



PROPERTY MANAGEMENT



March 2025 MONTHLY REPORT

PREPARED FOR:

Innovation Park

Leon County Research & Development Authority

Tallahassee, FL

NAI TALCOR

1018 Thomasville Road, Suite 200A

Tallahassee, Florida 32303

+1 850 224 2300

TALCOR.COM



TABLE OF CONTENTS

March 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 = Mar 2025

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4500	Cash - Hancock #2	44,802.09	6,486.30	38,315.79
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	97,710.88	59,395.09	38,315.79
1200-0000	RECEIVABLES			
1210-0000	Accounts Receivable	21,538.02	17,341.70	4,196.32
1299-0000	TOTAL RECEIVABLES	21,538.02	17,341.70	4,196.32
1300-1000	PROPERTY			
1305-0000	Land	635,920.58	635,920.58	0.00
1590-0000	Accumulated Depreciation	-1,358,261.50	-1,308,319.80	-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	23,232,428.21	23,282,369.91	-49,941.70
1840-0000	OTHER ASSETS			
1913-0000	Prepaid Insurance	20,861.42	26,691.23	-5,829.81
1925-0000	Investments	1,689,699.02	1,957,586.91	-267,887.89
1960-0000	Deferred Outflows of Resources - Pension	64,420.00	64,420.00	0.00
1980-0000	TOTAL OTHER ASSETS	1,774,980.44	2,048,698.14	-273,717.70
1990-0000	TOTAL ASSETS	25,126,657.55	25,407,804.84	-281,147.29
2000-0000	LIABILITIES and CAPITAL			
2210-0000	Principal Note 1	4,218,340.75	4,206,352.94	11,987.81
2236-0000	Accounts Payable	9,417.10	4,910.40	4,506.70
2246-0000	Prepaid Rents	3,374.47	5,401.31	-2,026.84
2249-0000	Accrued Other	21,594.86	21,594.86	0.00
2250-0000	Tenant Security Dep	6,699.90	5,699.90	1,000.00
2254-0000	Due to IPTLH	0.00	1,620.40	-1,620.40
2257-0000	Due to FSU	0.00	113,513.70	-113,513.70
2258-0000	Due to FAMU	6,510.01	75,145.48	-68,635.47
2305-0000	Sales Tax Payable	2,482.21	2,175.05	307.16
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	4,601,101.30	4,769,096.04	-167,994.74
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	23,232,428.21	23,282,369.91	-49,941.70
2750-0000	Unrestricted	-2,706,871.96	-2,643,661.11	-63,210.85
2890-0000	TOTAL CAPITAL	20,525,556.25	20,638,708.80	-113,152.55
2990-0000	TOTAL LIABILITIES and CAPITAL	25,126,657.55	25,407,804.84	-281,147.29

INNOVATION PARK (lcrda)

Income Statement

Period = Mar 2025

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-0000	Rent	0.00	0.00	272.52	0.20
3110-6000	Leasing - Membership Fees	6,700.00	29.32	31,700.09	22.78
3115-0000	CAM	8,583.00	37.56	50,211.96	36.08
3220-0000	Interest Income	7,112.11	31.12	45,694.09	32.84
3306-0400	Grant Income-EDA B2S	0.00	0.00	9,161.00	6.58
3310-0000	Other Income	352.47	1.54	2,156.32	1.55
3315-0000	Sales Tax Discount	3.94	0.02	32.13	0.02
3500-0000	Resident Memberships	0.00	0.00	-678.88	-0.49
3700-0000	Virtual Memberships	100.00	0.44	600.00	0.43
3990-0000	TOTAL REVENUE	22,851.52	100.00	139,149.23	100.00
4000-0000	OPERATING EXPENSES				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	58.35	80,000.04	57.49
4401-0100	Business Manager	7,500.00	32.82	45,000.00	32.34
4402-0000	Director Business Inc	0.00	0.00	24,596.74	17.68
4404-0000	Payroll Taxes - Authority	1,776.72	7.78	13,436.81	9.66
4405-0000	Worker's Compensation-Authority	173.50	0.76	1,041.00	0.75
4406-0000	Employee Benefits-Authority	7,195.73	31.49	43,584.42	31.32
4410-0000	Wages - Administrative	2,252.50	9.86	12,746.50	9.16
4490-0000	TOTAL PAYROLL EXPENSE	32,231.79	141.05	220,405.51	158.40
4600-0000	UTILITIES				
4605-0000	Electric	7,679.13	33.60	50,888.84	36.57
4625-0000	Natural Gas	4,569.33	20.00	26,115.16	18.77
4635-0000	Refuse Collection	338.18	1.48	1,032.10	0.74
4640-0000	Water/Sewer	775.73	3.39	4,867.47	3.50
4648-0000	Irrigation - Utility	1,441.63	6.31	2,277.61	1.64
4650-0000	Stormwater	384.13	1.68	2,304.78	1.66
4660-0000	Fire Service - Utility	614.39	2.69	3,686.34	2.65
4725-0000	Internet Service	0.00	0.00	1,506.25	1.08
4799-0000	TOTAL UTILITIES	15,802.52	69.15	92,678.55	66.60
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	5,712.50	4.11
5140-0000	Elevator Maintenance	0.00	0.00	385.00	0.28
5210-0000	Locks & Keys Repairs	54.75	0.24	123.90	0.09
5215-0000	Locks & Keys Supplies	0.00	0.00	71.50	0.05
5230-0000	Plumbing Repairs	478.13	2.09	478.13	0.34
5260-0000	Signage	15.65	0.07	703.15	0.51
5270-0000	Small Tools	0.00	0.00	95.94	0.07
5290-0000	Other Maintenance	3,705.53	16.22	13,799.31	9.92
5295-0000	Other Supplies	193.04	0.84	323.60	0.23
5299-0000	TOTAL REPAIR/MAINTENANCE	4,447.10	19.46	21,693.03	15.59
5400-0000	SERVICES				
5410-0000	Elevator Service	0.00	0.00	2,232.75	1.60
5415-0000	Elevator Phone Service	207.75	0.91	407.25	0.29
5420-0000	Fire Protection System	1,614.75	7.07	3,570.06	2.57
5430-0000	Exterminating	225.00	0.98	675.00	0.49
5442-0000	Generator Service	-644.14	-2.82	-644.14	-0.46
5447-0000	HVAC Monthly Service	4,320.00	18.90	8,640.00	6.21
5450-0000	Janitorial Service	1,650.00	7.22	10,578.84	7.60
5460-0000	Landscaping Service	894.68	3.92	10,504.10	7.55
5487-0000	Window Washing Service	0.00	0.00	1,590.00	1.14
5490-0000	Water Treatment Service	1,237.98	5.42	8,665.86	6.23
5499-0000	TOTAL SERVICES	9,506.02	41.60	46,219.72	33.22
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	15,000.00	10.78
5522-0000	Internet Charge	1,202.25	5.26	7,409.15	5.32
5560-0000	Fees/Licenses/Permits	0.00	0.00	1,081.05	0.78
5563-0000	Miscellaneous Admin Expense	0.00	0.00	10.00	0.01
5565-0000	Office Supplies	42.90	0.19	129.73	0.09

INNOVATION PARK (lcrda)

Income Statement

Period = Mar 2025

Book = Accrual

		Period to Date	%	Year to Date	%
5566-0000	Office Equipment Maintenance	376.92	1.65	554.42	0.40
5575-0000	Professional Fees	1,000.00	4.38	9,552.01	6.86
5587-0000	General Authority Expense	0.00	0.00	4,396.62	3.16
5596-0000	Other Administration Costs	2.77	0.01	44.31	0.03
5599-0000	TOTAL PROPERTY ADMINISTRATION	2,624.84	11.49	38,177.29	27.44
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	1,800.00	7.88	14,113.82	10.14
6199-0000	TOTAL MANAGEMENT	1,800.00	7.88	14,113.82	10.14
6200-0000	INSURANCE				
6210-0000	Property Insurance	7,503.81	32.84	45,022.86	32.36
6299-0000	TOTAL INSURANCE	7,503.81	32.84	45,022.86	32.36
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	9,303.81	40.71	59,136.68	42.50
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	73,916.08	323.46	478,310.78	343.74
7000-0000	NONCAM OPERATING EXPENSES				
7700-0000	NONCAM ADMINISTRATION				
7717-0000	Bank Charges- NonCAM	158.48	0.69	158.48	0.11
7749-0000	TOTAL NONCAM ADMINISTRATION	158.48	0.69	158.48	0.11
7800-0000	TOTAL NONCAM OPERATING EXPENSES	158.48	0.69	158.48	0.11
7990-0000	ALL TOTAL EXPENSES	74,074.56	324.16	478,469.26	343.85
7999-0000	NET INCOME - OPERATING	-51,223.04	-224.16	-339,320.03	-243.85
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	11,987.81	52.46	69,861.11	50.21
8199-0000	TOTAL DEBT SERVICE	11,987.81	52.46	69,861.11	50.21
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	49,941.70	218.55	299,650.20	215.34
8299-0000	TOTAL OTHER EXPENSES	49,941.70	218.55	299,650.20	215.34
9900-0000	NET INCOME	-113,152.55	-495.16	-708,831.34	-509.40

INNOVATION PARK (Icrda)

Budget Comparison

Period = Mar 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		0.00	0.00	0.00	N/A	272.52	0.00	272.52	N/A	0.00
3110-6000		6,700.00	0.00	6,700.00	N/A	31,700.09	0.00	31,700.09	N/A	0.00
3115-0000	Rent	8,583.00	0.00	8,583.00	N/A	50,211.96	50,000.00	211.96	0.42	100,000.00
3220-0000	Leasing - Membership Fees	7,112.11	1,500.00	5,612.11	374.14	45,694.09	9,000.00	36,694.09	407.71	20,000.00
3300-0000	CAM	0.00	12,500.00	-12,500.00	-100.00	0.00	162,500.00	-162,500.00	-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	352.47	350.00	2.47	0.71	2,156.32	2,100.00	56.32	2.68	4,200.00
3315-0000	Grant Income-EDA B2S	3.94	0.00	3.94	N/A	32.13	0.00	32.13	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	600.00	0.00	600.00	N/A	0.00
	Resident Memberships									
3990-0000	Virtual Memberships									
	TOTAL REVENUE	22,851.52	14,350.00	8,501.52	59.24	139,149.23	223,600.00	-84,450.77	-37.77	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	80,000.04	79,999.98	-0.06	0.00	160,000.00
4401-0100	Executive Director-Authority	7,500.00	7,500.00	0.00	0.00	45,000.00	45,000.00	0.00	0.00	90,000.00
4402-0000	Business Manager	0.00	5,700.00	5,700.00	100.00	24,596.74	34,200.00	9,603.26	28.08	68,400.00
4404-0000	Director Business Inc	1,776.72	0.00	-1,776.72	N/A	13,436.81	0.00	-13,436.81	N/A	0.00
4405-0000	Payroll Taxes - Authority	173.50	0.00	-173.50	N/A	1,041.00	0.00	-1,041.00	N/A	0.00
4406-0000	Worker's Compensation-Authority	7,195.73	14,300.00	7,104.27	49.68	43,584.42	85,800.00	42,215.58	49.20	171,600.00
4410-0000	Employee Benefits-Authority	2,252.50	2,496.67	244.17	9.78	12,746.50	14,980.02	2,233.52	14.91	29,960.04
4490-0000	TOTAL PAYROLL EXPENSE	32,231.79	43,330.00	11,098.21	25.61	220,405.51	259,980.00	39,574.49	15.22	519,960.04
4600-0000	Utilities									
4605-0000	UTILITIES	7,679.13	100.00	-7,579.13	-7,579.13	50,888.84	81,600.00	30,711.16	37.64	82,200.00
4625-0000	Electric	4,569.33	0.00	-4,569.33	N/A	26,115.16	3,000.00	-23,115.16	-770.51	3,000.00
4635-0000	Natural Gas	338.18	66.67	-271.51	-407.24	1,032.10	2,000.02	967.92	48.40	2,400.00
4640-0000	Refuse Collection	775.73	0.00	-775.73	N/A	4,867.47	1,800.00	-3,067.47	-170.42	1,800.00
4648-0000	Water/Sewer	1,441.63	0.00	-1,441.63	N/A	2,277.61	800.00	-1,477.61	-184.70	800.00
4650-0000	Irrigation - Utility	384.13	0.00	-384.13	N/A	2,304.78	750.00	-1,554.78	-207.30	750.00
4660-0000	Stormwater	614.39	0.00	-614.39	N/A	3,686.34	1,050.00	-2,636.34	-251.08	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	15,802.52	166.67	-15,635.85	-9,381.32	92,678.55	91,000.02	-1,678.53	-1.84	92,000.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000		0.00	100.00	100.00	100.00	5,712.50	1,380.00	-4,332.50	-313.95	1,980.00
5125-0000	Electric Repairs	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00
5140-0000	Electric Supplies	0.00	0.00	0.00	N/A	385.00	1,050.00	665.00	63.33	1,050.00
5170-0000	Elevator Maintenance	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
5175-0000	Fire Extinguisher Maintenance	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
5195-0000	Fire Alarm/Sprinkler Repair	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00
5197-0000	Tree Trimming	0.00	250.00	250.00	100.00	0.00	1,500.00	1,500.00	100.00	2,940.00
5198-0000	Holding Pond Maintenance	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
5210-0000	TIC-Trail Maintenance Expense	54.75	0.00	-54.75	N/A	123.90	500.00	376.10	75.22	650.00
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	478.13	0.00	-478.13	N/A	478.13	750.00	271.87	36.25	750.00
5245-0000	Plumbing Repairs	0.00	250.00	250.00	100.00	0.00	1,500.00	1,500.00	100.00	3,000.00
5260-0000	Irrigation Repairs	15.65	85.00	69.35	81.59	703.15	1,010.00	306.85	30.38	1,520.00
5270-0000	Signage	0.00	0.00	0.00	N/A	95.94	450.00	354.06	78.68	450.00
5290-0000	Small Tools	3,705.53	0.00	-3,705.53	N/A	13,799.31	1,500.00	-12,299.31	-819.95	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	193.04	0.00	-193.04	N/A	323.60	720.00	396.40	55.06	720.00
5299-0000	Other Supplies	4,447.10	985.00	-3,462.10	-351.48	21,693.03	13,660.00	-8,033.03	-58.81	19,660.00
5400-0000	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	207.75	0.00	-207.75	N/A	407.25	200.00	-207.25	-103.62	200.00
	Elevator Phone Service									

INNOVATION PARK (Icrda)

Budget Comparison

Period = Mar 2025

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5420-0000	1,614.75	0.00	-1,614.75	N/A	3,570.06	1,050.00	-2,520.06	-240.01	1,050.00
5430-0000	225.00	0.00	-225.00	N/A	675.00	600.00	-75.00	-12.50	600.00
5442-0000	-644.14	0.00	644.14	N/A	-644.14	900.00	1,544.14	171.57	900.00
5445-0000	0.00	45.00	45.00	100.00	0.00	270.00	270.00	100.00	540.00
5447-0000	4,320.00	0.00	-4,320.00	N/A	8,640.00	1,350.00	-7,290.00	-540.00	1,350.00
5450-0000	1,650.00	0.00	-1,650.00	N/A	10,578.84	9,000.00	-1,578.84	-17.54	9,000.00
5460-0000	894.68	1,500.00	605.32	40.35	10,504.10	12,450.00	1,945.90	15.63	21,450.00
5461-0000	0.00	150.00	150.00	100.00	0.00	800.00	800.00	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	1,237.98	0.00	-1,237.98	N/A	8,665.86	0.00	-8,665.86	N/A	0.00
5499-0000	9,506.02	1,695.00	-7,811.02	-460.83	46,219.72	30,820.00	-15,399.72	-49.97	40,990.00
5500-0000									
5510-0000	0.00	0.00	0.00	N/A	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	7,409.15	9,000.00	1,590.85	17.68	15,000.00
5560-0000	0.00	0.00	0.00	N/A	1,081.05	750.00	-331.05	-44.14	750.00
5563-0000	0.00	0.00	0.00	N/A	10.00	0.00	-10.00	N/A	0.00
5565-0000	42.90	0.00	-42.90	N/A	129.73	300.00	170.27	56.76	300.00
5566-0000	376.92	0.00	-376.92	N/A	554.42	1,500.00	945.58	63.04	1,500.00
5575-0000	1,000.00	5,000.00	4,000.00	80.00	9,552.01	15,000.00	5,447.99	36.32	25,000.00
5587-0000	0.00	0.00	0.00	N/A	4,396.62	0.00	-4,396.62	N/A	0.00
5596-0000	2.77	0.00	-2.77	N/A	44.31	0.00	-44.31	N/A	0.00
5599-0000	2,624.84	6,000.00	3,375.16	56.25	38,177.29	56,550.00	18,372.71	32.49	77,550.00
6000-0000									
6100-0000									
6110-0000	1,800.00	4,000.00	2,200.00	55.00	14,113.82	33,000.00	18,886.18	57.23	49,000.00
6199-0000	1,800.00	4,000.00	2,200.00	55.00	14,113.82	33,000.00	18,886.18	57.23	49,000.00
6200-0000									
6210-0000	7,503.81	2,500.00	-5,003.81	-200.15	45,022.86	30,000.00	-15,022.86	-50.08	35,000.00
6299-0000	7,503.81	2,500.00	-5,003.81	-200.15	45,022.86	30,000.00	-15,022.86	-50.08	35,000.00
6799-0000	9,303.81	6,500.00	-2,803.81	-43.14	59,136.68	63,000.00	3,863.32	6.13	84,000.00
6999-0000	73,916.08	58,676.67	-15,239.41	-25.97	478,310.78	515,010.02	36,699.24	7.13	834,160.04
7000-0000									
7700-0000									
7717-0000	158.48	0.00	-158.48	N/A	158.48	0.00	-158.48	N/A	0.00
7749-0000	158.48	0.00	-158.48	N/A	158.48	0.00	-158.48	N/A	0.00
7800-0000	158.48	0.00	-158.48	N/A	158.48	0.00	-158.48	N/A	0.00
7990-0000	74,074.56	58,676.67	-15,397.89	-26.24	478,469.26	515,010.02	36,540.76	7.10	834,160.04
7999-0000	-51,223.04	-44,326.67	-6,896.37	-15.56	-339,320.03	-291,410.02	-47,910.01	-16.44	-509,960.04
8100-0000									
8110-0000	11,987.81	0.00	-11,987.81	N/A	69,861.11	0.00	-69,861.11	N/A	0.00
8199-0000	11,987.81	0.00	-11,987.81	N/A	69,861.11	0.00	-69,861.11	N/A	0.00
8200-0000									
8210-0000	49,941.70	0.00	-49,941.70	N/A	299,650.20	0.00	-299,650.20	N/A	0.00
8299-0000	49,941.70	0.00	-49,941.70	N/A	299,650.20	0.00	-299,650.20	N/A	0.00
9900-0000	-113,152.55	-44,326.67	-68,825.88	-155.27	-708,831.34	-291,410.02	-417,421.32	-143.24	-509,960.04

LEON COUNTY RESEARCH & DEVELOPMENT (lcrda-op)

Budget Comparison

Period = Mar 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		8,583.00	0.00	8,583.00	N/A	50,211.96	50,000.00	211.96	0.42	100,000.00
3220-0000		7,112.11	1,500.00	5,612.11	374.14	45,694.09	9,000.00	36,694.09	407.71	20,000.00
3300-0000	CAM	0.00	12,500.00	-12,500.00	-100.00	0.00	162,500.00	-162,500.00	-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	350.00	350.00	0.00	0.00	2,151.36	2,100.00	51.36	2.45	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	16,045.11	14,350.00	1,695.11	11.81	107,224.02	223,600.00	-116,375.98	-52.05	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	80,000.04	79,999.98	-0.06	0.00	160,000.00
4401-0100		7,500.00	7,500.00	0.00	0.00	45,000.00	45,000.00	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	34,200.00	9,603.26	28.08	68,400.00
4404-0000	Business Manager	1,776.72	0.00	-1,776.72	N/A	13,436.81	0.00	-13,436.81	N/A	0.00
4405-0000	Director Business Inc	173.50	0.00	-173.50	N/A	1,041.00	0.00	-1,041.00	N/A	0.00
4406-0000	Payroll Taxes - Authority	7,195.73	14,300.00	7,104.27	49.68	43,584.42	85,800.00	42,215.58	49.20	171,600.00
4410-0000	Worker's Compensation-Authority	2,252.50	2,496.67	244.17	9.78	12,746.50	14,980.02	2,233.52	14.91	29,960.04
4490-0000	Employee Benefits-Authority									
	TOTAL PAYROLL EXPENSE	32,231.79	43,330.00	11,098.21	25.61	220,405.51	259,980.00	39,574.49	15.22	519,960.04
4600-0000	UTILITIES									
4605-0000		15.33	100.00	84.67	84.67	106.42	600.00	493.58	82.26	1,200.00
4635-0000		0.00	66.67	66.67	100.00	0.00	400.02	400.02	100.00	800.00
4640-0000	Electric	83.36	0.00	-83.36	N/A	580.56	0.00	-580.56	N/A	0.00
4799-0000	Refuse Collection	98.69	166.67	67.98	40.79	686.98	1,000.02	313.04	31.30	2,000.00
5116-5000	TOTAL UTILITIES									
5120-0000	REPAIR/MAINTENANCE	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00
5125-0000		0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00
5170-0000	Electric Repairs	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
5175-0000	Electric Supplies	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00	300.00
5195-0000	Fire Extinguisher Maintenance	0.00	100.00	100.00	100.00	0.00	600.00	600.00	100.00	1,200.00
5197-0000	Fire Alarm/Sprinkler Repair	0.00	250.00	250.00	100.00	0.00	1,500.00	1,500.00	100.00	2,940.00
5198-0000	Tree Trimming	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00	600.00
5210-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	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	1,500.00	1,500.00	100.00	3,000.00
5260-0000	Locks & Keys Repairs	0.00	85.00	85.00	100.00	687.50	510.00	-177.50	-34.80	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	5,960.00	4,458.97	74.81	11,960.00
	Other Supplies									
5400-0000	REPAIR/MAINTENANCE									
5445-0000	SERVICES	0.00	45.00	45.00	100.00	0.00	270.00	270.00	100.00	540.00
5460-0000		550.00	1,500.00	950.00	63.33	3,942.40	9,000.00	5,057.60	56.20	18,000.00
5461-0000	Backflow Prevention Service	0.00	150.00	150.00	100.00	0.00	800.00	800.00	100.00	1,700.00
5499-0000	Landscaping Service	550.00	1,695.00	1,145.00	67.55	3,942.40	10,070.00	6,127.60	60.85	20,240.00
	Landscaping - Trail									
5500-0000	TOTAL SERVICES									
5510-0000	PROPERTY ADMINISTRATION	0.00	0.00	0.00	N/A	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	6,000.00	6,000.00	100.00	12,000.00
5560-0000	Accounting	0.00	0.00	0.00	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	0.00	0.00	0.00	N/A	19.49	0.00	-19.49	N/A	0.00
5575-0000	Miscellaneous Admin Expense	1,000.00	5,000.00	4,000.00	80.00	9,552.01	15,000.00	5,447.99	36.32	25,000.00
5587-0000	Office Supplies	0.00	0.00	0.00	N/A	103.80	0.00	-103.80	N/A	0.00
5599-0000	Professional Fees	1,000.00	6,000.00	5,000.00	83.33	25,614.66	51,000.00	25,385.34	49.78	72,000.00
	TOTAL PROPERTY ADMINISTRATION									
6000-0000	MNGMT, INSURANCE, AND TAXES									

LEON COUNTY RESEARCH & DEVELOPMENT (lcrda-op)

Budget Comparison

Period = Mar 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6100-0000	MANAGEMENT									
6110-0000		1,800.00	4,000.00	2,200.00	55.00	9,113.82	24,000.00	14,886.18	62.03	40,000.00
6199-0000	TOTAL MANAGEMENT	1,800.00	4,000.00	2,200.00	55.00	9,113.82	24,000.00	14,886.18	62.03	40,000.00
6200-0000	Management Fees TALCOR									
6210-0000	INSURANCE	407.34	2,500.00	2,092.66	83.71	2,444.04	15,000.00	12,555.96	83.71	20,000.00
6299-0000	TOTAL INSURANCE	407.34	2,500.00	2,092.66	83.71	2,444.04	15,000.00	12,555.96	83.71	20,000.00
6799-0000	Property Insurance									
6799-0000	TOTAL MINGMT, INSURANCE, AND TAXES	2,207.34	6,500.00	4,292.66	66.04	11,557.86	39,000.00	27,442.14	70.36	60,000.00
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	36,087.82	58,676.67	22,588.85	38.50	263,708.44	367,010.02	103,301.58	28.15	686,160.04
7000-0000	NONCAM OPERATING EXPENSES									
7700-0000	NONCAM ADMINISTRATION									
7717-0000		158.48	0.00	-158.48	N/A	158.48	0.00	-158.48	N/A	0.00
7742-0000	Bank Charges- NonCAM	0.00	0.00	0.00	N/A	206.99	0.00	-206.99	N/A	0.00
7749-0000	TOTAL NONCAM ADMINISTRATION	158.48	0.00	-158.48	N/A	365.47	0.00	-365.47	N/A	0.00
7800-0000	Marketing/PR- NonCAM									
7800-0000		158.48	0.00	-158.48	N/A	365.47	0.00	-365.47	N/A	0.00
7990-0000	ALL TOTAL EXPENSES	36,246.30	58,676.67	22,430.37	38.23	264,073.91	367,010.02	102,936.11	28.05	686,160.04
7999-0000	TOTAL NONCAM OPERATING EXPENSES	-20,201.19	-44,326.67	24,125.48	54.43	-156,849.89	-143,410.02	-13,439.87	-9.37	-361,960.04
8100-0000	NET INCOME - OPERATING									
8100-0000	DEBT SERVICE	11,987.81	0.00	-11,987.81	N/A	69,861.11	0.00	-69,861.11	N/A	0.00
8199-0000	Loan #1 Interest	11,987.81	0.00	-11,987.81	N/A	69,861.11	0.00	-69,861.11	N/A	0.00
8200-0000	TOTAL DEBT SERVICE									
8210-0000	OTHER EXPENSES	49,941.70	0.00	-49,941.70	N/A	155,611.68	0.00	-155,611.68	N/A	0.00
8299-0000	Depreciation Expense	49,941.70	0.00	-49,941.70	N/A	155,611.68	0.00	-155,611.68	N/A	0.00
9900-0000	NET INCOME	-82,130.70	-44,326.67	-37,804.03	-85.29	-382,322.68	-143,410.02	-238,912.66	-166.59	-361,960.04

North Florida Innovation Labs (nfil-op)

Budget Comparison

Period = Mar 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-6000		6,700.00	0.00	6,700.00	N/A	31,700.09	0.00	31,700.09	N/A	0.00
3310-0000		2.47	0.00	2.47	N/A	4.96	0.00	4.96	N/A	0.00
3315-0000	Leasing - Membership Fees	3.94	0.00	3.94	N/A	20.43	0.00	20.43	N/A	0.00
3700-0000	Other Income	100.00	0.00	100.00	N/A	600.00	0.00	600.00	N/A	0.00
	Sales Tax Discount									
	Virtual Memberships									
3990-0000	TOTAL REVENUE	6,806.41	0.00	6,806.41	N/A	32,325.48	0.00	32,325.48	N/A	0.00
4000-0000	OPERATING EXPENSES									
4001-0000	BILLABLE OPERATING EXPENSES									
4600-0000										
4605-0000	UTILITIES	7,663.80	0.00	-7,663.80	N/A	50,782.42	81,000.00	30,217.58	37.31	81,000.00
4625-0000	Electric	4,569.33	0.00	-4,569.33	N/A	26,115.16	3,000.00	-23,115.16	-770.51	3,000.00
4635-0000	Natural Gas	338.18	0.00	-338.18	N/A	1,032.10	1,600.00	567.90	35.49	1,600.00
4640-0000	Refuse Collection	692.37	0.00	-692.37	N/A	4,286.91	1,800.00	-2,486.91	-138.16	1,800.00
4648-0000	Water/Sewer	1,441.63	0.00	-1,441.63	N/A	2,277.61	800.00	-1,477.61	-184.70	800.00
4650-0000	Irrigation - Utility	384.13	0.00	-384.13	N/A	2,304.78	750.00	-1,554.78	-207.30	750.00
4660-0000	Stormwater	614.39	0.00	-614.39	N/A	3,686.34	1,050.00	-2,636.34	-251.08	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	15,703.83	0.00	-15,703.83	N/A	91,991.57	90,000.00	-1,991.57	-2.21	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	54.75	0.00	-54.75	N/A	123.90	450.00	326.10	72.47	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	478.13	0.00	-478.13	N/A	478.13	750.00	271.87	36.25	750.00
5260-0000	Plumbing Repairs	15.65	0.00	-15.65	N/A	15.65	500.00	484.35	96.87	500.00
5270-0000	Signage	0.00	0.00	0.00	N/A	95.94	450.00	354.06	78.68	450.00
5290-0000	Small Tools	3,705.53	0.00	-3,705.53	N/A	9,878.06	1,500.00	-8,378.06	-558.54	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	193.04	0.00	-193.04	N/A	295.06	720.00	424.94	59.02	720.00
5299-0000	Other Supplies	4,447.10	0.00	-4,447.10	N/A	17,055.74	7,700.00	-9,355.74	-121.50	7,700.00
5400-0000	TOTAL REPAIR/MAINTENANCE	0.00	0.00	0.00	N/A	2,232.75	0.00	-2,232.75	N/A	0.00
5410-0000	Services	207.75	0.00	-207.75	N/A	407.25	200.00	-207.25	-103.62	200.00
5415-0000	Elevator Service	1,614.75	0.00	-1,614.75	N/A	3,570.06	1,050.00	-2,520.06	-240.01	1,050.00
5430-0000	Elevator Phone Service	225.00	0.00	-225.00	N/A	675.00	600.00	-75.00	-12.50	600.00
5442-0000	Fire Protection System	-644.14	0.00	644.14	N/A	-644.14	900.00	1,544.14	171.57	900.00
5447-0000	Exterminating	4,320.00	0.00	-4,320.00	N/A	8,640.00	1,350.00	-7,290.00	-540.00	1,350.00
5450-0000	Generator Service	1,650.00	0.00	-1,650.00	N/A	10,578.84	9,000.00	-1,578.84	-17.54	9,000.00
5460-0000	HVAC Monthly Service	344.68	0.00	-344.68	N/A	6,561.70	3,450.00	-3,111.70	-90.19	3,450.00
5480-0000	Janitorial 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 Service	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	8,665.86	0.00	-8,665.86	N/A	0.00
5499-0000	Window Washing Service	8,956.02	0.00	-8,956.02	N/A	42,277.32	20,750.00	-21,527.32	-103.75	20,750.00
	Water Treatment Service									
5500-0000	TOTAL SERVICES	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	0.00
5522-0000	PROPERTY ADMINISTRATION	1,202.25	0.00	-1,202.25	N/A	7,409.15	3,000.00	-4,409.15	-146.97	3,000.00
5560-0000	Internet Charge	0.00	0.00	0.00	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	110.24	300.00	189.76	63.25	300.00
5566-0000	Office Supplies	376.92	0.00	-376.92	N/A	554.42	1,500.00	945.58	63.04	1,500.00
5587-0000	Office Equipment Maintenance	0.00	0.00	0.00	N/A	4,292.82	0.00	-4,292.82	N/A	0.00
5596-0000	General Authority Expense	2.77	0.00	-2.77	N/A	44.31	0.00	-44.31	N/A	0.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	1,624.84	0.00	-1,624.84	N/A	12,562.63	5,550.00	-7,012.63	-126.35	5,550.00

Period = Mar 2025

Book = Accrual

Page 2 of 2

INNOVATION PARK (lcrda)

Cash Flow Statement

Period = Mar 2025

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-0000	Rent	0.00	0.00	272.52	0.20
3110-6000	Leasing - Membership Fees	6,700.00	29.32	31,700.09	22.78
3115-0000	CAM	8,583.00	37.56	50,211.96	36.08
3220-0000	Interest Income	7,112.11	31.12	45,694.09	32.84
3306-0400	Grant Income-EDA B2S	0.00	0.00	9,161.00	6.58
3310-0000	Other Income	352.47	1.54	2,156.32	1.55
3315-0000	Sales Tax Discount	3.94	0.02	32.13	0.02
3500-0000	Resident Memberships	0.00	0.00	-678.88	-0.49
3700-0000	Virtual Memberships	100.00	0.44	600.00	0.43
3990-0000	TOTAL REVENUE	22,851.52	100.00	139,149.23	100.00
4000-0000	OPERATING EXPENSES				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	58.35	80,000.04	57.49
4401-0100	Business Manager	7,500.00	32.82	45,000.00	32.34
4402-0000	Director Business Inc	0.00	0.00	24,596.74	17.68
4404-0000	Payroll Taxes - Authority	1,776.72	7.78	13,436.81	9.66
4405-0000	Worker's Compensation-Authority	173.50	0.76	1,041.00	0.75
4406-0000	Employee Benefits-Authority	7,195.73	31.49	43,584.42	31.32
4410-0000	Wages - Administrative	2,252.50	9.86	12,746.50	9.16
4490-0000	TOTAL PAYROLL EXPENSE	32,231.79	141.05	220,405.51	158.40
4600-0000	UTILITIES				
4605-0000	Electric	7,679.13	33.60	50,888.84	36.57
4625-0000	Natural Gas	4,569.33	20.00	26,115.16	18.77
4635-0000	Refuse Collection	338.18	1.48	1,032.10	0.74
4640-0000	Water/Sewer	775.73	3.39	4,867.47	3.50
4648-0000	Irrigation - Utility	1,441.63	6.31	2,277.61	1.64
4650-0000	Stormwater	384.13	1.68	2,304.78	1.66
4660-0000	Fire Service - Utility	614.39	2.69	3,686.34	2.65
4725-0000	Internet Service	0.00	0.00	1,506.25	1.08
4799-0000	TOTAL UTILITIES	15,802.52	69.15	92,678.55	66.60
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	5,712.50	4.11
5140-0000	Elevator Maintenance	0.00	0.00	385.00	0.28
5210-0000	Locks & Keys Repairs	54.75	0.24	123.90	0.09
5215-0000	Locks & Keys Supplies	0.00	0.00	71.50	0.05
5230-0000	Plumbing Repairs	478.13	2.09	478.13	0.34
5260-0000	Signage	15.65	0.07	703.15	0.51
5270-0000	Small Tools	0.00	0.00	95.94	0.07
5290-0000	Other Maintenance	3,705.53	16.22	13,799.31	9.92
5295-0000	Other Supplies	193.04	0.84	323.60	0.23
5299-0000	TOTAL REPAIR/MAINTENANCE	4,447.10	19.46	21,693.03	15.59
5400-0000	SERVICES				
5410-0000	Elevator Service	0.00	0.00	2,232.75	1.60
5415-0000	Elevator Phone Service	207.75	0.91	407.25	0.29
5420-0000	Fire Protection System	1,614.75	7.07	3,570.06	2.57
5430-0000	Exterminating	225.00	0.98	675.00	0.49
5442-0000	Generator Service	-644.14	-2.82	-644.14	-0.46
5447-0000	HVAC Monthly Service	4,320.00	18.90	8,640.00	6.21
5450-0000	Janitorial Service	1,650.00	7.22	10,578.84	7.60
5460-0000	Landscaping Service	894.68	3.92	10,504.10	7.55
5487-0000	Window Washing Service	0.00	0.00	1,590.00	1.14
5490-0000	Water Treatment Service	1,237.98	5.42	8,665.86	6.23
5499-0000	TOTAL SERVICES	9,506.02	41.60	46,219.72	33.22
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	15,000.00	10.78
5522-0000	Internet Charge	1,202.25	5.26	7,409.15	5.32
5560-0000	Fees/Licenses/Permits	0.00	0.00	1,081.05	0.78
5563-0000	Miscellaneous Admin Expense	0.00	0.00	10.00	0.01
5565-0000	Office Supplies	42.90	0.19	129.73	0.09

INNOVATION PARK (lcrda)

Cash Flow Statement

Period = Mar 2025

Book = Accrual

		Period to Date	%	Year to Date	%
5566-0000	Office Equipment Maintenance	376.92	1.65	554.42	0.40
5575-0000	Professional Fees	1,000.00	4.38	9,552.01	6.86
5587-0000	General Authority Expense	0.00	0.00	4,396.62	3.16
5596-0000	Other Administration Costs	2.77	0.01	44.31	0.03
5599-0000	TOTAL PROPERTY ADMINISTRATION	2,624.84	11.49	38,177.29	27.44
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	1,800.00	7.88	14,113.82	10.14
6199-0000	TOTAL MANAGEMENT	1,800.00	7.88	14,113.82	10.14
6200-0000	INSURANCE				
6210-0000	Property Insurance	7,503.81	32.84	45,022.86	32.36
6299-0000	TOTAL INSURANCE	7,503.81	32.84	45,022.86	32.36
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	9,303.81	40.71	59,136.68	42.50
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	73,916.08	323.46	478,310.78	343.74
7000-0000	NONCAM OPERATING EXPENSES				
7700-0000	NONCAM ADMINISTRATION				
7717-0000	Bank Charges- NonCAM	158.48	0.69	158.48	0.11
7749-0000	TOTAL NONCAM ADMINISTRATION	158.48	0.69	158.48	0.11
7800-0000	TOTAL NONCAM OPERATING EXPENSES	158.48	0.69	158.48	0.11
7990-0000	ALL TOTAL EXPENSES	74,074.56	324.16	478,469.26	343.85
7999-0000	NET INCOME - OPERATING	-51,223.04	-224.16	-339,320.03	-243.85
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	11,987.81	52.46	69,861.11	50.21
8199-0000	TOTAL DEBT SERVICE	11,987.81	52.46	69,861.11	50.21
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	49,941.70	218.55	299,650.20	215.34
8299-0000	TOTAL OTHER EXPENSES	49,941.70	218.55	299,650.20	215.34
9900-0000	NET INCOME	-113,152.55	-495.16	-708,831.34	-509.40
	Adjustments				
1203-0000	A/R-Tenant - CAM	0.00	0.00	561.98	0.40
1206-0000	Other Receivables	0.00	0.00	5,733.00	4.12
1210-0000	Accounts Receivable	-4,196.32	-18.36	42,855.50	30.80
1218-0000	Due from IP TLH	0.00	0.00	1,394.55	1.00
1590-0000	Accumulated Depreciation	49,941.70	218.55	299,650.20	215.34
1628-0000	NFIL Assets	0.00	0.00	-6,298.22	-4.53
1913-0000	Prepaid Insurance	5,829.81	25.51	-10,807.91	-7.77
1925-0000	Investments	267,887.89	1,172.30	354,305.91	254.62
2210-0000	Principal Note 1	11,987.81	52.46	69,861.11	50.21
2236-0000	Accounts Payable	4,506.70	19.72	-20,517.90	-14.75
2246-0000	Prepaid Rents	-2,026.84	-8.87	-6,756.61	-4.86
2249-0000	Accrued Other	0.00	0.00	-15,778.17	-11.34
2250-0000	Tenant Security Dep	1,000.00	4.38	-7,263.83	-5.22
2254-0000	Due to IPTLH	-1,620.40	-7.09	0.00	0.00
2257-0000	Due to FSU	-113,513.70	-496.74	-14,855.68	-10.68
2258-0000	Due to FAMU	-68,635.47	-300.35	2,573.13	1.85
2305-0000	Sales Tax Payable	307.16	1.34	234.96	0.17
	Total Adjustments	151,468.34	662.84	694,892.02	499.39
	Cash Flow	38,315.79	167.67	-13,939.32	-10.02
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-4500	Cash - Hancock #2	6,486.30	44,802.09	38,315.79	
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	59,395.09	97,710.88	38,315.79	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1110-4500	Cash - Hancock #2	58,741.41	44,802.09	-13,939.32	
1111-0000	Cash-NFIL Construction	52,708.79	52,708.79	0.00	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	

INNOVATION PARK (lcrda)
Cash Flow Statement
Period = Mar 2025
Book = Accrual

	Period to Date	%	Year to Date	%
Total Cash	111,650.20	97,710.88	-13,939.32	

Cash - Hancock #2
Bank Reconciliation Report
3/31/2025

4/25/2025

Posted by: kristy on 4/25/2025

Balance Per Bank Statement as of 3/31/2025 **277,344.97**

Outstanding Checks

Check Date	Check Number	Payee	Amount
3/18/2025	1418	botfsu - FSU University Board of Trustees	138,891.37
3/18/2025	1421	famuofc - Florida A&M University Board of Trustees	69,701.00
3/18/2025	1424	johnson - Johnson Controls, Inc.	1,614.75
3/18/2025	1425	kings - Kings III of America, Inc.	207.75
3/18/2025	1428	mgltal - TALCOR COMMERCIAL REAL ESTATE SVC INC	3,202.50
3/18/2025	1431	tribuilding - TRI BUILDING SERVICES	3,350.00
3/31/2025	3312025	utltal - CITY OF TALLAHASSEE	15,477.03
Less:	Outstanding Checks		232,444.40

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	44,802.09

Balance per GL as of 3/31/2025	44,802.09
Reconciled Balance Per G/L	44,802.09

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

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
11/14/2024	1368	marpan - MARPAN SUPPLY COMPANY, INC	47.52	3/31/2025
11/14/2024	1374	rjyoung - RJ Young Company	147.63	3/31/2025
1/17/2025	1391	botfsu - FSU University Board of Trustees	30,166.00	3/31/2025
2/20/2025	1406	cappst - CAPITAL CITY PEST CONTROL SERVICES, LLC	225.00	3/31/2025
2/20/2025	1407	culligan - Culligan Water of Tallahassee	6,189.90	3/31/2025
2/20/2025	1409	heinzbro - Heinz Nurseries, LLC.	966.00	3/31/2025
2/20/2025	1410	i2x - I2X Solutions LLC	1,000.00	3/31/2025
2/20/2025	1411	johnson - Johnson Controls, Inc.	1,955.31	3/31/2025
2/20/2025	1412	lcloc - Leon County Clerk & Comptroller's Office	4,777.88	3/31/2025
2/20/2025	1413	mgltal - TALCOR COMMERCIAL REAL ESTATE SVC INC	1,800.00	3/31/2025
2/20/2025	1414	nelson - Nelson Mullins Riley & Scarborough LLP	570.00	3/31/2025
2/20/2025	1415	rjyoung - RJ Young Company	42.90	3/31/2025
2/20/2025	1416	thyssen - TK ELEVATOR	2,232.75	3/31/2025
2/20/2025	1417	tribuilding - TRI BUILDING SERVICES	1,650.00	3/31/2025
3/10/2025	3102025	utltal - CITY OF TALLAHASSEE	98.69	3/31/2025

Cash - Hancock #2

4/25/2025

**Bank Reconciliation Report
3/31/2025**

Posted by: kristy on 4/25/2025

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
3/13/2025	3132025	metronet - Metronet Fibernet, LLC	1,202.25	3/31/2025
3/14/2025	3142025	brownbro - BROWN & BROWN OF FLORIDA, INC.	3,917.50	3/31/2025
3/18/2025	1419	cappast - CAPITAL CITY PEST CONTROL SERVICES, LLC	225.00	3/31/2025
3/18/2025	1420	davissaf - DAVIS SAFE & LOCK, INC	48.75	3/31/2025
3/18/2025	1422	heinzbro - Heinz Nurseries, LLC.	1,130.32	3/31/2025
3/18/2025	1423	i2x - I2X Solutions LLC	1,000.00	3/31/2025
3/18/2025	1426	lcboc - Leon County Clerk & Comptroller's Office	4,777.88	3/31/2025
3/18/2025	1427	marpan - MARPAN SUPPLY COMPANY, INC	15.65	3/31/2025
3/18/2025	1429	oscaola - Osceola Supply Inc.	628.84	3/31/2025
3/18/2025	1430	rocket - Rocket Daddy LLC	731.92	3/31/2025
3/18/2025	1432	wwgay - W.W. Gay Mechanical Contractor, Inc	478.13	3/31/2025
3/18/2025	3182025	stax - FLORIDA DEPARTMENT OF REVENUE	153.56	3/31/2025
3/24/2025	3242025	home - Home Depot Credit Services	190.57	3/31/2025
Total Cleared Checks			66,369.95	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
3/3/2025	786		25,732.90	3/31/2025
3/4/2025	784		4,140.00	3/31/2025
3/6/2025	785		2,035.00	3/31/2025
3/7/2025	783	:CHECKscan Deposit	2,011.64	3/31/2025
3/13/2025	788	:CHECKscan Deposit	5,499.00	3/31/2025
Total Cleared Deposits			39,418.54	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
3/31/2025	JE 40449	Prime - 3.25 Activity	275,000.00	3/31/2025
3/31/2025	JE 40450	3.25 Bank Fees	-158.48	3/31/2025
3/31/2025	JE 40451	Benefits - 3.25 #457 Plan #1	-2,191.00	3/31/2025
3/31/2025	JE 40452	Benefits - 3.25 #457 Plan #2	-2,191.00	3/31/2025
3/31/2025	JE 40453	Payroll Taxes - Mar for Mar	-5,227.14	3/31/2025
3/31/2025	JE 40454	Payroll Taxes - Mar for Mar	-5,141.30	3/31/2025
3/31/2025	JE 40455	Benefits - Mar for Mar	-3,940.53	3/31/2025
3/31/2025	JE 40456	Payroll for March	-8,589.44	3/31/2025
3/31/2025	JE 40467	Money moved to IPTLH	-1,620.40	3/31/2025
Total Cleared Other Items			245,940.71	



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



Page: 1 of 2

Statements Dates
03/01/2025 - 03/31/2025

Account Number:

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

Images:

0

***TRUNC ACCTS* E0**

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

Checking Account Summary

PREVIOUS BALANCE	58,355.67	AVERAGE BALANCE
+ 7 CREDITS	314,418.54	137,032.35
- 36 DEBITS	95,270.76	YTD INTEREST PAID
- SERVICE CHARGES	158.48	.00
+ INTEREST PAID	.00	
ENDING BALANCE	277,344.97	

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

● Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
03/03	25,732.90	MISC PAY GSA TREAS 310 025059009676641CCD	03/10	2,011.64	Settlement TALCOR-INN1145 025069002088964CCD
03/04	4,140.00	ACH Pmt PIERSICA, INC. 025063000391281CCD	03/14	5,499.00	Settlement TALCOR-INN1145 025073003511993CCD
03/06	2,035.00	ACH Pmt PIERSICA, INC. 025065001191468CCD	03/19	205,000.00	INCOMING WIRE
			03/26	70,000.00	INCOMING WIRE

● Checks

Date	Serial	Amount	Date	Serial	Amount
03/11	1368	47.52	03/04	1416	2,232.75
03/04	1374 *	147.63	03/21	1417	1,650.00
03/04	1391 *	30,166.00	03/31	1419 *	225.00
03/03	1406 *	225.00	03/28	1420	48.75
03/06	1407	6,189.90	03/28	1422 *	1,130.32
03/03	1409 *	966.00	03/31	1423	1,000.00
03/03	1410	1,000.00	03/31	1426 *	4,777.88
03/06	1411	1,955.31	03/28	1427	15.65
03/04	1412	4,777.88	03/28	1429 *	628.84
03/21	1413	1,800.00	03/27	1430	731.92
03/04	1414	570.00	03/31	1432 *	478.13
03/04	1415	42.90			



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



Statements Dates
03/01/2025 - 03/31/2025

Account Number:

Images:

0

***TRUNC ACCTS* E0**

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

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
03/11	98.69	BILLPAY CITY OF TALL-UTL 025070002462482PPD	03/25	190.57	025076004238556CCD ONLINE PMT HOME DEPOT COMM
03/13	158.48	ANALYSIS SERVICE CHG			025084006375945WEB
03/17	1,202.25	MetFibeNet Metro Fibernet L 025076003995519WEB	03/28	3,940.53	CRC FLA DEPT REVENUE 025087007525350CCD
03/17	2,191.00	PAYMENTS NATIONWIDE 025076004003186PPD	03/28	4,465.76	QUICKBOOKS INTUIT PAYROLL S 025087007507384CCD
03/17	3,917.50	PAYMENTS BROWN & BROWN OF 025076004020772CCD	03/28	5,227.14	USATAXPYMT IRS 025086007193685CCD
03/17	4,123.68	QUICKBOOKS INTUIT PAYROLL S 025076004007812CCD	03/31	1,620.40	TREASURY MANAGER DR 03/31 12:57 TM XFR TO 00000070814024
03/18	153.56	C01 FLA DEPT REVENUE 025077004608366CCD	03/31	2,191.00	PAYMENTS NATIONWIDE 025090007836929PPD
03/18	5,141.30	USATAXPYMT IRS			

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
02/28	58,355.67	03/13	43,697.15	03/25	233,826.29
03/03	81,897.57	03/14	49,196.15	03/26	303,826.29
03/04	48,100.41	03/17	37,761.72	03/27	303,094.37
03/06	41,990.20	03/18	32,466.86	03/28	287,637.38
03/10	44,001.84	03/19	237,466.86	03/31	277,344.97
03/11	43,855.63	03/21	234,016.86		

NFIL Construction Acct
Bank Reconciliation Report
3/31/2025

4/25/2025

Posted by: kristy on 4/25/2025

Balance Per Bank Statement as of 3/31/2025	52,708.79
Reconciled Bank Balance	<u>52,708.79</u>
 Balance per GL as of 3/31/2025	 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>



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



Page: 1 of 1

Statements Dates
03/01/2025 - 03/31/2025

Account Number:

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

Images:

0

***TRUNC ACCTS* E0**

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

Checking Account Summary

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

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
02/28	52,708.79				



000000001

Payment Detail

Bank=inn1145 AND mm/yy=03/2025-03/2025 AND Check Date=03/01/2025-03/31/2025 AND All Checks=Yes AND Include Voids=All Checks

Check # Bank - Vendor - Date				Payable #	Property	Amount	Account
1418 (inn1145) - FSU University Board of Trustees (botfsu) - 03/18/25 (03/25)							
FSU transfer bldgs				P-212182	lcrda-op	138,891.37	22570000 - Due to FSU
Total 1418 (inn1145) - FSU University Board of Trustees (botfsu) - 03/18/25 (03/25)						138,891.37	
1419 (inn1145) - CAPITAL CITY PEST CONTROL SERVICES, LLC (capest) - 03/18/25 (03/25)							
03.2025 - monthly pest control				P-211684	nfil-op	225.00	54300000 - Exterminating
Total 1419 (inn1145) - CAPITAL CITY PEST CONTROL SERVICES, LLC (capest) - 03/18/25 (03/25)						225.00	
1420 (inn1145) - DAVIS SAFE & LOCK, INC (davissaf) - 03/18/25 (03/25)							
key copies - unit 210				P-211685	nfil-op	48.75	52100000 - Locks & Keys Repairs
Total 1420 (inn1145) - DAVIS SAFE & LOCK, INC (davissaf) - 03/18/25 (03/25)						48.75	
1421 (inn1145) - Florida A&M University Board of Trustees (famuofc) - 03/18/25 (03/25)							
Property transfer to Releasor				P-212183	lcrda-op	69,701.00	22580000 - Due to FAMU
Total 1421 (inn1145) - Florida A&M University Board of Trustees (famuofc) - 03/18/25 (03/25)						69,701.00	
1422 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 03/18/25 (03/25)							
balance due				P-211686	nfil-op	5.32	54600000 - Landscaping Service
02/2025 Lawn Svcs				P-211687	lcrda-op	425.00	54600000 - Landscaping Service
02/2025 Lawn Svcs				P-211687	nfil-op	700.00	54600000 - Landscaping Service
Total 1422 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 03/18/25 (03/25)						1,130.32	
1423 (inn1145) - I2X Solutions LLC (i2x) - 03/18/25 (03/25)							
IT Consulting Fees				P-212117	lcrda-op	1,000.00	55750000 - Professional Fees
Total 1423 (inn1145) - I2X Solutions LLC (i2x) - 03/18/25 (03/25)						1,000.00	
1424 (inn1145) - Johnson Controls, Inc. (johnson) - 03/18/25 (03/25)							
Qtrly Fire Svcs				P-211683	nfil-op	591.37	54200000 - Fire Protection System
troubleshoot trouble on alarm panel; found intermittent trouble with BDF rf emitter				P-211688	nfil-op	813.75	54200000 - Fire Protection System
Qtrly svcs				P-211690	nfil-op	209.63	54200000 - Fire Protection System
Total 1424 (inn1145) - Johnson Controls, Inc. (johnson) - 03/18/25 (03/25)						1,614.75	
1425 (inn1145) - Kings III of America, Inc. (kings) - 03/18/25 (03/25)							
03/01/25-05/31/25 Elevator Ph Svcs				P-211692	nfil-op	207.75	54150000 - Elevator Phone Service
Total 1425 (inn1145) - Kings III of America, Inc. (kings) - 03/18/25 (03/25)						207.75	
1426 (inn1145) - Leon County Clerk & Comptroller's Office (lcboc) - 03/18/25 (03/25)							
03.2025 Hlth Ins-LCRDA				P-211682	lcrda-op	253.13	44060000 - Employee Benefits-Authority
03.2025 Hlth Ins-LCRDA				P-211682	lcrda-op	4,322.27	44060000 - Employee Benefits-Authority
03.2025 Hlth Ins-LCRDA				P-211682	lcrda-op	170.96	44060000 - Employee Benefits-Authority
03.2025 Hlth Ins-LCRDA				P-211682	lcrda-op	31.52	44060000 - Employee Benefits-Authority
Total 1426 (inn1145) - Leon County Clerk & Comptroller's Office (lcboc) - 03/18/25 (03/25)						4,777.88	
1427 (inn1145) - MARPAN SUPPLY COMPANY, INC (marpan) - 03/18/25 (03/25)							
FDC signs				P-212089	nfil-op	15.65	52600000 - Signage
Total 1427 (inn1145) - MARPAN SUPPLY COMPANY, INC (marpan) - 03/18/25 (03/25)						15.65	
1428 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 03/18/25 (03/25)							
03/2025 Mgmt Fee-LCRDA				P-211681	lcrda-op	800.00	61100000 - Management Fees TALCOR
03/2025 Mgmt Fee-LCRDA				P-211681	nfil-op	1,000.00	61100000 - Management Fees TALCOR
02/2025 Labor Bill-NFIL				P-211691	nfil-op	1,402.50	52900000 - Other Maintenance
Total 1428 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 03/18/25 (03/25)						3,202.50	
1429 (inn1145) - Osceola Supply Inc. (osceola) - 03/18/25 (03/25)							
misc janitorial supplies for RR				P-212087	nfil-op	628.84	54500000 - Janitorial Service
Total 1429 (inn1145) - Osceola Supply Inc. (osceola) - 03/18/25 (03/25)						628.84	
1430 (inn1145) - Rocket Daddy LLC (rocket) - 03/18/25 (03/25)							
Feb Svcs				P-212173	nfil-op	365.96	16200000 - F/F/E- Improvements
Jan Svcs				P-212174	nfil-op	365.96	16200000 - F/F/E- Improvements
Total 1430 (inn1145) - Rocket Daddy LLC (rocket) - 03/18/25 (03/25)						731.92	
1431 (inn1145) - TRI BUILDING SERVICES (tribuilding) - 03/18/25 (03/25)							
Mthly janitorial svcs				P-212086	nfil-op	1,700.00	54500000 - Janitorial Service
Mthly janitorial svcs				P-212090	nfil-op	1,650.00	54500000 - Janitorial Service

Payment Detail

Bank=inn1145 AND mm/yy=03/2025-03/2025 AND Check Date=03/01/2025-03/31/2025 AND All Checks=Yes AND Include Voids=All Checks

Total 1431 (inn1145) - TRI BUILDING SERVICES (tribuilding) - 03/18/25 (03/25)			3,350.00
1432 (inn1145) - W.W. Gay Mechanical Contractor, Inc (wwgay) - 03/18/25 (03/25)			
repair & retest backflow	P-211689	nfil-op	478.13 52300000 - Plumbing Repairs
Total 1432 (inn1145) - W.W. Gay Mechanical Contractor, Inc (wwgay) - 03/18/25 (03/25)			478.13
3102025 (inn1145) - CITY OF TALLAHASSEE (utltal) - 03/10/25 (03/25)			
Acct #100002739 03/2025	P-211674	lcrda-op	15.33 46050000 - Electric
Acct #100002739 03/2025	P-211674	lcrda-op	41.68 46400000 - Water/Sewer
Acct #100002739 03/2025	P-211674	lcrda-op	41.68 46400000 - Water/Sewer
Total 3102025 (inn1145) - CITY OF TALLAHASSEE (utltal) - 03/10/25 (03/25)			98.69
3132025 (inn1145) - Metronet Fibernet, LLC (metronet) - 03/13/25 (03/25)			
2109240 03/2025	P-211676	nfil-op	1,202.25 77110000 - Internet Charge-NonCAM
Total 3132025 (inn1145) - Metronet Fibernet, LLC (metronet) - 03/13/25 (03/25)			1,202.25
3142025 (inn1145) - BROWN & BROWN OF FLORIDA, INC. (brownbro) - 03/14/25 (03/25)			
Policy #PK-FL1 0374009 24-02 03/2025	P-211726	nfil-op	3.00 31001000 - Administrative Fee
Policy #PK-FL1 0374009 24-02 03/2025	P-211726	nfil-op	3,914.50 19130000 - Prepaid Insurance
Total 3142025 (inn1145) - BROWN & BROWN OF FLORIDA, INC. (brownbro) - 03/14/25 (03/25)			3,917.50
3182025 (inn1145) - FLORIDA DEPARTMENT OF REVENUE (stax) - 03/18/25 (03/25)			
02.2025 STAX allowance	P-211750	nfil-op	-3.94 33150000 - Sales Tax Discount
02.2025 STAX	P-211750	nfil-op	157.50 23050000 - Sales Tax Payable
Total 3182025 (inn1145) - FLORIDA DEPARTMENT OF REVENUE (stax) - 03/18/25 (03/25)			153.56
3242025 (inn1145) - Home Depot Credit Services (home) - 03/24/25 (03/25)			
cable ties, mounting pads, cord keepers - lab repairs	P-213396	nfil-op	40.54 52950000 - Other Supplies
misc supplies - lab repairs	P-213396	nfil-op	97.04 52950000 - Other Supplies
misc supplies for lab equipment	P-213396	nfil-op	28.85 52950000 - Other Supplies
batteries for soap dispenser	P-213396	nfil-op	26.61 52950000 - Other Supplies
EPA Discount	P-213396	nfil-op	-2.47 33100000 - Other Income
Total 3242025 (inn1145) - Home Depot Credit Services (home) - 03/24/25 (03/25)			190.57
3312025 (inn1145) - CITY OF TALLAHASSEE (utltal) - 03/31/25 (03/25)			
Acct #100275444 03/2025	P-211675	nfil-op	4,569.33 73120000 - Natural Gas- NonCAM/Vacant
Acct #100275444 03/2025	P-211675	nfil-op	614.39 46600000 - Fire Service - Utility
Acct #100275444 03/2025	P-211675	nfil-op	426.10 46400000 - Water/Sewer
Acct #100275444 03/2025	P-211675	nfil-op	384.13 46500000 - Stormwater
Acct #100275444 03/2025	P-211675	nfil-op	1,441.63 46480000 - Irrigation - Utility
Acct #100275444 03/2025	P-211675	nfil-op	266.27 46400000 - Water/Sewer
Acct #100275444 03/2025	P-211675	nfil-op	111.38 46350000 - Refuse Collection
Acct #100275444 03/2025	P-211675	nfil-op	7,663.80 46050000 - Electric
Total 3312025 (inn1145) - CITY OF TALLAHASSEE (utltal) - 03/31/25 (03/25)			15,477.03
			247,043.46

Deposit Register

For Period = Mar 2025

Name	Property	Unit	Tenant	Period	Received Date	Deposit Date	Amount	Check #	Deposit #	Notes
(inn1145) - 783 03/07/2025										
Ring Power	nfil-op			03/2025	3/6/2025	3/7/2025	644.14	10152403	783	:CHECKscan Payment - Ring Power refund inv#02WE0009566
Shanna Lewis	lcrda-op			03/2025	3/6/2025	3/7/2025	350.00	40392	783	:CHECKscan Payment - Shanna Lewis restitution
NHU Energy	nfil-op	109BCDE	nhenergy	03/2025	3/6/2025	3/7/2025	500.00	002309	783	:CHECKscan Payment
Reclaim Pharmaceutical Waste Management LLC	nfil-op	DRY237	quarry	03/2025	3/6/2025	3/7/2025	517.50	001213	783	:CHECKscan Payment
Total (inn1145) - 783 03/07/2025							2,011.64			
(inn1145) - 784 03/04/2025										
Piersica, Inc. a Delaware for profit corp.	nfil-op	213E	piernfil	03/2025	3/4/2025	3/4/2025	4,140.00	AUTO	784	
Total (inn1145) - 784 03/04/2025							4,140.00			
(inn1145) - 785 03/06/2025										
Piersica, Inc. a Delaware for profit corp.	nfil-op	213E	piernfil	03/2025	3/6/2025	3/6/2025	2,035.00	AUTO	785	
Total (inn1145) - 785 03/06/2025							2,035.00			
(inn1145) - 786 03/03/2025										
GSA 03.2025 pymt	johnson			03/2025	3/3/2025	3/3/2025	25,732.90	AUTO	786	GSA 03.2025 pymt
Total (inn1145) - 786 03/03/2025							25,732.90			
(inn1145) - 788 03/13/2025										
Zenith refund	nfil-op			03/2025	3/12/2025	3/13/2025	2,067.00	2300486261	788	:CHECKscan Payment - Zenith WC ins refund
FLORIDA RESEARCH FOUNDATION	lcrda-op	1C	fsurf-ab	03/2025	3/12/2025	3/13/2025	2,652.00	105435	788	:CHECKscan Payment
FSU-MATERIALS RESEARCH CENTER	lcrda-op	2B	material	03/2025	3/12/2025	3/13/2025	203.00	105435	788	:CHECKscan Payment
MORGAN/SLIGER/JOHNSON/SHAW BUILDINGS	lcrda-op	6G	lot6g	03/2025	3/12/2025	3/13/2025	577.00	105435	788	:CHECKscan Payment
Total (inn1145) - 788 03/13/2025							5,499.00			
Grand Total							39,418.54			

Aged Receivable

DB Caption: TALCOR Commercial -- LIVE Property: lcrda Status: Current, Past, Future All Selected Accounts Age As Of: 03/31/2025 Post To: 03/2025 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	0.00	1,628.32	0.00	0.00	1,628.32
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		knight	KNIGHT ADMINISTRATIVE BUILDING	Current	1,004.00	502.00	0.00	0.00	502.00	0.00	1,004.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		phipps	PHIPPS BUILDING	Current	1,103.00	0.00	0.00	1,103.00	0.00	0.00	1,103.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		danfoss	DANFOSS TURBOCOR, INC.	Current	5,282.92	5,963.67	0.00	0.00	-680.75	0.00	5,282.92
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		aval	AVALANCHE PARTNERS	Current	738.40	809.93	0.00	0.00	-71.53	0.00	738.40
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		aero	FSU-AEROPULSION & MECHATRONICS ENERGY	Current	1,621.26	0.00	0.00	1,621.26	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	0.00	4,236.72	0.00	0.00	4,236.72
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		cent	CENTENNIAL BUILDING	Current	1,600.00	800.00	0.00	0.00	800.00	0.00	1,600.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		ircb	Interdisciplinary Research & Commercialization Building	Current	1,539.01	0.00	0.00	1,539.00	0.01	0.00	1,539.01
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		collins	COLLINS BUILDING	Current	1,410.00	705.00	0.00	0.00	705.00	0.00	1,410.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		lot6g	MORGAN/SLIGER/JOHNSON/SHAW BUILDINGS	Current	1,274.39	0.00	0.00	1,274.39	0.00	0.00	1,274.39
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT					21,438.02	8,780.60	0.00	11,402.69	1,254.73	-52.95	21,385.07
nfil-op - North Florida Innovation Labs											
nfil-op - North Florida Innovation Labs		nhenergy	NHU Energy	Current	100.00	100.00	0.00	0.00	0.00	0.00	100.00
nfil-op - North Florida Innovation Labs		rrc	RRC Washington	Current	0.00	0.00	0.00	0.00	0.00	-2,409.04	-2,409.04
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					100.00	100.00	0.00	0.00	0.00	-2,581.04	-2,481.04
Grand Total					21,538.02	8,880.60	0.00	11,402.69	1,254.73	-3,374.39	18,163.63

UserId : kristy@talcor.com Date : 5/1/2025 Time : 9:31 AM

Payables Aging Report

lcrda

Period: 03/2025

As of : 03/31/2025

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															
culligan	Culligan Water of Tallahassee														0.00
	Mthly water services	P-213319	50479	nfil-op	3/31/2025	5490-0000 Water Treatment Service	406851		1,237.98	1,237.98	0.00	0.00	0.00	0.00	0.00 Mthly water services
Total culligan									1,237.98	1,237.98	0.00	0.00	0.00	0.00	
davissaf	DAVIS SAFE & LOCK, INC														0.00
	16 key copies NFIL	P-213226	50438	nfil-op	3/31/2025	5210-0000 Locks & Keys Repairs	232528		52.00	52.00	0.00	0.00	0.00	0.00	0.00 16 key copies NFIL
	master key copy - nfil	P-213208	50430	nfil-op	3/31/2025	5210-0000 Locks & Keys Repairs	233090		2.75	2.75	0.00	0.00	0.00	0.00	0.00 master key copy
Total davissaf									54.75	54.75	0.00	0.00	0.00	0.00	
engineer	ENGINEERED COOLING SERVICES, INC.														0.00
	Qtrly HVAC svcs	P-213212	50433	nfil-op	3/31/2025	5447-0000 HVAC Monthly Service	SV171753		4,320.00	4,320.00	0.00	0.00	0.00	0.00	0.00 Qtrly HVAC svcs
Total engineer									4,320.00	4,320.00	0.00	0.00	0.00	0.00	
heinzbro	Heinz Nurseries, LLC.														0.00
	March lawn Svcs	P-213304	50469	lcrda-op	3/31/2025	5460-0000 Landscaping Service	60054		550.00	550.00	0.00	0.00	0.00	0.00	0.00 March lawn Svcs
	March lawn Svcs	P-213304	50469	nfil-op	3/31/2025	5460-0000 Landscaping Service	60054		344.68	344.68	0.00	0.00	0.00	0.00	0.00 March lawn Svcs
Total heinzbro									894.68	894.68	0.00	0.00	0.00	0.00	
marpan	MARPAN SUPPLY COMPANY, INC														0.00
	04.2025 Container rental	P-212776	50333	nfil-op	3/27/2025	4635-0000 Refuse Collection	1791115		226.80	226.80	0.00	0.00	0.00	0.00	0.00 04.2025 Container rental
Total marpan									226.80	226.80	0.00	0.00	0.00	0.00	
mgttal	TALCOR COMMERCIAL REAL ESTATE SVC INC														0.00
	03/2025 Labor Bill-NFIL	P-212699	50299	nfil-op	3/19/2025	5290-0000 Other Maintenance	/2025 Labor Bill-Nf		2,640.00	2,640.00	0.00	0.00	0.00	0.00	0.00 03/2025 Labor Bill-NFIL
Total mgttal									2,640.00	2,640.00	0.00	0.00	0.00	0.00	
rjyoung	RJ Young Company														0.00
	Copies:12/03/24-01/02/25	P-212573	50250	nfil-op	3/27/2025	2249-0000 Accrued Other	INV7309081		42.90	42.90	0.00	0.00	0.00	0.00	0.00 Copies:12/03/24-01/02/25
Total rjyoung									42.90	42.90	0.00	0.00	0.00	0.00	
Grand Total									9,417.11	9,417.11	0.00	0.00	0.00	0.00	

INNOVATION PARK
LCRDA op
March 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			\$ 1,103.00		
1D-2D 3D	DANFOSS TURBOCOR, INC.	3/15/07	3/31/27	6.83		\$ 5,963.67	\$ (680.75)	\$ 5,282.92			\$ 5,282.92		\$ -
1E 2E-3E	AVALANCHE PARTNERS	1/7/08	1/28/74	2.42		\$ 842.49	\$ (104.09)	\$ 738.40			\$ 738.40		\$ -
	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			\$ 1,851.39	\$ 1,851.39	\$ 577.00	3/12	\$ 1,274.39		EXEMPT
3A	NORTHWEST REGIONAL DATA CENTER	11/1/81	10/31/21	4.68			\$ (52.95)	\$ (52.95)			\$ (52.95)		EXEMPT
4A-10A	NATIONAL HIGH MAGNETIC FIELD LABORATORY	OWN		23.52			\$ 4,236.72	\$ 4,236.72			\$ 4,236.72		EXEMPT
11A	FSU-CAM (Elbit)			3.70			\$ 1,628.32	\$ 1,628.32			\$ 1,628.32		
	FSU Facilities NFIL						\$ -	\$ -			\$ -		
1C 2C	FSU RESEARCH FOUNDATION-A	10/25/01	1/28/74	6.26			\$ 2,652.00	\$ 2,652.00	\$ 2,652.00	3/12	\$ -		EXEMPT
	FSU RESEARCH FOUNDATION-B	10/25/01	1/28/74	6.82									
4B	VACANT			7.40									
2B	FSU MATERIALS RESEARCH CENTER (Lot 1b1)			4.50			\$ 203.00	\$ 203.00	\$ 203.00	3/12	\$ -		EXEMPT
3B	FSU-AEROPULSION & MECHATRONICS ENERGY			4.50			\$ 1,621.26	\$ 1,621.26			\$ 1,621.26		EXEMPT
3C	VACANT			3.60									
4C	VACANT			3.90									
5C	FSU - IRCB Interdisciplinary Research			3.70			\$ 1,539.01	\$ 1,539.01			\$ 1,539.01		
6C	VACANT			3.03									
3F-4F	VACANT			9.16									
1A	VACANT			2.80									
2A	VACANT			3.00									
2F	VACANT			8.65									
1G	VACANT			2.10									
2G	VACANT			2.30									
3G	VACANT			5.30									
4G	CENTENNIAL BUILDING			3.94		\$ 800.00	\$ 800.00	\$ 1,600.00			\$ 1,600.00		EXEMPT
8E	VACANT			9.24									
EBP	VACANT												
	MISCELLANEOUS PAYMENTS								\$ 350.00	3/6		Shanna Lewis-Restitution 3310-0000	
	TOTALS			182.70	\$ -	\$ 7,606.16	\$ 16,003.91	\$ 23,610.07	\$ 3,782.00		\$ 20,178.07		\$ -

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ. FT	GPR	BASE RATE	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	\$ (3,651.04)	\$ (2,409.04)			\$ (2,409.04)		\$ -
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	3/6	\$ (172.00)		\$ 17.50
																		NA
110,111,113,225	Piersica	9/9/24	9/8/25	\$ 2,800.00				\$5,000.00	\$ 175.00	\$ 1,000.00	\$ 6,175.00	\$ -	\$ 6,175.00	\$ 5,175.00	3/4 3/6	\$ -	additional sec dep	\$ 175.00
														\$ 1,000.00	3/6			
virtual mem	NHU Energy	10/1/24	MTM	\$ -				\$ 100.00	NA		\$ 100.00	\$ 500.00	\$ 600.00	\$ 500.00	3/6	\$ 100.00		
misc	Ring Power refund													\$ 644.14	3/6		refund inv#02WE0009566	
misc	Zenith WC ins refund													\$ 2,067.00	3/12		refund inv#1743940	
	TOTALS			\$ 4,500.00	780	0.00	\$-	\$6,700.00	\$ 234.50	\$ 1,000.00	\$ 8,034.50	\$ (3,323.04)	\$ 4,711.46	\$ 9,903.64		\$ (2,481.04)		\$ 192.50

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	Total
81518	lcrda-op	Scheduled	2/20/2025		ddm	RWO-Trash Pickup	1.00		DeMartino - straight	55.00
81824	nfil-op	Work Completed	3/11/2025		ddm	Collins plans trash digitally	1.50		DeMartino - straight	82.50
					ddm		2.50		DeMartino - straight	137.50
					ddm		9.00		DeMartino - straight	495.00
					ddm		2.00		DeMartino - straight	110.00
					ddm		2.50		DeMartino - straight	137.50
					ddm		3.00		DeMartino - straight	165.00
					ddm		3.50		DeMartino - straight	192.50
					ddm		6.50		DeMartino - straight	357.50
					ddm		1.50		DeMartino - straight	82.50
					ddm		0.50		DeMartino - straight	27.50
					ddm		2.50		DeMartino - straight	137.50
					ddm		6.00		DeMartino - straight	330.00
					ddm		0.50		DeMartino - straight	27.50
					ddm		1.50		DeMartino - straight	82.50
82597	nfil-op	Work Completed	3/26/2025		ddm	Check Blding Home depot	1.50		DeMartino - straight	82.50
					ddm		1.50		DeMartino - straight	82.50
					ddm		0.50		DeMartino - straight	27.50
					ddm		2.00		DeMartino - straight	110.00
					ddm		1.50		DeMartino - straight	82.50
					ddm		2.00		DeMartino - straight	110.00
					ddm		3.00		DeMartino - straight	165.00
					ddm		3.00		DeMartino - straight	165.00
					ddm		1.50		DeMartino - straight	82.50
					ddm		2.50		DeMartino - straight	137.50
82673	nfil-op	Scheduled	3/31/2025		ddm	Daily checks	1.50		DeMartino	0.00
					ddm		1.00		DeMartino	0.00
					ddm		0.50		DeMartino	0.00
					ddm		1.00		DeMartino	0.00
					ddm		1.50		DeMartino	0.00
					ddm		1.50		DeMartino	0.00
					ddm		0.50		DeMartino	0.00
					ddm		1.50		DeMartino	0.00
					ddm		5.00		DeMartino	0.00
					ddm		1.00		DeMartino	0.00
					ddm		2.50		DeMartino	0.00
					ddm		1.50		DeMartino	0.00
					ddm		3.00		DeMartino	0.00
					ddm		4.50		DeMartino	0.00
					ddm		3.50		DeMartino	0.00
					ddm		2.00		DeMartino	0.00
					ddm		4.00		DeMartino	0.00
					ddm		2.00		DeMartino	0.00
										3,465.00