute and deliver to Authority any and all instruments or documents that Authority reasonably requests to effectively transfer, assign and convey such improvements in fee to Authority. Lessee shall ensure that at the expiration or termination of the Lease, such improvements are free of any liens or encumbrances.

EXHIBIT "F"
REQUIRED PROVISIONS

Authority's Reserved Rights. Authority reserves the right for itself and others to utilize and maintain any utility and drainage easements located on the Premises, and to run water, sewer, electrical, telephone, gas, drainage and other lines under or through the Premises and to grant necessary utility easements therefore, provided that in the exercise of such rights, Lessee's use of the Premises and any Improvements shall not be unreasonably impaired and any damage to the Premises or any Improvements caused by Authority as a result thereof shall be repaired without cost to Lessee.

Discrimination Not Permitted.

Lessee, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that (i) no person on the grounds of race, color or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subject to discrimination in the use of the Premises, any Improvements or the Airport under the provisions of this Lease; (ii) that in the construction of any Improvements on, over or under the Premises and the furnishing of services thereon, no person on the grounds of race, color or national origin shall be excluded from participation, denied the benefits of, or otherwise be subject to discrimination; and (iii) that Lessee shall use the Premises and the Improvements in compliance with all other requirements imposed pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Non-discrimination in Federally-assisted Programs of the Department of Transportation-effectuation of Title VI of the Civil Rights Acts of 1964, as the same may be amended. Likewise, Lessee shall comply with the laws of the State of Florida prohibiting discrimination because of race, color, religion, sex, national origin, age, handicap or marital status. Should the Lessee authorize another person, with Authority's prior written consent, to provide services or benefits upon the Premises or the Improvements, Lessee shall obtain from such person a written agreement pursuant to which such person shall, with respect to the services or benefits which it is authorized to provide, undertake for itself the obligations contained in this subsection. Lessee shall furnish the original or a true copy of such agreement to Authority.

Lessee will provide all information and reports required by said regulations, or by directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by Authority or the Federal Aviation Administration to be pertinent to ascertain whether there has been compliance with said regulations and directives. Where any information required of Lessee is in the exclusive possession of another who fails or refuses to furnish this information, Lessee shall so certify to Authority or the Federal Aviation Administration, as appropriate, and shall set forth what efforts it has made to obtain the information.

In the event of a breach of any of the above non-discrimination covenants, Authority shall have the right to terminate this Lease and to re-enter and repossess said Premises and the Improvements, and hold the same as if this Lease had never been made or issued. The rights granted to Authority by the foregoing sentence shall not be effective until all applicable

procedures of Title 49, Code of Federal Regulations, Part 21 are followed and completed, including exercise or expiration of appeal rights, and the completion of any judicial review.

Further, Lessee assures Authority that no person shall be excluded on the grounds of race, creed, color, national origin or sex from participating in or receiving the services or benefits of any program or activity covered by Title 14, Code of Federal Regulations, Part 152, Subpart E, Federal Aviation Administration, Non-Discrimination in Airport Aid Program, and that it will be bound by and comply with all other applicable provisions of such Subpart E, as it may be amended. Lessee also assures Authority that it will require its covered suborganizations to provide written assurances to the same effect and provide copies thereof to Authority.

Lessee further assures Authority that it will comply with pertinent statutes, Executive Orders, and such other rules as are promulgated to assure that no person shall on the grounds of race, creed, national origin, sex, age, handicap or marital status be excluded from participating in any activity conducted at or in connection with its operations at the Premises. Lessee also assures Authority that it will require its contractors and subtenants to provide assurances to the same effect and ensure that such assurances are included in contracts and subleases at all tiers which are entered into in connection with Lessee's operations at the Premises.

Authority may from time to time be required by the United States Government, or one or more of its agencies, to adopt additional or amended provisions, including nondiscrimination provisions concerning the use and operation of the Airport, and Lessee agrees that it will adopt such requirements as part of this Lease.

Federal Aviation Administration Requirements.

Authority reserves unto itself, and unto its successors and assigns for the use and benefit of the public, a right of flight for the passage of aircraft through the airspace above the surface of the Premises, together with the right to cause in the airspace such noise as may be inherent in the operation of aircraft now known or hereafter used, and for navigation of or flight in the airspace, and use of the airspace for landing on, taking off or operating on the Airport.

Lessee expressly agrees, on behalf of itself and its successors and assigns:

to restrict the height of structures, vegetation and other Improvements on the Premises in compliance with the requirements of Federal Aviation Administration Regulations, 14 CFR Part 77, as they may be amended from time to time; and

to prevent any use of the Premises and any Improvements which would unreasonably interfere with or adversely affect the operation and maintenance of the Airport, or which would otherwise constitute a hazard at the Airport.

Right to Operate Aircraft at Airport. Nothing contained in this Lease shall give Lessee the right to operate a scheduled airline at the Airport. The right to operate aircraft at the Airport may be obtained by a qualified Lessee from Authority by executing an Operating Agreement in the form prescribed by the Authority.

Member Protection. No recourse under or upon any obligation, covenant or agreement contained in this Lease, or any other agreement or document pertaining to the operations of Lessee hereunder, as such may from time to time be altered or amended in accordance with the provisions hereof, or under any judgment obtained against Authority, or by the enforcement of any assessment or by any legal or equitable proceeding by virtue of any statute or otherwise, under or independent of this Lease, shall be had against any member (including, without limitation, members of Authority's Board and members of Authority's citizens advisory committees), officer, employee or agent, as such, past, present and future, of Authority, either directly or through Authority or otherwise, for any claim arising out of this Lease or the operations conducted pursuant to it, or for any sum that may be due and unpaid by Authority. Any and all personal liability of every nature, whether at common law or in equity, or by statute or by constitution or otherwise, of any Authority member, officer, employee or agent, as such, to respond by reason of any act or omission on his or her part or otherwise for any claim arising out of this Lease or the operations conducted pursuant to it, or for the payment for or to Authority, or any receiver therefore or otherwise of any sum that may remain due and unpaid by Authority, is hereby expressly waived and released as a condition of and as consideration for the execution of this Lease.

Authority Rules and Regulations. Lessee shall observe and comply with all reasonable rules and regulations of Authority which now exist or may hereinafter be promulgated from time to time governing all matters relating to the Airport, including, without limitation, access, use, safety and conduct of operations at the Airport and the safe use of Airport facilities. Authority shall, at Lessee's written request, furnish a copy of all such rules and regulations, and any amendments thereto, to Lessee.

Authority Access to Premises. Lessee grants Authority and its authorized agents full and free access to the Premises and all Improvements located thereon at all reasonable times (upon reasonable prior notice, except in the event of an emergency) for the purposes of examining the same and seeing that all of the obligations of Lessee hereunder are being met and performed, and for exercising the Authority's rights under Paragraph 4.1 of the Lease, and shall permit them to enter any building or structure on the Premises at any time in the event of an emergency. Authority and its employees, licensees, invitees, agents, patrons and suppliers, and its tenants and their employees, licensees, invitees, agents, patrons and suppliers, shall have the right of vehicular and pedestrian access, ingress and egress over all non-restricted access streets at the Airport.

Relationship of Parties. Nothing contained in this Lease shall be deemed or construed by Authority or Lessee or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any association whatsoever between Authority and Lessee, it being expressly understood and agreed that neither the computation of Annual Rent, Rent nor any other provisions contained in this Lease nor any act or acts of the parties hereto shall be deemed to create any relationship between Authority and Lessee other than the relationship of landlord and tenant.

Exclusive Rights. The rights granted to Lessee under this Lease are not exclusive, except that Lessee shall have the exclusive use of the Premises for the Term of this Lease in accordance with the provisions of this Lease. The Authority expressly reserves the right to grant to third parties

rights and privileges on other portions of the Airport that are identical, in whole or in part, to those granted to Lessee hereunder.

Miscellaneous Provisions.

The section headings contained in this Lease are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope or intent of any provision of this Lease.

Except as otherwise provided herein, the provisions of this Lease shall bind and inure to the benefit of the successors and assigns of the parties hereto.

Time is expressed to be of the essence of this Lease.

In the event that any proceeding at law or in equity arises hereunder or in connection herewith (including any appellate proceeding or bankruptcy proceeding) the prevailing party shall be awarded costs, reasonable expert fees and reasonable Attorney's Fees incurred in connection therewith.

This Lease was made in, and shall be governed by and construed in accordance with the laws of, the State of Florida. If any covenant, condition or provision contained in this Lease is held to be invalid by any court of competent jurisdiction, such invalidity shall not affect the validity of any other covenant, condition or provision herein contained.

This Lease, together with the exhibits attached hereto, constitutes the entire agreement between the parties hereto with respect to the subject matter hereof, and any prior agreements, representations or statements heretofore made with respect to such subject matter, whether oral or written, and any contemporaneous oral agreements, representations or statements are merged herein. This Lease may be altered or amended only by written instrument executed by both parties hereto.

Words of gender used in this Lease shall be held and construed to include any other gender; and words in the singular shall be held to include the plural and vice versa unless the context otherwise requires.

Authority and Lessee represent and warrant to each other that they have dealt with no broker in connection with this Lease and the transactions contemplated hereby, and each agrees to indemnify and hold the other harmless in the event its representation and warranty contained herein is not true.

At the request of either party, the other shall with reasonable promptness deliver to the requesting party a written and acknowledged statement that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as modified and stating the modifications), that to the best of the responding party's knowledge, the requesting party is not in default under this Lease (or if the responding party has knowledge that the requesting party is in default, identifying the default), and providing such other information with respect to the Lease and the relationship between Authority and Lessee as may reasonably be requested.

COMMUNICATIONS CONCERNING DISPUTED DEBTS. ALL (A) COMMUNICATIONS CONCERNING DISPUTES ABOUT DEBTS THAT ARE OWED OR MAY BE OWED PURSUANT TO THIS AGREEMENT, AND (B) INSTRUMENTS IN LESS THAN THE FULL AMOUNT CLAIMED BY THE AUTHORITY AND TENDERED AS FULL SATISFACTION OF A DISPUTED DEBT OR OTHER AMOUNT OWED, SHALL BE SENT CERTIFIED MAIL, RETURN RECEIPT REQUESTED, TO THE FOLLOWING:

**CHIEF EXECUTIVE OFFICER
TITUSVILLE-COCOA AIRPORT AUTHORITY
355 Golden Knights Boulevard
Titusville, Florida 32780**

In accordance with Florida law, Lessee is hereby advised as follows:

Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

Fire Protection System. Lessee shall, at its own cost and expense, maintain in good working order in each building on the Premises where the same is required by applicable fire and safety standards a fire protection system satisfying applicable requirements of NFPA, the local building code enforcement agency and any other applicable legal requirements, which Lessee shall cause to be certified as meeting all applicable fire and safety standards upon installation, and recertified at least annually thereafter, by a qualified fire protection system inspector with a copy of each such certification provided to Authority.

Airport Security. Lessee shall comply with all applicable regulations of the Federal Aviation Administration, Transportation Security Administration, and/or the Florida Department of Transportation relating to airport security (including, at the Authority's request and without limitation, all such regulations applicable to the Authority with respect to the operation of the Premises) and shall control the Premises so as to prevent or deter unauthorized persons from obtaining access to that portion of the Airport consisting of cargo areas, airside buildings, aircraft aprons, ramps, taxiways and runways (the "Air Operations Area"). Any fines or other penalties incurred by the Authority as a result of Lessee's breach of this Paragraph shall be included in the indemnification provided to Authority pursuant to Paragraph 8.1 of the Lease.

Compliance with Stormwater Regulations.

Lessee acknowledges that the Airport is subject to federal stormwater regulations, 40 C.F.R. Part 122 (the "Regulations"), which are applicable to, among other activities, (i) certain industrial activity, including, without limitation, the operation of a vehicle maintenance shop (including vehicle rehabilitation, mechanical repairs, painting, fueling, and lubrication), equipment cleaning operations and deicing operations and (ii) certain construction activity at the Airport. Lessee also acknowledges that it is familiar with the Regulations and agrees to comply with the Regulations as they may be amended from time to time. Lessee further acknowledges that it has been advised that the Authority has complied with the Regulations by obtaining coverage under the Environmental Protection Agency's Stormwater Multi-Sector General Permit for Industrial Activities (the "Multi-Sector Permit"). Lessee may be able to become a co-permittee under such Multi-Sector Permit by filing separately in accordance with the provisions of the Regulations and the Multi-Sector Permit. Lessee shall provide to the Authority's Manager of Environmental Services copies of any such filings and such other information as the Chief Executive Officer may reasonably request with respect to Lessee's compliance with the Regulations. Lessee agrees to comply with such Multi-Sector Permit or any other permit obtained by Authority or Lessee in connection with the Regulations as they pertain to the Premises, and any modifications to or renewals thereof. Such permit will not cover construction activities as defined by the Regulations and will not eliminate the need to obtain permits from state or local agencies as applicable laws, ordinances or regulations may require.

If Lessee, or its authorized agents or representatives, engages in construction activity at the Airport, including, without limitation, clearing, grading, or excavation, Lessee shall determine whether the Regulations require a permit, and if so, Lessee shall obtain the permit, send a copy of the permit to the attention of the Authority's Chief Executive Officer, and comply with the permit conditions.

Americans with Disabilities Act. As used herein, "ADA" shall mean the Americans with Disabilities Act, P.L. 101-336, 104 Stat. 327 (1990), as amended from time to time, and the regulations promulgated thereunder. Lessee shall be responsible for any actions required to comply with ADA (including, without limitation, any actions required by the Authority to enable the Authority to meet its ADA obligations with respect to Lessee's operations) as a result of (i) any Improvements or modifications which it makes to the Premises, (ii) its particular use of the Premises and (iii) any changes to the ADA after the Effective Date. Any modification to the Premises, which Lessee is required to make under this Paragraph, shall be performed to the satisfaction of the Authority. In the event the Lessee shall fail to construct or modify any Improvements to the Premises as required under this Paragraph, the Authority shall have the right to enter the Premises and perform such modifications on the Lessee's behalf, without liability for any disruption to the Lessee's activities therein during the completion of or as a result of such modifications, and the cost of such modifications shall be invoiced to the Lessee and shall be promptly paid by the Lessee to the Authority as additional Rent hereunder.

Force Majeure. If either party hereto shall fail to timely perform any of its obligations under this Lease as a result of strikes, lockouts or labor disputes, inability to obtain labor or materials, government restrictions, fire or other casualty, adverse weather conditions not reasonably foreseeable at the location and time of year in question, by reason of war or other national

emergency, acts of God or other causes beyond the reasonable control of the party obligated to perform, then such failure shall be excused and not constitute a default under this Lease by the party in question, but only to the extent and for the time occasioned by such event. In the event the rights and privileges hereunder are suspended, Annual Rent and Rent under this Lease shall not abate, and Lessee shall have the right to make any claim against any third party permitted by law and to receive any award paid with respect to such claim. In no event shall this provision excuse any failure by Lessee to pay Annual Rent or Rent or any other payment obligation hereunder. Nor shall this provision apply to any inability by Lessee to procure funds or obtain financing necessary to comply with Lessee's obligations under this Lease. In the event that the airport is closed for a period greater than ninety (90) consecutive days by reason of war or other national emergency, the Authority will assist Lessee, as allowable by applicable law, in obtaining compensation for the unamortized portion of any Improvements constructed by Lessee on the Premises from the authority taking such action. However, in no case shall the Authority be liable for any damages arising out of such an event.

Subordination.

This Agreement shall be subject to all restrictions of record affecting the Airport and the use thereof, all federal, state, county and city laws and regulations affecting the same, and shall be subject and subordinate to the provisions of any and all existing agreements between the Authority and third parties, including, but not limited to, those between the Authority and the United States of America, the State of Florida, or the County of Brevard, or their agencies, and to any future agreements between or among the foregoing relative to the operation or maintenance of the Airport, the execution of which may be required as a condition precedent to the expenditure of federal, state, county or city funds for the development of the Airport, or any part thereof. All provisions hereof shall be subordinate to the right of the United States to occupy or use the Airport, or any part thereof, during time of war or national emergency.

In the event the Federal Aviation Administration or its successors require modifications or changes in this Agreement as a condition precedent to the granting of its approval or to the obtaining of funds for the improvement of the Airport, Lessee hereby consents to any and all such modifications and changes as may be reasonably required.

Notwithstanding the foregoing provisions of this Paragraph, in the event any such restrictions, agreements or modifications to this Lease increase the Annual Rent payable hereunder or materially and adversely affect the ability of Lessee to use the Premises for the purposes permitted under this Lease, Lessee shall have the right to terminate this Lease by written notice to the Authority.

Public Entity Crimes Law. The Lessee acknowledges the following notice:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of \$25,000 for a period of 36 months from the date of being placed on the convicted vendor list.

Tax Exempt Status of Authority Revenue Bonds. Lessee agrees to comply promptly with any applicable provisions of any federal tax statute, and all regulations or other binding authority promulgated or decided thereunder, as required to permit the Authority's capital expansion projects to be planned and constructed by Authority with revenue bonds the interest on which is generally exempted from federal income taxation, other than any applicable individual or corporate alternative minimum taxes (and other than during any period while such revenue bonds are held by a "substantial user" of the projects financed by those revenue bonds or a "related person" to a "substantial user"), including, without limitation, the execution by Lessee and delivery to Authority of an election not to claim depreciation or any investment credit with respect to any portion of such capital expansion projects or any other portion of the Airport System in the form attached hereto as Exhibit "F" simultaneously with the execution of this Lease. Such exhibit shall be deemed to be part of this Lease and shall be binding upon Lessee, its successors and assigns.

Visual Arts. Lessee shall not permit a work of visual art, as defined in 17 USC § 101, to be installed in the Premises without providing Authority with a written waiver, in form acceptable to the Authority, of the artist's rights under the Visual Artists Rights Act of 1990, Pub. L. 101-650, and without obtaining the Authority's prior written approval.

EXHIBIT "G"
PAYMENT BOND FORM - EXAMPLE

KNOW ALL MEN BY THESE PRESENT that Vectorworks, Inc. hereinafter referred to as Principal, and _____, a corporation/company organized under the laws of the State of _____ and licensed to do business in the State of Florida, hereinafter referred to as Surety, are held and firmly bound unto the Titusville-Cocoa Airport Authority (the "Authority"), as Obligee, hereinafter referred to as Authority, in the Penal Sum of _____ DOLLARS (\$_____), for the payment of which sum well and truly made, Principal and Surety bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal executed Lease Agreement on _____, 20____ for property at Merritt Island Airport, which is incorporated herein by reference, made a part hereof, and is hereinafter referred to as the Agreement, and

WHEREAS, Principal has by written agreement dated _____, 20____ entered into a contract, hereinafter referred to as the Contract, with _____, hereinafter referred to as Contractor, for the construction at the Airport as described in the Agreement; and

WHEREAS, under the terms of the Agreement, Principal is required to indemnify and hold harmless Authority from and against any and all claims of claimants, as defined in Sections 255.05(1) and 713.01(10), Florida Statutes, for installations and improvements at the Authority as described in the Agreement, and is also required to provide a bond protecting the rights of such claimants to payment for services, labor, materials or supplies used directly or indirectly in the prosecution of the installations and improvements at the Authority as described in the Agreement; and

WHEREAS, Surety is authorized to do business in the State of Florida;

NOW, THEREFORE, the condition of this obligation is such that if Principal shall promptly make payments to all claimants as defined in Sections 255.05(1) and 713.01(16), Florida Statutes, supplying Principal and/or Contractor with services, labor, materials, or supplies, used directly or indirectly by Principal and/or Contractor in the prosecution of the improvements and installations at the Authority as provided for in the Agreement and the Contract, then this obligation shall be void; otherwise, it shall remain in full force and effect, subject, however, to the following conditions:

1. This bond is furnished for the purpose of complying with the requirements of Section 255.05, Florida Statutes, to the extent applicable; and for the purpose of exempting any legal or equitable interest in real property owned by Authority or the Principal from liens, and complying with the requirements of Section 713.23, Florida Statutes, to the extent applicable.

2. It is a specific condition of this bond that a claimant's right of action on the bond

is limited to the provisions of Sections 255.05 and 713.23, Florida Statutes, including, but not limited to, the one-year (1) time limitation within which suits may be brought.

Therefore, a claimant, except a laborer, who is not in privity with the Principal and who has not received payment for his services, labor, materials or supplies shall, within forty-five (45) days after beginning to furnish services, labor, materials or supplies for the prosecution of the work, furnish the Principal with a notice that he intends to look to the bond for protection. Any claimant who has not received payment for his services, labor, materials or supplies shall, within ninety (90) days after performance of the services or labor or completion of delivery of the materials or supplies, deliver to the Principal and to the Surety written notice of the performance of the services or labor or delivery of the materials or supplies and of the nonpayment. No action for the services, labor, materials or supplies may be instituted against the Principal or the Surety unless both notices have been given. No action shall be instituted against the Principal or the Surety on the bond after one(1) year from the performance of the services or labor or completion of the delivery of the materials or supplies.

3. The Surety's obligations hereunder shall remain in full force and effect notwithstanding (i) amendments or modifications to the Agreement or Contract entered into by Authority, Principal and/or Contractor without the Surety's knowledge or consent, (ii) waivers of compliance with or any default under the Lease or Contract granted by Authority to Principal or by Principal to Contractor without the Surety's knowledge or consent, (iii) the discharge of Principal from its obligations under the Agreement or Contract as a result of any proceeding initiated under The Bankruptcy Code of 1978, as the same may be amended, or any similar state or federal law, or any limitation of the liability of Principal or its estate as a result of any such proceeding, or (iv) any other action taken by the Authority, Principal or Contractor that would, in the absence of this clause, result in the release or discharge by operation of law of the Surety from its obligations hereunder.

4. Any changes in or under the Agreement or Contract and compliance or noncompliance with any formalities connected with the Agreement or Contract or the changes therein shall not affect Surety's obligations under this bond, and Surety hereby waives notice of any such changes. Further, Principal and Surety acknowledge that the Penal Sum of this bond shall increase or decrease in accordance with approved changes or other modifications to the Agreement and/or the Contract.

IN WITNESS WHEREOF, the Principal and Surety have executed this instrument under their several seals on the __ day of _____, 20__, the name and corporate seal of each corporate party being hereto affixed and these presents fully signed by its undersigned representative, pursuant to authority of its governing body.

Signed, sealed and delivered
in the presence of:

Principal

By: _____
Name and Title

(SEAL)

Surety

By: _____
Name and Title

(Seal)

(Countersigned by Florida Registered Agent)

EXHIBIT "H"
PERFORMANCE BOND FORM - EXAMPLE

KNOW ALL MEN BY THESE PRESENTS that Vectorworks, Inc., hereinafter referred to as Principal, and _____ a corporation/company organized under the laws of the State of _____ and licensed to do business in the State of Florida, hereinafter referred to as Surety, are held and firmly bound unto the Titusville-Cocoa Airport Authority as Obligee, hereinafter referred to as Authority, in the Penal Sum of _____ DOLLARS (\$ _____), for the payment of which sum well and truly made, Principle and Surety bind ourselves, our heirs, personal representatives, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Principal has been awarded real property at _____, in accordance with the Agreement dated _____, which is incorporated herein by reference, made a part hereof, and is hereinafter referred to as the Lease; and

WHEREAS, Principal has by written agreement dated _____, 20__ entered into a contract, hereinafter referred to as the Contract, with _____, hereinafter referred to as Contractor, for the construction of improvements to the above-described real property in accordance with the plans and specifications prepared by _____, dated _____, which were approved by Authority, and which are incorporated herein by reference and made a part hereof, and which are hereinafter referred to as the Plans and Specifications; and

WHEREAS, under the terms of the Lease, Principal is permitted or required to complete the improvements to the above-described property in accordance with the Plans and Specifications and the requirements of the Lease, and is also required to provide a bond guaranteeing the faithful performance of such improvements by the Principal and the Contractor or such replacement contractors as Principal may employ; and

WHEREAS, Surety is authorized to do business in the State of Florida;

NOW, THEREFORE, the condition of this obligation is such that if Principal, by and through Contractor or such replacement contractors as Principal may employ:

1. Promptly and faithfully completes and performs such improvements in accordance with the Plans and Specifications, the Contract, and the obligations imposed upon Principal by the Lease in connection therewith, in the time and manner prescribed in the Lease and Contract,

2. Pays Authority all losses, damages (liquidated or actual), including, but not limited to, damages caused by delays in performance of the Principal or the Contractor, expenses, costs and attorney's fees, including appellate proceedings, that Authority sustains resulting directly or indirectly from failure of the Principal or the Contractor to complete the improvements in accordance with the Plans and Specifications or the terms of the Contract, or from any breach or default by Principal or the Contractor under the Lease in connection therewith, and

3. Pays Authority all losses, damages, expenses, costs, attorneys' fees and other legal costs (including, but not limited to, those for investigative and legal support services), including those incurred in appellate proceedings, that the Authority sustains resulting directly or indirectly from conduct of the Principal or the Contractor, including, but not limited to, want of care or skill, negligence, patent infringement, or intentionally wrongful conduct on the part of the Principal or the Contractor, their officers, agents, employees or any other person or entity for whom the Principal or the Contractor are responsible, then this bond is void; otherwise it shall remain in full force and effect.

In the event that the Principal, individually or by and through the Contractor or such replacement contractors as Principal may employ, shall fail to complete the improvements in accordance with the Plans and Specifications or the terms of the Contract, or to perform any of the terms, covenants and conditions of the Lease related to construction of such improvements during the period in which this Performance Bond is in effect, the Surety shall remain liable to the Authority for all such loss or damage, including reasonable attorneys' fees and other legal costs resulting from any failure to perform up to the amount of the Penal Sum.

In the event that the Surety fails to fulfill its obligations under this Performance Bond, then the Surety shall also indemnify and save the Authority harmless from any and all loss, damage, cost and expense, including reasonable attorneys' fees and other legal costs for all trial and appellate proceedings, resulting directly or indirectly from the Surety's failure to fulfill its obligations hereunder. This paragraph shall survive the termination or cancellation of this Performance Bond. The obligations set forth in this paragraph shall not be limited by the Penal Sum of this Bond.

The Surety's obligations hereunder shall be direct and immediate and not conditional or contingent upon Authority's pursuit of its remedies against Principal, and shall remain in full force and effect notwithstanding (i) amendments or modifications to the Lease or the Contract entered into by Authority, Principal and/or Contractor without the Surety's knowledge or consent, (ii) waivers of compliance with or any default under the Lease or the Contract granted by Authority to Principal or by Principal to Contractor without the Surety's knowledge or consent, (iii) the discharge of Principal from its obligations under the Lease or the Contract as a result of any proceeding initiated under The Bankruptcy Code of 1978, as the same may be amended, or any similar state or federal law, or any limitation of the liability of Principal or its estate as a result of any such proceedings, or (iv) any other action taken by Authority or Principal or Contractor that would, in the absence of this clause, result in the release or discharge by operation of law of the Surety from its obligations hereunder.

The institution of suit upon this Bond is subject to a statute of limitations of four (4) years for claims arising out of the actual construction of improvements and five (5) years for all other claims arising out of this written contract, as set forth in Section 95.11, Florida Statutes.

Any changes in or under the Lease or the Contract and compliance or noncompliance with any formalities connected with the Lease or the Contract or the changes therein shall not affect Surety's obligations under this bond, and Surety hereby waives notice of any such changes. Further, Principal and Surety acknowledge that the Penal Sum of this bond shall increase or

decrease in accordance with approved changes or other modifications to the Lease and/or the Contract.

IN WITNESS WHEREOF, the Principal and Surety have executed this instrument under their seals on the _____ day of _____, 20__, the name and corporate seal of each corporate party being hereto affixed and these presents fully signed by its undersigned representative, pursuant, authority of its governing body.

Signed, sealed and delivered
in the presence of:

(Seal)

Principal
By: _____
(Official Title)

(Seal)

Surety
By: _____
(Official Title)

(Countersigned by Florida Registered Agent)

Note: If Principal and Surety are corporations, the respective corporate seals shall be affixed and attached.

Surety shall execute and attach a certified copy of Power of Attorney Appointing Individual Attorney-In-Fact for execution of Performance Bond on behalf of Surety.

EXHIBIT "I"

**THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:**

For Recording Purposes Only

MEMORANDUM OF LEASE AGREEMENT

THIS MEMORANDUM OF LEASE AGREEMENT ("Memorandum") is effective this _____ day of _____, 20____, by and between TITUSVILLE-COCOA AIRPORT AUTHORITY, as governing body of the Titusville-Cocoa Airport Authority, a special taxing district existing under the laws of the State of Florida, whose mailing address is 355 Golden Knights Boulevard, Titusville, Florida 32780 ("**Authority**"), and VECTORWORKS, INC., a Florida corporation, whose mailing address is 805 Marina Road, Titusville, FL 32796 ("**Lessee**").

WITNESSETH

1. Lease. Authority and Lessee entered into that certain Lease Agreement effective as of _____, 20____ ("**Lease**"), with respect to the lease of certain real property and improvements thereon located in Brevard County, Florida, more particularly described on the attached **Exhibits "A" and "B"** (the "**Property**").

2. Term. The Term of the Lease begins on the Effective Date hereof and the Term of the Lease will end, unless sooner terminated in accordance with the terms of the Lease, 20 years after the opening of Lessee's facilities on the Property, which in no event will be later than _____, 20____.

3. Lessee's Improvements. Pursuant to the terms of the Lease, Authority's interest in the Property shall not be subject to any liens or claims of lien for any improvements made by or on behalf of Lessee.

4. Election Not to Claim Depreciation. Neither Lessee nor any successor-in-interest to Lessee shall claim depreciation or an investment credit with regard to any Improvements constructed by the Authority at the Premises.

5. Definitions. TERMS NOT SPECIFICALLY DEFINED IN THIS MEMORANDUM SHALL HAVE THE SAME RESPECTIVE MEANINGS AS ARE ASCRIBED THERETO IN THE LEASE.

6. Lessee's Address. A copy of the Lease is maintained at Lessee's office located at the following address:

and at the offices of the Authority.

7. Lease Governs. This Memorandum is executed for the sole purpose of giving public notice of certain terms and provisions of the Lease and shall not create, expand, modify or affect in any way the respective rights, interests, estates, obligations or remedies of Authority or Lessee. This Memorandum shall not be considered or taken into account in connection with the construction or interpretation of the Lease or any provision thereof.

8. Counterparts. This Memorandum may be executed in counterparts, each of which shall be fully effective as an original and all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the undersigned have executed this Memorandum effective as of the day and year first above written.

WITNESSES:

Print

Name: _____

Print

Name: _____

Lessee:

VECTORWORKS, INC.

By: _____

Print

Name: _____

Title: _____

WITNESSES:

Print

Name: _____

Print

Name: _____

Authority:

TITUSVILLE-COCOA AIRPORT AUTHORITY

By: _____

Name: Michael D. Powell, C.M., ACE

As Its: Chief Executive Officer

Approved as to Form and Legality this _____ day of _____, 20____

Approved as to Form and Legality this _____ day of _____, 20____

WhiteBird, PLLC

By:

By:

Legal Counsel for :Lessee

Legal Counsel / Titusville-Cocoa Airport Authority

**STATE OF FLORIDA
COUNTY OF BREVARD**

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by _____. He is [] personally known to me or [] has produced _____ as identification.

(NOTARY SEAL)

Signature of Notary Public

Print Name: _____

My Commission Expires: _____

Commission No.: _____

**STATE OF FLORIDA
COUNTY OF BREVARD**

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ by MICHAEL D. POWELL, as Chief Executive Officer of **TITUSVILLE-COCOA AIRPORT AUTHORITY**. He is [] personally known to me or [] has produced _____ as identification.

(NOTARY SEAL)

Signature of Notary Public

Print Name: _____

My Commission Expires: _____

Commission No.: _____

EXHIBIT "J"
OTHER LESSEE OBLIGATIONS

Lessee agrees to surrender Premises and all improvements to the Titusville - Cocoa Airport Authority at the end of the Lease term, however said term terminates or expires.

EXHIBIT "K"
ELECTION FORM

The undersigned, a duly authorized official of the Contracting Party, hereby elects (pursuant to Section 142(b)(1)(B)(i) of the Code) not to claim depreciation or an investment credit with respect to the Property described above. This Election is being made in connection with the execution of the lease, service contract, management contract or other contract (the "Contract") pertaining to the Property.

Contracting Party understands that this Election is irrevocable, and that this Election is binding on all successors in interest under the Contract regardless of whether the obligations issued to provide the Property remain outstanding. Furthermore, the Contract and any publicly recorded document recorded in lieu of such Contract states that neither the Contracting Party nor any successor in interest under the Contract may claim depreciation or an investment credit with respect to the Property.

In addition, Contracting Party agrees that it shall not use any portion of the Property for office space or, alternatively (and subject to the terms of its Contract with the Titusville-Cocoa Airport Authority), shall limit its use of any portion of the Property for office space so that no more than a de minimis amount [not more than five percent (5%)], if any, of the functions to be performed in such office space will not be directly related to the day-to-day operations either at the Property or more generally at Space Coast Regional Airport. Contracting Party agrees that this provision shall be binding upon any assignees, subLessees or other successors in interest.

The Issuing Authority is being provided with a copy of this Election concurrent with its execution. In addition, the Issuing Authority and the Contracting Party will retain copies of this Election in their respective records for the entire term of the Contract.

By: _____
Title: _____
Date: _____



TIX → SPACE COAST REGIONAL AIRPORT
COI → MERRITT ISLAND AIRPORT
X2I → ARTHUR DUNN AIRPARK

355 Golden Knights Blvd. → Titusville, Florida 32780 → 321.267.8780 → fax: 321.383.4284 → email: admins@fairport.com

MEMORANDUM

TO: Members of the Airport Authority

FROM: Michael D. Powell, C.M., ACE
Chief Executive Officer

DATE: January 21, 2020

ITEM DESCRIPTION - NEW BUSINESS ITEM C

Investigative Findings of TCAA Counsel - Complaint Submitted by TCAA
Fire Chief Terry Wooldridge

BACKGROUND

As the Board is aware, on or about January 14, 2021, TCAA Fire Chief Terry Wooldridge emailed the Board with allegations concerning other employees of TCAA, including CEO Michael Powell. As a result of CEO Powell being included in the Complaint, the Board, through Chairman Sansom, directed TCAA General Counsel, Adam Bird, to investigate Chief Wooldridge's allegations. Mr. Bird reviewed documentation supplied by Chief Wooldridge and TCAA staff, interviewed numerous witnesses and prepared a Legal Opinion Letter containing his investigative findings, applicable law and the options available to the Board in response to the Complaint (to be circulated no later than Tuesday, February 16 to the Board Members).

ISSUES

To be discussed by Mr. Bird.

ALTERNATIVES

If anything regarding the numbers is unclear during the discussion, the Airport Authority Board may ask questions about the costs to ensure everyone is comfortable with the invoices as presented.

FISCAL IMPACT

None identified at this time.

RECOMMENDED ACTION

It is respectfully requested that the Airport Authority Board resolve to (1) General Counsel recommends that the Board consider its options, discuss the Complaint and Mr. Bird's investigative findings and, if deemed appropriate by the Board, take action in response to Chief Wooldridge's Complaint consistent with the Board's findings, and (2) authorize an Authority Officer or the Chief Executive Officer to execute the necessary documentation upon satisfactory review by legal counsel.



TIX → SPACE COAST REGIONAL AIRPORT
COI → MERRITT ISLAND AIRPORT
X2I → ARTHUR DUNN AIRPARK

355 Golden Knights Blvd. → Titusville, Florida 32780 → 321.267.8780 → fax: 321.383.4284 → email: admins@flairport.com

MEMORANDUM

TO: Members of the Airport Authority

FROM: Michael D. Powell, C.M., ACE
Chief Executive Officer

DATE: February 18, 2021

ITEM DESCRIPTION - NEW BUSINESS ITEM D

Discussion by Mr. Aaron McDaniel of Recent Invoiced Costs by Michael Baker International and Contractors Regarding Current Projects

BACKGROUND

Michael Baker International is currently conducting the engineering and oversight work for contractors on current projects.

The invoice review is to keep the Board informed and ensure we meet FDOT compliance requirements.

ISSUES

All projects are moving forward.

ALTERNATIVES

If anything regarding the numbers is unclear during the discussion, the Airport Authority Board may ask questions about the costs to ensure everyone is comfortable with the invoices as presented.

FISCAL IMPACT

The current Invoiced Costs for the invoices will be covered by Mr. Aaron McDaniel, of Michael Baker International, in detail at the Board Meeting. The back-up documentation is provided for the Board's convenience of reference.

RECOMMENDED ACTION

It is respectfully requested that the Airport Authority Board resolve to (1) Concur with approval of the invoiced costs by Michael Baker International and (2) authorize an Authority Officer or the Chief Executive Officer to execute the necessary documentation upon satisfactory review by legal counsel.

Michael Baker
INTERNATIONAL

MICHAEL BAKER INTERNATIONAL, INC.
515 North Flagler Drive
Suite 303
West Palm Beach, FL 33401
561-812-6400
Billing (803) 231-4014

DECEMBER 09, 2020

TITUSVILLE-COCOA AIRPORT AUTHORITY
355 GOLDEN KNIGHTS
TITUSVILLE, FL 32780

INVOICE NO. 1102288
BAKER PROJECT NO. 169511
REQUEST NO. 03
FDOT PROJECT NO. FM 437021-1-94-01

RE: HANGAR 52 DEMOLITION

FOR FEES BILLED THROUGH NOVEMBER 1, 2020 - NOVEMBER 30, 2020

CONTRACT VALUE			<u>INVOICED THIS PERIOD</u>	<u>INVOICED TO DATE</u>
<u>BASIC SERVICES (DESIGN)</u>				
PHASE 1 - INITIAL DESIGN PACKAGE (60%)				
100.00% COMPLETE OF	\$8,572.00		\$0.00	\$8,572.00
PHASE 2 - FINAL DESIGN PACKAGE (100%)				
100.00% COMPLETE OF	\$9,591.00		\$0.00	\$9,591.00
<u>BASIC SERVICES (BIDDING)</u>				
PHASE 3 - BIDDING				
0.00% COMPLETE OF	\$3,390.00		\$0.00	\$0.00
PHASE 4 - SPECIAL SERVICES				
100.00% COMPLETE OF	\$2,233.55		\$0.00	\$2,233.55
SUBCONSULTANT				
GEO TECHNICAL	\$2,700.00		\$2,700.00	\$2,700.00
SUBCONSULTANT				
TOPOGRAPHIC SURVEY	\$11,600.00		\$700.00	\$9,700.00
SUBCONSULTANT				
ASBESTOS SURVEY	\$2,500.00		\$0.00	\$0.00
PHASE 5 - PROJECT MANAGEMENT				
5.53% COMPLETE OF	\$2,585.00		\$142.99	\$142.99
PHASE 6 - CA & INSPECTION				
0.00% COMPLETE OF	\$11,316.80		\$0.00	\$0.00
PHASE 7 - STORMWATER PERMITTING				
100% COMPLETE OF	\$9,383.65		\$0.00	\$9,383.65
				\$42,323.19
AMOUNT DUE THIS INVOICE			\$3,542.99	\$3,542.99

Electronic Remittance

CITIZENS BANK
ABA: 036-076-150
Account No.: 6101710975
SWIFT: CTZIUS33

Check Payment Remit to:

PO BOX 536408
PITTSBURGH, PA 15253-5906

Michael Baker
1/19/24

AIRPORT NAME Space Coast Regional (TIX)	DATES OF REPORT PERIOD FROM: 11/1/2020 TO: 11/30/2020	FDOT FINANCIAL PROJECT NO 437021-1-94-01
PROJECT DESCRIPTION Building Demo including design fees, survey, geotechnical costs, permitting, construction costs and material testing costs, mob and demob, MOT, erosion control.		
PROJECT STATUS Design: 90% complete		
WORK COMPLETED OR IN PROGRESS THIS PERIOD Completed survey Completed stormwater 90% Plans submission Presubmittal meeting		
WORK ANTICIPATED FOR NEXT PERIOD Bid set Plans submission Finalize storm Drainage permit		
PROBLEM AREAS/OTHER COMMENTS Some delays as a result of COVID 19 impacts		

Michael Baker
INTERNATIONAL

MICHAEL BAKER INTERNATIONAL, INC.
515 North Flagler Drive
Suite 303
West Palm Beach, FL 33401
561-812-6400
Billing (803) 231-4014

DECEMBER 09, 2020

TITUSVILLE-COCOA AIRPORT AUTHORITY
355 GOLDEN KNIGHTS
TITUSVILLE, FL 32780

INVOICE NO. 1102301
BAKER PROJECT NO. 179882
REQUEST NO. 3
FDOT PROJECT NO. FM 447533-1-94-01

RE: DESIGN AND CONSTRUCTION ADMINISTRATION OF RUNWAY
9-27 REHABILITATION AT SPACE COAST REGIONAL AIRPORT

FOR FEES BILLED THROUGH NOVEMBER 01, 2020 - NOVEMBER 30, 2020

CONTRACT VALUE \$342,922.00

DESIGN SERVICES

		<u>INVOICED THIS PERIOD</u>	<u>INVOICED TO DATE</u>
PART 1 - PROJECT MANAGEMENT			
58.65% COMPLETE OF	\$46,456.00	\$7,245.42 ✓	\$27,248.44
PART 2 - INVESTIGATION			
100.00% COMPLETE OF	\$14,252.00	\$0.00	\$14,252.00
PART 3 - RUNWAY LENGTH JUSTIFICATION & CONCEPT DEV.			
68.34% COMPLETE OF	\$26,420.00	\$5,679.47 ✓	\$18,056.20
PART 4 - 60% DESIGN			
14.85% COMPLETE OF	\$86,052.00	\$8,463.00 ✓	\$12,776.40
PART 5 - 90% DESIGN			
0.00% COMPLETE OF	\$59,540.00	\$0.00	\$0.00
PART 6 - FINAL DESIGN			
0.00% COMPLETE OF	\$39,434.00	\$0.00	\$0.00
(SUBCONSULTANTS)			
0.00% GEOTECHNICAL INVESTIGATION (CAL-TECH)	\$17,022.00	\$0.00	\$0.00
95.00% GPR SPOTLIGHT	\$10,000.00	\$0.00	\$9,500.00
86.27% TOPOGRAPHIC SURVEY	\$28,000.00	\$23,884.87 ✓	\$24,155.14
BIDDING PHASE SERVICES			
PART 6 - FINAL DESIGN			
0.00% COMPLETE OF	\$15,746.00	\$0.00	\$0.00

TOTAL EARNINGS

\$45,272.76 ✓

\$105,988.18

AMOUNT DUE THIS INVOICE

\$45,272.76

Electronic Remittance
CITIZENS BANK
ABA: 036-076-150
Account No.: 6101710975
SWIFT: CTZIUS33

Check Payment Remit to:
PO BOX 536408
PITTSBURGH, PA 15253-5906

Michael Baker
1/19/21

Michael Baker

INTERNATIONAL

Michael Baker International

515 N Flagler Drive, Suite 303

West Palm Beach, FL 33401

561.812.6400

AIRPORT NAME Space Coast Regional (TIX)	DATES OF REPORT PERIOD FROM: 11/1/2020 TO: 11/30/2020	FDOT FINANCIAL PROJECT NO 447533-1-94-01
PROJECT DESCRIPTION Rehabilitation of Cross Wind Runway to mill and overlay pavements and remove shoulders as well as unnecessary pavements, Runway length justification and safety area determination and protection of edge lighting		
PROJECT STATUS Design: 40% complete		
WORK COMPLETED OR IN PROGRESS THIS PERIOD Length Justification analysis submitted to FAA Project Management Investigative Services is completed Survey completed for LIDAR		
WORK ANTICIPATED FOR NEXT PERIOD Progress on 60% Plans Geotech borings		
PROBLEM AREAS/OTHER COMMENTS Still some delays as a result of COVID 19 impacts		

Michael Baker
INTERNATIONAL

MICHAEL BAKER INTERNATIONAL, INC.
515 North Flagler Drive
Suite 303
West Palm Beach, FL 33401
561-812-6400
Billing (803) 231-4014

DECEMBER 17, 2020

TITUSVILLE-COCOA AIRPORT AUTHORITY
355 GOLDEN KNIGHTS
TITUSVILLE, FL 32780

INVOICE NO. 1103311
BAKER PROJECT NO. 180130
REQUEST NO. 3 - A
PROJECT ID # FM 447540-1-94-01

RE: DESIGN AND CONSTRUCTION ADMINISTRATION OF TAXILANE
AND APRON AT SPACE COAST REGIONAL AIRPORT PROJECT

FOR FEES BILLED THROUGH NOVEMBER 1, 2020 THROUGH NOVEMBER 30, 2020

CONTRACT VALUE \$155,566.63 of \$232,189.00

DESIGN SERVICES

			<u>INVOICED THIS PERIOD</u>	<u>INVOICED TO DATE</u>
PHASE 1 - 60% DESIGN				
100.00% COMPLETE OF	\$41,566.13	of \$62,039.00	\$0.00	\$41,566.13
PHASE 2 - BID SET				
32.93% COMPLETE OF	\$28,505.15	of \$42,545.00	\$8,970.94	\$9,387.12
PHASE 4 - BIDDING PHASE SERVICES				
0.00% COMPLETE OF	\$4,355.67	of \$6,501.00	\$0.00	\$0.00
PHASE 5 - CONSTRUCTION ADMINISTRATION				
4.23% COMPLETE OF	\$26,767.84	of \$39,952.00	\$1,133.33	\$1,133.33
PART 6 - RPR				
0.35% COMPLETE OF	\$37,386.00	of \$55,800.00	\$131.14	\$131.14
SPECIAL SERVICES (SUBCONSULTANTS)				
100.00% GEOTECHNICAL INVESTIGATION (CAL-TECH)	\$6,700.00	of \$10,000.00	\$3,350.00	\$6,700.00
0.00% ELECTRICAL-DESIGN	\$3,584.84	of \$5,352.00	\$0.00	\$0.00
100.00% TOPOGRAPHIC SURVEY	\$6,700.00	of \$10,000.00	\$0.00	\$6,700.00
TOTAL EARNINGS			\$13,585.41	\$65,617.72

AMOUNT DUE THIS INVOICE

\$13,585.41

Electronic Remittance

CITIZENS BANK
ABA: 036-076-150
Account No.: 6101710975
SWIFT: CTZIUS33

Check Payment Remit to:

PO BOX 536408
PITTSBURGH, PA 15253-5906

Michael Baker
11/19/20

AIRPORT NAME Space Coast Regional (TIX)	DATES OF REPORT PERIOD FROM: 11/1/2020 TO: 11/30/2020	FDOT FINANCIAL PROJECT NO 447540-1-94-01
PROJECT DESCRIPTION Apron and Taxiway Construction: As required by 215.971, F.S., this scope of work includes but is not limited to consultant and design fees, survey and geotechnical costs, permitting, construction inspection and material testing costs, mobilization and demobilization, maintenance of traffic, erosion control, demolition, excavation, embankment, subgrade preparation, base course, surface course, joint construction, pavement markings, lighting system improvements (includes conduits, lights, conductors, cans, lightning protection, vault, and ALCS upgrades), high-mast lights and signage, drainage, utilities, and fencing and gates, including all materials, equipment, labor, and incidentals required to construct the apron pavement.		
PROJECT STATUS Design: 60% complete		
WORK COMPLETED OR IN PROGRESS THIS PERIOD Advancing stormwater Geometry 60% Plans submission		
WORK ANTICIPATED FOR NEXT PERIOD Finalize storm Drainage		
PROBLEM AREAS/OTHER COMMENTS Working thru wetland mitigation/avoidance and lost Tortoise Biologist to health issues		

**MICHAEL BAKER INTERNATIONAL, INC.**

515 North Flagler Drive
Suite 303
West Palm Beach, FL 33401
561-812-6400
Billing (803) 231-4014

DECEMBER 17, 2020

TITUSVILLE-COCOA AIRPORT AUTHORITY
355 GOLDEN KNIGHTS
TITUSVILLE, FL 32780

INVOICE NO. 1103313
BAKER PROJECT NO. 180130
REQUEST NO. 3 - B
PROJECT ID # FM 447540-2-94-01

RE: DESIGN AND CONSTRUCTION ADMINISTRATION OF TAXILANE
AND APRON AT SPACE COAST REGIONAL AIRPORT PROJECT

FOR FEES BILLED THROUGH NOVEMBER 1, 2020 THROUGH NOVEMBER 30, 2020

CONTRACT VALUE \$72,622.37 of \$232,189.00

DESIGN SERVICES

			<u>INVOICED THIS PERIOD</u>	<u>INVOICED TO DATE</u>
PHASE 1 - 60% DESIGN				
100.00% COMPLETE OF	\$20,472.87	of \$62,039.00	\$0.00	\$20,472.87
PHASE 2 - BID SET				
33.41% COMPLETE OF	\$14,039.85	of \$42,545.00	\$4,485.47	\$4,690.45
PHASE 4 - BIDDING PHASE SERVICES				
0.00% COMPLETE OF	\$2,145.33	of \$6,501.00	\$0.00	\$0.00
PHASE 5 - CONSTRUCTION ADMINISTRATION				
4.30% COMPLETE OF	\$13,184.16	of \$39,952.00	\$566.67	\$566.67
PART 6 - RPR				
0.38% COMPLETE OF	\$18,414.00	of \$55,800.00	\$69.07	\$69.07
SPECIAL SERVICES (SUBCONSULTANTS)				
100.00% GEOTECHNICAL INVESTIGATION (CAL-TECH)	\$3,300.00	of \$10,000.00	\$1,650.00	\$3,300.00
0.00% ELECTRICAL-DESIGN	\$1,766.16	of \$5,352.00	\$0.00	\$0.00
100.00% TOPOGRAPHIC SURVEY	\$3,300.00	of \$10,000.00	\$0.00	\$3,300.00
TOTAL EARNINGS			\$6,771.21	\$32,399.06

AMOUNT DUE THIS INVOICE**\$6,771.21****Electronic Remittance**

CITIZENS BANK
ABA: 036-076-150
Account No.: 6101710975
SWIFT: CTZIUS33

Check Payment Remit to:

PO BOX 536408
PITTSBURGH, PA 15253-5906

Michael Baker
11/19/21

AIRPORT NAME Space Coast Regional (TIX)	DATES OF REPORT PERIOD FROM: 11/1/2020 TO: 11/30/2020	FDOT FINANCIAL PROJECT NO 447540-2-94-01
PROJECT DESCRIPTION Apron and Taxiway Construction: As required by 215.971, F.S., this scope of work includes but is not limited to consultant and design fees, survey and geotechnical costs, permitting, construction inspection and material testing costs, mobilization and demobilization, maintenance of traffic, erosion control, demolition, excavation, embankment, subgrade preparation, base course, surface course, joint construction, pavement markings, lighting system improvements (includes conduits, lights, conductors, cans, lightning protection, vault, and ALCS upgrades), high-mast lights and signage, drainage, utilities, and fencing and gates, including all materials, equipment, labor, and incidentals required to construct the apron pavement.		
PROJECT STATUS Design: 55% complete		
WORK COMPLETED OR IN PROGRESS THIS PERIOD Advancing stormwater 60% Submission Electrical design		
WORK ANTICIPATED FOR NEXT PERIOD Finalize storm Drainage and Estimate Electrical design		
PROBLEM AREAS/OTHER COMMENTS Working thru wetland mitigation/avoidance and lost Tortoise Biologist to health issues		



MICHAEL BAKER INTERNATIONAL, INC.
515 North Flagler Drive
Suite 303
West Palm Beach, FL 33401
561-812-6400
Billing (803) 231-4014

NOVEMBER 18, 2020


TITUSVILLE-COCOA AIRPORT AUTHORITY
355 GOLDEN KNIGHTS
TITUSVILLE, FL 32780

INVOICE NO. 1100268
BAKER PROJECT NO. 177051
REQUEST NO. 7
FAA AIP PROJECT NO. 3-12-0013-0021-2019
FDOT PROJECT NO. FM 438462-2-94-01

RE: COI REHABILITATION SOUTH APRON AND RW 11-29 (CEI)

FOR FEES BILLED THROUGH OCTOBER 01, 2020 THROUGH OCTOBER 31, 2020

CONTRACT VALUE	\$365,429.00	<u>INVOICED THIS PERIOD</u>	<u>INVOICED TO DATE</u>
PHASE 5 - CONSTRUCTION SERVICES			
CONSTRUCTION ADMINISTRATION			
100.00% COMPLETE OF	\$89,642.00	\$0.00	\$89,642.00
RPR			
79.00% COMPLETE OF	\$238,160.00	\$41,180.22	\$188,147.32
SPECIAL SERVICES (SUBCONSULTANTS)			
CALTECH	\$37,627.00	\$0.00	\$5,204.00
TOTAL EARNINGS		\$41,180.22	\$282,993.32
AMOUNT DUE THIS INVOICE			\$41,180.22


11/18/20

Electronic Remittance
CITIZENS BANK
ABA: 036-076-150
Account No.: 6101710975
SWIFT: CTZIUS33

Check Payment Remit to:
PO BOX 536408
PITTSBURGH, PA 15253-5906

AIRPORT NAME Merritt Island Airport	DATES OF REPORT PERIOD FROM: 10/01/2020 TO: 10/30/2020	FDOT FINANCIAL PROJECT NO 438462-2-94-01
PROJECT DESCRIPTION South Apron/RW-11/29 Rehab		
PROJECT STATUS 36%		
WORK COMPLETED OR IN PROGRESS THIS PERIOD Phase 3&4 Elevated Lights Installed, and on Circuit Phase 4 Paving complete Phase 4 Aircraft Tie-Downs Phase 4 Pavement Markings Phase 4 Sod Phase 4 Punchlist Fire Access Installed		
WORK ANTICIPATED FOR NEXT PERIOD Complete Phase 1, 2, 3, 4 punch lists Begin Phase 5 Install 36" RCP/Headwall Mill Asphalt Phase 5 Phase 5 Paving		
PROBLEM AREAS/OTHER COMMENTS		

APPLICATION AND CERTIFICATE FOR PAYMENT

TO: Titusville Cocoa Airport Authority
Space Coast Regional Airport
355 Golden Knights Boulevard
Titusville, FL 32780
CARE OF:

FROM: V. A. Paving, Inc.
P. O. Box 1046
Cocoa, Florida 32923-1046

PROJECT: COI- MI S Apron Runway 11-29 Rehab
FAA 3-12-0013-021-2019
FM 438462-2-94-01

APPLICATION NO. 7
APPLICATION DATE 10/27/2020
PERIOD FROM: 10/1/2020
PERIOD TO: 10/31/2020

Distribution to:
☒ OWNER
☒ ENGINEER
☐ CONTRACTOR

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G-703, is attached.

1. ORIGINAL CONTRACT SUM \$ 2,760,034.90

2. Net change by Change Orders \$ 14,716.08

3. CONTRACT SUM TO DATE \$ 2,774,750.98

4. TOTAL COMPLETED & STORED TO DATE \$ 1,003,409.13
(Column L on G703)

5. RETAINAGE

a. 10% of Completed Work
(Columns D + E on G703) \$ 100,340.91

b. 0% of Stored Material
(Column F on G703) \$ 0.00

Total Retainage (Line 5a + 5b or Total in Column I of G703) \$ 100,340.91

6. TOTAL EARNED LESS RETAINAGE
(Line 4 less Line 5 Total) 903,068.22

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate) \$ 796,101.10

8. CURRENT PAYMENT DUE \$ 106,967.12

9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) \$ 1,871,682.76

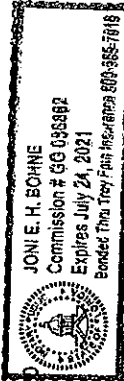
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	0.00
Total approved this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application For Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: *[Signature]* Date: 10/27/2020

By: *[Signature]* Debra Mallard, President

State of: Florida
County of: Brevard
Subscribed and sworn to before me this 27 day of October, 2020



Notary Public: *[Signature]*
My Commission Expires: 7/24/21

ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 106,967.12

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ENGINEER: *[Signature]* Date: 11/18/2020

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

[Signature] 11/18/20

7

Period From	10/1/2020
Period To	10/31/20

Project: COI-MI S Apron Runway 11-29 Rehab
FAA 3-12-0013-021-2019
FM 438462-2-94-01

Quantity	Description	Unit	Amount
	Draw 7 Request		118,852.35
	Total Complete and Stored to Date		\$1,003,409.13
	Less Previous Certificates of Payments		\$ 796,101.10
	Current Payment Due		\$118,852.35
	Less Retainage		\$ 11,885.23
	Total Amount Due		\$106,967.12

Debra Mallard, President

SCHEDULE OF VALUES
Marshall Island S. Apron Runway
Thursville Cocon Airport Authority

JOB #: COI- MI S Apron Runway 11-25 Rehab
FAA 3-12-0013-021-2019
FM 435462-2-94-01

Application for Payment #: 7.00
Date of application: 10/27/2020
Through date: 10/31/20

INDEX	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
	PAY ITEM NO.	DESCRIPTION	UN	QTY	UNIT PRICE	CONTRACT AMOUNT	QTY FROM PREVIOUS PERIODS	AMT FROM PREVIOUS PERIODS	QTY THIS PERIOD	AMOUNT REQUESTED THIS PERIOD	QUANTITY COMPLETE & STORED TO DATE	AMOUNT COMPLETE & STORED TO DATE	PERCENT COMPLETED TO DATE	SALANCE TO FINISH	Retention 10%
1	1	LAYOUT SURVEY	LS	0.60	10,000.00	6,000.00	0.48	4,800.00	-	-	0.48	4,800.00	80%	1,200.00	480.00
2	2	MOT - AIR	LS	0.60	25,000.00	15,000.00	0.25	6,250.00	-	-	0.25	6,250.00	42%	8,750.00	825.00
3	3	EROSION CONTROL	LS	0.60	5,000.00	3,000.00	0.18	900.00	-	-	0.18	900.00	30%	2,100.00	90.00
4	4	MOB	LS	0.60	200,000.00	120,000.00	0.20	40,000.00	-	-	0.20	40,000.00	33%	80,000.00	4,000.00
5	5	PERMITTING FEE ALLOWANCE	LS	0.60	70,000.00	42,000.00	0.34	23,712.72	-	-	0.34	23,712.72	56%	18,287.28	2,374.27
6	6	FULL DEPTH PAVEMENT REMOVAL	SY	3700.00	8.00	29,600.00	-	-	374.00	2,992.00	374.00	2,992.00	10%	28,608.00	289.20
7	7	MILLING 1-3"	SY	28000	4.00	112,000.00	17,080.00	68,320.00	(374.00)	(1,496.00)	16,706.00	66,824.00	58%	45,176.00	6,682.40
8	8	2" LIMEROCK BASE REMOVAL	CY	400.00	70.00	28,000.00	200.00	14,000.00	-	-	200.00	14,000.00	50%	14,000.00	1,400.00
9	9	REMOVE EXISTING PAVEMENT MARKINGS	SF	150.00	5.80	870.00	-	-	-	-	-	-	0%	870.00	-
10	10	REMOVE AND RELOCATE GUIDANCE SIGN	EA	1.00	1,500.00	1,500.00	-	-	-	-	-	-	0%	1,500.00	-
11	11	REMOVE EXISTING LIGHT POLE	EA	1.00	500.00	500.00	-	-	-	-	-	-	0%	500.00	-
12	12	DEMOLISH EXISTING SECURITY FENCE	LF	665.00	3.50	2,327.50	470.00	1,645.00	-	-	470.00	1,645.00	71%	882.50	164.50
13	13	REMOVE EXISTING DROP BOX	EA	1.00	2,500.00	2,500.00	-	-	-	-	-	-	0%	2,500.00	-
14	14	DEMOLISH AND REMOVE EXISTING CONCRETE SPILLWAY	EA	1.00	1,200.00	1,200.00	1.00	1,200.00	-	-	1.00	1,200.00	100%	-	120.00
15	15	REMOVE EXISTING CATCH BASIN AND 20' LF OF 12" RCP	EA	1.00	2,000.00	2,000.00	1.00	2,000.00	-	-	1.00	2,000.00	100%	-	200.00
16	16	DEMOLISH AND REMOVE 36" HEADWALL	EA	1.00	2,500.00	2,500.00	-	-	-	-	-	-	0%	2,500.00	-
17	17	REMOVE 15' OF 18" RCP	EA	1.00	1,500.00	1,500.00	1.00	1,500.00	-	-	1.00	1,500.00	100%	-	150.00
18	18	REMOVE 18" MITERED END SECTION	EA	1.00	500.00	500.00	1.00	500.00	-	-	1.00	500.00	100%	-	50.00
19	19	REMOVE 24" MES AND TOLF OF 24" RCP	EA	1.00	750.00	750.00	1.00	750.00	-	-	1.00	750.00	100%	-	75.00
20	20	REMOVE EXISTING 24" MES, CAP	EA	1.00	900.00	900.00	1.00	900.00	-	-	1.00	900.00	100%	-	90.00
21	21	REMOVE EXISTING 36" MES	EA	1.00	400.00	400.00	-	-	-	-	-	-	0%	400.00	-
22	22	REMOVE 18X30 MES AND GROUT PIPE	EA	1.00	1,500.00	1,500.00	1.00	1,500.00	-	-	1.00	1,500.00	100%	-	150.00
23	23	EXISTING BASE CAN REMOVAL	EA	26.00	250.00	6,500.00	10.00	2,500.00	-	-	10.00	2,500.00	38%	4,000.00	250.00
24	24	TAXI WAY EDGE LIGHT REMOVAL	EA	20.00	250.00	5,000.00	10.00	2,500.00	-	-	10.00	2,500.00	50%	2,500.00	250.00
25	25	CABLE REMOVAL	LF	700.00	5.00	3,500.00	70.00	350.00	-	-	70.00	350.00	10%	3,150.00	35.00
26	26	FOUNDATION REMOVAL	EA	26.00	500.00	13,000.00	6.50	3,250.00	-	-	6.50	3,250.00	25%	9,750.00	325.00
27	27	CONDUIT REMOVAL	LF	600.00	10.00	6,000.00	150.00	1,500.00	-	-	150.00	1,500.00	25%	4,500.00	150.00
28	28	PUMPED CEMENTIOUS GROUT	CY	0.00	318.00	-	-	-	-	-	-	-	#DIV/0!	-	-
29	29	PUMPED CEMENTIOUS GROUT DRILLING	LF	0.00	58.20	-	-	-	-	-	-	-	#DIV/0!	-	-
30	30	TREE REMOVAL	EA	3.00	500.00	1,500.00	3.00	1,500.00	-	-	3.00	1,500.00	100%	-	150.00
31	31	EXCAVATION (EMBANKMENT)	CY	2500.00	15.00	37,500.00	2,000.00	30,000.00	-	-	2,000.00	30,000.00	80%	7,500.00	3,000.00
32	32	OFFSITE BORROW	CY	4000.00	20.00	80,000.00	3,500.00	70,000.00	-	-	3,500.00	70,000.00	80%	8,000.00	7,200.00
33	33	MUCK EXCAVATION	CY	6000.00	11.00	66,000.00	6,000.00	66,000.00	-	-	6,000.00	66,000.00	100%	-	6,600.00

INDEX X	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
	PAY ITEM NO.	DESCRIPTION	UN	QTY	UNIT PRICE	CONTRACT AMOUNT	QTY FROM PREVIOUS PERIODS	AMT FROM PREVIOUS PERIODS	QTY THIS PERIOD	AMOUNT REQUESTED THIS PERIOD	QUANTITY COMPLETE & STORED TO DATE	AMOUNT COMPLETE & STORED TO DATE	PERCENT COMPLETE TO DATE %	BALANCE TO FINISH	Reliance 10%
33	34	STABILIZED SUBGRADE	SF	3500.00	8.00	28,000.00	1,750.00	14,000.00		-	1,750.00	14,000.00	50%	14,000.00	1,400.00
34	35	CRUSHED AGGREGATE BASE COURSE	CY	2250.00	50.00	112,500.00	1,202.00	60,100.00		-	1,202.00	60,100.00	53%	52,400.00	6,010.00
35	36	BITUMINOUS SURFACE COURSE	TON	5600.00	121.00	677,600.00	2,070.56	250,540.18	816.85	98,850.95	2,887.53	349,391.13	52%	328,208.87	34,939.11
36	37	BITUMINOUS LEVELING COURSE	TON	0.00	130.00	-		-		-	-	-	#DIV/0!	-	-
37	38	BITUMINOUS PRIME COAT	GAL	6500.00	5.00	32,500.00	1,775.00	8,875.00		-	1,775.00	8,875.00	27%	23,625.00	887.50
38	39	BITUMINOUS TACK COAT	GAL	2500.00	6.00	15,000.00	750.00	4,500.00	65.00	390.00	815.00	4,890.00	33%	10,110.00	489.00
39	40	YELLOW REFLECTIVE PAVEMENT MARKINGS	SF	4500.00	2.30	10,350.00	578.00	1,329.40	688.00	1,582.40	1,266.00	2,911.80	28%	7,439.20	291.18
40	41	BLACK NON REFLECTIVE PAVEMENT MARKINGS	SF	240.00	1.20	288.00	97.00	116.40	105.00	126.00	202.00	242.40	84%	45.60	24.24
41	42	WHITE REFLECTIVE PAVEMENT MARKINGS	SF	310.00	3.40	1,054.00		-		-	-	-	0%	1,054.00	-
42	43	AIRCRAFT TIE DOWN ANCHORS	EA	155.00	325.00	50,700.00	30.00	9,750.00	39.00	12,675.00	69.00	22,425.00	44%	28,275.00	2,242.50
43	44	HDPE 15"	LF	50.00	60.00	3,000.00	50.00	3,000.00		-	50.00	3,000.00	100%	-	300.00
44	45	HDPE 18"	LF	10.00	2,000.00	20,000.00	10.00	20,000.00		-	10.00	20,000.00	100%	-	2,000.00
45	46	HDPE 24"	LF	190.00	92.00	17,480.00	190.00	17,480.00		-	190.00	17,480.00	100%	-	1,748.00
46	47	RCP 18"	LF	16.00	100.00	1,600.00	16.00	1,600.00		-	16.00	1,600.00	100%	-	160.00
47	48	RCP 36"	LF	21.00	212.00	4,452.00		-		-	-	-	0%	4,452.00	-
48	49	TYPE C STRUCTURE	EA	1.00	4,200.00	4,200.00	1.00	4,200.00		-	1.00	4,200.00	100%	-	420.00
49	50	TYPE D STRUCTURE	EA	3.00	5,700.00	17,100.00	3.00	17,100.00		-	3.00	17,100.00	100%	-	1,710.00
50	51	MODIFIED TYPE D	EA	1.00	7,000.00	7,000.00	1.00	7,000.00		-	1.00	7,000.00	100%	-	700.00
51	52	ADJUST EXISTING INLET TOP	EA	2.00	1,500.00	3,000.00	1.00	1,500.00		-	1.00	1,500.00	50%	1,500.00	150.00
52	53	ADJUST MANHOLE TOP	EA	1.00	1,500.00	1,500.00		-		-	-	-	0%	1,500.00	-
53	54	15" HEADWALL	EA	1.00	3,600.00	3,600.00	1.00	3,600.00		-	1.00	3,600.00	100%	-	360.00
54	55	18" HEADWALL	EA	1.00	3,600.00	3,600.00	1.00	3,600.00		-	1.00	3,600.00	100%	-	360.00
55	56	36" HEADWALL	EA	1.00	10,600.00	10,600.00		-		-	-	-	0%	10,600.00	-
56	57	18" man	EA	3.00	1,900.00	5,700.00	3.00	5,700.00		-	3.00	5,700.00	100%	-	570.00
57	58	24" man	EA	1.00	2,100.00	2,100.00	1.00	2,100.00		-	1.00	2,100.00	100%	-	210.00
58	59	CHAIN LINK FENCE	LF	665.00	31.60	21,014.00	470.00	14,852.00		-	470.00	14,852.00	71%	6,162.00	1,485.20
59	60	ALUMINUM CANTILEVER SLIDE GATE	EA	1.00	4,125.00	4,125.00		-		-	-	-	0%	4,125.00	-
60	61	INSTALLED IN CONDUIT	LF	850.00	8.00	6,800.00	314.00	2,512.00		-	314.00	2,512.00	37%	4,288.00	251.20
61	62	NO. 6 AWG, SOLID, BARE COUNTERPOISE WIRE	LF	850.00	7.50	6,375.00	236.00	1,770.00		-	236.00	1,770.00	28%	4,605.00	177.00
62	63	2-2" CONDUIT CONCRETE ENCASED	LF	175.00	50.00	8,750.00	117.00	5,850.00		-	117.00	5,850.00	67%	2,900.00	585.00
63	64	1-2" CONDUIT	LF	600.00	8.00	4,800.00	286.00	2,288.00		-	286.00	2,288.00	48%	2,512.00	228.80
64	65	ELECTRICAL J-BOX	EA	5.00	800.00	4,000.00	3.00	2,400.00		-	3.00	2,400.00	60%	2,400.00	240.00
65	66	NEW ELEVATED TAXIWAY EDGE LIGHT	EA	23.00	1,300.00	29,900.00	10.00	13,000.00		-	10.00	13,000.00	43%	16,900.00	1,300.00
66	67	SOD	SY	15000	3.00	45,000.00	10,500.00	31,500.00	1,244.00	3,732.00	11,744.00	35,232.00	78%	9,768.00	3,523.20
67	68	TOPSOLLING	SY	15000	4.00	60,000.00	3,000.00	12,000.00		-	3,000.00	12,000.00	20%	48,000.00	1,200.00
					SUBTOTAL	1,922,035.50									
					Section I										
69		II Runway 11-29 Quantities												833,342.45	98,869.30

[illegible]

APPLICATION AND CERTIFICATE FOR PAYMENT

TO: Titusville Cocoa Airport Authority
Space Coast Regional Airport
355 Golden Knights Boulevard
Titusville, FL 32780
CARE OF:

PROJECT: COI- MI S Apron Runway 11-29 Rehab
FAA 3-12-0013-021-2019
FM 438462-2-94-01

APPLICATION NO. 8
APPLICATION DATE 12/3/2020
PERIOD FROM: 11/1/2020
PERIOD TO: 11/30/2020
Distribution to:
☒ OWNER
☒ ENGINEER
☐ CONTRACTOR

FROM: V. A. Paving, Inc.
P. O. Box 1046
Cocoa, Florida 32923-1046

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G-703, is attached.

1. ORIGINAL CONTRACT SUM \$ 2,760,034.90
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3. CONTRACT SUM TO DATE \$ 2,774,750.98
4. TOTAL COMPLETED & STORED TO DATE \$ 1,166,834.13
(Column L on G703)

5. RETAINAGE
a. 10% of Completed Work (Columns D + E on G703) \$ 116,683.41
b. 0% of Stored Material (Column F on G703) \$ 0.00
Total Retainage (Line 5a + 5b or Total in Column I of G703) \$ 116,683.41

6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total) 1,050,150.72

7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate) \$ 903,068.22

8. CURRENT PAYMENT DUE \$ 147,082.50

9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6) \$ 1,724,600.26

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	0.00
Total approved this Month	0.00	0.00
TOTALS	0.00	0.00
NET CHANGES by Change Order	0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application For Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: *[Signature]* Date: 12/03/20

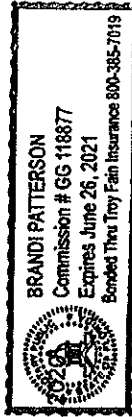
State of: Florida

County of: Brevard

Subscribed and sworn to before me this 3 day of

Notary Public: *[Signature]*

My Commission Expires:



ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information and belief the Work has progressed as indicated, the quality of the work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ 147,082.50
(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ENGINEER: *[Signature]* Date: 12/28/20

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

[Signature] 1/9/24

SCHEDULE OF VALUES
Merritt Island S Apron Runway
Thruville Cocoa Airport Authority

JOB #:

COL-MI S Apron Runway 11-28 Rehab
FAA 3-12-0013-021-2019
FM 438462-2-84-01

Application for Payment #:
Date of application:
Through date:

8.00
12/3/2020
11/30/2020

INDEX X	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
	PAY ITEM NO.	DESCRIPTION	UN	QTY	UNIT PRICE	CONTRACT AMOUNT	QTY FROM PREVIOUS PERIODS	AMT FROM PREVIOUS PERIODS	QTY THIS PERIOD	AMOUNT REQUESTED THIS PERIOD	QUANTITY COMPLETE & STORED TO DATE	AMOUNT COMPLETE & STORED TO DATE	PERCENT COMPLETED TO DATE	BALANCE TO FINISH	Retainage 10%
1	1	LAYOUT SURVEY	LS	0.60	10,000.00	6,000.00	0.48	4,800.00				4,800.00	80%	1,200.00	480.00
2	2	MOT - AIR	LS	0.60	25,000.00	15,000.00	0.25	6,250.00	0.20	5,000.00	0.45	11,250.00	75%	3,750.00	1,125.00
3	3	EROSION CONTROL	LS	0.60	5,000.00	3,000.00	0.18	900.00	0.20	1,000.00	0.38	1,900.00	63%	1,100.00	190.00
4	4	MOB	LS	0.60	200,000.00	120,000.00	0.20	40,000.00	0.20	40,000.00	0.40	80,000.00	67%	40,000.00	8,000.00
5	5	PERMITTING FEE ALLOWANCE	LS	0.60	70,000.00	42,000.00	0.34	23,712.72			0.34	23,712.72	56%	18,287.28	2,371.27
6	6	FULL DEPTH PAVEMENT REMOVAL	SY	3700.00	8.00	29,600.00	374.00	2,992.00			374.00	2,992.00	10%	25,608.00	2,992.00
7	7	MILLING 1.5"	SY	29000	4.00	116,000.00	16,706.00	66,824.00			16,706.00	66,824.00	58%	49,176.00	6,692.40
8	8	2" LIMEROCK BASE REMOVAL	CY	400.00	70.00	28,000.00	200.00	14,000.00			200.00	14,000.00	50%	14,000.00	1,400.00
9	9	REMOVE EXISTING PAVEMENT MARKINGS	SF	150.00	5.80	870.00							0%	870.00	
10	10	REMOVE AND RELOCATE GUIDANCE SIGN	EA	1.00	1,500.00	1,500.00							0%	1,500.00	
11	11	REMOVE EXISTING LIGHT POLE	EA	1.00	500.00	500.00							0%	500.00	
12	12	DEMOLISH EXISTING SECURITY FENCE	LF	665.00	3.50	2,327.50	470.00	1,645.00			470.00	1,645.00	71%	682.50	164.50
13	13	REMOVE EXISTING DROP BOX	EA	1.00	2,500.00	2,500.00							0%	2,500.00	
14	14	DEMOLISH AND REMOVE EXISTING CONCRETE	EA	1.00	2,500.00	2,500.00							0%	2,500.00	
15	15	SPILLWAY	EA	1.00	1,200.00	1,200.00	1.00	1,200.00			1.00	1,200.00	100%		120.00
16	16	REMOVE EXISTING CATCH BASIN AND 20 LF OF 12" RCP	EA	1.00	2,000.00	2,000.00	1.00	2,000.00			1.00	2,000.00	100%		200.00
17	17	DEMOLISH AND REMOVE 36" HEADWALL	EA	1.00	2,500.00	2,500.00							0%	2,500.00	
18	18	REMOVE 15' OF 15" RCP	EA	1.00	1,500.00	1,500.00	1.00	1,500.00			1.00	1,500.00	100%		150.00
19	19	REMOVE 18" MITERED END SECTION	EA	1.00	500.00	500.00	1.00	500.00			1.00	500.00	100%		50.00
20	20	REMOVE 24" MES AND 70LF OF 24" RCP	EA	1.00	750.00	750.00	1.00	750.00			1.00	750.00	100%		75.00
21	21	REMOVE EXISTING 24" MES, CAP	EA	1.00	900.00	900.00	1.00	900.00			1.00	900.00	100%		90.00
22	22	REMOVE EXISTING 36" MES	EA	1.00	400.00	400.00							0%	400.00	
23	23	REMOVE 18X30 MES AND GROUT PIPE	EA	1.00	1,500.00	1,500.00	1.00	1,500.00			1.00	1,500.00	100%		150.00
24	24	EXISTING BASE CAN REMOVAL	EA	26.00	250.00	6,500.00	10.00	2,500.00			10.00	2,500.00	38%	4,000.00	250.00
25	25	TAXI WAY EDGE LIGHT REMOVAL	EA	20.00	250.00	5,000.00	10.00	2,500.00			10.00	2,500.00	50%	2,500.00	250.00
26	26	CABLE REMOVAL	LF	700.00	5.00	3,500.00	70.00	350.00			70.00	350.00	10%	3,150.00	35.00
27	27	FOUNDATION REMOVAL	EA	26.00	500.00	13,000.00	6.50	3,250.00			6.50	3,250.00	25%	9,750.00	325.00
28	28	CONDUIT REMOVAL	LF	600.00	10.00	6,000.00	150.00	1,500.00			150.00	1,500.00	25%	4,500.00	150.00
29	29	PUMPED CEMENTIOUS GROUT	CY	0.00	318.00								#DIV/0!		
30	30	PUMPED CEMENTIOUS GROUT DRILLING	LF	0.00	58.20								#DIV/0!		
31	31	TREE REMOVAL	EA	3.00	500.00	1,500.00	3.00	1,500.00			3.00	1,500.00	100%		150.00
32	32	EXCAVATION (EMBANKMENT)	CY	2500.00	15.00	37,500.00	2,000.00	30,000.00			2,000.00	30,000.00	80%	7,500.00	3,000.00
33	33	OFF-SITE BORROW	CY	4000.00	20.00	80,000.00	3,600.00	72,000.00			3,600.00	72,000.00	90%	8,000.00	7,200.00
34	34	MUCK EXCAVATION	CY	6000.00	11.00	66,000.00	5,000.00	55,000.00			5,000.00	55,000.00	100%		6,500.00

INDEX	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
	PAY ITEM NO.	DESCRIPTION	UN	QTY	UNIT PRICE	CONTRACT AMOUNT	QTY FROM PREVIOUS PERIODS	AMT FROM PREVIOUS PERIODS	QTY THIS PERIOD	AMOUNT REQUESTED THIS PERIOD	QUANTITY COMPLETE & STORED TO DATE	COMPLETE & STORED TO DATE	PERCENT COMPLETED TO DATE %	BALANCE TO FINISH	Remaining 10%
33	34	STABILIZED SUBGRADE	SF	3500.00	8.00	28,000.00	1,750.00	14,000.00	2,046.00	16,358.00	3,796.00	30,368.00	108%	(2,368.00)	3,036.80
34	35	CRUSHED AGGREGATE BASE COURSE	CY	2250.00	50.00	112,500.00	1,202.00	60,100.00	1,048.00	52,400.00	2,250.00	112,500.00	100%	-	11,250.00
35	36	BITUMINOUS SURFACE COURSE	TON	5600.00	121.00	677,600.00	2,887.53	349,391.13	-	-	2,887.53	349,391.13	52%	328,208.87	34,939.11
36	37	BITUMINOUS LEVELING COURSE	TON	0.00	130.00	-	-	-	-	-	-	-	#DIV/0!	-	-
37	38	BITUMINOUS PRIME COAT	GAL	5500.00	5.00	32,500.00	1,775.00	8,875.00	-	-	1,775.00	8,875.00	27%	23,625.00	887.50
38	39	BITUMINOUS TACK COAT	GAL	2500.00	6.00	15,000.00	815.00	4,890.00	-	-	815.00	4,890.00	33%	10,110.00	489.00
39	40	YELLOW REFLECTIVE PAVEMENT MARKINGS	SF	4500.00	2.30	10,350.00	1,268.00	2,911.80	-	-	1,268.00	2,911.80	28%	7,438.20	291.18
40	41	BLACK NON REFLECTIVE PAVEMENT MARKINGS	SF	240.00	1.20	288.00	202.00	242.40	-	-	202.00	242.40	84%	45.60	24.24
41	42	WHITE REFLECTIVE PAVEMENT MARKINGS	SF	310.00	3.40	1,054.00	-	-	-	-	-	-	0%	1,054.00	-
42	43	AIRCRAFT TIE DOWN ANCHORS	EA	158.00	325.00	50,700.00	68.00	22,425.00	-	-	68.00	22,425.00	44%	28,275.00	2,242.50
43	44	HOPE 15"	LF	50.00	60.00	3,000.00	50.00	3,000.00	-	-	50.00	3,000.00	100%	-	300.00
44	45	HOPE 18"	LF	10.00	2,000.00	20,000.00	10.00	20,000.00	-	-	10.00	20,000.00	100%	-	2,000.00
45	46	HOPE 24"	LF	190.00	92.00	17,480.00	180.00	17,480.00	-	-	180.00	17,480.00	100%	-	1,748.00
46	47	RCP 18"	LF	16.00	100.00	1,600.00	16.00	1,600.00	-	-	16.00	1,600.00	100%	-	160.00
47	48	RCP 36"	LF	21.00	212.00	4,452.00	-	-	21.00	4,452.00	21.00	4,452.00	100%	-	445.20
48	49	TYPE C STRUCTURE	EA	1.00	4,200.00	4,200.00	1.00	4,200.00	-	-	1.00	4,200.00	100%	-	420.00
49	50	TYPE D STRUCTURE	EA	3.00	5,700.00	17,100.00	3.00	17,100.00	-	-	3.00	17,100.00	100%	-	1,710.00
50	51	MODIFIED TYPE D	EA	1.00	7,000.00	7,000.00	1.00	7,000.00	-	-	1.00	7,000.00	100%	-	700.00
51	52	ADJUST EXISTING INLET TOP	EA	2.00	1,500.00	3,000.00	1.00	1,500.00	-	-	1.00	1,500.00	50%	1,500.00	150.00
52	53	ADJUST MANHOLE TOP	EA	1.00	1,500.00	1,500.00	-	-	-	-	-	-	0%	1,500.00	-
53	54	15" HEADWALL	EA	1.00	3,600.00	3,600.00	1.00	3,600.00	-	-	1.00	3,600.00	100%	-	360.00
54	55	18" HEADWALL	EA	1.00	3,600.00	3,600.00	1.00	3,600.00	-	-	1.00	3,600.00	100%	-	360.00
55	56	36" HEADWALL	EA	1.00	10,600.00	10,600.00	-	-	1.00	10,600.00	1.00	10,600.00	100%	-	1,060.00
56	57	18" mes	EA	3.00	1,800.00	5,700.00	3.00	5,700.00	-	-	3.00	5,700.00	100%	-	570.00
57	58	24" mes	EA	1.00	2,100.00	2,100.00	1.00	2,100.00	-	-	1.00	2,100.00	100%	-	210.00
58	59	CHAIN LINK FENCE	LF	665.00	31.60	21,014.00	470.00	14,852.00	-	-	470.00	14,852.00	71%	6,162.00	1,485.20
59	60	ALUMINUM CANTILEVER SLIDE GATE	EA	1.00	4,125.00	4,125.00	-	-	-	-	-	-	0%	4,125.00	-
60	61	INSTALLED IN CONDUIT	LF	850.00	8.00	6,800.00	314.00	2,512.00	538.00	4,288.00	850.00	6,800.00	100%	-	680.00
61	62	NO. 8 AWG. SOLID. BARE COUNTERPOISE WIRE	LF	850.00	7.50	6,375.00	236.00	1,770.00	614.00	4,605.00	850.00	6,375.00	100%	-	637.50
62	63	2-2" CONDUIT CONCRETE ENCASED	LF	175.00	50.00	8,750.00	117.00	5,850.00	58.00	2,900.00	175.00	8,750.00	100%	-	875.00
63	64	1-2" CONDUIT	LF	600.00	8.00	4,800.00	288.00	2,288.00	314.00	2,512.00	600.00	4,800.00	100%	-	480.00
64	65	ELECTRICAL J-BOX	EA	6.00	800.00	4,800.00	3.00	2,400.00	3.00	2,400.00	6.00	4,800.00	100%	-	480.00
65	66	NEW ELEVATED TAXIWAY EDGE LIGHT	EA	23.00	1,900.00	28,900.00	10.00	13,000.00	13.00	16,900.00	23.00	29,900.00	100%	-	2,990.00
66	67	SOD	SY	15000	3.00	45,000.00	11,744.00	35,232.00	-	-	11,744.00	35,232.00	78%	9,768.00	3,523.20
67	68	TOPSOLLING	SY	15000	4.00	60,000.00	3,000.00	12,000.00	-	-	3,000.00	12,000.00	20%	48,000.00	1,200.00
68	69	II Runway 11-28 Quantities			SUBTOTAL Section I	1,822,035.50								668,917.45	115,211.80

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Period From	11/1/2020
Period To	11/30/2020

Project: COI-MI S Apron Runway 11-29 Rehab
FAA 3-12-0013-021-2019
FM 438462-2-94-01

Debra Mallard, President

AIRPORT NAME Merritt Island Airport	DATES OF REPORT PERIOD FROM: 11/01/2020 TO: 11/30/2020	FDOT FINANCIAL PROJECT NO 438462-2-94-01
PROJECT DESCRIPTION South Apron/RW-11/29 Rehab		
PROJECT STATUS 42%		
WORK COMPLETED OR IN PROGRESS THIS PERIOD Phase 5 E&S Controls Phase 5 Milled Existing Asphalt/Hauled from Project Removed Existing Aircraft Tie-downs Phase 5 Base Material Graded and Compacted Phase 5 HW and 36" RCP Installed		
WORK ANTICIPATED FOR NEXT PERIOD Phase 5 Apron 1 st lift Asphalt Phase 5 Topographical Survey		
PROBLEM AREAS/OTHER COMMENTS		

Michael Baker
INTERNATIONAL

MICHAEL BAKER INTERNATIONAL, INC.
515 North Flagler Drive
Suite 303
West Palm Beach, FL 33401
561-812-6400
Billing (803) 231-4014

JANUARY 25, 2021

TITUSVILLE-COCOA AIRPORT AUTHORITY
355 GOLDEN KNIGHTS
TITUSVILLE, FL 32780

INVOICE NO. 1106107
BAKER PROJECT NO. 177051
REQUEST NO. 8
FAA AIP PROJECT NO. 3-12-0013-0021-2019
FDOT PROJECT NO. FM 438462-2-94-01

RE: COI REHABILITATION SOUTH APRON AND RW 11-29 (CEI)

FOR FEES BILLED THROUGH NOVEMBER 01, 2020 THROUGH NOVEMBER 30, 2020

CONTRACT VALUE \$365,429.00

PHASE 5 - CONSTRUCTION SERVICES

CONSTRUCTION ADMINISTRATION

100.00% COMPLETE OF \$89,642.00

INVOICED
THIS PERIOD

INVOICED
TO DATE

\$0.00

\$89,642.00

✓ RPR

85.26% COMPLETE OF \$238,160.00

\$14,902.90

\$203,050.22

SPECIAL SERVICES (SUBCONSULTANTS)

CALTECH \$37,627.00

\$0.00

\$5,204.00

TOTAL EARNINGS

\$14,902.90 ✓

\$297,896.22

AMOUNT DUE THIS INVOICE

\$14,902.90

Electronic Remittance

CITIZENS BANK
ABA: 036-076-150
Account No.: 6101710975
SWIFT: CTZIUS33

Check Payment Remit to:

PO BOX 536408
PITTSBURGH, PA 15253-5906

Michael Baker
1/28/21



TIX → SPACE COAST REGIONAL AIRPORT
COI → MERRITT ISLAND AIRPORT
X2I → ARTHUR DUNN AIRPARK

355 Golden Knights Blvd. → Titusville, Florida 32780 → 321.267.8780 → fax: 321.383.4284 → email: admins@flairport.com

MEMORANDUM

TO: Members of the Airport Authority

FROM: Michael D. Powell, C.M., ACE
Chief Executive Officer

DATE: February 18, 2021

ITEM DESCRIPTION - NEW BUSINESS ITEM E

Discussion by Mr. Rob Hambrecht of Recent Invoiced Costs by AVCON and Contractors Regarding Current Projects

BACKGROUND

AVCON is currently conducting the engineering and oversight work for contractors on current projects.

The invoice review is to keep the Board informed and ensure we meet FDOT compliance requirements.

ISSUES

All projects are moving forward.

ALTERNATIVES

If anything regarding the numbers is unclear during the discussion, the Airport Authority Board may ask questions about the costs to ensure everyone is comfortable with the invoices as presented.

FISCAL IMPACT

The current Invoiced Costs for the invoices will be covered by Mr. Rob Hambrecht, of AVCON, in detail at the Board Meeting. The back-up documentation is provided for the Board's convenience of reference.

RECOMMENDED ACTION

It is respectfully requested that the Airport Authority Board resolve to (1) Concur with approval of the invoiced costs by AVCON and (2) authorize an Authority Officer or the Chief Executive Officer to execute the necessary documentation upon satisfactory review by legal counsel.



AVCON, INC.
Engineers & Planners

5555 E. Michigan Street, Suite 200
Orlando, Florida 32822
Phone: (407) 599-1122
Fax: (407) 599-1133
www.avconinc.com

INVOICE

Titusville-Cocoa Airport Authority
355 Golden Knights Blvd.
Titusville, FL 32780

January 13, 2021

Project No: 2020.0045.01

Invoice No: 119202

Pay App 5

FINAL

Project 2020.0045.01 X21 - PAPI CA Services

Via email to Ashley Campbell at acampbell@flairport.com

Professional Services from October 01, 2020 to December 31, 2020

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Fee	15,245.00	100.00	15,245.00	12,119.78	3,125.22
Total Fee	15,245.00		15,245.00	12,119.78	3,125.22
Total					3,125.22
Total this Invoice					\$3,125.22

Michael D. Smith
1/13/21

Michael D. Smith

m



AVCON, INC.
Engineers & Planners

5555 E. Michigan Street, Suite 200
Orlando, Florida 32822
Phone: (407) 598-1122
Fax: (407) 599-1133
www.avconinc.com

INVOICE

Titusville-Cocoa Airport Authority
355 Golden Knights Blvd.
Titusville, FL 32780

January 13, 2021

Project No: 2020.0045.02

Invoice No: 119203

Pay App 5

FINAL

Project 2020.0045.02 COI - PAPI CA Services
Via email to Ashley Campbell at acampbell@flairport.com

Professional Services from October 01, 2020 to December 31, 2020-

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Fee	15,245.00	100.00	15,245.00	12,805.80	2,439.20
Total Fee	15,245.00		15,245.00	12,805.80	2,439.20
		Total			2,439.20
				Total this Invoice	\$2,439.20

2/1/21

Titusville-Cocoa Airport Authority
Check Register
For the Period From Jan 1, 2021 to Jan 31, 2021

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Account ID	Account Description	Amount
38822	1/1/21	AG-PRO Companies	546203 546203 101000	R & M - Equip. - TIX R & M - Equip. - TIX Cash Operating	119.70
38823	1/1/21	Alan Jay Fleet Sales	207500 207500 101000	Due To From R & R Due To From R & R Cash Operating	26,143.00
38824	1/1/21	A T & T	541090 101000	Telephone-Unallocated Cash Operating	229.09
38825	1/1/21	A T & T	541501 101000	Internet Fees Cash Operating	698.93
38826	1/1/21	AT&T Mobility	541090 101000	Telephone-Unallocated Cash Operating	350.24
38827	1/1/21	Boggs Gases	546303 101000	R & M - Bldgs. - TIX Cash Operating	183.50
38828	1/1/21	Brown & Brown Insurance	545290 101000	Property Ins - Unallocated Cash Operating	73,211.75
38829	1/1/21	Carr, Riggs & Ingram CPAs and Ad	532001 532001 101000	Accounting & Auditing Accounting & Auditing Cash Operating	4,100.00
38830	1/1/21	Titusville Area Chamber of Commer	554001 101000	Dues & Memberships - G & A Cash Operating	100.00
38831	1/1/21	City Of Titusville	543090 543090 101000	Electricity - Unallocated Electricity - Unallocated Cash Operating	1,225.11
38832	1/1/21	Civilian Military Council	554001 101000	Dues & Memberships - G & A Cash Operating	400.00
38833	1/1/21	Davies, Houser, Secrest & Harris, P	532001 101000	Accounting & Auditing Cash Operating	2,300.00
38834	1/1/21	Dish	541401 541401 101000	Cable Service Cable Service Cash Operating	130.10
38835	1/1/21	Faster Than Sound, Inc.	552201 101000	Cleaning - G & A Cash Operating	510.00
38836	1/1/21	Florida Alarm Company & Security	546503 546504 101000	T-Hangar Maintenance TIX T-Hangar Maintenance COI Cash Operating	83.00
38837	1/1/21	Florida Coast Equipment	546203 101000	R & M - Equip. - TIX Cash Operating	92.86
38838	1/1/21	Florida Power & Light	543090 543090 101000	Electricity - Unallocated Electricity - Unallocated Cash Operating	898.43
38839	1/1/21	Graphic Press	551001 101000	Office Supplies Cash Operating	219.00
38840	1/1/21	Goodyear	546203 101000	R & M - Equip. - TIX Cash Operating	68.00

Titusville-Cocoa Airport Authority
Check Register
For the Period From Jan 1, 2021 to Jan 31, 2021

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Account ID	Account Description	Amount
38841	1/1/21	Hangar Door Specialists, LLC	546504 101000	T-Hangar Maintenance COI Cash Operating	1,000.00
38842	1/1/21	Konica Minolta Business Solutions	544101 101000	Copy Machine Rental Cash Operating	170.42
38843	1/1/21	Lacey's Lock Service	546303 546303 101000	R & M - Bldgs. - TIX R & M - Bldgs. - TIX Cash Operating	194.26
38844	1/1/21	Nix Pest Management	546101 546101 546101 546101 101000	R & M Service - G & A R & M Service - G & A R & M Service - G & A R & M Service - G & A Cash Operating	256.00
38845	1/1/21	Pattison's Janitorial Services, LLC	546390 101000	R & M - Bldgs. - Unallocated Cash Operating	725.00
38846	1/1/21	Pitney Bowes Global Financial Serv	544102 101000	Postage Machine Rental Cash Operating	138.00
38847	1/1/21	Spectrum	541501 101000	Internet Fees Cash Operating	125.51
38848	1/1/21	Target Solutions, LLC	514001 101000	Education Cash Operating	795.88
38849	1/1/21	Vantagepoint Transfer Agents-3033	218200 219000 101000	Retirement Payable ICMA Loan Cash Operating	965.85
38850	1/1/21	Waste Management	544001 544001 544001 101000	Rentals & Leases G & A Rentals & Leases G & A Rentals & Leases G & A Cash Operating	683.82
38851	1/1/21	Windstream Communications	541090 101000	Telephone-Unallocated Cash Operating	98.52
38852	1/1/21	Peter Campbell	207300 101000	Due To From Revenue Cash Operating	200.00
38853	1/15/21	Board Of Co. Commissioners	523001 523090 219200 523090 101000	Group Insurance - G & A Group Insurance - Unallocated Med Msa Group Insurance - Unallocated Cash Operating	12,233.93
38854	1/15/21	Brevard Uniform Co.	552090 552090 552090 552090 552090 101000	Uniforms - Unallocated Uniforms - Unallocated Uniforms - Unallocated Uniforms - Unallocated Uniforms - Unallocated Cash Operating	320.45
38855	1/15/21	CHLIC	523090 101000	Group Insurance - Unallocated Cash Operating	541.36
38856	1/15/21	Davis Vision, Inc.	523090 101000	Group Insurance - Unallocated Cash Operating	74.50
38857	1/15/21	DynaFire, Inc.	546304 546303	R & M - Bldgs. - COI R & M - Bldgs. - TIX	3,244.98

Titusville-Cocoa Airport Authority
Check Register
For the Period From Jan 1, 2021 to Jan 31, 2021

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Account ID	Account Description	Amount
			101000	Cash Operating	
38858	1/15/21	Faster Than Sound, Inc.	552201 101000	Cleaning - G & A Cash Operating	510.00
38859	1/15/21	Florida Power & Light	543090 543090 543090 101000	Electricity - Unallocated Electricity - Unallocated Electricity - Unallocated Cash Operating	4,870.84
38860	1/15/21	Home Depot Credit Services	546390 546390 546303 546504 546390 546504 101000	R & M - Bldgs. - Unallocated R & M - Bldgs. - Unallocated R & M - Bldgs. - TIX T-Hangar Maintenance COI R & M - Bldgs. - Unallocated T-Hangar Maintenance COI Cash Operating	1,080.05
38861	1/15/21	Lowes	546390 546503 546303 101000	R & M - Bldgs. - Unallocated T-Hangar Maintenance TIX R & M - Bldgs. - TIX Cash Operating	731.96
38865	1/15/21	Michael Baker International	207100 207100 207100 207100 101000	Due To From Development Due To From Development Due To From Development Due To From Development Cash Operating	45,272.76
38866	1/15/21	Michael Baker International	207100 207100 207100 207100 101000	Due To From Development Due To From Development Due To From Development Due To From Development Cash Operating	3,542.99
38867	1/15/21	Preferred Governmental Insurance	524090 101000	Workman's Comp - Unallocated Cash Operating	3,108.25
38868	1/15/21	Standard Insurance Company	218500 219300 218700 101000	Life Insurance Short Term Disability Long Term Disability Cash Operating	570.54
38869	1/15/21	T's Handyman Service	546303 101000	R & M - Bldgs. - TIX Cash Operating	1,875.00
38870	1/15/21	V. A. Paving	207100 207100 207100 207100 101000	Due To From Development Due To From Development Due To From Development Due To From Development Cash Operating	147,082.50
38871	1/15/21	Vantagepoint Transfer Agents-3033	218200 219000 101000	Retirement Payable ICMA Loan Cash Operating	965.85
38872	1/15/21	Voyager Aviation International LLC	546304 101000	R & M - Bldgs. - COI Cash Operating	195.00
38873	1/15/21	Watkins Fuel Oil	552101 101000	Fuel - G & A Cash Operating	1,247.99
38874	1/15/21	WhiteBird Attorneys At Law	531001 101000	Prof. Service - Legal Cash Operating	2,573.10

Titusville-Cocoa Airport Authority
Check Register
For the Period From Jan 1, 2021 to Jan 31, 2021

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Account ID	Account Description	Amount
38875	1/15/21	Windstream Communications	541090 101000	Telephone-Unallocated Cash Operating	116.22
38876	1/15/21	Gordon Barber	207300 101000	Due To From Revenue Cash Operating	675.00
38877	1/15/21	Peter Hutchins	207300 101000	Due To From Revenue Cash Operating	50.00
38878	1/15/21	Tom Migel	207300 101000	Due To From Revenue Cash Operating	151.25
38879	1/15/21	Roger Molitor	207300 381100 101000	Due To From Revenue Transfer From Revenue Cash Operating	78.90
38880	1/15/21	Kimberly Paschke	512003 101000	Salaries - TIX Cash Operating	92.37
38881	1/15/21	Philip Pollard	207300 381100 101000	Due To From Revenue Transfer From Revenue Cash Operating	72.90
38882	1/15/21	Tristram Shore	207300 381100 101000	Due To From Revenue Transfer From Revenue Cash Operating	98.98
38883	1/15/21	Jim Woods	207300 101000	Due To From Revenue Cash Operating	50.00
38884	1/29/21	A T & T	541501 101000	Internet Fees Cash Operating	52.79
38885	1/29/21	A T & T	541501 101000	Internet Fees Cash Operating	698.93
38886	1/29/21	A T & T	541090 101000	Telephone-Unallocated Cash Operating	206.88
38887	1/29/21	A T & T	541090 541090 101000	Telephone-Unallocated Telephone-Unallocated Cash Operating	377.08
38888	1/29/21	AT&T Mobility	541090 101000	Telephone-Unallocated Cash Operating	350.24
38889	1/29/21	Brevard County Utility Resources	546104 101000	R & M Service - COI Cash Operating	100.00
38890	1/29/21	Carr, Riggs & Ingram CPAs and Ad	532001 101000	Accounting & Audting Cash Operating	10,400.00
38891	1/29/21	CHLIC	523090 101000	Group Insurance - Unallocated Cash Operating	574.82
38892	1/29/21	City Of Titusville	543190 543190 101000	Water - Unallocated Water - Unallocated Cash Operating	1,239.19
38893	1/29/21	Davis Vision, Inc.	523090 101000	Group Insurance - Unallocated Cash Operating	83.92
38894	1/29/21	Dish	541401	Cable Service	68.56

Titusville-Cocoa Airport Authority
Check Register
For the Period From Jan 1, 2021 to Jan 31, 2021

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Account ID	Account Description	Amount
			101000	Cash Operating	
38895	1/29/21	DynaFire, Inc.	546303	R & M - Bldgs. - TIX	660.00
			546303	R & M - Bldgs. - TIX	
			101000	Cash Operating	
38896	1/29/21	Federal Express	542101	Express Mail	61.50
			101000	Cash Operating	
38897	1/29/21	Florida Power & Light	543090	Electricity - Unallocated	2,540.95
			543090	Electricity - Unallocated	
			101000	Cash Operating	
38898	1/29/21	Graphic Press	551001	Office Supplies	219.00
			101000	Cash Operating	
38899	1/29/21	Marie's Coffee Service	551001	Office Supplies	78.00
			101000	Cash Operating	
38900	1/29/21	Michael Baker International	207100	Due To From Development	13,585.41
			207100	Due To From Development	
			207100	Due To From Development	
			207100	Due To From Development	
			101000	Cash Operating	
38901	1/29/21	Michael Baker International	207100	Due To From Development	6,771.21
			207100	Due To From Development	
			207100	Due To From Development	
			207100	Due To From Development	
			101000	Cash Operating	
38902	1/29/21	Michael Baker International	207100	Due To From Development	14,902.90
			207100	Due To From Development	
			207100	Due To From Development	
			207100	Due To From Development	
			101000	Cash Operating	
38903	1/29/21	SEC/AAAE	554001	Dues & Memberships - G & A	35.00
			101000	Cash Operating	
38904	1/29/21	Standard Insurance Company	218500	Life Insurance	570.54
			219300	Short Term Disability	
			218700	Long Term Disability	
			101000	Cash Operating	
38905	1/29/21	Vantagepoint Transfer Agents-3033	218200	Retirement Payable	965.85
			219000	ICMA Loan	
			101000	Cash Operating	
38906	1/29/21	Waste Management	544001	Rentals & Leases G & A	137.50
			101000	Cash Operating	
38907	1/29/21	Windstream Communications	541090	Telephone-Unallocated	116.22
			101000	Cash Operating	
38908	1/29/21	Bill Breitfelder	207300	Due To From Revenue	321.83
			101000	Cash Operating	
38909	1/29/21	Nels Cullison	207300	Due To From Revenue	303.06
			101000	Cash Operating	
38910	1/29/21	Ron Thorstad	207300	Due To From Revenue	336.11
			101000	Cash Operating	

**Titusville-Cocoa Airport Authority
Check Register**

For the Period From Jan 1, 2021 to Jan 31, 2021

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Account ID	Account Description	Amount
Total					403,601.13

Revenues	Budget	Month	YTD	Budget %
Revenues	\$2,670,695	\$209,295.12	\$909,925.05	34.07%
Interest Income	\$0	\$0.88	\$4.18	-
Ad Valorem	\$0	\$0.00	\$0.00	-
Misc. Income	\$2,500	\$126.54	\$1,961.54	78.46%
TOTAL	\$2,673,195	\$209,422.54	\$911,890.77	34.11%
Expense	BUDGET	ARTHUR DUNN	SPACE COAST	MERRITT ISLAND
Personnel Services				
Salaries	\$744,427	\$21,873.62	\$79,294.94	\$24,494.45
Payroll Tax	\$56,949	\$836.68	\$3,827.66	\$936.90
Workman's Compensation 524090	\$20,000			
Florida Retirement	\$111,128	\$926.34	\$4,682.33	\$1,037.34
Employee Insurance	\$136,242	#		
Employee Education 514001	\$3,000			
Operating Expense				
Professional Services				
Land Appraisal 531301	\$25,000.00			
General Consultant 531101	\$10,000.00			
Legal Service 531001	\$55,000.00			
Accounting/Auditing 532001 (Paychex, CPA)	\$34,000.00			
Contract Services				
Computer Tech Support 531207	\$3,000.00			
Janitorial Service 552201	\$7,000.00			
Contractual Services - ARFF, Professional Services 531201	\$1,000.00			
Investigation/Testing 514002 (MedFast)	\$500.00			
Travel & Training				
Travel - Per Diem 540001	\$6,000.00			
Travel - Training 540101	\$7,000.00			
Communications & Freight				
Telecommunications				
Telephone 541001 (AT&T, Windstream)	\$12,000.00			
Cell Phones 541301 (AT&T, Mobility, Sprint)	\$7,000.00			
Cable Service 541401 (Dish)	\$950.00			
Internet Service 541501 (Spectrum)	\$12,000.00			
Postage				
Postage 542001 (Pitney Bowes)	\$3,000.00			
Express Mail 542101 (Fed Ex)	\$1,000.00			
Utility Services				
Water/Sewer 543190 (City of Titus, City of Cocoa)	\$20,000.00			
Electricity 543090 (FP&L)	\$105,000.00			
Storm Water Fees	\$10,000.00	\$3,035.01		
Solid Waste (543202, 543203, 543204)	\$14,000.00	\$6,394.84	\$4,496.23	\$3,108.93
Rentals & Leases				
Equipment & Dumpster Rental 544001	\$2,500.00			
Postage Machine 544102	\$700.00			
Copy Machine 544101	\$2,000.00			
Phone System 544103	\$3,000.00			
Insurance - Property/Casualty				

Titusville-Cocoa Airport Authority
Budget to Actual
January 2021

Expense	BUDGET	ARTHUR DUNN	SPACE COAST	MERRITT ISLAND	G & A	Unallocated	TOTAL	% BUDGET
Buildings & Equipment 545290	\$291,171.00						\$219,638.25	75.43%
Fuel Tank 545600	\$3,750.00						\$0.00	0.00%
General / Airport Liability 545702	\$17,000.00						\$0.00	0.00%
Auto Liability 545190	\$19,830.00						\$0.00	0.00%
Officers Liability 545500	\$6,125.00						\$0.00	0.00%
Employee Bond 545400	\$296.00				\$296.00		\$296.00	100.00%
Repairs & Maintenance								
Service Contracts (Pest 546101, Lift Station 546104, Dyna Fire, Add'l Dumpster Rental)	\$13,000.00			\$1,859.25	\$754.07		\$2,613.32	20.10%
Repairs/Maintenance	\$102,000.00	\$1,219.80	\$30,409.94	\$4,917.22	\$81.92	\$3,872.90	\$40,501.78	39.71%
Repairs/Maintenance **T- Hangar Maintenance**	\$180,000.00	\$11,219.78	\$5,703.77	\$3,822.26			\$20,745.81	11.53%
Printing/Binding								
General Printing 551101	\$700.00						\$0.00	0.00%
Promo Activities - Advertising								
Marketing & Website 548201	\$15,000.00						\$0.00	0.00%
Promotional Activities & Conferences 548101	\$7,000.00						\$0.00	0.00%
Other Charges/Obligations								
Legal Notices 548001 (FL Today)	\$7,000.00						\$0.00	0.00%
State / County Taxes & Fees 549101, AREFF Fire Line 549301, DEP Permits 534001, 549201 New Vehicle Fees	\$23,000.00				\$400.98		\$400.98	1.74%
Supplies								
Office Supplies 551001	\$6,000.00				\$1,159.00		\$1,159.00	19.32%
Operating Supplies 552101	\$45,000.00				\$9,145.99		\$9,145.99	20.32%
Furniture & Fixtures - Office Furniture 166400, 166500, Office SW, Computer Equipment 552202, Vehicle Tracking SW/HW	\$7,000.00				\$2,070.42		\$2,070.42	29.58%
Maintenance Uniforms 552090	\$4,000.00					\$1,025.44	\$1,025.44	25.64%
Books, Subscriptions, Memberships								
Dues & Memberships 554001	\$6,000.00				\$2,331.81		\$2,331.81	38.86%
Capital Outlay								
Vehicles/Equipment 561001	\$60,000.00					\$19,888.00	\$19,888.00	33.15%
Contingency								
Contingency	\$77,265.00						\$0.00	0.00%
Development	\$150,000.00						\$0.00	0.00%
Debt Service	\$174,445.44				\$58,148.48		\$58,148.48	33.33%
Renewal & Replacement	\$75,649.82					\$56,147.00	\$56,147.00	74.22%
Total	\$2,454,533.00	\$45,506.07	\$128,414.87	\$40,176.35	\$254,145.11	\$322,346.58	\$790,588.98	32.21%

Financial Review
Cash Position, Commitments, Reserves
as of January 31, 2021

1) Cash On Hand:

a) Cash per Operating Fund Balance Sheet	\$990,959
b) Cash per Revenue Fund Balance Sheet	\$247,315
c) Cash per R & R Fund Balance Sheet	\$19,503
d) Cash per Debt Service Fund Balance Sheet	\$116,297
e) Cash per Development Fund Balance Sheet	-\$333,395
Total Cash on Hand	\$1,040,679

2) Plus Grants Receivable (*See "CIP Grant Summary Worksheet") **\$929,975**

Total Cash and Grants Receivable **\$1,970,655**

3) Less Restricted Cash

a) -----	\$0
b) -----	\$0
Total Unrestricted Cash	\$1,970,655

4) Less Funds Committed for Operations

a) Operations Reserve (Debt Service)	\$116,297
b) Renewal & Replacement Fund	\$19,503
c) Escrow Account - Security Deposits	\$247,315
d) Escrow Account - VAC	
e) Escrow Account - Grainger	
Total Funds Committed for Operations	\$383,114

5) Less Funds Committed for Projects

Projects	(**See "CIP Grant Summary Worksheet")	Funded
COI	South Apron Rehab	\$13,977 2019
COI	Runway 11/29 Rehab	\$21,770 2020
COI	Replace PAPIs	\$0 2019
COI	North Area Security & Infrastructure	\$156,401 2015
COI	Corporate Hangar	\$0 2020
TIX	Demo Hangar 52	\$48,244 2020
TIX	East Side Apron	\$0 2020
TIX	Replace MEL Tower Equipment	\$0 2020
X21	Replace PAPIs	\$0 2019
X21	Airfield Marking Rehab	\$0 2019
Total Committed Funds		\$240,392

6) Total Uncommitted Cash **\$1,347,148**

CAPITAL IMPROVEMENT PROJECT GRANT SUMMARY SHEET

2/11/2021

Airport	Project Name	Project Total Cost	Grant Type	Date Funded	FAA	FDOT	TCAA /Local Match	TCAA Funds Spent To-Date	Grant Funds Remaining	TCAA Remaining Commitment
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COI	Port-A-Port "8 Box Hangar" Replacement (Construction)	\$1,794,962	80/20	2018	\$0.00	\$1,435,969.60	\$358,992.40	\$266,212.03	\$0.00	\$0.00
COI	South Apron Rehab (Design)	\$260,597	90/8/2	2019	\$234,537.30	\$20,847.76	\$5,211.94	\$5,211.94	\$0.00	\$0.00
COI	South Apron Rehab (Construction)	\$2,046,883	90/8/2	2019	\$1,842,194.70	\$163,750.64	\$40,937.66	\$26,960.94	\$643,668.53	\$13,976.72
COI	Runway 11/29 Rehab "dip" (Design)	\$65,056	90/5/5	2018	\$58,550.40	\$3,253.00	\$3,253.00	\$3,253.00	\$2,208.15	\$0.00
COI	Runway 11/29 Rehab "dip" (Construction)	\$1,088,481	90/8/2	2020	\$979,632.90	\$87,078.48	\$21,769.62	\$0.00	\$1,086,711.38	\$21,769.62
COI	Replace PAPIs	\$235,989	80/20	2019	\$0.00	\$188,791.20	\$47,197.80	\$47,197.80	\$0.40	\$0.00
COI	RSA Mitigation (Construction)	\$4,691,762	90/5/5	2015	\$4,222,586.00	\$242,684.00	\$242,684.00	\$242,684.00	\$0.00	\$0.00
COI	North Area Security & Infrastructure (Design & Construction)	\$949,000	80/20	2015	\$0.00	\$759,200.00	\$189,800.00	\$33,398.57	\$625,805.72	\$156,401.43
COI	Corporate Hangar - Mark Grainger	\$704,800	50/50	2020	\$0.00	\$352,400.00	\$352,400.00	\$0.00	\$352,400.00	\$0.00
COI	CARES Act	\$99,000	100	2020	\$99,000.00	\$0.00	\$0.00	\$98,646.00	\$354.00	\$0.00
COI Total		\$11,936,530			\$7,436,501.30	\$3,253,974.68	\$1,262,246.42	\$723,564.13	\$2,650,948.18	\$192,147.77

TIX	Airfield Lighting Rehab (Construction)	\$2,363,814	90/5/5	2018	\$2,127,432.60	\$118,190.70	\$118,190.70	\$118,190.70	\$0.00	\$0.00
TIX	Airfield Signage Rehab (Construction)	\$289,350	90/8/2	2019	\$269,415.00	\$23,948.00	\$5,987.00	\$5,987.00	\$0.00	\$0.00
TIX	Demolition of Building 52	\$280,000	80/20	2020	\$0.00	\$224,000.00	\$36,000.00	\$7,756.04	\$192,975.84	\$48,243.96
TIX	Taxiway Delta	\$600,000	pending	pending	pending	pending	pending	pending	pending	pending
TIX	East Side Apron - Valiant Air Command	\$720,000	50/50	2020	\$0.00	\$360,000.00	\$360,000.00	\$0.00	\$352,400.00	\$0.00
TIX	Replace MEL Tower Equipment (CARES Act)	\$145,148	100	2020	\$145,148.00	\$0.00	\$0.00	\$0.00	\$444.46	\$0.00
TIX	CARES Act	\$28,000	100	2020	\$28,000.00	\$0.00	\$0.00	\$0.00	\$28,000.00	\$0.00
TIX Total		\$4,436,312			\$2,569,995.60	\$726,138.70	\$540,177.70	\$131,933.74	\$573,820.30	\$48,243.96

X21	Replace PAPIs (Design & Construction)	\$291,620	90/8/2	2019	\$262,458.00	\$23,329.60	\$5,832.40	\$5,253.56	\$26,047.71	\$0.00
X21	Airfield Marking Rehab (Design & Construction)	\$74,800	90/8/2	2019	\$67,320.00	\$5,984.00	\$1,496.00	\$1,382.59	\$4,174.65	\$0.00
X21	CARES Act	\$2,000	100	2020	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$0.00
X21 Total		\$368,420			\$331,778.00	\$29,313.60	\$7,328.40	\$6,636.15	\$32,222.36	\$0.00

Grand Totals

\$16,741,262

\$10,338,275 \$4,009,427 \$1,809,753 \$862,134 \$3,296,991 \$240,392

RECEIVABLES - STATUS OF FUNDING DRAWS

X21 PAPIs and Airfield Markings	\$204,040.95	FAA Draw PROCESSED
TIX Replace MEL Tower Equipment	\$144,703.54	FAA Draw PROCESSED
COI South Apron & 11/29 Rehab	\$279,119.47	FAA Draw PROCESSED
COI PAPIs Replacement	\$55,194.73	FDOT Draw PROCESSED
COI CARES Act	\$99,000.00	FAA Draw PROCESSED
X21 PAPIs and Markings	\$19,900.00	FDOT Draw PENDING
Draw - TIX VAC Apron (50/50)	\$98,016.78	FDOT & VAC Draws PENDING
TIX CARES Act	\$30,000.00	Work in Process
Total	\$929,975.47	

*Awaiting Contractor Final Invoice. Board Approval of Final Invoice (3/18/2021)
*Awaiting Engineer Final Estimates. VAC Disbursement of Funds (3/17/2021)

Titusville-Cocoa Airport Authority
Balance Sheet
January 31, 2021

ASSETS

Cash		
Cash Operating	\$	214,545.49
Cash Savings		990,959.26
Cash - Payroll		(3,315.51)
Petty Cash		350.00
Petty Cash - Mini's		145.56
		<hr/>
Total Cash		1,202,684.80

Current Assets

Prepaid Expenses		0.13
Insurance Payable		(6,527.39)
		<hr/>
Total Current Assets		(6,527.26)

Property and Equipment

Land Improve. - X21	3,163,568.79
Land Improve. - TIX	11,709,132.01
Land Improve. - COI	1,678,821.00
Bldg. Improve. - X21	2,386,882.77
Bldg. Improve. - TIX	18,627,375.58
Bldg. Improve. - COI	6,230,575.94
Allow/Dep Bldg - X21	(1,555,522.70)
Allow/Dep Bldg - TIX	(5,607,495.95)
Allow/Dep Bldg - COI	(4,484,212.17)
Runway Lighting - X21	2,827,636.56
Runway Lighting - TIX	23,799,310.95
Runway Lighting - COI	10,124,583.69
Allow/Dep Land - X21	(37,943.70)
Allow/Dep Lighting - X21	(1,305,974.12)
Allow/Dep Land - TIX	(427,469.70)
Allow/Dep Lighting - TIX	(9,621,993.07)
Allow/Dep Land - COI	(90,603.16)
Allow/Dep Lighting - COI	(3,311,049.65)
Radio Equipment	546,107.42
Fire Equipment	13,607.95
Vehicles	1,169,867.41
Tools & Equip.	160,591.76
Tools & Equipment - X21	4,295.69
Tools & Equipment - COI	17,633.75
Furniture	36,979.12
Fixtures & Equip.	145,589.73
Fixtures & Equip. - X21	34,325.49
Furniture & Fix - COI	32,949.78
Other Assets	1,219,447.34
Heavy Equipment - TIX	385,095.95
Heavy Equipment - COI	37,986.48
Allow/Dep Radio Equip	(523,905.91)
Allow/Dep Fire Equip	(13,607.95)
Allow/Dep Vehicles	(1,088,609.20)
Allow/Dep Tools & Equip	(176,138.43)
Allow/Dep Furniture	(32,980.57)
Allow/Dep Fix & Equip	(142,657.47)
Allow/Dep Fix & Equip X21	(34,325.49)
Allow/Dep Fix & Equip COI	(32,949.78)
Allow/Dep Other Assets	(1,207,705.91)
Allow/Dep Heavy Equip	(369,814.43)
	<hr/>

Total Property and Equipment 54,287,405.80

Unaudited - For Management Purposes Only

Titusville-Cocoa Airport Authority
Balance Sheet
January 31, 2021

Other Assets

Total Other Assets 0.00

Total Assets \$ 55,483,563.34

LIABILITIES AND CAPITAL

Current Liabilities

Accounts Payable	\$	(1,625.00)	
Pension Costs - Unamortized		(407,918.00)	
Insurance Proceeds		20,000.00	
Wages Payable		22,721.30	
Fica W/H		8,060.22	
Retirement Payable		(105.81)	
Life Insurance		(1,287.02)	
Payable Child Support		6,860.34	
Long Term Disability		(380.19)	
ICMA Loan		188.17	
Group Health		40,503.32	
Med Msa		(525.04)	
Short Term Disability		(464.71)	
Florida Retirement		2,276.49	
Accrued Vacation & Sick		110,098.87	
Post Employment Benefits		53,036.00	
Retirement Payable		1,262,123.00	
Deferred Inflows of Pension Ea		145,122.00	
Deferred Inflows of OPEB earni		10,243.00	
Transfer To R & R Fund		(142,051.39)	
Transfer To Debt Service		(348,890.28)	
Transfer To Development		(1,174,273.69)	
Total Current Liabilities			(396,288.42)

Long-Term Liabilities

Suntrust		1,518,252.35	
Total Long-Term Liabilities			1,518,252.35
Total Liabilities			1,121,963.93

Capital

Contributions Local Gov't		7,905,553.21	
Contributions FAA		35,720,937.95	
Contributions FDOT		25,280,789.67	
Contributions DEP		80,853.00	
Contributions GSA		7,404.00	
Contributions FBO		5,760.00	
Contributions Other		4,326,229.81	
Retained Earnings		(19,087,230.02)	
Net Income		121,301.79	
Total Capital			54,361,599.41
Total Liabilities & Capital		\$ 55,483,563.34	

Titusville-Cocoa Airport Authority
Income Statement
For the Four Months Ending January 31, 2021

	Current Month This Year	Current Month Last Year	Year to Date This Year	Year to Date Last Year
Revenues				
Misc. Income	126.54	144.23	1,961.54	625.00
Interest Income	0.88	3.48	4.18	16.73
From Revenue	209,300.90	293,701.83	910,295.47	935,854.49
Transfer From Re	(5.78)	(266.53)	(370.42)	(554.30)
Total Revenues	209,422.54	293,583.01	911,890.77	935,941.92
Cost of Sales				
Total Cost of Sale	0.00	0.00	0.00	0.00
Gross Profit	209,422.54	293,583.01	911,890.77	935,941.92
Expenses				
Executive Salarie	13,961.52	20,942.28	62,826.84	62,826.84
Salaries - G & A	14,664.42	20,841.69	65,989.89	62,525.07
Salaries - X21	6,076.00	5,988.00	21,873.62	20,165.52
Salaries - TIX	22,764.88	21,626.16	79,294.94	79,766.49
Salaries - COI	6,804.01	8,239.84	24,494.45	27,506.16
Salaries - Unalloc	(13,314.75)	1,471.19	(25,333.23)	(15,300.10)
Education	795.88	0.00	795.88	365.00
Payroll Taxes - G	3,988.51	2,692.61	12,021.16	10,689.54
Payroll Taxes - X	278.89	183.23	836.68	730.10
Payroll Taxes - TI	1,282.16	995.72	3,827.66	3,987.05
Payroll Taxes - C	312.30	202.08	936.90	808.32
Payroll Taxes - U	(2,120.08)	1,732.17	(3,824.57)	(1,313.43)
FL Retirement -	9,528.31	6,360.83	28,488.75	25,262.49
FL Retirement -	308.78	202.87	926.34	795.38
FL Retirement - T	1,419.59	1,357.76	4,682.33	5,591.22
FL Retirement -	345.78	223.74	1,037.34	894.96
FL Retirement -	1,010.20	(0.02)	1,064.27	81.79
Group Insurance -	4,836.75	9,707.78	22,247.68	26,977.95
Group Insurance -	8,171.78	14,540.94	26,723.32	32,970.84
Workman's Comp	2,723.25	0.00	5,991.50	6,690.00
Prof. Service - Le	2,573.10	2,386.50	17,349.10	12,243.21
Prof. Serv. Gen C	0.00	1,878.16	1,500.00	1,878.16
Prof. Serv.-ARFF	0.00	0.00	685.63	0.00
Prof Serv - Tech	0.00	1,431.25	0.00	3,000.00
Accounting & Au	17,393.06	6,720.71	27,083.30	13,893.99
Contracts & Perm	0.00	0.00	180.00	0.00
Travel - G & A	0.00	0.00	0.00	106.26
Travel - Training	0.00	0.00	1,632.44	0.00
Telephone	0.00	1,856.28	848.86	4,753.19
Telephone-Unallo	1,844.49	0.00	4,690.07	0.00
Cellular Phones	482.06	687.19	3,579.90	2,454.11
Cable Service	198.66	121.09	520.41	299.71
Internet Fees	1,576.16	1,268.80	6,834.37	3,831.10
Freight & Postage	0.00	0.00	1,215.36	1,020.99
Express Mail	61.50	0.00	61.50	234.20
Electricity - Unall	9,535.33	8,058.78	32,939.59	35,274.05
Water - Unallocat	1,239.19	3,231.46	6,271.17	7,743.17
Solid Waste - X2	0.00	(3,442.49)	9,429.85	9,292.63
Solid Waste - TI	0.00	(914.42)	4,496.23	1,309.60
Solid Waste - CO	0.00	0.00	3,108.93	2,887.83
Stormwater Fees -	0.00	0.00	0.00	1,122.47

For Management Purposes Only

Titusville-Cocoa Airport Authority
Income Statement
For the Four Months Ending January 31, 2021

	Current Month This Year	Current Month Last Year	Year to Date This Year	Year to Date Last Year
Rentals & Leases	821.32	596.82	2,587.47	1,806.00
Rentals & Leases	0.00	0.00	0.00	231.60
Rentals & Leases	0.00	0.00	0.00	306.32
Rentals & Leases	0.00	0.00	242.07	0.00
Copy Machine Re	170.42	0.00	343.25	371.22
Postage Machine	138.00	(138.00)	276.00	138.00
Phone System Re	0.00	0.00	0.00	395.59
Property Insuranc	0.00	72,792.75	0.00	218,378.25
Property Ins - Un	73,211.75	0.00	219,638.25	(29,939.00)
Employee Bond	0.00	0.00	296.00	296.00
Officers Liability	0.00	0.00	7,177.00	6,752.00
Fuel Tank Ins. - C	0.00	0.00	0.00	1,193.00
R & M - TIX	0.00	0.00	5,571.57	59.90
R & M - COI	0.00	184.26	0.00	383.67
R & M - Unalloca	0.00	0.00	582.22	2,921.30
R & M Service -	256.00	0.00	512.00	662.00
R & M Service -	100.00	100.00	1,859.25	400.00
R & M Service -	0.00	0.00	0.00	351.00
R & M - Equip. -	0.00	95.69	0.00	7,969.96
R & M - Equip. -	0.00	1,199.71	0.00	4,260.26
R & M - Equip. -	280.56	382.97	2,289.17	3,625.81
R & M - Equip. -	0.00	0.00	0.00	1,561.68
R & M - Equip. -	0.00	0.00	32.99	5,708.59
R & M - Bldgs. -	0.00	0.00	0.00	93.46
R & M - Bldgs. -	0.00	0.00	1,219.80	0.00
R & M - Bldgs. -	6,258.87	1,766.49	20,520.32	24,668.63
R & M - Bldgs. -	355.00	34.73	4,917.22	92.29
R & M - Bldgs. -	1,249.83	0.00	3,257.69	2,668.69
R & M - Autos -	0.00	0.00	81.92	123.04
R & M - Autos -	0.00	237.96	0.00	284.44
R & M - Autos -	0.00	141.56	2,028.88	141.56
R & M - Autos -	0.00	0.00	0.00	1,653.81
T-Hangar Mainte	0.00	301.73	11,219.78	495.22
T-Hangar Mainte	112.05	382.98	5,703.77	9,077.05
T-Hangar Mainte	2,025.72	219.40	3,822.26	6,501.62
Promotional Ads	0.00	0.00	0.00	375.36
General Promo A	0.00	435.00	0.00	1,435.00
Marketing - G &	0.00	117.51	0.00	307.91
Other - Tax Colle	0.00	0.00	240.98	0.00
Other- ARFF Fire	0.00	1,056.14	160.00	3,954.45
Office Supplies	516.00	247.43	1,159.00	2,950.38
Uniforms - Unall	320.45	0.00	1,025.44	2,393.44
Fuel - G & A	1,247.99	3,471.46	9,145.99	11,401.04
Cleaning - G &	1,020.00	510.00	3,060.00	2,040.00
Computer Equip	94.99	2,950.12	2,070.42	6,191.86
Dues & Members	701.79	34.20	2,331.81	644.54
Capital Outlay -	0.00	0.00	0.00	100,000.00
Capital Outlay -	0.00	0.00	19,888.00	0.00
Total Expenses	207,622.47	227,713.09	790,588.98	858,692.80
Net Income	\$ 1,800.07	\$ 65,869.92	\$ 121,301.79	\$ 77,249.12

Titusville-Cocoa Airport Authority General Ledger

For the Period From Jan 1, 2021 to Jan 31, 2021

Filter Criteria includes: Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
Account Description							
101000	1/1/21			Beginning Balance			332,036.58
Cash Operating	1/1/21	38822	CDJ	AG-PRO Compani		119.70	
	1/1/21	38823	CDJ	Alan Jay Fleet Sale		26,143.00	
	1/1/21	38824	CDJ	A T & T		229.09	
	1/1/21	38825	CDJ	AT&T		698.93	
	1/1/21	38826	CDJ	AT&T Mobility		350.24	
	1/1/21	38827	CDJ	Boggs Gases		183.50	
	1/1/21	38828	CDJ	Brown & Brown Ins		73,211.75	
	1/1/21	38829	CDJ	Carr, Riggs & Ingra		4,100.00	
	1/1/21	38830	CDJ	Titusville Area Cha		100.00	
	1/1/21	38831	CDJ	City Of Titusville		1,225.11	
	1/1/21	38832	CDJ	Civilian Military Co		400.00	
	1/1/21	38833	CDJ	Davies, Houser, Se		2,300.00	
	1/1/21	38834	CDJ	Dish		130.10	
	1/1/21	38835	CDJ	Faster Than Sound		510.00	
	1/1/21	38836	CDJ	Florida Alarm Com		83.00	
	1/1/21	38837	CDJ	Florida Coast Equi		92.86	
	1/1/21	38838	CDJ	Florida Power & Li		898.43	
	1/1/21	38839	CDJ	Graphic Press		219.00	
	1/1/21	38840	CDJ	Goodyear		68.00	
	1/1/21	38841	CDJ	Hangar Door Speci		1,000.00	
	1/1/21	38842	CDJ	Konica Minolta Bus		170.42	
	1/1/21	38843	CDJ	Lacey's Lock Servi		194.26	
	1/1/21	38844	CDJ	Nix Pest Managem		256.00	
	1/1/21	38845	CDJ	Pattison's Janitorial		725.00	
	1/1/21	38846	CDJ	Pitney Bowes Glob		138.00	
	1/1/21	38847	CDJ	Spectrum		125.51	
	1/1/21	38848	CDJ	Target Solutions, L		795.88	
	1/1/21	38849	CDJ	Vantagepoint Tran		965.85	
	1/1/21	38850	CDJ	Waste Manageme		683.82	
	1/1/21	38851	CDJ	Windstream Comm		98.52	
	1/1/21	38852	CDJ	Peter Campbell		200.00	
	1/15/21	38853	CDJ	Board Of Co. Com		12,233.93	
	1/15/21	38854	CDJ	Brevard Uniform C		320.45	
	1/15/21	38855	CDJ	CHLIC		541.36	
	1/15/21	38856	CDJ	Davis Vision, Inc.		74.50	
	1/15/21	38857	CDJ	DynaFire, Inc.		3,244.98	
	1/15/21	38858	CDJ	Faster Than Sound		510.00	
	1/15/21	38859	CDJ	Florida Power & Li		4,870.84	
	1/15/21	38860	CDJ	Home Depot Credit		1,080.05	
	1/15/21	38861	CDJ	Lowes		731.96	
	1/15/21	38865	CDJ	Michael Baker Inter		45,272.76	
	1/15/21	38866	CDJ	Michael Baker Inter		3,542.99	
	1/15/21	38867	CDJ	Preferred Governm		3,108.25	
	1/15/21	38868	CDJ	Standard Insuranc		570.54	
	1/15/21	38869	CDJ	T's Handyman Ser		1,875.00	
	1/15/21	38870	CDJ	V. A. Paving		147,082.50	
	1/15/21	38871	CDJ	Vantagepoint Tran		965.85	
	1/15/21	38872	CDJ	Voyager Aviation In		195.00	
	1/15/21	38873	CDJ	Watkins Fuel Oil		1,247.99	
	1/15/21	38874	CDJ	WhiteBird Attorney		2,573.10	
	1/15/21	38875	CDJ	Windstream Comm		116.22	
	1/15/21	38876	CDJ	Gordon Barber		675.00	
	1/15/21	38877	CDJ	Peter Hutchins		50.00	
	1/15/21	38878	CDJ	Tom Migel		151.25	
	1/15/21	38879	CDJ	Roger Molitor		78.90	
	1/15/21	38880	CDJ	Kimberly Paschke		92.37	
	1/15/21	38881	CDJ	Philip Pollard		72.90	
	1/15/21	38882	CDJ	Tristram Shore		98.98	
	1/15/21	38883	CDJ	Jim Woods		50.00	
	1/29/21	38884	CDJ	A T & T		52.79	
	1/29/21	38885	CDJ	A T & T		698.93	

Titusville-Cocoa Airport Authority
General Ledger

For the Period From Jan 1, 2021 to Jan 31, 2021

Filter Criteria includes: Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
	1/29/21	38886	CDJ	A T & T		206.88	
	1/29/21	38887	CDJ	A T & T		377.08	
	1/29/21	38888	CDJ	AT&T Mobility		350.24	
	1/29/21	38889	CDJ	Brevard County Util		100.00	
	1/29/21	38890	CDJ	Carr, Riggs & Ingra		10,400.00	
	1/29/21	38891	CDJ	CHLIC		574.82	
	1/29/21	38892	CDJ	City Of Titusville		1,239.19	
	1/29/21	38893	CDJ	Davis Vision, Inc.		83.92	
	1/29/21	38894	CDJ	Dish		68.56	
	1/29/21	38895	CDJ	DynaFire, Inc.		660.00	
	1/29/21	38896	CDJ	Federal Express		61.50	
	1/29/21	38897	CDJ	Florida Power & Li		2,540.95	
	1/29/21	38898	CDJ	Graphic Press		219.00	
	1/29/21	38899	CDJ	Marie's Coffee Ser		78.00	
	1/29/21	38900	CDJ	Michael Baker Inter		13,585.41	
	1/29/21	38901	CDJ	Michael Baker Inter		6,771.21	
	1/29/21	38902	CDJ	Michael Baker Inter		14,902.90	
	1/29/21	38903	CDJ	SEC/AAAE		35.00	
	1/29/21	38904	CDJ	Standard Insuranc		570.54	
	1/29/21	38905	CDJ	Vantagepoint Tran		965.85	
	1/29/21	38906	CDJ	Waste Manageme		137.50	
	1/29/21	38907	CDJ	Windstream Comm		116.22	
	1/29/21	38908	CDJ	Bill Breilfelder		321.83	
	1/29/21	38909	CDJ	Nels Cullison		303.06	
	1/29/21	38910	CDJ	Ron Thorstad		336.11	
	1/31/21	EOM	GEN	FRS		14,911.43	
	1/31/21	EOM	GEN	Deposit	328,658.85		
	1/31/21	EOM	GEN	Paychex		593.06	
	1/31/21	EOM	GEN	FICA		12,724.57	
	1/31/21	EOM	GEN	Sprint		482.06	
	1/31/21	EOM	GEN	Sales Tax		13,837.69	
	1/31/21			Current Period Cha	328,658.85	446,149.94	-117,491.09
	1/31/21			Ending Balance			214,545.49
101200 Cash Savings	1/1/21			Beginning Balance			852,632.86
	1/31/21	EOM	GEN	Bank Fees		166.79	
	1/31/21	EOM	GEN	Repay Op	259,633.02		
	1/31/21	EOM	GEN	Budget Transfer	209,300.90		
	1/31/21	EOM	GEN	Miscellaneous Dep	20,512.42		
	1/31/21	EOM	GEN	Sales Tax	13,837.69		
	1/31/21	EOM	GEN	M/C		123.71	
	1/31/21	EOM	GEN	Transfer AP		364,667.13	
	1/31/21			Current Period Cha	503,284.03	364,957.63	138,326.40
	1/31/21			Ending Balance			990,959.26
101400 Cash - Payroll	1/1/21			Beginning Balance			-3,773.83
	1/15/21	Payroll 011	GEN	Payroll 011521		668.42	
	1/29/21	Payroll 012	GEN	Payroll 012921		668.42	
	1/31/21	EOM	GEN	Deposit	36,008.28		
	1/31/21	EOM	GEN	DD		34,213.12	
	1/31/21			Current Period Cha	36,008.28	35,549.96	458.32
	1/31/21			Ending Balance			-3,315.51
101600 Accounts Payable	1/1/21			Beginning Balance			1,625.00
	1/31/21			Ending Balance			1,625.00
102000	1/1/21			Beginning Balance			350.00

**Titusville-Cocoa Airport Authority
General Ledger**

For the Period From Jan 1, 2021 to Jan 31, 2021

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Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
Petty Cash	1/31/21			Ending Balance			350.00
10300 Petty Cash - Mini's	1/1/21			Beginning Balance			145.56
	1/31/21			Ending Balance			145.56
155000 Prepaid Expenses	1/1/21			Beginning Balance			0.13
	1/31/21			Ending Balance			0.13
157000 Insurance Payable	1/1/21			Beginning Balance			-6,328.87
	1/15/21	Payroll 011	GEN	Payroll 011521	99.26		
	1/29/21	Payroll 012	GEN	Payroll 012921	99.26		
				Current Period Cha	198.52		-198.52
	1/31/21			Ending Balance			-6,527.39
161200 Land Improve. - X21	1/1/21			Beginning Balance			3,163,568.79
	1/31/21			Ending Balance			3,163,568.79
161300 Land Improve. - TIX	1/1/21			Beginning Balance			11,709,132.0
	1/31/21			Ending Balance			11,709,132.0
161400 Land Improve. - COI	1/1/21			Beginning Balance			1,678,821.00
	1/31/21			Ending Balance			1,678,821.00
162200 Bldg. Improve. - X21	1/1/21			Beginning Balance			2,386,882.77
	1/31/21			Ending Balance			2,386,882.77
162300 Bldg. Improve. - TIX	1/1/21			Beginning Balance			18,627,375.5
	1/31/21			Ending Balance			18,627,375.5
162400 Bldg. Improve. - COI	1/1/21			Beginning Balance			6,230,575.94
	1/31/21			Ending Balance			6,230,575.94
163200 Allow/Dep Bldg - X21	1/1/21			Beginning Balance			-1,555,522.70
	1/31/21			Ending Balance			-1,555,522.70
163300 Allow/Dep Bldg - TIX	1/1/21			Beginning Balance			-5,607,495.95
	1/31/21			Ending Balance			-5,607,495.95

Titusville-Cocoa Airport Authority
General Ledger
For the Period From Jan 1, 2021 to Jan 31, 2021

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Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
163400 Allow/Dep Bldg - COI	1/1/21			Beginning Balance			-4,484,212.17
	1/31/21			Ending Balance			-4,484,212.17
164200 Runway Lighting - X2	1/1/21			Beginning Balance			2,827,636.56
	1/31/21			Ending Balance			2,827,636.56
164300 Runway Lighting - TIX	1/1/21			Beginning Balance			23,799,310.9
	1/31/21			Ending Balance			23,799,310.9
164400 Runway Lighting - CO	1/1/21			Beginning Balance			10,124,583.6
	1/31/21			Ending Balance			10,124,583.6
165200 Allow/Dep Land - X21	1/1/21			Beginning Balance			-37,943.70
	1/31/21			Ending Balance			-37,943.70
165210 Allow/Dep Lighting - X	1/1/21			Beginning Balance			-1,305,974.12
	1/31/21			Ending Balance			-1,305,974.12
165300 Allow/Dep Land - TIX	1/1/21			Beginning Balance			-427,469.70
	1/31/21			Ending Balance			-427,469.70
165320 Allow/Dep Lighting - T	1/1/21			Beginning Balance			-9,621,993.07
	1/31/21			Ending Balance			-9,621,993.07
165400 Allow/Dep Land - COI	1/1/21			Beginning Balance			-90,603.16
	1/31/21			Ending Balance			-90,603.16
165420 Allow/Dep Lighting - C	1/1/21			Beginning Balance			-3,311,049.65
	1/31/21			Ending Balance			-3,311,049.65
166000 Radio Equipment	1/1/21			Beginning Balance			546,107.42
	1/31/21			Ending Balance			546,107.42
166100 Fire Equipment	1/1/21			Beginning Balance			13,607.95
	1/31/21			Ending Balance			13,607.95
166200	1/1/21			Beginning Balance			1,169,867.41

**Titusville-Cocoa Airport Authority
General Ledger**

For the Period From Jan 1, 2021 to Jan 31, 2021

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Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
Vehicles	1/31/21			Ending Balance			1,169,867.41
166300 Tools & Equip.	1/1/21			Beginning Balance			160,591.76
	1/31/21			Ending Balance			160,591.76
166350 Tools & Equipment - X	1/1/21			Beginning Balance			4,295.69
	1/31/21			Ending Balance			4,295.69
166375 Tools & Equipment -	1/1/21			Beginning Balance			17,633.75
	1/31/21			Ending Balance			17,633.75
166400 Furniture	1/1/21			Beginning Balance			36,979.12
	1/31/21			Ending Balance			36,979.12
166500 Fixtures & Equip.	1/1/21			Beginning Balance			145,589.73
	1/31/21			Ending Balance			145,589.73
166602 Fixtures & Equip. - X2	1/1/21			Beginning Balance			34,325.49
	1/31/21			Ending Balance			34,325.49
166604 Furniture & Fix - COI	1/1/21			Beginning Balance			32,949.78
	1/31/21			Ending Balance			32,949.78
166800 Other Assets	1/1/21			Beginning Balance			1,219,447.34
	1/31/21			Ending Balance			1,219,447.34
166903 Heavy Equipment - TI	1/1/21			Beginning Balance			385,095.95
	1/31/21			Ending Balance			385,095.95
166904 Heavy Equipment - C	1/1/21			Beginning Balance			37,986.48
	1/31/21			Ending Balance			37,986.48
167000 Allow/Dep Radio Equi	1/1/21			Beginning Balance			-523,905.91
	1/31/21			Ending Balance			-523,905.91
167100 Allow/Dep Fire Equip	1/1/21			Beginning Balance			-13,607.95

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Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
	1/31/21			Ending Balance			-13,607.95
167200 Allow/Dep Vehicles	1/1/21			Beginning Balance			-1,088,609.20
	1/31/21			Ending Balance			-1,088,609.20
167300 Allow/Dep Tools & Eq	1/1/21			Beginning Balance			-176,138.43
	1/31/21			Ending Balance			-176,138.43
167400 Allow/Dep Furniture	1/1/21			Beginning Balance			-32,980.57
	1/31/21			Ending Balance			-32,980.57
167500 Allow/Dep Fix & Equip	1/1/21			Beginning Balance			-142,657.47
	1/31/21			Ending Balance			-142,657.47
167602 Allow/Dep Fix & Equip	1/1/21			Beginning Balance			-34,325.49
	1/31/21			Ending Balance			-34,325.49
167604 Allow/Dep Fix & Equip	1/1/21			Beginning Balance			-32,949.78
	1/31/21			Ending Balance			-32,949.78
167800 Allow/Dep Other Asse	1/1/21			Beginning Balance			-1,207,705.91
	1/31/21			Ending Balance			-1,207,705.91
167903 Allow/Dep Heavy Equi	1/1/21			Beginning Balance			-369,814.43
	1/31/21			Ending Balance			-369,814.43
199000 Pension Costs - Una	1/1/21			Beginning Balance			407,918.00
	1/31/21			Ending Balance			407,918.00
205100 Insurance Proceeds	1/1/21			Beginning Balance			
	1/31/21	EOM	GEN	Misc Dep - Insuran		20,000.00	
	1/31/21			Current Period Cha		20,000.00	-20,000.00
				Ending Balance			-20,000.00
207100 Due To From Develop	1/1/21			Beginning Balance			
	1/15/21	38865	CDJ	Michael Baker Inter	45,272.76		
	1/15/21	38866	CDJ	Michael Baker Inter	3,542.99		
	1/15/21	38870	CDJ	V. A. Paving - Invoi	147,082.50		
	1/29/21	38900	CDJ	Michael Baker Inter	13,585.41		
	1/29/21	38901	CDJ	Michael Baker Inter	6,771.21		
	1/29/21	38902	CDJ	Michael Baker Inter	14,902.90		
	1/31/21	EOM	GEN	Due to from Develo		231,157.77	

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Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
	1/31/21			Current Period Cha Ending Balance	231,157.77	231,157.77	
207300	1/1/21			Beginning Balance			
Due To From Revenu	1/1/21	38852	CDJ	Peter Campbell - R	200.00		
	1/15/21	38876	CDJ	Gordon Barber - R	675.00		
	1/15/21	38877	CDJ	Peter Hutchins - R	50.00		
	1/15/21	38878	CDJ	Tom Migel - REFU	151.25		
	1/15/21	38879	CDJ	Roger Molitor - RE	170.00		
	1/15/21	38881	CDJ	Philip Pollard - RE	25.00		
	1/15/21	38882	CDJ	Tristram Shore - R	50.00		
	1/15/21	38883	CDJ	Jim Woods - REFU	50.00		
	1/29/21	38908	CDJ	Bill Breitfelder - RE	321.83		
	1/29/21	38909	CDJ	Nels Cullison - RE	303.06		
	1/29/21	38910	CDJ	Ron Thorstad - RE	336.11		
	1/31/21	EOM	GEN	Due to from Reven		2,332.25	
	1/31/21			Current Period Cha Ending Balance	2,332.25	2,332.25	
207500	1/1/21			Beginning Balance			
Due To From R & R	1/1/21	38823	CDJ	Alan Jay Fleet Sale	26,143.00		
	1/31/21	EOM	GEN	Due to from R&R		26,143.00	
	1/31/21			Current Period Cha Ending Balance	26,143.00	26,143.00	
216000	1/1/21			Beginning Balance			-22,721.30
Wages Payable	1/31/21			Ending Balance			-22,721.30
218000	1/1/21			Beginning Balance			-8,060.22
Fica W/H	1/15/21	Payroll 011	GEN	Payroll 011521		1,870.89	
	1/15/21	Payroll 011	GEN	Payroll 011521		1,870.89	
	1/29/21	Payroll 012	GEN	Payroll 012921		1,870.94	
	1/29/21	Payroll 012	GEN	Payroll 012921		1,870.89	
	1/31/21	EOM	GEN	FICA W/H	7,483.61		
	1/31/21			Current Period Cha Ending Balance	7,483.61	7,483.61	-8,060.22
218100	1/1/21			Beginning Balance			
Federal W/H	1/15/21	Payroll 011	GEN	Payroll 011521		2,620.48	
	1/29/21	Payroll 012	GEN	Payroll 012921		2,620.48	
	1/31/21	EOM	GEN	Federal W/H	5,240.96		
	1/31/21			Current Period Cha Ending Balance	5,240.96	5,240.96	
218200	1/1/21			Beginning Balance			-844.19
Retirement Payable	1/1/21	38849	CDJ	Vantagepoint Tran	950.00		
	1/15/21	38871	CDJ	Vantagepoint Tran	950.00		
	1/15/21	Payroll 011	GEN	Payroll 011521		950.00	
	1/29/21	38905	CDJ	Vantagepoint Tran	950.00		
	1/29/21	Payroll 012	GEN	Payroll 012921		950.00	
	1/31/21			Current Period Cha Ending Balance	2,850.00	1,900.00	950.00
	1/31/21			Ending Balance			105.81
218300	1/1/21			Beginning Balance			

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Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
Due To Credit Union	1/15/21	Payroll 011	GEN	Payroll 011521		17,106.59	
	1/29/21	Payroll 012	GEN	Payroll 012921		17,106.53	
	1/31/21	EOM	GEN	DD	34,213.12		
				Current Period Cha	34,213.12	34,213.12	
	1/31/21			Ending Balance			
218500	1/1/21			Beginning Balance			838.62
Life Insurance	1/15/21	38868	CDJ	Standard Insuranc	368.25		
	1/15/21	Payroll 011	GEN	Payroll 011521		144.05	
	1/29/21	38904	CDJ	Standard Insuranc	368.25		
	1/29/21	Payroll 012	GEN	Payroll 012921		144.05	
				Current Period Cha	736.50	288.10	448.40
	1/31/21			Ending Balance			1,287.02
218600	1/1/21			Beginning Balance			-6,402.02
Payable Child Support	1/15/21	Payroll 011	GEN	Payroll 011521		229.16	
	1/29/21	Payroll 012	GEN	Payroll 012921		229.16	
				Current Period Cha		458.32	-458.32
	1/31/21			Ending Balance			-6,860.34
218700	1/1/21			Beginning Balance			250.35
Long Term Disability	1/15/21	38868	CDJ	Standard Insuranc	121.24		
	1/15/21	Payroll 011	GEN	Payroll 011521		56.32	
	1/29/21	38904	CDJ	Standard Insuranc	121.24		
	1/29/21	Payroll 012	GEN	Payroll 012921		56.32	
				Current Period Cha	242.48	112.64	129.84
	1/31/21			Ending Balance			380.19
219000	1/1/21			Beginning Balance			-204.02
ICMA Loan	1/1/21	38849	CDJ	Vantagepoint Tran	15.85		
	1/15/21	38871	CDJ	Vantagepoint Tran	15.85		
	1/15/21	Payroll 011	GEN	Payroll 011521		15.85	
	1/29/21	38905	CDJ	Vantagepoint Tran	15.85		
	1/29/21	Payroll 012	GEN	Payroll 012921		15.85	
				Current Period Cha	47.55	31.70	15.85
	1/31/21			Ending Balance			-188.17
219100	1/1/21			Beginning Balance			-39,250.70
Group Health	1/15/21	Payroll 011	GEN	Payroll 011521		626.31	
	1/29/21	Payroll 012	GEN	Payroll 012921		626.31	
				Current Period Cha		1,252.62	-1,252.62
	1/31/21			Ending Balance			-40,503.32
219200	1/1/21			Beginning Balance			525.02
Med Msa	1/15/21	38853	CDJ	Board Of Co. Com	500.00		
	1/15/21	Payroll 011	GEN	Payroll 011521		249.99	
	1/29/21	Payroll 012	GEN	Payroll 012921		249.99	
				Current Period Cha	500.00	499.98	0.02
	1/31/21			Ending Balance			525.04
219300	1/1/21			Beginning Balance			365.79
Short Term Disability	1/15/21	38868	CDJ	Standard Insuranc	81.05		
	1/15/21	Payroll 011	GEN	Payroll 011521		31.59	
	1/29/21	38904	CDJ	Standard Insuranc	81.05		
	1/29/21	Payroll 012	GEN	Payroll 012921		31.59	

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Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
	1/31/21			Current Period Cha Ending Balance	162.10	63.18	98.92 464.71
219400 Florida Retirement	1/1/21			Beginning Balance			-3,049.36
	1/15/21	Payroll 011	GEN	Payroll 011521		762.95	
	1/29/21	Payroll 012	GEN	Payroll 012921		762.95	
	1/31/21	EOM	GEN	EE Contribution	2,298.77		
	1/31/21			Current Period Cha Ending Balance	2,298.77	1,525.90	772.87 -2,276.49
225000 Accrued Vacation & Si	1/1/21			Beginning Balance			-110,098.87
	1/31/21			Ending Balance			-110,098.87
225500 Post Employment Ben	1/1/21			Beginning Balance			-53,036.00
	1/31/21			Ending Balance			-53,036.00
226000 Retirement Payable	1/1/21			Beginning Balance			-1,262,123.00
	1/31/21			Ending Balance			-1,262,123.00
233800 Suntrust	1/1/21			Beginning Balance			-1,518,252.35
	1/31/21			Ending Balance			-1,518,252.35
252000 Contributions Local G	1/1/21			Beginning Balance			-7,905,553.21
	1/31/21			Ending Balance			-7,905,553.21
252200 Contributions FAA	1/1/21			Beginning Balance			-35,720,937.9
	1/31/21			Ending Balance			-35,720,937.9
252400 Contributions FDOT	1/1/21			Beginning Balance			-25,280,789.6
	1/31/21			Ending Balance			-25,280,789.6
252600 Contributions DEP	1/1/21			Beginning Balance			-80,853.00
	1/31/21			Ending Balance			-80,853.00
252800 Contributions GSA	1/1/21			Beginning Balance			-7,404.00
	1/31/21			Ending Balance			-7,404.00
253000 Contributions FBO	1/1/21			Beginning Balance			-5,760.00
	1/31/21			Ending Balance			-5,760.00

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Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
253200 Contributions Other	1/1/21			Beginning Balance			-4,326,229.81
	1/31/21			Ending Balance			-4,326,229.81
272000 Retained Earnings	1/1/21			Beginning Balance			19,087,230.0
	1/31/21			Ending Balance			19,087,230.0
299000 Deferred Inflows of Pe	1/1/21			Beginning Balance			-145,122.00
	1/31/21			Ending Balance			-145,122.00
299100 Deferred Inflows of O	1/1/21			Beginning Balance			-10,243.00
	1/31/21			Ending Balance			-10,243.00
360000 Misc. Income	1/1/21			Beginning Balance			-1,835.00
	1/31/21	EOM	GEN	Misc Dep - Charles		126.54	
				Current Period Cha		126.54	-126.54
	1/31/21			Ending Balance			-1,961.54
361000 Interest Income	1/1/21			Beginning Balance			-3.30
	1/31/21	EOM	GEN	Suntrust Interest		0.88	
				Current Period Cha		0.88	-0.88
	1/31/21			Ending Balance			-4.18
381000 From Revenue	1/1/21			Beginning Balance			-700,994.57
	1/31/21	EOM	GEN	Budget Transfer		209,300.90	
				Current Period Cha		209,300.90	-209,300.90
	1/31/21			Ending Balance			-910,295.47
381100 Transfer From Reven	1/1/21			Beginning Balance			364.64
	1/15/21	38879	CDJ	Roger Molitor - RE		91.10	
	1/15/21	38881	CDJ	Philip Pollard - RE	47.90		
	1/15/21	38882	CDJ	Tristram Shore - R	48.98		
				Current Period Cha	96.88	91.10	5.78
	1/31/21			Ending Balance			370.42
481200 Transfer To R & R Fu	1/1/21			Beginning Balance			142,051.39
	1/31/21			Ending Balance			142,051.39
481400 Transfer To Debt Serv	1/1/21			Beginning Balance			348,890.28
	1/31/21			Ending Balance			348,890.28
481500 Transfer To Developm	1/1/21			Beginning Balance			1,174,273.69
	1/31/21			Ending Balance			1,174,273.69

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Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
511001 Executive Salaries	1/1/21			Beginning Balance			48,865.32
	1/15/21	Payroll 011	GEN	Payroll 011521	6,980.76		
	1/29/21	Payroll 012	GEN	Payroll 012921	6,980.76		
				Current Period Cha	13,961.52		13,961.52
	1/31/21			Ending Balance			62,826.84
512001 Salaries - G & A	1/1/21			Beginning Balance			51,325.47
	1/15/21	Payroll 011	GEN	Payroll 011521	7,332.21		
	1/29/21	Payroll 012	GEN	Payroll 012921	7,332.21		
				Current Period Cha	14,664.42		14,664.42
	1/31/21			Ending Balance			65,989.89
512002 Salaries - X21	1/1/21			Beginning Balance			15,797.62
	1/15/21	Payroll 011	GEN	Payroll 011521	1,215.20		
	1/29/21	Payroll 012	GEN	Payroll 012921	1,215.20		
	1/31/21	EOM	GEN	X21	3,645.60		
				Current Period Cha	6,076.00		6,076.00
	1/31/21			Ending Balance			21,873.62
512003 Salaries - TIX	1/1/21			Beginning Balance			56,530.06
	1/15/21	38880	CDJ	Kimberly Paschke -	92.37		
	1/15/21	Payroll 011	GEN	Payroll 011521	2,956.15		
	1/29/21	Payroll 012	GEN	Payroll 012921	2,956.15		
	1/31/21	EOM	GEN	TIX	16,760.21		
				Current Period Cha	22,764.88		22,764.88
	1/31/21			Ending Balance			79,294.94
512004 Salaries - COI	1/1/21			Beginning Balance			17,690.44
	1/15/21	Payroll 011	GEN	Payroll 011521	1,360.80		
	1/29/21	Payroll 012	GEN	Payroll 012921	1,360.80		
	1/31/21	EOM	GEN	COI	4,082.41		
				Current Period Cha	6,804.01		6,804.01
	1/31/21			Ending Balance			24,494.45
512090 Salaries - Unallocated	1/1/21			Beginning Balance			-12,018.48
	1/15/21	Payroll 011	GEN	Payroll 011521	5,586.74		
	1/29/21	Payroll 012	GEN	Payroll 012921	5,586.73		
	1/31/21	EOM	GEN	Unallocated		24,488.22	
				Current Period Cha	11,173.47	24,488.22	-13,314.75
	1/31/21			Ending Balance			-25,333.23
514001 Education	1/1/21			Beginning Balance			
	1/1/21	38848	CDJ	Target Solutions, L	795.88		
				Current Period Cha	795.88		795.88
	1/31/21			Ending Balance			795.88
521001 Payroll Taxes - G & A	1/1/21			Beginning Balance			8,032.65
	1/31/21	EOM	GEN	G&A	3,988.51		
				Current Period Cha	3,988.51		3,988.51
	1/31/21			Ending Balance			12,021.16
521002 Payroll Taxes - X21	1/1/21			Beginning Balance			557.79
	1/31/21	EOM	GEN	X21	278.89		
				Current Period Cha	278.89		278.89

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	1/31/21			Ending Balance			836.68
521003 Payroll Taxes - TIX	1/1/21			Beginning Balance			2,545.50
	1/31/21	EOM	GEN	TIX	1,282.16		
				Current Period Cha	1,282.16		1,282.16
	1/31/21			Ending Balance			3,827.66
521004 Payroll Taxes - COI	1/1/21			Beginning Balance			624.60
	1/31/21	EOM	GEN	COI	312.30		
				Current Period Cha	312.30		312.30
	1/31/21			Ending Balance			936.90
521090 Payroll Taxes - Unallo	1/1/21			Beginning Balance			-1,704.49
	1/15/21	Payroll 011	GEN	Payroll 011521	1,870.89		
	1/29/21	Payroll 012	GEN	Payroll 012921	1,870.89		
	1/31/21	EOM	GEN	Unallocated		5,861.86	
				Current Period Cha	3,741.78	5,861.86	-2,120.08
	1/31/21			Ending Balance			-3,824.57
522001 FL Retirement - G & A	1/1/21			Beginning Balance			18,960.44
	1/31/21	EOM	GEN	G&A	9,528.31		
				Current Period Cha	9,528.31		9,528.31
	1/31/21			Ending Balance			28,488.75
522002 FL Retirement - X21	1/1/21			Beginning Balance			617.56
	1/31/21	EOM	GEN	X21	308.78		
				Current Period Cha	308.78		308.78
	1/31/21			Ending Balance			926.34
522003 FL Retirement - TIX	1/1/21			Beginning Balance			3,262.74
	1/31/21	EOM	GEN	TIX	1,419.59		
				Current Period Cha	1,419.59		1,419.59
	1/31/21			Ending Balance			4,682.33
522004 FL Retirement - COI	1/1/21			Beginning Balance			691.56
	1/31/21	EOM	GEN	COI	345.78		
				Current Period Cha	345.78		345.78
	1/31/21			Ending Balance			1,037.34
522090 FL Retirement - Unall	1/1/21			Beginning Balance			54.07
	1/31/21	EOM	GEN	Unallocated	1,010.20		
				Current Period Cha	1,010.20		1,010.20
	1/31/21			Ending Balance			1,064.27
523001 Group Insurance - G	1/1/21			Beginning Balance			17,410.93
	1/15/21	38853	CDJ	Board Of Co. Com	4,836.75		
				Current Period Cha	4,836.75		4,836.75
	1/31/21			Ending Balance			22,247.68
523090 Group Insurance - Un	1/1/21			Beginning Balance			18,551.54
	1/15/21	38853	CDJ	Board Of Co. Com	6,636.84		
	1/15/21	38853	CDJ	Board Of Co. Com	260.34		

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	1/15/21	38855	CDJ	CHLIC - Invoice 27	541.36		
	1/15/21	38856	CDJ	Davis Vision, Inc. -	74.50		
	1/29/21	38891	CDJ	CHLIC - Invoice 27	574.82		
	1/29/21	38893	CDJ	Davis Vision, Inc. -	83.92		
				Current Period Cha	8,171.78		8,171.78
	1/31/21			Ending Balance			26,723.32
524090	1/1/21			Beginning Balance			3,268.25
Workman's Comp - U	1/15/21	38867	CDJ	Preferred Governm	3,108.25		
	1/31/21	EOM	GEN	Misc Dep - PGIT R		385.00	
				Current Period Cha	3,108.25	385.00	2,723.25
	1/31/21			Ending Balance			5,991.50
531001	1/1/21			Beginning Balance			14,776.00
Prof. Service - Legal	1/15/21	38874	CDJ	WhiteBird Attorney	2,573.10		
				Current Period Cha	2,573.10		2,573.10
	1/31/21			Ending Balance			17,349.10
531101	1/1/21			Beginning Balance			1,500.00
Prof. Serv. Gen Cons	1/31/21			Ending Balance			1,500.00
531201	1/1/21			Beginning Balance			685.63
Prof. Serv.-ARFF	1/31/21			Ending Balance			685.63
532001	1/1/21			Beginning Balance			9,690.24
Accounting & Audting	1/1/21	38829	CDJ	Carr, Riggs & Ingra	1,025.00		
	1/1/21	38829	CDJ	Carr, Riggs & Ingra	3,075.00		
	1/1/21	38833	CDJ	Davies, Houser, Se	2,300.00		
	1/29/21	38890	CDJ	Carr, Riggs & Ingra	10,400.00		
	1/31/21	EOM	GEN	Paychex	593.06		
				Current Period Cha	17,393.06		17,393.06
	1/31/21			Ending Balance			27,083.30
534001	1/1/21			Beginning Balance			180.00
Contracts & Permits G	1/31/21			Ending Balance			180.00
540101	1/1/21			Beginning Balance			1,632.44
Travel - Training	1/31/21			Ending Balance			1,632.44
541001	1/1/21			Beginning Balance			848.86
Telephone	1/31/21			Ending Balance			848.86
541090	1/1/21			Beginning Balance			2,845.58
Telephone-Unallocate	1/1/21	38824	CDJ	A T & T - Account	229.09		
	1/1/21	38826	CDJ	AT&T Mobility - Ac	350.24		
	1/1/21	38851	CDJ	Windstream Comm	98.52		
	1/15/21	38875	CDJ	Windstream Comm	116.22		
	1/29/21	38886	CDJ	A T & T - Account	206.88		

**Titusville-Cocoa Airport Authority
General Ledger**

For the Period From Jan 1, 2021 to Jan 31, 2021

Filter Criteria includes: Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
	1/29/21	38887	CDJ	A T & T - Account	225.65		
	1/29/21	38887	CDJ	A T & T - Account	151.43		
	1/29/21	38888	CDJ	AT&T Mobility - Ac	350.24		
	1/29/21	38907	CDJ	Windstream Comm	116.22		
				Current Period Cha	1,844.49		1,844.49
	1/31/21			Ending Balance			4,690.07
541301 Cellular Phones	1/1/21			Beginning Balance			3,097.84
	1/31/21	EOM	GEN	Sprint	482.06		
				Current Period Cha	482.06		482.06
	1/31/21			Ending Balance			3,579.90
541401 Cable Service	1/1/21			Beginning Balance			321.75
	1/1/21	38834	CDJ	Dish - Account 825	61.55		
	1/1/21	38834	CDJ	Dish - Account 825	68.55		
	1/29/21	38894	CDJ	Dish - Account 825	68.56		
				Current Period Cha	198.66		198.66
	1/31/21			Ending Balance			520.41
541501 Internet Fees	1/1/21			Beginning Balance			5,258.21
	1/1/21	38825	CDJ	AT&T - Account 83	698.93		
	1/1/21	38847	CDJ	Spectrum - Accoun	125.51		
	1/29/21	38884	CDJ	A T & T - Account	52.79		
	1/29/21	38885	CDJ	A T & T - Account	698.93		
				Current Period Cha	1,576.16		1,576.16
	1/31/21			Ending Balance			6,834.37
542001 Freight & Postage - G	1/1/21			Beginning Balance			1,215.36
	1/31/21			Ending Balance			1,215.36
542101 Express Mail	1/1/21			Beginning Balance			
	1/29/21	38896	CDJ	Federal Express - I	61.50		
				Current Period Cha	61.50		61.50
	1/31/21			Ending Balance			61.50
543090 Electricity - Unallocate	1/1/21			Beginning Balance			23,404.26
	1/1/21	38831	CDJ	City Of Titusville -	790.93		
	1/1/21	38831	CDJ	City Of Titusville -	434.18		
	1/1/21	38838	CDJ	Florida Power & Li	518.33		
	1/1/21	38838	CDJ	Florida Power & Li	380.10		
	1/15/21	38859	CDJ	Florida Power & Li	4,117.99		
	1/15/21	38859	CDJ	Florida Power & Li	740.55		
	1/15/21	38859	CDJ	Florida Power & Li	12.30		
	1/29/21	38897	CDJ	Florida Power & Li	2,156.88		
	1/29/21	38897	CDJ	Florida Power & Li	384.07		
				Current Period Cha	9,535.33		9,535.33
	1/31/21			Ending Balance			32,939.59
543190 Water - Unallocated	1/1/21			Beginning Balance			5,031.98
	1/29/21	38892	CDJ	City Of Titusville -	457.17		
	1/29/21	38892	CDJ	City Of Titusville -	782.02		
				Current Period Cha	1,239.19		1,239.19
	1/31/21			Ending Balance			6,271.17

Titusville-Cocoa Airport Authority
General Ledger
For the Period From Jan 1, 2021 to Jan 31, 2021

Filter Criteria includes: Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
543202 Solid Waste - X21	1/1/21			Beginning Balance			9,429.85
	1/31/21			Ending Balance			9,429.85
543203 Solid Waste - TIX	1/1/21			Beginning Balance			4,496.23
	1/31/21			Ending Balance			4,496.23
543204 Solid Waste - COI	1/1/21			Beginning Balance			3,108.93
	1/31/21			Ending Balance			3,108.93
544001 Rentals & Leases G &	1/1/21			Beginning Balance			1,766.15
	1/1/21	38850	CDJ	Waste Manageme	258.50		
	1/1/21	38850	CDJ	Waste Manageme	183.25		
	1/1/21	38850	CDJ	Waste Manageme	242.07		
	1/29/21	38906	CDJ	Waste Manageme	137.50		
				Current Period Cha	821.32		821.32
	1/31/21			Ending Balance			2,587.47
544090 Rentals & Leases Un	1/1/21			Beginning Balance			242.07
	1/31/21			Ending Balance			242.07
544101 Copy Machine Rental	1/1/21			Beginning Balance			172.83
	1/1/21	38842	CDJ	Konica Minolta Bus	170.42		
				Current Period Cha	170.42		170.42
	1/31/21			Ending Balance			343.25
544102 Postage Machine Ren	1/1/21			Beginning Balance			138.00
	1/1/21	38846	CDJ	Pitney Bowes Glob	138.00		
				Current Period Cha	138.00		138.00
	1/31/21			Ending Balance			276.00
545290 Property Ins - Unalloc	1/1/21			Beginning Balance			146,426.50
	1/1/21	38828	CDJ	Brown & Brown Ins	73,211.75		
				Current Period Cha	73,211.75		73,211.75
	1/31/21			Ending Balance			219,638.25
545400 Employee Bond	1/1/21			Beginning Balance			296.00
	1/31/21			Ending Balance			296.00
545500 Officers Liability	1/1/21			Beginning Balance			7,177.00
	1/31/21			Ending Balance			7,177.00
546003 R & M - TIX	1/1/21			Beginning Balance			5,571.57
	1/31/21			Ending Balance			5,571.57

**Titusville-Cocoa Airport Authority
General Ledger**

For the Period From Jan 1, 2021 to Jan 31, 2021

Filter Criteria includes: Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
546090 R & M - Unallocated	1/1/21			Beginning Balance			582.22
	1/31/21			Ending Balance			582.22
546101 R & M Service - G & A	1/1/21			Beginning Balance			256.00
	1/1/21	38844	CDJ	Nix Pest Managem	85.00		
	1/1/21	38844	CDJ	Nix Pest Managem	85.00		
	1/1/21	38844	CDJ	Nix Pest Managem	41.00		
	1/1/21	38844	CDJ	Nix Pest Managem	45.00		
				Current Period Cha	256.00		256.00
	1/31/21			Ending Balance			512.00
546104 R & M Service - COI	1/1/21			Beginning Balance			1,759.25
	1/29/21	38889	CDJ	Brevard County Util	100.00		
				Current Period Cha	100.00		100.00
	1/31/21			Ending Balance			1,859.25
546203 R & M - Equip. - TIX	1/1/21			Beginning Balance			2,008.61
	1/1/21	38822	CDJ	AG-PRO Compani	117.70		
	1/1/21	38822	CDJ	AG-PRO Compani	2.00		
	1/1/21	38837	CDJ	Florida Coast Equi	92.86		
	1/1/21	38840	CDJ	Goodyear - Invoice	68.00		
				Current Period Cha	280.56		280.56
	1/31/21			Ending Balance			2,289.17
546290 R & M - Equip. - Unall	1/1/21			Beginning Balance			32.99
	1/31/21			Ending Balance			32.99
546302 R & M - Bldgs. - X21	1/1/21			Beginning Balance			1,219.80
	1/31/21			Ending Balance			1,219.80
546303 R & M - Bldgs. - TIX	1/1/21			Beginning Balance			14,261.45
	1/1/21	38827	CDJ	Boggs Gases - Inv	183.50		
	1/1/21	38843	CDJ	Lacey's Lock Servi	100.00		
	1/1/21	38843	CDJ	Lacey's Lock Servi	94.26		
	1/15/21	38857	CDJ	DynaFire, Inc. - Inv	3,084.98		
	1/15/21	38860	CDJ	Home Depot Credit	86.39		
	1/15/21	38861	CDJ	Lowes - Account 9	174.74		
	1/15/21	38869	CDJ	T's Handyman Ser	1,875.00		
	1/29/21	38895	CDJ	DynaFire, Inc. - Inv	120.00		
	1/29/21	38895	CDJ	DynaFire, Inc. - Inv	540.00		
				Current Period Cha	6,258.87		6,258.87
	1/31/21			Ending Balance			20,520.32
546304 R & M - Bldgs. - COI	1/1/21			Beginning Balance			4,562.22
	1/15/21	38857	CDJ	DynaFire, Inc. - Inv	160.00		
	1/15/21	38872	CDJ	Voyager Aviation In	195.00		
				Current Period Cha	355.00		355.00
	1/31/21			Ending Balance			4,917.22
546390	1/1/21			Beginning Balance			2,007.86

**Titusville-Cocoa Airport Authority
General Ledger**

For the Period From Jan 1, 2021 to Jan 31, 2021

Filter Criteria includes: Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
R & M - Bldgs. - Unall	1/1/21	38845	CDJ	Pattison's Janitorial	725.00		
	1/15/21	38860	CDJ	Home Depot Credit	13.98		
	1/15/21	38860	CDJ	Home Depot Credit	13.98		
	1/15/21	38860	CDJ	Home Depot Credit	4.98		
	1/15/21	38861	CDJ	Lowes - Account 9	463.17		
	1/31/21	EOM	GEN	M/C Facilities Shop	28.72		
				Current Period Cha	1,249.83		1,249.83
	1/31/21			Ending Balance			3,257.69
546401 R & M - Autos - G & A	1/1/21			Beginning Balance			81.92
	1/31/21			Ending Balance			81.92
546403 R & M - Autos - TIX	1/1/21			Beginning Balance			2,028.88
	1/31/21			Ending Balance			2,028.88
546502 T-Hangar Maintenanc	1/1/21			Beginning Balance			11,219.78
	1/31/21			Ending Balance			11,219.78
546503 T-Hangar Maintenanc	1/1/21			Beginning Balance			5,591.72
	1/1/21	38836	CDJ	Florida Alarm Com	18.00		
	1/15/21	38861	CDJ	Lowes - Account 9	94.05		
				Current Period Cha	112.05		112.05
	1/31/21			Ending Balance			5,703.77
546504 T-Hangar Maintenanc	1/1/21			Beginning Balance			1,796.54
	1/1/21	38836	CDJ	Florida Alarm Com	65.00		
	1/1/21	38841	CDJ	Hangar Door Speci	1,000.00		
	1/15/21	38860	CDJ	Home Depot Credit	89.94		
	1/15/21	38860	CDJ	Home Depot Credit	870.78		
				Current Period Cha	2,025.72		2,025.72
	1/31/21			Ending Balance			3,822.26
549201 Other - Tax Collector -	1/1/21			Beginning Balance			240.98
	1/31/21			Ending Balance			240.98
549301 Other- ARFF Fire Line	1/1/21			Beginning Balance			160.00
	1/31/21			Ending Balance			160.00
551001 Office Supplies	1/1/21			Beginning Balance			643.00
	1/1/21	38839	CDJ	Graphic Press - Inv	219.00		
	1/29/21	38898	CDJ	Graphic Press - Inv	219.00		
	1/29/21	38899	CDJ	Marie's Coffee Ser	78.00		
				Current Period Cha	516.00		516.00
	1/31/21			Ending Balance			1,159.00
552090 Uniforms - Unallocate	1/1/21			Beginning Balance			704.99
	1/15/21	38854	CDJ	Brevard Uniform C	64.09		
	1/15/21	38854	CDJ	Brevard Uniform C	64.09		

Titusville-Cocoa Airport Authority

General Ledger

For the Period From Jan 1, 2021 to Jan 31, 2021

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Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
	1/15/21	38854	CDJ	Brevard Uniform C	64.09		
	1/15/21	38854	CDJ	Brevard Uniform C	64.09		
	1/15/21	38854	CDJ	Brevard Uniform C	64.09		
				Current Period Cha	320.45		320.45
	1/31/21			Ending Balance			1,025.44
552101 Fuel - G & A	1/1/21			Beginning Balance			7,898.00
	1/15/21	38873	CDJ	Watkins Fuel Oil - I	1,247.99		
				Current Period Cha	1,247.99		1,247.99
	1/31/21			Ending Balance			9,145.99
552201 Cleaning - G & A	1/1/21			Beginning Balance			2,040.00
	1/1/21	38835	CDJ	Faster Than Sound	510.00		
	1/15/21	38858	CDJ	Faster Than Sound	510.00		
				Current Period Cha	1,020.00		1,020.00
	1/31/21			Ending Balance			3,060.00
552202 Computer Equipment	1/1/21			Beginning Balance			1,975.43
	1/31/21	EOM	GEN	M/C Zoom	14.99		
	1/31/21	EOM	GEN	M/C MaintainX	80.00		
				Current Period Cha	94.99		94.99
	1/31/21			Ending Balance			2,070.42
554001 Dues & Memberships	1/1/21			Beginning Balance			1,630.02
	1/1/21	38830	CDJ	Titusville Area Cha	100.00		
	1/1/21	38832	CDJ	Civilian Military Co	400.00		
	1/29/21	38903	CDJ	SEC/AAAE - 2021	35.00		
	1/31/21	EOM	GEN	Wells Fargo Client	166.79		
				Current Period Cha	701.79		701.79
	1/31/21			Ending Balance			2,331.81
561090 Capital Outlay - Unall	1/1/21			Beginning Balance			19,888.00
	1/31/21			Ending Balance			19,888.00

Revenue Fund
Balance Sheet
January 31, 2021

ASSETS

Current Assets		
Cash	\$	(48,447.78)
Cash Escrow		247,314.69
Accounts Receivable		89,222.76
		<hr/>
Total Current Assets		288,089.67
Property and Equipment		<hr/>
Total Property and Equipment		0.00
Other Assets		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	288,089.67
		<hr/>

LIABILITIES AND CAPITAL

Current Liabilities		
Sales Tax	\$	14,045.29
Escrow Reserve		247,313.69
Unearned Revenue		25,790.72
		<hr/>
Total Current Liabilities		287,149.70
Long-Term Liabilities		<hr/>
Total Long-Term Liabilities		0.00
		<hr/>
Total Liabilities		287,149.70
Capital		
Retained Earnings		10,727.93
Net Income		(9,787.96)
		<hr/>
Total Capital		939.97
		<hr/>
Total Liabilities & Capital	\$	288,089.67
		<hr/>

Revenue Fund
Income Statement
For the Four Months Ending January 31, 2021

	Current Month This Year	Current Month Last Year	Year to Date This Year	Year to Date Last Year
Revenues				
Sales Tax Allowa	30.00	30.00	120.00	90.00
T-Hangar Sales -	13,983.81	15,190.51	56,153.63	59,028.22
T-Hangar Sales -	28,169.05	28,709.33	114,370.40	114,712.79
T-Hangar Sales -	56,003.90	51,322.90	223,439.14	205,739.84
FBO Sales - AD	6,601.32	6,871.88	26,800.28	26,287.52
FBO Sales - SCR	28,411.36	28,308.98	115,859.95	112,608.75
FBO Sales - MI	4,412.25	4,548.06	16,681.70	17,822.14
Building Leases -	5,990.50	6,778.35	23,961.88	27,229.61
Building Leases -	31,301.34	30,236.29	125,776.01	123,213.68
Building Leases -	4,866.07	4,787.23	19,605.97	19,148.92
Mini Sales - MI	16,131.20	16,649.83	66,033.62	65,364.43
AD - Land Leases	4,626.43	3,866.67	18,503.04	15,413.86
SC - Land Leases	21,010.47	20,825.38	84,092.21	83,056.75
MI - Land Leases	1,478.15	1,458.36	5,911.46	5,811.09
AD - Other Lease	0.00	925.00	1,850.00	3,325.00
SC - Other Leases	5.84	5.84	23.36	23.36
MI - Other Leases	331.38	331.05	1,324.86	1,312.48
Total Revenues	223,353.07	220,845.66	900,507.51	880,188.44
Cost of Sales				
Transfer To Oper	209,300.90	293,701.83	910,295.47	935,827.49
Total Cost of Sale	209,300.90	293,701.83	910,295.47	935,827.49
Gross Profit	14,052.17	(72,856.17)	(9,787.96)	(55,639.05)
Expenses				
Total Expenses	0.00	0.00	0.00	0.00
Net Income	\$ 14,052.17	\$ (72,856.17)	\$ (9,787.96)	\$ (55,639.05)

For Management Purposes Only

Renewal & Replacement Fund
Balance Sheet
January 31, 2021

Assets

Current Assets		
Cash - Savings	\$	19,502.82
Total Current Assets		19,502.82
Property and Equipment		
Total Property and Equipment		0.00
Other Assets		
Total Other Assets		0.00
Total Assets	\$	19,502.82

Liabilities And Capital

Current Liabilities		
Total Current Liabilities		0.00
Long-Term Liabilities		
Total Long-Term Liabilities		0.00
Total Liabilities		0.00
Capital		
Retained Earnings	\$	(66,402.68)
Transfer To/From Operating		142,052.50
Net Income		(56,147.00)
Total Capital		19,502.82
Total Liabilities & Capital	\$	19,502.82

Renewal & Replacement Fund
Income Statement
For the Four Months Ending January 31, 2021

	Current Month This Year	Current Month Last Year	Year to Date This Year	Year to Date Last Year
Revenues				
Transfer From Re	0.00	0.00	0.00	0.00
Total Revenues	0.00	0.00	0.00	0.00
Cost of Sales				
Total Cost of Sale	0.00	0.00	0.00	0.00
Gross Profit	0.00	0.00	0.00	0.00
Expenses				
Transfer to Devel	0.00	0.00	0.00	0.00
R & M Arthur Du	0.00	0.00	0.00	0.00
R & M Space Coa	0.00	0.00	0.00	0.00
R & M Merritt Isl	0.00	0.00	0.00	0.00
Capital Outlay La	0.00	0.00	0.00	0.00
Capital Outlay La	26,143.00	0.00	56,147.00	20,391.41
Capital Outlay La	0.00	0.00	0.00	0.00
Capital Outlay -	0.00	0.00	0.00	0.00
Capital Outlay -	0.00	0.00	0.00	0.00
Capital Outlay -	0.00	0.00	0.00	0.00
Capital Outlay -	0.00	0.00	0.00	0.00
Capital Outlay -	0.00	0.00	0.00	0.00
Capital Outlay - E	0.00	0.00	0.00	0.00
Capital Outlay - E	0.00	0.00	0.00	0.00
Capital Outlay - E	0.00	0.00	0.00	0.00
Total Expenses	26,143.00	0.00	56,147.00	20,391.41
Net Income	\$ (26,143.00)	\$ 0.00	\$ (56,147.00)	\$ (20,391.41)

Renewal & Replacement Fund General Ledger

For the Period From Jan 1, 2021 to Jan 31, 2021

Filter Criteria includes: Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
102000 Cash - Savings	1/1/21			Beginning Balance			45,645.82
	1/31/21	EOM	GEN	Check #38823-Ala		26,143.00	
				Current Period Cha		26,143.00	-26,143.00
	1/31/21			Ending Balance			19,502.82
272000 Retained Earnings	1/1/21			Beginning Balance			66,402.68
	1/31/21			Ending Balance			66,402.68
381200 Transfer To/From Ope	1/1/21			Beginning Balance			-142,052.50
	1/31/21			Ending Balance			-142,052.50
561003 Capital Outlay Land -	1/1/21			Beginning Balance			30,004.00
	1/31/21	EOM	GEN	Check #38823-Ala	26,143.00		
				Current Period Cha	26,143.00		26,143.00
	1/31/21			Ending Balance			56,147.00

Debt Service Fund
Balance Sheet
January 31, 2021

ASSETS

Cash		
Cash Savings	\$	116,296.96
Total Cash		116,296.96
Current Assets		
Total Current Assets		0.00
Property and Equipment		
Total Property and Equipment		0.00
Other Assets		
Total Other Assets		0.00
Total Assets	\$	<u>116,296.96</u>

LIABILITIES AND CAPITAL

Current Liabilities		
Total Current Liabilities		0.00
Long-Term Liabilities		
Total Long-Term Liabilities		0.00
Total Liabilities		0.00
Capital		
Retained Earnings	\$	174,445.44
Net Income		(58,148.48)
Total Capital		<u>116,296.96</u>
Total Liabilities & Capital	\$	<u>116,296.96</u>

Debt Service Fund
Income Statement
For the Four Months Ending January 31, 2021

	Current Month This Year	Current Month Last Year	Year to Date This Year	Year to Date Last Year
Revenues				
From Operating	0.00	0.00	0.00	174,445.44
Total Revenues	0.00	0.00	0.00	174,445.44
Cost of Sales				
Total Cost of Sale	0.00	0.00	0.00	0.00
Gross Profit	0.00	0.00	0.00	174,445.44
Expenses				
Principal Paymen	9,408.07	8,996.22	37,422.62	35,784.38
Interest Payments	5,129.05	5,540.90	20,725.86	22,364.10
Total Expenses	14,537.12	14,537.12	58,148.48	58,148.48
Net Income	\$ (14,537.12)	\$ (14,537.12)	\$ (58,148.48)	\$ 116,296.96

**Debt Service Fund
General Ledger**

For the Period From Jan 1, 2021 to Jan 31, 2021

Filter Criteria includes: Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
101200 Cash Savings	1/1/21			Beginning Balance			130,834.08
	1/31/21	EOM	GEN	Payment - Suntrust		14,537.12	
				Current Period Cha		14,537.12	-14,537.12
	1/31/21			Ending Balance			116,296.96
272000 Retained Earnings	1/1/21			Beginning Balance			-174,445.44
	1/31/21			Ending Balance			-174,445.44
571029 Principal Payment Su	1/1/21			Beginning Balance			28,014.55
	1/31/21	EOM	GEN	Suntrust - Principal	9,408.07		
				Current Period Cha	9,408.07		9,408.07
	1/31/21			Ending Balance			37,422.62
572029 Interest Payments Su	1/1/21			Beginning Balance			15,596.81
	1/31/21	EOM	GEN	Suntrust - Interest	5,129.05		
				Current Period Cha	5,129.05		5,129.05
	1/31/21			Ending Balance			20,725.86

Development Fund
Balance Sheet
January 31, 2021

ASSETS

Cash		
Cash - Savings	\$	(333,394.65)
Total Cash		(333,394.65)
Current Assets		
A/R FDOT		512,710.82
A/R FAA		1,179,111.80
COI - 11/29 Rehabilitation		65,056.00
Total Current Assets		1,756,878.62
Property and Equipment		
X21 Airfield Markings		69,129.35
X21 PAPIs		264,204.88
Spaceport License Pre-AP		678,521.07
Bldg 26 Demolition		0.99
TIX REILS wrong		(0.33)
TIX - REILS Replacement		(0.22)
TIX - Airfield Lighting Rehab		3,428,675.00
TIX M.E.L. Tower Equipment		144,104.35
TIX CARES Act Grant		4,500.00
TIX Hangar 52 Demolition		42,323.19
TIX Runway 9-27 Rehab		105,988.18
TIX VAC Apron 50/50		65,617.72
TIX East Side Apron 80/20		32,399.06
COI Port A Port Replacement		1,923,982.58
COI - South Apron Lighting		1,400.00
COI RSA Construction		105,603.31
COI - Security & Infrastructur		184,798.71
COI South Apron		457,107.00
COI PAPIs		252,698.05
COI South Apron Construction		1,348,046.94
COI CARES Act Grant		98,646.00
COI Corporate Hangar (Grainger		5,685.29
Total Property and Equipment		9,213,431.12
Other Assets		
Total Other Assets		0.00
Total Assets	\$	10,636,915.09

LIABILITIES AND CAPITAL

Current Liabilities	
Accounts Payable	\$ 782,490.40
Retainage	223,552.00
FAA - TIX - REILS Replacement	262,198.00
FAA-TIX-Airfield Light Rehab	2,451,656.00
FAA-COI South Apron Rehab	234,536.98
FAA-COI SouthApron&11/29Rehab	992,673.18
X21 Airfield Markings	62,217.41
X21 PAPIs	32,369.35
FDOT-COI Box Hangars	1,026,715.57
FDOT-COI Bldg Rehab	(0.48)
FDOT - RSA Construction	(0.46)
FDOT-Bldg 26 Demolition	0.39

Unaudited - For Management Purposes Only

Development Fund
Balance Sheet
January 31, 2021

FDOT - Security & Infrastructu	28,522.38	
FDOT - TIX - REILS Replacement	15,087.63	
FDOT-TIX-Airfield Light Rehab	220,382.46	
FDOT-COI South Apron	14,216.28	
FDOT-COI-11-29Rehab"Dip"Design	1,044.85	
COI PAPIs	133,595.87	
		<hr/>
Total Current Liabilities		6,481,257.81
Long-Term Liabilities		
		<hr/>
Total Long-Term Liabilities		0.00
		<hr/>
Total Liabilities		6,481,257.81
Capital		
Retained Earnings	4,155,657.28	
Net Income	0.00	
		<hr/>
Total Capital		4,155,657.28
		<hr/>
Total Liabilities & Capital	\$	10,636,915.09
		<hr/>

Unaudited - For Management Purposes Only

Development Fund
General Ledger
For the Period From Jan 1, 2021 to Jan 31, 2021

Filter Criteria includes: Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
102000 Cash - Savings	1/1/21			Beginning Balance			-102,236.88
	1/31/21	EOM	GEN	Due to from Develo		231,157.77	
				Current Period Cha		231,157.77	-231,157.77
	1/31/21			Ending Balance			-333,394.65
111000 A/R FDOT	1/1/21			Beginning Balance			512,710.82
	1/31/21			Ending Balance			512,710.82
112000 A/R FAA	1/1/21			Beginning Balance			1,179,111.80
	1/31/21			Ending Balance			1,179,111.80
120165 X21 Airfield Markings	1/1/21			Beginning Balance			69,129.35
	1/31/21			Ending Balance			69,129.35
120170 X21 PAPIs	1/1/21			Beginning Balance			264,204.88
	1/31/21			Ending Balance			264,204.88
130122 Spaceport License Pr	1/1/21			Beginning Balance			678,521.07
	1/31/21			Ending Balance			678,521.07
130137 Bldg 26 Demolition	1/1/21			Beginning Balance			0.99
	1/31/21			Ending Balance			0.99
130138 TIX REILS wrong	1/1/21			Beginning Balance			-0.33
	1/31/21			Ending Balance			-0.33
130139 TIX - REILS Replace	1/1/21			Beginning Balance			-0.22
	1/31/21			Ending Balance			-0.22
130149 TIX - Airfield Lighting	1/1/21			Beginning Balance			3,428,675.00
	1/31/21			Ending Balance			3,428,675.00
130150 TIX M.E.L. Tower Equi	1/1/21			Beginning Balance			144,104.35
	1/31/21			Ending Balance			144,104.35
130151 TIX CARES Act Grant	1/1/21			Beginning Balance			4,500.00
	1/31/21			Ending Balance			4,500.00

Development Fund
General Ledger
For the Period From Jan 1, 2021 to Jan 31, 2021

Filter Criteria includes: Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
130152 TIX Hangar 52 Demoli	1/1/21 1/31/21 1/31/21	 EOM	 GEN	Beginning Balance #38866 Michael Ba Current Period Cha Ending Balance	 3,542.99 3,542.99		38,780.20 3,542.99 42,323.19
130153 TIX Runway 9-27 Reh	1/1/21 1/31/21 1/31/21	 EOM	 GEN	Beginning Balance #38865 Michael Ba Current Period Cha Ending Balance	 45,272.76 45,272.76		60,715.42 45,272.76 105,988.18
130154 TIX VAC Apron 50/50	1/1/21 1/31/21 1/31/21	 EOM	 GEN	Beginning Balance #38900 Michael Ba Current Period Cha Ending Balance	 13,585.41 13,585.41		52,032.31 13,585.41 65,617.72
130155 TIX East Side Apron 8	1/1/21 1/31/21 1/31/21	 EOM	 GEN	Beginning Balance #38901 Michael Ba Current Period Cha Ending Balance	 6,771.21 6,771.21		25,627.85 6,771.21 32,399.06
140051 COI - 11/29 Rehabilita	1/1/21 1/31/21			Beginning Balance Ending Balance			65,056.00 65,056.00
140115 COI Port A Port Repla	1/1/21 1/31/21			Beginning Balance Ending Balance			1,923,982.58 1,923,982.58
140116 COI - South Apron Lig	1/1/21 1/31/21			Beginning Balance Ending Balance			1,400.00 1,400.00
140136 COI RSA Construction	1/1/21 1/31/21			Beginning Balance Ending Balance			105,603.31 105,603.31
140138 COI - Security & Infrs	1/1/21 1/31/21			Beginning Balance Ending Balance			184,798.71 184,798.71
140154 COI South Apron	1/1/21 1/31/21			Beginning Balance Ending Balance			457,107.00 457,107.00
140160 COI PAPIs	1/1/21 1/31/21			Beginning Balance Ending Balance			252,698.05 252,698.05
140162 COI South Apron Con	1/1/21 1/31/21	EOM	GEN	Beginning Balance #38902 Michael Ba	14,902.90		1,186,061.54

**Development Fund
General Ledger
For the Period From Jan 1, 2021 to Jan 31, 2021**

Filter Criteria includes: Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
	1/31/21	EOM	GEN	#38870 VA Paving	147,082.50		
				Current Period Cha	161,985.40		161,985.40
	1/31/21			Ending Balance			1,348,046.94
140164 COI CARES Act Grant	1/1/21			Beginning Balance			98,646.00
	1/31/21			Ending Balance			98,646.00
140165 COI Corporate Hanga	1/1/21			Beginning Balance			5,685.29
	1/31/21			Ending Balance			5,685.29
202000 Accounts Payable	1/1/21			Beginning Balance			-782,490.40
	1/31/21			Ending Balance			-782,490.40
202210 Retainage	1/1/21			Beginning Balance			-223,552.00
	1/31/21			Ending Balance			-223,552.00
203139 FAA - TIX - REILS Re	1/1/21			Beginning Balance			-262,198.00
	1/31/21			Ending Balance			-262,198.00
203149 FAA-TIX-Airfield Light	1/1/21			Beginning Balance			-2,451,656.00
	1/31/21			Ending Balance			-2,451,656.00
203154 FAA-COI South Apron	1/1/21			Beginning Balance			-234,536.98
	1/31/21			Ending Balance			-234,536.98
203162 FAA-COI SouthApron	1/1/21			Beginning Balance			-992,673.18
	1/31/21			Ending Balance			-992,673.18
203165 X21 Airfield Markings	1/1/21			Beginning Balance			-62,217.41
	1/31/21			Ending Balance			-62,217.41
203170 X21 PAP's	1/1/21			Beginning Balance			-32,369.35
	1/31/21			Ending Balance			-32,369.35
204108 FDOT-COI Box Hanga	1/1/21			Beginning Balance			-1,026,715.57
	1/31/21			Ending Balance			-1,026,715.57
204115	1/1/21			Beginning Balance			0.48

Development Fund
General Ledger
For the Period From Jan 1, 2021 to Jan 31, 2021

Filter Criteria includes: Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
FDOT-COI Bldg Reha	1/31/21			Ending Balance			0.48
204136 FDOT - RSA Construc	1/1/21			Beginning Balance			0.46
	1/31/21			Ending Balance			0.46
204137 FDOT-Bldg 26 Demoli	1/1/21			Beginning Balance			-0.39
	1/31/21			Ending Balance			-0.39
204138 FDOT - Security & Infr	1/1/21			Beginning Balance			-28,522.38
	1/31/21			Ending Balance			-28,522.38
204139 FDOT - TIX - REILS R	1/1/21			Beginning Balance			-15,087.63
	1/31/21			Ending Balance			-15,087.63
204149 FDOT-TIX-Airfield Lig	1/1/21			Beginning Balance			-220,382.46
	1/31/21			Ending Balance			-220,382.46
204154 FDOT-COI South Apr	1/1/21			Beginning Balance			-14,216.28
	1/31/21			Ending Balance			-14,216.28
204155 FDOT-COI-11-29Reh	1/1/21			Beginning Balance			-1,044.85
	1/31/21			Ending Balance			-1,044.85
204171 COI PAPIs	1/1/21			Beginning Balance			-133,595.87
	1/31/21			Ending Balance			-133,595.87
272000 Retained Earnings	1/1/21			Beginning Balance			-4,155,657.28
	1/31/21			Ending Balance			-4,155,657.28

Development Fund
General Ledger
For the Period From Jan 1, 2021 to Jan 31, 2021

Filter Criteria includes: Report order is by ID. Report is printed with shortened descriptions and in Detail Format.

Account ID Account Description	Date	Reference	Jrnl	Trans Description	Debit Amt	Credit Amt	Balance
FDOT-COI Bldg Reha	1/31/21			Ending Balance			0.48
204136 FDOT - RSA Construc	1/1/21			Beginning Balance			0.46
	1/31/21			Ending Balance			0.46
204137 FDOT-Bldg 26 Demoli	1/1/21			Beginning Balance			-0.39
	1/31/21			Ending Balance			-0.39
204138 FDOT - Security & Infr	1/1/21			Beginning Balance			-28,522.38
	1/31/21			Ending Balance			-28,522.38
204139 FDOT - TIX - REILS R	1/1/21			Beginning Balance			-15,087.63
	1/31/21			Ending Balance			-15,087.63
204149 FDOT-TIX-Airfield Lig	1/1/21			Beginning Balance			-220,382.46
	1/31/21			Ending Balance			-220,382.46
204154 FDOT-COI South Apr	1/1/21			Beginning Balance			-14,216.28
	1/31/21			Ending Balance			-14,216.28
204155 FDOT-COI-11-29Reh	1/1/21			Beginning Balance			-1,044.85
	1/31/21			Ending Balance			-1,044.85
204171 COI PAPIs	1/1/21			Beginning Balance			-133,595.87
	1/31/21			Ending Balance			-133,595.87
272000 Retained Earnings	1/1/21			Beginning Balance			-4,155,657.28
	1/31/21			Ending Balance			-4,155,657.28



AIRPORT	TOTAL COST	FDOT FUNDING	FAA FUNDING	TCAA SHARE	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26
X-21 ARTHUR DUNN	\$ 2,596,621	\$ 446,800	\$ 2,021,958	\$ 127,863	\$ 6,400	\$ -	\$ 35,200	\$ 41,000	\$ 10,000	\$ 18,800	\$ 13,000
COI MERRITT ISLAND	\$ 7,795,353	\$ 1,654,420	\$ 5,724,328	\$ 416,605	\$ 212,305	\$ 80,000	\$ 27,700	\$ 1,800	\$ 50,000	\$ 5,000	-
TIX SPACE COAST	\$ 39,327,000	\$ 4,501,560	\$ 33,681,300	\$ 1,144,140	\$ 71,000	\$ 138,000	\$ 213,000	\$ 208,900	\$ 175,240	\$ 226,000	\$ 102,000
SUMMARY COSTS	\$ 49,718,974	\$ 6,602,780	\$ 41,427,586	\$ 1,688,608	\$ 289,705	\$ 218,000	\$ 275,900	\$ 251,700	\$ 235,240	\$ 249,800	\$ 115,000
					PROGRAMMED	PLANNED	LONG RANGE PLANNING				

OPERATIONAL, SAFETY, PRIORITY	\$ 350,198	CAPITAL COSTS REQUIRED FOR M&R OF EXISTING FACILITIES	\$ 54,198	\$ 168,000	\$ 66,000	\$ 62,000	\$ -	\$ -	\$ -	\$ -	-
INFRASTRUCTURE INVESTMENT	\$ 1,170,147	CAPITAL INVESTMENT IN AIRPORT IMPROVEMENTS TO INCREASE CAPACITY; PROJECTS ARE INDIRECTLY ASSOCIATED WITH INCREASED REVENUES	\$ 235,507	\$ 50,000	\$ 209,900	\$ 189,700	\$ 235,240	\$ 249,800	\$ 115,000		
TCAA CIP BUDGET	\$ 1,520,345		\$ 289,705	\$ 218,000	\$ 275,900	\$ 251,700	\$ 235,240	\$ 249,800	\$ 115,000		

REVENUE GROWTH (BUDGET ADD-ONS)	\$ 2,651,400	CAPITAL INVESTMENT THAT WILL DIRECTLY RESULT IN ADDITIONAL REVENUE	\$ (29,000)	\$ 7,000	\$ 5,000	\$ 640,000	\$ 526,000	\$ 382,800	\$ 1,119,600		
POTENTIAL REVENUE GROWTH	\$ 981,600		\$ 120,000	\$ 120,000	\$ 120,000	\$ 120,000	\$ 225,600	\$ 276,000	\$ 276,000		

Does not include Spaceport Investment; that is separate

PROJECTS		Funded (Year)	TOTAL COST	FDOT FUNDING	FAA FUNDING	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	DESCRIPTION
Design and Construction: RW 9-27 Rehab		2021	\$5,000,000	\$400,000	\$4,500,000	\$7,000	\$10,000	\$83,000					Rehabilitation of RW 9-27
Design and Construction: RW 18-36 Rehab			\$4,500,000	\$360,000	\$4,050,000		\$8,000	\$10,000	\$62,000				Rehabilitation of RW 18-36
Design and Construct TW D Rehab			\$600,000	\$480,000	\$0		\$120,000						Reconstruct and realign south end of TW D; apply surface improvement product to north end of TW D
Sub-Totals:			\$10,100,000	\$1,240,000	\$8,550,000	\$7,000	\$138,000	\$93,000	\$62,000	\$0	\$0	\$0	Removal of a very old and dangerous hangar on the airfield. Project includes removal of the facility, site grading, and capping utilities.
Design and Construction: Demo Bldg 52			\$320,000	\$256,000	\$0	\$64,000							Reconstruct TW D pavement as shown on FDOT pavement report
Design and Construction: CCTV and New Access Control			\$1,600,000	\$128,000	\$1,440,000							\$32,000	Phase 2 of Airport Security Program. Phase 2 consists of Access Control System, complete with gate controllers, monitoring database, badging system, etc.
Tower Equipment			\$500,000	\$400,000	\$0			\$100,000					Replace MEL in ATCT
Runway Length Justification Report			\$150,000	\$0	\$150,000	\$0							Phase 1 of RW 18-36 Extension. Include data collection and development of justification for runway extension
Design: RW 18-36 Extension			\$45,000	\$3,600	\$40,500								Phase 2 of RW 18-36 Extension. This project includes survey, geotech, permitting, and design of the extension and parallel TW.
Construction: RW 18-36 Extension			\$1,500,000	\$120,000	\$1,350,000					\$30,000			Phase 3 of RW 18-36 Extension. Construction, Construction Admin, and Inspection of the project.
Design: TW G			\$5,700,000	\$456,000	\$5,130,000					\$114,000			Design of the future parallel TW G parallel to RW 18-36. This project will incorporate the proposed partial parallel taxiway as well as create a regional storm water facility on the west side of the airport for wildlife hazard mitigation and deletion of several connector taxiways that are in severe condition, non-compliant with the FAA's advisory circular and due for rehab.
Construction: TW G			\$350,000	\$28,000	\$315,000				\$7,000				Construction of the above project.
Airport Master Plan and ALP Update			\$3,500,000	\$280,000	\$3,150,000					\$70,000			Update the ALP to identify future development plans.
EA: Extend TW A			\$500,000	\$25,000	\$450,000				\$4,000		\$25,000		EA for extending TW A
Design: Extend TW A			\$200,000	\$16,000	\$180,000								Design of the extension of TW A to RW 18-36 north end. Aircraft utilizing the entire RW must currently back taxi on the RW to access the end. This creates a hazardous condition. To eliminate this condition TW A shall be extended to the RW end.
Construction: Extend TW A			\$400,000	\$32,000	\$360,000					\$8,000			Construction, Construction Admin, and Inspection only of TW A extension.
Construction: Extend TW A			\$4,000,000	\$320,000	\$3,600,000						\$80,000		Complete an FAA required siting study to determine the ideal location for the future ATCT.
Siting Study: New ATCT			\$90,000	\$7,200	\$81,000					\$1,800			Short EA and Design services for the new ATCT. Existing ATCT is in poor condition. It was originally built as a temporary facility until a new facility could be built. The ATCT is located in prime location for future development.
Construction: New ATCT			\$350,000	\$28,000	\$315,000						\$7,000		Construction, Construction Admin, and Inspection only of the ATCT.
Design and Construction: South Apron Rehab			\$3,500,000	\$280,000	\$3,150,000							\$70,000	South Apron, Section 4215 will need to be resurfaced per the 2015 PCI. It was assessed with a PCI value of 50.
Northeast Apron and Parking Rehab Fuel Farm			\$1,750,000	\$140,000	\$1,575,000				\$35,000				Design and construct extension of TW B and adjacent new aircraft parking ramp.
Design and Construct: Obstruction Removal			\$3,272,000	\$261,760	\$2,944,800					\$65,440			Design and construct new fuel farm on the south side of the airport.
Sub-Totals:			\$500,000	\$400,000	\$0			\$20,000	\$100,000				Removal of all major obstructions on the Airport identified in previous study.
Design and Construct: Obstruction Removal			\$1,000,000	\$80,000	\$900,000								
Sub-Totals:			\$29,227,000	\$3,261,560	\$25,131,300	\$64,000	\$0	\$120,000	\$146,900	\$175,240	\$226,000	\$102,000	
Construction: VAC Apron		2020	\$39,327,000	\$4,501,560	\$33,681,300	\$71,000	\$138,000	\$213,000	\$208,900	\$175,240	\$226,000	\$102,000	Design and Construct Apron at VAC Campus; Private Funding for 50% match
Eastern Florida State College			\$1,615,120	\$1,029,790	\$0	(\$16,000)							Design and Construction of 30,000SF of hangar and office space
Design and Construction: VAC Event Center			\$7,500,000	\$3,750,000	\$0		\$0						Expansion of the west apron into the existing pond location. This project cannot be completed until the regional stormwater facility is completed because this impervious must be accounted for in the regional retention pond.
Sub-Totals:			\$3,000,000	\$1,500,000	\$0			\$0					
Sub-Totals:			\$12,115,120	\$6,279,790	\$0	(\$16,000)	\$0	\$0	\$0	\$0	\$0	\$0	
Totals:			\$51,442,120	\$10,781,350	\$33,681,300	\$55,000	\$138,000	\$213,000	\$208,900	\$175,240	\$226,000	\$102,000	



PROJECTS		Funded (Year)	TOTAL COST	FDOT FUNDING	FAA FUNDING	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	DESCRIPTION
Replace PAPIs		2019	\$235,989	\$188,791	\$0	\$47,198							Existing PAPIs are non-operational and beyond repair. Replace both existing PAPIs, their foundations and bury new conduit with conductor. Minor vault modifications are necessary.
Exhibit A - Boundary Survey and Property Inventory Map		2022	\$30,000	\$0	\$27,000		\$30,000	(\$27,000)					This task was set to be completed with the ALP Update in 2022. Due to property boundary issues surrounding COI, the FAA has requested that an exhibit A must be completed as soon as possible.
Sub-Totals:			\$265,989	\$188,791	\$27,000	\$47,198	\$30,000	(\$27,000)	\$0	\$0	\$0	\$0	Phase 2 of Airport Security Program. Phase 2 consists of Access Control System, complete with gate controllers, monitoring database, badging system, etc.
Access Control System			\$250,000	\$200,000	\$0			\$50,000					Continuation of mitigation maintenance and monitoring
RSA Improvements: Mitigation Maintenance and Monitoring		2015	\$120,000	\$9,600	\$108,000	\$2,400							Update: Project was bid and submitted for 100% FAA funding on October 31st. FAA funding requires additional design and Environmental Assessment as opposed to State funding. The State already paid 80% of design and bidding. This will result in no local cost under the FAA Supplementary Funding Bill. Construction is expected to start in August 2019. Heavy civil project on the north side of the airport. Scope includes removal of septic systems, construction of regional storm water pond, sanitary collection and forcemain, fencing upgrades and other drainage improvements.
North Area Sec. and Inf.		2016	\$949,000	\$759,200	\$0	\$130,000	\$20,000						Construction of South Apron rehabilitation and the dip repair on RW 11-29
Construction: Rehab South Apron & RW 11-29		2019	\$3,135,364	\$250,829	\$2,821,828	\$32,707	\$30,000						Update the master plan and ALP to reflect the updates and vision of the airport.
Airport Master Plan and ALP Update			\$235,000	\$18,800	\$211,500			\$4,700					Mill and resurface the RW. The 2012 PCI was satisfactory however the report indicates it will need to be resurfaced in 2020. The programmed cost includes \$1M for remediation of the subsistence (dip) near the RW29 aiming points.
Design and Construction: Runway 11-29 Rehab			\$2,500,000	\$200,000	\$2,250,000					\$50,000			Triangle Parcel near south entrance. 2.44 acres. Parcel ID: 25-36-01-53-B.1
Land Acquisition			\$250,000	\$20,000	\$225,000				\$1,800		\$5,000		Wildlife hazard management plan to address birds and other wildlife that have made negative impacts on the safety of the airport.
WHMP			\$90,000	\$7,200	\$81,000								
Sub-Totals:			\$7,529,364	\$1,465,629	\$5,697,328	\$165,107	\$50,000	\$54,700	\$1,800	\$50,000	\$5,000	\$0	
Totals:			\$7,795,353	\$1,654,420	\$5,724,328	\$212,305	\$80,000	\$27,700	\$1,800	\$50,000	\$5,000	\$0	
Design and Construction: FBO Terminal Bldg			\$1,876,000	\$1,500,800	\$0			\$0					Phase 1A of a multi-phase/year approach to remove an older hangar which is currently penetrating the part 77 surfaces. This project includes constructing a facility for the public to have an FBO on the east side of the airport. Approximately 4,000 sf. of office space and 8,000 sf of hangar space.
Design and Construction: Maintenance Hangar (FBP)			\$796,000	\$398,000	\$0								Phase 1B of a multi-phase/year approach to remove an older hangar which is currently penetrating the part 77 surfaces. This project includes constructing a facility for the public to have an FBO on the east side of the airport. Approximately 4,000 sf. of office space and 8,000 sf of hangar space.
Design and Construction: Hangar (SCH)			\$1,348,000	\$1,078,400	\$0							\$269,600	Phase 3 of a multi-phase/year approach to remove an older hangar which is currently penetrating the part 77 surfaces. The hangar that Sebastian Communications (SC) currently operates from is in very poor condition, it is beyond the building restriction line and it penetrates the Part 77 surface. The construction of a new hangar in the appropriate location will resolve all of these issues. The Airport has determined in previous analysis by others that the appropriate size of this hangar should be nearly 70' by 70'. The ALP identifies a corporate hangar to be constructed. Approximately 5,000 sf of hangar and office space.
Design and Construction: Box Hangars, Phase 2			\$2,500,000	\$2,000,000	\$0				\$500,000				Replacement of 6 Port-A-Port hangars with 6 new box hangars; re-align security fencing; construct landside POV parking area with site lighting; fill existing storm water wet ponds and expansion of new regional pond
Design and Construction: North Apron			\$1,914,000	\$1,531,200	\$0						\$382,800		Phase 4 of a multi-phase/year approach to remove an older hangar which is currently penetrating the part 77 surfaces. This project would demolish the existing hangar vacated in Phase 3 and provide construction of new apron and rehabilitation of adjoining pavements that are in poor condition. This project will serve the increasing public requirement for additional apron space near the FBO.
Design and Construction: Box Hangars			\$1,750,000	\$1,400,000	\$0							\$350,000	Phase 5 of the multi-phase/year approach is to add Box Hangars. Merritt Island Airport currently has a waiting list for general aviation storage hangars that has 117 people in it as of September 2014. This project will provide a small relief to the list. The top person on the list has been waiting since 2008.
EA: Taxilane Development			\$350,000	\$28,000	\$315,000		\$7,000						EA for Alternative A T-Hangar Development
Design: Taxilane Development			\$250,000	\$20,000	\$225,000			\$5,000					Design of the taxilane(s) for entire development
Construction: Taxilane Development			\$2,500,000	\$200,000	\$2,250,000				\$50,000				Construction of the taxilane(s) for entire development
Fuel Farm Design and Construction			\$450,000	\$360,000	\$0				\$90,000				New fuel farm on the south side of the airport.
Design and Construct: T-Hangar Development (16 Units)			\$2,200,000	\$1,760,000	\$0					\$440,000			Design and construction of 16 T-Hangars
Sub-Totals:			\$15,934,000	\$10,276,400	\$2,790,000	(\$13,000)	\$7,000	\$5,000	\$640,000	\$440,000	\$382,800	\$619,600	
Totals:			\$23,729,353	\$11,930,820	\$8,514,328	\$199,305	\$87,000	\$32,700	\$641,800	\$490,000	\$387,800	\$619,600	

OPERATIONAL, SAFETY, PRIORITY
INFRASTRUCTURE IMPROVEMENT
CREATES ADDITIONAL REVENUE



TCAA
CIP: Arthur Dunn Airport
12/11/2020
AM



PROJECTS		Funded (Year)	TOTAL COST	FDOT FUNDING	FAA FUNDING	FY 20	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	DESCRIPTION
Replace PAPIs		2019	\$291,621	\$23,300	\$262,458	\$3,833							Existing PAPIs are non-operational and beyond repair. Replace both existing PAPIs, their foundations and bury new conduit with conductor. Minor vault modifications are necessary.
Sub-Totals:			\$291,621	\$23,300	\$262,458	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Access Control System			\$150,000	\$120,000	\$0			\$30,000					Phase 2 of Airport Security Program. Phase 2 consists of Access Control System, complete with gate controllers, monitoring database, badging system, etc. This project will be combined into a future larger project across all 3 airports.
Design: Apron Rehab			\$65,000	\$5,200	\$58,500						\$1,300		Design services for the rehabilitation of multiple pavement areas identified in the 2012 PCI report as needing immediate repair. Repair is anticipated to be milling and resurfacing.
Construction: Apron Rehab			\$650,000	\$52,000	\$585,000							\$13,000	Construction, Construction Admin, and Inspection of milling and resurfacing of various pavements on the airfield.
Design: Taxilane Rehab			\$50,000	\$4,000	\$45,000				\$1,000				Design services for the rehabilitation of multiple pavement areas identified in the 2012 PCI report as needing immediate repair. Repair is anticipated to be milling and resurfacing.
Construction: Taxilane Rehab			\$500,000	\$40,000	\$450,000					\$10,000			Construction, Construction Admin, and Inspection of milling and resurfacing of various pavements on the airfield.
Design and Construction: Turf Runway Stabilization			\$350,000	\$17,500	\$315,000						\$17,500		Existing turf RW is heavily used. Complaints from users about the smoothness of the surface have been expressed. Areas of the surface will need to be reggraded and compacted for long term use. The transition as the turf runway crosses pavement areas is a concern and needs attention. Look at adding orange cones for utility runway visibility.
Master Plan and ALP			\$260,000	\$20,800	\$234,000			\$5,200					ALP update with Narrative to focus on the airport development plans.
Airfield Marking Rehab		2019	\$80,000	\$4,000	\$72,000	\$6,400							Inspections have indicated degraded markings on the airfield for 2 years. The project scope will remove and replace all airfield markings.
Rehab Signage and Vault			\$200,000	\$160,000	\$0				\$40,000				The electrical vault and airfield signage are in poor condition and past their useful design life; the scope of the project is to replace the existing airfield signage and reconstruct the electrical vault in an adjacent location.
Sub-Totals:			\$2,305,000	\$423,500	\$1,759,500	\$6,400	\$0	\$35,200	\$41,000	\$10,000	\$18,800	\$13,000	
Totals:			\$2,596,621	\$446,800	\$2,021,958	\$6,400	\$0	\$35,200	\$41,000	\$10,000	\$18,800	\$13,000	
Design and Construction: 3-Hangar Addition			\$430,000	\$344,000	\$0					\$86,000			Design and Construction of 3 hangars at X21 to support growth and demand of aviation tenant space.
Design and Construction: Corporate Hangar			\$2,500,000	\$2,000,000	\$0							\$500,000	Design and Construction of corporate hangar under 12,000SF to support growth and demand of aviation tenant space.
Sub-Totals:			\$2,930,000	\$2,344,000	\$0	\$0	\$0	\$0	\$0	\$86,000	\$0	\$500,000	
Totals:			\$5,526,621	\$2,790,800	\$2,021,958	\$6,400	\$0	\$35,200	\$41,000	\$96,000	\$18,800	\$513,000	

OPERATIONAL, SAFETY, PRIORITY
INFRASTRUCTURE IMPROVEMENT
CREATES ADDITIONAL REVENUE



PROJECTS

TOTAL COSTSPACE FL FUNDINGOTHER FUNDINGFY 20FY 21FY 22FY 23FY 24FY 25FY 26DESCRIPTION

Study: Master Plan		\$100,000	\$100,000	\$0	\$0								Develop new master plan and spaceport layout plan to further analyze potential growth needs and develop supported capital improvements program for the Spaceport.
Design and Construction: Oxidizer Loading Area		\$396,000	\$316,800	\$0	\$79,200								Scope includes 24' access road, 50'x50' concrete pad for loading area with canopy and closed spill prevention and pump out system. Also includes new entrance and security gate.
Study: EA for Freight and Logistics Access Corridor	2021	\$300,000	\$300,000	\$0	\$0								Conduct environmental investigation and develop NEPA documents to evaluate impacts of corridor construction to provide freight and logistical access to the Spaceport
Sub-Totals:		\$796,000	\$716,800	\$0	\$79,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Design and Construction: Reconstruct and Extend TW D		\$1,600,000	\$1,280,000	\$0									Removal of a very old and dangerous hangar on the airfield. Project includes removal of the facility, site grading, and capping utilities.
Design and Construct: Spaceport Apron		\$2,500,000	\$2,000,000	\$0									Phase 1 of RLV infrastructure development
Sub-Totals:		\$4,100,000	\$3,280,000	\$0	\$0	\$0	\$320,000	\$500,000	\$0	\$0	\$0	\$0	
Totals:		\$4,896,000	\$3,996,800	\$0	\$79,200	\$0	\$320,000	\$500,000	\$0	\$0	\$0	\$0	
Design and Construct: Space Perspective Development		\$22,000,000	\$22,000,000	\$0	\$0								Development project funded by Space Florida to develop a 120,000SF building to serve as a welcome center, R&D and balloon manufacturing facility for Space Perspective
Design and Construct: Rocket Engine Test Stand Improvements		\$300,000	\$240,000	\$0		\$60,000							Scope includes berms for blast mitigation and sound mitigation walls for sound attenuation
Sub-Totals:		\$22,300,000	\$22,240,000	\$0	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	
Totals:		\$27,196,000	\$26,236,800	\$0	\$79,200	\$60,000	\$320,000	\$500,000	\$0	\$0	\$0	\$0	