



PROPERTY MANAGEMENT



April 2021 MONTHLY REPORT

PREPARED FOR:

Innovation Park

Leon County Research & Development Authority

Tallahassee, FL

NAI TALCOR

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INNOVATION PARK (innvntn)

Balance Sheet (With Period Change)

Period = Apr 2021

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4500	Cash - Hancock #2	147,316.04	106,652.04	40,664.00
1111-0000	Cash-NFIL Construction	91,788.82	0.00	91,788.82
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1190-0000	TOTAL CASH	239,304.86	106,852.04	132,452.82
1200-0000	RECEIVABLES			
1203-0000	A/R-Tenant	37,012.79	31,290.00	5,722.79
1204-0000	AR-Tenant Expenses to be Reimbursed	204.65	204.65	0.00
1206-0000	Other Receivables	112.61	103.17	9.44
1209-0000	Accrued Interest Receivable	1,962.48	1,572.33	390.15
1210-0000	Accounts Receivable	71,725.62	69,950.95	1,774.67
1218-0000	Due from IP TLH	8,960.20	8,960.20	0.00
1299-0000	TOTAL RECEIVABLES	119,978.35	112,081.30	7,897.05
1300-1000	PROPERTY			
1305-0000	Land	635,920.58	635,920.58	0.00
1311-0000	Construction in Progress	142,666.00	34,450.00	108,216.00
1330-2100	Building and Improvements	34,560.27	34,560.27	0.00
1590-0000	Accumulated Depreciation	-7,364,836.62	-7,341,603.35	-23,233.27
1620-0000	F/F/E- Improvements	122,413.33	122,413.33	0.00
1661-0000	Admin Centre Assets	172,895.34	172,895.34	0.00
1662-0000	Research Building Assets	2,159,277.99	2,158,255.46	1,022.53
1663-0000	Phipps Building Assets	1,317,988.90	1,317,988.90	0.00
1664-0000	Collins Building Assets	1,766,888.51	1,766,888.51	0.00
1666-0000	Johnson Building Assets	3,653,687.91	3,653,687.91	0.00
1668-0000	Park Planning/Development	939,865.15	939,865.15	0.00
1745-0000	Prepaid Lease Commissions	15,000.00	15,000.00	0.00
1746-0000	Accumulated Amortization-Leasing Commissio	-8,875.33	-8,750.33	-125.00
1748-0000	Intangible Assets	59,275.00	59,275.00	0.00
1752-0000	Accumulated Amortization	-30,656.28	-30,162.32	-493.96
1790-0000	TOTAL PROPERTY	3,616,070.75	3,530,684.45	85,386.30
1840-0000	OTHER ASSETS			
1913-0000	Prepaid Insurance	18,893.65	20,666.47	-1,772.82
1925-0000	Investments	1,886,153.45	1,934,450.08	-48,296.63
1945-0000	Investments Limited as to Use	1,600,000.00	1,800,000.00	-200,000.00
1960-0000	Pension - Deferred Outflows of Resources	117,125.00	117,125.00	0.00
1980-0000	TOTAL OTHER ASSETS	3,622,172.10	3,872,241.55	-250,069.45
1990-0000	TOTAL ASSETS	7,597,526.06	7,621,859.34	-24,333.28
2000-0000	LIABILITIES and CAPITAL			
2236-0000	Accounts Payable	9,673.18	18,624.91	-8,951.73
2246-0000	Prepaid Rents	493.48	6,435.45	-5,941.97
2249-0000	Accrued Other	28,152.42	25,275.68	2,876.74
2250-0000	Tenant Security Dep	8,410.73	8,410.73	0.00
2305-0000	Sales Tax Payable	2,140.60	2,140.60	0.00
2308-0000	Unearned Revenue - Current	35,250.00	35,250.00	0.00
2320-0000	Net Pension Liability	273,505.00	273,505.00	0.00
2420-0000	Pension - Deferred Inflow of Resources	10,630.00	10,630.00	0.00
2490-0000	TOTAL LIABILITIES	368,255.41	380,272.37	-12,016.96

INNOVATION PARK (innvntion)

Balance Sheet (With Period Change)

Period = Apr 2021

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	3,581,327.36	3,496,344.63	84,982.73
2750-0000	Unrestricted	2,047,943.29	1,945,242.34	102,700.95
2760-0000	Designated Net Assets	1,600,000.00	1,800,000.00	-200,000.00
2890-0000	TOTAL CAPITAL	7,229,270.65	7,241,586.97	-12,316.32
2990-0000	TOTAL LIABILITIES and CAPITAL	7,597,526.06	7,621,859.34	-24,333.28

INNOVATION PARK (innvntn)

Income Statement

Period = Apr 2021

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-0000	Rent	72,015.85	89.91	474,258.93	85.90
3114-5000	Operating Expense Reimbursement	525.76	0.66	4,211.87	0.76
3115-0000	CAM	5,215.00	6.51	36,505.40	6.61
3220-0000	Interest Income	2,112.69	2.64	22,065.96	4.00
3305-0000	TechForce Revenue	0.00	0.00	99.00	0.02
3306-0000	Other Program Income	0.00	0.00	8,000.00	1.45
3306-0100	Grant Revenue	0.00	0.00	195.00	0.04
3310-0000	Other Income	200.00	0.25	6,536.84	1.18
3315-0000	Sales Tax Discount	4.41	0.01	52.36	0.01
3540-0000	Electricity Pass Thru	21.67	0.03	151.69	0.03
3990-0000	TOTAL REVENUE	80,095.38	100.00	552,077.05	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	12,916.66	16.13	90,416.62	16.38
4402-0000	Director Business Inc	4,166.67	5.20	58,967.71	10.68
4403-0000	Salary - Director PC	3,900.00	4.87	26,625.00	4.82
4404-0000	Payroll Taxes - Authority	1,847.84	2.31	13,709.79	2.48
4405-0000	Worker's Compensation-Authority	214.92	0.27	1,648.44	0.30
4406-0000	Employee Benefits-Authority	5,611.42	7.01	53,653.41	9.72
4410-0000	Wages - Administrative	1,704.05	2.13	11,554.05	2.09
4490-0000	TOTAL PAYROLL EXPENSE	30,361.56	37.91	256,575.02	46.47
4600-0000	UTILITIES				
4605-0000	Electric	6,630.72	8.28	46,770.60	8.47
4620-0000	Utility - Turn On Fees	0.00	0.00	37.00	0.01
4625-0000	Natural Gas	0.00	0.00	22.26	0.00
4627-0000	Natural Gas-Vacant	18.07	0.02	112.08	0.02
4635-0000	Refuse Collection	1,029.21	1.28	4,725.58	0.86
4640-0000	Water/Sewer	393.86	0.49	2,503.65	0.45
4642-0000	Non CAM Water/Sewer	210.57	0.26	1,444.36	0.26
4648-0000	Irrigation - Utility	56.02	0.07	392.14	0.07
4649-0000	Irrigation-NonCAM	42.81	0.05	299.67	0.05
4650-0000	Stormwater	288.30	0.36	2,018.10	0.37
4660-0000	Fire Service - Utility	236.27	0.30	1,653.89	0.30
4799-0000	TOTAL UTILITIES	8,905.83	11.12	59,979.33	10.86
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	227.85	0.28	1,035.57	0.19
5122-0000	NONCAM Electrical Repairs	423.15	0.53	437.48	0.08
5125-0000	Electric Supplies	141.20	0.18	1,740.05	0.32
5160-0000	Exterior Building Maintenance	460.00	0.57	7,141.37	1.29
5161-0000	Exterior Building Supplies	0.00	0.00	104.50	0.02
5162-0000	Non CAM Exterior Bldg Maint.	0.00	0.00	21.13	0.00
5175-0000	Fire Alarm/Sprinkler Repair	307.00	0.38	955.50	0.17
5180-0000	HVAC Repair	2,300.30	2.87	18,000.83	3.26
5185-0000	HVAC Supplies	0.00	0.00	4.31	0.00
5192-0000	Landscaping Expense	18.97	0.02	533.45	0.10
5195-0000	Tree Trimming	0.00	0.00	4,200.00	0.76
5210-0000	Locks & Keys Repairs	138.30	0.17	574.00	0.10
5230-0000	Plumbing Repairs	0.00	0.00	494.69	0.09
5235-0000	Plumbing Supplies	0.00	0.00	607.58	0.11
5245-0000	Irrigation Repairs	0.00	0.00	1,046.75	0.19
5250-0000	Roof Repairs	1,890.00	2.36	3,595.00	0.65
5260-0000	Signage	38.70	0.05	58.67	0.01
5290-0000	Other Maintenance	114.59	0.14	2,487.47	0.45
5292-0000	Non CAM Other Maintenance	0.00	0.00	621.40	0.11
5299-0000	TOTAL REPAIR/MAINTENANCE	6,060.06	7.57	43,659.75	7.91
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	0.00	0.00	115.00	0.02
5313-0000	Carpet Repairs	-1,022.53	-1.28	19,369.46	3.51
5340-0000	Painting	0.00	0.00	25,555.05	4.63
5342-0000	Non CAM Painting	0.00	0.00	3,307.20	0.60
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	-1,022.53	-1.28	48,346.71	8.76

INNOVATION PARK (innvntn)

Income Statement

Period = Apr 2021

Book = Accrual

		Period to Date	%	Year to Date	%
5400-0000	SERVICES				
5410-0000	Elevator Service	143.50	0.18	1,373.97	0.25
5412-0000	Elevator Service-NonCAM	266.50	0.33	1,599.87	0.29
5420-0000	Fire Protection System	0.00	0.00	3,341.00	0.61
5425-0000	Fire Protection Phone	313.56	0.39	2,144.15	0.39
5430-0000	Exterminating	1,155.63	1.44	2,787.26	0.50
5445-0000	Backflow Prevention Service	0.00	0.00	125.00	0.02
5447-0000	HVAC Monthly Service	0.00	0.00	6,898.74	1.25
5450-0000	Janitorial Service	4,208.50	5.25	27,064.06	4.90
5460-0000	Landscaping Service	2,741.94	3.42	15,966.84	2.89
5461-0000	Landscaping - Trail	185.00	0.23	1,295.00	0.23
5462-0000	Non CAM Landscaping	381.00	0.48	2,213.68	0.40
5480-0000	Security	90.00	0.11	955.21	0.17
5487-0000	Window Washing Service	0.00	0.00	279.95	0.05
5499-0000	TOTAL SERVICES	9,485.63	11.84	66,044.73	11.96
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	17,500.00	3.17
5520-0000	Phone Service	179.89	0.22	1,186.75	0.22
5522-0000	Internet Charge	194.11	0.24	1,057.86	0.19
5525-0000	Bank Charges	20.00	0.02	-16.00	0.00
5530-0000	Copies	7.77	0.01	132.94	0.02
5560-0000	Fees/Licenses/Permits	12.25	0.02	96.25	0.02
5565-0000	Office Supplies	0.00	0.00	333.83	0.06
5575-0000	Professional Fees	800.00	1.00	12,109.50	2.19
5582-0000	Other Program Expenses	0.00	0.00	144.81	0.03
5585-0000	Subscriptions	695.00	0.87	2,345.00	0.42
5586-0000	Marketing/PR	14.99	0.02	434.99	0.08
5587-0000	General Authority Expense	0.00	0.00	346.85	0.06
5589-0000	Research Grants	0.00	0.00	25,000.00	4.53
5596-0000	Other Administration Costs	150.12	0.19	1,188.21	0.22
5599-0000	TOTAL PROPERTY ADMINISTRATION	2,074.13	2.59	61,860.99	11.21
6110-0000	Management Fees TALCOR	7,354.37	9.18	51,480.59	9.32
6150-0000	Other Expenses	0.00	0.00	35.00	0.01
6159-0000	TOTAL OTHER EXPENSES	7,354.37	9.18	51,515.59	9.33
7110-0000	Property Insurance	5,326.93	6.65	37,288.51	6.75
7111-0000	Property Insurance-NonCAM	13.49	0.02	94.43	0.02
7199-0000	TOTAL INSURANCE/TAXES	5,340.42	6.67	37,382.94	6.77
7800-0000	TOTAL OPERATING EXPENSES	68,559.47	85.60	625,365.06	113.28
7999-0000	NET INCOME - OPERATING	11,535.91	14.40	-73,288.01	-13.28
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	23,233.27	29.01	162,632.89	29.46
8220-0000	Amortization Expense	618.96	0.77	4,332.72	0.78
8299-0000	TOTAL OTHER EXPENSES	23,852.23	29.78	166,965.61	30.24
9900-0000	NET INCOME	-12,316.32	-15.38	-240,253.62	-43.52

INNOVATION PARK (innvntn)

Budget Comparison

Period = Apr 2021

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000		72,015.85	64,595.05	7,420.80	11.49	474,258.93	452,165.35	22,093.58	4.89	743,568.56
3114-5000	Rent	525.76	354.00	171.76	48.52	4,211.87	28,925.00	-24,713.13	-85.44	30,872.00
3115-0000	Operating Expense Reimbursement	5,215.00	5,215.25	-0.25	0.00	36,505.40	36,506.75	-1.35	0.00	62,583.00
3220-0000	CAM	2,112.69	3,272.00	-1,159.31	-35.43	22,065.96	24,856.00	-2,790.04	-11.22	40,339.00
3305-0000	Interest Income	0.00	0.00	0.00	N/A	99.00	1,000.00	-901.00	-90.10	1,000.00
3306-0000	TechForce Revenue	0.00	1,500.00	-1,500.00	-100.00	8,000.00	14,000.00	-6,000.00	-42.86	15,500.00
3306-0100	Other Program Income	0.00	0.00	0.00	N/A	195.00	90,000.00	-89,805.00	-99.78	90,000.00
3310-0000	Grant Revenue	200.00	0.00	200.00	N/A	6,536.84	0.00	6,536.84	N/A	0.00
3315-0000	Other Income	4.41	0.00	4.41	N/A	52.36	0.00	52.36	N/A	0.00
3540-0000	Sales Tax Discount	21.67	0.00	21.67	N/A	151.69	0.00	151.69	N/A	0.00
	Electricity Pass Thru									
3990-0000	TOTAL REVENUE	80,095.38	74,936.30	5,159.08	6.88	552,077.05	647,453.10	-95,376.05	-14.73	983,862.56
4000-0000	OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000		12,916.66	12,917.00	0.34	0.00	90,416.62	90,419.00	2.38	0.00	155,004.00
4402-0000	Executive Director-Authority	4,166.67	9,374.00	5,207.33	55.55	58,967.71	64,174.00	5,206.29	8.11	111,044.00
4403-0000	Director Business Inc	3,900.00	3,900.00	0.00	0.00	26,625.00	26,700.00	75.00	0.28	46,200.00
4404-0000	Salary - Director PC	1,847.84	2,248.00	400.16	17.80	13,709.79	13,674.00	-35.79	-0.26	24,939.00
4405-0000	Payroll Taxes - Authority	214.92	285.00	70.08	24.59	1,648.44	1,968.00	319.56	16.24	3,398.00
4406-0000	Worker's Compensation-Authority	5,611.42	8,096.00	2,484.58	30.69	53,653.41	56,131.00	2,477.59	4.41	96,651.00
4410-0000	Employee Benefits-Authority	1,704.05	1,707.00	2.95	0.17	11,554.05	11,949.00	394.95	3.31	20,829.00
4490-0000	TOTAL PAYROLL EXPENSE	30,361.56	38,527.00	8,165.44	21.19	256,575.02	265,015.00	8,439.98	3.18	458,065.00
4600-0000	UTILITIES									
4605-0000		6,630.72	5,946.00	-684.72	-11.52	46,770.60	47,004.00	233.40	0.50	90,134.00
4620-0000	Electric	0.00	0.00	0.00	N/A	37.00	0.00	-37.00	N/A	0.00
4625-0000	Utility - Turn On Fees	0.00	0.00	0.00	N/A	22.26	0.00	-22.26	N/A	0.00
4627-0000	Natural Gas	18.07	0.00	-18.07	N/A	112.08	0.00	-112.08	N/A	0.00
4635-0000	Natural Gas-Vacant	1,029.21	572.00	-457.21	-79.93	4,725.58	4,423.00	-302.58	-6.84	7,283.00
4640-0000	Refuse Collection	393.86	635.00	241.14	37.97	2,503.65	4,433.00	1,929.35	43.52	7,608.00
4642-0000	Water/Sewer	210.57	0.00	-210.57	N/A	1,444.36	0.00	-1,444.36	N/A	0.00
4648-0000	Non CAM Water/Sewer	56.02	65.00	8.98	13.82	392.14	452.00	59.86	13.24	777.00
4649-0000	Irrigation - Utility	42.81	0.00	-42.81	N/A	299.67	0.00	-299.67	N/A	0.00
4650-0000	Irrigation-NonCAM	288.30	288.00	-0.30	-0.10	2,018.10	1,998.00	-20.10	-1.01	3,438.00
4660-0000	Stormwater	236.27	237.00	0.73	0.31	1,653.89	1,656.00	2.11	0.13	2,841.00
4799-0000	TOTAL UTILITIES	8,905.83	7,743.00	-1,162.83	-15.02	59,979.33	59,966.00	-13.33	-0.02	112,081.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000		227.85	210.00	-17.85	-8.50	1,035.57	1,470.00	434.43	29.55	2,520.00
5122-0000	Electric Repairs	423.15	0.00	-423.15	N/A	437.48	0.00	-437.48	N/A	0.00
5125-0000	NONCAM Electrical Repairs	141.20	132.00	-9.20	-6.97	1,740.05	924.00	-816.05	-88.32	1,584.00
5140-0000	Electric Supplies	0.00	175.00	175.00	100.00	0.00	71,975.00	71,975.00	100.00	72,200.00
5145-4400	Elevator Maintenance	0.00	10.00	10.00	100.00	0.00	70.00	70.00	100.00	120.00
5160-0000	Security Maint & Repair	460.00	395.00	-65.00	-16.46	7,141.37	5,765.00	-1,376.37	-23.87	7,740.00
5161-0000	Exterior Building Maintenance	0.00	0.00	0.00	N/A	104.50	150.00	45.50	30.33	225.00
5162-0000	Exterior Building Supplies	0.00	0.00	0.00	N/A	21.13	0.00	-21.13	N/A	0.00
5170-0000	Non CAM Exterior Bldg Maint.	0.00	0.00	0.00	N/A	0.00	1,820.00	1,820.00	100.00	1,820.00
5175-0000	Fire Extinguisher Maintenance	307.00	105.00	-202.00	-192.38	955.50	735.00	-220.50	-30.00	1,260.00
5180-0000	Fire Alarm/Sprinkler Repair	2,300.30	1,615.00	-685.30	-42.43	18,000.83	11,305.00	-6,695.83	-59.23	19,380.00
5185-0000	HVAC Repair	0.00	0.00	0.00	N/A	4.31	0.00	-4.31	N/A	0.00
5192-0000	HVAC Supplies	18.97	0.00	-18.97	N/A	533.45	500.00	-33.45	-6.69	500.00
5195-0000	Landscaping Expense	0.00	0.00	0.00	N/A	4,200.00	4,800.00	600.00	12.50	6,400.00
5197-0000	Tree Trimming	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	1,000.00
5198-0000	Holding Pond Maintenance	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
5210-0000	TIC-Trail Maintenance Expense	138.30	5.00	-133.30	-2,666.00	574.00	585.00	11.00	1.88	660.00
5220-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	96,385.00	96,385.00	100.00	96,385.00
5230-0000	Parking Lot Repairs	0.00	435.00	435.00	100.00	494.69	2,295.00	1,800.31	78.44	3,720.00
5235-0000	Plumbing Repairs	0.00	40.00	40.00	100.00	607.58	280.00	-327.58	-116.99	480.00
5240-0000	Plumbing Supplies	0.00	5.00	5.00	100.00	0.00	15.00	15.00	100.00	55.00
5245-0000	Backflow Maintenance	0.00	35.00	35.00	100.00	1,046.75	1,495.00	448.25	29.98	1,920.00
	Irrigation Repairs									

INNOVATION PARK (innvntn)

Budget Comparison

Period = Apr 2021

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5250-0000	1,890.00	295.00	-1,595.00	-540.68	3,595.00	2,215.00	-1,380.00	-62.30	3,840.00
5260-0000	38.70	0.00	-38.70	N/A	58.67	1,000.00	941.33	94.13	1,000.00
5290-0000	114.59	285.00	170.41	59.79	2,487.47	3,695.00	1,207.53	32.68	5,120.00
5292-0000	0.00	0.00	0.00	N/A	621.40	0.00	-621.40	N/A	0.00
5299-0000	6,060.06	3,842.00	-2,218.06	-57.73	43,659.75	208,679.00	165,019.25	79.08	229,129.00
5300-0000									
5310-0000	0.00	0.00	0.00	N/A	115.00	850.00	735.00	86.47	2,900.00
5313-0000	-1,022.53	0.00	1,022.53	N/A	19,369.46	0.00	-19,369.46	N/A	0.00
5340-0000	0.00	0.00	0.00	N/A	25,555.05	19,090.00	-6,465.05	-33.87	39,090.00
5342-0000	0.00	0.00	0.00	N/A	3,307.20	0.00	-3,307.20	N/A	0.00
5380-0000	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	300.00
5399-0000	-1,022.53	0.00	1,022.53	N/A	48,346.71	20,240.00	-28,106.71	-138.87	42,290.00
5400-0000									
5410-0000	143.50	0.00	-143.50	N/A	1,373.97	2,054.00	680.03	33.11	2,054.00
5412-0000	266.50	0.00	-266.50	N/A	1,599.87	0.00	-1,599.87	N/A	0.00
5415-0000	0.00	46.00	46.00	100.00	0.00	322.00	322.00	100.00	552.00
5420-0000	0.00	0.00	0.00	N/A	3,341.00	3,341.00	0.00	0.00	3,832.00
5425-0000	313.56	250.00	-63.56	-25.42	2,144.15	1,750.00	-394.15	-22.52	3,000.00
5430-0000	1,155.63	1,075.00	-80.63	-7.50	2,787.26	3,509.00	721.74	20.57	4,584.00
5445-0000	0.00	0.00	0.00	N/A	125.00	340.00	215.00	63.24	340.00
5445-5000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	40.00
5447-0000	0.00	3,449.00	3,449.00	100.00	6,898.74	10,347.00	3,448.26	33.33	13,796.00
5450-0000	4,208.50	3,825.83	-382.67	-10.00	27,064.06	26,780.81	-283.25	-1.06	44,204.00
5460-0000	2,741.94	4,987.00	2,245.06	45.02	15,966.84	18,159.00	2,192.16	12.07	32,274.00
5461-0000	185.00	185.00	0.00	0.00	1,295.00	1,295.00	0.00	0.00	2,250.00
5462-0000	381.00	697.00	316.00	45.34	2,213.68	2,540.00	326.32	12.85	4,510.00
5480-0000	90.00	170.00	80.00	47.06	955.21	830.00	-125.21	-15.09	1,320.00
5487-0000	0.00	200.00	200.00	100.00	279.95	200.00	-79.95	-39.98	9,644.00
5499-0000	9,485.63	14,884.83	5,399.20	36.27	66,044.73	71,467.81	5,423.08	7.59	122,400.00
5500-0000									
5510-0000	0.00	1,000.00	1,000.00	100.00	17,500.00	17,500.00	0.00	0.00	17,500.00
5520-0000	179.89	163.00	-16.89	-10.36	1,186.75	1,141.00	-45.75	-4.01	1,956.00
5522-0000	194.11	200.00	5.89	2.94	1,057.86	1,910.00	852.14	44.61	2,910.00
5525-0000	20.00	0.00	-20.00	N/A	-16.00	0.00	16.00	N/A	0.00
5530-0000	7.77	50.00	42.23	84.46	132.94	350.00	217.06	62.02	600.00
5560-0000	12.25	17.00	4.75	27.94	96.25	119.00	22.75	19.12	204.00
5565-0000	0.00	80.00	80.00	100.00	333.83	330.00	-3.83	-1.16	1,000.00
5566-0000	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
5570-0000	0.00	5.00	5.00	100.00	0.00	35.00	35.00	100.00	60.00
5575-0000	800.00	1,750.00	950.00	54.29	12,109.50	12,250.00	140.50	1.15	21,000.00
5580-0100	0.00	40.00	40.00	100.00	0.00	755.00	755.00	100.00	1,380.00
5581-0000	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5581-0100	0.00	0.00	0.00	N/A	0.00	35,000.00	35,000.00	100.00	35,000.00
5582-0000	0.00	725.00	725.00	100.00	144.81	4,075.00	3,930.19	96.45	13,725.00
5585-0000	695.00	0.00	-695.00	N/A	2,345.00	2,420.00	75.00	3.10	2,920.00
5586-0000	14.99	445.00	430.01	96.63	434.99	5,615.00	5,180.01	92.25	8,440.00
5587-0000	0.00	120.00	120.00	100.00	346.85	840.00	493.15	58.71	1,440.00
5589-0000	0.00	0.00	0.00	N/A	25,000.00	25,000.00	0.00	0.00	50,000.00
5594-0000	0.00	0.00	0.00	N/A	0.00	600.00	600.00	100.00	4,500.00
5596-0000	150.12	650.00	499.88	76.90	1,188.21	1,900.00	711.79	37.46	2,500.00
5599-0000	2,074.13	5,295.00	3,220.87	60.83	61,860.99	111,190.00	49,329.01	44.36	166,735.00
6110-0000	7,354.37	7,354.00	-0.37	0.00	51,480.59	51,478.00	-2.59	0.00	88,248.00
6150-0000	0.00	0.00	0.00	N/A	35.00	0.00	-35.00	N/A	0.00
6159-0000	7,354.37	7,354.00	-0.37	0.00	51,515.59	51,478.00	-37.59	-0.07	88,248.00
7110-0000	5,326.93	5,327.01	0.08	0.00	37,288.51	37,289.07	0.56	0.00	63,924.00
7111-0000	13.49	13.49	0.00	0.00	94.43	94.43	0.00	0.00	161.88
7199-0000	5,340.42	5,340.50	0.08	0.00	37,382.94	37,383.50	0.56	0.00	64,085.88
7800-0000	68,559.47	82,986.33	14,426.86	17.38	625,365.06	825,419.31	200,054.25	24.24	1,283,033.88

TOTAL OPERATING EXPENSES

INNOVATION PARK (innvton)

Budget Comparison

Period = Apr 2021

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7999-0000	NET INCOME - OPERATING	11,535.91	-8,050.03	19,585.94	243.30	-73,288.01	-177,966.21	104,678.20	58.82	-299,171.32
8200-0000	OTHER EXPENSES									
8210-0000		23,233.27	22,377.00	-856.27	-3.83	162,632.89	156,639.00	-5,993.89	-3.83	268,526.00
8220-0000	Depreciation Expense	618.96	619.00	0.04	0.01	4,332.72	4,333.00	0.28	0.01	7,428.00
8299-0000	Amortization Expense	23,852.23	22,996.00	-856.23	-3.72	166,965.61	160,972.00	-5,993.61	-3.72	275,954.00
9900-0000	TOTAL OTHER EXPENSES	-12,316.32	-31,046.03	18,729.71	60.33	-240,253.62	-338,938.21	98,684.59	29.12	-575,125.32
	NET INCOME									

INNOVATION PARK (innvntn)

Cash Flow Statement

Period = Apr 2021

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-0000	Rent	72,015.85	89.91	474,258.93	85.90
3114-5000	Operating Expense Reimbursement	525.76	0.66	4,211.87	0.76
3115-0000	CAM	5,215.00	6.51	36,505.40	6.61
3220-0000	Interest Income	2,112.69	2.64	22,065.96	4.00
3305-0000	TechForce Revenue	0.00	0.00	99.00	0.02
3306-0000	Other Program Income	0.00	0.00	8,000.00	1.45
3306-0100	Grant Revenue	0.00	0.00	195.00	0.04
3310-0000	Other Income	200.00	0.25	6,536.84	1.18
3315-0000	Sales Tax Discount	4.41	0.01	52.36	0.01
3540-0000	Electricity Pass Thru	21.67	0.03	151.69	0.03
3990-0000	TOTAL REVENUE	80,095.38	100.00	552,077.05	100.00
4000-0000	OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	12,916.66	16.13	90,416.62	16.38
4402-0000	Director Business Inc	4,166.67	5.20	58,967.71	10.68
4403-0000	Salary - Director PC	3,900.00	4.87	26,625.00	4.82
4404-0000	Payroll Taxes - Authority	1,847.84	2.31	13,709.79	2.48
4405-0000	Worker's Compensation-Authority	214.92	0.27	1,648.44	0.30
4406-0000	Employee Benefits-Authority	5,611.42	7.01	53,653.41	9.72
4410-0000	Wages - Administrative	1,704.05	2.13	11,554.05	2.09
4490-0000	TOTAL PAYROLL EXPENSE	30,361.56	37.91	256,575.02	46.47
4600-0000	UTILITIES				
4605-0000	Electric	6,630.72	8.28	46,770.60	8.47
4620-0000	Utility - Turn On Fees	0.00	0.00	37.00	0.01
4625-0000	Natural Gas	0.00	0.00	22.26	0.00
4627-0000	Natural Gas-Vacant	18.07	0.02	112.08	0.02
4635-0000	Refuse Collection	1,029.21	1.28	4,725.58	0.86
4640-0000	Water/Sewer	393.86	0.49	2,503.65	0.45
4642-0000	Non CAM Water/Sewer	210.57	0.26	1,444.36	0.26
4648-0000	Irrigation - Utility	56.02	0.07	392.14	0.07
4649-0000	Irrigation-NonCAM	42.81	0.05	299.67	0.05
4650-0000	Stormwater	288.30	0.36	2,018.10	0.37
4660-0000	Fire Service - Utility	236.27	0.30	1,653.89	0.30
4799-0000	TOTAL UTILITIES	8,905.83	11.12	59,979.33	10.86
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	227.85	0.28	1,035.57	0.19
5122-0000	NONCAM Electrical Repairs	423.15	0.53	437.48	0.08
5125-0000	Electric Supplies	141.20	0.18	1,740.05	0.32
5160-0000	Exterior Building Maintenance	460.00	0.57	7,141.37	1.29
5161-0000	Exterior Building Supplies	0.00	0.00	104.50	0.02
5162-0000	Non CAM Exterior Bldg Maint.	0.00	0.00	21.13	0.00
5175-0000	Fire Alarm/Sprinkler Repair	307.00	0.38	955.50	0.17
5180-0000	HVAC Repair	2,300.30	2.87	18,000.83	3.26
5185-0000	HVAC Supplies	0.00	0.00	4.31	0.00
5192-0000	Landscaping Expense	18.97	0.02	533.45	0.10
5195-0000	Tree Trimming	0.00	0.00	4,200.00	0.76
5210-0000	Locks & Keys Repairs	138.30	0.17	574.00	0.10
5230-0000	Plumbing Repairs	0.00	0.00	494.69	0.09
5235-0000	Plumbing Supplies	0.00	0.00	607.58	0.11
5245-0000	Irrigation Repairs	0.00	0.00	1,046.75	0.19
5250-0000	Roof Repairs	1,890.00	2.36	3,595.00	0.65
5260-0000	Signage	38.70	0.05	58.67	0.01
5290-0000	Other Maintenance	114.59	0.14	2,487.47	0.45
5292-0000	Non CAM Other Maintenance	0.00	0.00	621.40	0.11
5299-0000	TOTAL REPAIR/MAINTENANCE	6,060.06	7.57	43,659.75	7.91
5300-0000	CLEANING AND IMPROVEMENTS				
5310-0000	Carpet Cleaning	0.00	0.00	115.00	0.02
5313-0000	Carpet Repairs	-1,022.53	-1.28	19,369.46	3.51
5340-0000	Painting	0.00	0.00	25,555.05	4.63

INNOVATION PARK (innvntn)
Cash Flow Statement

Period = Apr 2021

Book = Accrual

		Period to Date	%	Year to Date	%
5342-0000	Non CAM Painting	0.00	0.00	3,307.20	0.60
5399-0000	TOTAL CLEANING AND IMPROV	-1,022.53	-1.28	48,346.71	8.76
5400-0000	SERVICES				
5410-0000	Elevator Service	143.50	0.18	1,373.97	0.25
5412-0000	Elevator Service-NonCAM	266.50	0.33	1,599.87	0.29
5420-0000	Fire Protection System	0.00	0.00	3,341.00	0.61
5425-0000	Fire Protection Phone	313.56	0.39	2,144.15	0.39
5430-0000	Exterminating	1,155.63	1.44	2,787.26	0.50
5445-0000	Backflow Prevention Service	0.00	0.00	125.00	0.02
5447-0000	HVAC Monthly Service	0.00	0.00	6,898.74	1.25
5450-0000	Janitorial Service	4,208.50	5.25	27,064.06	4.90
5460-0000	Landscaping Service	2,741.94	3.42	15,966.84	2.89
5461-0000	Landscaping - Trail	185.00	0.23	1,295.00	0.23
5462-0000	Non CAM Landscaping	381.00	0.48	2,213.68	0.40
5480-0000	Security	90.00	0.11	955.21	0.17
5487-0000	Window Washing Service	0.00	0.00	279.95	0.05
5499-0000	TOTAL SERVICES	9,485.63	11.84	66,044.73	11.96
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	17,500.00	3.17
5520-0000	Phone Service	179.89	0.22	1,186.75	0.22
5522-0000	Internet Charge	194.11	0.24	1,057.86	0.19
5525-0000	Bank Charges	20.00	0.02	-16.00	0.00
5530-0000	Copies	7.77	0.01	132.94	0.02
5560-0000	Fees/Licenses/Permits	12.25	0.02	96.25	0.02
5565-0000	Office Supplies	0.00	0.00	333.83	0.06
5575-0000	Professional Fees	800.00	1.00	12,109.50	2.19
5582-0000	Other Program Expenses	0.00	0.00	144.81	0.03
5585-0000	Subscriptions	695.00	0.87	2,345.00	0.42
5586-0000	Marketing/PR	14.99	0.02	434.99	0.08
5587-0000	General Authority Expense	0.00	0.00	346.85	0.06
5589-0000	Research Grants	0.00	0.00	25,000.00	4.53
5596-0000	Other Administration Costs	150.12	0.19	1,188.21	0.22
5599-0000	TOTAL PROPERTY ADMINISTRATION	2,074.13	2.59	61,860.99	11.21
6110-0000	Management Fees TALCOR	7,354.37	9.18	51,480.59	9.32
6150-0000	Other Expenses	0.00	0.00	35.00	0.01
6159-0000	TOTAL OTHER EXPENSES	7,354.37	9.18	51,515.59	9.33
7110-0000	Property Insurance	5,326.93	6.65	37,288.51	6.75
7111-0000	Property Insurance-NonCAM	13.49	0.02	94.43	0.02
7199-0000	TOTAL INSURANCE/TAXES	5,340.42	6.67	37,382.94	6.77
7800-0000	TOTAL OPERATING EXPENSES	68,559.47	85.60	625,365.06	113.28
7999-0000	NET INCOME - OPERATING	11,535.91	14.40	-73,288.01	-13.28
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	23,233.27	29.01	162,632.89	29.46
8220-0000	Amortization Expense	618.96	0.77	4,332.72	0.78
8299-0000	TOTAL OTHER EXPENSES	23,852.23	29.78	166,965.61	30.24
9900-0000	NET INCOME	-12,316.32	-15.38	-240,253.62	-43.52
	Adjustments				
1203-0000	A/R-Tenant	-5,722.79	-7.14	23,747.47	4.30
1206-0000	Other Receivables	-9.44	-0.01	184.01	0.03
1209-0000	Accrued Interest Receivable	-390.15	-0.49	2,094.95	0.38
1210-0000	Accounts Receivable	-1,774.67	-2.22	-15,215.91	-2.76
1218-0000	Due from IP TLH	0.00	0.00	-61.25	-0.01
1311-0000	Construction in Progress	-108,216.00	-135.11	-142,666.00	-25.84
1590-0000	Accumulated Depreciation	23,233.27	29.01	162,632.89	29.46
1620-0000	F/F/E- Improvements	0.00	0.00	-1,029.26	-0.19
1662-0000	Research Building Assets	-1,022.53	-1.28	0.00	0.00
1746-0000	Accumulated Amortization-Leasing Commission	125.00	0.16	875.00	0.16
1752-0000	Accumulated Amortization	493.96	0.62	3,457.72	0.63
1913-0000	Prepaid Insurance	1,772.82	2.21	-18,749.65	-3.40

INNOVATION PARK (innvtn)

Cash Flow Statement

Period = Apr 2021

Book = Accrual

		Period to Date	%	Year to Date	%
1915-0000	Prepaid Expenses	0.00	0.00	3,150.00	0.57
1925-0000	Investments	48,296.63	60.30	26,040.88	4.72
1945-0000	Investments Limited as to Use	200,000.00	249.70	200,000.00	36.23
2236-0000	Accounts Payable	-8,951.73	-11.18	-33,043.38	-5.99
2246-0000	Prepaid Rents	-5,941.97	-7.42	-455.63	-0.08
2249-0000	Accrued Other	2,876.74	3.59	-5,093.88	-0.92
2250-0000	Tenant Security Dep	0.00	0.00	6,711.33	1.22
2305-0000	Sales Tax Payable	0.00	0.00	-54.22	-0.01
2308-0000	Unearned Revenue - Current	0.00	0.00	-8,000.00	-1.45
	Total Adjustments	144,769.14	180.75	204,525.07	37.05
	Cash Flow	132,452.82	165.37	-35,728.55	-6.47
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-4500	Cash - Hancock #2	106,652.04	147,316.04	40,664.00	
1111-0000	Cash-NFIL Construction	0.00	91,788.82	91,788.82	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	106,852.04	239,304.86	132,452.82	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1110-4500	Cash - Hancock #2	274,833.41	147,316.04	-127,517.37	
1111-0000	Cash-NFIL Construction	0.00	91,788.82	91,788.82	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	275,033.41	239,304.86	-35,728.55	

Cash - Hancock #2
Bank Reconciliation Report
4/30/2021

5/21/2021

Posted by: kristy on 5/21/2021

Balance Per Bank Statement as of 4/30/2021

167,302.14

Outstanding Deposits

Deposit Date	Deposit Number	Amount
4/27/2021	156	10,719.57
Plus:	Outstanding Deposits	10,719.57

Outstanding Checks

Check Date	Check Number	Payee	Amount
4/22/2021	5012021	cnainsur - CNA INSURANCE	3,782.52
4/26/2021	5032021	utltal - CITY OF TALLAHASSEE	8,058.84
4/28/2021	362	centuryl - CENTURY LINK	313.56
4/28/2021	363	cypresselect - CYPRESS ELECTRICAL SYSTEMS, INC	651.00
4/28/2021	364	elsasser - Elsasser's Lock & Key, Inc.	138.30
4/28/2021	365	engineer - Engineered Cooling Services, Inc.	257.50
4/28/2021	366	hancdtrons - Hancock Bank	794.98
4/28/2021	367	johnson - Johnson Controls, Inc.	307.00
4/28/2021	368	lcboc - Leon County Clerk & Comptroller's Office	2,344.54
4/28/2021	369	marpan - MARPAN SUPPLY COMPANY, INC	563.06
4/28/2021	370	metal - Metal Building Services, Inc.	545.00
4/28/2021	371	mgltal - TALCOR COMMERCIAL REAL ESTATE SVC INC	7,354.37
4/28/2021	372	mjclean - M&J X-treme Cleaning Services, Inc	4,208.50
4/28/2021	373	nelson - Nelson Mullins Riley & Scarborough LLP	925.00
4/28/2021	374	reclaim. - Reclaim Pharmaceutical Waste	51.50
4/28/2021	375	thyssen - TK Elevator	410.00
Less:	Outstanding Checks		30,705.67
	Reconciled Bank Balance		147,316.04

Balance per GL as of 4/30/2021

147,316.04

Reconciled Balance Per G/L

147,316.04

Difference

(Reconciled Bank Balance And Reconciled Balance Per G/L)

0.00

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
3/17/2021	3312021	utltal - CITY OF TALLAHASSEE	8,685.12	4/30/2021
3/22/2021	334	mgltal - TALCOR COMMERCIAL REAL ESTATE SVC INC	7,354.37	4/30/2021
3/26/2021	4012021	cnainsur - CNA INSURANCE	3,782.52	4/30/2021
3/31/2021	340	centuryl - CENTURY LINK	312.00	4/30/2021
3/31/2021	341	elsasser - Elsasser's Lock & Key, Inc.	218.70	4/30/2021
3/31/2021	342	gaffburg - Georgia- Florida Burglar Alarm Company,	165.00	4/30/2021
3/31/2021	343	hancdtrons - Hancock Bank	99.98	4/30/2021

Cash - Hancock #2
Bank Reconciliation Report
4/30/2021

5/21/2021

Posted by: kristy on 5/21/2021

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
3/31/2021	344	lcloc - Leon County Clerk & Comptroller's Office	3,933.52	4/30/2021
3/31/2021	345	marpan - MARPAN SUPPLY COMPANY, INC	106.50	4/30/2021
3/31/2021	346	metal - Metal Building Services, Inc.	330.00	4/30/2021
3/31/2021	347	mjclean - M&J X-treme Cleaning Services, Inc	4,423.46	4/30/2021
3/31/2021	348	nelson - Nelson Mullins Riley & Scarborough LLP	1,050.00	4/30/2021
3/31/2021	349	silverlining - Silver Lining Carpet Care	115.00	4/30/2021
3/31/2021	350	sofloor - SOUTHERN FLOORING	19,369.46	4/30/2021
3/31/2021	4012021	brownbro - BROWN & BROWN OF FLORIDA, INC.	1,253.00	4/30/2021
4/15/2021	351	absystem - STA of Tallahassee, Inc.	7.77	4/30/2021
4/15/2021	352	elsasser - Elsasser's Lock & Key, Inc.	200.70	4/30/2021
4/15/2021	353	engineer - Engineered Cooling Services, Inc.	4,890.93	4/30/2021
4/15/2021	354	gaffburg - Georgia- Florida Burglar Alarm Company,	90.00	4/30/2021
4/15/2021	355	gutterso - Gutter Solutions & Waterproofing	1,585.00	4/30/2021
4/15/2021	356	heinzbro - Heinz Brothers Nurseries, INC.	3,307.94	4/30/2021
4/15/2021	357	metal - Metal Building Services, Inc.	220.00	4/30/2021
4/15/2021	358	qualthom - Thompsons Quality Services LLC	4,035.00	4/30/2021
4/15/2021	359	specicon - SPECIALTY CONTRACTORS OF TALLAHASSEE Inc	62.40	4/30/2021
4/15/2021	360	talladem - Tallahassee Media Group	110.12	4/30/2021
4/15/2021	361	thestand - Standard Insurance Compay	480.51	4/30/2021
4/16/2021	4162021	stax - FLORIDA DEPARTMENT OF REVENUE	172.29	4/30/2021
4/26/2021	5112021	comcast - COMCAST	289.01	4/30/2021
4/28/2021	5112021	home - Home Depot Credit Services	136.61	4/30/2021
Total Cleared Checks			66,786.91	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
4/1/2021	149		3,258.39	4/30/2021
4/1/2021	150		113.41	4/30/2021
4/1/2021	151		24,906.21	4/30/2021
4/8/2021	148	:CHECKscan Deposit	2,014.26	4/30/2021
4/20/2021	153	:CHECKscan Deposit	6,688.44	4/30/2021
4/22/2021	154		16,161.36	4/30/2021
4/28/2021	155	:CHECKscan Deposit	200.00	4/30/2021
4/29/2021	158		410.44	4/30/2021
4/30/2021	157		243.47	4/30/2021
Total Cleared Deposits			53,995.98	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
4/23/2021	JE 30431	move funds	49,980.00	4/30/2021
4/30/2021	JE 30436	Benefits-4.21 - 457 Plan	-2,153.34	4/30/2021
4/30/2021	JE 30437	Payroll taxes-Apr for Apr	-3,542.24	4/30/2021
4/30/2021	JE 30438	Payroll taxes-Apr for Apr	-2,611.44	4/30/2021
4/30/2021	JE 30439	Benefits - Apr for Apr	-2,949.37	4/30/2021
4/30/2021	JE 30441	interest income	14.35	4/30/2021
4/30/2021	JE 30445	Payroll for April	-16,557.96	4/30/2021
Total Cleared Other Items			22,180.00	



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



Page: 1 of 2

Statements Dates
04/01/2021 - 04/30/2021

Account Number:

4161 000000 002
**LEON COUNTY RESEARCH & DEVELOPMENT
AUTHORITY
CO NAI TALCOR
1018 THOMASVILLE RD STE 200A
TALLAHASSEE FL 32303**

Images:

0

* **IMAGE** * **EO**

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

Checking Account Summary

PREVIOUS BALANCE	157,913.07	AVERAGE BALANCE
+ 10 CREDITS	303,995.98	158,718.12
- 48 DEBITS	294,621.26	YTD INTEREST PAID
- SERVICE CHARGES	.00	75.38
+ INTEREST PAID	14.35	
ENDING BALANCE	167,302.14	

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

• Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
04/01	113.41	MISC PAY GSA TREAS 310	04/22	16,161.36	EDI PYMNTS FLORIDA STATE UN
		021090009158371CCD			021112004438399CCD
04/01	3,258.39	EDI PYMNTS FLORIDA STATE UN	04/23	250,000.00	INCOMING WIRE
		021091009331389CCD	04/29	410.44	EDI PYMNTS FLORIDA STATE UN
04/01	24,906.21	MISC PAY GSA TREAS 310			021119006086979CCD
		021090009158369CCD	04/30	200.00	Settlement TALCOR-INN1145
04/09	2,014.26	Settlement TALCOR-INN1145			021120006402036CCD
		021099001392971CCD	04/30	243.47	EDI PYMNTS FLORIDA STATE UN
04/21	6,688.44	Settlement TALCOR-INN1145			021120006432336CCD
		021111004095211CCD	04/30	14.35	IOD INTEREST PAID

• Checks

Date	Serial	Amount	Date	Serial	Amount
04/22	60	110.12	04/13	350	19,369.46
04/01	334 *	7,354.37	04/20	351	7.77
04/07	340 *	312.00	04/21	352	200.70
04/06	341	218.70	04/19	353	4,890.93
04/06	342	165.00	04/20	354	90.00
04/06	343	99.98	04/28	355	1,585.00
04/19	344	3,933.52	04/22	356	3,307.94
04/06	345	106.50	04/23	357	220.00
04/06	346	330.00	04/20	358	4,035.00
04/06	347	4,423.46	04/20	359	62.40
04/06	348	1,050.00	04/22	361 *	480.51
04/06	349	115.00			



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



4161

Page: 2 of 2

Statements Dates

04/01/2021 - 04/30/2021

Account Number:

**LEON COUNTY RESEARCH & DEVELOPMENT
AUTHORITY
CO NAI TALCOR
1018 THOMASVILLE RD STE 200A
TALLAHASSEE FL 32303**

Images:

0

* **IMAGE** * **EO**

• **Other Debits**

Date	Amount	Description	Date	Amount	Description
04/01	43.48	CITYOFTLH TALLAHASSEE 021091009338700TEL	04/15	1,076.67	021104002417857CCD PAYMENTS NATIONWIDE
04/01	81.69	CITYOFTLH TALLAHASSEE 021091009338715TEL	04/15	2,611.44	021105002800586PPD USATAXPYMT IRS
04/01	261.24	CITYOFTLH TALLAHASSEE 021091009338738TEL	04/16	172.29	021104002512732CCD C01 FLA DEPT REVENUE
04/01	317.44	CITYOFTLH TALLAHASSEE 021091009338718TEL	04/19	1,253.00	021106003050147CCD Payment Brown & Brown of
04/01	346.59	CITYOFTLH TALLAHASSEE 021091009338719TEL	04/23	200,000.00	021109003463747CCD MISC. DEBIT
04/01	351.91	CITYOFTLH TALLAHASSEE 021091009338737TEL	04/23	20.00	F210423053602393700C WIRE TFR FEE
04/01	383.47	CITYOFTLH TALLAHASSEE 021091009338722TEL	04/28	136.61	021118005669185WEB ONLINE PMT HOME DEPOT COMM
04/01	406.98	CITYOFTLH TALLAHASSEE 021091009338744TEL	04/28	289.01	021117005458256WEB CABLE SVC COMCAST
04/01	1,172.00	CITYOFTLH TALLAHASSEE 021091009338725TEL	04/29	9,918.43	021119006099969CCD QUICKBOOKS INTUIT PAYROLL S
04/01	2,012.41	CITYOFTLH TALLAHASSEE 021091009338714TEL	04/30	1,076.67	021120006441349PPD PAYMENTS NATIONWIDE
04/01	3,307.91	CITYOFTLH TALLAHASSEE 021091009338726TEL	04/30	2,949.37	021120006403011CCD CRC FLA DEPT REVENUE
04/13	3,782.52	PREM-PYMT CNA ACH 021103002133754CCD	04/30	3,542.24	021119006193872CCD USATAXPYMT IRS
04/14	6,639.53	QUICKBOOKS INTUIT PAYROLL S			

• **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
03/31	157,913.07	04/14	135,553.70	04/22	136,171.21
04/01	170,151.59	04/15	131,865.59	04/23	185,931.21
04/06	163,642.95	04/16	131,693.30	04/28	183,920.59
04/07	163,330.95	04/19	121,615.85	04/29	174,412.60
04/09	165,345.21	04/20	117,420.68	04/30	167,302.14
04/13	142,193.23	04/21	123,908.42		

NFIL Construction Acct
Bank Reconciliation Report
4/30/2021

5/21/2021

Posted by: kristy on 5/21/2021

Balance Per Bank Statement as of 4/30/2021 **200,004.82**
Outstanding Checks

Check Date	Check Number	Payee	Amount
4/28/2021	101	lewis - Architects: Lewis & Whitlock, P.A.	108,216.00
Less:	Outstanding Checks		108,216.00
	Reconciled Bank Balance		<u>91,788.82</u>

Balance per GL as of 4/30/2021 **91,788.82**
Reconciled Balance Per G/L **91,788.82**

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

Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
4/23/2021	JE 30431	move funds	200,000.00	4/30/2021
4/30/2021	JE 30448	Int on NFIL	4.82	4/30/2021
Total Cleared Other Items			<u>200,004.82</u>	



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



Page: 1 of 1

Statements Dates
03/03/2021 - 04/30/2021

Account Number:

Images:

0

***ZERO CHECKS* E0**

1 000000 001
**LEON COUNTY RESEARCH & DEVELOPMENT
NFIL CONSTRUCTION ACCOUNT
2051 E PAUL DIRAC DR SUITE 100
TALLAHASSEE FL 32310**

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

Checking Account Summary

PREVIOUS BALANCE	.00	AVERAGE BALANCE	
+ 1 CREDITS	200,000.00		26,666.74
- 0 DEBITS	.00	YTD INTEREST PAID	
- SERVICE CHARGES	.00		4.82
+ INTEREST PAID	4.82		
ENDING BALANCE	200,004.82		

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

● Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
04/23	200,000.00	DEPOSIT	04/30	4.82	IOD INTEREST PAID

● Balance By Date



Date	Balance	Date	Balance	Date	Balance
03/02	.00	04/23	200,000.00	04/30	200,004.82

1. Tell us your name and account number (if any).
2. Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe it is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

Hancock Whitney
Attn: Deposit Services
P.O. Box 4019
Gulfport, MS 39502
1-800-448-8812

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

Notice About Electronic Check Conversion

Notice About Electronic Check Conversion
When you provide a check payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

Handyline Information

Interest Charges: Interest Charges have been computed on your Handyline Account by applying each Daily Periodic Rate disclosed on the face of this statement to the Daily Balance of your Account over the current billing cycle, and then multiplying the resulting product by the number of days in the billing cycle. The Daily Balance of your Account has been computed by totaling the "Closing Principal Balance" of your Account for each day of your billing cycle and dividing the resulting total by the number of days in the billing cycle.

The closing Principal Balance of your Account for each day of the billing cycle was computed by taking into consideration payments, credits, loan advances and other debits posted to your Account over the billing cycle, but disregarding any unpaid Interest Charges. Interest Charges have been assessed on new loans and other debits under your Account from date of posting, and there is not a time period within which payments may be made in order to completely avoid Interest Charges.

Provided you have not made at least the minimum payment due within fourteen days of the statement date:

1. If you have an unsecured Handyline Account, your checking account has been charged with a minimum payment equal to 1/20th of the disclosed New Balance on the face of this statement (less any amount disputed by you), or \$25.00, whichever is greater. If the New Balance of your Account was less than \$25.00, your checking account has been charged for the entire New Balance (less any amount disputed by you).
2. If you have a secured Handyline Account, your checking account has been charged with a minimum payment equal to 1/50th of the disclosed New Balance on the face of this statement (less any amount disputed by you), or \$100.00, whichever is greater. If the New Balance of your Account was less than \$100.00, your checking account has been charged for the entire New Balance (less any amount disputed by you).

You have the option to make additional payments in excess of the minimum payment on your Handyline Account in any amount and at any time, thus reducing your exposure to additional interest charges. Payments should be mailed to: Lending Services, P.O. Box 4020, Gulfport, MS 39502, Attn: Handyline. Payments we receive at the above address by 10:00 A.M. will be credited to your Handyline Account as of the date of receipt. Handyline payments made at other bank locations will be promptly credited to your Account, but in no event longer than five (5) days after receipt.

What To Do If You Think You Find A Mistake On Your Statement

If you think there is an error on your statement, write to us at Hancock Whitney Lending Services, P.O. Box 4019, Gulfport, MS 39502-0420 and include the following information:

- **Account Information:** Your name and account number.
- **Dollar amount:** The dollar amount of suspected error.
- **Description of Problem:** If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors in writing. Hancock Whitney clients may call us at 1-800-448-8812, but if you do, we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

- While we investigate whether or not there has been an error, the following are true:
 - We cannot try to collect the amount in question, or report you as delinquent on that amount.
 - The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
 - While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
 - We can apply any unpaid amount against your credit limit.

THIS FORM IS PROVIDED TO HELP YOU BALANCE YOUR BANK STATEMENT

CHECK / DEBIT TRANSACTIONS OUTSTANDING THIS MONTH
(Not charged to your account as of statement date)

[illegible]

**BANK BALANCE AS SHOWN
ON THIS STATEMENT**

\$_____

**Deposits Not Credited In
This Statement Cycle**

(If Any) \$ _____

AddTotalofDepositsNotCredited

+ \$ _____

Subtract Total Outstanding
Checks/Debits

-§ _____

BALANCE

11

This balance should agree with your checkbook balance. Remember to deduct service charges/fees (if any) shown on your statement this month.

Payment Detail

Bank=inn1145 AND mm/yy=04/2021-04/2021 AND Check Date=04/01/2021-04/30/2021 AND All Checks=Yes AND Include Voids=All Checks

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
328 (inn1145) - SPECIALTY CONTRACTORS OF TALLAHASSEE Inc (specicon) - 04/12/21 (04/21) (Voider)				
Ceiling tiles for Morgan 2nd fl.	P-163990	morgan	-62.40	52900000 - Other Maintenance
Total 328 (inn1145) - SPECIALTY CONTRACTORS OF TALLAHASSEE Inc (specicon) - 04/12/21 (04/21) (Voider)			-62.40	
351 (inn1145) - STA of Tallahassee, Inc. (absystem) - 04/15/21 (04/21)				
03/07/21-04/06/21 Copies	P-165741	knight	7.77	55300000 - Copies
Total 351 (inn1145) - STA of Tallahassee, Inc. (absystem) - 04/15/21 (04/21)			7.77	
352 (inn1145) - Elsasser's Lock & Key, Inc. (elsasser) - 04/15/21 (04/21)				
Rekeyed 8 cylinders, 2 additional copies of keys. CareerSource.	P-165732	morgan	200.70	52100000 - Locks & Keys Repairs
Total 352 (inn1145) - Elsasser's Lock & Key, Inc. (elsasser) - 04/15/21 (04/21)			200.70	
353 (inn1145) - Engineered Cooling Services, Inc. (engineer) - 04/15/21 (04/21)				
Replaced blower motor in HVAC 4. Serves lab area.	P-165730	morgan	317.00	51800000 - HVAC Repair
Replaced compressor in HVAC unit 13.	P-165733	collins	2,032.00	51800000 - HVAC Repair
Qtrly Preventative Svcs	P-165734	phipps	225.45	54470000 - HVAC Monthly Service
Qtry Preventative Svcs	P-165735	johnson	1,572.50	54470000 - HVAC Monthly Service
Qtry Preventative Svcs	P-165736	knight	67.63	54470000 - HVAC Monthly Service
Qtry Preventative Svcs	P-165737	morgan	676.35	54470000 - HVAC Monthly Service
Total 353 (inn1145) - Engineered Cooling Services, Inc. (engineer) - 04/15/21 (04/21)			4,890.93	
354 (inn1145) - Georgia- Florida Burglar Alarm Company, (gaflburg) - 04/15/21 (04/21)				
04/2021 Security Svcs	P-165742	morgan	90.00	54800000 - Security
Total 354 (inn1145) - Georgia- Florida Burglar Alarm Company, (gaflburg) - 04/15/21 (04/21)			90.00	
355 (inn1145) - Gutter Solutions & Waterproofing (gutterso) - 04/15/21 (04/21)				
Installed a gutter system on the entire backside of the building.	P-165738	knight	1,585.00	52500000 - Roof Repairs
Total 355 (inn1145) - Gutter Solutions & Waterproofing (gutterso) - 04/15/21 (04/21)			1,585.00	
356 (inn1145) - Heinz Brothers Nurseries, INC. (heinzbro) - 04/15/21 (04/21)				
03/2021 Ground maintenance	P-165740	morgan	321.66	54600000 - Landscaping Service
03/2021 Ground maintenance	P-165740	johnson	393.49	54600000 - Landscaping Service
03/2021 Ground maintenance	P-165740	collins	755.75	54600000 - Landscaping Service
03/2021 Ground maintenance	P-165740	knight	690.17	54600000 - Landscaping Service
03/2021 Ground maintenance	P-165740	inn-tic	580.87	54600000 - Landscaping Service
03/2021 Holding Pond & Vacant	P-165740	inn-tic	381.00	54620000 - Non CAM Landscaping
03/2021 Pond Trail	P-165740	inn-tic	185.00	54610000 - Landscaping - Trail
Total 356 (inn1145) - Heinz Brothers Nurseries, INC. (heinzbro) - 04/15/21 (04/21)			3,307.94	
357 (inn1145) - Metal Building Services, Inc. (metal) - 04/15/21 (04/21)				
04/2021 Gutter Svcs	P-165739	collins	110.00	51600000 - Exterior Building Maintenance
04/2021 Gutter Svcs	P-165739	phipps	110.00	51600000 - Exterior Building Maintenance
Total 357 (inn1145) - Metal Building Services, Inc. (metal) - 04/15/21 (04/21)			220.00	
358 (inn1145) - Thompsons Quality Services LLC (qualthom) - 04/15/21 (04/21)				
Removed all damaged and rotted wood from back deck. Replaced with new.	P-165731	knight	4,035.00	51600000 - Exterior Building Maintenance
Total 358 (inn1145) - Thompsons Quality Services LLC (qualthom) - 04/15/21 (04/21)			4,035.00	
359 (inn1145) - SPECIALTY CONTRACTORS OF TALLAHASSEE Inc (specicon) - 04/15/21 (04/21)				
Ceiling tiles for Morgan 2nd fl.	P-163990	morgan	62.40	52900000 - Other Maintenance
Total 359 (inn1145) - SPECIALTY CONTRACTORS OF TALLAHASSEE Inc (specicon) - 04/15/21 (04/21)			62.40	
360 (inn1145) - Tallahassee Media Group (talladem) - 04/15/21 (04/21)				
Ad No#0004682822	P-165749	knight	110.12	55960000 - Other Administration Costs
Total 360 (inn1145) - Tallahassee Media Group (talladem) - 04/15/21 (04/21)			110.12	
361 (inn1145) - Standard Insurance Compay (thestand) - 04/15/21 (04/21)				
Policy #001483420002 01/2021	P-165746	knight	160.17	44060000 - Employee Benefits-Authority
Policy #001483420002 02/2021	P-165747	knight	160.17	44060000 - Employee Benefits-Authority
Policy #001483420002 03/2021	P-165748	knight	160.17	44060000 - Employee Benefits-Authority
Total 361 (inn1145) - Standard Insurance Compay (thestand) - 04/15/21 (04/21)			480.51	
362 (inn1145) - CENTURY LINK (centuryl) - 04/28/21 (04/21)				
Acct #437850207 04/2021	P-165863	johnson	313.56	54250000 - Fire Protection Phone
Total 362 (inn1145) - CENTURY LINK (centuryl) - 04/28/21 (04/21)			313.56	

Payment Detail

Bank=inn1145 AND mm/yy=04/2021-04/2021 AND Check Date=04/01/2021-04/30/2021 AND All Checks=Yes AND Include Voids=All Checks

363 (inn1145) - CYPRESS ELECTRICAL SYSTEMS, INC (cypresselect) - 04/28/21 (04/21)			
Repaired 7 recess can lights in open foyer area. 35%	P-165865	fuqua	227.85 51200000 - Electric Repairs
Repaired 7 recess can lights in open foyer area. 65%	P-165865	fuqua	423.15 51200000 - Electric Repairs
Total 363 (inn1145) - CYPRESS ELECTRICAL SYSTEMS, INC (cypresselect) - 04/28/21 (04/21)			651.00
364 (inn1145) - Elsasser's Lock & Key, Inc. (elsasser) - 04/28/21 (04/21)			
Rekeyed exterior lock to tenant key.	P-165874	phipps	88.50 52100000 - Locks & Keys Repairs
Elevator not working. Replaced broken GIB.	P-165875	morgan	49.80 52100000 - Locks & Keys Repairs
Total 364 (inn1145) - Elsasser's Lock & Key, Inc. (elsasser) - 04/28/21 (04/21)			138.30
365 (inn1145) - Engineered Cooling Services, Inc. (engineer) - 04/28/21 (04/21)			
HVAC Unit 10 not working. small Freon leak. Repaired.	P-165877	johnson	257.50 51800000 - HVAC Repair
Total 365 (inn1145) - Engineered Cooling Services, Inc. (engineer) - 04/28/21 (04/21)			257.50
366 (inn1145) - Hancock Bank (hancdtrons) - 04/28/21 (04/21)			
Annual membership fee-IN BIA	P-165878	knight	695.00 55850000 - Subscriptions
EIG*Constant Contact	P-165878	knight	70.00 55220000 - Internet Charge
Zoom	P-165878	knight	14.99 55860000 - Marketing/PR
Adobe	P-165878	knight	14.99 55220000 - Internet Charge
Total 366 (inn1145) - Hancock Bank (hancdtrons) - 04/28/21 (04/21)			794.98
367 (inn1145) - Johnson Controls, Inc. (johnson) - 04/28/21 (04/21)			
Pre-action system leaking at packing. Tightened and will give bid to re-pack.	P-165879	johnson	307.00 51750000 - Fire Alarm/Sprinkler Repair
Total 367 (inn1145) - Johnson Controls, Inc. (johnson) - 04/28/21 (04/21)			307.00
368 (inn1145) - Leon County Clerk & Comptroller's Office (lcboc) - 04/28/21 (04/21)			
04/2021 Hlth Pymt	P-165871	knight	2,344.54 44600000 - Employee Benefits
Total 368 (inn1145) - Leon County Clerk & Comptroller's Office (lcboc) - 04/28/21 (04/21)			2,344.54
369 (inn1145) - MARPAN SUPPLY COMPANY, INC (marpan) - 04/28/21 (04/21)			
05/2021 Refuse Svcs	P-165864	morgan	33.30 46350000 - Refuse Collection
05/2021 Refuse Svcs	P-165864	johnson	40.70 46350000 - Refuse Collection
No parking signs and post.	P-165867	collins	38.70 52600000 - Signage
LED bulbs	P-165868	johnson	33.00 51250000 - Electric Supplies
Annual container rental	P-165881	johnson	417.36 46350000 - Refuse Collection
Total 369 (inn1145) - MARPAN SUPPLY COMPANY, INC (marpan) - 04/28/21 (04/21)			563.06
370 (inn1145) - Metal Building Services, Inc. (metal) - 04/28/21 (04/21)			
Roof repairs Morgan Bld.	P-165869	morgan	125.00 52500000 - Roof Repairs
Leak repairs to Morgan and Johnson. Cleaning of gutters on Phipps and Collins Bld	P-165870	morgan	180.00 52500000 - Roof Repairs
Leak repairs to Morgan and Johnson. Cleaning of gutters on Phipps and Collins Bld	P-165870	phipps	240.00 51600000 - Exterior Building Maintenance
Total 370 (inn1145) - Metal Building Services, Inc. (metal) - 04/28/21 (04/21)			545.00
371 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 04/28/21 (04/21)			
04/2021 Mgmt Fee-Innovation	P-165862	knight	897.69 61100000 - Management Fees TALCOR
04/2021 Mgmt Fee-Innovation	P-165862	collins	1,442.85 61100000 - Management Fees TALCOR
04/2021 Mgmt Fee-Innovation	P-165862	morgan	1,884.87 61100000 - Management Fees TALCOR
04/2021 Mgmt Fee-Innovation	P-165862	johnson	2,279.41 61100000 - Management Fees TALCOR
04/2021 Mgmt Fee-Innovation	P-165862	phipps	849.55 61100000 - Management Fees TALCOR
Total 371 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 04/28/21 (04/21)			7,354.37
372 (inn1145) - M&J X-treme Cleaning Services, Inc (mjclean) - 04/28/21 (04/21)			
04/21 Cleaning Svcs	P-165861	johnson	2,102.00 54500000 - Janitorial Service
04/21 Cleaning Svcs	P-165861	morgan	1,145.38 54500000 - Janitorial Service
04/21 Cleaning Svcs	P-165861	collins	813.12 54500000 - Janitorial Service
04/21 Cleaning Svcs	P-165861	knight	148.00 54500000 - Janitorial Service
Total 372 (inn1145) - M&J X-treme Cleaning Services, Inc (mjclean) - 04/28/21 (04/21)			4,208.50
373 (inn1145) - Nelson Mullins Riley & Scarborough LLP (nelson) - 04/28/21 (04/21)			
03/2021 Professional Fees	P-165876	knight	925.00 55750000 - Professional Fees
Total 373 (inn1145) - Nelson Mullins Riley & Scarborough LLP (nelson) - 04/28/21 (04/21)			925.00
374 (inn1145) - Reclaim Pharmaceutical Waste (reclaim.) - 04/28/21 (04/21)			
2 gallons of disinfectant.	P-165866	morgan	51.50 52900000 - Other Maintenance
Total 374 (inn1145) - Reclaim Pharmaceutical Waste (reclaim.) - 04/28/21 (04/21)			51.50
375 (inn1145) - TK Elevator (thyssen) - 04/28/21 (04/21)			

Payment Detail

Bank=inn1145 AND mm/yy=04/2021-04/2021 AND Check Date=04/01/2021-04/30/2021 AND All Checks=Yes AND Include Voids=All Checks

Elevator not working. Replaced broken GIB. 35%	P-165872	fuqua	143.50	54100000 - Elevator Service
Elevator not working. Replaced broken GIB. 35%	P-165872	fuqua	266.50	54100000 - Elevator Service
Total 375 (inn1145) - TK Elevator (thyssen) - 04/28/21 (04/21)			410.00	
4162021 (inn1145) - FLORIDA DEPARTMENT OF REVENUE (stax) - 04/16/21 (04/21)				
03/2021 STAX Collins	P-165255	collins	131.77	23050000 - Sales Tax Payable
03/2021 STAX Collins Allowance	P-165255	collins	-3.29	33150000 - Sales Tax Discount
03/2021 STAX Knight	P-165255	knight	44.93	23050000 - Sales Tax Payable
03/2021 STAX Knight Allowance	P-165255	knight	-1.12	33150000 - Sales Tax Discount
Total 4162021 (inn1145) - FLORIDA DEPARTMENT OF REVENUE (stax) - 04/16/21 (04/21)			172.29	
5012021 (inn1145) - CNA INSURANCE (cnainsur) - 04/22/21 (04/21)				
Acct #0115148524 04/2021	P-165788	knight	3,782.52	19130000 - Prepaid Insurance
Total 5012021 (inn1145) - CNA INSURANCE (cnainsur) - 04/22/21 (04/21)			3,782.52	
5032021 (inn1145) - CITY OF TALLAHASSEE (utital) - 04/26/21 (04/21)				
Acct #4621285610 03/2021	P-165718	morgan	190.08	46050000 - Electric
Acct #5764754002 03/2021	P-165719	johnson	1,939.97	46050000 - Electric
Acct #6370545953 03/2021	P-165720	collins	1,964.32	46050000 - Electric
Acct #6370545953 03/2021	P-165720	collins	65.86	46400000 - Water/Sewer
Acct #6370545953 03/2021	P-165720	collins	111.71	46400000 - Water/Sewer
Acct #6370545953 03/2021	P-165720	collins	170.56	46350000 - Refuse Collection
Acct #6370545953 03/2021	P-165720	collins	238.65	46500000 - Stormwater
Acct #6370545953 03/2021	P-165720	collins	182.97	46600000 - Fire Service - Utility
Acct #6370545953 03/2021	P-165720	collins	32.97	46480000 - Irrigation - Utility
Acct #8559156780 03/2021	P-165721	morgan	1,290.12	46050000 - Electric
Acct #8559156780 03/2021	P-165721	morgan	19.03	46270000 - Natural Gas-Vacant
Acct #0721285610 03/2021	P-165722	fuqua	119.09	46400000 - Water/Sewer
Acct #0721285610 03/2021	P-165722	fuqua	221.17	46420000 - Non CAM Water/Sewer
Acct #1721285610 03/2021	P-165723	inn-tic	36.73	46050000 - Electric
Acct #3588865610 03/2021	P-165724	inn-tic	32.97	46400000 - Water/Sewer
Acct #3588865610 03/2021	P-165724	inn-tic	36.27	46400000 - Water/Sewer
Acct #3588865610 03/2021	P-165724	inn-tic	12.39	46050000 - Electric
Acct #6621285610 03/2021	P-165725	morgan	332.04	46050000 - Electric
Acct #7621285610 03/2021	P-165726	fuqua	23.05	46480000 - Irrigation - Utility
Acct #7621285610 03/2021	P-165726	fuqua	42.81	46490000 - Irrigation-NonCAM
Acct #7621285610 03/2021	P-165726	morgan	153.50	46350000 - Refuse Collection
Acct #7621285610 03/2021	P-165726	johnson	187.62	46350000 - Refuse Collection
Acct #8621285610 03/2021	P-165727	knight	116.44	46050000 - Electric
Acct #8621285610 03/2021	P-165727	knight	17.78	46050000 - Electric
Acct #8621285610 03/2021	P-165727	knight	13.27	46400000 - Water/Sewer
Acct #8621285610 03/2021	P-165727	knight	22.35	46400000 - Water/Sewer
Acct #8621285610 03/2021	P-165727	knight	26.17	46350000 - Refuse Collection
Acct #8621285610 03/2021	P-165727	knight	49.65	46500000 - Stormwater
Acct #8621285610 03/2021	P-165727	knight	53.30	46600000 - Fire Service - Utility
Acct #9621285610 03/2021	P-165728	morgan	356.00	46050000 - Electric
Total 5032021 (inn1145) - CITY OF TALLAHASSEE (utital) - 04/26/21 (04/21)			8,058.84	
5112021 (inn1145) - COMCAST (comcast) - 04/26/21 (04/21)				
04.2021 Svcs	P-165853	knight	179.89	55200000 - Phone Service
04.2021 Svcs	P-165853	knight	109.12	55220000 - Internet Charge
Total 5112021 (inn1145) - COMCAST (comcast) - 04/26/21 (04/21)			289.01	
5112021 (inn1145) - Home Depot Credit Services (home) - 04/28/21 (04/21)				
LED bulbs for Johnson lobby.	P-165880	johnson	26.96	51250000 - Electric Supplies
Light for sign at Roberts Rd.	P-165880	inn-tic	81.24	51250000 - Electric Supplies
Trash bags	P-165880	inn-tic	18.97	51920000 - Landscaping Expense
Cove base pvc	P-165880	knight	9.44	12060000 - Other Receivables
Total 5112021 (inn1145) - Home Depot Credit Services (home) - 04/28/21 (04/21)			136.61	
			46,231.55	

Deposit Register

Date = 04/01/2021 - 04/30/2021

Name	Property	Unit	Tenant	Period	Received Date	Deposit Date	Amount	Check #	Deposit #	Notes
(inn1145) - 148 04/08/2021										
Reclaim Pharmaceutical Waste Mgt, LLC	collins	LAB-3OFC	reclaimp	04/2021	4/6/2021	4/8/2021	1,621.94	004799	148	:CHECKscan Payment
Infinity Labs	collins	LAB1.3	infinity	04/2021	4/6/2021	4/8/2021	89.16	9000	148	:CHECKscan Payment
Quarry Sanitizer, LLC a Florida Corporation	collins	LAB1AREA	quarrysa	04/2021	4/6/2021	4/8/2021	303.16	004799	148	:CHECKscan Payment
04/08/2021							2,014.26			
Total (inn1145) - 148 04/08/2021										
NORTHWEST REGIONAL DATA CENTER	inn-tic	3A	data	04/2021	4/1/2021	4/1/2021	3,258.39	Auto	149	
04/01/2021							3,258.39			
Total (inn1145) - 149 04/01/2021										
General Service Administration (GSA) GS-04P-LFL6023	johnson	100	gs04plfl	04/2021	4/1/2021	4/1/2021	113.41	Auto	150	
04/01/2021							113.41			
Total (inn1145) - 150 04/01/2021										
General Service Administration (GSA) GS-04P-LFL6023	johnson	100	gs04plfl	04/2021	4/1/2021	4/1/2021	24,906.21	Auto	151	
04/01/2021							24,906.21			
Total (inn1145) - 151 04/01/2021										
CareerSource Capital Region	morgan	200	career	04/2021	4/19/2021	4/20/2021	4,024.14	034307	153	:CHECKscan Payment
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES	collins	25	ip-dacs	04/2021	4/19/2021	4/20/2021	2,664.30	1410426670	153	:CHECKscan Payment
DIVISION OF MARKETING & DEVELOPMENT										
04/20/2021							6,688.44			
Total (inn1145) - 152 04/20/2021										
FSU Anthropology Florida State university Board of Trustees	johnson	205	fsubot	04/2021	4/22/2021	4/22/2021	16,161.36	Auto	154	
04/22/2021							16,161.36			
Total (inn1145) - 153 04/22/2021										
Shanna Lewis	inn-tic			04/2021	4/28/2021	4/28/2021	200.00	40392	155	:CHECKscan Payment
04/28/2021							200.00			
Total (inn1145) - 154 04/28/2021										
DEPARTMENT OF TRANSPORTATION	phippis	PHIPPS	ip-dot	04/2021	4/27/2021	4/27/2021	10,719.57	1410842910	156	:CHECKscan Payment
04/27/2021							10,719.57			
Total (inn1145) - 155 04/27/2021										
Florida State University Board of Trustees	morgan	139	fsutmh	04/2021	4/30/2021	4/30/2021	243.47	Auto	157	
04/30/2021							243.47			
Total (inn1145) - 157 04/30/2021										
FSU Research Foundation	fuqua		fsurf-ca	04/2021	4/29/2021	4/29/2021	410.44	Auto	158	
04/29/2021							410.44			
Total (inn1145) - 158 Grand Total							64,715.55			

Aged Receivable

DB Caption: TALCOR Commercial -- LIVE Property: innvtn Status: Current, Past, Future Age As Of: 04/30/2021 Post To: 04/2021 Summary By: Tenant

Property	Customer	Lease	Name	Status	Current	0-30	31-60	61-90	Over	Pre-	Total
					Owed	Owed	Owed	Owed	90 Owed	Payments	Owed
collins - LEON COUNTY RESEARCH AND DEVELOPMENT											
collins - LEON COUNTY RESEARCH AND DEVELOPMENT		ip-dacs	STATE OF FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES DIVISION OF MARKETING & DEVELOPMENT	Current	2,664.30	2,664.30	0.00	0.00	0.00	0.00	2,664.30
collins - LEON COUNTY RESEARCH AND DEVELOPMENT		reclaimp	Reclaim Pharmaceutical Waste Mgt, LLC	Current	0.00	0.00	0.00	0.00	0.00	-132.82	-132.82
collins - LEON COUNTY RESEARCH AND DEVELOPMENT					2,664.30	2,664.30	0.00	0.00	0.00	-132.82	2,531.48
fuqua - FUQUA COMPLEX											
fuqua - FUQUA COMPLEX		fsurf-ca	FSU Research Foundation	Current	2,761.04	1,799.89	0.00	0.00	961.15	0.00	2,761.04
fuqua - FUQUA COMPLEX					2,761.04	1,799.89	0.00	0.00	961.15	0.00	2,761.04
inn-tic - INNOVATION PARK -TENANTS IN COMMON											
inn-tic - INNOVATION PARK -TENANTS IN COMMON		fsucam	FSU	Current	6,334.59	0.00	0.00	0.00	6,334.59	0.00	6,334.59
inn-tic - INNOVATION PARK -TENANTS IN COMMON		danfoss	DANFOSS TURBOCOR, INC.	Current	0.00	0.00	0.00	0.00	0.00	-13.81	-13.81
inn-tic - INNOVATION PARK -TENANTS IN COMMON		aero	FSU-AEROPULSION & MECHATRONICS ENERGY	Current	6,306.57	0.00	0.00	0.00	6,306.57	0.00	6,306.57
inn-tic - INNOVATION PARK -TENANTS IN COMMON		maglab	NATIONAL HIGH MAGNETIC FIELD LABORATORY	Current	16,481.16	0.00	0.00	0.00	16,481.16	0.00	16,481.16
inn-tic - INNOVATION PARK -TENANTS IN COMMON		lot6g	MORGAN/SLIGER/JOHNSON/SHAW BUILDINGS	Current	1,877.96	0.00	0.00	0.00	1,877.96	0.00	1,877.96
inn-tic - INNOVATION PARK -TENANTS IN COMMON					31,000.28	0.00	0.00	0.00	31,000.28	-13.81	30,986.47
johnson - INNOVATION PARK - JOHNSON BLDG											
johnson - INNOVATION PARK - JOHNSON BLDG		gs04plfl	General Service Administration (GSA) GS-04P-LFL6023	Current	25,019.62	25,019.62	0.00	0.00	0.00	0.00	25,019.62
johnson - INNOVATION PARK - JOHNSON BLDG					25,019.62	25,019.62	0.00	0.00	0.00	0.00	25,019.62
knight - Leon County Research and Development											
knight - Leon County Research and Development		nhuenerg	Nhu Energy, Inc	Current	0.00	0.00	0.00	0.00	0.00	-103.38	-103.38
knight - Leon County Research and Development					0.00	0.00	0.00	0.00	0.00	-103.38	-103.38
morgan - Leon County Research and Development											
morgan - Leon County Research and Development		trmhtest	FLORIDA STATE BOARD OF TRUSTEES	Current	250.92	250.92	0.00	0.00	0.00	0.00	250.92
morgan - Leon County Research and Development		nwrdrmgm	Florida State University Board of Trustees	Current	9,819.03	4,982.07	4,836.96	0.00	0.00	0.00	9,819.03
morgan - Leon County Research and Development		ispa	INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	Current	210.51	210.51	0.00	0.00	0.00	0.00	210.51
morgan - Leon County Research and Development		fsutmh	Florida State University Board of Trustees	Current	0.00	0.00	0.00	0.00	0.00	-243.47	-243.47
morgan - Leon County Research and Development					10,280.46	5,443.50	4,836.96	0.00	0.00	-243.47	10,036.99
Grand Total					71,725.70	34,927.31	4,836.96	0.00	31,961.43	-493.48	71,232.22

UserId : kristy@talcor.com Date : 5/20/2021 Time : 12:26 PM

Payables Aging Report

Invntion

Period: 04/2021

As of : 04/30/2021

Payee	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	0-30	31-60	61-90	Over	Future	Notes
Code		Notes							Owed	Owed	Owed	Owed	90	Invoice	
Owed															
ida	Leon County IDA														0.00
		Drug&Alcohol Testing for pre-employment	P-166608	39476	knight	4/30/2021	5596-0000 Other Administration Costs	501	40.00	40.00	0.00	0.00	0.00		0.00 Drug&Alcohol Testing for pre-employment
Total ida									40.00	40.00	0.00	0.00	0.00	0.00	0.00
orkin	Orkin														0.00
		Qtrly Pest Ctrl Svcs	P-166610	39476	johnson	4/30/2021	5430-0000 Exterminating	210355871	268.75	268.75	0.00	0.00	0.00		0.00 Qtrly Pest Ctrl Svcs
		Qtrly Pest Ctrl Svcs	P-166611	39476	knight	4/30/2021	5430-0000 Exterminating	210355877	80.63	80.63	0.00	0.00	0.00		0.00 Qtrly Pest Ctrl Svcs
		Qtrly Pest Ctrl Svcs	P-166612	39476	phippis	4/30/2021	5430-0000 Exterminating	210355879	268.75	268.75	0.00	0.00	0.00		0.00 Qtrly Pest Ctrl Svcs
		Qtrly Pest Ctrl Svcs	P-166613	39476	morgan	4/30/2021	5430-0000 Exterminating	210355873	268.75	268.75	0.00	0.00	0.00		0.00 Qtrly Pest Ctrl Svcs
		Qtrly Pest Ctrl Svcs	P-166614	39476	collins	4/30/2021	5430-0000 Exterminating	210355874	268.75	268.75	0.00	0.00	0.00		0.00 Qtrly Pest Ctrl Svcs
Total orkin									1,155.63	1,155.63	0.00	0.00	0.00	0.00	0.00
uline	ULINE														0.00
		Recycle bin for common area in Morgan, second floor.	P-166603	39476	morgan	4/30/2021	5290-0000 Other Maintenance	133154978	63.09	63.09	0.00	0.00	0.00		0.00 Recycle bin for common area in Morgan, second floor.
Total uline									63.09	63.09	0.00	0.00	0.00	0.00	0.00
utital	CITY OF TALLAHASSEE														0.00
		Acct #0721285610 04/2021	P-166642	39478	fuqua	4/30/2021	4640-0000 Water/Sewer	'21285610 04/202	113.39	113.39	0.00	0.00	0.00		0.00 Acct #0721285610 04/2021
		Acct #0721285610 04/2021	P-166642	39478	fuqua	4/30/2021	4642-0000 Non CAM Water/Sewer	'21285610 04/202	210.57	210.57	0.00	0.00	0.00		0.00 Acct #0721285610 04/2021
		Acct #1721285610 04/2021	P-166645	39478	inn-tic	4/30/2021	4605-0000 Electric	'21285610 04/202	28.43	28.43	0.00	0.00	0.00		0.00 Acct #1721285610 04/2021
		Acct #3588865610 04/2021	P-166647	39478	inn-tic	4/30/2021	4605-0000 Electric	:88865610 04/202	12.48	12.48	0.00	0.00	0.00		0.00 Acct #3588865610 04/2021
		Acct #3588865610 04/2021	P-166647	39478	inn-tic	4/30/2021	4640-0000 Water/Sewer	:88865610 04/202	69.24	69.24	0.00	0.00	0.00		0.00 Acct #3588865610 04/2021
		Acct #4621285610 04/2021	P-166639	39478	morgan	4/30/2021	4605-0000 Electric	:21285610 04/202	95.15	95.15	0.00	0.00	0.00		0.00 Acct #4621285610 04/2021
		Acct #5764754002 04/2021	P-166643	39478	johnson	4/30/2021	4605-0000 Electric	'64754002 04/202	2,374.42	2,374.42	0.00	0.00	0.00		0.00 Acct #5764754002 04/2021
		Acct #6370545953 04/2021	P-166646	39478	collins	4/30/2021	4605-0000 Electric	170545953 04/202	1,907.17	1,907.17	0.00	0.00	0.00		0.00 Acct #6370545953 04/2021
		Acct #6370545953 04/2021	P-166646	39478	collins	4/30/2021	4635-0000 Refuse Collection	170545953 04/202	170.56	170.56	0.00	0.00	0.00		0.00 Acct #6370545953 04/2021
		Acct #6370545953 04/2021	P-166646	39478	collins	4/30/2021	4640-0000 Water/Sewer	170545953 04/202	174.31	174.31	0.00	0.00	0.00		0.00 Acct #6370545953 04/2021
		Acct #6370545953 04/2021	P-166646	39478	collins	4/30/2021	4648-0000 Irrigation - Utility	170545953 04/202	32.97	32.97	0.00	0.00	0.00		0.00 Acct #6370545953 04/2021
		Acct #6370545953 04/2021	P-166646	39478	collins	4/30/2021	4650-0000 Stormwater	170545953 04/202	238.65	238.65	0.00	0.00	0.00		0.00 Acct #6370545953 04/2021
		Acct #6370545953 04/2021	P-166646	39478	collins	4/30/2021	4660-0000 Fire Service - Utility	170545953 04/202	182.97	182.97	0.00	0.00	0.00		0.00 Acct #6370545953 04/2021
		Acct #6621285610 04/2021	P-166640	39478	morgan	4/30/2021	4605-0000 Electric	:21285610 04/202	360.45	360.45	0.00	0.00	0.00		0.00 Acct #6621285610 04/2021
		Acct #7621285610 04/2021	P-166641	39478	fuqua	4/30/2021	4648-0000 Irrigation - Utility	:21285610 04/202	23.05	23.05	0.00	0.00	0.00		0.00 Acct #7621285610 04/2021
		Acct #7621285610 04/2021	P-166641	39478	fuqua	4/30/2021	4649-0000 Irrigation-NonCAM	:21285610 04/202	42.81	42.81	0.00	0.00	0.00		0.00 Acct #7621285610 04/2021
		Acct #7621285610 04/2021	P-166641	39478	johnson	4/30/2021	4635-0000 Refuse Collection	:21285610 04/202	187.62	187.62	0.00	0.00	0.00		0.00 Acct #7621285610 04/2021
		Acct #7621285610 04/2021	P-166641	39478	morgan	4/30/2021	4635-0000 Refuse Collection	:21285610 04/202	153.50	153.50	0.00	0.00	0.00		0.00 Acct #7621285610 04/2021
		Acct #8559156780 04/2021	P-166638	39478	morgan	4/30/2021	4605-0000 Electric	:59156780 04/202	1,382.20	1,382.20	0.00	0.00	0.00		0.00 Acct #8559156780 04/2021
		Acct #8559156780 04/2021	P-166638	39478	morgan	4/30/2021	4627-0000 Natural Gas-Vacant	:59156780 04/202	18.07	18.07	0.00	0.00	0.00		0.00 Acct #8559156780 04/2021
		Acct #8621285610 04/2021	P-166644	39478	knight	4/30/2021	4605-0000 Electric	:21285610 04/202	114.42	114.42	0.00	0.00	0.00		0.00 Acct #8621285610 04/2021
		Acct #8621285610 04/2021	P-166644	39478	knight	4/30/2021	4635-0000 Refuse Collection	:21285610 04/202	26.17	26.17	0.00	0.00	0.00		0.00 Acct #8621285610 04/2021
		Acct #8621285610 04/2021	P-166644	39478	knight	4/30/2021	4640-0000 Water/Sewer	:21285610 04/202	36.92	36.92	0.00	0.00	0.00		0.00 Acct #8621285610 04/2021
		Acct #8621285610 04/2021	P-166644	39478	knight	4/30/2021	4650-0000 Stormwater	:21285610 04/202	49.65	49.65	0.00	0.00	0.00		0.00 Acct #8621285610 04/2021
		Acct #8621285610 04/2021	P-166644	39478	knight	4/30/2021	4660-0000 Fire Service - Utility	:21285610 04/202	53.30	53.30	0.00	0.00	0.00		0.00 Acct #8621285610 04/2021
		Acct #9621285610 04/2021	P-166637	39478	morgan	4/30/2021	4605-0000 Electric	:21285610 04/202	356.00	356.00	0.00	0.00	0.00		0.00 Acct #9621285610 04/2021
Total utital									8,414.47	8,414.47	0.00	0.00	0.00	0.00	0.00
Grand Total									9,673.19	9,673.19	0.00	0.00	0.00	0.00	0.00

INNOVATION PARK
COLLINS BLDG.

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

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% OF BLDG	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
75	VACANT			\$ -	17,320	0.00	\$ -				\$ -	\$ -	\$ -			\$ -		
142	VACANT				150	0.00	\$ -		\$ -			\$ -				\$ -		\$ -
lab-3ofc, 124,125,127,15 2	VACANT				4,184	0.00	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -			\$ -		\$ -
lab- 1,2,3	Reclaim Pharmaceutical Waste Mgt (Quarry Bio)	8/1/19	7/31/22	\$ 1,515.83	1,070	17.00	\$ 1,515.83	\$ 1,515.83	\$ 106.11		\$ 1,621.94	\$ (132.82)	\$ 1,489.12	\$ 1,621.94	4/6	\$ (132.82)		\$ 106.11
Lab 1 - Area 2	Quarry Sanitizer, LLC	4/4/20	MTM	\$ -	200	17.00	\$ 283.33	\$ 283.33	\$ 19.83		\$ 303.16	\$ 0.00	\$ 303.16	\$ 303.16	4/6	\$ 0.00		\$ 19.83
Lab 1 - Area 3	Infinity Labs	3/1/21	2/28/22	\$ 83.33	50	20.00	\$ 83.33	\$ 83.33	\$ 5.83		\$ 89.16	\$ 0.00	\$ 89.16	\$ 89.16	4/6	\$ (0.00)		\$ 5.83
25	DEPT OF AGRICULTURE & CONSUMER SERVICES- SEAFOOD & AQUACULTURE	7/1/07	6/30/22	\$ -	1,926	16.60	\$ 2,664.30	\$ 2,664.30	EXEMPT		\$ 2,664.30	\$ 2,664.30	\$ 5,328.60	2,664.30	4/19	\$ 2,664.30	RENT SAME TILL END OF LEASE	EXEMPT
	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
	TOTALS			\$ 1,599.16	24,900	35.30	\$ 4,546.79	\$ 4,546.79	\$ 131.77	\$ -	\$ 4,678.56	\$ 2,531.48	\$ 7,210.04	\$ 4,678.56		\$ 2,531.48		\$ 131.77

INNOVATION PARK
FUQUA BLDG.

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

TENANT	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
FSU RESEARCH FOUNDATION, INC.	\$ -	\$ 3,171.48	\$ 3,171.48	\$ 410.44	4/29	\$ 2,761.04	Billed qtly for common area costs	EXEMPT
=====		= = = = =	= = = = =	= = = = =	= = = = =	= = = = =	=====	
TOTALS	\$ -	\$ 3,171.48	\$ 3,171.48	\$ 410.44		\$ 2,761.04		\$ -

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

A/R	\$	25,019.62
Prepaid	\$	-

INNOVATION PARK
MORGAN BLDG.

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

UNIT	LEASE #	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.%)	ELECTRIC	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
100/101		CONFERENCE RM				571.00														
102,104,105,106,107,108, 140		FSU/ TMH TESTING LAB	6/1/20	5/31/21	\$ -	1926	17.97	\$ 2,884.25	\$ 2,884.25	Exempt	\$ -		\$ 2,884.25	\$ (2,633.33)	\$ 250.92	\$ -		\$ 250.92		
103						160.00														
110, 113, 113A	2014-101	Northwest Regional Data Center	1/20/14	4/30/25		1799.00	14.94	\$ 4,982.07	\$ 4,982.07	EXEMPT			\$ 4,982.07	\$ 4,836.96	\$ 9,819.03	\$ -		\$ 9,819.03		EXEMPT
114, 121, 122, 123		NWRDC (part of above)				515.00														
115, 118, 119,120		NWRDC (part of above)				1514.00	0.00	\$ -												\$ -
117		NWRDC (part of above)				175.00														
116		VACANT				195.00														
127, 128, 129, 129A		Vacant			\$ -	1000.00	0.00	\$ -												\$ -
130,130A-C, 132, 133, 135-138		Vacant				2942.00	0.00	\$ -												EXEMPT
131	2008-103	FSU-INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	5/1/08	4/30/20	\$ -	130.00	17.43	\$ 188.84	\$ 188.84	EXEMPT	\$ 21.67		\$ 210.51	\$ -	\$ 210.51	\$ -		\$ 210.51		EXEMPT
139		FSU/TMH Testing Lab	10/1/20	5/31/21		176.00	16.60	\$ 243.47	\$ 243.47	EXEMPT			\$ 243.47	\$ (243.47)	\$ -	\$ 243.47	4/30	\$ (243.47)		EXEMPT
203-208		VACANT			\$ -	1588.50	0.00	\$ -		EXEMPT										EXEMPT
211-212		VACANT				447.50														
210		VACANT				199.00	0.00	\$ -												\$ -
213		VACANT				199.00	0.00	\$ -												\$ -
214-215		VACANT			\$ -	463.00	0.00													EXEMPT
219		VACANT			\$ -	336.00	0.00													
220		VACANT				212.00	0.00													
221		VACANT				200.00	0.00													
226-235	2002-113	VACANT			\$ -	3000.00	14.50	\$ 3,625.00												EXEMPT
200,201,222,222A,222B,223, 225,225A,225B,225C,225D,2 36,237,238,239,240,241,242, 246,247,248,248A		Big Bend Jobs & Education Council Inc DBA CareerSource Capital Region	2/12/21	2/29/24	\$ 6,628.00	4971.00	16.00	\$ 6,628.00	\$ 6,628.00				\$ 6,628.00	\$ (2,603.86)	\$ 4,024.14	\$ 4,024.14	4/19	\$ -		EXEMPT
=====	=====	=====	=	=	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====	=====
TOTALS					\$ 6,628.00	22719.00	8.12	\$ 18,551.63	\$ 14,926.63	\$ -		\$ -	\$ 14,948.30	\$ (643.70)	\$ 14,304.60	\$ 4,267.61		\$ 10,036.99		\$ -

APR
Prepaid \$ 10,280.46
(243.47)

TOTALS			\$ 183.67	2,800	12.67	\$641.88	\$641.88	\$ -	\$ -	\$ -	\$44.93	\$ 17.97	\$ 704.78	\$ (808.02)	\$ (103.24)	\$ -	\$ (103.24)
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Innovation Park
(A Research & Development Centre)
Phipps Bldg.-2007 E Paul Dirac Dr.
Tallahassee, FL 32310

A/R	\$	-
Prepaid	\$	-

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

BLDG/UNIT	TENANT	START	END	SECURITY DEPOSIT	ACRES	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7.%)	OTHER RENT	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
GROUND 12A	KNIGHT ADMINISTRATIVE CENTRE				3.00													SEE KNIGHT PROPERTY CONFIGURATION	
GROUND 1B	PHIPPS BUILDING				2.50													SEE PHIPPS PROPERTY CONFIGURATION	
GROUND 1D-2D 3D	DANFOSS TURBOCOR, INC.	3/15/07	3/31/27	\$ -	6.83				\$ -		\$ -	\$ -	\$ (13.81)	\$ (13.81)			\$ (13.81)	To clear credit to transf to TIC CAM Danfoss per Ron 3D HAS SEPARATE/SPECIAL OPTION	\$ -
					2.87														
GROUND 1E	AVALANCHE PARTNERS COLLEGE CENTER FOR LIBRARY EXPANSION	1/7/08	1/28/74	\$ -	2.42				\$ -			\$ -	\$ 0.00	\$ 0.00	\$ -			OTHER: 2019/20 CAM	\$ -
2E-3E	COLLEGE CENTER FOR LIBRARY AUTOMATION	1/7/02	1/28/74		4.01												\$ 0.00		\$ -
GROUND 4E	VACANT				3.45														
GROUND 5E	VACANT				1.80														
GROUND 6E	VACANT				2.00														
GROUND 7E/1F					9.80														
GROUND 5G	COLLINS BUILDING				3.47													TENANTS IN COMMON CHARGES INCLUDED IN RENT; NO ADD'L REIMBURSEMENT FROM TENANTS	
GROUND 6G	MORGAN BUILDING JOHNSON BUILDING		LCRDA 11/1/14		2.25 2.71							\$ -	\$ -	\$ -			\$ -	TENANTS IN COMMON CHARGES INCLUDED IN RENT; NO ADD'L REIMBURSEMENT FROM TENANTS	
	SLIGER BUILDING OTHER TENANTS SHAW BUILDING		11/1/14		2.52 0.16 2.71							\$ -	\$ 1,877.96	\$ 1,877.96			\$ 1,877.96	2.52 ACRES OF TENANTS IN COMMON CHARGES ARE REIMBURSED BY FSURF Other: 2019/20 CAM	EXEMPT
	APPLIED SUPERCONDUCTIVITY CENTER TAI-YANG RESEARCH COMPANY	11/24/96	12/23/15									\$ -	\$ -	\$ -	\$ -		\$ -	Insurance Policy : 2011-2012 OTHER: 2019/20 CAM TO PAY 5% RENTS COLLECTED AFTER INITIAL LEASE TERM 12/23/15	EXEMPT
GROUND 3A	NORTHWEST REGIONAL DATA CENTER	11/1/81	10/31/21	\$ -	4.68					\$ -	\$ -	\$ 3,258.39	\$ 3,258.39	\$ 3,258.39	4/1	\$ -	CAM CAPPED AT 8% INCREASE PER YEAR	EXEMPT	
GROUND 4A-8A 9A-10A	NATIONAL HIGH MAGNETIC FIELD LABORATORY	OWN OWN		\$ - \$ -	23.52					\$ -	\$ -	\$ 16,481.16	\$ 16,481.16				\$ 16,481.16	OWNED BY LEON COUNTY RESEARCH & DEVELOPMENT AUTHORITY OTHER: 2019/20 CAM	EXEMPT
GROUND 11A	FSU-CAM				3.70							\$ -	\$ -	\$ -			\$ -		
GROUND 2B-3B	FSU RESEARCH FOUNDATION-A CENTER FOR ADVANCED POWER SYSTEMS	10/25/01	1/28/74	\$ -	6.54					\$ -	\$ -	\$ -	\$ -	\$ -			\$ -	OTHER: 2019/20 CAM	EXEMPT
	LEARNING SYSTEMS INSTITUTE ENTERPRISE RESOURCE PLANNING																		
3B	FSU RESEARCH FOUNDATION-B LEARNING SYSTEMS INSTITUTE ENTERPRISE RESOURCE PLANNING FSU FOUNDATION, INC. FSU OFFICE OF INTELLECTUAL PROPERTY & COMMERCIALIZATION FSU OFFICE OF RESEARCH-HUMAN SUBJECTS COMMITTEE FLORIDA CENTER FOR READING RESEARCH CYBER SECURITY	10/25/01	1/28/74	\$ -	6.54							\$ -	\$ -	\$ -			\$ -		EXEMPT

INNOVATION PARK
TENANTS IN COMMON BLDG.

	CENTER ON BETTER HEALTH & LIFE FOR UNDERSERVED POPULATIONS CENTER FOR INTERACTIVE MEDIA																		
GROUND																			
4B	VACANT				7.40														
GROUND																			
1C	FSU MATERIALS RESEARCH CENTER				4.50						\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	OWNED BY FSURF OTHER: 2019/20 CAM	EXEMPT
GROUND																			
2C	FSU-AEROPULSION & MECHATRONICS ENERGY				4.50						\$ -	\$ -	\$ 6,306.57	\$ 6,306.57			\$ 6,306.57	OWNED BY FSURF OTHER: 2019/20 CAM	EXEMPT
GROUND																			
3C	VACANT				3.60														
GROUND																			
4C	VACANT				3.90														
GROUND																			
5C	VACANT				3.70														
GROUND																			
6C	VACANT				3.03														
GROUND																			
3F-4F	ELBIT SYSTEMS OF AMERICA	8/4/89	8/3/39	\$ -	9.16						\$ -	\$ -	\$ 6,334.59	\$ 6,334.59			\$ 6,334.59	CAM CAPPED AT 8% INCREASE PER YEAR OTHER: 2019/20 CAM	\$ -
GROUND																			
1A	VACANT				2.80														
GROUND																			
2A	VACANT				3.00														
GROUND																			
2F	VACANT				8.65														
GROUND																			
1G	VACANT				2.10														
GROUND																			
2G	VACANT				2.30														
GROUND																			
3G	VACANT				5.30														
GROUND																			
4G	CENTENNIAL BUILDING				3.94				Exempt		\$ -	\$ -	\$ -	\$ -			\$ -	Other: 2019/20 CAM	EXEMPT
GROUND																			
8E	VACANT				9.24														
EBP	VACANT																		
	MISCELLANEOUS PAYMENTS										\$ 200.00	\$ -	\$ -	\$ -	\$ 200.00	4/28		Shanna Lewis-Restitution 3310-0000	
											\$ -	\$ -	\$ -	\$ -			\$ -	Vendor Fee Food Trucks	
																		Brown and Brown Refund	
													\$ -						
	TOTALS			\$ -	174.60	0.00	\$ -	\$ -	\$ -		\$ 200.00	\$ -	\$ 34,244.86	\$ 34,244.86	\$ 3,458.39		\$ 30,986.47		\$ -

FSU Lots
FAMU
LCRDA

A/R	\$	31,000.28
Prepaid	\$	(13.81)

innovation Park
(A Reseach & Development Centre)

Innovation Park

UNIT	TENANT	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	TOTAL PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
	COLLINS	\$ 4,678.56	\$ 2,531.48	\$ 7,210.05	\$ 4,678.56		\$ 2,531.49		\$ 131.77
	FUQUA-FSURF	\$ -	\$ 3,171.48	\$ 3,171.48	\$ 410.44		\$ 2,761.04	Billed qtly for Atrium common area	\$ -
	JOHNSON	\$ 41,180.98	\$ 25,019.62	\$ 66,200.60	\$ 41,180.98		\$ 25,019.62		\$ -
	KNIGHT	\$ 704.78	\$ (808.02)	\$ (103.24)	\$ -		\$ (103.24)		\$ -
								Misc payments	
	MORGAN	\$ 14,948.30	\$ (643.70)	\$ 14,304.60	\$ 4,267.61		\$ 10,036.99		\$ -
	PHIPPS	\$ 10,719.57	\$ -	\$ 10,719.57	\$ 10,719.57		\$ -		\$ -
	TENANTS IN COMMON	\$ -	\$ 34,244.86	\$ 34,244.86	\$ 3,258.39		\$ 30,786.47	Refunded AR Balance for Danfos and Avalanche	\$ -
					\$ 200.00			misc TIC payments	
	=====		= = = = =	= = = = =	= = = = =	= = = = =	= = = = =	=====	
	TOTALS	\$ 72,232.20	\$ 63,515.73	\$ 135,747.92	\$ 64,715.55		\$ 71,032.37		\$ 131.77

A/R \$ 71,725.70
Prepaid \$ (493.34)

Work Order List

Property=innvntn AND Order By=WO#

			Call	Start				Stock	Unit		
WO	Prop-Unit	Status	Date	Date	Employee	Brief Desc	Quantity	Stock	Description	Price	Total
58825	phipps	Work Completed	2/10/2021		ddm	RWO Property check	1.00	DeMartino		45.00	45.00
					ddm		0.50	DeMartino - straight		45.00	22.50
					ddm		1.00	DeMartino - straight		45.00	45.00
58827	johnson	Work Completed	2/10/2021		ddm	RWO Elevator Maintenance	1.50	DeMartino		45.00	67.50
59185	collins	Work Completed	3/12/2021		ddm	RWO Property check	1.50	DeMartino		45.00	67.50
					ddm		1.50	DeMartino - straight		45.00	67.50
					ddm		2.00	DeMartino - straight		45.00	90.00
					ddm		0.50	DeMartino - straight		45.00	22.50
					ddm		1.50	DeMartino - straight		45.00	67.50
					ddm		1.50	DeMartino - straight		45.00	67.50
					ddm		1.00	DeMartino - straight		45.00	45.00
					ddm		0.50	DeMartino - straight		45.00	22.50
					ddm		1.00	DeMartino - straight		45.00	45.00
					ddm		2.00	DeMartino - straight		45.00	90.00
					ddm		1.00	DeMartino - straight		45.00	45.00
					ddm		1.00	DeMartino - straight		45.00	45.00
					ddm		1.50	DeMartino - straight		45.00	67.50
					ddm		2.50	DeMartino - straight		45.00	112.50
59186	fuqua	Work Completed	3/12/2021		ddm	RWO Property check	0.50	DeMartino		45.00	22.50
59187	johnson	Work Completed	3/12/2021		ddm	RWO Property check	0.50	DeMartino		45.00	22.50
					ddm		1.00	DeMartino - straight		45.00	45.00
					ddm		0.50	DeMartino - straight		45.00	22.50
					ddm		0.50	DeMartino - straight		45.00	22.50
					ddm		2.50	DeMartino - straight		45.00	112.50
					ddm		0.50	DeMartino - straight		45.00	22.50
					ddm		0.50	DeMartino - straight		45.00	22.50
					ddm		0.50	DeMartino - straight		45.00	22.50
					ddm		1.50	DeMartino - straight		45.00	67.50
					ddm		0.50	DeMartino - straight		45.00	22.50
					ddm		0.50	DeMartino - straight		45.00	22.50
59208	johnson	Work Completed	3/12/2021		ddm	RWO-Qtrly HVAC Svcs	1.00	DeMartino		45.00	45.00
59211	inn-tic	Work Completed	3/12/2021		ddm	RWO-Trash Pickup	1.00	DeMartino		45.00	45.00
					ddm		0.50	DeMartino - straight		45.00	22.50
					ddm		0.50	DeMartino - straight		45.00	22.50
					ddm		0.50	DeMartino - straight		45.00	22.50
					ddm		1.00	DeMartino - straight		45.00	45.00
					ddm		0.50	DeMartino - straight		45.00	22.50
					ddm		0.50	DeMartino - straight		45.00	22.50
					ddm		0.50	DeMartino - straight		45.00	22.50
					ddm		1.50	DeMartino - straight		45.00	67.50
					ddm		2.50	DeMartino - straight		45.00	112.50
					ddm		0.50	DeMartino - straight		45.00	22.50
					ddm		0.50	DeMartino - straight		45.00	22.50
					ddm		3.50	DeMartino - straight		45.00	157.50
					ddm		12.50	DeMartino - straight		45.00	562.50
					ddm		2.50	DeMartino - straight		45.00	112.50
					ddm		1.00	DeMartino - straight		45.00	45.00
					ddm		0.50	DeMartino - straight		45.00	22.50
					ddm		1.00	DeMartino - straight		45.00	45.00
					ddm		1.50	DeMartino - straight		45.00	67.50
					ddm		1.00	DeMartino - straight		45.00	45.00
					ddm		1.00	DeMartino - straight		45.00	45.00
					ddm		1.00	DeMartino - straight		45.00	45.00
59563	inn-tic	Work Completed	4/14/2021		durrance	General maintenance	1.50	Durrance - straight		45.00	67.50
					durrance		2.50	Durrance - straight		45.00	112.50
59571	morgan	Work Completed	4/14/2021		ddm	Spray, check lab , building air	0.50	DeMartino - straight		45.00	22.50
					ddm		0.50	DeMartino - straight		45.00	22.50
					ddm		0.50	DeMartino - straight		45.00	22.50

Work Order List

Property=innvntion AND Order By=WO#

				ddm		1.50 DeMartino - straight 45.00 67.50
				ddm		2.00 DeMartino - straight 45.00 90.00
				ddm		1.00 DeMartino - straight 45.00 45.00
				ddm		0.50 DeMartino - straight 45.00 22.50
				ddm		0.50 DeMartino - straight 45.00 22.50
59576	morgan	Work Completed	4/14/2021	ddm	Build out 2 cd floor	1.00 DeMartino - straight 45.00 45.00
				ddm		1.00 DeMartino - straight 45.00 45.00
				ddm		2.50 DeMartino - straight 45.00 112.50
				ddm		0.50 DeMartino - straight 45.00 22.50
				ddm		1.50 DeMartino - straight 45.00 67.50
				ddm		0.50 DeMartino - straight 45.00 22.50
				ddm		2.00 DeMartino - straight 45.00 90.00
				ddm		2.00 DeMartino - straight 45.00 90.00
				ddm		0.50 DeMartino - straight 45.00 22.50
				ddm		2.00 DeMartino - straight 45.00 90.00
				ddm		2.00 DeMartino - straight 45.00 90.00
				ddm		0.50 DeMartino - straight 45.00 22.50
				ddm		1.50 DeMartino - straight 45.00 67.50
				ddm		1.00 DeMartino - straight 45.00 45.00
59584	johnson	Work Completed	4/14/2021	ddm	Water clean up from standpipe leak	1.50 DeMartino - straight 45.00 67.50
59590	collins	Work Completed	4/15/2021	ddm	Replace compressor 13	0.50 DeMartino - straight 45.00 22.50
59593	collins	Work Completed	4/15/2021	ddm	Meet Stephanie	1.00 DeMartino - straight 45.00 45.00
59682	collins	Work Completed	4/21/2021	ddm	RWO Property check	0.50 45.00 22.50
				ddm		1.50 DeMartino - straight 45.00 67.50
				ddm		0.50 DeMartino - straight 45.00 22.50
				ddm		1.00 DeMartino - straight 45.00 45.00
				ddm		0.50 DeMartino - straight 45.00 22.50
				ddm		1.00 DeMartino - straight 45.00 45.00
				ddm		0.50 DeMartino - straight 45.00 22.50
				ddm		2.50 DeMartino - straight 45.00 112.50
				ddm		0.50 DeMartino - straight 45.00 22.50
				ddm		0.50 DeMartino - straight 45.00 22.50
				ddm		1.00 DeMartino - straight 45.00 45.00
				ddm		0.50 DeMartino - straight 45.00 22.50
				ddm		1.50 DeMartino - straight 45.00 67.50
				ddm		1.00 DeMartino - straight 45.00 45.00
				ddm		1.50 DeMartino - straight 45.00 67.50
				ddm		3.00 DeMartino - straight 45.00 135.00
				ddm		2.00 DeMartino 0.00 0.00
				ddm		3.50 DeMartino 0.00 0.00
59684	johnson	Work Completed	4/21/2021	ddm	RWO Property check	1.00 DeMartino 0.00 0.00
				ddm		1.00 DeMartino - straight 45.00 45.00
				ddm		1.50 DeMartino - straight 45.00 67.50
				ddm		2.00 DeMartino - straight 45.00 90.00
				ddm		0.50 DeMartino - straight 45.00 22.50
				ddm		0.50 DeMartino - straight 45.00 22.50
				ddm		0.50 DeMartino 45.00 22.50
				ddm		3.00 DeMartino - straight 45.00 135.00
				ddm		0.50 DeMartino - straight 45.00 22.50
				ddm		1.00 DeMartino - straight 45.00 45.00
59903	collins	Work Completed	5/10/2021	ddm	Kitchen FF , spray	1.00 DeMartino - straight 45.00 45.00
				ddm		3.00 DeMartino - straight 45.00 135.00
				ddm		1.00 DeMartino - straight 45.00 45.00
				ddm		1.00 DeMartino - straight 45.00 45.00
				ddm		0.50 DeMartino - straight 45.00 22.50
				ddm		1.00 DeMartino - straight 45.00 45.00
				ddm		1.00 DeMartino - straight 45.00 45.00
				ddm		0.50 DeMartino - straight 45.00 22.50
				ddm		0.50 DeMartino - straight 45.00 22.50
				ddm		2.00 DeMartino - straight 45.00 90.00

Work Order List

Property=innvtn AND Order By=WO#

				ddm		1.00	DeMartino - straight	45.00	45.00
				ddm		2.50	DeMartino - straight	45.00	112.50
				ddm		1.00	DeMartino - straight	45.00	45.00
				ddm		2.50	DeMartino - straight	45.00	112.50
				ddm		1.50	DeMartino - straight	45.00	67.50
				ddm		0.50	DeMartino - straight	45.00	22.50
				ddm		1.00	DeMartino - straight	45.00	45.00
				ddm		0.50	DeMartino - straight	45.00	22.50
59904	phipps	Work Completed	5/10/2021	ddm	Door handles loose , need replace	1.00	DeMartino - straight	45.00	45.00
				ddm		0.50	DeMartino - straight	45.00	22.50
59906	morgan	Work Completed	5/10/2021	ddm	Electrical cypress career source	1.00	DeMartino - straight	45.00	45.00
				ddm		3.00	DeMartino - straight	45.00	135.00
				ddm		1.00	DeMartino - straight	45.00	45.00
				ddm		1.00	DeMartino - straight	45.00	45.00
				ddm		0.50	DeMartino - straight	45.00	22.50
				ddm		0.50	DeMartino - straight	45.00	22.50
				ddm		0.50	DeMartino - straight	45.00	22.50
				ddm		0.50	DeMartino - straight	45.00	22.50
				ddm		0.50	DeMartino - straight	45.00	22.50
				ddm		1.00	DeMartino - straight	45.00	45.00
				ddm		1.00	DeMartino - straight	45.00	45.00
				ddm		0.50	DeMartino - straight	45.00	22.50
				ddm		0.50	DeMartino - straight	45.00	22.50
				ddm		0.50	DeMartino - straight	45.00	22.50
59907	fuqua	Work Completed	5/10/2021	ddm	Elevator inspection	0.50	DeMartino - straight	45.00	22.50
				ddm		1.50	DeMartino - straight	45.00	67.50
59909	morgan	Work Completed	5/10/2021	ddm	ECS pulley number 4	1.50	DeMartino - straight	45.00	67.50
59910	morgan	Work Completed	5/10/2021	ddm	Spray check bldg	0.50	DeMartino - straight	45.00	22.50
59911	inn-tic	Work Completed	5/10/2021	ddm	Drive around park lighting	0.50	DeMartino - straight	45.00	22.50
				ddm		1.00	DeMartino - straight	45.00	45.00
				ddm		1.00	DeMartino - straight	45.00	45.00
				ddm		1.00	DeMartino - straight	45.00	45.00
				ddm		0.50	DeMartino - straight	45.00	22.50
				ddm		0.50	DeMartino - straight	45.00	22.50
				ddm		1.00	DeMartino - straight	45.00	45.00
								7,875.00	