



# PROPERTY MANAGEMENT



## February 2023 MONTHLY REPORT

PREPARED FOR:  
Innovation Park  
Leon County Research & Development Authority  
Tallahassee, FL



1018 Thomasville Road, Suite 200A  
Tallahassee, Florida 32303  
+1 850 224 2300  
TALCOR.COM



# TABLE OF CONTENTS

## February 2023 Financial Performance Review

Balance Sheet  
Income Statement  
Budget Comparison  
Cash Flow Statement  
Bank Reconciliation  
Check Register  
Deposit Register  
Aged Accounts Receivable Report  
Accounts Payable Detail  
Rent Rolls  
Work Order Report

INNOVATION PARK (innvntn)

**Balance Sheet (With Period Change)**

Period = Feb 2023

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
<b>1000-0000</b>	<b>ASSETS</b>			
1100-0000	CASH			
1110-4500	Cash - Hancock #2	287,363.71	246,696.43	40,667.28
1111-0000	Cash-NFIL Construction	2,490,271.19	3,859,206.60	-1,368,935.41
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1190-0000	TOTAL CASH	2,777,834.90	4,106,103.03	-1,328,268.13
<b>1200-0000</b>	<b>RECEIVABLES</b>			
1203-0000	A/R-Tenant - CAM	28,029.39	32,285.37	-4,255.98
1209-0000	Accrued Interest Receivable	762.06	939.66	-177.60
1210-0000	Accounts Receivable	86,975.89	76,067.55	10,908.34
1218-0000	Due from IP TLH	18,475.29	91,084.15	-72,608.86
1225-0000	Grants Receivable - NFIL	3,792,951.43	2,724,475.56	1,068,475.87
1230-0000	Lease Receivable	2,562,746.82	2,562,746.82	0.00
<b>1299-0000</b>	<b>TOTAL RECEIVABLES</b>	<b>6,489,940.88</b>	<b>5,487,599.11</b>	<b>1,002,341.77</b>
1300-1000	PROPERTY			
1305-0000	Land	635,920.58	635,920.58	0.00
1311-0000	Construction in Progress	11,326,625.30	9,624,217.44	1,702,407.86
1330-2100	Building and Improvements	34,560.27	34,560.27	0.00
1590-0000	Accumulated Depreciation	-7,846,535.02	-7,824,318.58	-22,216.44
1620-0000	F/F/E- Improvements	125,854.25	123,963.32	1,890.93
1621-0000	Lab Equipment	36,339.69	36,339.69	0.00
1661-0000	Admin Centre Assets	171,424.17	171,424.17	0.00
1662-0000	Research Building Assets	2,159,277.99	2,159,277.99	0.00
1663-0000	Phipps Building Assets	1,317,988.90	1,317,988.90	0.00
1664-0000	Collins Building Assets	1,766,888.51	1,766,888.51	0.00
1666-0000	Johnson Building Assets	3,713,728.13	3,713,728.13	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	-11,625.33	-11,500.33	-125.00
1748-0000	Intangible Assets	59,275.00	59,275.00	0.00
1752-0000	Accumulated Amortization	-41,523.40	-41,029.44	-493.96
1790-0000	TOTAL PROPERTY	14,403,064.19	12,721,600.80	1,681,463.39
1840-0000	OTHER ASSETS			
1913-0000	Prepaid Insurance	22,031.39	23,845.99	-1,814.60
1925-0000	Investments	1,266,202.29	1,262,839.08	3,363.21
1960-0000	Deferred Outflows of Resources - Pension	105,415.00	105,415.00	0.00
1980-0000	TOTAL OTHER ASSETS	1,393,648.68	1,392,100.07	1,548.61
<b>1990-0000</b>	<b>TOTAL ASSETS</b>	<b>25,064,488.65</b>	<b>23,707,403.01</b>	<b>1,357,085.64</b>
<b>2000-0000</b>	<b>LIABILITIES and CAPITAL</b>			
2236-0000	Accounts Payable	59,114.36	22,871.11	36,243.25
2236-0100	Accounts Payable - Construction	3,145,935.53	2,812,463.08	333,472.45
2246-0000	Prepaid Rents	250.69	1,400.49	-1,149.80
2249-0000	Accrued Other	9,573.93	9,573.93	0.00
2250-0000	Tenant Security Dep	8,510.73	8,510.73	0.00
2280-0000	Deferred Inflow of Resources - Leases	2,653,040.91	2,653,040.91	0.00
2305-0000	Sales Tax Payable	2,218.23	2,154.05	64.18
2308-1000	Unearned Revenue -NFIL Funding	2,175,401.07	2,614,972.44	-439,571.37

INNOVATION PARK (innvntion)

**Balance Sheet (With Period Change)**

Period = Feb 2023

Book = Accrual

		<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
		<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
2308-2000	Unearned Revenue - OEV MOU Current	0.00	-42,536.72	42,536.72
2320-0000	Net Pension Liability	253,235.00	253,235.00	0.00
2420-0000	Deferred Inflow of Resources - Pension	38,489.00	38,489.00	0.00
<b>2490-0000</b>	<b>TOTAL LIABILITIES</b>	<b>8,345,769.45</b>	<b>8,374,174.02</b>	<b>-28,404.57</b>
<b>2500-0000</b>	<b>CAPITAL</b>			
2730-0000	Invested in Capital Assets-Net of Debt	3,055,312.62	3,075,638.13	-20,325.51
2750-0000	Unrestricted	2,336,781.28	2,633,373.42	-296,592.14
2770-0000	Restricted Net Position	11,326,625.30	9,624,217.44	1,702,407.86
<b>2890-0000</b>	<b>TOTAL CAPITAL</b>	<b>16,718,719.20</b>	<b>15,333,228.99</b>	<b>1,385,490.21</b>
<b>2990-0000</b>	<b>TOTAL LIABILITIES and CAPITAL</b>	<b>25,064,488.65</b>	<b>23,707,403.01</b>	<b>1,357,085.64</b>

INNOVATION PARK (innvntion)

**Income Statement**

Period = Feb 2023

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-0000	Rent	53,891.71	3.52	269,458.55	4.74
3114-5000	Operating Expense Reimbursement	171.37	0.01	11,618.46	0.20
3115-0000	CAM	5,537.33	0.36	27,686.65	0.49
3220-0000	Interest Income	3,185.61	0.21	16,768.28	0.29
3306-0200	Grant Income-NFIL	1,508,047.24	98.63	5,353,373.28	94.11
3306-0300	Grant Income - ARPA	0.00	0.00	7,139.49	0.13
3310-0000	Other Income	-41,882.27	-2.74	2,310.56	0.04
3315-0000	Sales Tax Discount	3.39	0.00	46.56	0.00
3540-0000	Electricity Pass Thru	22.32	0.00	111.60	0.00
<b>3990-0000</b>	<b>TOTAL REVENUE</b>	<b>1,528,976.70</b>	<b>100.00</b>	<b>5,688,513.43</b>	<b>100.00</b>
<b>4000-0000</b>	<b>OPERATING EXPENSES</b>				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	0.87	38,496.25	0.68
4401-0100	Business Manager	7,210.00	0.47	28,840.00	0.51
4401-0200	Consultant	0.00	0.00	10,845.00	0.19
4402-0000	Director Business Inc	9,533.34	0.62	47,666.70	0.84
4403-0000	Salary - Director PC	1,062.52	0.07	1,062.52	0.02
4404-0000	Payroll Taxes - Authority	2,553.53	0.17	9,971.80	0.18
4405-0000	Worker's Compensation-Authority	178.92	0.01	967.08	0.02
4406-0000	Employee Benefits-Authority	6,302.88	0.41	26,897.05	0.47
4410-0000	Wages - Administrative	1,982.75	0.13	9,210.23	0.16
4490-0000	TOTAL PAYROLL EXPENSE	42,157.28	2.76	173,956.63	3.06
4600-0000	UTILITIES				
4605-0000	Electric	6,535.87	0.43	33,674.44	0.59
4607-0000	Electric - NonCam	0.00	0.00	22.25	0.00
4627-0000	Natural Gas-Vacant	21.19	0.00	87.41	0.00
4635-0000	Refuse Collection	678.96	0.04	4,342.59	0.08
4640-0000	Water/Sewer	409.06	0.03	2,057.44	0.04
4642-0000	Non CAM Water/Sewer	268.48	0.02	1,295.22	0.02
4648-0000	Irrigation - Utility	26.80	0.00	134.00	0.00
4649-0000	Irrigation-NonCAM	49.78	0.00	248.90	0.00
4650-0000	Stormwater	312.80	0.02	1,564.00	0.03
4660-0000	Fire Service - Utility	275.47	0.02	1,377.35	0.02
4799-0000	TOTAL UTILITIES	8,578.41	0.56	44,803.60	0.79
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	3,268.95	0.21	3,981.75	0.07
5125-0000	Electric Supplies	0.00	0.00	17.00	0.00
5160-0000	Exterior Building Maintenance	2,135.00	0.14	3,469.88	0.06
5175-0000	Fire Alarm/Sprinkler Repair	0.00	0.00	4,082.90	0.07
5180-0000	HVAC Repair	5,127.81	0.34	11,266.65	0.20
5192-0000	Landscaping Expense	0.00	0.00	19.97	0.00
5235-0000	Plumbing Supplies	0.00	0.00	13.16	0.00
5245-0000	Irrigation Repairs	0.00	0.00	51.14	0.00
5250-0000	Roof Repairs	0.00	0.00	1,008.00	0.02
5260-0000	Signage	0.00	0.00	1,670.00	0.03
5299-0000	TOTAL REPAIR/MAINTENANCE	10,531.76	0.69	25,580.45	0.45
5300-0000	CLEANING AND IMPROVEMENTS				
5340-0000	Painting	52.62	0.00	52.62	0.00
5380-0000	Other Cleaning and Improvements	17,935.14	1.17	60,471.88	1.06
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	17,987.76	1.18	60,524.50	1.06
5400-0000	SERVICES				
5410-0000	Elevator Service	0.00	0.00	778.60	0.01
5412-0000	Elevator Service-NonCAM	0.00	0.00	1,445.96	0.03
5420-0000	Fire Protection System	3,975.00	0.26	7,762.05	0.14
5425-0000	Fire Protection Phone	323.80	0.02	1,588.01	0.03
5430-0000	Exterminating	0.00	0.00	1,153.00	0.02
5447-0000	HVAC Monthly Service	0.00	0.00	907.44	0.02

INNOVATION PARK (innvtion)

**Income Statement**

Period = Feb 2023

Book = Accrual

		Period to Date	%	Year to Date	%
5450-0000	Janitorial Service	3,730.05	0.24	17,150.25	0.30
5460-0000	Landscaping Service	1,819.82	0.12	11,770.33	0.21
5462-0000	Non CAM Landscaping	211.18	0.01	1,595.67	0.03
5480-0000	Security	80.00	0.01	570.00	0.01
5487-0000	Window Washing Service	0.00	0.00	43.75	0.00
5488-0000	Window Washing Svc-NonCAM	0.00	0.00	81.25	0.00
5499-0000	TOTAL SERVICES	10,139.85	0.66	44,846.31	0.79
5500-0000	PROPERTY ADMINISTRATION				
5520-0000	Phone Service	309.67	0.02	1,537.17	0.03
5522-0000	Internet Charge	186.18	0.01	953.62	0.02
5525-0000	Bank Charges	0.00	0.00	28.31	0.00
5530-0000	Copies	37.64	0.00	122.31	0.00
5555-0000	Late Fees	0.00	0.00	4.17	0.00
5560-0000	Fees/Licenses/Permits	0.00	0.00	261.25	0.00
5568-0000	Dues/Seminars	0.00	0.00	425.00	0.01
5575-0000	Professional Fees	8,517.57	0.56	13,828.32	0.24
5581-0300	Grant Expense-ARPA	1,004.25	0.07	2,307.50	0.04
5585-0000	Subscriptions	0.00	0.00	1,050.00	0.02
5586-0000	Marketing/PR	5,370.17	0.35	7,145.17	0.13
5587-0000	General Authority Expense	987.84	0.06	2,537.58	0.04
5594-0000	Travel	1,309.48	0.09	3,082.93	0.05
5596-0000	Other Administration Costs	374.59	0.02	825.40	0.01
5599-0000	TOTAL PROPERTY ADMINISTRATION	18,097.39	1.18	34,108.73	0.60
6110-0000	Management Fees TALCOR	7,648.56	0.50	38,242.80	0.67
6159-0000	TOTAL OTHER EXPENSES	7,648.56	0.50	38,242.80	0.67
7110-0000	Property Insurance	5,497.37	0.36	27,486.85	0.48
7111-0000	Property Insurance-NonCAM	12.71	0.00	63.55	0.00
7199-0000	TOTAL INSURANCE/TAXES	5,510.08	0.36	27,550.40	0.48
7800-0000	TOTAL OPERATING EXPENSES	120,651.09	7.89	449,613.42	7.90
7999-0000	NET INCOME - OPERATING	1,408,325.61	92.11	5,238,900.01	92.10
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	22,216.44	1.45	111,082.20	1.95
8220-0000	Amortization Expense	618.96	0.04	3,094.80	0.05
8299-0000	TOTAL OTHER EXPENSES	22,835.40	1.49	114,177.00	2.01
<b>9900-0000</b>	<b>NET INCOME</b>	<b>1,385,490.21</b>	<b>90.62</b>	<b>5,124,723.01</b>	<b>90.09</b>

INNOVATION PARK (innvton)  
**Budget Comparison**  
 Period = Feb 2023  
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME								
3050-0000	INCOME - OPERATING								
3110-0000	53,891.71	53,354.00	537.71	1.01	269,458.55	266,770.00	2,688.55	1.01	643,408.00
3114-5000	171.37	243.00	-71.63	-29.48	11,618.46	42,269.00	-30,650.54	-72.51	44,967.00
3115-0000	5,537.33	5,537.33	0.00	0.00	27,686.65	27,686.65	0.00	0.00	66,448.00
3220-0000	3,185.61	1,579.00	1,606.61	101.75	16,768.28	9,671.00	7,097.28	73.39	17,283.00
3306-0000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	8,000.00
3306-0100	0.00	0.00	0.00	N/A	0.00	14,450.00	-14,450.00	-100.00	57,798.00
3306-0200	1,508,047.24	1,058,125.00	449,922.24	42.52	5,353,373.28	5,290,625.00	62,748.28	1.19	12,697,500.00
3306-0300	0.00	0.00	0.00	N/A	7,139.49	0.00	7,139.49	N/A	0.00
3310-0000	-41,882.27	0.00	-41,882.27	N/A	2,310.56	92,500.00	-90,189.44	-97.50	92,500.00
3315-0000	3.39	0.00	3.39	N/A	46.56	0.00	46.56	N/A	0.00
3540-0000	22.32	0.00	22.32	N/A	111.60	0.00	111.60	N/A	0.00
3990-0000	<b>1,528,976.70</b>	<b>1,118,838.33</b>	<b>410,138.37</b>	<b>36.66</b>	<b>5,688,513.43</b>	<b>5,743,971.65</b>	<b>-55,458.22</b>	<b>-0.97</b>	<b>13,627,904.00</b>
4000-0000	<b>OPERATING EXPENSES</b>								
4400-0000	PAYROLL EXPENSE								
4401-0000	13,333.34	13,333.00	-0.34	0.00	38,496.25	42,258.00	3,761.75	8.90	135,589.00
4401-0100	7,210.00	7,210.00	0.00	0.00	28,840.00	28,840.00	0.00	0.00	79,310.00
4401-0200	0.00	0.00	0.00	N/A	10,845.00	7,795.00	-3,050.00	-39.13	7,795.00
4402-0000	9,533.34	9,533.33	-0.01	0.00	47,666.70	47,666.65	-0.05	0.00	114,400.00
4403-0000	1,062.52	4,333.00	3,270.48	75.48	1,062.52	21,665.00	20,602.48	95.10	52,953.00
4404-0000	2,553.53	2,769.00	215.47	7.78	9,971.80	11,368.00	1,396.20	12.28	30,847.00
4405-0000	178.92	256.00	77.08	30.11	967.08	1,052.00	84.92	8.07	2,849.00
4406-0000	6,302.88	7,082.00	779.12	11.00	26,897.05	30,551.00	3,653.95	11.96	80,291.00
4410-0000	1,982.75	1,777.00	-205.75	-11.58	9,210.23	8,885.00	-325.23	-3.66	21,679.00
4490-0000	<b>42,157.28</b>	<b>46,293.33</b>	<b>4,136.05</b>	<b>8.93</b>	<b>173,956.63</b>	<b>200,080.65</b>	<b>26,124.02</b>	<b>13.06</b>	<b>525,713.00</b>
4600-0000	UTILITIES								
4605-0000	6,535.87	8,085.25	1,549.38	19.16	33,674.44	40,423.25	6,748.81	16.70	97,020.00
4607-0000	0.00	0.00	0.00	N/A	22.25	0.00	-22.25	N/A	0.00
4627-0000	21.19	0.00	-21.19	N/A	87.41	0.00	-87.41	N/A	0.00
4635-0000	678.96	679.08	0.12	0.02	4,342.59	3,395.40	-947.19	-27.90	8,567.00
4640-0000	409.06	789.34	380.28	48.18	2,057.44	3,946.70	1,889.26	47.87	9,472.00
4642-0000	268.48	0.00	-268.48	N/A	1,295.22	0.00	-1,295.22	N/A	0.00
4648-0000	26.80	73.08	46.28	63.33	134.00	365.40	231.40	63.33	877.00
4649-0000	49.78	0.00	-49.78	N/A	248.90	0.00	-248.90	N/A	0.00
4650-0000	312.80	312.42	-0.38	-0.12	1,564.00	1,562.10	-1.90	-0.12	3,749.00
4660-0000	275.47	294.17	18.70	6.36	1,377.35	1,470.85	93.50	6.36	3,530.00
4799-0000	<b>8,578.41</b>	<b>10,233.34</b>	<b>1,654.93</b>	<b>16.17</b>	<b>44,803.60</b>	<b>51,163.70</b>	<b>6,360.10</b>	<b>12.43</b>	<b>123,215.00</b>
5116-5000	REPAIR/MAINTENANCE								
5120-0000	3,268.95	182.00	-3,086.95	-1,696.13	3,981.75	910.00	-3,071.75	-337.55	2,184.00
5125-0000	0.00	122.00	122.00	100.00	17.00	610.00	593.00	97.21	1,464.00
5140-0000	0.00	0.00	0.00	N/A	0.00	300.00	300.00	100.00	375.00
5145-4400	0.00	10.00	10.00	100.00	0.00	50.00	50.00	100.00	120.00
5160-0000	2,135.00	165.00	-1,970.00	-1,193.94	3,469.88	1,285.00	-2,184.88	-170.03	2,900.00
5161-0000	0.00	0.00	0.00	N/A	0.00	75.00	75.00	100.00	225.00
5170-0000	0.00	60.00	60.00	100.00	0.00	60.00	60.00	100.00	1,560.00
5175-0000	0.00	125.00	125.00	100.00	4,082.90	625.00	-3,457.90	-553.26	1,500.00
5180-0000	5,127.81	1,855.00	-3,272.81	-176.43	11,266.65	9,275.00	-1,991.65	-21.47	22,260.00
5192-0000	0.00	0.00	0.00	N/A	19.97	0.00	-19.97	N/A	0.00
5195-0000	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	6,500.00
5197-0000	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	1,000.00
5198-0000	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5210-0000	0.00	10.00	10.00	100.00	0.00	600.00	600.00	100.00	720.00
5230-0000	0.00	260.00	260.00	100.00	0.00	1,450.00	1,450.00	100.00	3,420.00
5235-0000	0.00	40.00	40.00	100.00	13.16	200.00	186.84	93.42	480.00
5240-0000	0.00	3.00	3.00	100.00	0.00	6.00	6.00	100.00	55.00
5245-0000	0.00	15.00	15.00	100.00	51.14	325.00	273.86	84.26	680.00
	Backflow Maintenance								
	Irrigation Repairs								

INNOVATION PARK (innvton)  
**Budget Comparison**  
 Period = Feb 2023  
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5250-0000	0.00	305.00	305.00	100.00	1,008.00	1,525.00	517.00	33.90	3,960.00
5260-0000	0.00	0.00	0.00	N/A	1,670.00	1,000.00	-670.00	-67.00	1,000.00
5290-0000	0.00	285.00	285.00	100.00	0.00	1,425.00	1,425.00	100.00	3,420.00
5299-0000	10,531.76	3,487.00	-7,044.76	-202.03	25,580.45	21,471.00	-4,109.45	-19.14	54,423.00
5300-0000									
5310-0000	0.00	0.00	0.00	N/A	0.00	3,000.00	3,000.00	100.00	3,000.00
5340-0000	52.62	0.00	-52.62	N/A	52.62	21,000.00	20,947.38	99.75	21,000.00
5380-0000	17,935.14	0.00	-17,935.14	N/A	60,471.88	80,000.00	19,528.12	24.41	80,000.00
5399-0000	17,987.76	0.00	-17,987.76	N/A	60,524.50	104,000.00	43,475.50	41.80	104,000.00
5400-0000									
5410-0000	0.00	0.00	0.00	N/A	778.60	9,600.00	8,821.40	91.89	12,750.00
5412-0000	0.00	0.00	0.00	N/A	1,445.96	0.00	-1,445.96	N/A	0.00
5420-0000	3,975.00	0.00	-3,975.00	N/A	7,762.05	3,743.00	-4,019.05	-107.38	3,743.00
5425-0000	323.80	321.00	-2.80	-0.87	1,588.01	1,569.00	-19.01	-1.21	3,816.00
5430-0000	0.00	0.00	0.00	N/A	1,153.00	2,658.00	1,505.00	56.62	5,032.00
5445-0000	0.00	40.00	40.00	100.00	0.00	40.00	40.00	100.00	400.00
5447-0000	0.00	0.00	0.00	N/A	907.44	6,898.00	5,990.56	86.84	13,796.00
5450-0000	3,730.05	3,355.17	-374.88	-11.17	17,150.25	16,775.85	-374.40	-2.23	40,262.00
5460-0000	1,819.82	1,519.00	-300.82	-19.80	11,770.33	11,464.00	-306.33	-2.67	35,316.00
5462-0000	211.18	212.00	0.82	0.39	1,595.67	1,601.00	5.33	0.33	4,933.00
5480-0000	80.00	80.00	0.00	0.00	570.00	580.00	10.00	1.72	1,320.00
5487-0000	0.00	0.00	0.00	N/A	43.75	1,200.00	1,156.25	96.35	9,674.00
5488-0000	0.00	0.00	0.00	N/A	81.25	0.00	-81.25	N/A	0.00
5499-0000	10,139.85	5,527.17	-4,612.68	-83.45	44,846.31	56,128.85	11,282.54	20.10	131,042.00
5500-0000									
5510-0000	0.00	0.00	0.00	N/A	0.00	16,000.00	16,000.00	100.00	19,800.00
5520-0000	309.67	203.00	-106.67	-52.55	1,537.17	1,015.00	-522.17	-51.45	2,436.00
5522-0000	186.18	112.00	-74.18	-66.23	953.62	1,280.00	326.38	25.50	2,519.00
5525-0000	0.00	0.00	0.00	N/A	28.31	0.00	-28.31	N/A	0.00
5530-0000	37.64	40.00	2.36	5.90	122.31	200.00	77.69	38.84	480.00
5555-0000	0.00	0.00	0.00	N/A	4.17	0.00	-4.17	N/A	0.00
5560-0000	0.00	14.00	14.00	100.00	261.25	70.00	-191.25	-273.21	168.00
5565-0000	0.00	80.00	80.00	100.00	0.00	360.00	360.00	100.00	1,180.00
5566-0000	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5568-0000	0.00	0.00	0.00	N/A	425.00	0.00	-425.00	N/A	0.00
5570-0000	0.00	5.00	5.00	100.00	0.00	25.00	25.00	100.00	60.00
5575-0000	8,517.57	2,167.00	-6,350.57	-293.06	13,828.32	58,835.00	45,006.68	76.50	74,004.00
5580-0100	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5581-0100	0.00	4,745.92	4,745.92	100.00	0.00	23,729.60	23,729.60	100.00	56,951.00
5581-0300	1,004.25	0.00	-1,004.25	N/A	2,307.50	0.00	-2,307.50	N/A	0.00
5582-0000	0.00	0.00	0.00	N/A	0.00	1,650.00	1,650.00	100.00	11,625.00
5585-0000	0.00	40.00	40.00	100.00	1,050.00	2,500.00	1,450.00	58.00	3,975.00
5586-0000	5,370.17	2,162.00	-3,208.17	-148.39	7,145.17	16,310.00	9,164.83	56.19	31,564.00
5587-0000	987.84	300.00	-687.84	-229.28	2,537.58	1,100.00	-1,437.58	-130.69	2,400.00
5589-0000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	25,000.00
5594-0000	1,309.48	450.00	-859.48	-191.00	3,082.93	2,250.00	-832.93	-37.02	8,404.00
5596-0000	374.59	120.00	-254.59	-212.16	825.40	1,130.00	304.60	26.96	2,500.00
5599-0000	18,097.39	10,588.92	-7,508.47	-70.91	34,108.73	127,204.60	93,095.87	73.19	244,866.00
6110-0000	7,648.56	7,649.00	0.44	0.01	38,242.80	38,245.00	2.20	0.01	91,788.00
6159-0000	7,648.56	7,649.00	0.44	0.01	38,242.80	38,245.00	2.20	0.01	91,788.00
7110-0000	5,497.37	5,495.00	-2.37	-0.04	27,486.85	27,475.00	-11.85	-0.04	65,940.00
7111-0000	12.71	15.00	2.29	15.27	63.55	75.00	11.45	15.27	180.00
7199-0000	5,510.08	5,510.00	-0.08	0.00	27,550.40	27,550.00	-0.40	0.00	66,120.00
7800-0000	120,651.09	89,288.76	-31,362.33	-35.12	449,613.42	625,843.80	176,230.38	28.16	1,341,167.00
7999-0000	1,408,325.61	1,029,549.57	378,776.04	36.79	5,238,900.01	5,118,127.85	120,772.16	2.36	12,286,737.00



INNOVATION PARK (innvtion)  
**Budget Comparison**  
 Period = Feb 2023  
 Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
8200-0000										
8210-0000	OTHER EXPENSES	22,216.44	21,856.00	-360.44	-1.65	111,082.20	109,280.00	-1,802.20	-1.65	262,270.00
8220-0000	Depreciation Expense	618.96	326.00	-292.96	-89.86	3,094.80	1,630.00	-1,464.80	-89.86	3,912.00
8299-0000	Amortization Expense	22,835.40	22,182.00	-653.40	-2.95	114,177.00	110,910.00	-3,267.00	-2.95	266,182.00
<b>9900-0000</b>	<b>NET INCOME</b>	<b>1,385,490.21</b>	<b>1,007,367.57</b>	<b>378,122.64</b>	<b>37.54</b>	<b>5,124,723.01</b>	<b>5,007,217.85</b>	<b>117,505.16</b>	<b>2.35</b>	<b>12,020,555.00</b>

INNOVATION PARK (innvton)

**Cash Flow Statement**

Period = Feb 2023

Book = Accrual

		<b>Period to Date</b>	<b>%</b>	<b>Year to Date</b>	<b>%</b>
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-0000	Rent	53,891.71	3.52	269,458.55	4.74
3114-5000	Operating Expense Reimbursement	171.37	0.01	11,618.46	0.20
3115-0000	CAM	5,537.33	0.36	27,686.65	0.49
3220-0000	Interest Income	3,185.61	0.21	16,768.28	0.29
3306-0200	Grant Income-NFIL	1,508,047.24	98.63	5,353,373.28	94.11
3306-0300	Grant Income - ARPA	0.00	0.00	7,139.49	0.13
3310-0000	Other Income	-41,882.27	-2.74	2,310.56	0.04
3315-0000	Sales Tax Discount	3.39	0.00	46.56	0.00
3540-0000	Electricity Pass Thru	22.32	0.00	111.60	0.00
<b>3990-0000</b>	<b>TOTAL REVENUE</b>	<b>1,528,976.70</b>	<b>100.00</b>	<b>5,688,513.43</b>	<b>100.00</b>
<b>4000-0000</b>	<b>OPERATING EXPENSES</b>				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	0.87	38,496.25	0.68
4401-0100	Business Manager	7,210.00	0.47	28,840.00	0.51
4401-0200	Consultant	0.00	0.00	10,845.00	0.19
4402-0000	Director Business Inc	9,533.34	0.62	47,666.70	0.84
4403-0000	Salary - Director PC	1,062.52	0.07	1,062.52	0.02
4404-0000	Payroll Taxes - Authority	2,553.53	0.17	9,971.80	0.18
4405-0000	Worker's Compensation-Authority	178.92	0.01	967.08	0.02
4406-0000	Employee Benefits-Authority	6,302.88	0.41	26,897.05	0.47
4410-0000	Wages - Administrative	1,982.75	0.13	9,210.23	0.16
4490-0000	TOTAL PAYROLL EXPENSE	42,157.28	2.76	173,956.63	3.06
4600-0000	UTILITIES				
4605-0000	Electric	6,535.87	0.43	33,674.44	0.59
4607-0000	Electric - NonCam	0.00	0.00	22.25	0.00
4627-0000	Natural Gas-Vacant	21.19	0.00	87.41	0.00
4635-0000	Refuse Collection	678.96	0.04	4,342.59	0.08
4640-0000	Water/Sewer	409.06	0.03	2,057.44	0.04
4642-0000	Non CAM Water/Sewer	268.48	0.02	1,295.22	0.02
4648-0000	Irrigation - Utility	26.80	0.00	134.00	0.00
4649-0000	Irrigation-NonCAM	49.78	0.00	248.90	0.00
4650-0000	Stormwater	312.80	0.02	1,564.00	0.03
4660-0000	Fire Service - Utility	275.47	0.02	1,377.35	0.02
4799-0000	TOTAL UTILITIES	8,578.41	0.56	44,803.60	0.79
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	3,268.95	0.21	3,981.75	0.07
5125-0000	Electric Supplies	0.00	0.00	17.00	0.00
5160-0000	Exterior Building Maintenance	2,135.00	0.14	3,469.88	0.06
5175-0000	Fire Alarm/Sprinkler Repair	0.00	0.00	4,082.90	0.07
5180-0000	HVAC Repair	5,127.81	0.34	11,266.65	0.20
5192-0000	Landscaping Expense	0.00	0.00	19.97	0.00
5235-0000	Plumbing Supplies	0.00	0.00	13.16	0.00
5245-0000	Irrigation Repairs	0.00	0.00	51.14	0.00
5250-0000	Roof Repairs	0.00	0.00	1,008.00	0.02
5260-0000	Signage	0.00	0.00	1,670.00	0.03
5299-0000	TOTAL REPAIR/MAINTENANCE	10,531.76	0.69	25,580.45	0.45
5300-0000	CLEANING AND IMPROVEMENTS				
5340-0000	Painting	52.62	0.00	52.62	0.00
5380-0000	Other Cleaning and Improvements	17,935.14	1.17	60,471.88	1.06
5399-0000	TOTAL CLEANING AND IMPROVEMEN	17,987.76	1.18	60,524.50	1.06
5400-0000	SERVICES				
5410-0000	Elevator Service	0.00	0.00	778.60	0.01
5412-0000	Elevator Service-NonCAM	0.00	0.00	1,445.96	0.03
5420-0000	Fire Protection System	3,975.00	0.26	7,762.05	0.14
5425-0000	Fire Protection Phone	323.80	0.02	1,588.01	0.03

INNOVATION PARK (innvtion)

**Cash Flow Statement**

Period = Feb 2023

Book = Accrual

		Period to Date	%	Year to Date	%
5430-0000	Exterminating	0.00	0.00	1,153.00	0.02
5447-0000	HVAC Monthly Service	0.00	0.00	907.44	0.02
5450-0000	Janitorial Service	3,730.05	0.24	17,150.25	0.30
5460-0000	Landscaping Service	1,819.82	0.12	11,770.33	0.21
5462-0000	Non CAM Landscaping	211.18	0.01	1,595.67	0.03
5480-0000	Security	80.00	0.01	570.00	0.01
5487-0000	Window Washing Service	0.00	0.00	43.75	0.00
5488-0000	Window Washing Svc-NonCAM	0.00	0.00	81.25	0.00
5499-0000	TOTAL SERVICES	10,139.85	0.66	44,846.31	0.79
5500-0000	PROPERTY ADMINISTRATION				
5520-0000	Phone Service	309.67	0.02	1,537.17	0.03
5522-0000	Internet Charge	186.18	0.01	953.62	0.02
5525-0000	Bank Charges	0.00	0.00	28.31	0.00
5530-0000	Copies	37.64	0.00	122.31	0.00
5555-0000	Late Fees	0.00	0.00	4.17	0.00
5560-0000	Fees/Licenses/Permits	0.00	0.00	261.25	0.00
5568-0000	Dues/Seminars	0.00	0.00	425.00	0.01
5575-0000	Professional Fees	8,517.57	0.56	13,828.32	0.24
5581-0300	Grant Expense-ARPA	1,004.25	0.07	2,307.50	0.04
5585-0000	Subscriptions	0.00	0.00	1,050.00	0.02
5586-0000	Marketing/PR	5,370.17	0.35	7,145.17	0.13
5587-0000	General Authority Expense	987.84	0.06	2,537.58	0.04
5594-0000	Travel	1,309.48	0.09	3,082.93	0.05
5596-0000	Other Administration Costs	374.59	0.02	825.40	0.01
5599-0000	TOTAL PROPERTY ADMINISTRATION	18,097.39	1.18	34,108.73	0.60
6110-0000	Management Fees TALCOR	7,648.56	0.50	38,242.80	0.67
6159-0000	TOTAL OTHER EXPENSES	7,648.56	0.50	38,242.80	0.67
7110-0000	Property Insurance	5,497.37	0.36	27,486.85	0.48
7111-0000	Property Insurance-NonCAM	12.71	0.00	63.55	0.00
7199-0000	TOTAL INSURANCE/TAXES	5,510.08	0.36	27,550.40	0.48
7800-0000	TOTAL OPERATING EXPENSES	120,651.09	7.89	449,613.42	7.90
7999-0000	NET INCOME - OPERATING	1,408,325.61	92.11	5,238,900.01	92.10
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	22,216.44	1.45	111,082.20	1.95
8220-0000	Amortization Expense	618.96	0.04	3,094.80	0.05
8299-0000	TOTAL OTHER EXPENSES	22,835.40	1.49	114,177.00	2.01
<b>9900-0000</b>	<b>NET INCOME</b>	<b>1,385,490.21</b>	<b>90.62</b>	<b>5,124,723.01</b>	<b>90.09</b>
	<b>Adjustments</b>				
1203-0000	A/R-Tenant - CAM	4,255.98	0.28	38,574.28	0.68
1206-0000	Other Receivables	0.00	0.00	7.19	0.00
1209-0000	Accrued Interest Receivable	177.60	0.01	737.94	0.01
1210-0000	Accounts Receivable	-10,908.34	-0.71	-58,827.42	-1.03
1218-0000	Due from IP TLH	72,608.86	4.75	65,469.37	1.15
1225-0000	Grants Receivable - NFIL	-1,068,475.87	-69.88	-477,015.59	-8.39
1225-0100	Grants Receivable - Other	0.00	0.00	39,805.00	0.70
1311-0000	Construction in Progress	-1,702,407.86	-111.34	-6,043,328.41	-106.24
1590-0000	Accumulated Depreciation	22,216.44	1.45	111,082.20	1.95
1620-0000	F/F/E- Improvements	-1,890.93	-0.12	-1,890.93	-0.03
1666-0000	Johnson Building Assets	0.00	0.00	-51,913.22	-0.91
1746-0000	Accumulated Amortization-Leasing Commission	125.00	0.01	625.00	0.01
1752-0000	Accumulated Amortization	493.96	0.03	2,469.80	0.04
1913-0000	Prepaid Insurance	1,814.60	0.12	-21,778.39	-0.38
1925-0000	Investments	-3,363.21	-0.22	311,930.78	5.48
1945-0000	Investments Limited as to Use	0.00	0.00	470,563.00	8.27
2236-0000	Accounts Payable	36,243.25	2.37	26,493.75	0.47
2236-0100	Accounts Payable - Construction	333,472.45	21.81	1,707,486.68	30.02
2246-0000	Prepaid Rents	-1,149.80	-0.08	-668.42	-0.01

INNOVATION PARK (innvton)

**Cash Flow Statement**

Period = Feb 2023

Book = Accrual

		<b>Period to Date</b>	<b>%</b>	<b>Year to Date</b>	<b>%</b>
2249-0000	Accrued Other	0.00	0.00	-16,548.14	-0.29
2305-0000	Sales Tax Payable	64.18	0.00	20.57	0.00
2308-1000	Unearned Revenue -NFIL Funding	-439,571.37	-28.75	-460,421.69	-8.09
2308-2000	Unearned Revenue - OEV MOU Current	42,536.72	2.78	0.00	0.00
	<b>Total Adjustments</b>	<b>-2,713,758.34</b>	<b>-177.49</b>	<b>-4,357,126.65</b>	<b>-76.60</b>
	<b>Cash Flow</b>	<b>-1,328,268.13</b>	<b>-86.87</b>	<b>767,596.36</b>	<b>13.49</b>
	<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
1110-4500	Cash - Hancock #2	246,696.43	287,363.71	40,667.28	
1111-0000	Cash-NFIL Construction	3,859,206.60	2,490,271.19	-1,368,935.41	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	<b>Total Cash</b>	<b>4,106,103.03</b>	<b>2,777,834.90</b>	<b>-1,328,268.13</b>	
	<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
1110-4500	Cash - Hancock #2	70,424.62	287,363.71	216,939.09	
1111-0000	Cash-NFIL Construction	1,939,613.92	2,490,271.19	550,657.27	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	<b>Total Cash</b>	<b>2,010,238.54</b>	<b>2,777,834.90</b>	<b>767,596.36</b>	

**Cash - Hancock #2**  
**Bank Reconciliation Report**  
**2/28/2023**

3/20/2023

Posted by: kristy on 3/20/2023

**Balance Per Bank Statement as of 2/28/2023** **296,492.32**

**Outstanding Deposits**

Deposit Date	Deposit Number	Amount
2/27/2023	452	8,738.66
<b>Plus:</b>	<b>Outstanding Deposits</b>	<b>8,738.66</b>

**Outstanding Checks**

Check Date	Check Number	Payee	Amount
2/16/2023	862	dbilbow - Denise Bilbow	471.25
2/16/2023	865	i2x - I2X Solutions LLC	1,000.00
2/16/2023	866	lcroc - Leon County Clerk & Comptroller's Office	2,640.96
2/16/2023	868	talladem - Tallahassee Media Group	154.64
2/16/2023	869	twomen - NBF Moving LLC	1,107.50
2/17/2023	2262023	utital - CITY OF TALLAHASSEE	8,167.35
2/28/2023	3012023	cnainsur - CNA INSURANCE	3,874.40
2/28/2023	3132023	comcast - COMCAST	451.17
<b>Less:</b>	<b>Outstanding Checks</b>		<b>17,867.27</b>
	<b>Reconciled Bank Balance</b>		<b><u>287,363.71</u></b>

**Balance per GL as of 2/28/2023** **287,363.71**  
**Reconciled Balance Per G/L** **287,363.71**

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

**Cash - Hancock #2**  
**Bank Reconciliation Report**  
**2/28/2023**

3/20/2023

Posted by: kristy on 3/20/2023

**Cleared Items:**

**Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
1/1/2023	2022023	utiltal - CITY OF TALLAHASSEE	9,228.75	2/28/2023
1/18/2023	850	mgltal - TALCOR COMMERCIAL REAL ESTATE SVC INC	7,648.56	2/28/2023
1/31/2023	2012023	cnainsur - CNA INSURANCE	3,874.40	2/28/2023
2/1/2023	852	centuryl - CENTURY LINK	323.80	2/28/2023
2/1/2023	853	gaftburg - Georgia- Florida Burglar Alarm Company,	80.00	2/28/2023
2/1/2023	854	hancdayne - Hancock Bank	473.42	2/28/2023
2/1/2023	855	hancdpeggy - Hancock Bank	851.37	2/28/2023
2/1/2023	856	hancdwill - Hancock Bank	2.55	2/28/2023
2/1/2023	857	johnson - Johnson Controls, Inc.	3,127.05	2/28/2023
2/1/2023	858	marpan - MARPAN SUPPLY COMPANY, INC	196.32	2/28/2023
2/1/2023	859	metal - Metal Building Services, Inc.	275.00	2/28/2023
2/1/2023	860	mjclean - M&J X-treme Cleaning Services, Inc	3,355.05	2/28/2023
2/16/2023	861	absystem - STA of Tallahassee, Inc.	37.64	2/28/2023
2/16/2023	863	engineer - Engineered Cooling Services, Inc.	3,906.31	2/28/2023
2/16/2023	864	heinzbro - Heinz Nurseries, LLC.	1,731.00	2/28/2023
2/16/2023	867	mgltal - TALCOR COMMERCIAL REAL ESTATE SVC INC	7,648.56	2/28/2023
2/17/2023	2142022	utiltal - CITY OF TALLAHASSEE	91.21	2/28/2023
2/17/2023	2182023	stax - FLORIDA DEPARTMENT OF REVENUE	132.24	2/28/2023
2/22/2023	870	jhcreat - JH Creative LLC	5,000.00	2/28/2023
2/28/2023	2282023	home - Home Depot Credit Services	276.33	2/28/2023
<b>Total Cleared Checks</b>			<b>48,259.56</b>	

**Cleared Deposits**

Date	Tran #	Notes	Amount	Date Cleared
1/27/2023	441	:CHECKscan Deposit	8,738.66	2/28/2023
2/1/2023	447		25,276.33	2/28/2023
2/1/2023	450		72,608.86	2/28/2023
2/3/2023	444	:CHECKscan Deposit	10,422.17	2/28/2023
2/3/2023	448		650.00	2/28/2023
2/3/2023	449		5,131.53	2/28/2023
2/6/2023	445	:CHECKscan Deposit	91.84	2/28/2023
2/8/2023	446	:CHECKscan Deposit	1,871.16	2/28/2023
2/15/2023	451		488.69	2/28/2023
<b>Total Cleared Deposits</b>			<b>125,279.24</b>	

**Cleared Other Items**

Date	Tran #	Notes	Amount	Date Cleared
2/28/2023	JE 34329	Benefits - Feb for Feb	-4,938.49	2/28/2023
2/28/2023	JE 34335	Payroll taxes - Feb for Feb	-5,714.16	2/28/2023
2/28/2023	JE 34336	Payroll taxes - Feb for Feb	-5,918.88	2/28/2023
2/28/2023	JE 34339	Benefits - 2.23 457 Plan	-218.00	2/28/2023
2/28/2023	JE 34343	Payroll for February	-22,447.31	2/28/2023
<b>Total Cleared Other Items</b>			<b>-39,236.84</b>	



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



Statements Dates  
 02/01/2023 - 02/28/2023

Account Number:

1 000000 002  
**LEON COUNTY RESEARCH & DEVELOPMENT  
 AUTHORITY OPERATING ACCOUNT  
 ATTN EXECUTIVE DIRECTOR  
 2051 EAST PAUL DIRAC DR SUITE 100  
 TALLAHASSEE FL 32310**

Images:  
 0

**\*TRUNC ACCTS\* E0**

**A 45.00 FEE APPLIES TO DEBIT CARDS ORDERED TO BE SHIPPED  
 WITHIN 3 BUSINESS DAYS. ASK FOR DETAILS ON DELIVERY OPTIONS.**

**Checking Account Summary**

PREVIOUS BALANCE	258,709.48	AVERAGE BALANCE	
+ 9 CREDITS	125,279.24	342,186.16	
- 36 DEBITS	87,496.40	YTD INTEREST PAID	
- SERVICE CHARGES	.00	.00	
+ INTEREST PAID	.00		
ENDING BALANCE	296,492.32		

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

**● Deposits and Other Credits**

Date	Amount	Description	Date	Amount	Description
02/01	25,276.33	MISC PAY GSA TREAS 310 023031005171632CCD	02/06	10,422.17	Settlement TALCOR-INN1145 023037006638971CCD
02/01	72,608.86	TREASURY MANAGER CR 02/01 09:42 TM XFR FRM 00000049240446	02/07	91.84	Settlement TALCOR-INN1145 023038006858708CCD
02/03	650.00	INCOMING WIRE	02/09	1,871.16	Settlement TALCOR-INN1145 023040007483397CCD
02/03	5,131.53	EDI PYMNTS FLORIDA STATE UN 023034006191517CCD	02/15	488.69	EDI PYMNTS FLORIDA STATE UN 023046009007827CCD
02/03	8,738.66	Settlement TALCOR-INN1145 023034006015745CCD			

**● Checks**

Date	Serial	Amount	Date	Serial	Amount
02/01	850	7,648.56	02/08	859	275.00
02/06	852 *	323.80	02/09	860	3,355.05
02/08	853	80.00	02/28	861	37.64
02/08	854	473.42	02/27	863 *	3,906.31
02/08	855	851.37	02/28	864	1,731.00
02/08	856	2.55	02/27	867 *	7,648.56
02/10	857	3,127.05	02/24	870 *	5,000.00
02/07	858	196.32			

**● Other Debits**

Date	Amount	Description	Date	Amount	Description
02/01	3,874.40	PREM-PYMT CNA ACH 023031005154505CCD	02/03	37.15	CITYOFTLH TALLAHASSEE 023034006157505TEL



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



Statements Dates  
 02/01/2023 - 02/28/2023

Account Number:

Images:  
 0

**\*TRUNC ACCTS\* E0**

**LEON COUNTY RESEARCH & DEVELOPMENT  
 AUTHORITY OPERATING ACCOUNT  
 ATTN EXECUTIVE DIRECTOR  
 2051 EAST PAUL DIRAC DR SUITE 100  
 TALLAHASSEE FL 32310**

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
02/03	157.11	CITYOFTLH TALLAHASSEE 023034006157503TEL	02/15	109.00	023045008685633CCD PAYMENTS NATIONWIDE
02/03	376.75	CITYOFTLH TALLAHASSEE 023034006157529TEL	02/15	5,714.16	023046009040098PPD USATAXPYMT IRS
02/03	400.63	CITYOFTLH TALLAHASSEE 023034006157555TEL	02/17	132.24	023045008765700CCD C01 FLA DEPT REVENUE
02/03	421.21	CITYOFTLH TALLAHASSEE 023034006157507TEL	02/27	91.21	023048009841475CCD BILLPAY CITY OF TALL-UTL
02/03	456.48	CITYOFTLH TALLAHASSEE 023034006157494TEL	02/27	11,566.68	023058001708132PPD QUICKBOOKS INTUIT PAYROLL S
02/03	462.18	CITYOFTLH TALLAHASSEE 023034006157551TEL	02/28	109.00	023058001696178CCD PAYMENTS NATIONWIDE
02/03	1,153.57	CITYOFTLH TALLAHASSEE 023034006157534TEL	02/28	276.33	023059002281777PPD ONLINE PMT HOME DEPOT COMM
02/03	1,772.71	CITYOFTLH TALLAHASSEE 023034006157549TEL	02/28	4,938.49	023059002231066WEB CRC FLA DEPT REVENUE
02/03	3,990.96	CITYOFTLH TALLAHASSEE 023034006157496TEL	02/28	5,918.88	023059002292187CCD USATAXPYMT IRS
02/14	10,880.63	QUICKBOOKS INTUIT PAYROLL S			023058001930427CCD

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
01/31	258,709.48	02/08	358,674.70	02/17	337,716.42
02/01	345,071.71	02/09	357,190.81	02/24	332,716.42
02/03	350,363.15	02/10	354,063.76	02/27	309,503.66
02/06	360,461.52	02/14	343,183.13	02/28	296,492.32
02/07	360,357.04	02/15	337,848.66		



In case of errors or questions about your electronic transfers, telephone or write us at the address listed as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we send you the FIRST statement on which the error or problem appeared.

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.

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**

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.

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

**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 1/20<sup>th</sup> 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 1/50<sup>th</sup> 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:

- 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 accounts as of statement date)

Check # or Transaction Type	\$	¢	
<b>TOTAL</b>			

**BANK BALANCE AS SHOWN ON THIS STATEMENT** \$ \_\_\_\_\_

**Deposits Not Credited In This Statement Cycle (If Any)** \$ \_\_\_\_\_

**Add Total of Deposits Not Credited** +\$ \_\_\_\_\_

**Subtract Total Outstanding Checks/Debits** -\$ \_\_\_\_\_

**BALANCE** = \$ \_\_\_\_\_

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

**NFIL Construction Acct**  
**Bank Reconciliation Report**  
**2/28/2023**

3/20/2023

Posted by: kristy on 3/20/2023

<b>Balance Per Bank Statement as of 2/28/2023</b>	<b>2,490,271.19</b>
<b>Reconciled Bank Balance</b>	<b><u>2,490,271.19</u></b>
<b>Balance per GL as of 2/28/2023</b>	<b>2,490,271.19</b>
<b>Reconciled Balance Per G/L</b>	<b><u>2,490,271.19</u></b>
<b>Difference</b> (Reconciled Bank Balance And Reconciled Balance Per G/L)	<b><u>0.00</u></b>

**Cleared Items:**

**Cleared Checks**

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
2/10/2023	2102023	culpep - Culpepper Construction Company, Inc	1,332,941.82	2/28/2023
2/10/2023	2102023	lewis - Architects: Lewis & Whitlock, P.A.	35,993.59	2/28/2023
<b>Total Cleared Checks</b>			<b><u>1,368,935.41</u></b>	



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



Statements Dates  
 02/01/2023 - 02/28/2023

Account Number:

Images:

0

**\*TRUNC ACCTS\* E0**

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

**A 45.00 FEE APPLIES TO DEBIT CARDS ORDERED TO BE SHIPPED  
 WITHIN 3 BUSINESS DAYS. ASK FOR DETAILS ON DELIVERY OPTIONS.**

**Checking Account Summary**

PREVIOUS BALANCE	3,859,206.60	AVERAGE BALANCE	
+ 0 CREDITS	.00		3,076,957.79
- 2 DEBITS	1,368,935.41	YTD INTEREST PAID	
- SERVICE CHARGES	.00		.00
+ INTEREST PAID	.00		
ENDING BALANCE	2,490,271.19		

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

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
02/13	35,993.59	CORP PAY LEON CRDA-CON 023044008547206PPD	02/13	1,332,941.82	CORP PAY LEON CRDA-CON 023044008547207PPD

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
01/31	3,859,206.60	02/13	2,490,271.19		



In case of errors or questions about your electronic transfers, telephone or write us at the address listed as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we send you the FIRST statement on which the error or problem appeared.

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**

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 1/20<sup>th</sup> 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 1/50<sup>th</sup> 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:

- 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 accounts as of statement date)

Check # or Transaction Type	\$		
<b>TOTAL</b>			

**BANK BALANCE AS SHOWN ON THIS STATEMENT**

\$ \_\_\_\_\_

**Deposits Not Credited In This Statement Cycle**

(If Any) \$ \_\_\_\_\_

**Add Total of Deposits Not Credited**

+\$ \_\_\_\_\_

**Subtract Total Outstanding Checks/Debits**

-\$ \_\_\_\_\_

**BALANCE**

=\$ \_\_\_\_\_

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=02/2023-02/2023 AND Check Date=02/01/2023-02/28/2023 AND All Checks=Yes AND Include Voids=All Checks

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
<b>852 (inn1145) - CENTURY LINK (centuryl) - 02/01/23 (02/23)</b>				
Acct #437850207 01/2023	P-184727	Johnson	323.80	54250000 - Fire Protection Phone
<b>Total 852 (inn1145) - CENTURY LINK (centuryl) - 02/01/23 (02/23)</b>			<b>323.80</b>	
<b>853 (inn1145) - Georgia- Florida Burglar Alarm Company, (gaffburg) - 02/01/23 (02/23)</b>				
02/2023 Security Svcs	P-184730	knight	40.00	54800000 - Security
02/2023 Security Svcs	P-184731	collins	40.00	54800000 - Security
<b>Total 853 (inn1145) - Georgia- Florida Burglar Alarm Company, (gaffburg) - 02/01/23 (02/23)</b>			<b>80.00</b>	
<b>854 (inn1145) - Hancock Bank (hancdtayne) - 02/01/23 (02/23)</b>				
EIG Constant Contact	P-184854	knight	70.00	55860000 - Marketing/PR
FL Sunbiz Org EGOV	P-184854	knight	61.25	55600000 - Fees/Licenses/Permits
Google Nest	P-184854	knight	60.00	55220000 - Internet Charge
DEO Special Distr EGOV	P-184854	knight	200.00	55600000 - Fees/Licenses/Permits
Hubsports Inc	P-184854	knight	78.00	55810300 - Grant Expense-ARPA
	P-184854	knight	4.17	55550000 - Late Fees
<b>Total 854 (inn1145) - Hancock Bank (hancdtayne) - 02/01/23 (02/23)</b>			<b>473.42</b>	
<b>855 (inn1145) - Hancock Bank (hancdtegy) - 02/01/23 (02/23)</b>				
Walmart	P-184852	knight	49.99	55870000 - General Authority Expense
Zoom-Annual Charge	P-184852	knight	149.90	55220000 - Internet Charge
M Gallery	P-184852	knight	651.48	55870000 - General Authority Expense
<b>Total 855 (inn1145) - Hancock Bank (hancdtegy) - 02/01/23 (02/23)</b>			<b>851.37</b>	
<b>856 (inn1145) - Hancock Bank (hancdtwill) - 02/01/23 (02/23)</b>				
Parkmobile	P-184853	knight	2.55	55960000 - Other Administration Costs
<b>Total 856 (inn1145) - Hancock Bank (hancdtwill) - 02/01/23 (02/23)</b>			<b>2.55</b>	
<b>857 (inn1145) - Johnson Controls, Inc. (johnson) - 02/01/23 (02/23)</b>				
Per Annual Contract-10/22-09/23	P-184726	Johnson	3,127.05	54200000 - Fire Protection System
<b>Total 857 (inn1145) - Johnson Controls, Inc. (johnson) - 02/01/23 (02/23)</b>			<b>3,127.05</b>	
<b>858 (inn1145) - MARPAN SUPPLY COMPANY, INC (marpan) - 02/01/23 (02/23)</b>				
bulbs	P-184732	collins	116.40	51200000 - Electric Repairs
02/2023 Container rental	P-184855	morgan	35.96	46350000 - Refuse Collection
02/2023 Container rental	P-184855	johnson	43.96	46350000 - Refuse Collection
<b>Total 858 (inn1145) - MARPAN SUPPLY COMPANY, INC (marpan) - 02/01/23 (02/23)</b>			<b>196.32</b>	
<b>859 (inn1145) - Metal Building Services, Inc. (metal) - 02/01/23 (02/23)</b>				
Repaired roof leak in stairwell.	P-184729	morgan	275.00	52500000 - Roof Repairs
<b>Total 859 (inn1145) - Metal Building Services, Inc. (metal) - 02/01/23 (02/23)</b>			<b>275.00</b>	
<b>860 (inn1145) - M&amp;J X-treme Cleaning Services, Inc (mjclean) - 02/01/23 (02/23)</b>				
01/2023 Janitorial Svcs	P-184728	collins	813.12	54500000 - Janitorial Service
01/2023 Janitorial Svcs	P-184728	knight	148.00	54500000 - Janitorial Service
01/2023 Janitorial Svcs	P-184728	johnson	1,248.55	54500000 - Janitorial Service
01/2023 Janitorial Svcs	P-184728	morgan	1,145.38	54500000 - Janitorial Service
<b>Total 860 (inn1145) - M&amp;J X-treme Cleaning Services, Inc (mjclean) - 02/01/23 (02/23)</b>			<b>3,355.05</b>	
<b>861 (inn1145) - STA of Tallahassee, Inc. (absystem) - 02/16/23 (02/23)</b>				
01/07/23-02/06/23 Copies	P-185549	knight	37.64	55300000 - Copies
<b>Total 861 (inn1145) - STA of Tallahassee, Inc. (absystem) - 02/16/23 (02/23)</b>			<b>37.64</b>	
<b>862 (inn1145) - Denise Bilbow (dbilbow) - 02/16/23 (02/23)</b>				
Marketing Services	P-185552	knight	471.25	55810300 - Grant Expense-ARPA
<b>Total 862 (inn1145) - Denise Bilbow (dbilbow) - 02/16/23 (02/23)</b>			<b>471.25</b>	
<b>863 (inn1145) - Engineered Cooling Services, Inc. (engineer) - 02/16/23 (02/23)</b>				
Replaced CU-2 contactor, Compressor on CU-20, replaced wire to CU-14 to disconnect.	P-185550	collins	3,574.00	51800000 - HVAC Repair
Liebert in alarm in collection room. NPSTrouble shoot, checked humidifier alarm was tripped, pans were full of water. emptied, ran through a cycle.	P-185551	johnson	332.31	51800000 - HVAC Repair
<b>Total 863 (inn1145) - Engineered Cooling Services, Inc. (engineer) - 02/16/23 (02/23)</b>			<b>3,906.31</b>	
<b>864 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 02/16/23 (02/23)</b>				
01/2023 Janitorial Svcs	P-185553	johnson	218.11	54600000 - Landscaping Service
01/2023 Janitorial Svcs	P-185553	collins	418.90	54600000 - Landscaping Service
01/2023 Janitorial Svcs	P-185553	knight	382.55	54600000 - Landscaping Service
01/2023 Janitorial Svcs	P-185553	inn-tic	321.97	54600000 - Landscaping Service
01/2023 Janitorial Svcs	P-185553	morgan	178.29	54600000 - Landscaping Service
Vacant lots & holding ponds	P-185553	inn-tic	211.18	54620000 - Non CAM Landscaping
<b>Total 864 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 02/16/23 (02/23)</b>			<b>1,731.00</b>	
<b>865 (inn1145) - I2X Solutions LLC (i2x) - 02/16/23 (02/23)</b>				

Payment Detail

Bank=inn1145 AND mm/yy=02/2023-02/2023 AND Check Date=02/01/2023-02/28/2023 AND All Checks=Yes AND Include Voids=All Checks

IT support for LCRDA	P-185556	knight	1,000.00	55750000 - Professional Fees
<b>Total 865 (inn1145) - I2X Solutions LLC (i2x) - 02/16/23 (02/23)</b>			<b>1,000.00</b>	
<b>866 (inn1145) - Leon County Clerk &amp; Comptroller's Office (lcbo) - 02/16/23 (02/23)</b>				
02/2023-Supplement ins	P-185558	knight	10.32	44060000 - Employee Benefits-Authority
02/2023-Dental ins	P-185558	knight	82.20	44060000 - Employee Benefits-Authority
02/2023-Vision	P-185558	knight	15.76	44060000 - Employee Benefits-Authority
02/2023-Life ins	P-185558	knight	339.56	44060000 - Employee Benefits-Authority
02/2023-Hlth ins	P-185558	knight	2,193.12	44060000 - Employee Benefits-Authority
<b>Total 866 (inn1145) - Leon County Clerk &amp; Comptroller's Office (lcbo) - 02/16/23 (02/23)</b>			<b>2,640.96</b>	
<b>867 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgtal) - 02/16/23 (02/23)</b>				
02/2023 Mgmt Fee-Innovation	P-185557	morgan	2,168.15	61100000 - Management Fees TALCOR
02/2023 Mgmt Fee-Innovation	P-185557	johnson	1,892.00	61100000 - Management Fees TALCOR
02/2023 Mgmt Fee-Innovation	P-185557	phippis	977.22	61100000 - Management Fees TALCOR
02/2023 Mgmt Fee-Innovation	P-185557	knight	951.49	61100000 - Management Fees TALCOR
02/2023 Mgmt Fee-Innovation	P-185557	collins	1,659.70	61100000 - Management Fees TALCOR
<b>Total 867 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgtal) - 02/16/23 (02/23)</b>			<b>7,648.56</b>	
<b>868 (inn1145) - Tallahassee Media Group (talladem) - 02/16/23 (02/23)</b>				
Ad #0005596261 02/2023	P-185548	knight	154.64	55960000 - Other Administration Costs
<b>Total 868 (inn1145) - Tallahassee Media Group (talladem) - 02/16/23 (02/23)</b>			<b>154.64</b>	
<b>869 (inn1145) - NBF Moving LLC (twomen) - 02/16/23 (02/23)</b>				
Furniture moving to Idea Lab in Collins building	P-185555	collins	1,107.50	53800000 - Other Cleaning and Improvements
<b>Total 869 (inn1145) - NBF Moving LLC (twomen) - 02/16/23 (02/23)</b>			<b>1,107.50</b>	
<b>870 (inn1145) - JH Creative LLC (jhcreat) - 02/22/23 (02/23)</b>				
Marketing Svcs	P-185648	knight	5,000.00	55860000 - Marketing/PR
<b>Total 870 (inn1145) - JH Creative LLC (jhcreat) - 02/22/23 (02/23)</b>			<b>5,000.00</b>	
<b>2012023 (inn1145) - Architects: Lewis &amp; Whitlock, P.A. (lewis) - 02/01/23 (02/23) (Voider)</b>				
North FI Innovation Labs	P-184647	knight	-35,993.59	13110000 - Construction in Progress
<b>Total 2012023 (inn1145) - Architects: Lewis &amp; Whitlock, P.A. (lewis) - 02/01/23 (02/23) (Voider)</b>			<b>-35,993.59</b>	
<b>2012023 (inn1145) - Architects: Lewis &amp; Whitlock, P.A. (lewis) - 02/01/23 (02/23) (Voided)</b>				
North FI Innovation Labs	P-184647	knight	35,993.59	13110000 - Construction in Progress
<b>Total 2012023 (inn1145) - Architects: Lewis &amp; Whitlock, P.A. (lewis) - 02/01/23 (02/23) (Voided)</b>			<b>35,993.59</b>	
<b>2012023 (inn1145) - Culpepper Construction Company, Inc (culpep) - 02/01/23 (02/23) (Voided)</b>				
N FI Innovation Lab new construction	P-184648	knight	1,332,941.82	13110000 - Construction in Progress
<b>Total 2012023 (inn1145) - Culpepper Construction Company, Inc (culpep) - 02/01/23 (02/23) (Voided)</b>			<b>1,332,941.82</b>	
<b>2012023 (inn1145) - Culpepper Construction Company, Inc (culpep) - 02/01/23 (02/23) (Voider)</b>				
N FI Innovation Lab new construction	P-184648	knight	-1,332,941.82	13110000 - Construction in Progress
<b>Total 2012023 (inn1145) - Culpepper Construction Company, Inc (culpep) - 02/01/23 (02/23) (Voider)</b>			<b>-1,332,941.82</b>	
<b>2142022 (inn1145) - CITY OF TALLAHASSEE (utlta) - 02/17/23 (02/23)</b>				
Acct #3588865610 01/2023	P-185573	inn-tic	38.34	46400000 - Water/Sewer
Acct #3588865610 01/2023	P-185573	inn-tic	38.34	46400000 - Water/Sewer
Acct #3588865610 01/2023	P-185573	inn-tic	14.53	46050000 - Electric
<b>Total 2142022 (inn1145) - CITY OF TALLAHASSEE (utlta) - 02/17/23 (02/23)</b>			<b>91.21</b>	
<b>2182023 (inn1145) - FLORIDA DEPARTMENT OF REVENUE (stax) - 02/17/23 (02/23)</b>				
01/2023 STAX Allowance Collins	P-184991	collins	-3.39	33150000 - Sales Tax Discount
01/2023 STAX Collins	P-184991	collins	135.63	23050000 - Sales Tax Payable
<b>Total 2182023 (inn1145) - FLORIDA DEPARTMENT OF REVENUE (stax) - 02/17/23 (02/23)</b>			<b>132.24</b>	
<b>2262023 (inn1145) - CITY OF TALLAHASSEE (utlta) - 02/17/23 (02/23)</b>				
Acct #9621285610 01/2023	P-185563	morgan	263.90	46050000 - Electric
Acct #8559156780 01/2023	P-185564	morgan	22.25	46270000 - Natural Gas-Vacant
Acct #8559156780 01/2023	P-185564	morgan	1,026.70	46050000 - Electric
Acct #4621285610 01/2023	P-185565	morgan	173.53	46050000 - Electric
Acct #6621285610 01/2023	P-185566	morgan	367.48	46050000 - Electric
Acct #76212885610 01/2023	P-185567	johnson	208.95	46350000 - Refuse Collection
Acct #76212885610 01/2023	P-185567	fuqua	26.80	46480000 - Irrigation - Utility
Acct #76212885610 01/2023	P-185567	morgan	170.95	46350000 - Refuse Collection
Acct #76212885610 01/2023	P-185567	fuqua	49.78	46490000 - Irrigation-NonCAM
Acct #0721285610 01/2023	P-185568	fuqua	144.57	46400000 - Water/Sewer
Acct #0721285610 01/2023	P-185568	fuqua	268.48	46420000 - Non CAM Water/Sewer
Acct #5764754002 01/2023	P-185569	johnson	1,533.38	46050000 - Electric
Acct #8621285610 01/2023	P-185570	knight	29.13	46350000 - Refuse Collection
Acct #8621285610 01/2023	P-185570	knight	25.60	46400000 - Water/Sewer
Acct #8621285610 01/2023	P-185570	knight	15.44	46400000 - Water/Sewer
Acct #8621285610 01/2023	P-185570	knight	53.87	46500000 - Stormwater

Payment Detail

Bank=inn1145 AND mm/yy=02/2023-02/2023 AND Check Date=02/01/2023-02/28/2023 AND All Checks=Yes AND Include Voids=All Checks

Acct #8621285610 01/2023	P-185570	knight	62.14 46600000 - Fire Service - Utility
Acct #8621285610 01/2023	P-185570	knight	19.73 46050000 - Electric
Acct #8621285610 01/2023	P-185570	knight	302.77 46050000 - Electric
Acct #1721285610 01/2023	P-185571	inn-tlc	34.37 46050000 - Electric
Acct #6370545953 01/2023	P-185572	collins	135.25 46400000 - Water/Sewer
Acct #6370545953 01/2023	P-185572	collins	76.58 46400000 - Water/Sewer
Acct #6370545953 01/2023	P-185572	collins	189.95 46350000 - Refuse Collection
Acct #6370545953 01/2023	P-185572	collins	213.33 46600000 - Fire Service - Utility
Acct #6370545953 01/2023	P-185572	collins	258.93 46500000 - Stormwater
Acct #6370545953 01/2023	P-185572	collins	2,493.49 46050000 - Electric
<b>Total 2262023 (inn1145) - CITY OF TALLAHASSEE (utital) - 02/17/23 (02/23)</b>			<b>8,167.35</b>
<b>2282023 (inn1145) - Home Depot Credit Services (home) - 02/28/23 (02/23)</b>			
extension tube, blk bags	P-186351	collins	58.38 53800000 - Other Cleaning and Improvements
bucket, doorstop, studsolver	P-186351	collins	98.12 53800000 - Other Cleaning and Improvements
febrzae, soap,wipes,doorstops	P-186351	collins	124.28 53800000 - Other Cleaning and Improvements
Discount EPA	P-186351	collins	-2.49 33100000 - Other Income
Discount EPA	P-186351	collins	-1.96 33100000 - Other Income
<b>Total 2282023 (inn1145) - Home Depot Credit Services (home) - 02/28/23 (02/23)</b>			<b>276.33</b>
<b>3012023 (inn1145) - CNA INSURANCE (cnainsur) - 02/28/23 (02/23)</b>			
Acct #0115148524 02/2023	P-185981	knight	3,874.40 19130000 - Prepaid Insurance
<b>Total 3012023 (inn1145) - CNA INSURANCE (cnainsur) - 02/28/23 (02/23)</b>			<b>3,874.40</b>
<b>3132023 (inn1145) - COMCAST (comcast) - 02/28/23 (02/23)</b>			
Acct #8535101683273174 02/2023	P-185791	knight	309.67 55200000 - Phone Service
Acct #8535101683273174 02/2023	P-185791	knight	141.50 55220000 - Internet Charge
<b>Total 3132023 (inn1145) - COMCAST (comcast) - 02/28/23 (02/23)</b>			<b>451.17</b>
			<b>45,375.12</b>

### Deposit Register

For Period = Feb 2023

Name	Property	Unit	Tenant	Period	Received Date	Deposit Date	Amount	Check #	Deposit #	Notes
<b>(inn1145) - 444 02/03/2023</b>										
CareerSource Capital Region	morgan	132	career	02/2023	2/3/2023	2/3/2023	6,961.33	035781	444	:CHECKscan Payment
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES DIVISION OF MARKETING & DEVELOPMENT	collins	25	ip-dacs	02/2023	2/3/2023	2/3/2023	3,350.63	3405464050	444	:CHECKscan Payment
John Teem	collins	LAB1AR5	johnteem	02/2023	2/3/2023	2/3/2023	110.21	01023	444	:CHECKscan Payment
<b>Total (inn1145) - 444 02/03/2023</b>							<b>10,422.17</b>			
<b>(inn1145) - 445 02/06/2023</b>										
Infinity Labs	collins	LAB1.3	infinity	02/2023	2/6/2023	2/6/2023	91.84	40900234	445	:CHECKscan Payment
<b>Total (inn1145) - 445 02/06/2023</b>							<b>91.84</b>			
<b>(inn1145) - 446 02/08/2023</b>										
Reclaim Pharmaceutical Waste Mgt, LLC	collins	LAB-30FC	reclaimp	02/2023	2/8/2023	2/8/2023	1,765.05	001031	446	:CHECKscan Payment
Quarry Sanitizer, LLC a Florida Corporation	collins	LAB1AR1	quarrysa	02/2023	2/8/2023	2/8/2023	106.11	001031	446	:CHECKscan Payment
<b>Total (inn1145) - 446 02/08/2023</b>							<b>1,871.16</b>			
<b>(inn1145) - 447 02/01/2023</b>										
General Service Administration (GSA) GS-04P-LFL6023	johnson	100	gs04pfl	02/2023	2/1/2023	2/1/2023	25,276.33	Auto	447	
<b>Total (inn1145) - 447 02/01/2023</b>							<b>25,276.33</b>			
<b>(inn1145) - 448 02/03/2023</b>										
Endurance lasers LLC	collins			02/2023	2/3/2023	2/3/2023	650.00	Auto	448	
<b>Total (inn1145) - 448 02/03/2023</b>							<b>650.00</b>			
<b>(inn1145) - 449 02/03/2023</b>										
Florida State University Board of Trustees	morgan	110	nwrdcmg	02/2023	2/3/2023	2/3/2023	5,131.53	Auto	449	
<b>Total (inn1145) - 449 02/03/2023</b>							<b>5,131.53</b>			
<b>(inn1145) - 450 02/01/2023</b>										
Transf from IPTLH	knight			02/2023	2/1/2023	2/1/2023	72,608.86	Transfer	450	
<b>Total (inn1145) - 450 02/01/2023</b>							<b>72,608.86</b>			
<b>(inn1145) - 451 02/15/2023</b>										
FSU Research Foundation	fuqua		fsurf-ca	02/2023	2/15/2023	2/15/2023	488.69	Auto	451	
<b>Total (inn1145) - 451 02/15/2023</b>							<b>488.69</b>			
DEPARTMENT OF TRANSPORTATION	phipps	PHIPPS	ip-dot	02/2023	2/27/2023	2/27/2023	8,738.66	3406097140	452	:CHECKscan Payment
<b>Total (inn1145) - 452 02/27/2023</b>							<b>8,738.66</b>			
<b>Grand Total</b>							<b>125,279.24</b>			



**Aged Receivable**

DB Caption: TALCOR Commercial -- LIVE Property: invntion Status: Current, Past, Future All Selected Accounts Age As Of: 02/28/2023 Post To: 02/2023 Summary By: Tenant

Property	Customer	Lease	Name	Status	Current	0-30	31-60	61-90	Over	Pre-	Total
					Owed	Owed	Owed	Owed	90 Owed	Payments	Owed
<b>collins - LEON COUNTY RESEARCH AND DEVELOPMENT</b>											
collins - LEON COUNTY RESEARCH AND DEVELOPMENT	ip-dacs		STATE OF FLORIDA DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES DIVISION OF MARKETING & DEVELOPMENT	Current	3,350.63	3,350.63	0.00	0.00	0.00	0.00	3,350.63
collins - LEON COUNTY RESEARCH AND DEVELOPMENT	infinity		Infinity Labs	Current	5.36	5.36	0.00	0.00	0.00	0.00	5.36
collins - LEON COUNTY RESEARCH AND DEVELOPMENT	quarrysa		Quarry Sanitizer, LLC a Florida Corporation	Current	0.00	0.00	0.00	0.00	0.00	-236.80	-236.80
<b>collins - LEON COUNTY RESEARCH AND DEVELOPMENT</b>					<b>3,355.99</b>	<b>3,355.99</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-236.80</b>	<b>3,119.19</b>
<b>fuqua - LEON COUNTY RESEARCH &amp; DEVELOPMENT</b>											
fuqua - LEON COUNTY RESEARCH & DEVELOPMENT	fsurf-ca		FSU Research Foundation	Current	12,751.16	10,774.36	0.00	0.00	1,976.80	0.00	12,751.16
<b>fuqua - LEON COUNTY RESEARCH &amp; DEVELOPMENT</b>					<b>12,751.16</b>	<b>10,774.36</b>	<b>0.00</b>	<b>0.00</b>	<b>1,976.80</b>	<b>0.00</b>	<b>12,751.16</b>
<b>inn-tic - LEON COUNTY RESEARCH &amp; DEVELOPMENT</b>											
inn-tic - LEON COUNTY RESEARCH & DEVELOPMENT	data		NORTHWEST REGIONAL DATA CENTER	Current	3,456.82	0.00	0.00	0.00	3,456.82	0.00	3,456.82
inn-tic - LEON COUNTY RESEARCH & DEVELOPMENT	fsucam		FSU	Current	6,720.36	0.00	0.00	0.00	6,720.36	0.00	6,720.36
inn-tic - LEON COUNTY RESEARCH & DEVELOPMENT	danfoss		DANFOSS TURBOCOR, INC.	Current	0.00	0.00	0.00	0.00	0.00	-13.81	-13.81
inn-tic - LEON COUNTY RESEARCH & DEVELOPMENT	aero		FSU-AEROPULSION & MECHATRONICS ENERGY	Current	6,690.62	0.00	0.00	0.00	6,690.62	0.00	6,690.62
inn-tic - LEON COUNTY RESEARCH & DEVELOPMENT	maglab		NATIONAL HIGH MAGNETIC FIELD LABORATORY	Current	17,484.83	0.00	0.00	0.00	17,484.83	0.00	17,484.83
inn-tic - LEON COUNTY RESEARCH & DEVELOPMENT	lot6g		MORGAN/SLIGER/JOHNSON/SHAW BUILDINGS	Current	1,992.32	0.00	0.00	0.00	1,992.32	0.00	1,992.32
<b>inn-tic - LEON COUNTY RESEARCH &amp; DEVELOPMENT</b>					<b>36,344.95</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>36,344.95</b>	<b>-13.81</b>	<b>36,331.14</b>
<b>Johnson - LEON COUNTY RESEARCH &amp; DEVELOPMENT</b>											
Johnson - LEON COUNTY RESEARCH & DEVELOPMENT	gs04pflf		General Service Administration (GSA) GS-04P-LFL6023	Current	25,276.33	25,276.33	0.00	0.00	0.00	0.00	25,276.33
<b>Johnson - LEON COUNTY RESEARCH &amp; DEVELOPMENT</b>					<b>25,276.33</b>	<b>25,276.33</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>25,276.33</b>
<b>knight - Leon County Research and Development</b>											
knight - Leon County Research and Development	nhuenerg		Nhu Energy, Inc	Current	1,150.40	981.08	154.63	0.00	14.69	0.00	1,150.40
<b>knight - Leon County Research and Development</b>					<b>1,150.40</b>	<b>981.08</b>	<b>154.63</b>	<b>0.00</b>	<b>14.69</b>	<b>0.00</b>	<b>1,150.40</b>
<b>morgan - Leon County Research and Development</b>											
morgan - Leon County Research and Development	nwrdcmg		Florida State University Board of Trustees	Current	5,131.53	5,131.53	0.00	0.00	0.00	0.00	5,131.53
morgan - Leon County Research and Development	ispa		INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	Current	1,803.51	200.35	200.35	200.35	1,202.46	0.00	1,803.51
morgan - Leon County Research and Development	career		CareerSource Capital Region	Current	911.10	911.10	0.00	0.00	0.00	0.00	911.10
morgan - Leon County Research and Development	tmhtest		FLORIDA STATE BOARD OF TRUSTEES	Current	250.92	250.92	0.00	0.00	0.00	0.00	250.92
<b>morgan - Leon County Research and Development</b>					<b>8,097.06</b>	<b>6,493.90</b>	<b>200.35</b>	<b>200.35</b>	<b>1,202.46</b>	<b>0.00</b>	<b>8,097.06</b>
<b>Grand Total</b>					<b>86,975.89</b>	<b>46,881.66</b>	<b>354.98</b>	<b>200.35</b>	<b>39,538.90</b>	<b>-250.61</b>	<b>86,725.28</b>

UserId : kristy@talcor.com Date : 3/17/2023 Time : 10:04 AM

Payables Aging Report

invntion
Period : 02/2023
As of : 02/28/2023

Table with columns: Payee, Payee Name, Invoice, Control, Batch Id, Property, Invoice Date, Account, Invoice #, Current, 0-30, 31-60, 61-90, Over, Future, Notes. Rows include categories like bbfloor, centuryl, cypresselect, dbilbow, engineer, fishclean, gaffburg, hancdtayne, hancdtegggy, hancdtwill.



Payables Aging Report

invntion  
 Period: 02/2023  
 As of : 02/28/2023

Payee Code	Payee Name	Invoice Notes	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90	Future Invoice	Notes
sherwin	Sherwin Williams	paint for touch ups	P-185872	43755	collins	2/28/2023	5340-0000 Painting	9664-9	52.62	52.62	0.00	0.00	0.00	0.00	0.00 paint for touch ups
<b>Total sherwin</b>									<b>52.62</b>	<b>52.62</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
talladem	Tallahassee Media Group	AD no#0005607979	P-185868	43754	knight	2/28/2023	5596-0000 Other Administration	0005607979	135.56	135.56	0.00	0.00	0.00	0.00	0.00 AD no#0005607979
<b>Total talladem</b>									<b>135.56</b>	<b>135.56</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
target	Target Copy Inc.	a lab ribbon cutting fly	P-185863	43754	collins	2/23/2023	5586-0000 Marketing/PR	154493	93.26	93.26	0.00	0.00	0.00	0.00	0.00 Idea lab ribbon cutting flyers
<b>Total target</b>									<b>93.26</b>	<b>93.26</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
uttal	CITY OF TALLAHASSEE														0.00
		ct #100027361 02/2023	P-186340	43864	morgan	2/28/2023	4605-0000 Electric	00027361 02/2023	967.92	967.92	0.00	0.00	0.00	0.00	0.00 Acct #100027361 02/2023
		ct #100027361 02/2023	P-186340	43864	morgan	2/28/2023	4627-0000 Natural Gas-Vacant	00027361 02/2023	21.19	21.19	0.00	0.00	0.00	0.00	0.00 Acct #100027361 02/2023
		ct #100071358 02/2023	P-186341	43864	morgan	2/28/2023	4605-0000 Electric	00071358 02/2023	323.37	323.37	0.00	0.00	0.00	0.00	0.00 Acct #100071358 02/2023
		ct #100071391 02/2023	P-186342	43864	fuqua	2/28/2023	4648-0000 Irrigation - Utility	00071391 02/2023	26.80	26.80	0.00	0.00	0.00	0.00	0.00 Acct #100071391 02/2023
		ct #100071391 02/2023	P-186342	43864	fuqua	2/28/2023	4649-0000 Irrigation-NonCAM	00071391 02/2023	49.78	49.78	0.00	0.00	0.00	0.00	0.00 Acct #100071391 02/2023
		ct #100071391 02/2023	P-186342	43864	johnson	2/28/2023	4635-0000 Refuse Collection	00071391 02/2023	208.97	208.97	0.00	0.00	0.00	0.00	0.00 Acct #100071391 02/2023
		ct #100071391 02/2023	P-186342	43864	morgan	2/28/2023	4635-0000 Refuse Collection	00071391 02/2023	170.97	170.97	0.00	0.00	0.00	0.00	0.00 Acct #100071391 02/2023
		ct #100071426 02/2023	P-186343	43864	morgan	2/28/2023	4605-0000 Electric	00071426 02/2023	129.74	129.74	0.00	0.00	0.00	0.00	0.00 Acct #100071426 02/2023
		ct #100071458 02/2023	P-186344	43864	johnson	2/28/2023	4605-0000 Electric	00071458 02/2023	1,607.13	1,607.13	0.00	0.00	0.00	0.00	0.00 Acct #100071458 02/2023
		ct #100071487 02/2023	P-186345	43864	collins	2/28/2023	4605-0000 Electric	00071487 02/2023	2,884.84	2,884.84	0.00	0.00	0.00	0.00	0.00 Acct #100071487 02/2023
		ct #100071487 02/2023	P-186345	43864	collins	2/28/2023	4635-0000 Refuse Collection	00071487 02/2023	189.97	189.97	0.00	0.00	0.00	0.00	0.00 Acct #100071487 02/2023
		ct #100071487 02/2023	P-186345	43864	collins	2/28/2023	4640-0000 Water/Sewer	00071487 02/2023	222.72	222.72	0.00	0.00	0.00	0.00	0.00 Acct #100071487 02/2023
		ct #100071487 02/2023	P-186345	43864	collins	2/28/2023	4650-0000 Stormwater	00071487 02/2023	258.93	258.93	0.00	0.00	0.00	0.00	0.00 Acct #100071487 02/2023
		ct #100071487 02/2023	P-186345	43864	collins	2/28/2023	4660-0000 Fire Service - Utility	00071487 02/2023	213.33	213.33	0.00	0.00	0.00	0.00	0.00 Acct #100071487 02/2023
		ct #100071520 02/2023	P-186346	43864	morgan	2/28/2023	4605-0000 Electric	00071520 02/2023	366.13	366.13	0.00	0.00	0.00	0.00	0.00 Acct #100071520 02/2023
		ct #100087774 02/2023	P-186347	43864	fuqua	2/28/2023	4640-0000 Water/Sewer	00087774 02/2023	144.57	144.57	0.00	0.00	0.00	0.00	0.00 Acct #100087774 02/2023
		ct #100087774 02/2023	P-186347	43864	fuqua	2/28/2023	4642-0000 Non CAM Water/Sewer	00087774 02/2023	268.48	268.48	0.00	0.00	0.00	0.00	0.00 Acct #100087774 02/2023
		ct #100089721 02/2023	P-186348	43864	inn-tic	2/28/2023	4605-0000 Electric	00089721 02/2023	32.40	32.40	0.00	0.00	0.00	0.00	0.00 Acct #100089721 02/2023
		ct #100089754 02/2023	P-186349	43864	knight	2/28/2023	4605-0000 Electric	00089754 02/2023	224.34	224.34	0.00	0.00	0.00	0.00	0.00 Acct #100089754 02/2023
		ct #100089754 02/2023	P-186349	43864	knight	2/28/2023	4635-0000 Refuse Collection	00089754 02/2023	29.13	29.13	0.00	0.00	0.00	0.00	0.00 Acct #100089754 02/2023
		ct #100089754 02/2023	P-186349	43864	knight	2/28/2023	4640-0000 Water/Sewer	00089754 02/2023	41.77	41.77	0.00	0.00	0.00	0.00	0.00 Acct #100089754 02/2023
		ct #100089754 02/2023	P-186349	43864	knight	2/28/2023	4650-0000 Stormwater	00089754 02/2023	53.87	53.87	0.00	0.00	0.00	0.00	0.00 Acct #100089754 02/2023
		ct #100089754 02/2023	P-186349	43864	knight	2/28/2023	4660-0000 Fire Service - Utility	00089754 02/2023	62.14	62.14	0.00	0.00	0.00	0.00	0.00 Acct #100089754 02/2023
<b>Total uttial</b>									<b>8,498.49</b>	<b>8,498.49</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Grand Total</b>									<b>59,114.37</b>	<b>59,114.37</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	



INNOVATION PARK  
COLLINS BLDG.

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

n

% 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, 124,125,127,152	VACANT				4,184	0.00	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -			\$ -		\$ -
lab- 1,2,3	Reclaim Pharmaceutical Waste Mgt (Quarry Bio)	8/1/19	7/31/23	\$ 1,515.83	1,070	18.50	\$ 1,649.58	\$ 1,649.58	\$ 115.47		\$ 1,765.05	\$ (0.01)	\$ 1,765.04	\$ 1,765.05	2/8	\$ (0.01)	ck #1031	\$ 115.47
Lab 1 - Area 1	Quarry Sanitizer, LLC	4/4/20	MTM	\$ -	70	17.00	\$ 99.17	\$ 99.17	\$ 6.94	\$ -	\$ 106.11	\$ (236.74)	\$ (130.63)	\$ 106.11	2/8	\$ (236.74)	ck #1031	\$ 6.94
Lab 1 - Area 2	VACANT				130													
Lab 1 - Area 3	Infinity Labs	3/1/21	2/28/23	\$ 83.33	50	20.60	\$ 85.83	\$ 85.83	\$ 6.01		\$ 91.84	\$ 5.37	\$ 97.21	\$ 91.84	2/6	\$ 5.37	ck #40900234	\$ 6.01
Lab 1 - Area 5	John Teem	6/1/21	5/31/23	\$ 100.00	60	20.60	\$ 103.00	\$ 103.00	\$ 7.21	\$ -	\$ 110.21	\$ -	\$ 110.21	\$ 110.21	2/2	\$ -	ck # 1025	\$ 7.21
25	DEPT OF AGRICULTURE & CONSUMER SERVICES-SEAFOOD & AQUACULTURE	7/1/07	6/30/27	\$ -	1,926	20.88	\$ 3,350.63	\$ 3,350.63	EXEMPT		\$ 3,350.63	\$ 3,350.63	\$ 6,701.26	3,350.63	2/3	\$ 3,350.63	ck# 34-0546405-0	EXEMPT
	Endurance Lasers, LLC									\$ 650.00	\$ 650.00	\$ -	\$ 650.00	\$ 650.00	2/3	\$ -	Storage Fees	
=====																		
TOTALS				\$ 1,699.16	24,960	48.79	\$ 5,288.21	\$ 5,288.21	\$ 135.63	\$ -	\$ 6,073.84	\$ 3,119.25	\$ 9,193.09	\$ 6,073.84		\$ 3,119.25		\$ 135.63

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.	\$ 9,964.68	\$ 3,277.17	\$ 13,241.85	\$ 488.69	2/15	\$ 12,753.16	Billed qtlly for common area costs	EXEMPT
<b>TOTALS</b>	<b>\$ 9,964.68</b>	<b>\$ 3,277.17</b>	<b>\$ 13,241.85</b>	<b>\$ 488.69</b>		<b>\$ 12,753.16</b>		<b>\$ -</b>

INNOVATION PARK  
JOHNSON BLDG.

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PE R SQ.FT.	GPR	RENT	STAX (7%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
200	Vacant			\$ -	11,079			\$ -	EXEMPT	\$ -	\$ -	\$0.00	\$ -	\$ -		\$ -		EXEMPT
300											\$ -	\$ -				\$ -		
	General Service Administration DBA National Park Sv:	2/18/15	2/17/25		30,616			\$ 25,276.33	Exempt	\$ -	\$ 25,276.33	\$ 25,276.33	\$ 50,552.66	\$ 25,276.33	2/1	\$ 25,276.33		EXEMPT
		12/7/94	11/1/14	\$ -		#DIV/0!			EXEMPT	\$ -	\$ -	\$ -				\$ -		EXEMPT
											\$ -	\$ -				\$ -		
=====																		
	TOTALS			\$ -	41,695	#DIV/0!	\$ -	\$ 25,276.33	\$ -	\$ -	\$ 25,276.33	\$ 25,276.33	\$ 50,552.66	\$ 25,276.33		\$ 25,276.33		\$ -

A/R \$ 25,276.33  
Prepaid \$ -



INNOVATION PARK  
MORGAN BLDG.

Innovation Park  
(A Research & Development Centre)  
Morgan Building-3035 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	MTM	\$ -	646	16.70	\$ 899.18	\$ 899.18	Exempt	\$ -		\$ 899.18	\$ (648.26)	\$ 250.92			\$ 250.92			
102,104,105,106,107,000						1280	0.00														
103						160.00															
110, 113, 113A 114, 121, 122, 123	2014-101	Northwest Regional Data Center <i>NWRDC (part of above)</i>	1/20/14	4/30/25		1799.00 515.00	15.38	\$ 5,131.53	\$ 5,131.53	EXEMPT			\$ 5,131.53	\$ 5,131.53	\$ 10,263.06	\$ 5,131.53	2/03	\$ 5,131.53		EXEMPT	
115, 118, 119,120 117		<i>NWRDC (part of above)</i> <i>NWRDC (part of above)</i>				1514.00 175.00	0.00	\$ -												\$ -	
116		VACANT				195.00															
127, 128, 129, 129A		Vacant			\$ -	1000.00	0.00	\$ -												\$ -	
130,130AC, 133, 135-138		Vacant				2340.00	0.00	\$ -													EXEMPT
131	2008-103	FSU-INSTITUTE OF SCIENCE & PUBLIC AFFAIRS	5/1/08	4/30/23	\$ -	130.00	16.43	\$ 178.03	\$ 178.03	EXEMPT	\$ 22.32		\$ 200.35	\$ 1,603.16	\$ 1,803.51			\$ 1,803.51		EXEMPT	
130B		FSU/TMH Testing Lab	9/1/21	MTM	\$ -	176.00	17.10	\$ 250.77	\$ 250.77	EXEMPT	\$ -		\$ 250.77	\$ (250.77)	\$ -			\$ -			EXEMPT
139		FSU/TMH Testing Lab	10/1/20	MTM		176.00	17.10	\$ 250.77	\$ 250.77	EXEMPT			\$ 250.77	\$ (250.77)	\$ -			\$ -			EXEMPT
139B		Vacant			\$ -	176.00	0.00	\$ -	\$ -	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
132,200,201,222,222A,222B, 223,225,225A,225B,225C,225 D,236,237,238,239,240,241,2 42,246,247,248,248A		Big Bend Jobs & Education Council Inc DBA CareerSource Capital Region	2/12/21	2/29/24	\$ 6,628.00	5221.00	16.00	\$ 6,961.33	\$ 6,961.33		\$ -		\$ 6,961.33	\$ 911.10	\$ 7,872.43	\$ 6,961.33	2/2	\$ 911.10	ck 35739		EXEMPT
=====																					
TOTALS						\$ 6,628.00	22719.00	9.43	\$ 17,296.61	\$ 13,671.61	\$ -	\$ -	\$ 13,693.93	\$ 6,495.99	\$ 20,189.92	\$ 12,092.86		\$ 8,097.06			\$ -

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	C.A.M.	INSUR.	RETAX	STAX (7.%)	DSL CHARGE	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
102,104,105	LEON COUNTY RESEARCH & DEVELOPMENT AUTHORITY		MTM		1,782	0.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ -	\$ -	\$ -			\$ -	OWNER-FREE RENT	\$ -
103	NHU ENERGY, INC.	2/1/22	7/31/22	\$ -	188	0.00	\$ -					\$ -	\$ -		\$ -	\$ -	\$ -			\$ -		\$ -
110	VACANT			\$ -	254	0.00	\$ -	\$ -				\$ -	\$ -		\$ -	\$ -	\$ -			\$ -		\$ -
111	VACANT				90																	
112	NHU ENERGY, INC.	8/1/15	7/31/22	\$ 183.67	152	72.39	\$916.90	\$				\$ -	\$ -	\$ -	\$ 981.08	\$ 169.52	\$ 1,150.60			\$ 1,150.60	ck #2255	\$ -
113	NHU ENERGY, INC.	8/1/15	7/31/22		164	0.00																EXEMPT
114	NHU ENERGY, INC.	8/1/15	7/31/22	\$ -	170	0.00	916.90								\$ -	\$ -	\$ -			\$ -		
	Elvpitch-													\$ -	\$ -	\$ -	\$ -			\$ -		EXEMPT
	FAMU Grant														\$ -	\$ -	\$ -			\$ -		EXEMPT
	Transf from IPTLH														\$ -	\$ -	\$72,608.86	2/1		\$ -	1218-0000	Exempt
							64.16															
=====																						
TOTALS				\$ 183.67	2,800	18.10	\$916.90	\$	\$ -	\$ -	\$ -	\$64.16		\$ -	\$ 981.08	\$ 169.52	\$ 1,150.60	\$72,608.86		\$		

916.90

A/R \$ 1,150.60

1,150.60

INNOVATION PARK  
PHIPPS BLDG.

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ.FT.	GPR	BASE RENT	STAX (7%)	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	PAYMENT RECEIVED	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE
PHIPPS	FLORIDA DEPARTMENT OF TRANSPORTATION	6/1/07	9/30/37	\$ -	14,661	8.77	\$ 10,719.57	\$ 8,738.66	EXEMPT		\$ 8,738.66	\$ -	\$ 8,738.66	\$ 8,738.66	2/27	\$ -	ck 34-0466637-0	EXEMPT
	STRUCTURAL RESEARCH LABORATORY																RENT SAME TILL END OF LEASE	
	(bldg & land is 5.28 acres)																LESSEE PAYS UTILITIES, JANITORIAL & GROUNDS MAINTENANCE. LANDLORD PAYS FOR HVAC, STRUCTURAL & SOME INTERIOR MAINTENANCE ITEMS.	
=====																		
<b>TOTALS</b>				\$ -	14,661	8.77	\$ 10,719.57	\$ 8,738.66	\$ -	\$ -	\$ 8,738.66	\$ -	\$ 8,738.66	\$ 8,738.66		\$ -		\$ -

A/R  
Prepaid



INNOVATION PARK  
TENANTS IN COMMON BLDG.

CENTER FOR INTERACTIVE MEDIA																				
GROUND	4B	VACANT																		
					7.40															
GROUND	1C	FSU MATERIALS RESEARCH CENTER (Lot 1b1)			4.50						\$ -	\$ -	\$ -	\$ -				\$ -	OWNED BY FSURF OTHER: 2020/21 CAM	EXEMPT
GROUND	2C	FSU-AEROPULSION & MECHATRONICS ENERGY			4.50						\$ -	\$ -	\$ 6,690.62	\$ 6,690.62				\$ 6,690.62	OWNED BY FSURF OTHER: 2020/21 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 (FSUCAM)	8/4/89	8/3/39	\$ -	9.16					\$ -	\$ -	\$ 6,720.36	\$ 6,720.36				\$ 6,720.36	CAM CAPPED AT 8% INCREASE PER YEAR OTHER: 2020/21 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: 2020/21 CAM	EXEMPT
GROUND	8E	VACANT			9.24															
EBP		VACANT																		
MISCELLANEOUS PAYMENTS												\$ -	\$ -							Shanna Lewis-Restitution 3310-0000
											\$ -	\$ -	\$ -	\$ -	\$ -			\$ -		Vendor Fee Food Trucks
																				Transf From IPTLH
														\$ -						
=====																				
TOTALS						\$ -	174.60	0.00	\$ -	\$ -	\$ -	\$ -	\$ 36,331.14	\$ 36,331.14	\$ -			\$ 36,331.14		\$ -

FSU Lots  
FAMU  
LCRDA

A/R \$ 36,344.95  
Prepaid \$ (13.81)

### Work Order List

Property=innvtion AND Order By=WO#

			Call	Start				Stock	Unit		
WO	Prop-Unit	Status	Date	Date	Employee	Brief Desc	Quantity	Stock	Description	Price	Total
67578	collins	Work Completed	1/25/2023		ddm	RWO Property check	1.00		DeMartino - straight	55.00	55.00
					ddm		1.50		DeMartino - straight	55.00	82.50
					ddm		2.00		DeMartino - straight	55.00	110.00
					ddm		3.50		DeMartino - straight	55.00	192.50
					ddm		3.50		DeMartino - straight	55.00	192.50
					ddm		1.00		DeMartino - straight	55.00	55.00
					ddm		3.00		DeMartino - straight	55.00	165.00
					ddm		0.50		DeMartino - straight	55.00	27.50
					ddm		5.50		DeMartino - straight	55.00	302.50
					ddm		0.50		DeMartino - straight	55.00	27.50
					ddm		1.50		DeMartino - straight	55.00	82.50
					ddm		1.50		DeMartino - straight	55.00	82.50
					ddm		1.00		DeMartino - straight	55.00	55.00
					ddm		2.00		DeMartino - straight	55.00	110.00
					ddm		1.50		DeMartino - straight	55.00	82.50
					ddm		1.50		DeMartino - straight	55.00	82.50
					ddm		1.00		DeMartino - straight	55.00	55.00
					ddm		2.00		DeMartino - straight	55.00	110.00
					ddm		0.50		DeMartino	55.00	27.50
					ddm		0.50		DeMartino - straight	55.00	27.50
					ddm		2.50		DeMartino - straight	55.00	137.50
					ddm		1.00		DeMartino - straight	55.00	55.00
					ddm		2.00		DeMartino - straight	55.00	110.00
					ddm		6.50		DeMartino - straight	55.00	357.50
					ddm		1.50		DeMartino - straight	55.00	82.50
					ddm		4.00		DeMartino - straight	55.00	220.00
					ddm		2.50		DeMartino - straight	55.00	137.50
					ddm		0.50		DeMartino - straight	55.00	27.50
					ddm		6.00		DeMartino - straight	55.00	330.00
					ddm		1.00		DeMartino - straight	55.00	55.00
					ddm		4.50		DeMartino - straight	55.00	247.50
					ddm		2.00		DeMartino - straight	55.00	110.00
					ddm		1.50		DeMartino - straight	55.00	82.50
					ddm		1.00		DeMartino - straight	55.00	55.00
					ddm		2.50		DeMartino - straight	55.00	137.50
					ddm		14.00		DeMartino - straight	55.00	770.00
					ddm		6.50		DeMartino - straight	55.00	357.50
					ddm		0.50		DeMartino - straight	55.00	27.50
					ddm		5.50		DeMartino - straight	55.00	302.50
67580	johnson	Work Completed	1/25/2023		ddm	RWO Property check	0.50		DeMartino	55.00	27.50
					ddm		0.50		DeMartino - straight	55.00	27.50
					ddm		1.00		DeMartino - straight	55.00	55.00
					ddm		1.00		DeMartino - straight	55.00	55.00
					ddm		1.00		DeMartino - straight	55.00	55.00
					ddm		0.50		DeMartino - straight	55.00	27.50
					ddm		1.00		DeMartino - straight	55.00	55.00
					ddm		0.50		DeMartino - straight	55.00	27.50
					ddm		1.00		DeMartino - straight	55.00	55.00
67581	knight	Work Completed	1/25/2023		ddm	RWO Property check	1.00		DeMartino - straight	55.00	55.00
					ddm		1.00		DeMartino	55.00	55.00
67582	morgan	Work Completed	1/25/2023		ddm	RWO Property check	0.50		DeMartino	55.00	27.50

Work Order List

Property=innvtion AND Order By=WO#

				ddm		1.00	DeMartino - straight	55.00	55.00
				ddm		2.00	DeMartino - straight	55.00	110.00
				ddm		1.00	DeMartino - straight	55.00	55.00
				ddm		1.50	DeMartino - straight	55.00	82.50
				ddm		0.50	DeMartino - straight	55.00	27.50
				ddm		1.00	DeMartino - straight	55.00	55.00
				ddm		1.00	DeMartino - straight	55.00	55.00
				ddm		1.00	DeMartino - straight	55.00	55.00
				ddm		0.50	DeMartino - straight	55.00	27.50
				ddm		1.50	DeMartino - straight	55.00	82.50
67586	fuqua	Work Completed	1/25/2023	ddm	RWO-Check Bathroom	1.50	DeMartino	55.00	82.50
				ddm		1.00	DeMartino - straight	55.00	55.00
67604	inn-tic	Work Completed	1/25/2023	ddm	RWO-Trash Pickup	0.50	DeMartino - straight	55.00	27.50
				ddm		0.50	DeMartino - straight	55.00	27.50
				ddm		1.00	DeMartino	55.00	55.00
				ddm		1.50	DeMartino	55.00	82.50
				ddm		2.00	DeMartino - straight	55.00	110.00
				ddm		1.00	DeMartino - straight	55.00	55.00
				ddm		0.50	DeMartino - straight	55.00	27.50
67607	fuqua	Work Completed	1/25/2023	ddm	RWO-Check Lights	0.50	DeMartino	55.00	27.50
67812	johnson	Work Completed	2/10/2023	ddm	General Maintenance	1.00	DeMartino - straight	55.00	55.00
				ddm		2.00	DeMartino - straight	55.00	110.00
				ddm		1.00	DeMartino - straight	55.00	55.00
				ddm		0.50	DeMartino - straight	55.00	27.50
				ddm		0.50	DeMartino - straight	55.00	27.50
				ddm		2.00	DeMartino - straight	55.00	110.00
				ddm		1.00	DeMartino - straight	55.00	55.00
				ddm		2.50	DeMartino - straight	55.00	137.50
				ddm		1.00	DeMartino - straight	55.00	55.00
				ddm		1.00	DeMartino - straight	55.00	55.00
				ddm		2.00	DeMartino - straight	55.00	110.00
				ddm		5.00	DeMartino - straight	55.00	275.00
				ddm		1.00	DeMartino - straight	55.00	55.00
				ddm		1.00	DeMartino - straight	55.00	55.00
67813	knight	Work Completed	2/10/2023	ddm	General Maintenance	0.50	DeMartino - straight	55.00	27.50
				ddm		1.00	DeMartino - straight	55.00	55.00
68218	inn-tic	Work Completed	3/13/2023	ddm	Trash around park	0.50	DeMartino - straight	55.00	27.50
				ddm		0.50	DeMartino - straight	55.00	27.50
				ddm		0.50	DeMartino - straight	55.00	27.50
				ddm		1.00	DeMartino - straight	55.00	55.00
				ddm		0.50	DeMartino - straight	55.00	27.50
				ddm		1.00	DeMartino - straight	55.00	55.00
68221	fuqua	Work Completed	3/13/2023	ddm	Thyssun krupp	1.00	DeMartino - straight	55.00	55.00

8,745.00