



PROPERTY MANAGEMENT



February 2025 MONTHLY REPORT

PREPARED FOR:

Innovation Park

Leon County Research & Development Authority

Tallahassee, FL

NAI TALCOR

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TALCOR.COM



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INNOVATION PARK (lcrda)

Balance Sheet (With Period Change)

Period = Feb 2025

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4500	Cash - Hancock #2	6,486.30	2,208.94	4,277.36
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	59,395.09	55,117.73	4,277.36
1200-0000	RECEIVABLES			
1210-0000	Accounts Receivable	17,341.70	27,723.45	-10,381.75
1299-0000	TOTAL RECEIVABLES	17,341.70	27,723.45	-10,381.75
1300-1000	PROPERTY			
1305-0000	Land	635,920.58	635,920.58	0.00
1590-0000	Accumulated Depreciation	-1,308,319.80	-1,258,378.10	-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	23,282,369.91	23,332,311.61	-49,941.70
1840-0000	OTHER ASSETS			
1913-0000	Prepaid Insurance	26,691.23	34,368.54	-7,677.31
1925-0000	Investments	1,957,586.91	1,975,794.11	-18,207.20
1960-0000	Deferred Outflows of Resources - Pension	64,420.00	64,420.00	0.00
1980-0000	TOTAL OTHER ASSETS	2,048,698.14	2,074,582.65	-25,884.51
1990-0000	TOTAL ASSETS	25,407,804.84	25,489,735.44	-81,930.60
2000-0000	LIABILITIES and CAPITAL			
2210-0000	Principal Note 1	4,206,352.94	4,195,501.32	10,851.62
2236-0000	Accounts Payable	5,642.32	12,550.97	-6,908.65
2246-0000	Prepaid Rents	5,401.31	3,995.80	1,405.51
2249-0000	Accrued Other	21,594.86	21,594.86	0.00
2250-0000	Tenant Security Dep	5,699.90	5,899.90	-200.00
2254-0000	Due to IPTLH	1,620.40	1,620.40	0.00
2257-0000	Due to FSU	113,513.70	87,603.30	25,910.40
2258-0000	Due to FAMU	75,145.48	75,145.48	0.00
2305-0000	Sales Tax Payable	2,175.05	2,167.30	7.75
2320-0000	Net Pension Liability	255,824.00	255,824.00	0.00
2420-0000	Deferred Inflow of Resources - Pension	76,858.00	76,858.00	0.00
2490-0000	TOTAL LIABILITIES	4,769,827.96	4,738,761.33	31,066.63
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	23,282,369.91	23,332,311.61	-49,941.70
2750-0000	Unrestricted	-2,644,393.03	-2,581,337.50	-63,055.53
2890-0000	TOTAL CAPITAL	20,637,976.88	20,750,974.11	-112,997.23
2990-0000	TOTAL LIABILITIES and CAPITAL	25,407,804.84	25,489,735.44	-81,930.60

INNOVATION PARK (lcrda)

Income Statement

Period = Feb 2025

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-0000	Rent	-16,047.53	-108.00	272.52	0.23
3110-6000	Leasing - Membership Fees	25,000.09	168.25	25,000.09	21.50
3110-6002	Leasing -Incubation & Seminars	-4,800.00	-32.30	0.00	0.00
3115-0000	CAM	3,432.00	23.10	41,628.96	35.80
3220-0000	Interest Income	6,792.80	45.72	38,581.98	33.18
3306-0400	Grant Income-EDA B2S	0.00	0.00	9,161.00	7.88
3310-0000	Other Income	377.19	2.54	1,803.85	1.55
3315-0000	Sales Tax Discount	3.94	0.03	28.19	0.02
3500-0000	Resident Memberships	0.00	0.00	-678.88	-0.58
3700-0000	Virtual Memberships	100.00	0.67	500.00	0.43
3990-0000	TOTAL REVENUE	14,858.49	100.00	116,297.71	100.00
4000-0000	OPERATING EXPENSES				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	89.74	66,666.70	57.32
4401-0100	Business Manager	7,500.00	50.48	37,500.00	32.24
4402-0000	Director Business Inc	0.00	0.00	24,596.74	21.15
4404-0000	Payroll Taxes - Authority	1,784.84	12.01	11,660.09	10.03
4405-0000	Worker's Compensation-Authority	173.50	1.17	867.50	0.75
4406-0000	Employee Benefits-Authority	7,218.13	48.58	36,388.69	31.29
4410-0000	Wages - Administrative	2,358.50	15.87	10,494.00	9.02
4490-0000	TOTAL PAYROLL EXPENSE	32,368.31	217.84	188,173.72	161.80
4600-0000	UTILITIES				
4605-0000	Electric	7,112.82	47.87	43,209.71	37.15
4625-0000	Natural Gas	5,232.31	35.21	21,545.83	18.53
4635-0000	Refuse Collection	111.38	0.75	693.92	0.60
4640-0000	Water/Sewer	818.34	5.51	4,091.74	3.52
4648-0000	Irrigation - Utility	167.97	1.13	835.98	0.72
4650-0000	Stormwater	384.13	2.59	1,920.65	1.65
4660-0000	Fire Service - Utility	614.39	4.13	3,071.95	2.64
4725-0000	Internet Service	0.00	0.00	1,506.25	1.30
4799-0000	TOTAL UTILITIES	14,441.34	97.19	76,876.03	66.10
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	5,712.50	4.91
5140-0000	Elevator Maintenance	0.00	0.00	385.00	0.33
5210-0000	Locks & Keys Repairs	69.15	0.47	69.15	0.06
5215-0000	Locks & Keys Supplies	0.00	0.00	71.50	0.06
5260-0000	Signage	0.00	0.00	687.50	0.59
5270-0000	Small Tools	95.94	0.65	95.94	0.08
5290-0000	Other Maintenance	1,402.50	9.44	10,093.78	8.68
5295-0000	Other Supplies	85.44	0.57	130.56	0.11
5299-0000	TOTAL REPAIR/MAINTENANCE	1,653.03	11.13	17,245.93	14.83
5400-0000	SERVICES				
5410-0000	Elevator Service	0.00	0.00	2,232.75	1.92
5415-0000	Elevator Phone Service	0.00	0.00	199.50	0.17
5420-0000	Fire Protection System	0.00	0.00	1,955.31	1.68
5430-0000	Exterminating	0.00	0.00	450.00	0.39
5447-0000	HVAC Monthly Service	0.00	0.00	4,320.00	3.71
5450-0000	Janitorial Service	2,328.84	15.67	8,928.84	7.68
5460-0000	Landscaping Service	1,563.42	10.52	9,609.42	8.26
5487-0000	Window Washing Service	0.00	0.00	1,590.00	1.37
5490-0000	Water Treatment Service	1,237.98	8.33	7,427.88	6.39
5499-0000	TOTAL SERVICES	5,130.24	34.53	36,713.70	31.57
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	15,000.00	12.90
5522-0000	Internet Charge	1,202.25	8.09	6,206.90	5.34
5560-0000	Fees/Licenses/Permits	990.61	6.67	1,081.05	0.93
5563-0000	Miscellaneous Admin Expense	0.00	0.00	10.00	0.01
5565-0000	Office Supplies	62.39	0.42	86.83	0.07
5566-0000	Office Equipment Maintenance	909.42	6.12	909.42	0.78

INNOVATION PARK (lcrda)

Income Statement

Period = Feb 2025

Book = Accrual

		Period to Date	%	Year to Date	%
5575-0000	Professional Fees	1,000.00	6.73	8,552.01	7.35
5587-0000	General Authority Expense	1,344.04	9.05	4,396.62	3.78
5596-0000	Other Administration Costs	0.00	0.00	41.54	0.04
5599-0000	TOTAL PROPERTY ADMINISTRATION	5,508.71	37.07	36,284.37	31.20
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	1,800.00	12.11	12,313.82	10.59
6199-0000	TOTAL MANAGEMENT	1,800.00	12.11	12,313.82	10.59
6200-0000	INSURANCE				
6210-0000	Property Insurance	7,503.81	50.50	37,519.05	32.26
6299-0000	TOTAL INSURANCE	7,503.81	50.50	37,519.05	32.26
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	9,303.81	62.62	49,832.87	42.85
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	68,405.44	460.38	405,126.62	348.35
7000-0000	NONCAM OPERATING EXPENSES				
7600-0000	NONCAM SERVICES				
7630-0000	Landscaping-NonCAM	-433.10	-2.91	0.00	0.00
7660-0000	TOTAL NONCAM SERVICES	-433.10	-2.91	0.00	0.00
7700-0000	NONCAM ADMINISTRATION				
7715-0000	Copies-NonCAM	-19.49	-0.13	0.00	0.00
7717-0000	Bank Charges- NonCAM	-619.08	-4.17	0.00	0.00
7722-0000	Late Fees-NonCAM	-167.57	-1.13	0.00	0.00
7742-0000	Marketing/PR- NonCAM	-103.80	-0.70	0.00	0.00
7749-0000	TOTAL NONCAM ADMINISTRATION	-909.94	-6.12	0.00	0.00
7800-0000	TOTAL NONCAM OPERATING EXPENSES	-1,343.04	-9.04	0.00	0.00
7990-0000	ALL TOTAL EXPENSES	67,062.40	451.34	405,126.62	348.35
7999-0000	NET INCOME - OPERATING	-52,203.91	-351.34	-288,828.91	-248.35
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	10,851.62	73.03	57,873.30	49.76
8199-0000	TOTAL DEBT SERVICE	10,851.62	73.03	57,873.30	49.76
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	49,941.70	336.12	249,708.50	214.71
8299-0000	TOTAL OTHER EXPENSES	49,941.70	336.12	249,708.50	214.71
9900-0000	NET INCOME	-112,997.23	-760.49	-596,410.71	-512.83

INNOVATION PARK (Icrda)

Budget Comparison

Period = Feb 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		-16,047.53	0.00	-16,047.53	N/A	272.52	0.00	272.52	N/A	0.00
3110-6000		25,000.09	0.00	25,000.09	N/A	25,000.09	0.00	25,000.09	N/A	0.00
3110-6002	Rent	-4,800.00	0.00	-4,800.00	N/A	0.00	0.00	0.00	N/A	0.00
3115-0000	Leasing - Membership Fees	3,432.00	25,000.00	-21,568.00	-86.27	41,628.96	50,000.00	-8,371.04	-16.74	100,000.00
3220-0000	Leasing -Incubation & Seminars	6,792.80	1,500.00	5,292.80	352.85	38,581.98	7,500.00	31,081.98	414.43	20,000.00
3300-0000	CAM	0.00	12,500.00	-12,500.00	-100.00	0.00	150,000.00	-150,000.00	-100.00	200,000.00
3306-0400	Interest Income	0.00	0.00	0.00	N/A	9,161.00	0.00	9,161.00	N/A	0.00
3310-0000	Other Income	377.19	350.00	27.19	7.77	1,803.85	1,750.00	53.85	3.08	4,200.00
3315-0000	Grant Income-EDA B2S	3.94	0.00	3.94	N/A	28.19	0.00	28.19	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	500.00	0.00	500.00	N/A	0.00
	Resident Memberships									
	Virtual Memberships									
3990-0000	TOTAL REVENUE	14,858.49	39,350.00	-24,491.51	-62.24	116,297.71	209,250.00	-92,952.29	-44.42	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	66,666.70	66,666.65	-0.05	0.00	160,000.00
4401-0100		7,500.00	7,500.00	0.00	0.00	37,500.00	37,500.00	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	28,500.00	3,903.26	13.70	68,400.00
4404-0000	Business Manager	1,784.84	0.00	-1,784.84	N/A	11,660.09	0.00	-11,660.09	N/A	0.00
4405-0000	Director Business Inc	173.50	0.00	-173.50	N/A	867.50	0.00	-867.50	N/A	0.00
4406-0000	Payroll Taxes - Authority	7,218.13	14,300.00	7,081.87	49.52	36,388.69	71,500.00	35,111.31	49.11	171,600.00
4410-0000	Worker's Compensation-Authority	2,358.50	2,496.67	138.17	5.53	10,494.00	12,483.35	1,989.35	15.94	29,960.04
4490-0000	Employee Benefits-Authority	32,368.31	43,330.00	10,961.69	25.30	188,173.72	216,650.00	28,476.28	13.14	519,960.04
	TOTAL PAYROLL EXPENSE									
	Wages - Administrative									
4600-0000										
4605-0000	UTILITIES	7,112.82	100.00	-7,012.82	-7,012.82	43,209.71	81,500.00	38,290.29	46.98	82,200.00
4625-0000		5,232.31	0.00	-5,232.31	N/A	21,545.83	3,000.00	-18,545.83	-618.19	3,000.00
4635-0000	Electric	111.38	66.67	-44.71	-67.06	693.92	1,933.35	1,239.43	64.11	2,400.00
4640-0000	Natural Gas	818.34	0.00	-818.34	N/A	4,091.74	1,800.00	-2,291.74	-127.32	1,800.00
4648-0000	Refuse Collection	167.97	0.00	-167.97	N/A	835.98	800.00	-35.98	-4.50	800.00
4650-0000	Water/Sewer	384.13	0.00	-384.13	N/A	1,920.65	750.00	-1,170.65	-156.09	750.00
4660-0000	Irrigation - Utility	614.39	0.00	-614.39	N/A	3,071.95	1,050.00	-2,021.95	-192.57	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	14,441.34	166.67	-14,274.67	-8,564.63	76,876.03	90,833.35	13,957.32	15.37	92,000.00
5116-5000	TOTAL UTILITIES									
5120-0000	REPAIR/MAINTENANCE	0.00	100.00	100.00	100.00	5,712.50	1,280.00	-4,432.50	-346.29	1,980.00
5125-0000		0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5140-0000	Electric Repairs	0.00	0.00	0.00	N/A	385.00	1,050.00	665.00	63.33	1,050.00
5170-0000	Electric Supplies	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
5175-0000	Elevator Maintenance	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
5195-0000	Fire Extinguisher Maintenance	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5197-0000	Fire Alarm/Sprinkler Repair	0.00	250.00	250.00	100.00	0.00	1,250.00	1,250.00	100.00	2,940.00
5198-0000	Tree Trimming	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5210-0000	Holding Pond Maintenance	69.15	25.00	-44.15	-176.60	69.15	500.00	430.85	86.17	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	0.00	0.00	N/A	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	1,250.00	1,250.00	100.00	3,000.00
5260-0000	Plumbing Repairs	0.00	85.00	85.00	100.00	687.50	925.00	237.50	25.68	1,520.00
5270-0000	Irrigation Repairs	95.94	0.00	-95.94	N/A	95.94	450.00	354.06	78.68	450.00
5290-0000	Signage	1,402.50	0.00	-1,402.50	N/A	10,093.78	1,500.00	-8,593.78	-572.92	1,500.00
5290-1000	Small Tools	0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
5295-0000	Other Maintenance	85.44	0.00	-85.44	N/A	130.56	720.00	589.44	81.87	720.00
5299-0000	Other Inspections	1,653.03	1,010.00	-643.03	-63.67	17,245.93	12,675.00	-4,570.93	-36.06	19,660.00
	Other Supplies									
5400-0000	TOTAL REPAIR/MAINTENANCE									
5410-0000	SERVICES	0.00	0.00	0.00	N/A	2,232.75	0.00	-2,232.75	N/A	0.00
	Elevator Service									

INNOVATION PARK (Icrda)

Budget Comparison

Period = Feb 2025

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5415-0000	0.00	0.00	0.00	N/A	199.50	200.00	0.50	0.25	200.00
5420-0000	0.00	0.00	0.00	N/A	1,955.31	1,050.00	-905.31	-86.22	1,050.00
5430-0000 Elevator Phone Service	0.00	0.00	0.00	N/A	450.00	600.00	150.00	25.00	600.00
5442-0000 Fire Protection System	0.00	0.00	0.00	N/A	0.00	900.00	900.00	100.00	900.00
5445-0000 Exterminating	0.00	45.00	45.00	100.00	0.00	225.00	225.00	100.00	540.00
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 Backflow Prevention Service	2,328.84	0.00	-2,328.84	N/A	8,928.84	9,000.00	71.16	0.79	9,000.00
5460-0000 HVAC Monthly Service	1,563.42	1,500.00	-63.42	-4.23	9,609.42	10,950.00	1,340.58	12.24	21,450.00
5461-0000 Janitorial Service	0.00	100.00	100.00	100.00	0.00	650.00	650.00	100.00	1,700.00
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 Landscaping - Trail	0.00	0.00	0.00	N/A	1,590.00	0.00	-1,590.00	N/A	0.00
5490-0000 Security	1,237.98	0.00	-1,237.98	N/A	7,427.88	0.00	-7,427.88	N/A	0.00
5499-0000 Window Washing Service	5,130.24	1,645.00	-3,485.24	-211.87	36,713.70	29,125.00	-7,588.70	-26.06	40,990.00
5499-0000 Water Treatment Service									
5500-0000									
5510-0000 TOTAL PROPERTY ADMINISTRATION	0.00	10,000.00	10,000.00	100.00	15,000.00	30,000.00	15,000.00	50.00	35,000.00
5522-0000	1,202.25	1,000.00	-202.25	-20.23	6,206.90	8,000.00	1,793.10	22.41	15,000.00
5560-0000 Accounting	990.61	0.00	-990.61	N/A	1,081.05	750.00	-331.05	-44.14	750.00
5563-0000 Internet Charge	0.00	0.00	0.00	N/A	10.00	0.00	-10.00	N/A	0.00
5565-0000 Fees/Licenses/Permits	62.39	0.00	-62.39	N/A	86.83	300.00	213.17	71.06	300.00
5566-0000 Miscellaneous Admin Expense	909.42	0.00	-909.42	N/A	909.42	1,500.00	590.58	39.37	1,500.00
5575-0000 Office Supplies	1,000.00	0.00	-1,000.00	N/A	8,552.01	10,000.00	1,447.99	14.48	25,000.00
5587-0000 Office Equipment Maintenance	1,344.04	0.00	-1,344.04	N/A	4,396.62	0.00	-4,396.62	N/A	0.00
5596-0000 Professional Fees	0.00	0.00	0.00	N/A	41.54	0.00	-41.54	N/A	0.00
5599-0000 General Authority Expense	5,508.71	11,000.00	5,491.29	49.92	36,284.37	50,550.00	14,265.63	28.22	77,550.00
5599-0000 Other Administration Costs									
6000-0000									
6100-0000 MANAGEMENT, INSURANCE, AND TAXES									
6110-0000	1,800.00	4,000.00	2,200.00	55.00	12,313.82	29,000.00	16,686.18	57.54	49,000.00
6199-0000 TOTAL MANAGEMENT	1,800.00	4,000.00	2,200.00	55.00	12,313.82	29,000.00	16,686.18	57.54	49,000.00
6200-0000 Management Fees TALCOR									
6210-0000	7,503.81	2,500.00	-5,003.81	-200.15	37,519.05	27,500.00	-10,019.05	-36.43	35,000.00
6299-0000 TOTAL INSURANCE	7,503.81	2,500.00	-5,003.81	-200.15	37,519.05	27,500.00	-10,019.05	-36.43	35,000.00
6799-0000 TOTAL MANAGEMENT, INSURANCE, AND TAXES	9,303.81	6,500.00	-2,803.81	-43.14	49,832.87	56,500.00	6,667.13	11.80	84,000.00
6999-0000 TOTAL BILLABLE OPERATING EXPENSES	68,405.44	63,651.67	-4,753.77	-7.47	405,126.62	456,333.35	51,206.73	11.22	834,160.04
7000-0000 NONCAM OPERATING EXPENSES									
7600-0000 NONCAM SERVICES									
7630-0000	-433.10	0.00	433.10	N/A	0.00	0.00	0.00	N/A	0.00
7660-0000 TOTAL NONCAM SERVICES	-433.10	0.00	433.10	N/A	0.00	0.00	0.00	N/A	0.00
7700-0000 NONCAM ADMINISTRATION									
7715-0000	-19.49	0.00	19.49	N/A	0.00	0.00	0.00	N/A	0.00
7717-0000	-619.08	0.00	619.08	N/A	0.00	0.00	0.00	N/A	0.00
7722-0000 Copies-NonCAM	-167.57	0.00	167.57	N/A	0.00	0.00	0.00	N/A	0.00
7742-0000 Bank Charges- NonCAM	-103.80	0.00	103.80	N/A	0.00	0.00	0.00	N/A	0.00
7749-0000 TOTAL NONCAM ADMINISTRATION	-909.94	0.00	909.94	N/A	0.00	0.00	0.00	N/A	0.00
7749-0000 Marketing/PR- NonCAM									
7800-0000	-1,343.04	0.00	1,343.04	N/A	0.00	0.00	0.00	N/A	0.00
7990-0000 ALL TOTAL EXPENSES	67,062.40	63,651.67	-3,410.73	-5.36	405,126.62	456,333.35	51,206.73	11.22	834,160.04
7999-0000 TOTAL NONCAM OPERATING EXPENSES	-52,203.91	-24,301.67	-27,902.24	-114.82	-288,828.91	-247,083.35	-41,745.56	-16.90	-509,960.04
8100-0000									
8110-0000 DEBT SERVICE	10,851.62	0.00	-10,851.62	N/A	57,873.30	0.00	-57,873.30	N/A	0.00
8199-0000	10,851.62	0.00	-10,851.62	N/A	57,873.30	0.00	-57,873.30	N/A	0.00
Loan #1 Interest									
8200-0000									
8210-0000 TOTAL DEBT SERVICE	49,941.70	0.00	-49,941.70	N/A	249,708.50	0.00	-249,708.50	N/A	0.00
8299-0000	49,941.70	0.00	-49,941.70	N/A	249,708.50	0.00	-249,708.50	N/A	0.00
Depreciation Expense									
9900-0000 TOTAL NONCAM EXPENSES	-112,997.23	-24,301.67	-88,695.56	-364.98	-596,410.71	-247,083.35	-349,327.36	-141.38	-509,960.04

LEON COUNTY RESEARCH & DEVELOPMENT (lcrda-op)

Budget Comparison

Period = Feb 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		3,432.00	25,000.00	-21,568.00	-86.27	41,628.96	50,000.00	-8,371.04	-16.74	100,000.00
3220-0000		6,792.80	1,500.00	5,292.80	352.85	38,581.98	7,500.00	31,081.98	414.43	20,000.00
3300-0000	CAM	0.00	12,500.00	-12,500.00	-100.00	0.00	150,000.00	-150,000.00	-100.00	200,000.00
3306-0400	Interest Income	0.00	0.00	0.00	N/A	9,161.00	0.00	9,161.00	N/A	0.00
3310-0000	Other Income	375.00	350.00	25.00	7.14	1,801.36	1,750.00	51.36	2.93	4,200.00
3315-0000	Grant Income-EDA B2S	0.00	0.00	0.00	N/A	5.61	0.00	5.61	N/A	0.00
	Other Income									
3990-0000	Sales Tax Discount									
	TOTAL REVENUE	10,599.80	39,350.00	-28,750.20	-73.06	91,178.91	209,250.00	-118,071.09	-56.43	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	66,666.70	66,666.65	-0.05	0.00	160,000.00
4401-0100		7,500.00	7,500.00	0.00	0.00	37,500.00	37,500.00	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	28,500.00	3,903.26	13.70	68,400.00
4404-0000	Business Manager	1,784.84	0.00	-1,784.84	N/A	11,660.09	0.00	-11,660.09	N/A	0.00
4405-0000	Director Business Inc	173.50	0.00	-173.50	N/A	867.50	0.00	-867.50	N/A	0.00
4406-0000	Payroll Taxes - Authority	7,218.13	14,300.00	7,081.87	49.52	36,388.69	71,500.00	35,111.31	49.11	171,600.00
4410-0000	Worker's Compensation-Authority	2,358.50	2,496.67	138.17	5.53	10,494.00	12,483.35	1,989.35	15.94	29,960.04
4490-0000	Employee Benefits-Authority	32,368.31	43,330.00	10,961.69	25.30	188,173.72	216,650.00	28,476.28	13.14	519,960.04
	TOTAL PAYROLL EXPENSE									
4600-0000	UTILITIES	15.56	100.00	84.44	84.44	91.09	500.00	408.91	81.78	1,200.00
4605-0000		0.00	66.67	66.67	100.00	0.00	333.35	333.35	100.00	800.00
4635-0000	Electric	83.36	0.00	-83.36	N/A	497.20	0.00	-497.20	N/A	0.00
4640-0000	Refuse Collection	98.92	166.67	67.75	40.65	588.29	833.35	245.06	29.41	2,000.00
4799-0000	TOTAL UTILITIES									
5116-5000	REPAIR/MAINTENANCE	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5120-0000		0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5125-0000	Electric Repairs	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5170-0000	Electric Supplies	0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
5175-0000		0.00	25.00	25.00	100.00	0.00	125.00	125.00	100.00	300.00
5195-0000	Fire Extinguisher Maintenance	0.00	100.00	100.00	100.00	0.00	500.00	500.00	100.00	1,200.00
5197-0000	Fire Alarm/Sprinkler Repair	0.00	250.00	250.00	100.00	0.00	1,250.00	1,250.00	100.00	2,940.00
5198-0000	Tree Trimming	0.00	50.00	50.00	100.00	0.00	250.00	250.00	100.00	600.00
5210-0000	Holding Pond Maintenance	0.00	25.00	25.00	100.00	0.00	50.00	50.00	100.00	200.00
5245-0000	TIC-Trail Maintenance Expense	0.00	250.00	250.00	100.00	0.00	1,250.00	1,250.00	100.00	3,000.00
5260-0000	Locks & Keys Repairs	0.00	85.00	85.00	100.00	687.50	425.00	-262.50	-61.76	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	1,010.00	1,010.00	100.00	1,501.03	4,975.00	3,473.97	69.83	11,960.00
	Other Supplies									
5400-0000	REPAIR/MAINTENANCE	0.00	45.00	45.00	100.00	0.00	225.00	225.00	100.00	540.00
5445-0000		858.10	1,500.00	641.90	42.79	3,392.40	7,500.00	4,107.60	54.77	18,000.00
5460-0000	Backflow Prevention Service	0.00	100.00	100.00	100.00	0.00	650.00	650.00	100.00	1,700.00
5461-0000	Landscaping Service	858.10	1,645.00	786.90	47.84	3,392.40	8,375.00	4,982.60	59.49	20,240.00
5499-0000	Landscaping - Trail									
5500-0000	TOTAL SERVICES									
5510-0000	PROPERTY ADMINISTRATION	0.00	10,000.00	10,000.00	100.00	15,000.00	30,000.00	15,000.00	50.00	35,000.00
5522-0000		0.00	1,000.00	1,000.00	100.00	0.00	5,000.00	5,000.00	100.00	12,000.00
5560-0000	Accounting	929.36	0.00	-929.36	N/A	929.36	0.00	-929.36	N/A	0.00
5563-0000	Internet Charge	0.00	0.00	0.00	N/A	10.00	0.00	-10.00	N/A	0.00
5565-0000	Fees/Licenses/Permits	19.49	0.00	-19.49	N/A	19.49	0.00	-19.49	N/A	0.00
5575-0000	Miscellaneous Admin Expense	1,000.00	0.00	-1,000.00	N/A	8,552.01	10,000.00	1,447.99	14.48	25,000.00
5587-0000	Office Supplies	103.80	0.00	-103.80	N/A	103.80	0.00	-103.80	N/A	0.00
5599-0000	Professional Fees	2,052.65	11,000.00	8,947.35	81.34	24,614.66	45,000.00	20,385.34	45.30	72,000.00
	TOTAL PROPERTY ADMINISTRATION									
6000-0000	MNGMT, INSURANCE, AND TAXES									

LEON COUNTY RESEARCH & DEVELOPMENT (lcrda-op)

Budget Comparison

Period = Feb 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6100-0000	MANAGEMENT									
6110-0000		800.00	4,000.00	3,200.00	80.00	7,313.82	20,000.00	12,686.18	63.43	40,000.00
6199-0000	TOTAL MANAGEMENT	800.00	4,000.00	3,200.00	80.00	7,313.82	20,000.00	12,686.18	63.43	40,000.00
6200-0000	Management Fees TALCOR									
6210-0000	INSURANCE	407.34	2,500.00	2,092.66	83.71	2,036.70	12,500.00	10,463.30	83.71	20,000.00
6299-0000	TOTAL INSURANCE	407.34	2,500.00	2,092.66	83.71	2,036.70	12,500.00	10,463.30	83.71	20,000.00
6799-0000	Property Insurance									
6999-0000	TOTAL MINGMT, INSURANCE, AND TAXES	1,207.34	6,500.00	5,292.66	81.43	9,350.52	32,500.00	23,149.48	71.23	60,000.00
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	36,585.32	63,651.67	27,066.35	42.52	227,620.62	308,333.35	80,712.73	26.18	686,160.04
7000-0000	NONCAM OPERATING EXPENSES									
7600-0000	NONCAM SERVICES									
7630-0000		-433.10	0.00	433.10	N/A	0.00	0.00	0.00	N/A	0.00
7660-0000	TOTAL NONCAM SERVICES	-433.10	0.00	433.10	N/A	0.00	0.00	0.00	N/A	0.00
7700-0000	Landscaping-NonCAM									
7700-0000	NONCAM ADMINISTRATION									
7715-0000		-19.49	0.00	19.49	N/A	0.00	0.00	0.00	N/A	0.00
7717-0000		-619.08	0.00	619.08	N/A	0.00	0.00	0.00	N/A	0.00
7722-0000	Copies-NonCAM	-167.57	0.00	167.57	N/A	0.00	0.00	0.00	N/A	0.00
7722-0000	Bank Charges- NonCAM	-103.80	0.00	103.80	N/A	206.99	0.00	-206.99	N/A	0.00
7742-0000	Late Fees-NonCAM	-909.94	0.00	909.94	N/A	206.99	0.00	-206.99	N/A	0.00
7749-0000	TOTAL NONCAM ADMINISTRATION									
7749-0000	Marketing/PR- NonCAM									
7800-0000		-1,343.04	0.00	1,343.04	N/A	206.99	0.00	-206.99	N/A	0.00
7990-0000	ALL TOTAL EXPENSES	35,242.28	63,651.67	28,409.39	44.63	227,827.61	308,333.35	80,505.74	26.11	686,160.04
7999-0000	TOTAL NONCAM OPERATING EXPENSES	-24,642.48	-24,301.67	-340.81	-1.40	-136,648.70	-99,083.35	-37,565.35	-37.91	-361,960.04
7999-0000	NET INCOME - OPERATING									
8100-0000	DEBT SERVICE									
8110-0000		10,851.62	0.00	-10,851.62	N/A	57,873.30	0.00	-57,873.30	N/A	0.00
8199-0000	Loan #1 Interest	10,851.62	0.00	-10,851.62	N/A	57,873.30	0.00	-57,873.30	N/A	0.00
8200-0000	TOTAL DEBT SERVICE									
8210-0000	OTHER EXPENSES	49,941.70	0.00	-49,941.70	N/A	105,669.98	0.00	-105,669.98	N/A	0.00
8299-0000	Depreciation Expense	49,941.70	0.00	-49,941.70	N/A	105,669.98	0.00	-105,669.98	N/A	0.00
9900-0000	TOTAL OTHER EXPENSES	-85,435.80	-24,301.67	-61,134.13	-251.56	-300,191.98	-99,083.35	-201,108.63	-202.97	-361,960.04
9900-0000	NET INCOME									

North Florida Innovation Labs (nfil-op)

Budget Comparison

Period = Feb 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		-16,320.00	0.00	-16,320.00	N/A	0.00	0.00	0.00	N/A	0.00
3110-6000	Rent	25,000.09	0.00	25,000.09	N/A	25,000.09	0.00	25,000.09	N/A	0.00
3110-6002	Leasing - Membership Fees	-4,800.00	0.00	-4,800.00	N/A	0.00	0.00	0.00	N/A	0.00
3310-0000	Leasing - Incubation & Seminars	2.19	0.00	2.19	N/A	2.49	0.00	2.49	N/A	0.00
3315-0000	Other Income	3.94	0.00	3.94	N/A	16.49	0.00	16.49	N/A	0.00
3700-0000	Sales Tax Discount	100.00	0.00	100.00	N/A	500.00	0.00	500.00	N/A	0.00
	Virtual Memberships									
3990-0000	TOTAL REVENUE	3,986.22	0.00	3,986.22	N/A	25,519.07	0.00	25,519.07	N/A	0.00
4000-0000	OPERATING EXPENSES									
4001-0000	BILLABLE OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000		7,097.26	0.00	-7,097.26	N/A	43,118.62	81,000.00	37,881.38	46.77	81,000.00
4625-0000	Electric	5,232.31	0.00	-5,232.31	N/A	21,545.83	3,000.00	-18,545.83	-618.19	3,000.00
4635-0000	Natural Gas	111.38	0.00	-111.38	N/A	693.92	1,600.00	906.08	56.63	1,600.00
4640-0000	Refuse Collection	734.98	0.00	-734.98	N/A	3,594.54	1,800.00	-1,794.54	-99.70	1,800.00
4648-0000	Water/Sewer	167.97	0.00	-167.97	N/A	835.98	800.00	-35.98	-4.50	800.00
4650-0000	Irrigation - Utility	384.13	0.00	-384.13	N/A	1,920.65	750.00	-1,170.65	-156.09	750.00
4660-0000	Stormwater	614.39	0.00	-614.39	N/A	3,071.95	1,050.00	-2,021.95	-192.57	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	14,342.42	0.00	-14,342.42	N/A	76,287.74	90,000.00	13,712.26	15.24	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	69.15	0.00	-69.15	N/A	69.15	450.00	380.85	84.63	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	95.94	0.00	-95.94	N/A	95.94	450.00	354.06	78.68	450.00
5290-0000	Small Tools	1,402.50	0.00	-1,402.50	N/A	6,172.53	1,500.00	-4,672.53	-311.50	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	85.44	0.00	-85.44	N/A	102.02	720.00	617.98	85.83	720.00
5299-0000	Other Supplies	1,653.03	0.00	-1,653.03	N/A	12,608.64	7,700.00	-4,908.64	-63.75	7,700.00
5400-0000	TOTAL REPAIR/MAINTENANCE									
5410-0000	SERVICES	0.00	0.00	0.00	N/A	2,232.75	0.00	-2,232.75	N/A	0.00
5415-0000	Elevator Service	0.00	0.00	0.00	N/A	199.50	200.00	0.50	0.25	200.00
5420-0000	Elevator Phone Service	0.00	0.00	0.00	N/A	1,955.31	1,050.00	-905.31	-86.22	1,050.00
5430-0000	Fire Protection System	0.00	0.00	0.00	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	2,328.84	0.00	-2,328.84	N/A	8,928.84	9,000.00	71.16	0.79	9,000.00
5460-0000	Janitorial Service	705.32	0.00	-705.32	N/A	6,217.02	3,450.00	-2,767.02	-80.20	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	1,237.98	0.00	-1,237.98	N/A	7,427.88	0.00	-7,427.88	N/A	0.00
5499-0000	Water Treatment Service	4,272.14	0.00	-4,272.14	N/A	33,321.30	20,750.00	-12,571.30	-60.58	20,750.00
5500-0000	TOTAL SERVICES									
5522-0000	PROPERTY ADMINISTRATION	1,202.25	0.00	-1,202.25	N/A	6,206.90	3,000.00	-3,206.90	-106.90	3,000.00
5560-0000	Internet Charge	61.25	0.00	-61.25	N/A	151.69	750.00	598.31	79.77	750.00
5565-0000	Fees/Licenses/Permits	42.90	0.00	-42.90	N/A	67.34	300.00	232.66	77.55	300.00
5566-0000	Office Supplies	909.42	0.00	-909.42	N/A	909.42	1,500.00	590.58	39.37	1,500.00
5587-0000	Office Equipment Maintenance	1,240.24	0.00	-1,240.24	N/A	4,292.82	0.00	-4,292.82	N/A	0.00
	General Authority Expense									

North Florida Innovation Labs (nfil-op)

Budget Comparison

Period = Feb 2025

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5596-0000	0.00	0.00	0.00	N/A	41.54	0.00	-41.54	N/A	0.00
5599-0000	3,456.06	0.00	-3,456.06	N/A	11,669.71	5,550.00	-6,119.71	-110.26	5,550.00
6000-0000									
6100-0000									
6110-0000	1,000.00	0.00	-1,000.00	N/A	5,000.00	9,000.00	4,000.00	44.44	9,000.00
6199-0000	1,000.00	0.00	-1,000.00	N/A	5,000.00	9,000.00	4,000.00	44.44	9,000.00
6200-0000									
6210-0000	7,096.47	0.00	-7,096.47	N/A	35,482.35	15,000.00	-20,482.35	-136.55	15,000.00
6299-0000	7,096.47	0.00	-7,096.47	N/A	35,482.35	15,000.00	-20,482.35	-136.55	15,000.00
6799-0000	8,096.47	0.00	-8,096.47	N/A	40,482.35	24,000.00	-16,482.35	-68.68	24,000.00
6999-0000	31,820.12	0.00	-31,820.12	N/A	174,369.74	148,000.00	-26,369.74	-17.82	148,000.00
7000-0000									
7990-0000	31,820.12	0.00	-31,820.12	N/A	174,369.74	148,000.00	-26,369.74	-17.82	148,000.00
7999-0000	-27,833.90	0.00	-27,833.90	N/A	-148,850.67	-148,000.00	-850.67	-0.57	-148,000.00
8200-0000									
8210-0000	0.00	0.00	0.00	N/A	144,038.52	0.00	-144,038.52	N/A	0.00
8299-0000	0.00	0.00	0.00	N/A	144,038.52	0.00	-144,038.52	N/A	0.00
9900-0000	-27,833.90	0.00	-27,833.90	N/A	-292,889.19	-148,000.00	-144,889.19	-97.90	-148,000.00

INNOVATION PARK (lcrda)
Cash Flow Statement

Period = Feb 2025

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-0000	Rent	-16,047.53	-108.00	272.52	0.23
3110-6000	Leasing - Membership Fees	25,000.09	168.25	25,000.09	21.50
3110-6002	Leasing -Incubation & Seminars	-4,800.00	-32.30	0.00	0.00
3115-0000	CAM	3,432.00	23.10	41,628.96	35.80
3220-0000	Interest Income	6,792.80	45.72	38,581.98	33.18
3306-0400	Grant Income-EDA B2S	0.00	0.00	9,161.00	7.88
3310-0000	Other Income	377.19	2.54	1,803.85	1.55
3315-0000	Sales Tax Discount	3.94	0.03	28.19	0.02
3500-0000	Resident Memberships	0.00	0.00	-678.88	-0.58
3700-0000	Virtual Memberships	100.00	0.67	500.00	0.43
3990-0000	TOTAL REVENUE	14,858.49	100.00	116,297.71	100.00
4000-0000	OPERATING EXPENSES				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	89.74	66,666.70	57.32
4401-0100	Business Manager	7,500.00	50.48	37,500.00	32.24
4402-0000	Director Business Inc	0.00	0.00	24,596.74	21.15
4404-0000	Payroll Taxes - Authority	1,784.84	12.01	11,660.09	10.03
4405-0000	Worker's Compensation-Authority	173.50	1.17	867.50	0.75
4406-0000	Employee Benefits-Authority	7,218.13	48.58	36,388.69	31.29
4410-0000	Wages - Administrative	2,358.50	15.87	10,494.00	9.02
4490-0000	TOTAL PAYROLL EXPENSE	32,368.31	217.84	188,173.72	161.80
4600-0000	UTILITIES				
4605-0000	Electric	7,112.82	47.87	43,209.71	37.15
4625-0000	Natural Gas	5,232.31	35.21	21,545.83	18.53
4635-0000	Refuse Collection	111.38	0.75	693.92	0.60
4640-0000	Water/Sewer	818.34	5.51	4,091.74	3.52
4648-0000	Irrigation - Utility	167.97	1.13	835.98	0.72
4650-0000	Stormwater	384.13	2.59	1,920.65	1.65
4660-0000	Fire Service - Utility	614.39	4.13	3,071.95	2.64
4725-0000	Internet Service	0.00	0.00	1,506.25	1.30
4799-0000	TOTAL UTILITIES	14,441.34	97.19	76,876.03	66.10
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	5,712.50	4.91
5140-0000	Elevator Maintenance	0.00	0.00	385.00	0.33
5210-0000	Locks & Keys Repairs	69.15	0.47	69.15	0.06
5215-0000	Locks & Keys Supplies	0.00	0.00	71.50	0.06
5260-0000	Signage	0.00	0.00	687.50	0.59
5270-0000	Small Tools	95.94	0.65	95.94	0.08
5290-0000	Other Maintenance	1,402.50	9.44	10,093.78	8.68
5295-0000	Other Supplies	85.44	0.57	130.56	0.11
5299-0000	TOTAL REPAIR/MAINTENANCE	1,653.03	11.13	17,245.93	14.83
5400-0000	SERVICES				
5410-0000	Elevator Service	0.00	0.00	2,232.75	1.92
5415-0000	Elevator Phone Service	0.00	0.00	199.50	0.17
5420-0000	Fire Protection System	0.00	0.00	1,955.31	1.68
5430-0000	Exterminating	0.00	0.00	450.00	0.39
5447-0000	HVAC Monthly Service	0.00	0.00	4,320.00	3.71
5450-0000	Janitorial Service	2,328.84	15.67	8,928.84	7.68
5460-0000	Landscaping Service	1,563.42	10.52	9,609.42	8.26
5487-0000	Window Washing Service	0.00	0.00	1,590.00	1.37
5490-0000	Water Treatment Service	1,237.98	8.33	7,427.88	6.39
5499-0000	TOTAL SERVICES	5,130.24	34.53	36,713.70	31.57
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	15,000.00	12.90
5522-0000	Internet Charge	1,202.25	8.09	6,206.90	5.34
5560-0000	Fees/Licenses/Permits	990.61	6.67	1,081.05	0.93
5563-0000	Miscellaneous Admin Expense	0.00	0.00	10.00	0.01
5565-0000	Office Supplies	62.39	0.42	86.83	0.07
5566-0000	Office Equipment Maintenance	909.42	6.12	909.42	0.78

INNOVATION PARK (lcrda)

Cash Flow Statement

Period = Feb 2025

Book = Accrual

		Period to Date	%	Year to Date	%
5575-0000	Professional Fees	1,000.00	6.73	8,552.01	7.35
5587-0000	General Authority Expense	1,344.04	9.05	4,396.62	3.78
5596-0000	Other Administration Costs	0.00	0.00	41.54	0.04
5599-0000	TOTAL PROPERTY ADMINISTRATION	5,508.71	37.07	36,284.37	31.20
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	1,800.00	12.11	12,313.82	10.59
6199-0000	TOTAL MANAGEMENT	1,800.00	12.11	12,313.82	10.59
6200-0000	INSURANCE				
6210-0000	Property Insurance	7,503.81	50.50	37,519.05	32.26
6299-0000	TOTAL INSURANCE	7,503.81	50.50	37,519.05	32.26
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	9,303.81	62.62	49,832.87	42.85
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	68,405.44	460.38	405,126.62	348.35
7000-0000	NONCAM OPERATING EXPENSES				
7600-0000	NONCAM SERVICES				
7630-0000	Landscaping-NonCAM	-433.10	-2.91	0.00	0.00
7660-0000	TOTAL NONCAM SERVICES	-433.10	-2.91	0.00	0.00
7700-0000	NONCAM ADMINISTRATION				
7715-0000	Copies-NonCAM	-19.49	-0.13	0.00	0.00
7717-0000	Bank Charges- NonCAM	-619.08	-4.17	0.00	0.00
7722-0000	Late Fees-NonCAM	-167.57	-1.13	0.00	0.00
7742-0000	Marketing/PR- NonCAM	-103.80	-0.70	0.00	0.00
7749-0000	TOTAL NONCAM ADMINISTRATION	-909.94	-6.12	0.00	0.00
7800-0000	TOTAL NONCAM OPERATING EXPENSES	-1,343.04	-9.04	0.00	0.00
7990-0000	ALL TOTAL EXPENSES	67,062.40	451.34	405,126.62	348.35
7999-0000	NET INCOME - OPERATING	-52,203.91	-351.34	-288,828.91	-248.35
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	10,851.62	73.03	57,873.30	49.76
8199-0000	TOTAL DEBT SERVICE	10,851.62	73.03	57,873.30	49.76
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	49,941.70	336.12	249,708.50	214.71
8299-0000	TOTAL OTHER EXPENSES	49,941.70	336.12	249,708.50	214.71
9900-0000	NET INCOME	-112,997.23	-760.49	-596,410.71	-512.83
	Adjustments				
1203-0000	A/R-Tenant - CAM	0.00	0.00	561.98	0.48
1206-0000	Other Receivables	0.00	0.00	5,733.00	4.93
1210-0000	Accounts Receivable	10,381.75	69.87	47,051.82	40.46
1218-0000	Due from IP TLH	0.00	0.00	1,394.55	1.20
1590-0000	Accumulated Depreciation	49,941.70	336.12	249,708.50	214.71
1628-0000	NFIL Assets	0.00	0.00	-6,298.22	-5.42
1913-0000	Prepaid Insurance	7,677.31	51.67	-16,637.72	-14.31
1925-0000	Investments	18,207.20	122.54	86,418.02	74.31
2210-0000	Principal Note 1	10,851.62	73.03	57,873.30	49.76
2236-0000	Accounts Payable	-6,908.65	-46.50	-24,292.68	-20.89
2246-0000	Prepaid Rents	1,405.51	9.46	-4,729.77	-4.07
2249-0000	Accrued Other	0.00	0.00	-15,778.17	-13.57
2250-0000	Tenant Security Dep	-200.00	-1.35	-8,263.83	-7.11
2254-0000	Due to IPTLH	0.00	0.00	1,620.40	1.39
2257-0000	Due to FSU	25,910.40	174.38	98,658.02	84.83
2258-0000	Due to FAMU	0.00	0.00	71,208.60	61.23
2305-0000	Sales Tax Payable	7.75	0.05	-72.20	-0.06
	Total Adjustments	117,274.59	789.28	544,155.60	467.90
	Cash Flow	4,277.36	28.79	-52,255.11	-44.93
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-4500	Cash - Hancock #2	2,208.94	6,486.30	4,277.36	
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	55,117.73	59,395.09	4,277.36	

INNOVATION PARK (lcrda)

Cash Flow Statement

Period = Feb 2025

Book = Accrual

		Period to Date	%	Year to Date	%
Year to Date		Beginning Balance	Ending Balance	Difference	
1110-4500	Cash - Hancock #2	58,741.41	6,486.30	-52,255.11	
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		111,650.20	59,395.09	-52,255.11	

Cash - Hancock #2
Bank Reconciliation Report
2/28/2025

3/25/2025

Posted by: kristy on 3/25/2025

Balance Per Bank Statement as of 2/28/2025 **58,355.67**

Outstanding Checks

Check Date	Check Number	Payee	Amount
11/14/2024	1368	marpan - MARPAN SUPPLY COMPANY, INC	47.52
11/14/2024	1374	rjyoung - RJ Young Company	147.63
1/17/2025	1391	botfsu - FSU University Board of Trustees	30,166.00
2/20/2025	1406	cappest - CAPITAL CITY PEST CONTROL SERVICES, LLC	225.00
2/20/2025	1407	culligan - Culligan Water of Tallahassee	6,189.90
2/20/2025	1409	heinzbro - Heinz Nurseries, LLC,	966.00
2/20/2025	1410	i2x - I2X Solutions LLC	1,000.00
2/20/2025	1411	johnson - Johnson Controls, Inc.	1,955.31
2/20/2025	1412	lcboc - Leon County Clerk & Comptroller's Office	4,777.88
2/20/2025	1413	mgttal - TALCOR COMMERCIAL REAL ESTATE SVC INC	1,800.00
2/20/2025	1414	nelson - Nelson Mullins Riley & Scarborough LLP	570.00
2/20/2025	1415	rjyoung - RJ Young Company	42.90
2/20/2025	1416	thyssen - TK ELEVATOR	2,232.75
2/20/2025	1417	tribuilding - TRI BUILDING SERVICES	1,650.00
Less:	Outstanding Checks		51,770.89

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	6,486.30

Balance per GL as of 2/28/2025	6,486.30
Reconciled Balance Per G/L	6,486.30

Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	0.00
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Cash - Hancock #2
Bank Reconciliation Report
2/28/2025

3/25/2025

Posted by: kristy on 3/25/2025

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
11/14/2024	1356	absolute - Absolute Computing Solutions	1,506.25	2/28/2025
11/14/2024	1360	gaflburg - GEORGIA-FLORIDA BURGLAR ALARM COMPANY	120.00	2/28/2025
11/14/2024	1361	gaflburg - GEORGIA-FLORIDA BURGLAR ALARM COMPANY	40.00	2/28/2025
1/8/2025	1389	fishclean - Preston Genuine Enterprises	1,250.00	2/28/2025
1/17/2025	1390	blueprin - The Blue Print Shop, Inc.	111.24	2/28/2025
1/17/2025	1392	bureau - BUREAU OF ELEVATOR SAFETY	125.00	2/28/2025
1/17/2025	1393	cappest - CAPITAL CITY PEST CONTROL SERVICES, LLC	225.00	2/28/2025
1/17/2025	1397	fishclean - Preston Genuine Enterprises	340.00	2/28/2025
1/17/2025	1401	mgltal - TALCOR COMMERCIAL REAL ESTATE SVC INC	1,800.00	2/28/2025
1/17/2025	1403	tribuilding - TRI BUILDING SERVICES	3,300.00	2/28/2025
1/17/2025	1404	zenith - Zenith Insurance Company	2,067.00	2/28/2025
2/10/2025	2102025	utltal - CITY OF TALLAHASSEE	98.92	2/28/2025
2/10/2025	2272025	utltal - CITY OF TALLAHASSEE	14,342.42	2/28/2025
2/13/2025	2132025	metronet - Metronet Fibernet, LLC	1,202.25	2/28/2025
2/18/2025	2182025	stax - FLORIDA DEPARTMENT OF REVENUE	153.56	2/28/2025
2/20/2025	1408	davissaf - DAVIS SAFE & LOCK, INC	20.40	2/28/2025
2/24/2025	2242025	hancdtayne - Hancock Bank	1,005.23	2/28/2025
2/24/2025	2242025	hancdtpeggy - Hancock Bank	296.26	2/28/2025
2/25/2025	2252025	home - Home Depot Credit Services	179.19	2/28/2025
Total Cleared Checks			28,182.72	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
2/3/2025	781		25,732.90	2/28/2025
2/4/2025	780		4,140.00	2/28/2025
2/6/2025	779		14,707.10	2/28/2025
2/7/2025	778	:CHECKscan Deposit	892.50	2/28/2025
Total Cleared Deposits			45,472.50	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
2/28/2025	JE 40128	Prime - 2.25 Activity	25,000.00	2/28/2025
2/28/2025	JE 40129	2.25 Bank Fees	-142.71	2/28/2025
2/28/2025	JE 40130	Benefits - 2.25 #457 Plan #1	-2,191.00	2/28/2025
2/28/2025	JE 40131	Benefits - 2.25 #457 Plan #2	-2,191.00	2/28/2025
2/28/2025	JE 40132	Payroll Taxes - Feb for Feb	-5,221.10	2/28/2025
2/28/2025	JE 40133	Payroll Taxes - Feb for Feb	-5,161.58	2/28/2025
2/28/2025	JE 40134	Benefits - Feb for Feb	-3,962.93	2/28/2025
2/28/2025	JE 40135	Payroll for February	-8,689.32	2/28/2025
Total Cleared Other Items			-2,559.64	



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



Page: 1 of 2

Statements Dates
02/01/2025 - 02/28/2025

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	43,625.53	AVERAGE BALANCE	
+ 5 CREDITS	70,472.50		90,297.54
- 26 DEBITS	55,599.65	YTD INTEREST PAID	
- SERVICE CHARGES	142.71		.00
+ INTEREST PAID	.00		
ENDING BALANCE	58,355.67		

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

• Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
02/03	25,000.00	INCOMING WIRE	02/06	14,707.10	DIRECT PAY FLORIDA STATE UN
02/03	25,732.90	MISC PAY GSA TREAS 310			025037003193858CCD
		025031001673103CCD	02/10	892.50	Settlement TALCOR-INN1145
02/04	4,140.00	ACH Pmt PIERICA, INC.			025041004013860CCD
		025035002486892CCD			

• Checks

Date	Serial	Amount	Date	Serial	Amount
02/27	1356	1,506.25	02/07	1393	225.00
02/28	1360 *	120.00	02/07	1397 *	340.00
02/28	1361	40.00	02/03	1401 *	1,800.00
02/07	1389 *	1,250.00	02/07	1403 *	3,300.00
02/07	1390	111.24	02/03	1404	2,067.00
02/13	1392 *	125.00	02/27	1408 *	20.40

• Other Debits

Date	Amount	Description	Date	Amount	Description
02/11	98.92	BILLPAY CITY OF TALL-UTL			025044005230186CCD
		025042004357164PPD	02/18	153.56	C01 FLA DEPT REVENUE
02/13	4,246.04	QUICKBOOKS INTUIT PAYROLL S			025049006053553CCD
		025044005183620CCD	02/18	1,202.25	MetFibeNet Metro Fibernet L
02/13	142.71	ANALYSIS SERVICE CHG			025048005890809WEB
02/14	2,191.00	PAYMENTS NATIONWIDE	02/24	296.26	CARD PYMT HANCOCK WHITNEY
		025045005568870PPD			025052007648753CCD
02/14	5,161.58	USATAXPYMT IRS	02/24	1,005.23	CARD PYMT HANCOCK WHITNEY



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



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Page: 2 of 2

Statements Dates
02/01/2025 - 02/28/2025

Account Number:

Images:

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***TRUNC ACCTS* EO**

**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
		025052007648756CCD	02/27	4,443.28	QUICKBOOKS INTUIT PAYROLL S
02/26	179.19	ONLINE PMT HOME DEPOT COMM			025058009092919CCD
		025057008570676WEB	02/27	5,221.10	USATAXPYMT IRS
02/27	2,191.00	PAYMENTS NATIONWIDE			025057008677579CCD
		025058009079786PPD	02/28	14,342.42	BILLPAY CITY OF TALL-UTL
02/27	3,962.93	CRC FLA DEPT REVENUE			025059009404537PPD
		025058009114618CCD			

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
01/31	43,625.53	02/10	105,004.79	02/24	90,382.24
02/03	90,491.43	02/11	104,905.87	02/26	90,203.05
02/04	94,631.43	02/13	100,392.12	02/27	72,858.09
02/06	109,338.53	02/14	93,039.54	02/28	58,355.67
02/07	104,112.29	02/18	91,683.73		

NFIL Construction Acct
Bank Reconciliation Report
2/28/2025

3/25/2025

Posted by: kristy on 3/25/2025

Balance Per Bank Statement as of 2/28/2025	52,708.79
Reconciled Bank Balance	<u>52,708.79</u>
Balance per GL as of 2/28/2025	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>



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



Page: 1 of 1

Statements Dates
02/01/2025 - 02/28/2025

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
01/31	52,708.79		



0000000015

Payment Detail

Bank=inn1145 AND mm/yy=02/2025-02/2025 AND Check Date=02/01/2025-02/28/2025 AND All Checks=Yes AND Include Voids=All Checks

Check # Bank - Vendor - Date				Payable #	Property	Amount	Account
1036 (inn1145) - Infinity Labs (infinity) - 02/27/25 (02/25) (Voider)							
Refunding Q-286988				P-191991	collins	-83.33	22560000 - Deposits to be refunded
Refunding Q-286988				P-191991	collins	0.72	22560000 - Deposits to be refunded
Refunding Q-286988				P-191991	collins	10.14	22560000 - Deposits to be refunded
Total 1036 (inn1145) - Infinity Labs (infinity) - 02/27/25 (02/25) (Voider)						-72.47	
1406 (inn1145) - CAPITAL CITY PEST CONTROL SERVICES, LLC (cappest) - 02/20/25 (02/25)							
01.2025- qtrly pest control				P-210482	nfil-op	225.00	54300000 - Exterminating
Total 1406 (inn1145) - CAPITAL CITY PEST CONTROL SERVICES, LLC (cappest) - 02/20/25 (02/25)						225.00	
1407 (inn1145) - Culligan Water of Tallahassee (culligan) - 02/20/25 (02/25)							
contract price-January 2025				P-210477	nfil-op	1,237.98	54900000 - Water Treatment Service
Oct & Nov 2024 Svcs				P-210480	nfil-op	2,475.96	54900000 - Water Treatment Service
Feb 2025-contract price				P-210481	nfil-op	1,237.98	54900000 - Water Treatment Service
Sept 2024-contract prices				P-210483	nfil-op	1,237.98	54900000 - Water Treatment Service
Total 1407 (inn1145) - Culligan Water of Tallahassee (culligan) - 02/20/25 (02/25)						6,189.90	
1408 (inn1145) - DAVIS SAFE & LOCK, INC (davissaf) - 02/20/25 (02/25)							
keys & key tags				P-210856	nfil-op	20.40	52100000 - Locks & Keys Repairs
Total 1408 (inn1145) - DAVIS SAFE & LOCK, INC (davissaf) - 02/20/25 (02/25)						20.40	
1409 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 02/20/25 (02/25)							
bal due on inv 56141; pinestraw install				P-210476	nfil-op	266.00	54600000 - Landscaping Service
bush hog common areas, vacant lots, pond trail				P-210478	lcrda-op	700.00	54600000 - Landscaping Service
Total 1409 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 02/20/25 (02/25)						966.00	
1410 (inn1145) - I2X Solutions LLC (i2x) - 02/20/25 (02/25)							
IT Consulting Fees				P-210854	nfil-op	1,000.00	55750000 - Professional Fees
Total 1410 (inn1145) - I2X Solutions LLC (i2x) - 02/20/25 (02/25)						1,000.00	
1411 (inn1145) - Johnson Controls, Inc. (johnson) - 02/20/25 (02/25)							
Qtrly Fire Alarm inspection				P-210484	nfil-op	591.37	54200000 - Fire Protection System
Service call-Dailer was installed				P-210855	nfil-op	1,154.31	54200000 - Fire Protection System
Qtrly svcs				P-210857	nfil-op	209.63	54200000 - Fire Protection System
Total 1411 (inn1145) - Johnson Controls, Inc. (johnson) - 02/20/25 (02/25)						1,955.31	
1412 (inn1145) - Leon County Clerk & Comptroller's Office (lcboc) - 02/20/25 (02/25)							
02.2025 Hlth Ins-LCRDA				P-210486	lcrda-op	4,322.27	44060000 - Employee Benefits-Authority
02.2025 Hlth Ins-LCRDA				P-210486	lcrda-op	253.13	44060000 - Employee Benefits-Authority
02.2025 Hlth Ins-LCRDA				P-210486	lcrda-op	31.52	44060000 - Employee Benefits-Authority
02.2025 Hlth Ins-LCRDA				P-210486	lcrda-op	170.96	44060000 - Employee Benefits-Authority
Total 1412 (inn1145) - Leon County Clerk & Comptroller's Office (lcboc) - 02/20/25 (02/25)						4,777.88	
1413 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 02/20/25 (02/25)							
02/2025 Mgmt Fee-LCRDA				P-210485	lcrda-op	800.00	61100000 - Management Fees TALCOR
02/2025 Mgmt Fee-LCRDA				P-210485	nfil-op	1,000.00	61100000 - Management Fees TALCOR
Total 1413 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 02/20/25 (02/25)						1,800.00	
1414 (inn1145) - Nelson Mullins Riley & Scarborough LLP (nelson) - 02/20/25 (02/25)							
Termination agreement				P-210852	lcrda-op	570.00	55750000 - Professional Fees
Total 1414 (inn1145) - Nelson Mullins Riley & Scarborough LLP (nelson) - 02/20/25 (02/25)						570.00	
1415 (inn1145) - RJ Young Company (rjyoung) - 02/20/25 (02/25)							
Copies:01/03/2025-02/02/25				P-210853	nfil-op	42.90	22490000 - Accrued Other
Total 1415 (inn1145) - RJ Young Company (rjyoung) - 02/20/25 (02/25)						42.90	
1416 (inn1145) - TK ELEVATOR (thyssen) - 02/20/25 (02/25)							
Labor call back for elevator. Afterhours service.				P-209641	nfil-op	2,232.75	54100000 - Elevator Service
Total 1416 (inn1145) - TK ELEVATOR (thyssen) - 02/20/25 (02/25)						2,232.75	
1417 (inn1145) - TRI BUILDING SERVICES (tribuilding) - 02/20/25 (02/25)							
Mthly janitorial svcs				P-210479	nfil-op	1,650.00	54500000 - Janitorial Service
Total 1417 (inn1145) - TRI BUILDING SERVICES (tribuilding) - 02/20/25 (02/25)						1,650.00	
2102025 (inn1145) - CITY OF TALLAHASSEE (utltal) - 02/10/25 (02/25)							

Payment Detail

Bank=inn1145 AND mm/yy=02/2025-02/2025 AND Check Date=02/01/2025-02/28/2025 AND All Checks=Yes AND Include Voids=All Checks

Acct #100002739 02/2025	P-211666	lcrda-op	41.68 46400000 - Water/Sewer
Acct #100002739 02/2025	P-211666	lcrda-op	41.68 46400000 - Water/Sewer
Acct #100002739 02/2025	P-211666	lcrda-op	15.56 46050000 - Electric
Total 21022025 (inn1145) - CITY OF TALLAHASSEE (utltal) - 02/10/25 (02/25)			98.92
2132025 (inn1145) - Metronet Fibernet, LLC (metronet) - 02/13/25 (02/25)			
2109240 02/2025	P-211580	nfil-op	1,202.25 77110000 - Internet Charge-NonCAM
Total 2132025 (inn1145) - Metronet Fibernet, LLC (metronet) - 02/13/25 (02/25)			1,202.25
2182025 (inn1145) - FLORIDA DEPARTMENT OF REVENUE (stax) - 02/18/25 (02/25)			
01.2025 STAX allowance	P-210932	nfil-op	-3.94 33150000 - Sales Tax Discount
01.2025 STAX	P-210932	nfil-op	157.50 23050000 - Sales Tax Payable
Total 2182025 (inn1145) - FLORIDA DEPARTMENT OF REVENUE (stax) - 02/18/25 (02/25)			153.56
2242025 (inn1145) - Hancock Bank (hancdtayne) - 02/24/25 (02/25)			
Hubspots Inc	P-211743	nfil-op	81.90 77420000 - Marketing/PR- NonCAM
Sunbiz-org	P-211743	nfil-op	61.25 55600000 - Fees/Licenses/Permits
Go Daddy	P-211743	nfil-op	90.68 77420000 - Marketing/PR- NonCAM
Web Flow	P-211743	nfil-op	29.00 77420000 - Marketing/PR- NonCAM
Proximity	P-211743	nfil-op	288.00 77420000 - Marketing/PR- NonCAM
Adobe	P-211743	nfil-op	29.99 77420000 - Marketing/PR- NonCAM
Webstaurant Store	P-211743	nfil-op	386.91 77420000 - Marketing/PR- NonCAM
MSFT	P-211743	nfil-op	37.50 77420000 - Marketing/PR- NonCAM
Total 2242025 (inn1145) - Hancock Bank (hancdtayne) - 02/24/25 (02/25)			1,005.23
2242025 (inn1145) - Hancock Bank (hancdtpeggy) - 02/24/25 (02/25)			
Amazon	P-211744	nfil-op	44.99 55870000 - General Authority Expense
Lively Cafe	P-211744	nfil-op	157.50 55870000 - General Authority Expense
Amazon	P-211744	nfil-op	66.37 55870000 - General Authority Expense
Publix	P-211744	nfil-op	27.40 55870000 - General Authority Expense
Total 2242025 (inn1145) - Hancock Bank (hancdtpeggy) - 02/24/25 (02/25)			296.26
2252025 (inn1145) - Home Depot Credit Services (home) - 02/25/25 (02/25)			
plywood & screws to hang fan	P-211742	nfil-op	13.56 52950000 - Other Supplies
grease gun, grease, screws, fittings for ice maker auto clave room	P-211742	nfil-op	71.88 52950000 - Other Supplies
hole saw & step bit	P-211742	nfil-op	95.94 52700000 - Small Tools
EPA Discount	P-211742	nfil-op	-2.19 33100000 - Other Income
Total 2252025 (inn1145) - Home Depot Credit Services (home) - 02/25/25 (02/25)			179.19
2272025 (inn1145) - CITY OF TALLAHASSEE (utltal) - 02/10/25 (02/25)			
Acct #100275444 02/2025	P-211667	nfil-op	5,232.31 73120000 - Natural Gas- NonCAM/Vacant
Acct #100275444 02/2025	P-211667	nfil-op	266.27 46400000 - Water/Sewer
Acct #100275444 02/2025	P-211667	nfil-op	614.39 46600000 - Fire Service - Utility
Acct #100275444 02/2025	P-211667	nfil-op	384.13 46500000 - Stormwater
Acct #100275444 02/2025	P-211667	nfil-op	167.97 46480000 - Irrigation - Utility
Acct #100275444 02/2025	P-211667	nfil-op	468.71 46400000 - Water/Sewer
Acct #100275444 02/2025	P-211667	nfil-op	111.38 46350000 - Refuse Collection
Acct #100275444 02/2025	P-211667	nfil-op	7,097.26 46050000 - Electric
Total 2272025 (inn1145) - CITY OF TALLAHASSEE (utltal) - 02/10/25 (02/25)			14,342.42
			38,635.50

Deposit Register

For Period = Feb 2025

Name	Property	Unit	Tenant	Period	Received Date	Deposit Date	Amount	Check #	Deposit #	Notes
(inn1145) - 778 02/07/2025										
Shanna Lewis	lcrda-op			02/2025	2/6/2025	2/7/2025	350.00	40392	778	:CHECKscan Payment - Shanna Lewis restitution
re-employment tax overpa	lcrda-op			02/2025	2/6/2025	2/7/2025	25.00	5404401310	778	:CHECKscan Payment - re-employment tax overpay
Reclaim Pharmaceutical Waste Management LLC	nfil-op	DRY237	quarry	02/2025	2/6/2025	2/7/2025	517.50	001211	778	:CHECKscan Payment
Total (inn1145) - 778 02/07/2025							892.50			
(inn1145) - 779 02/06/2025										
FSU Research Foundation	fuqua		fsurf-ca	02/2025	2/6/2025	2/6/2025	1,888.10	AUTO	779	
FSU	lcrda-op	11A	fsucam	02/2025	2/6/2025	2/6/2025	1,836.00	AUTO	779	
PHIPPS BUILDING	lcrda-op	1B	phipps	02/2025	2/6/2025	2/6/2025	1,103.00	AUTO	779	
NORTHWEST REGIONAL DATA CENTER	lcrda-op	3A	data	02/2025	2/6/2025	2/6/2025	944.00	AUTO	779	
FSU-AEROPULSION & MECHATRONICS ENERGY	lcrda-op	3B	aero	02/2025	2/6/2025	2/6/2025	1,828.00	AUTO	779	
NATIONAL HIGH MAGNETIC FIELD LABORATORY	lcrda-op	4A-10A	maglab	02/2025	2/6/2025	2/6/2025	4,777.00	AUTO	779	
Interdisciplinary Research & Commercialization Building	lcrda-op	5C	ircb	02/2025	2/6/2025	2/6/2025	1,539.00	AUTO	779	
MORGAN/SLIGER/JOHNSON/SHAW BUILDINGS	lcrda-op	6G	lot6g	02/2025	2/6/2025	2/6/2025	792.00	AUTO	779	
Total (inn1145) - 779 02/06/2025							14,707.10			
(inn1145) - 780 02/04/2025										
Piersica, Inc. a Delaware for profit corp.	nfil-op	213E	piernfil	02/2025	2/4/2025	2/4/2025	4,140.00	AUTO	780	
Total (inn1145) - 780 02/04/2025							4,140.00			
GSA 02.2025 pymt	johnson			02/2025	2/3/2025	2/3/2025	25,732.90	AUTO	781	GSA 02.2025 pymt
Total (inn1145) - 781 02/03/2025							25,732.90			
Grand Total							45,472.50			

Aged Receivable

DB Caption: TALCOR Commercial -- LIVE Property: lcrda Status: Current, Past, Future All Selected Accounts Age As Of: 02/28/2025 Post To: 02/2025 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	0.00	0.00	0.00	0.00	0.00	-740.40	-740.40
fuqua - LEON COUNTY RESEARCH & DEVELOPMENT					0.00	0.00	0.00	0.00	0.00	-740.40	-740.40
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT											
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		data	NORTHWEST REGIONAL DATA CENTER	Current	0.00	0.00	0.00	0.00	0.00	-52.95	-52.95
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		fsucam	FSU	Current	1,628.32	0.00	1,628.32	0.00	0.00	0.00	1,628.32
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		knight	KNIGHT ADMINISTRATIVE BUILDING	Current	502.00	0.00	0.00	0.00	502.00	0.00	502.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		phipps	PHIPPS BUILDING	Current	1,103.00	0.00	1,103.00	0.00	0.00	0.00	1,103.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		fsurf-ab	FLORIDA RESEARCH FOUNDATION	Current	2,652.00	2,652.00	0.00	0.00	0.00	0.00	2,652.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		danfoss	DANFOSS TURBOCOR, INC.	Current	0.00	0.00	0.00	0.00	0.00	-680.75	-680.75
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		aval	AVALANCHE PARTNERS	Current	0.00	0.00	0.00	0.00	0.00	-104.09	-104.09
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		material	FSU-MATERIALS RESEARCH CENTER	Current	203.00	203.00	0.00	0.00	0.00	0.00	203.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		aero	FSU-AEROPULSION & MECHATRONICS ENERGY	Current	1,621.26	0.00	1,621.26	0.00	0.00	0.00	1,621.26
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		maglab	NATIONAL HIGH MAGNETIC FIELD LABORATORY	Current	4,236.72	0.00	4,236.72	0.00	0.00	0.00	4,236.72
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		cent	CENTENNIAL BUILDING	Current	800.00	0.00	0.00	0.00	800.00	0.00	800.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		ircb	Interdisciplinary Research & Commercialization Building	Current	1,539.01	0.00	1,539.00	0.00	0.01	0.00	1,539.01
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		collins	COLLINS BUILDING	Current	705.00	0.00	0.00	0.00	705.00	0.00	705.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		lot6g	MORGAN/SLIGER/JOHNSON/SHAW BUILDINGS	Current	1,851.39	577.00	1,274.39	0.00	0.00	0.00	1,851.39
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT					16,841.70	3,432.00	11,402.69	0.00	2,007.01	-837.79	16,003.91
nfil-op - North Florida Innovation Labs											
nfil-op - North Florida Innovation Labs		nhenergy	NHU Energy	Current	500.00	100.00	100.00	100.00	200.00	0.00	500.00
nfil-op - North Florida Innovation Labs		rrc	RRC Washington	Current	0.00	0.00	0.00	0.00	0.00	-3,651.04	-3,651.04
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					500.00	100.00	100.00	100.00	200.00	-3,823.04	-3,323.04
Grand Total					17,341.70	3,532.00	11,502.69	100.00	2,207.01	-5,401.23	11,940.47

UserId : kristy@talcor.com Date : 3/25/2025 Time : 8:01 AM

Payables Aging Report

lcrda
Period: 02/2025
As of : 02/28/2025

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																				
davissaf	DAVIS SAFE & LOCK, INC														0.00					
key copies - Ignite bldg unit 210									P-211685	50042	nfil-op	2/28/2025	5210-0000 Locks & Keys Repairs	232963	48.75	48.75	0.00	0.00	0.00	0.00 key copies - unit 210
Total davissaf															48.75	48.75	0.00	0.00	0.00	0.00
heinzbro	Heinz Nurseries, LLC.														0.00					
02/2025 Lawn Svcs									P-211687	50042	lcrda-op	2/28/2025	5460-0000 Landscaping Service	56629	425.00	425.00	0.00	0.00	0.00	0.00 02/2025 Lawn Svcs
02/2025 Lawn Svcs									P-211687	50042	nfil-op	2/28/2025	5460-0000 Landscaping Service	56629	700.00	700.00	0.00	0.00	0.00	0.00 02/2025 Lawn Svcs
balance due									P-211686	50042	nfil-op	2/28/2025	5460-0000 Landscaping Service	56141-1 balance	5.32	5.32	0.00	0.00	0.00	0.00 balance due
Total heinzbro															1,130.32	1,130.32	0.00	0.00	0.00	0.00
mgttal	TALCOR COMMERCIAL REAL ESTATE SVC INC														0.00					
02/2025 Labor Bill-NFIL									P-211691	50042	nfil-op	2/28/2025	5290-0000 Other Maintenance	02/2025 Labor Bill-NFIL	1,402.50	1,402.50	0.00	0.00	0.00	0.00 02/2025 Labor Bill-NFIL
Total mgttal															1,402.50	1,402.50	0.00	0.00	0.00	0.00
osceola	Osceola Supply Inc.														0.00					
janitorial supplies - roll towels, can liners, toilet paper, toilet seat cover,									P-212087	50131	nfil-op	2/27/2025	5450-0000 Janitorial Service	364862A	628.84	628.84	0.00	0.00	0.00	0.00 misc janitorial supplies for RR
Total osceola															628.84	628.84	0.00	0.00	0.00	0.00
rocket	Rocket Daddy LLC														0.00					
Feb Svcs									P-212173	50157	nfil-op	2/28/2025	1620-0000 F/F/E- Improvements	1907	365.96	365.96	0.00	0.00	0.00	0.00 Feb Svcs
Jan Svcs									P-212174	50157	nfil-op	2/28/2025	1620-0000 F/F/E- Improvements	1906	365.96	365.96	0.00	0.00	0.00	0.00 Jan Svcs
Total rocket															731.92	731.92	0.00	0.00	0.00	0.00
tribuilding	TRI BUILDING SERVICES														0.00					
Mthly janitorial svcs									P-212086	50131	nfil-op	2/27/2025	5450-0000 Janitorial Service	200703642	1,700.00	1,700.00	0.00	0.00	0.00	0.00 Mthly janitorial svcs
Total tribuilding															1,700.00	1,700.00	0.00	0.00	0.00	0.00
Grand Total															5,642.33	5,642.33	0.00	0.00	0.00	0.00

INNOVATION PARK
February 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			\$ 2,206.00	\$ 2,206.00	\$ 1,103.00	2/6	\$ 1,103.00		
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		\$ 577.00	\$ 2,066.39	\$ 2,643.39	\$ 792.00	2/6	\$ 1,851.39		EXEMPT
3A	NORTHWEST REGIONAL DATA CENTER	11/1/81	10/31/21	4.68			\$ 891.05	\$ 891.05	\$ 944.00	2/6	\$ (52.95)		EXEMPT
4A-10A	NATIONAL HIGH MAGNETIC FIELD LABORATORY	OWN		23.52			\$ 9,013.72	\$ 9,013.72	\$ 4,777.00	2/6	\$ 4,236.72		EXEMPT
11A	FSU-CAM (Elbit)			3.70			\$ 3,464.32	\$ 3,464.32	\$ 1,836.00	2/6	\$ 1,628.32		
	FSU Facilities NFIL						\$ -	\$ -			\$ -		
1C	FSU RESEARCH FOUNDATION-A	10/25/01	1/28/74	6.26		\$ 2,652.00	\$ -	\$ 2,652.00			\$ 2,652.00		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		\$ 203.00	\$ -	\$ 203.00			\$ 203.00		EXEMPT
3B	FSU-AEROPULSION & MECHATRONICS ENERGY			4.50			\$ 3,449.26	\$ 3,449.26	\$ 1,828.00	2/6	\$ 1,621.26		EXEMPT
3C	VACANT			3.60									
4C	VACANT			3.90									
5C	FSU - IRCB Interdisciplinary Research			3.70			\$ 3,078.01	\$ 3,078.01	\$ 1,539.00	2/6	\$ 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	2/6		Shanna Lewis-Restitution 3310-0000	
	TOTALS			182.70	\$ -	\$ 3,432.00	\$ 25,390.91	\$ 28,822.91	\$ 13,169.00		\$ 16,003.91		\$ -

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	\$(1,854.16)	\$ (612.16)	\$ (3,038.88)	\$ (3,651.04)			\$ (3,651.04)	remove Collins chgs per AM	\$ -
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	2/6	\$ (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	2/4	\$ -		NA \$ 140.00
virtual mem	NHU Energy	10/1/24	MTM	\$ -				\$ 100.00	NA		\$ 100.00	\$ 400.00	\$ 500.00			\$ 500.00		
	TOTALS			\$ 4,500.00	780	0.00	\$-	\$5,700.00	\$ 199.50	\$(1,854.16)	\$ 4,145.34	\$ (2,810.88)	\$ 1,334.46	\$ 4,657.50		\$ (3,323.04)		\$ 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
80934	collins	Scheduled	1/23/2025		ddm	RWO-Qtrly HVAC Svcs	1.00		DeMartino - straight	55.00	55.00
80935	morgan	Scheduled	1/23/2025		ddm	RWO-Qtrly HVAC Svcs	1.00		DeMartino - straight	55.00	55.00
80936	johnson	Scheduled	1/23/2025		ddm	RWO-Qtrly HVAC Svcs	1.00		DeMartino - straight	55.00	55.00
80937	phipps	Scheduled	1/23/2025		ddm	RWO-Qtrly HVAC Svcs	1.00		DeMartino - straight	55.00	55.00
80938	knight	Scheduled	1/23/2025		ddm	RWO-Qtrly HVAC Svcs	1.00		DeMartino - straight	55.00	55.00
80939	lcrda-op	Scheduled	1/23/2025		ddm	RWO-Trash Pickup	1.00		DeMartino - straight	55.00	55.00
81410	nfil-op	Work Completed	2/10/2025		ddm	Property check snow	0.75		DeMartino - straight	55.00	41.25
					ddm		3.50		DeMartino - straight	55.00	192.50
					ddm		4.00		DeMartino - straight	55.00	220.00
					ddm		2.00		DeMartino - straight	55.00	110.00
					ddm		2.50		DeMartino - straight	55.00	137.50
					ddm		1.00		DeMartino - straight	55.00	55.00
					ddm		3.00		DeMartino - straight	55.00	165.00
					ddm		4.00		DeMartino - straight	55.00	220.00
					ddm		3.00		DeMartino - straight	55.00	165.00
					ddm		4.00		DeMartino - straight	55.00	220.00
					ddm		1.00		DeMartino - straight	55.00	55.00
					ddm		2.50		DeMartino - straight	55.00	137.50
					ddm		3.50		DeMartino - straight	55.00	192.50
					ddm		1.50		DeMartino - straight	55.00	82.50
					ddm		3.50		DeMartino - straight	55.00	192.50
					ddm		0.50		DeMartino - straight	55.00	27.50
					ddm		3.00		DeMartino - straight	55.00	165.00
					ddm		1.00		DeMartino - straight	55.00	55.00
					ddm		2.00		DeMartino - straight	55.00	110.00
					ddm		1.75		DeMartino - straight	55.00	96.25
										2,970.00	