



PROPERTY MANAGEMENT



January 2025 MONTHLY REPORT

PREPARED FOR:

Innovation Park

Leon County Research & Development Authority

Tallahassee, FL

NAI TALCOR

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TALCOR.COM



TABLE OF CONTENTS

January 2025 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 = Jan 2025

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4500	Cash - Hancock #2	2,208.94	95,064.19	-92,855.25
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	55,117.73	147,972.98	-92,855.25
1200-0000	RECEIVABLES			
1210-0000	Accounts Receivable	27,723.45	14,313.44	13,410.01
1299-0000	TOTAL RECEIVABLES	27,723.45	14,313.44	13,410.01
1300-1000	PROPERTY			
1305-0000	Land	635,920.58	635,920.58	0.00
1590-0000	Accumulated Depreciation	-1,258,378.10	-1,208,436.40	-49,941.70
1628-0000	NFIL Assets	28,330.26	28,330.26	0.00
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	23,332,311.61	23,382,253.31	-49,941.70
1840-0000	OTHER ASSETS			
1913-0000	Prepaid Insurance	34,368.54	26,552.62	7,815.92
1925-0000	Investments	1,975,794.11	1,968,157.01	7,637.10
1960-0000	Deferred Outflows of Resources - Pension	92,242.00	92,242.00	0.00
1980-0000	TOTAL OTHER ASSETS	2,102,404.65	2,086,951.63	15,453.02
1990-0000	TOTAL ASSETS	25,517,557.44	25,631,491.36	-113,933.92
2000-0000	LIABILITIES and CAPITAL			
2210-0000	Principal Note 1	4,195,501.32	4,183,579.68	11,921.64
2236-0000	Accounts Payable	12,550.97	20,922.47	-8,371.50
2246-0000	Prepaid Rents	3,995.80	5,290.75	-1,294.95
2249-0000	Accrued Other	21,594.86	21,594.86	0.00
2250-0000	Tenant Security Dep	5,899.90	5,899.90	0.00
2254-0000	Due to IPTLH	1,620.40	225.85	1,394.55
2257-0000	Due to FSU	87,603.30	92,036.40	-4,433.10
2258-0000	Due to FAMU	75,145.48	75,686.87	-541.39
2305-0000	Sales Tax Payable	2,167.30	2,125.30	42.00
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	4,763,060.33	4,764,343.08	-1,282.75
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	23,332,311.61	23,382,253.31	-49,941.70
2750-0000	Unrestricted	-2,577,814.50	-2,515,105.03	-62,709.47
2890-0000	TOTAL CAPITAL	20,754,497.11	20,867,148.28	-112,651.17
2990-0000	TOTAL LIABILITIES and CAPITAL	25,517,557.44	25,631,491.36	-113,933.92

INNOVATION PARK (lcrda)

Income Statement

Period = Jan 2025

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-0000	Rent	4,500.00	12.39	16,320.05	16.09
3110-6002	Leasing -Incubation & Seminars	1,200.00	3.30	4,800.00	4.73
3115-0000	CAM	13,362.96	36.80	38,196.96	37.66
3220-0000	Interest Income	7,637.10	21.03	31,789.18	31.34
3306-0400	Grant Income-EDA B2S	9,161.00	25.23	9,161.00	9.03
3310-0000	Other Income	350.00	0.96	1,426.66	1.41
3315-0000	Sales Tax Discount	3.94	0.01	24.25	0.02
3500-0000	Resident Memberships	0.00	0.00	-678.88	-0.67
3700-0000	Virtual Memberships	100.00	0.28	400.00	0.39
3990-0000	TOTAL REVENUE	36,315.00	100.00	101,439.22	100.00
4000-0000	OPERATING EXPENSES				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	36.72	53,333.36	52.58
4401-0100	Business Manager	7,500.00	20.65	30,000.00	29.57
4402-0000	Director Business Inc	0.00	0.00	24,596.74	24.25
4404-0000	Payroll Taxes - Authority	1,738.21	4.79	9,875.25	9.74
4405-0000	Worker's Compensation-Authority	173.50	0.48	694.00	0.68
4406-0000	Employee Benefits-Authority	7,089.34	19.52	29,170.56	28.76
4410-0000	Wages - Administrative	1,749.00	4.82	8,135.50	8.02
4490-0000	TOTAL PAYROLL EXPENSE	31,583.39	86.97	155,805.41	153.59
4600-0000	UTILITIES				
4605-0000	Electric	6,946.91	19.13	36,096.89	35.58
4625-0000	Natural Gas	4,081.22	11.24	16,313.52	16.08
4635-0000	Refuse Collection	0.00	0.00	582.54	0.57
4640-0000	Water/Sewer	884.74	2.44	3,273.40	3.23
4648-0000	Irrigation - Utility	83.26	0.23	668.01	0.66
4650-0000	Stormwater	384.13	1.06	1,536.52	1.51
4660-0000	Fire Service - Utility	614.39	1.69	2,457.56	2.42
4725-0000	Internet Service	0.00	0.00	1,506.25	1.48
4799-0000	TOTAL UTILITIES	12,994.65	35.78	62,434.69	61.55
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	5,712.50	5.63
5140-0000	Elevator Maintenance	0.00	0.00	385.00	0.38
5215-0000	Locks & Keys Supplies	0.00	0.00	71.50	0.07
5260-0000	Signage	0.00	0.00	687.50	0.68
5290-0000	Other Maintenance	58.94	0.16	8,691.28	8.57
5295-0000	Other Supplies	0.00	0.00	45.12	0.04
5299-0000	TOTAL REPAIR/MAINTENANCE	58.94	0.16	15,592.90	15.37
5400-0000	SERVICES				
5410-0000	Elevator Service	2,232.75	6.15	2,232.75	2.20
5415-0000	Elevator Phone Service	199.50	0.55	199.50	0.20
5420-0000	Fire Protection System	1,955.31	5.38	1,955.31	1.93
5430-0000	Exterminating	225.00	0.62	450.00	0.44
5447-0000	HVAC Monthly Service	0.00	0.00	4,320.00	4.26
5450-0000	Janitorial Service	1,650.00	4.54	6,600.00	6.51
5460-0000	Landscaping Service	3,411.70	9.39	8,046.00	7.93
5487-0000	Window Washing Service	0.00	0.00	1,590.00	1.57
5490-0000	Water Treatment Service	4,951.92	13.64	6,189.90	6.10
5499-0000	TOTAL SERVICES	14,626.18	40.28	31,583.46	31.14
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	15,000.00	41.31	15,000.00	14.79
5522-0000	Internet Charge	1,202.25	3.31	5,004.65	4.93
5560-0000	Fees/Licenses/Permits	-39.00	-0.11	90.44	0.09
5563-0000	Miscellaneous Admin Expense	0.00	0.00	10.00	0.01
5565-0000	Office Supplies	0.00	0.00	24.44	0.02
5575-0000	Professional Fees	570.00	1.57	7,552.01	7.44
5587-0000	General Authority Expense	1,657.99	4.57	3,052.58	3.01
5596-0000	Other Administration Costs	3.00	0.01	41.54	0.04
5599-0000	TOTAL PROPERTY ADMINISTRATION	18,394.24	50.65	30,775.66	30.34

INNOVATION PARK (lcrda)

Income Statement

Period = Jan 2025

Book = Accrual

		Period to Date	%	Year to Date	%
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	1,800.00	4.96	10,513.82	10.36
6199-0000	TOTAL MANAGEMENT	1,800.00	4.96	10,513.82	10.36
6200-0000	INSURANCE				
6210-0000	Property Insurance	7,503.81	20.66	30,015.24	29.59
6299-0000	TOTAL INSURANCE	7,503.81	20.66	30,015.24	29.59
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	9,303.81	25.62	40,529.06	39.95
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	86,961.21	239.46	336,721.18	331.94
7000-0000	NONCAM OPERATING EXPENSES				
7600-0000	NONCAM SERVICES				
7630-0000	Landscaping-NonCAM	0.00	0.00	433.10	0.43
7660-0000	TOTAL NONCAM SERVICES	0.00	0.00	433.10	0.43
7700-0000	NONCAM ADMINISTRATION				
7715-0000	Copies-NonCAM	0.00	0.00	19.49	0.02
7717-0000	Bank Charges- NonCAM	141.62	0.39	619.08	0.61
7722-0000	Late Fees-NonCAM	0.00	0.00	167.57	0.17
7742-0000	Marketing/PR- NonCAM	0.00	0.00	103.80	0.10
7749-0000	TOTAL NONCAM ADMINISTRATION	141.62	0.39	909.94	0.90
7800-0000	TOTAL NONCAM OPERATING EXPENSES	141.62	0.39	1,343.04	1.32
7990-0000	ALL TOTAL EXPENSES	87,102.83	239.85	338,064.22	333.27
7999-0000	NET INCOME - OPERATING	-50,787.83	-139.85	-236,625.00	-233.27
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	11,921.64	32.83	47,021.68	46.35
8199-0000	TOTAL DEBT SERVICE	11,921.64	32.83	47,021.68	46.35
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	49,941.70	137.52	199,766.80	196.93
8299-0000	TOTAL OTHER EXPENSES	49,941.70	137.52	199,766.80	196.93
9900-0000	NET INCOME	-112,651.17	-310.21	-483,413.48	-476.55

INNOVATION PARK (Icrda)

Budget Comparison

Period = Jan 2025

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	16,320.05	0.00	16,320.05	N/A	0.00
3110-6002		1,200.00	0.00	1,200.00	N/A	4,800.00	0.00	4,800.00	N/A	0.00
3115-0000	Rent	13,362.96	0.00	13,362.96	N/A	38,196.96	25,000.00	13,196.96	52.79	100,000.00
3220-0000	Leasing -Incubation & Seminars	7,637.10	1,500.00	6,137.10	409.14	31,789.18	6,000.00	25,789.18	429.82	20,000.00
3300-0000	CAM	0.00	62,500.00	-62,500.00	-100.00	0.00	137,500.00	-137,500.00	-100.00	200,000.00
3306-0400	Interest Income	9,161.00	0.00	9,161.00	N/A	9,161.00	0.00	9,161.00	N/A	0.00
3310-0000	Other Income	350.00	350.00	0.00	0.00	1,426.66	1,400.00	26.66	1.90	4,200.00
3315-0000	Grant Income-EDA B2S	3.94	0.00	3.94	N/A	24.25	0.00	24.25	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	400.00	0.00	400.00	N/A	0.00
	Resident Memberships									
3990-0000	Virtual Memberships									
	TOTAL REVENUE	36,315.00	64,350.00	-28,035.00	-43.57	101,439.22	169,900.00	-68,460.78	-40.29	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	53,333.36	53,333.32	-0.04	0.00	160,000.00
4401-0100	Executive Director-Authority	7,500.00	7,500.00	0.00	0.00	30,000.00	30,000.00	0.00	0.00	90,000.00
4402-0000	Business Manager	0.00	5,700.00	5,700.00	100.00	24,596.74	22,800.00	-1,796.74	-7.88	68,400.00
4404-0000	Director Business Inc	1,738.21	0.00	-1,738.21	N/A	9,875.25	0.00	-9,875.25	N/A	0.00
4405-0000	Payroll Taxes - Authority	173.50	0.00	-173.50	N/A	694.00	0.00	-694.00	N/A	0.00
4406-0000	Worker's Compensation-Authority	7,089.34	14,300.00	7,210.66	50.42	29,170.56	57,200.00	28,029.44	49.00	171,600.00
4410-0000	Employee Benefits-Authority	1,749.00	2,496.67	747.67	29.95	8,135.50	9,986.68	1,851.18	18.54	29,960.04
4490-0000	TOTAL PAYROLL EXPENSE	31,583.39	43,330.00	11,746.61	27.11	155,805.41	173,320.00	17,514.59	10.11	519,960.04
4600-0000	UTILITIES	6,946.91	100.00	-6,846.91	-6,846.91	36,096.89	81,400.00	45,303.11	55.65	82,200.00
4605-0000		4,081.22	0.00	-4,081.22	N/A	16,313.52	3,000.00	-13,313.52	-443.78	3,000.00
4625-0000	Electric	0.00	66.67	66.67	100.00	582.54	1,866.68	1,284.14	68.79	2,400.00
4635-0000	Natural Gas	884.74	0.00	-884.74	N/A	3,273.40	1,800.00	-1,473.40	-81.86	1,800.00
4640-0000	Refuse Collection	83.26	0.00	-83.26	N/A	668.01	800.00	131.99	16.50	800.00
4648-0000	Water/Sewer	384.13	0.00	-384.13	N/A	1,536.52	750.00	-786.52	-104.87	750.00
4650-0000	Irrigation - Utility	614.39	0.00	-614.39	N/A	2,457.56	1,050.00	-1,407.56	-134.05	1,050.00
4660-0000	Stormwater	0.00	0.00	0.00	N/A	1,506.25	0.00	-1,506.25	N/A	0.00
4725-0000	Fire Service - Utility	12,994.65	166.67	-12,827.98	-7,696.63	62,434.69	90,666.68	28,231.99	31.14	92,000.00
4799-0000	TOTAL UTILITIES	12,994.65	166.67	-12,827.98	-7,696.63	62,434.69	90,666.68	28,231.99	31.14	92,000.00
5116-5000	REPAIR/MAINTENANCE	0.00	100.00	100.00	100.00	5,712.50	1,180.00	-4,532.50	-384.11	1,980.00
5120-0000		0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
5125-0000	Electric Repairs	0.00	0.00	0.00	N/A	385.00	1,050.00	665.00	63.33	1,050.00
5140-0000	Electric Supplies	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
5170-0000	Elevator Maintenance	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
5175-0000	Fire Extinguisher Maintenance	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
5195-0000	Fire Alarm/Sprinkler Repair	0.00	250.00	250.00	100.00	0.00	1,000.00	1,000.00	100.00	2,940.00
5197-0000	Tree Trimming	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
5198-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	0.00	475.00	475.00	100.00	650.00
5210-0000	TIC-Trail Maintenance Expense	0.00	0.00	0.00	N/A	71.50	0.00	-71.50	N/A	0.00
5215-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	0.00	750.00	750.00	100.00	750.00
5230-0000	Locks & Keys Supplies	0.00	250.00	250.00	100.00	0.00	1,000.00	1,000.00	100.00	3,000.00
5245-0000	Plumbing Repairs	0.00	85.00	85.00	100.00	687.50	840.00	152.50	18.15	1,520.00
5260-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	0.00	450.00	450.00	100.00	450.00
5270-0000	Signage	58.94	0.00	-58.94	N/A	8,691.28	1,500.00	-7,191.28	-479.42	1,500.00
5290-0000	Small Tools	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
5290-1000	Other Maintenance	0.00	0.00	0.00	N/A	45.12	720.00	674.88	93.73	720.00
5295-0000	Other Inspections	58.94	985.00	926.06	94.02	15,592.90	11,665.00	-3,927.90	-33.67	19,660.00
5299-0000	Other Supplies									
5400-0000	REPAIR/MAINTENANCE	2,232.75	0.00	-2,232.75	N/A	2,232.75	0.00	-2,232.75	N/A	0.00
5410-0000	SERVICES	199.50	0.00	-199.50	N/A	199.50	200.00	0.50	0.25	200.00
5415-0000	Elevator Service									
	Elevator Phone Service									

INNOVATION PARK (lcrda)
Budget Comparison
Period = Jan 2025
Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5420-0000	1,955.31	0.00	-1,955.31	N/A	1,955.31	1,050.00	-905.31	-86.22	1,050.00
5430-0000	225.00	0.00	-225.00	N/A	450.00	600.00	150.00	25.00	600.00
5442-0000	0.00	0.00	0.00	N/A	0.00	900.00	900.00	100.00	900.00
5445-0000	0.00	45.00	45.00	100.00	0.00	180.00	180.00	100.00	540.00
5447-0000	0.00	0.00	0.00	N/A	4,320.00	1,350.00	-2,970.00	-220.00	1,350.00
5450-0000	1,650.00	0.00	-1,650.00	N/A	6,600.00	9,000.00	2,400.00	26.67	9,000.00
5460-0000	3,411.70	1,500.00	-1,911.70	-127.45	8,046.00	9,450.00	1,404.00	14.86	21,450.00
5461-0000	0.00	100.00	100.00	100.00	0.00	550.00	550.00	100.00	1,700.00
5480-0000	0.00	0.00	0.00	N/A	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	4,951.92	0.00	-4,951.92	N/A	6,189.90	0.00	-6,189.90	N/A	0.00
5499-0000	14,626.18	1,645.00	-12,981.18	-789.13	31,583.46	27,480.00	-4,103.46	-14.93	40,990.00
5500-0000									
5510-0000	15,000.00	20,000.00	5,000.00	25.00	15,000.00	20,000.00	5,000.00	25.00	35,000.00
5522-0000	1,202.25	1,000.00	-202.25	-20.23	5,004.65	7,000.00	1,995.35	28.50	15,000.00
5560-0000	-39.00	0.00	39.00	N/A	90.44	750.00	659.56	87.94	750.00
5563-0000	0.00	0.00	0.00	N/A	10.00	0.00	-10.00	N/A	0.00
5565-0000	0.00	0.00	0.00	N/A	24.44	300.00	275.56	91.85	300.00
5566-0000	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
5575-0000	570.00	5,000.00	4,430.00	88.60	7,552.01	10,000.00	2,447.99	24.48	25,000.00
5587-0000	1,657.99	0.00	-1,657.99	N/A	3,052.58	0.00	-3,052.58	N/A	0.00
5596-0000	3.00	0.00	-3.00	N/A	41.54	0.00	-41.54	N/A	0.00
5599-0000	18,394.24	26,000.00	7,605.76	29.25	30,775.66	39,550.00	8,774.34	22.19	77,550.00
6000-0000									
6100-0000									
6110-0000	1,800.00	4,000.00	2,200.00	55.00	10,513.82	25,000.00	14,486.18	57.94	49,000.00
6199-0000	1,800.00	4,000.00	2,200.00	55.00	10,513.82	25,000.00	14,486.18	57.94	49,000.00
6200-0000									
6210-0000	7,503.81	2,500.00	-5,003.81	-200.15	30,015.24	25,000.00	-5,015.24	-20.06	35,000.00
6299-0000	7,503.81	2,500.00	-5,003.81	-200.15	30,015.24	25,000.00	-5,015.24	-20.06	35,000.00
6799-0000	9,303.81	6,500.00	-2,803.81	-43.14	40,529.06	50,000.00	9,470.94	18.94	84,000.00
6999-0000	86,961.21	78,626.67	-8,334.54	-10.60	336,721.18	392,681.68	55,960.50	14.25	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	141.62	0.00	-141.62	N/A	619.08	0.00	-619.08	N/A	0.00
7722-0000	0.00	0.00	0.00	N/A	167.57	0.00	-167.57	N/A	0.00
7742-0000	0.00	0.00	0.00	N/A	103.80	0.00	-103.80	N/A	0.00
7749-0000	141.62	0.00	-141.62	N/A	909.94	0.00	-909.94	N/A	0.00
7800-0000	141.62	0.00	-141.62	N/A	1,343.04	0.00	-1,343.04	N/A	0.00
7990-0000	87,102.83	78,626.67	-8,476.16	-10.78	338,064.22	392,681.68	54,617.46	13.91	834,160.04
7999-0000	-50,787.83	-14,276.67	-36,511.16	-255.74	-236,625.00	-222,781.68	-13,843.32	-6.21	-509,960.04
8100-0000									
8110-0000	11,921.64	0.00	-11,921.64	N/A	47,021.68	0.00	-47,021.68	N/A	0.00
8199-0000	11,921.64	0.00	-11,921.64	N/A	47,021.68	0.00	-47,021.68	N/A	0.00
8200-0000									
8210-0000	49,941.70	0.00	-49,941.70	N/A	199,766.80	0.00	-199,766.80	N/A	0.00
8299-0000	49,941.70	0.00	-49,941.70	N/A	199,766.80	0.00	-199,766.80	N/A	0.00
9900-0000	-112,651.17	-14,276.67	-98,374.50	-689.06	-483,413.48	-222,781.68	-260,631.80	-116.99	-509,960.04

North Florida Innovation Labs (nfil-op)

Budget Comparison

Period = Jan 2025

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	16,320.00	0.00	16,320.00	N/A	0.00
3110-6002	Rent	1,200.00	0.00	1,200.00	N/A	4,800.00	0.00	4,800.00	N/A	0.00
3310-0000	Leasing -Incubation & Seminars	0.00	0.00	0.00	N/A	0.30	0.00	0.30	N/A	0.00
3315-0000	Other Income	3.94	0.00	3.94	N/A	12.55	0.00	12.55	N/A	0.00
3700-0000	Sales Tax Discount	100.00	0.00	100.00	N/A	400.00	0.00	400.00	N/A	0.00
3990-0000	Virtual Memberships									
	TOTAL REVENUE	5,803.94	0.00	5,803.94	N/A	21,532.85	0.00	21,532.85	N/A	0.00
4000-0000	OPERATING EXPENSES									
4001-0000	BILLABLE OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000		6,931.58	0.00	-6,931.58	N/A	36,021.36	81,000.00	44,978.64	55.53	81,000.00
4625-0000	Electric	4,081.22	0.00	-4,081.22	N/A	16,313.52	3,000.00	-13,313.52	-443.78	3,000.00
4635-0000	Natural Gas	0.00	0.00	0.00	N/A	582.54	1,600.00	1,017.46	63.59	1,600.00
4640-0000	Refuse Collection	801.38	0.00	-801.38	N/A	2,859.56	1,800.00	-1,059.56	-58.86	1,800.00
4648-0000	Water/Sewer	83.26	0.00	-83.26	N/A	668.01	800.00	131.99	16.50	800.00
4650-0000	Irrigation - Utility	384.13	0.00	-384.13	N/A	1,536.52	750.00	-786.52	-104.87	750.00
4660-0000	Stormwater	614.39	0.00	-614.39	N/A	2,457.56	1,050.00	-1,407.56	-134.05	1,050.00
4725-0000	Fire Service - Utility	0.00	0.00	0.00	N/A	1,506.25	0.00	-1,506.25	N/A	0.00
4799-0000	TOTAL UTILITIES	12,895.96	0.00	-12,895.96	N/A	61,945.32	90,000.00	28,054.68	31.17	90,000.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000		0.00	0.00	0.00	N/A	5,712.50	780.00	-4,932.50	-632.37	780.00
5140-0000	Electric Repairs	0.00	0.00	0.00	N/A	385.00	1,050.00	665.00	63.33	1,050.00
5210-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	0.00	450.00	450.00	100.00	450.00
5215-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	71.50	0.00	-71.50	N/A	0.00
5230-0000	Locks & Keys Supplies	0.00	0.00	0.00	N/A	0.00	750.00	750.00	100.00	750.00
5260-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5270-0000	Signage	0.00	0.00	0.00	N/A	0.00	450.00	450.00	100.00	450.00
5290-0000	Small Tools	58.94	0.00	-58.94	N/A	4,770.03	1,500.00	-3,270.03	-218.00	1,500.00
5290-1000	Other Maintenance	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
5295-0000	Other Inspections	0.00	0.00	0.00	N/A	16.58	720.00	703.42	97.70	720.00
5299-0000	Other Supplies	58.94	0.00	-58.94	N/A	10,955.61	7,700.00	-3,255.61	-42.28	7,700.00
5400-0000	TOTAL REPAIR/MAINTENANCE									
5410-0000	SERVICES	2,232.75	0.00	-2,232.75	N/A	2,232.75	0.00	-2,232.75	N/A	0.00
5415-0000	Elevator Service	199.50	0.00	-199.50	N/A	199.50	200.00	0.50	0.25	200.00
5420-0000	Elevator Phone Service	1,955.31	0.00	-1,955.31	N/A	1,955.31	1,050.00	-905.31	-86.22	1,050.00
5430-0000	Fire Protection System	225.00	0.00	-225.00	N/A	450.00	600.00	150.00	25.00	600.00
5442-0000	Exterminating	0.00	0.00	0.00	N/A	0.00	900.00	900.00	100.00	900.00
5447-0000	Generator Service	0.00	0.00	0.00	N/A	4,320.00	1,350.00	-2,970.00	-220.00	1,350.00
5450-0000	HVAC Monthly Service	1,650.00	0.00	-1,650.00	N/A	6,600.00	9,000.00	2,400.00	26.67	9,000.00
5460-0000	Janitorial Service	2,711.70	0.00	-2,711.70	N/A	5,511.70	3,450.00	-2,061.70	-59.76	3,450.00
5480-0000	Landscaping Service	0.00	0.00	0.00	N/A	0.00	4,200.00	4,200.00	100.00	4,200.00
5487-0000	Security	0.00	0.00	0.00	N/A	1,590.00	0.00	-1,590.00	N/A	0.00
5490-0000	Window Washing Service	4,951.92	0.00	-4,951.92	N/A	6,189.90	0.00	-6,189.90	N/A	0.00
5499-0000	Water Treatment Service	13,926.18	0.00	-13,926.18	N/A	29,049.16	20,750.00	-8,299.16	-40.00	20,750.00
5500-0000	TOTAL SERVICES									
5522-0000	PROPERTY ADMINISTRATION	1,202.25	0.00	-1,202.25	N/A	5,004.65	3,000.00	-2,004.65	-66.82	3,000.00
5560-0000	Internet Charge	-39.00	0.00	39.00	N/A	90.44	750.00	659.56	87.94	750.00
5565-0000	Fees/Licenses/Permits	0.00	0.00	0.00	N/A	24.44	300.00	275.56	91.85	300.00
5566-0000	Office Supplies	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
5587-0000	Office Equipment Maintenance	1,657.99	0.00	-1,657.99	N/A	3,052.58	0.00	-3,052.58	N/A	0.00
5596-0000	General Authority Expense	3.00	0.00	-3.00	N/A	41.54	0.00	-41.54	N/A	0.00
	Other Administration Costs									

North Florida Innovation Labs (nfil-op)

Budget Comparison

Period = Jan 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5599-0000	TOTAL PROPERTY ADMINISTRATION	2,824.24	0.00	-2,824.24	N/A	8,213.65	5,550.00	-2,663.65	-47.99	5,550.00
6000-0000										
6100-0000	MNGMT, INSURANCE, AND TAXES									
6110-0000	MANAGEMENT									
		1,000.00	0.00	-1,000.00	N/A	4,000.00	9,000.00	5,000.00	55.56	9,000.00
6199-0000	TOTAL MANAGEMENT	1,000.00	0.00	-1,000.00	N/A	4,000.00	9,000.00	5,000.00	55.56	9,000.00
6200-0000	Management Fees TALCOR									
6210-0000	INSURANCE									
		7,096.47	0.00	-7,096.47	N/A	28,385.88	15,000.00	-13,385.88	-89.24	15,000.00
6299-0000	TOTAL INSURANCE	7,096.47	0.00	-7,096.47	N/A	28,385.88	15,000.00	-13,385.88	-89.24	15,000.00
6799-0000	Property Insurance									
		8,096.47	0.00	-8,096.47	N/A	32,385.88	24,000.00	-8,385.88	-34.94	24,000.00
6999-0000	TOTAL MNGMT, INSURANCE, AND TAXES	8,096.47	0.00	-8,096.47	N/A	32,385.88	24,000.00	-8,385.88	-34.94	24,000.00
7000-0000	TOTAL BILLABLE OPERATING EXPENSES	37,801.79	0.00	-37,801.79	N/A	142,549.62	148,000.00	5,450.38	3.68	148,000.00
7000-0000	NONCAM OPERATING EXPENSES									
7990-0000	ALL TOTAL EXPENSES	37,801.79	0.00	-37,801.79	N/A	142,549.62	148,000.00	5,450.38	3.68	148,000.00
7999-0000										
		-31,997.85	0.00	-31,997.85	N/A	-121,016.77	-148,000.00	26,983.23	18.23	-148,000.00
7999-0000	NET INCOME - OPERATING	-31,997.85	0.00	-31,997.85	N/A	-121,016.77	-148,000.00	26,983.23	18.23	-148,000.00
8200-0000										
8210-0000	OTHER EXPENSES	0.00	0.00	0.00	N/A	144,038.52	0.00	-144,038.52	N/A	0.00
8299-0000	Depreciation Expense	0.00	0.00	0.00	N/A	144,038.52	0.00	-144,038.52	N/A	0.00
9900-0000	TOTAL OTHER EXPENSES	-31,997.85	0.00	-31,997.85	N/A	-265,055.29	-148,000.00	-117,055.29	-79.09	-148,000.00
	NET INCOME	-31,997.85	0.00	-31,997.85	N/A	-265,055.29	-148,000.00	-117,055.29	-79.09	-148,000.00

LEON COUNTY RESEARCH & DEVELOPMENT (inn-tic)

Budget Comparison

Period = Jan 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3115-0000		13,362.96	0.00	13,362.96	N/A	38,196.96	25,000.00	13,196.96	52.79	100,000.00
3220-0000		7,637.10	1,500.00	6,137.10	409.14	31,789.18	6,000.00	25,789.18	429.82	20,000.00
3300-0000	CAM	0.00	62,500.00	-62,500.00	-100.00	0.00	137,500.00	-137,500.00	-100.00	200,000.00
3300-0000	Interest Income									
3306-0400	Other Income	9,161.00	0.00	9,161.00	N/A	9,161.00	0.00	9,161.00	N/A	0.00
3310-0000	Grant Income-EDA B2S	350.00	350.00	0.00	0.00	1,426.36	1,400.00	26.36	1.88	4,200.00
3315-0000	Other Income	0.00	0.00	0.00	N/A	5.61	0.00	5.61	N/A	0.00
	Sales Tax Discount									
3990-0000	TOTAL REVENUE	30,511.06	64,350.00	-33,838.94	-52.59	80,579.11	169,900.00	-89,320.89	-52.57	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	53,333.36	53,333.32	-0.04	0.00	160,000.00
4401-0100		7,500.00	7,500.00	0.00	0.00	30,000.00	30,000.00	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	22,800.00	-1,796.74	-7.88	68,400.00
4404-0000	Business Manager	1,738.21	0.00	-1,738.21	N/A	9,875.25	0.00	-9,875.25	N/A	0.00
4405-0000	Director Business Inc	173.50	0.00	-173.50	N/A	694.00	0.00	-694.00	N/A	0.00
4406-0000	Payroll Taxes - Authority	7,089.34	14,300.00	7,210.66	50.42	29,170.56	57,200.00	28,029.44	49.00	171,600.00
4410-0000	Worker's Compensation-Authority	1,749.00	2,496.67	747.67	29.95	8,135.50	9,986.68	1,851.18	18.54	29,960.04
4490-0000	Employee Benefits-Authority	31,583.39	43,330.00	11,746.61	27.11	155,805.41	173,320.00	17,514.59	10.11	519,960.04
	Wages Payroll Expense									
4600-0000	UTILITIES	15.33	100.00	84.67	84.67	75.53	400.00	324.47	81.12	1,200.00
4605-0000		0.00	66.67	66.67	100.00	0.00	266.68	266.68	100.00	800.00
4635-0000	Electric	83.36	0.00	-83.36	N/A	413.84	0.00	-413.84	N/A	0.00
4640-0000	Refuse Collection									
4799-0000	TOTAL UTILITIES	98.69	166.67	67.98	40.79	489.37	666.68	177.31	26.60	2,000.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000		0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
5125-0000		0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
5170-0000	Electric Repairs	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
5175-0000	Electric Supplies	0.00	25.00	25.00	100.00	0.00	100.00	100.00	100.00	300.00
5195-0000	Fire Extinguisher Maintenance	0.00	100.00	100.00	100.00	0.00	400.00	400.00	100.00	1,200.00
5197-0000	Fire Alarm/Sprinkler Repair	0.00	250.00	250.00	100.00	0.00	1,000.00	1,000.00	100.00	2,940.00
5198-0000	Tree Trimming	0.00	50.00	50.00	100.00	0.00	200.00	200.00	100.00	600.00
5210-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	0.00	25.00	25.00	100.00	200.00
5245-0000	TIC-Trail Maintenance Expense	0.00	250.00	250.00	100.00	0.00	1,000.00	1,000.00	100.00	3,000.00
5260-0000	Locks & Keys Repairs	0.00	85.00	85.00	100.00	687.50	340.00	-347.50	-102.21	1,020.00
5290-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	784.99	0.00	-784.99	N/A	0.00
5295-0000	Signage	0.00	0.00	0.00	N/A	28.54	0.00	-28.54	N/A	0.00
5299-0000	Other Maintenance	0.00	985.00	985.00	100.00	1,501.03	3,965.00	2,463.97	62.14	11,960.00
	Other Supplies									
5400-0000	TOTAL REPAIR/MAINTENANCE SERVICES	0.00	45.00	45.00	100.00	0.00	180.00	180.00	100.00	540.00
5445-0000		0.00	45.00	45.00	100.00	0.00	180.00	180.00	100.00	540.00
5460-0000	Backflow Prevention Service	700.00	1,500.00	800.00	53.33	2,534.30	6,000.00	3,465.70	57.76	18,000.00
5461-0000	Landscaping Service	0.00	100.00	100.00	100.00	0.00	550.00	550.00	100.00	1,700.00
5499-0000	Landscaping - Trail	700.00	1,645.00	945.00	57.45	2,534.30	6,730.00	4,195.70	62.34	20,240.00
5500-0000	TOTAL SERVICES	0.00	1,690.00	1,690.00	100.00	0.00	7,470.00	7,470.00	100.00	22,240.00
5510-0000	PROPERTY ADMINISTRATION	15,000.00	20,000.00	5,000.00	25.00	15,000.00	20,000.00	5,000.00	25.00	35,000.00
5522-0000		0.00	1,000.00	1,000.00	100.00	0.00	4,000.00	4,000.00	100.00	12,000.00
5563-0000	Accounting	0.00	0.00	0.00	N/A	10.00	0.00	-10.00	N/A	0.00
5575-0000	Internet Charge	570.00	5,000.00	4,430.00	88.60	7,552.01	10,000.00	2,447.99	24.48	25,000.00
5599-0000	Miscellaneous Admin Expense	15,570.00	26,000.00	10,430.00	40.12	22,562.01	34,000.00	11,437.99	33.64	72,000.00
	Professional Fees									

LEON COUNTY RESEARCH & DEVELOPMENT (inn-tic)

Budget Comparison

Period = Jan 2025

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6000-0000									
6100-0000									
6110-0000	800.00	4,000.00	3,200.00	80.00	6,513.82	16,000.00	9,486.18	59.29	40,000.00
6199-0000	800.00	4,000.00	3,200.00	80.00	6,513.82	16,000.00	9,486.18	59.29	40,000.00
6200-0000									
6210-0000	407.34	2,500.00	2,092.66	83.71	1,629.36	10,000.00	8,370.64	83.71	20,000.00
6299-0000	407.34	2,500.00	2,092.66	83.71	1,629.36	10,000.00	8,370.64	83.71	20,000.00
6799-0000	1,207.34	6,500.00	5,292.66	81.43	8,143.18	26,000.00	17,856.82	68.68	60,000.00
6999-0000	49,159.42	78,626.67	29,467.25	37.48	191,035.30	244,681.68	53,646.38	21.92	686,160.04
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	141.62	0.00	-141.62	N/A	619.08	0.00	-619.08	N/A	0.00
7722-0000	0.00	0.00	0.00	N/A	167.57	0.00	-167.57	N/A	0.00
7742-0000	0.00	0.00	0.00	N/A	310.79	0.00	-310.79	N/A	0.00
7749-0000	141.62	0.00	-141.62	N/A	1,116.93	0.00	-1,116.93	N/A	0.00
7800-0000	141.62	0.00	-141.62	N/A	1,550.03	0.00	-1,550.03	N/A	0.00
7990-0000	49,301.04	78,626.67	29,325.63	37.30	192,585.33	244,681.68	52,096.35	21.29	686,160.04
7999-0000	-18,789.98	-14,276.67	-4,513.31	-31.61	-112,006.22	-74,781.68	-37,224.54	-49.78	-361,960.04
8100-0000									
8110-0000	11,921.64	0.00	-11,921.64	N/A	47,021.68	0.00	-47,021.68	N/A	0.00
8199-0000	11,921.64	0.00	-11,921.64	N/A	47,021.68	0.00	-47,021.68	N/A	0.00
8200-0000									
8210-0000	49,941.70	0.00	-49,941.70	N/A	55,728.28	0.00	-55,728.28	N/A	0.00
8299-0000	49,941.70	0.00	-49,941.70	N/A	55,728.28	0.00	-55,728.28	N/A	0.00
9900-0000	-80,653.32	-14,276.67	-66,376.65	-464.93	-214,756.18	-74,781.68	-139,974.50	-187.18	-361,960.04

North Florida Innovation Labs (nfil-op)

Cash Flow Statement

Period = Jan 2025

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-0000	Rent	4,500.00	77.53	16,320.00	75.79
3110-6002	Leasing -Incubation & Seminars	1,200.00	20.68	4,800.00	22.29
3310-0000	Other Income	0.00	0.00	0.30	0.00
3315-0000	Sales Tax Discount	3.94	0.07	12.55	0.06
3700-0000	Virtual Memberships	100.00	1.72	400.00	1.86
3990-0000	TOTAL REVENUE	5,803.94	100.00	21,532.85	100.00
4000-0000	OPERATING EXPENSES				
4001-0000	BILLABLE OPERATING EXPENSES				
4600-0000	UTILITIES				
4605-0000	Electric	6,931.58	119.43	36,021.36	167.29
4625-0000	Natural Gas	4,081.22	70.32	16,313.52	75.76
4635-0000	Refuse Collection	0.00	0.00	582.54	2.71
4640-0000	Water/Sewer	801.38	13.81	2,859.56	13.28
4648-0000	Irrigation - Utility	83.26	1.43	668.01	3.10
4650-0000	Stormwater	384.13	6.62	1,536.52	7.14
4660-0000	Fire Service - Utility	614.39	10.59	2,457.56	11.41
4725-0000	Internet Service	0.00	0.00	1,506.25	7.00
4799-0000	TOTAL UTILITIES	12,895.96	222.19	61,945.32	287.68
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	5,712.50	26.53
5140-0000	Elevator Maintenance	0.00	0.00	385.00	1.79
5215-0000	Locks & Keys Supplies	0.00	0.00	71.50	0.33
5290-0000	Other Maintenance	58.94	1.02	4,770.03	22.15
5295-0000	Other Supplies	0.00	0.00	16.58	0.08
5299-0000	TOTAL REPAIR/MAINTENANCE	58.94	1.02	10,955.61	50.88
5400-0000	SERVICES				
5410-0000	Elevator Service	2,232.75	38.47	2,232.75	10.37
5415-0000	Elevator Phone Service	199.50	3.44	199.50	0.93
5420-0000	Fire Protection System	1,955.31	33.69	1,955.31	9.08
5430-0000	Exterminating	225.00	3.88	450.00	2.09
5447-0000	HVAC Monthly Service	0.00	0.00	4,320.00	20.06
5450-0000	Janitorial Service	1,650.00	28.43	6,600.00	30.65
5460-0000	Landscaping Service	2,711.70	46.72	5,511.70	25.60
5487-0000	Window Washing Service	0.00	0.00	1,590.00	7.38
5490-0000	Water Treatment Service	4,951.92	85.32	6,189.90	28.75
5499-0000	TOTAL SERVICES	13,926.18	239.94	29,049.16	134.91
5500-0000	PROPERTY ADMINISTRATION				
5522-0000	Internet Charge	1,202.25	20.71	5,004.65	23.24
5560-0000	Fees/Licenses/Permits	-39.00	-0.67	90.44	0.42
5565-0000	Office Supplies	0.00	0.00	24.44	0.11
5587-0000	General Authority Expense	1,657.99	28.57	3,052.58	14.18
5596-0000	Other Administration Costs	3.00	0.05	41.54	0.19
5599-0000	TOTAL PROPERTY ADMINISTRATION	2,824.24	48.66	8,213.65	38.14
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	1,000.00	17.23	4,000.00	18.58
6199-0000	TOTAL MANAGEMENT	1,000.00	17.23	4,000.00	18.58
6200-0000	INSURANCE				
6210-0000	Property Insurance	7,096.47	122.27	28,385.88	131.83
6299-0000	TOTAL INSURANCE	7,096.47	122.27	28,385.88	131.83
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	8,096.47	139.50	32,385.88	150.40
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	37,801.79	651.31	142,549.62	662.01
7000-0000	NONCAM OPERATING EXPENSES				
7990-0000	ALL TOTAL EXPENSES	37,801.79	651.31	142,549.62	662.01

North Florida Innovation Labs (nfil-op)

Cash Flow Statement

Period = Jan 2025

Book = Accrual

		Period to Date	%	Year to Date	%
7999-0000	NET INCOME - OPERATING	-31,997.85	-551.31	-121,016.77	-562.01
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	0.00	0.00	144,038.52	668.92
8299-0000	TOTAL OTHER EXPENSES	0.00	0.00	144,038.52	668.92
9900-0000	NET INCOME	-31,997.85	-551.31	-265,055.29	-1,230.93
	Adjustments				
1204-0000	AR-Tenant Expenses to be Reimbursed	0.00	0.00	-4,113.82	-19.10
1206-0000	Other Receivables	0.00	0.00	-4,365.28	-20.27
1210-0000	Accounts Receivable	-100.00	-1.72	5,335.70	24.78
1218-0000	Due from IP TLH	0.00	0.00	1,394.55	6.48
1590-0000	Accumulated Depreciation	0.00	0.00	144,038.52	668.92
1628-0000	NFIL Assets	0.00	0.00	-6,298.22	-29.25
1913-0000	Prepaid Insurance	2,757.27	47.51	6,823.68	31.69
2236-0000	Accounts Payable	-909.00	-15.66	-6,537.63	-30.36
2246-0000	Prepaid Rents	-1,242.00	-21.40	-4,796.00	-22.27
2250-0000	Tenant Security Dep	0.00	0.00	1,200.00	5.57
2254-0000	Due to IPTLH	0.00	0.00	225.85	1.05
2257-0000	Due to FSU	-30,166.00	-519.75	-30,166.00	-140.09
2258-0000	Due to FAMU	0.00	0.00	-528.86	-2.46
2305-0000	Sales Tax Payable	42.00	0.72	237.32	1.10
	Total Adjustments	-29,617.73	-510.30	102,449.81	475.78
	Cash Flow	-61,615.58	-1,061.62	-162,605.48	-755.15
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-4500	Cash - Hancock #2	-214,388.16	-276,003.74	-61,615.58	
1111-0000	Cash-NFIL Construction	-2,991,751.27	-2,991,751.27	0.00	
	Total Cash	-3,206,139.43	-3,267,755.01	-61,615.58	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1110-4500	Cash - Hancock #2	-113,398.26	-276,003.74	-162,605.48	
1111-0000	Cash-NFIL Construction	-2,991,751.27	-2,991,751.27	0.00	
	Total Cash	-3,105,149.53	-3,267,755.01	-162,605.48	

Cash - Hancock #2

2/28/2025

Bank Reconciliation Report 1/31/2025

Posted by: kristy on 2/28/2025

Balance Per Bank Statement as of 1/31/2025 43,625.53

Outstanding Checks

Check Date	Check Number	Payee	Amount
9/1/2023	1036	Infinity - Infinity Labs	72.47
11/14/2024	1356	absolute - Absolute Computing Solutions	1,506.25
11/14/2024	1360	gaffburg - GEORGIA-FLORIDA BURGLAR ALARM COMPANY	120.00
11/14/2024	1361	gaffburg - GEORGIA-FLORIDA BURGLAR ALARM COMPANY	40.00
11/14/2024	1368	marpan - MARPAN SUPPLY COMPANY, INC	47.52
11/14/2024	1374	rjyoung - RJ Young Company	147.63
1/8/2025	1389	fishclean - Preston Genuine Enterprises	1,250.00
1/17/2025	1390	blueprin - The Blue Print Shop, Inc.	111.24
1/17/2025	1391	botfsu - FSU University Board of Trustees	30,166.00
1/17/2025	1392	bureau - BUREAU OF ELEVATOR SAFETY	125.00
1/17/2025	1393	cappest - CAPITAL CITY PEST CONTROL SERVICES, LLC	225.00
1/17/2025	1397	fishclean - Preston Genuine Enterprises	340.00
1/17/2025	1401	mgttl - TALCOR COMMERCIAL REAL ESTATE SVC INC	1,800.00
1/17/2025	1403	tribuilding - TRI BUILDING SERVICES	3,300.00
1/17/2025	1404	zenith - Zenith Insurance Company	2,067.00
Less:	Outstanding Checks		41,318.11

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	2,208.94

Balance per GL as of 1/31/2025 2,208.94

Reconciled Balance Per G/L 2,208.94

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

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
6/20/2024	1236	i2x - I2X Solutions LLC	1,000.00	1/31/2025
11/14/2024	1358	davissaf - DAVIS SAFE & LOCK, INC	275.00	1/31/2025
11/14/2024	1363	heinzbro - Heinz Nurseries, LLC.	1,174.00	1/31/2025
11/14/2024	1364	i2x - I2X Solutions LLC	1,000.00	1/31/2025
11/14/2024	1366	johnTEAM - John Team	43.08	1/31/2025
11/14/2024	1375	shopping - SHOPPING CENTER MAINTENANCE CORPORATION	1,445.50	1/31/2025

Cash - Hancock #2

2/28/2025

Bank Reconciliation Report
1/31/2025

Posted by: kristy on 2/28/2025

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
12/19/2024	1385	icboc - Leon County Clerk & Comptroller's Office	4,365.28	1/31/2025
1/7/2025	1072025	misctho - Thomas Howell Ferguson, PA	15,000.00	1/31/2025
1/9/2025	1092025	metronet - Metronet Fibernet, LLC	1,202.25	1/31/2025
1/13/2025	1132025	towerhill - Tower Hill Insurance Group	11,154.03	1/31/2025
1/17/2025	1394	career - CareerSource Capital Region	6,628.00	1/31/2025
1/17/2025	1395	culligan - Culligan Water of Tallahassee	1,237.98	1/31/2025
1/17/2025	1396	engineer - ENGINEERED COOLING SERVICES, INC.	5,418.75	1/31/2025
1/17/2025	1398	heinzbro - Heinz Nurseries, LLC.	3,145.70	1/31/2025
1/17/2025	1399	kings - Kings III of America, Inc.	199.50	1/31/2025
1/17/2025	1402	nelson - Nelson Mullins Riley & Scarborough LLP	769.51	1/31/2025
1/17/2025	1172025	handctayne - Hancock Bank	1,269.78	1/31/2025
1/17/2025	1172025	handctpeggy - Hancock Bank	349.21	1/31/2025
1/17/2025	1172025	stax - FLORIDA DEPARTMENT OF REVENUE	153.56	1/31/2025
1/21/2025	1405	icboc - Leon County Clerk & Comptroller's Office	4,777.88	1/31/2025
1/21/2025	1212025	lumen - Lumen	541.39	1/31/2025
1/22/2025	1222025	brownbro - BROWN & BROWN OF FLORIDA, INC.	2,275.20	1/31/2025
1/22/2025	1222025	zenith - Zenith Insurance Company	2,067.00	1/31/2025
1/29/2025	1292025	home - Home Depot Credit Services	58.94	1/31/2025
1/31/2025	1302025	uttlal - CITY OF TALLAHASSEE	12,895.96	1/31/2025
1/31/2025	2012025	uttlal - CITY OF TALLAHASSEE	98.69	1/31/2025
Total Cleared Checks			78,546.19	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
1/2/2025	776		25,732.90	1/31/2025
1/3/2025	775		4,140.00	1/31/2025
1/9/2025	773	:CHECKscan Deposit	517.50	1/31/2025
1/21/2025	774	:CHECKscan Deposit	350.00	1/31/2025
Total Cleared Deposits			30,740.40	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
1/31/2025	JE 39842	1.25 Bank Fees	-141.62	1/31/2025
1/31/2025	JE 39843	Benefits - 1.25 #457 Plan #1	-2,191.00	1/31/2025
1/31/2025	JE 39844	Benefits - 1.25 #457 Plan #2	-2,191.00	1/31/2025
1/31/2025	JE 39845	Payroll taxes - Jan for Jan	-5,117.00	1/31/2025
1/31/2025	JE 39846	Payroll taxes - Jan for Jan	-5,149.42	1/31/2025
1/31/2025	JE 39847	Benefits - Jan for Jan	-3,834.14	1/31/2025
1/31/2025	JE 39848	Payroll for January	-8,149.45	1/31/2025
1/31/2025	JE 39863	pmt for amount due to LCRDA	1,394.55	1/31/2025
1/31/2025	JE 39864	Realized income from EDA	9,161.00	1/31/2025
Total Cleared Other Items			-16,218.08	



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



Page: 1 of 2

Statements Dates
01/01/2025 - 01/31/2025

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:

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***TRUNC ACCTS* E0**

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

Checking Account Summary

PREVIOUS BALANCE	107,649.40	AVERAGE BALANCE	
+ 6 CREDITS	41,295.95		106,056.28
- 33 DEBITS	105,178.20	YTD INTEREST PAID	
- SERVICE CHARGES	141.62		.00
+ INTEREST PAID	.00		
ENDING BALANCE	43,625.53		

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

● Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
01/02	25,732.90	MISC PAY GSA TREAS 310	01/10	517.50	Settlement TALCOR-INN1145
		024366003238755CCD			025010005902013CCD
01/03	4,140.00	ACH Pmt PIERICA, INC.	01/15	9,161.00	GRANT PAY ASAP
		025003004051328CCD			025015007172510CTX
01/06	1,394.55	TREASURY MANAGER CR	01/22	350.00	Settlement TALCOR-INN1145
		01/06 10:12 TM XFR FRM 00000049240446			025022008874056CCD

● Checks

Date	Serial	Amount	Date	Serial	Amount
01/07	1236	1,000.00	01/29	1394 *	6,628.00
01/28	1358 *	275.00	01/29	1396 *	5,418.75
01/29	1363 *	1,174.00	01/29	1398 *	3,145.70
01/30	1364	1,000.00	01/30	1399	199.50
01/08	1366 *	43.08	01/29	1402 *	769.51
01/30	1375 *	1,445.50	01/30	1405 *	4,777.88
01/08	1385 *	4,365.28	01/29	1237898 *	1,237.98

● Other Debits

Date	Amount	Description	Date	Amount	Description
01/07	15,000.00	CORP PAY LEON CRDA	01/13	11,154.03	debitpmt Tower Hill Insur
		025007005192661PPD			025010006179526PPD
01/08	98.69	BILLPAY CITY OF TALL-UTL	01/14	4,172.62	QUICKBOOKS INTUIT PAYROLL S
		025008005212872PPD			025014006838847CCD
01/09	1,202.25	MetFibeNet Metro Fibernet L	01/14	141.62	ANALYSIS SERVICE CHG
		025009005664381WEB	01/15	2,191.00	PAYMENTS NATIONWIDE



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



1

Page: 2 of 2

Statements Dates
01/01/2025 - 01/31/2025

Account Number:

Images:

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***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
01/15	5,149.42	025015007213504PPD USATAXPYMT IRS	01/29	58.94	025022008888722CCD ONLINE PMT HOME DEPOT COMM
01/17	349.21	025014006932971CCD MISC. DEBIT	01/30	2,191.00	025029000637611WEB PAYMENTS NATIONWIDE
01/17	1,269.78	F250117053602205330C MISC. DEBIT	01/30	3,834.14	025030001136983PPD CRC FLA DEPT REVENUE
01/17	153.56	F250117053602205320C C01 FLA DEPT REVENUE	01/30	3,976.83	025030001165886CCD QUICKBOOKS INTUIT PAYROLL S
01/21	541.39	025017008050824CCD AUTO PAY CENTURYLINK	01/30	12,895.96	025030001143417CCD BILLPAY CITY OF TALL-UTL
01/22	2,067.00	025021008315775CCD PREM PYMNT ZENITH	01/31	5,117.00	025030001012407PPD USATAXPYMT IRS
01/22	2,275.20	025022008963439CCD PAYMENTS BROWN & BROWN OF			025030001227643CCD

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
12/31	107,649.40	01/09	117,207.55	01/21	101,763.42
01/02	133,382.30	01/10	117,725.05	01/22	97,771.22
01/03	137,522.30	01/13	106,571.02	01/28	97,496.22
01/06	138,916.85	01/14	102,256.78	01/29	79,063.34
01/07	122,916.85	01/15	104,077.36	01/30	48,742.53
01/08	118,409.80	01/17	102,304.81	01/31	43,625.53

NFIL Construction Acct
Bank Reconciliation Report
1/31/2025

2/27/2025

Posted by: kristy on 2/27/2025

Balance Per Bank Statement as of 1/31/2025	52,708.79
Reconciled Bank Balance	<u>52,708.79</u>
Balance per GL as of 1/31/2025	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>



P.O. Box 4019
Gulfport, MS 39502-4019
Return Service Requested



Page: 1 of 1

Statements Dates
01/01/2025 - 01/31/2025

Account Number:

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

Images:
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***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	Date	Balance
12/31	52,708.79				



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Payment Detail

Bank=inn1145 AND mm/yy=01/2025-01/2025 AND Check Date=01/01/2025-01/31/2025 AND All Checks=Yes AND Include Voids=All Checks

Check# Bank - Vendor - Date					Payable #	Property	Amount	Account
1359 (inn1145) - Preston Genuine Enterprises (fishclean) - 01/08/25 (01/25) (Voider)								
Clean interior and exterior of windows located around the front lobby entrance.					P-207039	nfil-op	-1,250.00	54870000 - Window Washing Service
Total 1359 (inn1145) - Preston Genuine Enterprises (fishclean) - 01/08/25 (01/25) (Voider)							-1,250.00	
1389 (inn1145) - Preston Genuine Enterprises (fishclean) - 01/08/25 (01/25)								
Clean interior and exterior of windows located around the front lobby entrance.					P-207039	nfil-op	1,250.00	54870000 - Window Washing Service
Total 1389 (inn1145) - Preston Genuine Enterprises (fishclean) - 01/08/25 (01/25)							1,250.00	
1390 (inn1145) - The Blue Print Shop, Inc. (blueprin) - 01/17/25 (01/25)								
Scans of ASBILTS for drainage and sewer in common areas of Innovation Park for FEMA docs.					P-209669	inn-tic	111.24	52900000 - Other Maintenance
Total 1390 (inn1145) - The Blue Print Shop, Inc. (blueprin) - 01/17/25 (01/25)							111.24	
1391 (inn1145) - FSU University Board of Trustees (botfsu) - 01/17/25 (01/25)								
Payment for Waiver and Release of Claims					P-209679	nfil-op	30,166.00	22570000 - Due to FSU
Total 1391 (inn1145) - FSU University Board of Trustees (botfsu) - 01/17/25 (01/25)							30,166.00	
1392 (inn1145) - BUREAU OF ELEVATOR SAFETY (bureau) - 01/17/25 (01/25)								
Annual payment for 2024 operating permit on Johnson Bld. Elevator. Notices were sent to wrong owner. DBPR waive					P-209668	johnson	125.00	52900000 - Other Maintenance
Total 1392 (inn1145) - BUREAU OF ELEVATOR SAFETY (bureau) - 01/17/25 (01/25)							125.00	
1393 (inn1145) - CAPITAL CITY PEST CONTROL SERVICES, LLC (cappest) - 01/17/25 (01/25)								
11.2024 - monthly pest control					P-208980	nfil-op	225.00	54300000 - Exterminating
Total 1393 (inn1145) - CAPITAL CITY PEST CONTROL SERVICES, LLC (cappest) - 01/17/25 (01/25)							225.00	
1394 (inn1145) - CareerSource Capital Region (career) - 01/17/25 (01/25)								
Refunding Q-322448					P-209246	morgan	6,628.00	22560000 - Deposits to be refunded
Total 1394 (inn1145) - CareerSource Capital Region (career) - 01/17/25 (01/25)							6,628.00	
1395 (inn1145) - Culligan Water of Tallahassee (culligan) - 01/17/25 (01/25)								
Contract price-Dec Svcs					P-209644	nfil-op	1,237.98	54900000 - Water Treatment Service
Total 1395 (inn1145) - Culligan Water of Tallahassee (culligan) - 01/17/25 (01/25)							1,237.98	
1396 (inn1145) - ENGINEERED COOLING SERVICES, INC. (engineer) - 01/17/25 (01/25)								
Qtrly HVAC svcs					P-209645	nfil-op	4,320.00	54470000 - HVAC Monthly Service
Qtrly HVAC svcs					P-209663	phippis	275.00	52900000 - Other Maintenance
Qtrly HVAC svcs					P-209664	knight	122.50	52900000 - Other Maintenance
Qtrly HVAC svcs					P-209665	morgan	701.25	52900000 - Other Maintenance
Total 1396 (inn1145) - ENGINEERED COOLING SERVICES, INC. (engineer) - 01/17/25 (01/25)							5,418.75	
1397 (inn1145) - Preston Genuine Enterprises (fishclean) - 01/17/25 (01/25)								
Window cleaning - interior second floor wall of windows overlooking the lobby area.					P-208982	nfil-op	340.00	54870000 - Window Washing Service
Total 1397 (inn1145) - Preston Genuine Enterprises (fishclean) - 01/17/25 (01/25)							340.00	
1398 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 01/17/25 (01/25)								
230 bales of pine straw delivered and installed.					P-209642	nfil-op	2,445.70	54600000 - Landscaping Service
					P-209670	nfil-op	700.00	54600000 - Landscaping Service
Total 1398 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 01/17/25 (01/25)							3,145.70	
1399 (inn1145) - Kings III of America, Inc. (kings) - 01/17/25 (01/25)								
Jan 2025 Svcs					P-209646	nfil-op	138.50	54150000 - Elevator Phone Service
Dec 2024 Svcs					P-209646	nfil-op	61.00	54150000 - Elevator Phone Service
Total 1399 (inn1145) - Kings III of America, Inc. (kings) - 01/17/25 (01/25)							199.50	
1400 (inn1145) - Leon County Clerk & Comptroller's Office (lcboc) - 01/17/25 (01/25) (Voided)								
01/2025 Hlth Ins-Innovation					P-209675	inn-tic	10.32	44060000 - Employee Benefits-Authority
01/2025 Hlth Ins-Innovation					P-209675	inn-tic	4,322.27	44060000 - Employee Benefits-Authority
01/2025 Hlth Ins-Innovation					P-209675	inn-tic	170.96	44060000 - Employee Benefits-Authority
01/2025 Hlth Ins-Innovation					P-209675	inn-tic	31.52	44060000 - Employee Benefits-Authority
01/2025 Hlth Ins-Innovation					P-209675	inn-tic	389.84	44060000 - Employee Benefits-Authority
Total 1400 (inn1145) - Leon County Clerk & Comptroller's Office (lcboc) - 01/17/25 (01/25) (Voided)							4,924.91	
1400 (inn1145) - Leon County Clerk & Comptroller's Office (lcboc) - 01/17/25 (01/25) (Voider)								

Payment Detail

Bank=inn1145 AND mm/yy=01/2025-01/2025 AND Check Date=01/01/2025-01/31/2025 AND All Checks=Yes AND Include Voids=All Checks

01/2025 Hlth Ins-Innovation	P-209675	inn-tic	-4,322.27	44060000 - Employee Benefits-Authority
01/2025 Hlth Ins-Innovation	P-209675	inn-tic	-10.32	44060000 - Employee Benefits-Authority
01/2025 Hlth Ins-Innovation	P-209675	inn-tic	-170.96	44060000 - Employee Benefits-Authority
01/2025 Hlth Ins-Innovation	P-209675	inn-tic	-31.52	44060000 - Employee Benefits-Authority
01/2025 Hlth Ins-Innovation	P-209675	inn-tic	-389.84	44060000 - Employee Benefits-Authority
Total 1400 (inn1145) - Leon County Clerk & Comptroller's Office (Icboc) - 01/17/25 (01/25) (Voider)				-4,924.91
1401 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 01/17/25 (01/25)				
01/2025 Mgmt Fee	P-209676	nfil-op	1,000.00	61100000 - Management Fees TALCOR
01/2025 Mgmt Fee	P-209676	inn-tic	800.00	61100000 - Management Fees TALCOR
Total 1401 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 01/17/25 (01/25)				1,800.00
1402 (inn1145) - Nelson Mullins Riley & Scarborough LLP (nelson) - 01/17/25 (01/25)				
Client #144809/00001 General Reprensenation	P-209672	inn-tic	474.51	55750000 - Professional Fees
Termination agreement	P-209673	inn-tic	295.00	55750000 - Professional Fees
Total 1402 (inn1145) - Nelson Mullins Riley & Scarborough LLP (nelson) - 01/17/25 (01/25)				769.51
1403 (inn1145) - TRI BUILDING SERVICES (tribuilding) - 01/17/25 (01/25)				
Mthly janitorial svcs	P-208979	nfil-op	1,650.00	54500000 - Janitorial Service
Mthly Janitorial svcs	P-209643	nfil-op	1,650.00	54500000 - Janitorial Service
Total 1403 (inn1145) - TRI BUILDING SERVICES (tribuilding) - 01/17/25 (01/25)				3,300.00
1404 (inn1145) - Zenith Insurance Company (zenith) - 01/17/25 (01/25)				
Annual audit-01/01/25	P-209662	nfil-op	2,067.00	19130000 - Prepaid Insurance
Total 1404 (inn1145) - Zenith Insurance Company (zenith) - 01/17/25 (01/25)				2,067.00
1405 (inn1145) - Leon County Clerk & Comptroller's Office (Icboc) - 01/21/25 (01/25)				
01.2025 Hlth Ins-Innovation	P-209814	inn-tic	4,322.27	44060000 - Employee Benefits-Authority
01.2025 Hlth Ins-Innovation	P-209814	inn-tic	170.96	44060000 - Employee Benefits-Authority
01.2025 Hlth Ins-Innovation	P-209814	inn-tic	31.52	44060000 - Employee Benefits-Authority
01.2025 Hlth Ins-Innovation	P-209814	inn-tic	253.13	44060000 - Employee Benefits-Authority
Total 1405 (inn1145) - Leon County Clerk & Comptroller's Office (Icboc) - 01/21/25 (01/25)				4,777.88
1072025 (inn1145) - Thomas Howell Ferguson, PA (misctho) - 01/07/25 (01/25)				
No #1-Audit-Sept 30, 2024	P-211285	inn-tic	15,000.00	77050000 - Accounting- NonCAM
Total 1072025 (inn1145) - Thomas Howell Ferguson, PA (misctho) - 01/07/25 (01/25)				15,000.00
1092025 (inn1145) - Metronet Fibernet, LLC (metronet) - 01/09/25 (01/25)				
2109240 01.2025	P-211284	nfil-op	1,202.25	77110000 - Internet Charge-NonCAM
Total 1092025 (inn1145) - Metronet Fibernet, LLC (metronet) - 01/09/25 (01/25)				1,202.25
1132025 (inn1145) - Tower Hill Insurance Group (towerhill) - 01/13/25 (01/25)				
Policy #ICF1025377-01.2025	P-211287	inn-tic	11,154.03	19130000 - Prepaid Insurance
Total 1132025 (inn1145) - Tower Hill Insurance Group (towerhill) - 01/13/25 (01/25)				11,154.03
1172025 (inn1145) - FLORIDA DEPARTMENT OF REVENUE (stax) - 01/17/25 (01/25)				
12.2024 STAX allowance	P-209695	nfil-op	-3.94	33150000 - Sales Tax Discount
12.2024 STAX	P-209695	nfil-op	157.50	23050000 - Sales Tax Payable
Total 1172025 (inn1145) - FLORIDA DEPARTMENT OF REVENUE (stax) - 01/17/25 (01/25)				153.56
1172025 (inn1145) - Hancock Bank (hancdtayne) - 01/17/25 (01/25)				
Webflow	P-211403	nfil-op	29.99	77420000 - Marketing/PR- NonCAM
EGOV	P-211403	nfil-op	200.00	77420000 - Marketing/PR- NonCAM
EIG Constant Contact	P-211403	nfil-op	88.00	77420000 - Marketing/PR- NonCAM
Proximity	P-211403	nfil-op	288.00	77420000 - Marketing/PR- NonCAM
Adobe	P-211403	nfil-op	29.00	77420000 - Marketing/PR- NonCAM
Hubspot	P-211403	nfil-op	81.90	77420000 - Marketing/PR- NonCAM
Hubspots Inc	P-211403	nfil-op	81.90	77420000 - Marketing/PR- NonCAM
WebFlow	P-211403	nfil-op	29.00	77420000 - Marketing/PR- NonCAM
Proximity	P-211403	nfil-op	288.00	77420000 - Marketing/PR- NonCAM
EIG Constant Contact	P-211403	nfil-op	88.00	77420000 - Marketing/PR- NonCAM
Adobe	P-211403	nfil-op	29.99	77420000 - Marketing/PR- NonCAM
MSFT	P-211403	nfil-op	37.50	77420000 - Marketing/PR- NonCAM
MSFT	P-211403	nfil-op	37.50	77420000 - Marketing/PR- NonCAM
Credit	P-211403	nfil-op	-39.00	77220000 - Late Fees-NonCAM

Payment Detail

Bank=inn1145 AND mm/yy=01/2025-01/2025 AND Check Date=01/01/2025-01/31/2025 AND All Checks=Yes AND Include Voids=All Checks

Total 1172025 (inn1145) - Hancock Bank (hancdtayne) - 01/17/25 (01/25)**1,269.78****1172025 (inn1145) - Hancock Bank (hancdtpeggy) - 01/17/25 (01/25)**

Eating place and restuarants	P-211404	nfil-op	148.00	55870000 - General Authority Expense
Bookstore	P-211404	nfil-op	17.75	55870000 - General Authority Expense
Zoom	P-211404	nfil-op	159.90	55870000 - General Authority Expense
Publix	P-211404	nfil-op	23.56	55870000 - General Authority Expense

Total 1172025 (inn1145) - Hancock Bank (hancdtpeggy) - 01/17/25 (01/25)**349.21****1212025 (inn1145) - Lumen (lumen) - 01/21/25 (01/25)**

Acct to be reimburse- Account was cancel	P-211307	inn-tic	541.39	22570000 - Due to FSU
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Total 1212025 (inn1145) - Lumen (lumen) - 01/21/25 (01/25)**541.39****1222025 (inn1145) - Zenith Insurance Company (zenith) - 01/22/25 (01/25)**

Final Mail Audit-FFinal Mail Audit-DP073003912001	P-211286	nfil-op	2,067.00	19130000 - Prepaid Insurance
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Total 1222025 (inn1145) - Zenith Insurance Company (zenith) - 01/22/25 (01/25)**2,067.00****1222025 (inn1145) - BROWN & BROWN OF FLORIDA, INC. (brownbro) - 01/22/25 (01/25)**

10/01/24-09/30/25 Ins- PGIT Ins	P-211288	nfil-op	2,272.20	19130000 - Prepaid Insurance
10/01/24-09/30/25 Ins- PGIT Ins	P-211288	nfil-op	3.00	31001000 - Administrative Fee

Total 1222025 (inn1145) - BROWN & BROWN OF FLORIDA, INC. (brownbro) - 01/22/25 (01/25)**2,275.20****1292025 (inn1145) - Home Depot Credit Services (home) - 01/29/25 (01/25)**

1 1/2 Comb Shackle	P-211316	nfil-op	39.36	52900000 - Other Maintenance
1 1/2 Comb Shackle	P-211316	nfil-op	19.58	52900000 - Other Maintenance

Total 1292025 (inn1145) - Home Depot Credit Services (home) - 01/29/25 (01/25)**58.94****1302025 (inn1145) - CITY OF TALLAHASSEE (utltal) - 01/31/25 (01/25)**

100275444 01.2025	P-211314	nfil-op	111.38	46400000 - Water/Sewer
100275444 01.2025	P-211314	nfil-op	423.73	46400000 - Water/Sewer
100275444 01.2025	P-211314	nfil-op	266.27	46400000 - Water/Sewer
100275444 01.2025	P-211314	nfil-op	4,081.22	73120000 - Natural Gas- NonCAM/Vacant
100275444 01.2025	P-211314	nfil-op	614.39	46600000 - Fire Service - Utility
100275444 01.2025	P-211314	nfil-op	384.13	46500000 - Stormwater
100275444 01.2025	P-211314	nfil-op	83.26	46480000 - Irrigation - Utility
100275444 01.2025	P-211314	nfil-op	6,931.58	46050000 - Electric

Total 1302025 (inn1145) - CITY OF TALLAHASSEE (utltal) - 01/31/25 (01/25)**12,895.96****2012025 (inn1145) - CITY OF TALLAHASSEE (utltal) - 01/31/25 (01/25)**

Acct #100002739 01/2025	P-211312	inn-tic	41.68	46400000 - Water/Sewer
Acct #100002739 01/2025	P-211312	inn-tic	15.33	46050000 - Electric
Acct #100002739 01/2025	P-211312	inn-tic	41.68	46400000 - Water/Sewer

Total 2012025 (inn1145) - CITY OF TALLAHASSEE (utltal) - 01/31/25 (01/25)**98.69****107,377.57**

Deposit Register

For Period = Jan 2025

Name	Property	Unit	Tenant	Period	Received Date	Deposit Date	Amount	Check #	Deposit #	Notes
(inn1145) - 773 01/09/2025										
Reclaim Pharmaceutical Waste Management LLC	nfil-op	DRY237	quarry	01/2025	1/8/2025	1/9/2025	517.50	001209	773	:CHECKscan Payment
Total (inn1145) - 773 01/09/2025							517.50			
(inn1145) - 774 01/21/2025										
Shanna Lewis	inn-tic			01/2025	1/21/2025	1/21/2025	350.00	40392	774	:CHECKscan Payment - Shanna Lewis restitution
Total (inn1145) - 774 01/21/2025							350.00			
(inn1145) - 775 01/03/2025										
Piersica, Inc. a Delaware for profit corp.	nfil-op	213E	piernfil	01/2025	1/3/2025	1/3/2025	4,140.00	AUTO	775	
Total (inn1145) - 775 01/03/2025							4,140.00			
GSA 12.2024 pymt	johnson			01/2025	1/2/2025	1/2/2025	25,732.90	AUTO	776	GSA 01.2025 pymt
Total (inn1145) - 776 01/02/2025							25,732.90			
Grand Total							30,740.40			

Aged Receivable

DB Caption: TALCOR Commercial -- LIVE Property: lcrda Status: Current, Past, Future All Selected Accounts Age As Of: 01/31/2025 Post To: 01/2025 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	891.05	891.05	0.00	0.00	0.00	0.00	891.05
inn-tic - LEON COUNTY RESEARCH & DEVELOPMENT		fsucam	FSU	Current	3,464.32	1,836.00	0.00	0.00	1,628.32	0.00	3,464.32
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		phipps	PHIPPS BUILDING	Current	2,206.00	1,103.00	0.00	0.00	1,103.00	0.00	2,206.00
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	3,449.26	1,828.00	0.00	0.00	1,621.26	0.00	3,449.26
inn-tic - LEON COUNTY RESEARCH & DEVELOPMENT		maglab	NATIONAL HIGH MAGNETIC FIELD LABORATORY	Current	9,013.72	4,777.00	0.00	0.00	4,236.72	0.00	9,013.72
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	3,078.01	1,539.00	0.00	0.00	1,539.01	0.00	3,078.01
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	2,066.39	1,335.96	0.00	0.00	730.43	0.00	2,066.39
inn-tic - LEON COUNTY RESEARCH & DEVELOPMENT					26,175.75	13,310.01	0.00	0.00	12,865.74	-784.84	25,390.91
nfil-op - North Florida Innovation Labs											
nfil-op - North Florida Innovation Labs		nhenergy	NHU Energy	Current	400.00	100.00	0.00	100.00	200.00	0.00	400.00
nfil-op - North Florida Innovation Labs		rrc	RRC Washington	Current	0.00	0.00	0.00	0.00	0.00	-3,038.88	-3,038.88
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					400.00	100.00	0.00	100.00	200.00	-3,210.88	-2,810.88
Grand Total					27,723.45	13,410.01	0.00	100.00	14,213.44	-3,995.72	23,727.73

UserId : kristy@talcor.com Date : 2/27/2025 Time : 9:00 AM

Payables Aging Report

lcrda
Period: 01/2025
As of : 01/31/2025

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															
cappest	CAPITAL CITY PEST CONTROL SERVICES, LLC														0.00
		01.2025 qtrly pest control	P-210482	49724	nfil-op	1/31/2025	5430-0000 Exterminating	26856	225.00	225.00	0.00	0.00	0.00		0.00 01.2025- qtrly pest control
Total cappest									225.00	225.00	0.00	0.00	0.00		0.00
culligan	Culligan Water of Tallahassee														0.00
		contract price-January 2025	P-210477	49724	nfil-op	1/31/2025	5490-0000 Water Treatment Service	339141	1,237.98	1,237.98	0.00	0.00	0.00		0.00 contract price-January 2025
		Oct & Nov 2024 Svcs	P-210480	49724	nfil-op	1/31/2025	5490-0000 Water Treatment Service	261334	2,475.96	2,475.96	0.00	0.00	0.00		0.00 Oct & Nov 2024 Svcs
		Sept 2024-contract prices	P-210483	49724	nfil-op	1/31/2025	5490-0000 Water Treatment Service	091024	1,237.98	1,237.98	0.00	0.00	0.00		0.00 Sept 2024-contract prices
Total culligan									4,951.92	4,951.92	0.00	0.00	0.00		0.00
heinzbro	Heinz Nurseries, LLC.														0.00
		balance due on inv 56141; installation of pine straw	P-210476	49724	nfil-op	1/30/2025	5460-0000 Landscaping Service	56141-1	266.00	266.00	0.00	0.00	0.00		0.00 bal due on inv 56141; pinestraw install
		bush hog common areas, pond trail & vacant lots	P-210478	49724	inn-tic	1/31/2025	5460-0000 Landscaping Service	56482	700.00	700.00	0.00	0.00	0.00		0.00 bush hog common areas, vacant lots, pond trail
Total heinzbro									966.00	966.00	0.00	0.00	0.00		0.00
johnson	Johnson Controls, Inc.														0.00
		Qtrly Fire Alarm inspection	P-210484	49724	nfil-op	1/31/2025	5420-0000 Fire Protection System	24538075	591.37	591.37	0.00	0.00	0.00		0.00 Qtrly Fire Alarm inspection
		Qtrly svcs	P-210857	49810	nfil-op	1/31/2025	5420-0000 Fire Protection System	24566142	209.63	209.63	0.00	0.00	0.00		0.00 Qtrly svcs
		Service call-Dailer was installed for system	P-210855	49810	nfil-op	1/31/2025	5420-0000 Fire Protection System	52664492	1,154.31	1,154.31	0.00	0.00	0.00		0.00 Service call-Dailer was installed
Total johnson									1,955.31	1,955.31	0.00	0.00	0.00		0.00
nelson	Nelson Mullins Riley & Scarborough LLP														0.00
		Termination agreement	P-210852	49810	inn-tic	1/31/2025	5575-0000 Professional Fees	2775947	570.00	570.00	0.00	0.00	0.00		0.00 Termination agreement
Total nelson									570.00	570.00	0.00	0.00	0.00		0.00
thyssen	TK ELEVATOR														0.00
		Labor call back for elevator. Afterhours service.	P-209641	49536	nfil-op	1/14/2025	5410-0000 Elevator Service	5002656303	2,232.75	2,232.75	0.00	0.00	0.00		0.00 Labor call back for elevator. Afterhours service.
Total thyssen									2,232.75	2,232.75	0.00	0.00	0.00		0.00
tribuilding	TRI BUILDING SERVICES														0.00
		Mthly janitorial svcs	P-210479	49724	nfil-op	1/31/2025	5450-0000 Janitorial Service	200703605	1,650.00	1,650.00	0.00	0.00	0.00		0.00 Mthly janitorial svcs
Total tribuilding									1,650.00	1,650.00	0.00	0.00	0.00		0.00
Grand Total									12,550.98	12,550.98	0.00	0.00	0.00		0.00

INNOVATION PARK
January 2025 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	\$ 2,206.00			\$ 2,206.00		
1D-2D	DANFOSS TURBOCOR, INC.	3/15/07	3/31/27	6.83			\$ (680.75)	\$ (680.75)			\$ (680.75)		\$ -
3D				2.87									
1E	AVALANCHE PARTNERS	1/7/08	1/28/74	2.42			\$ (104.09)	\$ (104.09)			\$ (104.09)		\$ -
2E-3E	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		\$ 1,335.96	\$ 730.43	\$ 2,066.39			\$ 2,066.39		EXEMPT
3A	NORTHWEST REGIONAL DATA CENTER	11/1/81	10/31/21	4.68		\$ 944.00	\$ (52.95)	\$ 891.05			\$ 891.05		EXEMPT
4A-10A	NATIONAL HIGH MAGNETIC FIELD LABORATORY	OWN		23.52		\$ 4,777.00	\$ 4,236.72	\$ 9,013.72			\$ 9,013.72		EXEMPT
11A	FSU-CAM (Elbit)			3.70		\$ 1,836.00	\$ 1,628.32	\$ 3,464.32			\$ 3,464.32		
	FSU Facilities NFIL						\$ -	\$ -			\$ -		
1C	FSU RESEARCH FOUNDATION-A	10/25/01	1/28/74	6.26			\$ -	\$ -			\$ -		EXEMPT
2C	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		\$ 1,828.00	\$ 1,621.26	\$ 3,449.26			\$ 3,449.26		EXEMPT
3C	VACANT			3.60									
4C	VACANT			3.90									
5C	FSU - IRCB Interdisciplinary Research			3.70		\$ 1,539.00	\$ 1,539.01	\$ 3,078.01			\$ 3,078.01		
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	1/21		Shanna Lewis-Restitution 3310-0000	
	TOTALS			182.70	\$ -	\$ 13,362.96	\$ 12,027.95	\$ 25,390.91	\$ 350.00		\$ 25,390.91		\$ -

Innovation Park
(A Reseach & 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	\$ (4,280.88)	\$ (3,038.88)			\$ (3,038.88)		\$ -
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	01/08	\$ (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	01/03	\$ -		NA \$ 140.00
virtual mem	NHU Energy	10/1/24	MTM	\$ -				\$ 100.00	NA		\$ 100.00	\$ 300.00	\$ 400.00			\$ 400.00		
	TOTALS			\$ 4,500.00	780	0.00	\$-	\$5,700.00	\$ 199.50	\$ -	\$ 5,999.50	\$ (4,152.88)	\$ 1,846.62	\$ 4,657.50		\$ (2,810.88)		\$ 157.50

Work Order List

Property=lcrda AND Order By=WO#

			Call	Start					Stock	Unit	
WO	Prop-Unit	Status	Date	Date	Employee	Brief Desc	Quantity	Stock	Description	Price	Total
80472	collins	Scheduled	12/23/2024		ddm	RWO-Qtrly HVAC Svcs	1.00		DeMartino - straight	55.00	55.00
80473	morgan	Scheduled	12/23/2024		ddm	RWO-Qtrly HVAC Svcs	1.00		DeMartino - straight	55.00	55.00
80474	johnson	Scheduled	12/23/2024		ddm	RWO-Qtrly HVAC Svcs	1.00		DeMartino - straight	55.00	55.00
80475	phipps	Scheduled	12/23/2024		ddm	RWO-Qtrly HVAC Svcs	1.00		DeMartino - straight	55.00	55.00
80476	knight	Scheduled	12/23/2024		ddm	RWO-Qtrly HVAC Svcs	1.00		DeMartino - straight	55.00	55.00
80477	inn-tic	Scheduled	12/23/2024		ddm	RWO-Trash Pickup	1.00		DeMartino - straight	55.00	55.00
80601	johnson	Work Completed	1/2/2025		ddm	fire alarm	1.00		DeMartino - overtime	80.00	80.00
80792	nfil-op	Work Completed	1/21/2025		ddm	Ac start upAlarm	2.50		DeMartino - straight	55.00	137.50
					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
					ddm		4.25		DeMartino - straight	55.00	233.75
					ddm		0.50		DeMartino - straight	55.00	27.50
					ddm		6.25		DeMartino - straight	55.00	343.75
					ddm		1.00		DeMartino - straight	55.00	55.00
					ddm		1.00		DeMartino - straight	55.00	55.00
										1,400.00	