



PROPERTY MANAGEMENT



December 2024 MONTHLY REPORT

PREPARED FOR:

Innovation Park

Leon County Research & Development Authority

Tallahassee, FL

NAI TALCOR

1018 Thomasville Road, Suite 200A

Tallahassee, Florida 32303

+1 850 224 2300

TALCOR.COM



TABLE OF CONTENTS

December 2024 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 (lcrda)

Balance Sheet (With Period Change)

Period = Dec 2024

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4500	Cash - Hancock #2	95,064.19	146,133.30	-51,069.11
1111-0000	Cash-NFIL Construction	52,708.79	52,708.79	0.00
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1190-0000	TOTAL CASH	147,972.98	199,042.09	-51,069.11
1200-0000	RECEIVABLES			
1210-0000	Accounts Receivable	14,313.44	14,213.44	100.00
1218-0000	Due from IP TLH	0.00	1,394.55	-1,394.55
1299-0000	TOTAL RECEIVABLES	14,313.44	15,607.99	-1,294.55
1300-1000	PROPERTY			
1305-0000	Land	635,920.58	635,920.58	0.00
1590-0000	Accumulated Depreciation	-1,208,436.40	-1,158,494.70	-49,941.70
1628-0000	NFIL Assets	28,330.26	26,948.74	1,381.52
1629-0000	NFIL Building	22,986,573.72	22,986,573.72	0.00
1668-0000	Park Planning/Development	939,865.15	939,865.15	0.00
1790-0000	TOTAL PROPERTY	23,382,253.31	23,430,813.49	-48,560.18
1840-0000	OTHER ASSETS			
1913-0000	Prepaid Insurance	26,552.62	17,006.93	9,545.69
1925-0000	Investments	1,968,157.01	1,960,330.24	7,826.77
1960-0000	Deferred Outflows of Resources - Pension	92,242.00	92,242.00	0.00
1980-0000	TOTAL OTHER ASSETS	2,086,951.63	2,069,579.17	17,372.46
1990-0000	TOTAL ASSETS	25,631,491.36	25,715,042.74	-83,551.38
2000-0000	LIABILITIES and CAPITAL			
2210-0000	Principal Note 1	4,183,579.68	4,171,723.67	11,856.01
2236-0000	Accounts Payable	20,922.47	15,965.00	4,957.47
2246-0000	Prepaid Rents	5,290.75	6,532.75	-1,242.00
2249-0000	Accrued Other	21,594.86	22,296.86	-702.00
2250-0000	Tenant Security Dep	5,899.90	12,527.90	-6,628.00
2254-0000	Due to IPTLH	225.85	0.00	225.85
2257-0000	Due to FSU	92,036.40	66,303.50	25,732.90
2258-0000	Due to FAMU	75,686.87	76,901.50	-1,214.63
2305-0000	Sales Tax Payable	2,125.30	2,066.50	58.80
2320-0000	Net Pension Liability	324,634.00	324,634.00	0.00
2420-0000	Deferred Inflow of Resources - Pension	32,347.00	32,347.00	0.00
2490-0000	TOTAL LIABILITIES	4,764,343.08	4,731,298.68	33,044.40
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	23,382,253.31	23,430,813.49	-48,560.18
2750-0000	Unrestricted	-2,515,105.03	-2,447,069.43	-68,035.60
2890-0000	TOTAL CAPITAL	20,867,148.28	20,983,744.06	-116,595.78
2990-0000	TOTAL LIABILITIES and CAPITAL	25,631,491.36	25,715,042.74	-83,551.38

INNOVATION PARK (lcrda)

Income Statement

Period = Dec 2024

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-0000	Rent	4,500.00	32.13	11,820.05	18.15
3110-6002	Leasing -Incubation & Seminars	1,200.00	8.57	3,600.00	5.53
3115-0000	CAM	0.00	0.00	24,834.00	38.13
3220-0000	Interest Income	7,826.77	55.88	24,152.08	37.09
3310-0000	Other Income	376.66	2.69	1,076.66	1.65
3315-0000	Sales Tax Discount	3.52	0.03	20.31	0.03
3500-0000	Resident Memberships	0.00	0.00	-678.88	-1.04
3700-0000	Virtual Memberships	100.00	0.71	300.00	0.46
3990-0000	TOTAL REVENUE	14,006.95	100.00	65,124.22	100.00
4000-0000	OPERATING EXPENSES				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	95.19	40,000.02	61.42
4401-0100	Business Manager	7,500.00	53.54	22,500.00	34.55
4402-0000	Director Business Inc	0.00	0.00	24,596.74	37.77
4404-0000	Payroll Taxes - Authority	1,766.61	12.61	8,137.04	12.49
4405-0000	Worker's Compensation-Authority	173.50	1.24	520.50	0.80
4406-0000	Employee Benefits-Authority	6,800.72	48.55	22,081.22	33.91
4410-0000	Wages - Administrative	2,120.00	15.14	6,386.50	9.81
4490-0000	TOTAL PAYROLL EXPENSE	31,694.17	226.27	124,222.02	190.75
4600-0000	UTILITIES				
4605-0000	Electric	9,363.90	66.85	29,149.98	44.76
4625-0000	Natural Gas	4,405.78	31.45	12,232.30	18.78
4635-0000	Refuse Collection	111.38	0.80	582.54	0.89
4640-0000	Water/Sewer	781.25	5.58	2,388.66	3.67
4648-0000	Irrigation - Utility	83.26	0.59	584.75	0.90
4650-0000	Stormwater	384.13	2.74	1,152.39	1.77
4660-0000	Fire Service - Utility	614.39	4.39	1,843.17	2.83
4725-0000	Internet Service	0.00	0.00	1,506.25	2.31
4799-0000	TOTAL UTILITIES	15,744.09	112.40	49,440.04	75.92
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	5,712.50	8.77
5140-0000	Elevator Maintenance	0.00	0.00	385.00	0.59
5215-0000	Locks & Keys Supplies	0.00	0.00	71.50	0.11
5260-0000	Signage	0.00	0.00	687.50	1.06
5290-0000	Other Maintenance	664.08	4.74	8,632.34	13.26
5295-0000	Other Supplies	45.12	0.32	45.12	0.07
5299-0000	TOTAL REPAIR/MAINTENANCE	709.20	5.06	15,533.96	23.85
5400-0000	SERVICES				
5430-0000	Exterminating	0.00	0.00	225.00	0.35
5447-0000	HVAC Monthly Service	4,320.00	30.84	4,320.00	6.63
5450-0000	Janitorial Service	1,650.00	11.78	4,950.00	7.60
5460-0000	Landscaping Service	700.00	5.00	4,634.30	7.12
5487-0000	Window Washing Service	0.00	0.00	1,590.00	2.44
5490-0000	Water Treatment Service	1,237.98	8.84	1,237.98	1.90
5499-0000	TOTAL SERVICES	7,907.98	56.46	16,957.28	26.04
5500-0000	PROPERTY ADMINISTRATION				
5522-0000	Internet Charge	593.97	4.24	3,802.40	5.84
5560-0000	Fees/Licenses/Permits	90.44	0.65	129.44	0.20
5563-0000	Miscellaneous Admin Expense	-45.12	-0.32	10.00	0.02
5565-0000	Office Supplies	24.44	0.17	24.44	0.04
5575-0000	Professional Fees	769.51	5.49	6,982.01	10.72
5587-0000	General Authority Expense	1,879.03	13.42	1,394.59	2.14
5596-0000	Other Administration Costs	38.54	0.28	38.54	0.06
5599-0000	TOTAL PROPERTY ADMINISTRATION	3,350.81	23.92	12,381.42	19.01
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	1,800.00	12.85	8,713.82	13.38
6199-0000	TOTAL MANAGEMENT	1,800.00	12.85	8,713.82	13.38

INNOVATION PARK (lcrda)

Income Statement

Period = Dec 2024

Book = Accrual

		Period to Date	%	Year to Date	%
6200-0000	INSURANCE				
6210-0000	Property Insurance	7,503.81	53.57	22,511.43	34.57
6299-0000	TOTAL INSURANCE	7,503.81	53.57	22,511.43	34.57
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	9,303.81	66.42	31,225.25	47.95
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	68,710.06	490.54	249,759.97	383.51
7000-0000	NONCAM OPERATING EXPENSES				
7600-0000	NONCAM SERVICES				
7630-0000	Landscaping-NonCAM	0.00	0.00	433.10	0.66
7660-0000	TOTAL NONCAM SERVICES	0.00	0.00	433.10	0.66
7700-0000	NONCAM ADMINISTRATION				
7715-0000	Copies-NonCAM	0.00	0.00	19.49	0.03
7717-0000	Bank Charges- NonCAM	139.76	1.00	477.46	0.73
7722-0000	Late Fees-NonCAM	162.19	1.16	167.57	0.26
7742-0000	Marketing/PR- NonCAM	-206.99	-1.48	103.80	0.16
7749-0000	TOTAL NONCAM ADMINISTRATION	94.96	0.68	768.32	1.18
7800-0000	TOTAL NONCAM OPERATING EXPENSES	94.96	0.68	1,201.42	1.84
7990-0000	ALL TOTAL EXPENSES	68,805.02	491.22	250,961.39	385.36
7999-0000	NET INCOME - OPERATING	-54,798.07	-391.22	-185,837.17	-285.36
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	11,856.01	84.64	35,100.04	53.90
8199-0000	TOTAL DEBT SERVICE	11,856.01	84.64	35,100.04	53.90
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	49,941.70	356.55	149,825.10	230.06
8299-0000	TOTAL OTHER EXPENSES	49,941.70	356.55	149,825.10	230.06
9900-0000	NET INCOME	-116,595.78	-832.41	-370,762.31	-569.32

INNOVATION PARK (Icrda)

Budget Comparison

Period = Dec 2024

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000		4,500.00	0.00	4,500.00	N/A	11,820.05	0.00	11,820.05	N/A	0.00
3110-6002		1,200.00	0.00	1,200.00	N/A	3,600.00	0.00	3,600.00	N/A	0.00
3115-0000	Rent	0.00	0.00	0.00	N/A	24,834.00	25,000.00	-166.00	-0.66	100,000.00
3220-0000	Leasing -Incubation & Seminars	7,826.77	1,500.00	6,326.77	421.78	24,152.08	4,500.00	19,652.08	436.71	20,000.00
3300-0000	CAM	0.00	62,500.00	-62,500.00	-100.00	0.00	75,000.00	-75,000.00	-100.00	200,000.00
3310-0000	Interest Income	376.66	350.00	26.66	7.62	1,076.66	1,050.00	26.66	2.54	4,200.00
3315-0000	Other Income	3.52	0.00	3.52	N/A	20.31	0.00	20.31	N/A	0.00
3500-0000	Other Income	0.00	0.00	0.00	N/A	-678.88	0.00	-678.88	N/A	0.00
3700-0000	Sales Tax Discount	100.00	0.00	100.00	N/A	300.00	0.00	300.00	N/A	0.00
	Resident Memberships									
3990-0000	Virtual Memberships									
	TOTAL REVENUE	14,006.95	64,350.00	-50,343.05	-78.23	65,124.22	105,550.00	-40,425.78	-38.30	324,200.00
4000-0000	OPERATING EXPENSES									
4001-0000	BILLABLE OPERATING EXPENSES									
4400-0000										
4401-0000	PAYROLL EXPENSE	13,333.34	13,333.33	-0.01	0.00	40,000.02	39,999.99	-0.03	0.00	160,000.00
4401-0100		7,500.00	7,500.00	0.00	0.00	22,500.00	22,500.00	0.00	0.00	90,000.00
4402-0000	Executive Director-Authority	0.00	5,700.00	5,700.00	100.00	24,596.74	17,100.00	-7,496.74	-43.84	68,400.00
4404-0000	Business Manager	1,766.61	0.00	-1,766.61	N/A	8,137.04	0.00	-8,137.04	N/A	0.00
4405-0000	Director Business Inc	173.50	0.00	-173.50	N/A	520.50	0.00	-520.50	N/A	0.00
4406-0000	Payroll Taxes - Authority	6,800.72	14,300.00	7,499.28	52.44	22,081.22	42,900.00	20,818.78	48.53	171,600.00
4410-0000	Worker's Compensation-Authority	2,120.00	2,496.67	376.67	15.09	6,386.50	7,490.01	1,103.51	14.73	29,960.04
4490-0000	Employee Benefits-Authority									
	TOTAL PAYROLL EXPENSE	31,694.17	43,330.00	11,635.83	26.85	124,222.02	129,990.00	5,767.98	4.44	519,960.04
	Wages & Administrative									
4600-0000										
4605-0000	UTILITIES	9,363.90	27,100.00	17,736.10	65.45	29,149.98	81,300.00	52,150.02	64.15	82,200.00
4625-0000		4,405.78	1,000.00	-3,405.78	-340.58	12,232.30	3,000.00	-9,232.30	-307.74	3,000.00
4635-0000	Electric	111.38	566.67	455.29	80.34	582.54	1,800.01	1,217.47	67.64	2,400.00
4640-0000	Natural Gas	781.25	600.00	-181.25	-30.21	2,388.66	1,800.00	-588.66	-32.70	1,800.00
4648-0000	Refuse Collection	83.26	250.00	166.74	66.70	584.75	800.00	215.25	26.91	800.00
4650-0000	Water/Sewer	384.13	250.00	-134.13	-53.65	1,152.39	750.00	-402.39	-53.65	750.00
4660-0000	Irrigation - Utility	614.39	350.00	-264.39	-75.54	1,843.17	1,050.00	-793.17	-75.54	1,050.00
4725-0000	Stormwater	0.00	0.00	0.00	N/A	1,506.25	0.00	-1,506.25	N/A	0.00
4799-0000	Fire Service - Utility									
5116-5000	TOTAL UTILITIES	15,744.09	30,116.67	14,372.58	47.72	49,440.04	90,500.01	41,059.97	45.37	92,000.00
5120-0000	REPAIR/MAINTENANCE	0.00	380.00	380.00	100.00	5,712.50	1,080.00	-4,632.50	-428.94	1,980.00
5125-0000		0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
5140-0000	Electric Repairs	0.00	350.00	350.00	100.00	385.00	1,050.00	665.00	63.33	1,050.00
5170-0000	Electric Supplies	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
5175-0000	Elevator Maintenance	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
5195-0000	Fire Extinguisher Maintenance	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
5197-0000	Fire Alarm/Sprinkler Repair	0.00	250.00	250.00	100.00	0.00	750.00	750.00	100.00	2,940.00
5198-0000	Tree Trimming	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
5210-0000	Holding Pond Maintenance	0.00	150.00	150.00	100.00	0.00	475.00	475.00	100.00	650.00
5215-0000	TIC-Trail Maintenance Expense	0.00	0.00	0.00	N/A	71.50	0.00	-71.50	N/A	0.00
5230-0000	Locks & Keys Repairs	0.00	250.00	250.00	100.00	0.00	750.00	750.00	100.00	750.00
5245-0000	Locks & Keys Supplies	0.00	250.00	250.00	100.00	0.00	750.00	750.00	100.00	3,000.00
5260-0000	Plumbing Repairs	0.00	85.00	85.00	100.00	687.50	755.00	67.50	8.94	1,520.00
5270-0000	Irrigation Repairs	0.00	150.00	150.00	100.00	0.00	450.00	450.00	100.00	450.00
5290-0000	Signage	664.08	500.00	-164.08	-32.82	8,632.34	1,500.00	-7,132.34	-475.49	1,500.00
5290-1000	Small Tools	0.00	500.00	500.00	100.00	0.00	1,500.00	1,500.00	100.00	1,500.00
5295-0000	Other Maintenance	45.12	240.00	194.88	81.20	45.12	720.00	674.88	93.73	720.00
5299-0000	Other Inspections									
	Other Supplies	709.20	3,405.00	2,695.80	79.17	15,533.96	10,680.00	-4,853.96	-45.45	19,660.00
5400-0000	TOTAL REPAIR/MAINTENANCE									
5415-0000	SERVICES	0.00	66.00	66.00	100.00	0.00	200.00	200.00	100.00	200.00
5420-0000		0.00	350.00	350.00	100.00	0.00	1,050.00	1,050.00	100.00	1,050.00
5430-0000	Elevator Phone Service	0.00	200.00	200.00	100.00	225.00	600.00	375.00	62.50	600.00
	Fire Protection System									
	Exterminating									

INNOVATION PARK (Icrda)

Budget Comparison

Period = Dec 2024

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5442-0000	0.00	300.00	300.00	100.00	0.00	900.00	900.00	100.00	900.00
5445-0000	0.00	45.00	45.00	100.00	0.00	135.00	135.00	100.00	540.00
5447-0000	4,320.00	450.00	-3,870.00	-860.00	4,320.00	1,350.00	-2,970.00	-220.00	1,350.00
5450-0000	1,650.00	3,000.00	1,350.00	45.00	4,950.00	9,000.00	4,050.00	45.00	9,000.00
5460-0000	700.00	2,650.00	1,950.00	73.58	4,634.30	7,950.00	3,315.70	41.71	21,450.00
5461-0000	0.00	150.00	150.00	100.00	0.00	450.00	450.00	100.00	1,700.00
5480-0000	0.00	1,400.00	1,400.00	100.00	0.00	4,200.00	4,200.00	100.00	4,200.00
5487-0000	0.00	0.00	0.00	N/A	1,590.00	0.00	-1,590.00	N/A	0.00
5490-0000	1,237.98	0.00	-1,237.98	N/A	1,237.98	0.00	-1,237.98	N/A	0.00
5499-0000	7,907.98	8,611.00	703.02	8.16	16,957.28	25,835.00	8,877.72	34.36	40,990.00
5500-0000									
5510-0000	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	35,000.00
5522-0000	593.97	2,000.00	1,406.03	70.30	3,802.40	6,000.00	2,197.60	36.63	15,000.00
5560-0000	90.44	500.00	409.56	81.91	129.44	750.00	620.56	82.74	750.00
5563-0000	-45.12	0.00	45.12	N/A	10.00	0.00	-10.00	N/A	0.00
5565-0000	24.44	100.00	75.56	75.56	24.44	300.00	275.56	91.85	300.00
5566-0000	0.00	500.00	500.00	100.00	0.00	1,500.00	1,500.00	100.00	1,500.00
5575-0000	769.51	0.00	-769.51	N/A	6,982.01	5,000.00	-1,982.01	-39.64	25,000.00
5587-0000	1,879.03	0.00	-1,879.03	N/A	1,394.59	0.00	-1,394.59	N/A	0.00
5596-0000	38.54	0.00	-38.54	N/A	38.54	0.00	-38.54	N/A	0.00
5599-0000	3,350.81	3,100.00	-250.81	-8.09	12,381.42	13,550.00	1,168.58	8.62	77,550.00
6000-0000									
6100-0000									
6110-0000	1,800.00	7,000.00	5,200.00	74.29	8,713.82	21,000.00	12,286.18	58.51	49,000.00
6199-0000	1,800.00	7,000.00	5,200.00	74.29	8,713.82	21,000.00	12,286.18	58.51	49,000.00
6200-0000									
6210-0000	7,503.81	7,500.00	-3.81	-0.05	22,511.43	22,500.00	-11.43	-0.05	35,000.00
6299-0000	7,503.81	7,500.00	-3.81	-0.05	22,511.43	22,500.00	-11.43	-0.05	35,000.00
6799-0000	9,303.81	14,500.00	5,196.19	35.84	31,225.25	43,500.00	12,274.75	28.22	84,000.00
6999-0000	68,710.06	103,062.67	34,352.61	33.33	249,759.97	314,055.01	64,295.04	20.47	834,160.04
7000-0000									
7600-0000									
7630-0000	0.00	0.00	0.00	N/A	433.10	0.00	-433.10	N/A	0.00
7660-0000	0.00	0.00	0.00	N/A	433.10	0.00	-433.10	N/A	0.00
7700-0000									
7715-0000	0.00	0.00	0.00	N/A	19.49	0.00	-19.49	N/A	0.00
7717-0000	139.76	0.00	-139.76	N/A	477.46	0.00	-477.46	N/A	0.00
7722-0000	162.19	0.00	-162.19	N/A	167.57	0.00	-167.57	N/A	0.00
7742-0000	-206.99	0.00	206.99	N/A	103.80	0.00	-103.80	N/A	0.00
7749-0000	94.96	0.00	-94.96	N/A	768.32	0.00	-768.32	N/A	0.00
7800-0000	94.96	0.00	-94.96	N/A	1,201.42	0.00	-1,201.42	N/A	0.00
7990-0000	68,805.02	103,062.67	34,257.65	33.24	250,961.39	314,055.01	63,093.62	20.09	834,160.04
7999-0000	-54,798.07	-38,712.67	-16,085.40	-41.55	-185,837.17	-208,505.01	22,667.84	10.87	-509,960.04
8100-0000									
8110-0000	11,856.01	0.00	-11,856.01	N/A	35,100.04	0.00	-35,100.04	N/A	0.00
8199-0000	11,856.01	0.00	-11,856.01	N/A	35,100.04	0.00	-35,100.04	N/A	0.00
8200-0000									
8210-0000	49,941.70	0.00	-49,941.70	N/A	149,825.10	0.00	-149,825.10	N/A	0.00
8299-0000	49,941.70	0.00	-49,941.70	N/A	149,825.10	0.00	-149,825.10	N/A	0.00
9900-0000	-116,595.78	-38,712.67	-77,883.11	-201.18	-370,762.31	-208,505.01	-162,257.30	-77.82	-509,960.04

Innovation without NFIL (lcrda-op)

Budget Comparison

Period = Dec 2024

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000		0.00	0.00	0.00	N/A	0.05	0.00	0.05	N/A	0.00
3115-0000		0.00	0.00	0.00	N/A	24,834.00	25,000.00	-166.00	-0.66	100,000.00
3220-0000	Rent	7,826.77	1,500.00	6,326.77	421.78	24,152.08	4,500.00	19,652.08	436.71	20,000.00
3300-0000	CAM	0.00	62,500.00	-62,500.00	-100.00	0.00	75,000.00	-75,000.00	-100.00	200,000.00
3310-0000	Interest Income	376.36	350.00	26.36	7.53	1,076.36	1,050.00	26.36	2.51	4,200.00
3315-0000	Other Income	0.00	0.00	0.00	N/A	11.70	0.00	11.70	N/A	0.00
3500-0000	Other Income	0.00	0.00	0.00	N/A	-678.88	0.00	-678.88	N/A	0.00
	Sales Tax Discount									
3990-0000	Resident Memberships									
	TOTAL REVENUE	8,203.13	64,350.00	-56,146.87	-87.25	49,395.31	105,550.00	-56,154.69	-53.20	324,200.00
4000-0000	OPERATING EXPENSES									
4001-0000	BILLABLE OPERATING EXPENSES									
4400-0000										
4401-0000	PAYROLL EXPENSE	13,333.34	13,333.33	-0.01	0.00	40,000.02	39,999.99	-0.03	0.00	160,000.00
4401-0100		7,500.00	7,500.00	0.00	0.00	22,500.00	22,500.00	0.00	0.00	90,000.00
4402-0000	Executive Director-Authority	0.00	5,700.00	5,700.00	100.00	24,596.74	17,100.00	-7,496.74	-43.84	68,400.00
4404-0000	Business Manager	1,766.61	0.00	-1,766.61	N/A	8,137.04	0.00	-8,137.04	N/A	0.00
4405-0000	Director Business Inc	173.50	0.00	-173.50	N/A	520.50	0.00	-520.50	N/A	0.00
4406-0000	Payroll Taxes - Authority	6,800.72	14,300.00	7,499.28	52.44	22,081.22	42,900.00	20,818.78	48.53	171,600.00
4410-0000	Worker's Compensation-Authority	2,120.00	2,496.67	376.67	15.09	6,386.50	7,490.01	1,103.51	14.73	29,960.04
4490-0000	Employee Benefits-Authority	31,694.17	43,330.00	11,635.83	26.85	124,222.02	129,990.00	5,767.98	4.44	519,960.04
	TOTAL PAYROLL EXPENSE									
4600-0000	Utilities	15.45	100.00	84.55	84.55	60.20	300.00	239.80	79.93	1,200.00
4605-0000		0.00	66.67	66.67	100.00	0.00	200.01	200.01	100.00	800.00
4635-0000	Electric	83.36	0.00	-83.36	N/A	330.48	0.00	-330.48	N/A	0.00
4640-0000	Refuse Collection	98.81	166.67	67.86	40.72	390.68	500.01	109.33	21.87	2,000.00
4799-0000	TOTAL UTILITIES									
5116-5000	REPAIR/MAINTENANCE	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
5120-0000		0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
5125-0000	Electric Repairs	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
5170-0000	Electric Supplies	0.00	25.00	25.00	100.00	0.00	75.00	75.00	100.00	300.00
5175-0000	Fire Extinguisher Maintenance	0.00	100.00	100.00	100.00	0.00	300.00	300.00	100.00	1,200.00
5195-0000	Fire Alarm/Sprinkler Repair	0.00	250.00	250.00	100.00	0.00	750.00	750.00	100.00	2,940.00
5197-0000	Tree Trimming	0.00	50.00	50.00	100.00	0.00	150.00	150.00	100.00	600.00
5198-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	0.00	25.00	25.00	100.00	200.00
5210-0000	TIC-Trail Maintenance Expense	0.00	250.00	250.00	100.00	0.00	750.00	750.00	100.00	3,000.00
5245-0000	Locks & Keys Repairs	0.00	85.00	85.00	100.00	687.50	255.00	-432.50	-169.61	1,020.00
5260-0000	Irrigation Repairs	649.22	0.00	-649.22	N/A	3,921.25	0.00	-3,921.25	N/A	0.00
5290-0000	Signage	28.54	0.00	-28.54	N/A	28.54	0.00	-28.54	N/A	0.00
5295-0000	Other Maintenance	677.76	985.00	307.24	31.19	4,637.29	2,980.00	-1,657.29	-55.61	11,960.00
5299-0000	Other Supplies									
5400-0000	TOTAL REPAIR/MAINTENANCE									
5445-0000	SERVICES	0.00	45.00	45.00	100.00	0.00	135.00	135.00	100.00	540.00
5460-0000		0.00	1,500.00	1,500.00	100.00	1,834.30	4,500.00	2,665.70	59.24	18,000.00
5461-0000	Backflow Prevention Service	0.00	150.00	150.00	100.00	0.00	450.00	450.00	100.00	1,700.00
5499-0000	Landscaping Service	0.00	1,695.00	1,695.00	100.00	1,834.30	5,085.00	3,250.70	63.93	20,240.00
	Landscaping - Trail									
5500-0000	TOTAL SERVICES									
5510-0000	PROPERTY ADMINISTRATION	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	35,000.00
5522-0000		0.00	1,000.00	1,000.00	100.00	0.00	3,000.00	3,000.00	100.00	12,000.00
5563-0000	Accounting	-45.12	0.00	45.12	N/A	10.00	0.00	-10.00	N/A	0.00
5575-0000	Internet Charge	769.51	0.00	-769.51	N/A	6,982.01	5,000.00	-1,982.01	-39.64	25,000.00
5599-0000	Miscellaneous Admin Expense	724.39	1,000.00	275.61	27.56	6,992.01	8,000.00	1,007.99	12.60	72,000.00
	TOTAL PROPERTY ADMINISTRATION									
6000-0000	MANAGEMENT									
6100-0000	MGMT, INSURANCE, AND TAXES	800.00	4,000.00	3,200.00	80.00	5,713.82	12,000.00	6,286.18	52.38	40,000.00
6110-0000										
	Management Fees TALCOR									

Innovation without NFIL (lcrda-op)

Budget Comparison

Period = Dec 2024

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6199-0000	TOTAL MANAGEMENT	800.00	4,000.00	3,200.00	80.00	5,713.82	12,000.00	6,286.18	52.38	40,000.00
6200-0000	INSURANCE									
6210-0000		407.34	2,500.00	2,092.66	83.71	1,222.02	7,500.00	6,277.98	83.71	20,000.00
6299-0000	TOTAL INSURANCE	407.34	2,500.00	2,092.66	83.71	1,222.02	7,500.00	6,277.98	83.71	20,000.00
6799-0000	TOTAL NONCAM INSURANCE, AND TAXES	1,207.34	6,500.00	5,292.66	81.43	6,935.84	19,500.00	12,564.16	64.43	60,000.00
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	34,402.47	53,676.67	19,274.20	35.91	145,012.14	166,055.01	21,042.87	12.67	686,160.04
7000-0000	NONCAM OPERATING EXPENSES									
7600-0000	NONCAM SERVICES									
7630-0000		0.00	0.00	0.00	N/A	433.10	0.00	-433.10	N/A	0.00
7660-0000	TOTAL NONCAM SERVICES	0.00	0.00	0.00	N/A	433.10	0.00	-433.10	N/A	0.00
7700-0000	NONCAM ADMINISTRATION									
7715-0000		0.00	0.00	0.00	N/A	19.49	0.00	-19.49	N/A	0.00
7717-0000		139.76	0.00	-139.76	N/A	477.46	0.00	-477.46	N/A	0.00
7722-0000	Copies-NonCAM	162.19	0.00	-162.19	N/A	167.57	0.00	-167.57	N/A	0.00
7742-0000	Bank Charges- NonCAM	-206.99	0.00	206.99	N/A	103.80	0.00	-103.80	N/A	0.00
7749-0000	TOTAL NONCAM ADMINISTRATION	94.96	0.00	-94.96	N/A	768.32	0.00	-768.32	N/A	0.00
7800-0000	Marketing/PR- NonCAM									
7800-0000		94.96	0.00	-94.96	N/A	1,201.42	0.00	-1,201.42	N/A	0.00
7990-0000	ALL TOTAL EXPENSES	34,497.43	53,676.67	19,179.24	35.73	146,213.56	166,055.01	19,841.45	11.95	686,160.04
7999-0000	TOTAL NONCAM OPERATING EXPENSES	-26,294.30	10,673.33	-36,967.63	-346.36	-96,818.25	-60,505.01	-36,313.24	-60.02	-361,960.04
8100-0000	NET INCOME									
8110-0000	DEBT SERVICE	11,856.01	0.00	-11,856.01	N/A	35,100.04	0.00	-35,100.04	N/A	0.00
8199-0000	Loan #1 Interest	11,856.01	0.00	-11,856.01	N/A	35,100.04	0.00	-35,100.04	N/A	0.00
8200-0000	TOTAL DEBT SERVICE	1,928.86	0.00	-1,928.86	N/A	5,786.58	0.00	-5,786.58	N/A	0.00
8210-0000		1,928.86	0.00	-1,928.86	N/A	5,786.58	0.00	-5,786.58	N/A	0.00
8299-0000	Depreciation Expense									
9900-0000	NET INCOME	-40,079.17	10,673.33	-50,752.50	-475.51	-137,704.87	-60,505.01	-77,199.86	-127.59	-361,960.04

North Florida Innovation Labs (nfil-op)

Budget Comparison

Period = Dec 2024

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000		4,500.00	0.00	4,500.00	N/A	11,820.00	0.00	11,820.00	N/A	0.00
3110-6002		1,200.00	0.00	1,200.00	N/A	3,600.00	0.00	3,600.00	N/A	0.00
3310-0000	Rent	0.30	0.00	0.30	N/A	0.30	0.00	0.30	N/A	0.00
3315-0000	Leasing -Incubation & Seminars	3.52	0.00	3.52	N/A	8.61	0.00	8.61	N/A	0.00
3700-0000	Other Income	100.00	0.00	100.00	N/A	300.00	0.00	300.00	N/A	0.00
	Sales Tax Discount									
3990-0000	Virtual Memberships									
	TOTAL REVENUE	5,803.82	0.00	5,803.82	N/A	15,728.91	0.00	15,728.91	N/A	0.00
4000-0000	OPERATING EXPENSES									
4001-0000	BILLABLE OPERATING EXPENSES									
4600-0000										
4605-0000	UTILITIES									
4625-0000		9,348.45	27,000.00	17,651.55	65.38	29,089.78	81,000.00	51,910.22	64.09	81,000.00
4635-0000	Electric	4,405.78	1,000.00	-3,405.78	-340.58	12,232.30	3,000.00	-9,232.30	-307.74	3,000.00
4640-0000	Natural Gas	111.38	500.00	388.62	77.72	582.54	1,600.00	1,017.46	63.59	1,600.00
4648-0000	Refuse Collection	697.89	600.00	-97.89	-16.32	2,058.18	1,800.00	-258.18	-14.34	1,800.00
4650-0000	Water/Sewer	83.26	250.00	166.74	66.70	584.75	800.00	215.25	26.91	800.00
4660-0000	Irrigation - Utility	384.13	250.00	-134.13	-53.65	1,152.39	750.00	-402.39	-53.65	750.00
4725-0000	Stormwater	614.39	350.00	-264.39	-75.54	1,843.17	1,050.00	-793.17	-75.54	1,050.00
4799-0000	Fire Service - Utility	0.00	0.00	0.00	N/A	1,506.25	0.00	-1,506.25	N/A	0.00
5116-5000	TOTAL UTILITIES	15,645.28	29,950.00	14,304.72	47.76	49,049.36	90,000.00	40,950.64	45.50	90,000.00
5120-0000	REPAIR/MAINTENANCE									
5140-0000		0.00	280.00	280.00	100.00	5,712.50	780.00	-4,932.50	-632.37	780.00
5210-0000	Electric Repairs	0.00	350.00	350.00	100.00	385.00	1,050.00	665.00	63.33	1,050.00
5215-0000	Elevator Maintenance	0.00	150.00	150.00	100.00	0.00	450.00	450.00	100.00	450.00
5230-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	71.50	0.00	-71.50	N/A	0.00
5260-0000	Locks & Keys Supplies	0.00	250.00	250.00	100.00	0.00	750.00	750.00	100.00	750.00
5270-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5290-0000	Plumbing Repairs	0.00	150.00	150.00	100.00	0.00	450.00	450.00	100.00	450.00
5290-1000	Signage	14.86	500.00	485.14	97.03	4,711.09	1,500.00	-3,211.09	-214.07	1,500.00
5295-0000	Small Tools	0.00	500.00	500.00	100.00	0.00	1,500.00	1,500.00	100.00	1,500.00
5299-0000	Other Maintenance	16.58	240.00	223.42	93.09	16.58	720.00	703.42	97.70	720.00
	Other Inspections									
	Other Supplies	31.44	2,420.00	2,388.56	98.70	10,896.67	7,700.00	-3,196.67	-41.52	7,700.00
5400-0000	TOTAL REPAIR/MAINTENANCE	3,011.48	3,970.00	-958.52	-24.14	10,913.15	20,750.00	-9,836.85	-47.40	20,750.00
5415-0000	SERVICES									
5420-0000		0.00	66.00	66.00	100.00	0.00	200.00	200.00	100.00	200.00
5430-0000	Elevator Phone Service	0.00	350.00	350.00	100.00	0.00	1,050.00	1,050.00	100.00	1,050.00
5442-0000	Fire Protection System	0.00	200.00	200.00	100.00	225.00	600.00	375.00	62.50	600.00
5447-0000	Exterminating	0.00	300.00	300.00	100.00	0.00	900.00	900.00	100.00	900.00
5450-0000	Generator Service	4,320.00	450.00	-3,870.00	-860.00	4,320.00	1,350.00	-2,970.00	-220.00	1,350.00
5460-0000	HVAC Monthly Service	1,650.00	3,000.00	1,350.00	45.00	4,950.00	9,000.00	4,050.00	45.00	9,000.00
5480-0000	Janitorial Service	700.00	1,150.00	450.00	39.13	2,800.00	3,450.00	650.00	18.84	3,450.00
5487-0000	Landscaping Service	0.00	1,400.00	1,400.00	100.00	0.00	4,200.00	4,200.00	100.00	4,200.00
5490-0000	Security	0.00	0.00	0.00	N/A	1,590.00	0.00	-1,590.00	N/A	0.00
5499-0000	Window Washing Service	1,237.98	0.00	-1,237.98	N/A	1,237.98	0.00	-1,237.98	N/A	0.00
	Water Treatment Service									
5500-0000	TOTAL SERVICES	7,907.98	6,916.00	-991.98	-14.34	15,122.98	20,750.00	5,627.02	27.12	20,750.00
5522-0000	PROPERTY ADMINISTRATION									
5560-0000		593.97	1,000.00	406.03	40.60	3,802.40	3,000.00	-802.40	-26.75	3,000.00
5565-0000	Internet Charge	90.44	500.00	409.56	81.91	129.44	750.00	620.56	82.74	750.00
5566-0000	Fees/Licenses/Permits	24.44	100.00	75.56	75.56	24.44	300.00	275.56	91.85	300.00
5587-0000	Office Supplies	0.00	500.00	500.00	100.00	0.00	1,500.00	1,500.00	100.00	1,500.00
5596-0000	Office Equipment Maintenance	1,879.03	0.00	-1,879.03	N/A	1,394.59	0.00	-1,394.59	N/A	0.00
	General Authority Expense									
	Other Administration Costs	38.54	0.00	-38.54	N/A	38.54	0.00	-38.54	N/A	0.00

North Florida Innovation Labs (nfil-op)

Budget Comparison

Period = Dec 2024

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5599-0000	TOTAL PROPERTY ADMINISTRATION	2,626.42	2,100.00	-526.42	-25.07	5,389.41	5,550.00	160.59	2.89	5,550.00
6000-0000										
6100-0000	MANAGEMENT INSURANCE, AND TAXES									
6110-0000		1,000.00	3,000.00	2,000.00	66.67	3,000.00	9,000.00	6,000.00	66.67	9,000.00
6199-0000	TOTAL MANAGEMENT	1,000.00	3,000.00	2,000.00	66.67	3,000.00	9,000.00	6,000.00	66.67	9,000.00
6200-0000	MANAGEMENT Fees TALCOR									
6210-0000		7,096.47	5,000.00	-2,096.47	-41.93	21,289.41	15,000.00	-6,289.41	-41.93	15,000.00
6299-0000	TOTAL INSURANCE	7,096.47	5,000.00	-2,096.47	-41.93	21,289.41	15,000.00	-6,289.41	-41.93	15,000.00
6799-0000	PROPERTY INSURANCE, AND TAXES	8,096.47	8,000.00	-96.47	-1.21	24,289.41	24,000.00	-289.41	-1.21	24,000.00
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	34,307.59	49,386.00	15,078.41	30.53	104,747.83	148,000.00	43,252.17	29.22	148,000.00
7000-0000	NONCAM OPERATING EXPENSES									
7990-0000	ALL TOTAL EXPENSES	34,307.59	49,386.00	15,078.41	30.53	104,747.83	148,000.00	43,252.17	29.22	148,000.00
7999-0000		-28,503.77	-49,386.00	20,882.23	42.28	-89,018.92	-148,000.00	58,981.08	39.85	-148,000.00
	NET INCOME - OPERATING									
8200-0000										
8210-0000	OTHER EXPENSES	48,012.84	0.00	-48,012.84	N/A	144,038.52	0.00	-144,038.52	N/A	0.00
8299-0000		48,012.84	0.00	-48,012.84	N/A	144,038.52	0.00	-144,038.52	N/A	0.00
	Depreciation Expense									
9900-0000	NET INCOME	-76,516.61	-49,386.00	-27,130.61	-54.94	-233,057.44	-148,000.00	-85,057.44	-57.47	-148,000.00
	TOTAL INCOME									
	EXPENSES									

INNOVATION PARK (lcrda)

Cash Flow Statement

Period = Dec 2024

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-0000	Rent	4,500.00	32.13	11,820.05	18.15
3110-6002	Leasing -Incubation & Seminars	1,200.00	8.57	3,600.00	5.53
3115-0000	CAM	0.00	0.00	24,834.00	38.13
3220-0000	Interest Income	7,826.77	55.88	24,152.08	37.09
3310-0000	Other Income	376.66	2.69	1,076.66	1.65
3315-0000	Sales Tax Discount	3.52	0.03	20.31	0.03
3500-0000	Resident Memberships	0.00	0.00	-678.88	-1.04
3700-0000	Virtual Memberships	100.00	0.71	300.00	0.46
3990-0000	TOTAL REVENUE	14,006.95	100.00	65,124.22	100.00
4000-0000	OPERATING EXPENSES				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	95.19	40,000.02	61.42
4401-0100	Business Manager	7,500.00	53.54	22,500.00	34.55
4402-0000	Director Business Inc	0.00	0.00	24,596.74	37.77
4404-0000	Payroll Taxes - Authority	1,766.61	12.61	8,137.04	12.49
4405-0000	Worker's Compensation-Authority	173.50	1.24	520.50	0.80
4406-0000	Employee Benefits-Authority	6,800.72	48.55	22,081.22	33.91
4410-0000	Wages - Administrative	2,120.00	15.14	6,386.50	9.81
4490-0000	TOTAL PAYROLL EXPENSE	31,694.17	226.27	124,222.02	190.75
4600-0000	UTILITIES				
4605-0000	Electric	9,363.90	66.85	29,149.98	44.76
4625-0000	Natural Gas	4,405.78	31.45	12,232.30	18.78
4635-0000	Refuse Collection	111.38	0.80	582.54	0.89
4640-0000	Water/Sewer	781.25	5.58	2,388.66	3.67
4648-0000	Irrigation - Utility	83.26	0.59	584.75	0.90
4650-0000	Stormwater	384.13	2.74	1,152.39	1.77
4660-0000	Fire Service - Utility	614.39	4.39	1,843.17	2.83
4725-0000	Internet Service	0.00	0.00	1,506.25	2.31
4799-0000	TOTAL UTILITIES	15,744.09	112.40	49,440.04	75.92
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	5,712.50	8.77
5140-0000	Elevator Maintenance	0.00	0.00	385.00	0.59
5215-0000	Locks & Keys Supplies	0.00	0.00	71.50	0.11
5260-0000	Signage	0.00	0.00	687.50	1.06
5290-0000	Other Maintenance	664.08	4.74	8,632.34	13.26
5295-0000	Other Supplies	45.12	0.32	45.12	0.07
5299-0000	TOTAL REPAIR/MAINTENANCE	709.20	5.06	15,533.96	23.85
5400-0000	SERVICES				
5430-0000	Exterminating	0.00	0.00	225.00	0.35
5447-0000	HVAC Monthly Service	4,320.00	30.84	4,320.00	6.63
5450-0000	Janitorial Service	1,650.00	11.78	4,950.00	7.60
5460-0000	Landscaping Service	700.00	5.00	4,634.30	7.12
5487-0000	Window Washing Service	0.00	0.00	1,590.00	2.44
5490-0000	Water Treatment Service	1,237.98	8.84	1,237.98	1.90
5499-0000	TOTAL SERVICES	7,907.98	56.46	16,957.28	26.04
5500-0000	PROPERTY ADMINISTRATION				
5522-0000	Internet Charge	593.97	4.24	3,802.40	5.84
5560-0000	Fees/Licenses/Permits	90.44	0.65	129.44	0.20
5563-0000	Miscellaneous Admin Expense	-45.12	-0.32	10.00	0.02
5565-0000	Office Supplies	24.44	0.17	24.44	0.04
5575-0000	Professional Fees	769.51	5.49	6,982.01	10.72
5587-0000	General Authority Expense	1,879.03	13.42	1,394.59	2.14
5596-0000	Other Administration Costs	38.54	0.28	38.54	0.06
5599-0000	TOTAL PROPERTY ADMINISTRATION	3,350.81	23.92	12,381.42	19.01
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	1,800.00	12.85	8,713.82	13.38
6199-0000	TOTAL MANAGEMENT	1,800.00	12.85	8,713.82	13.38

INNOVATION PARK (lcrda)

Cash Flow Statement

Period = Dec 2024

Book = Accrual

		Period to Date	%	Year to Date	%
6200-0000	INSURANCE				
6210-0000	Property Insurance	7,503.81	53.57	22,511.43	34.57
6299-0000	TOTAL INSURANCE	7,503.81	53.57	22,511.43	34.57
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	9,303.81	66.42	31,225.25	47.95
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	68,710.06	490.54	249,759.97	383.51
7000-0000	NONCAM OPERATING EXPENSES				
7600-0000	NONCAM SERVICES				
7630-0000	Landscaping-NonCAM	0.00	0.00	433.10	0.66
7660-0000	TOTAL NONCAM SERVICES	0.00	0.00	433.10	0.66
7700-0000	NONCAM ADMINISTRATION				
7715-0000	Copies-NonCAM	0.00	0.00	19.49	0.03
7717-0000	Bank Charges- NonCAM	139.76	1.00	477.46	0.73
7722-0000	Late Fees-NonCAM	162.19	1.16	167.57	0.26
7742-0000	Marketing/PR- NonCAM	-206.99	-1.48	103.80	0.16
7749-0000	TOTAL NONCAM ADMINISTRATION	94.96	0.68	768.32	1.18
7800-0000	TOTAL NONCAM OPERATING EXPENSES	94.96	0.68	1,201.42	1.84
7990-0000	ALL TOTAL EXPENSES	68,805.02	491.22	250,961.39	385.36
7999-0000	NET INCOME - OPERATING	-54,798.07	-391.22	-185,837.17	-285.36
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	11,856.01	84.64	35,100.04	53.90
8199-0000	TOTAL DEBT SERVICE	11,856.01	84.64	35,100.04	53.90
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	49,941.70	356.55	149,825.10	230.06
8299-0000	TOTAL OTHER EXPENSES	49,941.70	356.55	149,825.10	230.06
9900-0000	NET INCOME	-116,595.78	-832.41	-370,762.31	-569.32
	Adjustments				
1203-0000	A/R-Tenant - CAM	0.00	0.00	561.98	0.86
1206-0000	Other Receivables	0.00	0.00	5,733.00	8.80
1210-0000	Accounts Receivable	-100.00	-0.71	55,212.08	84.78
1218-0000	Due from IP TLH	1,394.55	9.96	1,394.55	2.14
1590-0000	Accumulated Depreciation	49,941.70	356.55	149,825.10	230.06
1628-0000	NFIL Assets	-1,381.52	-9.86	-6,298.22	-9.67
1913-0000	Prepaid Insurance	-9,545.69	-68.15	-16,499.11	-25.33
1925-0000	Investments	-7,826.77	-55.88	75,847.92	116.47
2210-0000	Principal Note 1	11,856.01	84.64	35,100.04	53.90
2236-0000	Accounts Payable	4,957.47	35.39	-9,012.53	-13.84
2246-0000	Prepaid Rents	-1,242.00	-8.87	-4,840.33	-7.43
2249-0000	Accrued Other	-702.00	-5.01	-15,778.17	-24.23
2250-0000	Tenant Security Dep	-6,628.00	-47.32	-8,063.83	-12.38
2254-0000	Due to IPTLH	225.85	1.61	225.85	0.35
2257-0000	Due to FSU	25,732.90	183.72	72,048.72	110.63
2258-0000	Due to FAMU	-1,214.63	-8.67	71,749.99	110.17
2305-0000	Sales Tax Payable	58.80	0.42	-121.95	-0.19
	Total Adjustments	65,526.67	467.82	407,085.09	625.09
	Cash Flow	-51,069.11	-364.60	36,322.78	55.77
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-4500	Cash - Hancock #2	146,133.30	95,064.19	-51,069.11	
1111-0000	Cash-NFIL Construction	52,708.79	52,708.79	0.00	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	199,042.09	147,972.98	-51,069.11	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1110-4500	Cash - Hancock #2	58,741.41	95,064.19	36,322.78	
1111-0000	Cash-NFIL Construction	52,708.79	52,708.79	0.00	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	111,650.20	147,972.98	36,322.78	

Cash - Hancock #2

1/30/2025

Bank Reconciliation Report
12/31/2024

Posted by: kristy on 1/30/2025

Balance Per Bank Statement as of 12/31/2024

107,649.40

Outstanding Checks

Check Date	Check Number	Payee	Amount
9/1/2023	1036	infinity - Infinity Labs	72.47
6/20/2024	1236	i2x - I2X Solutions LLC	1,000.00
11/14/2024	1356	absolute - Absolute Computing Solutions	1,506.25
11/14/2024	1358	davissaf - DAVIS SAFE & LOCK, INC	275.00
11/14/2024	1359	fishclean - Preston Genuine Enterprises	1,250.00
11/14/2024	1360	gaflburg - GEORGIA-FLORIDA BURGLAR ALARM COMPANY	120.00
11/14/2024	1361	gaflburg - GEORGIA-FLORIDA BURGLAR ALARM COMPANY	40.00
11/14/2024	1363	heinzbro - Heinz Nurseries, LLC.	1,174.00
11/14/2024	1364	i2x - I2X Solutions LLC	1,000.00
11/14/2024	1366	johnTEAM - John Team	43.08
11/14/2024	1368	marpan - MARPAN SUPPLY COMPANY, INC	47.52
11/14/2024	1374	rjyoung - RJ Young Company	147.63
11/14/2024	1375	shopping - SHOPPING CENTER MAINTENANCE CORPORATION	1,445.50
12/19/2024	1385	lcboc - Leon County Clerk & Comptroller's Office	4,365.28
Less:	Outstanding Checks		12,486.73

Other Items

Date	Notes	Amount
10/31/2024	partial didn't clear until Nov	-98.48
Plus/Minus:	Other Items	-98.48
	Reconciled Bank Balance	95,064.19

Balance per GL as of 12/31/2024

95,064.19

Reconciled Balance Per G/L

95,064.19

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

0.00

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
11/14/2024	1357	cypressselect - CYPRESS ELECTRICAL SYSTEMS, INC	2,564.50	12/31/2024
11/14/2024	1365	jhcreati - JH Creative, LLC	350.00	12/31/2024
11/14/2024	1369	mgltal - TALCOR COMMERCIAL REAL ESTATE SVC INC	1,800.00	12/31/2024
11/14/2024	1372	piersic - Piersica LLC	613.20	12/31/2024
11/14/2024	1376	thyssen - TK ELEVATOR	950.00	12/31/2024
11/22/2024	1377	bradm - Brad Minton-Ignite Laboratory Manager	229.00	12/31/2024

Cash - Hancock #2
Bank Reconciliation Report
12/31/2024

1/30/2025

Posted by: kristy on 1/30/2025

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
11/26/2024	1378	nelson - Nelson Mullins Riley & Scarborough LLP	1,710.00	12/31/2024
11/30/2024	12092024	utltal - CITY OF TALLAHASSEE	16,840.75	12/31/2024
12/5/2024	12052024	brownbro - BROWN & BROWN OF FLORIDA, INC.	7,832.00	12/31/2024
12/5/2024	12062024	brownbro - BROWN & BROWN OF FLORIDA, INC.	3,415.50	12/31/2024
12/6/2024	12062024	metronet - Metronet Fibernet, LLC	1,202.25	12/31/2024
12/9/2024	12092024	utltal - CITY OF TALLAHASSEE	98.81	12/31/2024
12/10/2024	1379	fsaaar - Florida State University	702.00	12/31/2024
12/16/2024	12162024	brownbro - BROWN & BROWN OF FLORIDA, INC.	3,917.50	12/31/2024
12/18/2024	12182024	stax - FLORIDA DEPARTMENT OF REVENUE	137.18	12/31/2024
12/19/2024	1380	adminsvc - DIVISION OF ADMINISTRATIVE SVCS	29.54	12/31/2024
12/19/2024	1381	hancdlayne - Hancock Bank	719.68	12/31/2024
12/19/2024	1382	hancdpeggy - Hancock Bank	725.11	12/31/2024
12/19/2024	1383	heinzbro - Heinz Nurseries, LLC.	700.00	12/31/2024
12/19/2024	1384	i2x - I2X Solutions LLC	1,000.00	12/31/2024
12/19/2024	1386	mgltal - TALCOR COMMERCIAL REAL ESTATE SVC INC	7,011.25	12/31/2024
12/19/2024	1387	rjyoung - RJ Young Company	24.44	12/31/2024
12/19/2024	1388	sam - Surveying & Mapping LLC	2,357.50	12/31/2024
12/19/2024	12192024	hancdteyney - Hancock Bank	4,600.46	12/31/2024
12/19/2024	12192024	hancdtwill - Hancock Bank	121.80	12/31/2024
12/20/2024	122024	home - Home Depot Credit Services	14.56	12/31/2024
12/27/2024	12272024	home - Home Depot Credit Services	45.12	12/31/2024
12/30/2024	12302024	utltal - CITY OF TALLAHASSEE	15,645.28	12/31/2024
Total Cleared Checks			75,357.43	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
12/2/2024	789		25,732.90	12/31/2024
12/5/2024	770		4,140.00	12/31/2024
12/5/2024	768	:CHECKscan Deposit	517.50	12/31/2024
12/10/2024	771	:CHECKscan Deposit	376.36	12/31/2024
12/12/2024	772		79.42	12/31/2024
Total Cleared Deposits			30,846.18	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
11/30/2024	JE 39336	Benefits - Nov for Nov	-3,856.54	12/31/2024
12/1/2024	JE 39350	:Reversal of J-39349	45.12	12/31/2024
12/31/2024	JE 39600	12.24 Bank Fees	-139.76	12/31/2024
12/31/2024	JE 39601	Benefits - 12.24 #457 Plan #1	-109.00	12/31/2024
12/31/2024	JE 39602	Benefits - 12.24 #457 Plan #2	-109.00	12/31/2024
12/31/2024	JE 39603	Payroll taxes - Dec for Dec	-5,575.70	12/31/2024
12/31/2024	JE 39604	Payroll taxes - Dec for Dec	-5,562.52	12/31/2024
12/31/2024	JE 39605	Benefits - Dec for Dec	-3,912.54	12/31/2024
12/31/2024	JE 39606	Payroll for December	-11,886.63	12/31/2024
Total Cleared Other Items			-31,106.57	



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



Page: 1 of 2

Statements Dates
12/01/2024 - 12/31/2024

Account Number

1 000000 002
**LEON COUNTY RESEARCH & DEVELOPMENT
AUTHORITY OPERATING ACCOUNT
ATTN EXECUTIVE DIRECTOR
1729 W PAUL DIRAC ROAD
SUITE 219
TALLAHASSEE FL 32310**

Images:
0

***TRUNC ACCTS* E0**

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

Checking Account Summary

PREVIOUS BALANCE	183,267.22	AVERAGE BALANCE	
+ 5 CREDITS	30,846.18		163,580.26
- 35 DEBITS	106,324.24	YTD INTEREST PAID	
- SERVICE CHARGES	139.76		.00
+ INTEREST PAID	.00		
ENDING BALANCE	107,649.40		

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

● Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
12/02	25,732.90	MISC PAY GSA TREAS 310 024334004463483CCD	12/11	376.36	Settlement TALCOR-INN1145 024346007556563CCD
12/05	4,140.00	ACH Pmt PIERSICA, INC. 024340006133687CCD	12/12	79.42	CABLE SVC COMCAST 024347008212667PPD
12/06	517.50	Settlement TALCOR-INN1145			

● Checks

Date	Serial	Amount	Date	Serial	Amount
12/10	6	350.00	12/26	1383 *	700.00
12/13	1369 *	1,800.00	12/30	1384	1,000.00
12/18	1372 *	613.20	12/24	1386 *	7,011.25
12/30	1376 *	950.00	12/30	1387	24.44
12/10	1377	229.00	12/30	1388	2,357.50
12/02	1378	1,710.00	12/19	8001357 *	2,564.50
12/18	1379	702.00	12/23	8001381 *	719.68
12/31	1380	29.54	12/23	8001382	725.11

● Other Debits

Date	Amount	Description	Date	Amount	Description
12/03	3,856.54	CRC FLA DEPT REVENUE 024338005312655CCD	12/06	3,415.50	PAYMENTS BROWN & BROWN OF 024341006408484CCD
12/04	16,840.75	BILLPAY CITY OF TALL-UTL 024339005564909PPD	12/09	7,832.00	PAYMENTS BROWN & BROWN OF 024344006980882CCD
12/06	1,202.25	MetFibeNet Metro Fibernet L 024341006370802WEB	12/10	98.81	BILLPAY CITY OF TALL-UTL 024345007230303PPD



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



1

Page: 2 of 2

Statements Dates
12/01/2024 - 12/31/2024

Account Number:

Images:

0

***TRUNC ACCTS* E0**

**LEON COUNTY RESEARCH & DEVELOPMENT
AUTHORITY OPERATING ACCOUNT
ATTN EXECUTIVE DIRECTOR
1729 W PAUL DIRAC ROAD
SUITE 219
TALLAHASSEE FL 32310**

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
12/12	5,965.27	QUICKBOOKS INTUIT PAYROLL S 024347008094562CCD	12/24	14.56	024353010037455CCD ONLINE PMT HOME DEPOT COMM
12/12	139.76	ANALYSIS SERVICE CHG			024359001379224WEB
12/13	109.00	PAYMENTS NATIONWIDE 024348008468023PPD	12/27	109.00	PAYMENTS NATIONWIDE 024362002146204PPD
12/13	5,575.70	USATAXPYMT IRS 024347008220826CCD	12/30	3,912.54	CRC FLA DEPT REVENUE 024365002443744CCD
12/17	3,917.50	PAYMENTS BROWN & BROWN OF 024352009216250CCD	12/30	5,562.52	USATAXPYMT IRS 024362002211791CCD
12/18	137.18	C01 FLA DEPT REVENUE 024353009785919CCD	12/30	5,921.36	QUICKBOOKS INTUIT PAYROLL S 024365002430862CCD
12/19	121.80	CARD PYMT HANCOCK WHITNEY 024353010037454CCD	12/31	15,645.28	BILLPAY CITY OF TALL-UTL 024366002943250PPD
12/19	4,600.46	CARD PYMT HANCOCK WHITNEY			

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
11/30	183,267.22	12/10	178,122.77	12/23	150,887.39
12/02	207,290.12	12/11	178,499.13	12/24	143,861.58
12/03	203,433.58	12/12	172,473.52	12/26	143,161.58
12/04	186,592.83	12/13	164,988.82	12/27	143,052.58
12/05	190,732.83	12/17	161,071.32	12/30	123,324.22
12/06	186,632.58	12/18	159,618.94	12/31	107,649.40
12/09	178,800.58	12/19	152,332.18		

NFIL Construction Acct
Bank Reconciliation Report
12/31/2024

1/29/2025

Posted by: kristy on 1/29/2025

Balance Per Bank Statement as of 12/31/2024	52,708.79
Reconciled Bank Balance	<u>52,708.79</u>
Balance per GL as of 12/31/2024	52,708.79
Reconciled Balance Per G/L	<u>52,708.79</u>
Difference (Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>



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



Page: 1 of 1

Statements Dates
12/01/2024 - 12/31/2024

Account Number:

1 000000 001
LEON COUNTY RESEARCH & DEVELOPMENT
NFIL CONSTRUCTION ACCOUNT
1729 W PAUL DIRAC ROAD
SUITE 219
TALLAHASSEE FL 32310

Images:

0

***TRUNC ACCTS* E0**

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

Checking Account Summary

PREVIOUS BALANCE	52,708.79	AVERAGE BALANCE
+ 0 CREDITS	.00	52,708.79
- 0 DEBITS	.00	YTD INTEREST PAID
- SERVICE CHARGES	.00	.00
+ INTEREST PAID	.00	
ENDING BALANCE	52,708.79	

● Balance By Date

Date	Balance	Date	Balance
11/30	52,708.79		



000000001

Payment Detail

Bank=inn1145 AND mm/yy=12/2024-12/2024 AND Check Date=12/01/2024-12/31/2024 AND All Checks=Yes AND Include Voids=All Checks

Check# Bank - Vendor - Date				Payable #	Property	Amount	Account
1379 (inn1145) - Florida State University (fsaaar) - 12/10/24 (12/24)							
Reimbursement for bronze plaque				P-208073	nfil-op	702.00	12052000 - Receivable from FSU
Total 1379 (inn1145) - Florida State University (fsaaar) - 12/10/24 (12/24)						702.00	
1380 (inn1145) - DIVISION OF ADMINISTRATIVE SVCS (adminsvc) - 12/19/24 (12/24)							
Notice ID: 28723075				P-208888	nfil-op	29.54	55960000 - Other Administration Costs
Total 1380 (inn1145) - DIVISION OF ADMINISTRATIVE SVCS (adminsvc) - 12/19/24 (12/24)						29.54	
1381 (inn1145) - Hancock Bank (hancdtayne) - 12/19/24 (12/24)							
Miscellaneous				P-208880	nfil-op	196.99	77420000 - Marketing/PR- NonCAM
Abode				P-208880	nfil-op	29.99	77420000 - Marketing/PR- NonCAM
MSFT				P-208880	nfil-op	37.50	77420000 - Marketing/PR- NonCAM
EIG Constant Contact				P-208880	nfil-op	88.00	77420000 - Marketing/PR- NonCAM
Proximity				P-208880	nfil-op	288.00	77420000 - Marketing/PR- NonCAM
Fees				P-208880	nfil-op	11.20	77220000 - Late Fees-NonCAM
payment				P-208880	nfil-op	39.00	77220000 - Late Fees-NonCAM
Webflow				P-208880	nfil-op	29.00	77420000 - Marketing/PR- NonCAM
Total 1381 (inn1145) - Hancock Bank (hancdtayne) - 12/19/24 (12/24)						719.68	
1382 (inn1145) - Hancock Bank (hancdtpeggy) - 12/19/24 (12/24)							
Amazon				P-208879	nfil-op	54.42	55870000 - General Authority Expense
Amazon				P-208879	nfil-op	32.78	55870000 - General Authority Expense
Credit adjustment				P-208879	nfil-op	-3,013.30	55870000 - General Authority Expense
payment				P-208879	nfil-op	3,595.19	55870000 - General Authority Expense
Amazon				P-208879	nfil-op	56.02	55870000 - General Authority Expense
Total 1382 (inn1145) - Hancock Bank (hancdtpeggy) - 12/19/24 (12/24)						725.11	
1383 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 12/19/24 (12/24)							
11/24 Lawn Svcs				P-208875	nfil-op	700.00	54600000 - Landscaping Service
Total 1383 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 12/19/24 (12/24)						700.00	
1384 (inn1145) - I2X Solutions LLC (i2x) - 12/19/24 (12/24)							
IT Consulting Fees				P-208876	inn-tic	1,000.00	55750000 - Professional Fees
Total 1384 (inn1145) - I2X Solutions LLC (i2x) - 12/19/24 (12/24)						1,000.00	
1385 (inn1145) - Leon County Clerk & Comptroller's Office (lcboc) - 12/19/24 (12/24)							
12.24 Hlth Ins-Innovation				P-208872	nfil-op	31.52	44060000 - Employee Benefits-Authority
12.24 Hlth Ins-Innovation				P-208872	nfil-op	253.13	44060000 - Employee Benefits-Authority
12.24 Hlth Ins-Innovation				P-208872	nfil-op	164.40	44060000 - Employee Benefits-Authority
12.24 Hlth Ins-Innovation				P-208872	nfil-op	4,119.25	44060000 - Employee Benefits-Authority
Overpayment-November				P-208872	nfil-op	-203.02	44060000 - Employee Benefits-Authority
Total 1385 (inn1145) - Leon County Clerk & Comptroller's Office (lcboc) - 12/19/24 (12/24)						4,365.28	
1386 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 12/19/24 (12/24)							
INN-TIC - Labor				P-208871	inn-tic	673.75	52900000 - Other Maintenance
NFIL Labor				P-208871	nfil-op	4,537.50	52900000 - Other Maintenance
12/2024 Mgmt Fee-LCRDA				P-208874	inn-tic	800.00	61100000 - Management Fees TALCOR
12/2024 Mgmt Fee-LCRDA				P-208874	nfil-op	1,000.00	61100000 - Management Fees TALCOR
Total 1386 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 12/19/24 (12/24)						7,011.25	
1387 (inn1145) - RJ Young Company (rjyoung) - 12/19/24 (12/24)							
Copies:11/3-12/2/24				P-208873	nfil-op	24.44	77150000 - Copies-NonCAM
Total 1387 (inn1145) - RJ Young Company (rjyoung) - 12/19/24 (12/24)						24.44	
1388 (inn1145) - Surveying & Mapping LLC (sam) - 12/19/24 (12/24)							
Survey Services				P-207224	inn-tic	2,357.50	22490000 - Accrued Other
Total 1388 (inn1145) - Surveying & Mapping LLC (sam) - 12/19/24 (12/24)						2,357.50	
122024 (inn1145) - Home Depot Credit Services (home) - 12/20/24 (12/24)							
EPA Discount				P-210135	nfil-op	-0.30	33100000 - Other Income
misc supplies				P-210135	nfil-op	14.86	52900000 - Other Maintenance
Total 122024 (inn1145) - Home Depot Credit Services (home) - 12/20/24 (12/24)						14.56	

Payment Detail

Bank=inn1145 AND mm/yy=12/2024-12/2024 AND Check Date=12/01/2024-12/31/2024 AND All Checks=Yes AND Include Voids=All Checks

12052024 (inn1145) - BROWN & BROWN OF FLORIDA, INC. (brownbro) - 12/05/24 (12/24)			
10/01/24-09/30/25 Ins- PGIT Ins	P-210132	nfil-op	7,829.00 19130000 - Prepaid Insurance
	P-210132	nfil-op	3.00 31001000 - Administrative Fee
Total 12052024 (inn1145) - BROWN & BROWN OF FLORIDA, INC. (brownbro) - 12/05/24 (12/24)			7,832.00
12062024 (inn1145) - BROWN & BROWN OF FLORIDA, INC. (brownbro) - 12/05/24 (12/24)			
Pollution Liability Ins	P-210130	nfil-op	3.00 31001000 - Administrative Fee
Pollution Liability Ins	P-210130	nfil-op	3,412.50 19130000 - Prepaid Insurance
Total 12062024 (inn1145) - BROWN & BROWN OF FLORIDA, INC. (brownbro) - 12/05/24 (12/24)			3,415.50
12062024 (inn1145) - Metronet Fibernet, LLC (metronet) - 12/06/24 (12/24)			
2109240 12/2024	P-210136	nfil-op	1,202.25 77110000 - Internet Charge-NonCAM
Total 12062024 (inn1145) - Metronet Fibernet, LLC (metronet) - 12/06/24 (12/24)			1,202.25
12092024 (inn1145) - CITY OF TALLAHASSEE (utltal) - 12/09/24 (12/24)			
Acct #100002739 12/2024	P-210133	inn-tic	15.45 46050000 - Electric
Acct #100002739 12/2024	P-210133	inn-tic	41.68 46400000 - Water/Sewer
Acct #100002739 12/2024	P-210133	inn-tic	41.68 46400000 - Water/Sewer
Total 12092024 (inn1145) - CITY OF TALLAHASSEE (utltal) - 12/09/24 (12/24)			98.81
12162024 (inn1145) - BROWN & BROWN OF FLORIDA, INC. (brownbro) - 12/16/24 (12/24)			
Policy #PK FL1 0374009 24-02 12/24	P-210129	nfil-op	3.00 31001000 - Administrative Fee
Policy #PK FL1 0374009 24-02 12/24	P-210129	nfil-op	3,914.50 19130000 - Prepaid Insurance
Total 12162024 (inn1145) - BROWN & BROWN OF FLORIDA, INC. (brownbro) - 12/16/24 (12/24)			3,917.50
12182024 (inn1145) - FLORIDA DEPARTMENT OF REVENUE (stax) - 12/18/24 (12/24)			
11.2024 STAX allowance	P-208680	nfil-op	-3.52 33150000 - Sales Tax Discount
11.2024 STAX	P-208680	nfil-op	140.70 23050000 - Sales Tax Payable
Total 12182024 (inn1145) - FLORIDA DEPARTMENT OF REVENUE (stax) - 12/18/24 (12/24)			137.18
12192024 (inn1145) - Hancock Bank (hancdtwill) - 12/19/24 (12/24)			
Late fee	P-210179	nfil-op	39.00 77220000 - Late Fees-NonCAM
Late fee	P-210179	nfil-op	39.00 77220000 - Late Fees-NonCAM
Proximity	P-210179	nfil-op	239.00 16200000 - F/F/E- Improvements
Proximity	P-210179	nfil-op	288.00 16200000 - F/F/E- Improvements
Late fee	P-210179	nfil-op	1.24 77220000 - Late Fees-NonCAM
Credit adjustment for 2x pmt	P-210179	nfil-op	-484.44 12180000 - Due from IP TLH
Total 12192024 (inn1145) - Hancock Bank (hancdtwill) - 12/19/24 (12/24)			121.80
12192024 (inn1145) - Hancock Bank (hancdtayne) - 12/19/24 (12/24)			
Grainger	P-210181	nfil-op	265.20 16200000 - F/F/E- Improvements
Credit adjustment	P-210181	nfil-op	-44.94 16200000 - F/F/E- Improvements
late fee	P-210181	inn-tic	93.28 77220000 - Late Fees-NonCAM
late fee	P-210181	inn-tic	68.91 77220000 - Late Fees-NonCAM
Lab Equipment	P-210181	nfil-op	4,425.00 16200000 - F/F/E- Improvements
credit adjustment	P-210181	knight	-206.99 77420000 - Marketing/PR- NonCAM
Total 12192024 (inn1145) - Hancock Bank (hancdtayne) - 12/19/24 (12/24)			4,600.46
12272024 (inn1145) - Home Depot Credit Services (home) - 12/27/24 (12/24)			
batteries & gloves	P-209100	inn-tic	28.54 52950000 - Other Supplies
bldg supplies	P-209100	nfil-op	16.58 52950000 - Other Supplies
Total 12272024 (inn1145) - Home Depot Credit Services (home) - 12/27/24 (12/24)			45.12
12302024 (inn1145) - CITY OF TALLAHASSEE (utltal) - 12/30/24 (12/24)			
Acct #100275444 12/2024	P-210131	nfil-op	266.27 46400000 - Water/Sewer
Acct #100275444 12/2024	P-210131	nfil-op	4,405.78 73120000 - Natural Gas- NonCAM/Vacant
Acct #100275444 12/2024	P-210131	nfil-op	614.39 46600000 - Fire Service - Utility
Acct #100275444 12/2024	P-210131	nfil-op	384.13 46500000 - Stormwater
Acct #100275444 12/2024	P-210131	nfil-op	83.26 46480000 - Irrigation - Utility
Acct #100275444 12/2024	P-210131	nfil-op	431.62 46400000 - Water/Sewer
Acct #100275444 12/2024	P-210131	nfil-op	111.38 46350000 - Refuse Collection
Acct #100275444 12/2024	P-210131	nfil-op	9,348.45 46050000 - Electric
Total 12302024 (inn1145) - CITY OF TALLAHASSEE (utltal) - 12/30/24 (12/24)			15,645.28

Payment Detail

Bank=inn1145 AND mm/yy=12/2024-12/2024 AND Check Date=12/01/2024-12/31/2024 AND All Checks=Yes AND Include Voids=All Checks

54,665.26

Deposit Register

For Period = Dec 2024

Name	Property	Unit	Tenant	Period	Received Date	Deposit Date	Amount	Check #	Deposit #	Notes
(inn1145) - 768 12/05/2024										
Reclaim Pharmaceutical Waste Management LLC	nfil-op	DRY237	quarry	12/2024	12/5/2024	12/5/2024	517.50	001207	768	:CHECKscan Payment
Total (inn1145) - 768 12/05/2024							517.50			
(inn1145) - 769 12/02/2024										
GSA 12.2024 pymt	johnson			12/2024	12/2/2024	12/2/2024	25,732.90	AUTO	769	
Total (inn1145) - 769 12/02/2024							25,732.90			
(inn1145) - 770 12/05/2024										
Piersica, Inc. a Delaware for profit corp.	nfil-op	213E	piernfil	12/2024	12/5/2024	12/5/2024	4,140.00	AUTO	770	
Total (inn1145) - 770 12/05/2024							4,140.00			
(inn1145) - 771 12/10/2024										
Continental Casualty	inn-tic			12/2024	12/10/2024	12/10/2024	26.36	0010153354	771	:CHECKscan Payment - refund from Continental Casualty Company
Shanna Lewis	inn-tic			12/2024	12/10/2024	12/10/2024	350.00	40392	771	:CHECKscan Payment - Shanna Lewis restitution
Total (inn1145) - 771 12/10/2024							376.36			
Comcast refund	nfil-op			12/2024	12/12/2024	12/12/2024	79.42	AUTO	772	
Total (inn1145) - 772 12/12/2024							79.42			
Grand Total							30,846.18			

Aged Receivable

DB Caption: TALCOR Commercial -- LIVE Property: Icrda Status: Current, Past, Future All Selected Accounts Age As Of: 12/31/2024 Post To: 12/2024 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
fuqua - LEON COUNTY RESEARCH & DEVELOPMENT											
fuqua - LEON COUNTY RESEARCH & DEVELOPMENT		fsurf-ca	FSU Research Foundation	Current	1,147.70	0.00	0.00	0.00	1,147.70	0.00	1,147.70
fuqua - LEON COUNTY RESEARCH & DEVELOPMENT					1,147.70	0.00	0.00	0.00	1,147.70	0.00	1,147.70
inn-tic - LEON COUNTY RESEARCH & DEVELOPMENT											
inn-tic - LEON COUNTY RESEARCH & DEVELOPMENT		data	NORTHWEST REGIONAL DATA CENTER	Current	0.00	0.00	0.00	0.00	0.00	-52.95	-52.95
inn-tic - LEON COUNTY RESEARCH & DEVELOPMENT		fsucam	FSU	Current	1,628.32	0.00	0.00	0.00	1,628.32	0.00	1,628.32
inn-tic - LEON COUNTY RESEARCH & DEVELOPMENT		knight	KNIGHT ADMINISTRATIVE BUILDING	Current	502.00	0.00	0.00	0.00	502.00	0.00	502.00
inn-tic - LEON COUNTY RESEARCH & DEVELOPMENT		phippis	PHIPPS BUILDING	Current	1,103.00	0.00	0.00	0.00	1,103.00	0.00	1,103.00
inn-tic - LEON COUNTY RESEARCH & DEVELOPMENT		danfoss	DANFOSS TURBOCOR, INC.	Current	0.00	0.00	0.00	0.00	0.00	-680.75	-680.75
inn-tic - LEON COUNTY RESEARCH & DEVELOPMENT		aval	AVALANCHE PARTNERS	Current	0.00	0.00	0.00	0.00	0.00	-104.09	-104.09
inn-tic - LEON COUNTY RESEARCH & DEVELOPMENT		aero	FSU-AEROPULSION & MECHATRONICS ENERGY	Current	1,621.26	0.00	0.00	0.00	1,621.26	0.00	1,621.26
inn-tic - LEON COUNTY RESEARCH & DEVELOPMENT		maglab	NATIONAL HIGH MAGNETIC FIELD LABORATORY	Current	4,236.72	0.00	0.00	0.00	4,236.72	0.00	4,236.72
inn-tic - LEON COUNTY RESEARCH & DEVELOPMENT		cent	CENTENNIAL BUILDING	Current	800.00	0.00	0.00	0.00	800.00	0.00	800.00
inn-tic - LEON COUNTY RESEARCH & DEVELOPMENT		ircb	Interdisciplinary Research & Commercialization Building	Current	1,539.01	0.00	0.00	0.00	1,539.01	0.00	1,539.01
inn-tic - LEON COUNTY RESEARCH & DEVELOPMENT		collins	COLLINS BUILDING	Current	705.00	0.00	0.00	0.00	705.00	0.00	705.00
inn-tic - LEON COUNTY RESEARCH & DEVELOPMENT		lot6g	MORGAN/SLIGER/JOHNSON/SHAW BUILDINGS	Current	730.43	0.00	0.00	0.00	730.43	0.00	730.43
inn-tic - LEON COUNTY RESEARCH & DEVELOPMENT					12,865.74	0.00	0.00	0.00	12,865.74	-837.79	12,027.95
nfil-op - North Florida Innovation Labs											
nfil-op - North Florida Innovation Labs		nhenergy	NHU Energy	Current	300.00	100.00	100.00	0.00	100.00	0.00	300.00
nfil-op - North Florida Innovation Labs		rrc	RRC Washington	Current	0.00	0.00	0.00	0.00	0.00	-4,280.88	-4,280.88
nfil-op - North Florida Innovation Labs		quarry	Reclaim Pharmaceutical Waste Management LLC	Current	0.00	0.00	0.00	0.00	0.00	-172.00	-172.00
nfil-op - North Florida Innovation Labs					300.00	100.00	100.00	0.00	100.00	-4,452.88	-4,152.88
Grand Total					14,313.44	100.00	100.00	0.00	14,113.44	-5,290.67	9,022.77

UserId : kristy@talcor.com Date : 1/28/2025 Time : 2:50 PM

Payables Aging Report

lcrda
Period: 12/2024
As of : 12/31/2024

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															
blueprin	The Blue Print Shop, Inc.	Scans of ASBILTS for drainage and sewer in common areas of Innovation Park for FEMA docs.	P-209669	49541	inn-tic	12/31/2024	5290-0000 Other Maintenance	707499	111.24	111.24	0.00	0.00	0.00		Scans of ASBILTS for drainage and sewer in common areas of Innovation Park for FEMA docs.
Total blueprin									111.24	111.24	0.00	0.00	0.00	0.00	
bureau	BUREAU OF ELEVATOR SAFETY	Annual payment for 2024 operating permit on Johnson Bld. Elevator. Notices were sent to wrong owner. DBPR waived penalty fees. Lic# 50410, File# 133782	P-209668	49541	johnson	12/31/2024	5290-0000 Other Maintenance	133782 2025	125.00	125.00	0.00	0.00	0.00		Annual payment for 2024 operating permit on Johnson Bld. Elevator. Notices were sent to wrong owner. DBPR waived penalty fees. Lic# 50410, File# 133782
Total bureau									125.00	125.00	0.00	0.00	0.00	0.00	
cappest	CAPITAL CITY PEST CONTROL SERVICES, LLC	11.2024 monthly pest control	P-208980	49346	nfli-op	11/19/2024	5430-0000 Exterminating	30338	225.00	0.00	225.00	0.00	0.00		11.2024 - monthly pest control
Total cappest									225.00	0.00	225.00	0.00	0.00	0.00	
career	CareerSource Capital Region	Move out refund	P-209246	49443	morgan	12/31/2024	2256-0000 Deposits to be refunded	:Refund 1/3/20255:37 PM	6,628.00	6,628.00	0.00	0.00	0.00		Refunding Q-322448
Total career									6,628.00	6,628.00	0.00	0.00	0.00	0.00	
culligan	Culligan Water of Tallahassee	Contract price-Dec Svcs	P-209644	49536	nfli-op	12/31/2024	5490-0000 Water Treatment Service	292781	1,237.98	1,237.98	0.00	0.00	0.00		Contract price-Dec Svcs
Total culligan									1,237.98	1,237.98	0.00	0.00	0.00	0.00	
engineer	ENGINEERED COOLING SERVICES, INC.	Qtrly HVAC svcs	P-209645	49536	nfli-op	12/31/2024	5447-0000 HVAC Monthly Service	SV167174	4,320.00	4,320.00	0.00	0.00	0.00		Qtrly HVAC svcs
		Qtrly HVAC svcs	P-209663	49539	phipps	12/31/2024	5290-0000 Other Maintenance	SV164214	275.00	275.00	0.00	0.00	0.00		Qtrly HVAC svcs
		Qtrly HVAC svcs	P-209664	49539	knight	12/31/2024	5290-0000 Other Maintenance	SV164212	122.50	122.50	0.00	0.00	0.00		Qtrly HVAC svcs
		Qtrly HVAC svcs	P-209665	49539	morgan	12/31/2024	5290-0000 Other Maintenance	SV164213	701.25	701.25	0.00	0.00	0.00		Qtrly HVAC svcs
Total engineer									5,418.75	5,418.75	0.00	0.00	0.00	0.00	
fishclean	Preston Genuine Enterprises	Window cleaning - interior second floor wall of windows overlooking the lobby area.	P-208982	49347	nfli-op	11/15/2024	5487-0000 Window Washing Service	3039-71492	340.00	0.00	340.00	0.00	0.00		Window cleaning - interior second floor wall of windows overlooking the lobby area.
Total fishclean									340.00	0.00	340.00	0.00	0.00	0.00	
heinzbro	Heinz Nurseries, LLC.	Dec 2024 Lawn Svcs	P-209670	49542	nfli-op	12/31/2024	5460-0000 Landscaping Service	56348	700.00	700.00	0.00	0.00	0.00		Dec 2024 Lawn Svcs
Total heinzbro									700.00	700.00	0.00	0.00	0.00	0.00	
nelson	Nelson Mullins Riley & Scarborough LLP	Client #144809/00001 General Rerepresentation Termination agreement	P-209672	49544	inn-tic	12/31/2024	5575-0000 Professional Fees	2765476	474.51	474.51	0.00	0.00	0.00		Client #144809/00001 General Rerepresentation
			P-209673	49544	inn-tic	12/31/2024	5575-0000 Professional Fees	2765478	295.00	295.00	0.00	0.00	0.00		Termination agreement
Total nelson									769.51	769.51	0.00	0.00	0.00	0.00	
tribuilding	TRI BUILDING SERVICES	Mthly janitorial svcs	P-208979	49346	nfli-op	11/18/2024	5450-0000 Janitorial Service	200703557	1,650.00	0.00	1,650.00	0.00	0.00		Mthly janitorial svcs
		Mthly Janitorial svcs	P-209643	49536	nfli-op	12/31/2024	5450-0000 Janitorial Service	200703579	1,650.00	1,650.00	0.00	0.00	0.00		Mthly Janitorial svcs
Total tribuilding									3,300.00	1,650.00	1,650.00	0.00	0.00	0.00	
zenith	Zenith Insurance Company	Annual audit-01/01/25	P-209662	49538	nfli-op	12/18/2024	1913-0000 Prepaid Insurance	DP073003912001	2,067.00	2,067.00	0.00	0.00	0.00		Annual audit-01/01/25
Total zenith									2,067.00	2,067.00	0.00	0.00	0.00	0.00	
Grand Total									20,922.48	18,707.48	2,215.00	0.00	0.00	0.00	

INNOVATION PARK
December 2024 BLDG.

UNIT	TENANT	START	END	ACRES	OTHER	Qtrly CAM	PREVIOUS BALANCE	TOTAL DUE	TOTAL PAID	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX
12A	KNIGHT ADMINISTRATIVE CENTRE			3.00			\$ 502.00	\$ 502.00			\$ 502.00		
1B	PHIPPS BUILDING			2.50			\$ 1,103.00	\$ 1,103.00			\$ 1,103.00		
1D-2D 3D	DANFOSS TURBOCOR, INC.	3/15/07	3/31/27	6.83			\$ (680.75)	\$ (680.75)			\$ (680.75)		\$ -
1E 2E-3E	AVALANCHE PARTNERS	1/7/08	1/28/74	2.42			\$ (104.09)	\$ (104.09)			\$ (104.09)		\$ -
	AVALANCHE PARTNERS	1/7/02	1/28/74	4.01									
4E	VACANT			3.45									
5E	VACANT			1.80									
6E	VACANT			2.00									
7E/1F				9.80									
5G	COLLINS BUILDING			3.47			\$ 705.00	\$ 705.00			\$ 705.00		
6G	MORGAN/JOHNSON/SUGER/SHAW/OTHER		LCRDA	10.35			\$ 730.43	\$ 730.43			\$ 730.43		EXEMPT
3A	NORTHWEST REGIONAL DATA CENTER	11/1/81	10/31/21	4.68			\$ (52.95)	\$ (52.95)			\$ (52.95)		EXEMPT
4A-10A	NATIONAL HIGH MAGNETIC FIELD LABORATORY	OWN		23.52			\$ 4,236.72	\$ 4,236.72			\$ 4,236.72		EXEMPT
11A	FSU-CAM (Elbit)			3.70			\$ 1,628.32	\$ 1,628.32			\$ 1,628.32		
	FSU Facilities NFIL						\$ -	\$ -			\$ -		
1C 2C	FSU RESEARCH FOUNDATION-A	10/25/01	1/28/74	6.26			\$ -	\$ -			\$ -		EXEMPT
	FSU RESEARCH FOUNDATION-B	10/25/01	1/28/74	6.82									
4B	VACANT			7.40									
2B	FSU MATERIALS RESEARCH CENTER (Lot 1b1)			4.50			\$ -	\$ -			\$ -		EXEMPT
3B	FSU-AEROPULSION & MECHATRONICS ENERGY			4.50			\$ 1,621.26	\$ 1,621.26			\$ 1,621.26		EXEMPT
3C	VACANT			3.60									
4C	VACANT			3.90									
5C	FSU - IRCB Interdisciplinary Research			3.70			\$ 1,539.01	\$ 1,539.01			\$ 1,539.01		
6C	VACANT			3.03									
3F-4F	VACANT			9.16									
1A	VACANT			2.80									
2A	VACANT			3.00									
2F	VACANT			8.65									
1G	VACANT			2.10									
2G	VACANT			2.30									
3G	VACANT			5.30									
4G	CENTENNIAL BUILDING			3.94			\$ 800.00	\$ 800.00			\$ 800.00		EXEMPT
8E	VACANT			9.24									
EBP	VACANT												
	MISCELLANEOUS PAYMENTS								\$ 350.00	12/09		Shanna Lewis-Restitution 3310-0000	
	MISCELLANEOUS PAYMENTS								\$ 26.36	12/09		Continental Casualty Company refund	
	TOTALS			182.70	\$ -	\$ -	\$ 12,027.95	\$ 12,027.95	\$ 376.36		\$ 12,027.95		\$ -

Innovation Park
(A Research & Development Centre)
NFIL - INCUBATOR LAB

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ. FT	GPR	BASE RENT	SALES TAX 3.5%	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	TOTAL PAID	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX
Incubator Lab	RRC Washington Inc	7/1/24	6/30/25	\$ 1,200.00				\$ 1,200.00	42.00		\$ 1,242.00	\$ (5,522.88)	\$ (4,280.88)			\$ (4,280.88)		\$ -
109 B-E + 2 workstations	FSURF - Ignite	6/20/24	9/30/26	\$ -	780			\$ -									no rent in exchange for services	
dry237	Reclaim Pharmaceutical Waste Management (Quarry Bio)	9/13/24	9/12/25	\$ 500.00				\$ 500.00	\$ 17.50		\$ 517.50	\$ (172.00)	\$ 345.50	\$ 517.50	12/4	\$ (172.00)		\$ 17.50
111, 213E, 225	Piersica	9/9/24	9/8/25	\$ 2,800.00				\$ 4,000.00	\$ 140.00		\$ 4,140.00	\$ -	\$ 4,140.00	\$ 4,140.00	12/5	\$ -		\$ 140.00
virtual mem	NHU Energy	10/1/24	MTM	\$ -				\$ 100.00	NA		\$ 100.00	\$ 200.00	\$ 300.00			\$ 300.00		
misc	Comcast refund												\$ 79.42	12/12				NA
	TOTALS			\$ 4,500.00	780	0.00	\$-	\$ 5,700.00	\$ 199.50	\$ -	\$ 5,999.50	\$ (5,494.88)	\$ 504.62	\$ 4,736.92		\$ (4,152.88)		\$ 157.50

\$ 12,027.95 Inn-TIC
\$ 1,147.70 FUQUA
\$ 9,022.77

\$ 14,313.44 AR
\$ (5,290.67) Prepaid

Work Order List

Property=Icrda AND Order By=WO#

			Call	Start				Stock	Unit	
WO	Prop-Unit	Status	Date	Date	Employee	Brief Desc	Quantity	Stock	Description	Total
78508	collins	Scheduled	12/2/2024		ddm	RWO-Qtrly HVAC Svcs	1.00		DeMartino - straight	55.00
78509	morgan	Scheduled	12/2/2024		ddm	RWO-Qtrly HVAC Svcs	1.00		DeMartino - straight	55.00
78510	johnson	Scheduled	12/2/2024		ddm	RWO-Qtrly HVAC Svcs	1.00		DeMartino - straight	55.00
78511	phipps	Scheduled	12/2/2024		ddm	RWO-Qtrly HVAC Svcs	1.00		DeMartino - straight	55.00
78512	knight	Scheduled	12/2/2024		ddm	RWO-Qtrly HVAC Svcs	1.00		DeMartino - straight	55.00
78513	inn-tic	Work Completed	12/2/2024		ddm	RWO-Trash Pickup	1.00		DeMartino - straight	55.00
					ddm		1.00		DeMartino - straight	55.00
					ddm	RWO Elevator Phone Check	0.00			0.00
78576	inn-tic	Scheduled	12/2/2024		redding		0.00			0.00
					lynn		0.00			0.00
					ddm	RWO Elevator Phone Check	0.75		DeMartino - straight	41.25
78629	inn-tic	Scheduled	12/2/2024		redding	RWO-HVAC Services	0.00			0.00
					lynn		0.00			0.00
					ddm		0.00			0.00
78637	nfil-op	Scheduled	12/2/2024		redding	RWO-HVAC Services	0.00			0.00
					lynn		0.00			0.00
					ddm		0.00			0.00
78681	inn-tic	Scheduled	12/2/2024		ddm	RWO-Exterior Plumbing	0.00			0.00
					redding		0.00			0.00
					lynn		0.00			0.00
78689	nfil-op	Scheduled	12/2/2024		ddm	RWO-Exterior Plumbing	0.00			0.00
					redding		0.00			0.00
					lynn		0.00			0.00
78732	inn-tic	Scheduled	12/2/2024		ddm	RWO- Exterior Electric services	0.00			0.00
					lynn		0.00			0.00
					redding		0.00			0.00
78740	nfil-op	Work Completed	12/2/2024		ddm	RWO- Exterior Electric services	1.50		DeMartino - straight	82.50
					ddm		1.00		DeMartino - straight	55.00
78772	inn-tic	Scheduled	12/2/2024		ddm	RWO-Ground maintenance	0.00			0.00
					redding		0.00			0.00
					lynn		0.00			0.00
78792	nfil-op	Work Completed	12/2/2024		ddm	RWO-Ground maintenance	1.00		DeMartino - straight	55.00
					ddm		2.50		DeMartino - straight	137.50
					ddm		1.50		DeMartino - straight	82.50
					ddm		2.50		DeMartino - straight	137.50
					ddm		1.00		DeMartino - straight	55.00
					ddm		1.50		DeMartino - straight	82.50
					ddm		4.00		DeMartino - straight	220.00
78823	inn-tic	Scheduled	12/2/2024		ddm	RWO-Pest Control	0.00			0.00
					redding		0.00			0.00
					lynn		0.00			0.00
78842	nfil-op	Scheduled	12/2/2024		ddm	RWO-Pest Control	0.00			0.00
					redding		0.00			0.00
					lynn		0.00			0.00
78886	inn-tic	Scheduled	12/2/2024		ddm	RWO-Meter Reading	0.00			0.00
					redding		0.00			0.00
					lynn		0.00			0.00
78928	inn-tic	Scheduled	12/2/2024		ddm	RWO Interior-Plumbing	0.00			0.00
					lynn		0.00			0.00
					redding		0.00			0.00
78983	inn-tic	Scheduled	12/2/2024		ddm	RWO- Interior Electric Svcs	0.00			0.00
					redding		0.00			0.00
					lynn		0.00			0.00

1,333.75