



PROPERTY MANAGEMENT



April 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

April 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 = Apr 2025

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4500	Cash - Hancock #2	6,380.92	44,802.09	-38,421.17
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	59,289.71	97,710.88	-38,421.17
1200-0000	RECEIVABLES			
1210-0000	Accounts Receivable	18,711.70	21,538.02	-2,826.32
1299-0000	TOTAL RECEIVABLES	18,711.70	21,538.02	-2,826.32
1300-1000	PROPERTY			
1305-0000	Land	635,920.58	635,920.58	0.00
1590-0000	Accumulated Depreciation	-1,408,203.20	-1,358,261.50	-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	23,182,486.51	23,232,428.21	-49,941.70
1840-0000	OTHER ASSETS			
1913-0000	Prepaid Insurance	39,399.80	20,861.42	18,538.38
1925-0000	Investments	1,695,927.71	1,689,699.02	6,228.69
1960-0000	Deferred Outflows of Resources - Pension	64,420.00	64,420.00	0.00
1980-0000	TOTAL OTHER ASSETS	1,799,747.51	1,774,980.44	24,767.07
1990-0000	TOTAL ASSETS	25,060,235.43	25,126,657.55	-66,422.12
2000-0000	LIABILITIES and CAPITAL			
2210-0000	Principal Note 1	4,229,995.18	4,218,340.75	11,654.43
2236-0000	Accounts Payable	8,876.68	9,417.10	-540.42
2246-0000	Prepaid Rents	2,176.91	3,374.47	-1,197.56
2249-0000	Accrued Other	21,594.86	21,594.86	0.00
2250-0000	Tenant Security Dep	6,699.90	6,699.90	0.00
2257-0000	Due to FSU	25,555.40	0.00	25,555.40
2258-0000	Due to FAMU	6,510.01	6,510.01	0.00
2305-0000	Sales Tax Payable	2,524.21	2,482.21	42.00
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	4,636,615.15	4,601,101.30	35,513.85
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	23,182,486.51	23,232,428.21	-49,941.70
2750-0000	Unrestricted	-2,758,866.23	-2,706,871.96	-51,994.27
2890-0000	TOTAL CAPITAL	20,423,620.28	20,525,556.25	-101,935.97
2990-0000	TOTAL LIABILITIES and CAPITAL	25,060,235.43	25,126,657.55	-66,422.12

INNOVATION PARK (lcrda)

Income Statement

Period = Apr 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	0.16
3110-6000	Leasing - Membership Fees	6,700.00	20.47	38,400.09	22.34
3115-0000	CAM	19,346.00	59.11	69,557.96	40.47
3220-0000	Interest Income	6,228.69	19.03	51,922.78	30.21
3306-0400	Grant Income-EDA B2S	0.00	0.00	9,161.00	5.33
3310-0000	Other Income	350.00	1.07	2,506.32	1.46
3315-0000	Sales Tax Discount	4.81	0.01	36.94	0.02
3500-0000	Resident Memberships	0.00	0.00	-678.88	-0.40
3700-0000	Virtual Memberships	100.00	0.31	700.00	0.41
3990-0000	TOTAL REVENUE	32,729.50	100.00	171,878.73	100.00
4000-0000	OPERATING EXPENSES				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	40.74	93,333.38	54.30
4401-0100	Business Manager	7,500.00	22.92	52,500.00	30.54
4402-0000	Director Business Inc	0.00	0.00	24,596.74	14.31
4404-0000	Payroll Taxes - Authority	1,776.72	5.43	15,213.53	8.85
4405-0000	Worker's Compensation-Authority	173.50	0.53	1,214.50	0.71
4406-0000	Employee Benefits-Authority	7,195.73	21.99	50,780.15	29.54
4410-0000	Wages - Administrative	2,252.50	6.88	14,999.00	8.73
4490-0000	TOTAL PAYROLL EXPENSE	32,231.79	98.48	252,637.30	146.99
4600-0000	UTILITIES				
4605-0000	Electric	9,279.22	28.35	60,168.06	35.01
4625-0000	Natural Gas	4,691.36	14.33	30,806.52	17.92
4635-0000	Refuse Collection	111.38	0.34	1,143.48	0.67
4640-0000	Water/Sewer	834.91	2.55	5,702.38	3.32
4648-0000	Irrigation - Utility	83.26	0.25	2,360.87	1.37
4650-0000	Stormwater	384.13	1.17	2,688.91	1.56
4660-0000	Fire Service - Utility	614.39	1.88	4,300.73	2.50
4725-0000	Internet Service	338.99	1.04	1,845.24	1.07
4799-0000	TOTAL UTILITIES	16,337.64	49.92	109,016.19	63.43
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	5,712.50	3.32
5140-0000	Elevator Maintenance	0.00	0.00	385.00	0.22
5210-0000	Locks & Keys Repairs	8.25	0.03	132.15	0.08
5215-0000	Locks & Keys Supplies	0.00	0.00	71.50	0.04
5230-0000	Plumbing Repairs	20.87	0.06	499.00	0.29
5260-0000	Signage	0.00	0.00	703.15	0.41
5270-0000	Small Tools	0.00	0.00	95.94	0.06
5290-0000	Other Maintenance	2,669.60	8.16	16,468.91	9.58
5295-0000	Other Supplies	384.31	1.17	707.91	0.41
5299-0000	TOTAL REPAIR/MAINTENANCE	3,083.03	9.42	24,776.06	14.41
5400-0000	SERVICES				
5410-0000	Elevator Service	0.00	0.00	2,232.75	1.30
5415-0000	Elevator Phone Service	0.00	0.00	407.25	0.24
5420-0000	Fire Protection System	0.00	0.00	3,570.06	2.08
5430-0000	Exterminating	0.00	0.00	675.00	0.39
5442-0000	Generator Service	3,211.27	9.81	2,567.13	1.49
5447-0000	HVAC Monthly Service	485.00	1.48	9,125.00	5.31
5450-0000	Janitorial Service	1,650.00	5.04	12,228.84	7.11
5460-0000	Landscaping Service	900.00	2.75	11,404.10	6.64
5480-0000	Security	368.00	1.12	368.00	0.21
5487-0000	Window Washing Service	0.00	0.00	1,590.00	0.93
5490-0000	Water Treatment Service	2,475.96	7.56	11,141.82	6.48
5499-0000	TOTAL SERVICES	9,090.23	27.77	55,309.95	32.18
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	15,000.00	8.73
5522-0000	Internet Charge	1,202.25	3.67	8,611.40	5.01
5560-0000	Fees/Licenses/Permits	0.00	0.00	1,081.05	0.63
5563-0000	Miscellaneous Admin Expense	0.00	0.00	10.00	0.01

INNOVATION PARK (lcrda)

Income Statement

Period = Apr 2025

Book = Accrual

		Period to Date	%	Year to Date	%
5565-0000	Office Supplies	0.00	0.00	129.73	0.08
5566-0000	Office Equipment Maintenance	365.96	1.12	920.38	0.54
5575-0000	Professional Fees	0.00	0.00	9,552.01	5.56
5587-0000	General Authority Expense	1,282.28	3.92	5,678.90	3.30
5596-0000	Other Administration Costs	0.00	0.00	44.31	0.03
5599-0000	TOTAL PROPERTY ADMINISTRATION	2,850.49	8.71	41,027.78	23.87
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	1,800.00	5.50	15,913.82	9.26
6199-0000	TOTAL MANAGEMENT	1,800.00	5.50	15,913.82	9.26
6200-0000	INSURANCE				
6210-0000	Property Insurance	7,503.81	22.93	52,526.67	30.56
6299-0000	TOTAL INSURANCE	7,503.81	22.93	52,526.67	30.56
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	9,303.81	28.43	68,440.49	39.82
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	72,896.99	222.73	551,207.77	320.70
7000-0000	NONCAM OPERATING EXPENSES				
7700-0000	NONCAM ADMINISTRATION				
7717-0000	Bank Charges- NonCAM	172.35	0.53	330.83	0.19
7749-0000	TOTAL NONCAM ADMINISTRATION	172.35	0.53	330.83	0.19
7800-0000	TOTAL NONCAM OPERATING EXPENSES	172.35	0.53	330.83	0.19
7990-0000	ALL TOTAL EXPENSES	73,069.34	223.25	551,538.60	320.89
7999-0000	NET INCOME - OPERATING	-40,339.84	-123.25	-379,659.87	-220.89
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	11,654.43	35.61	81,515.54	47.43
8199-0000	TOTAL DEBT SERVICE	11,654.43	35.61	81,515.54	47.43
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	49,941.70	152.59	349,591.90	203.39
8299-0000	TOTAL OTHER EXPENSES	49,941.70	152.59	349,591.90	203.39
9900-0000	NET INCOME	-101,935.97	-311.45	-810,767.31	-471.71

INNOVATION PARK (Icrda)

Budget Comparison

Period = Apr 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	38,400.09	0.00	38,400.09	N/A	0.00
3115-0000 Rent	19,346.00	0.00	19,346.00	N/A	69,557.96	50,000.00	19,557.96	39.12	100,000.00
3220-0000 Leasing - Membership Fees	6,228.69	3,500.00	2,728.69	77.96	51,922.78	12,500.00	39,422.78	315.38	20,000.00
3300-0000 CAM	0.00	12,500.00	-12,500.00	-100.00	0.00	175,000.00	-175,000.00	-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	350.00	350.00	0.00	0.00	2,506.32	2,450.00	56.32	2.30	4,200.00
3315-0000 Grant Income-EDA B2S	4.81	0.00	4.81	N/A	36.94	0.00	36.94	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	700.00	0.00	700.00	N/A	0.00
Resident Memberships									
Virtual Memberships									
3990-0000 TOTAL REVENUE	32,729.50	16,350.00	16,379.50	100.18	171,878.73	239,950.00	-68,071.27	-28.37	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	93,333.38	93,333.31	-0.07	0.00	160,000.00
4401-0100 Executive Director-Authority	7,500.00	7,500.00	0.00	0.00	52,500.00	52,500.00	0.00	0.00	90,000.00
4402-0000 Business Manager	0.00	5,700.00	5,700.00	100.00	24,596.74	39,900.00	15,303.26	38.35	68,400.00
4404-0000 Director Business Inc	1,776.72	0.00	-1,776.72	N/A	15,213.53	0.00	-15,213.53	N/A	0.00
4405-0000 Payroll Taxes - Authority	173.50	0.00	-173.50	N/A	1,214.50	0.00	-1,214.50	N/A	0.00
4406-0000 Worker's Compensation-Authority	7,195.73	14,300.00	7,104.27	49.68	50,780.15	100,100.00	49,319.85	49.27	171,600.00
4410-0000 Employee Benefits-Authority	2,252.50	2,496.67	244.17	9.78	14,999.00	17,476.69	2,477.69	14.18	29,960.04
4490-0000 TOTAL PAYROLL EXPENSE	32,231.79	43,330.00	11,098.21	25.61	252,637.30	303,310.00	50,672.70	16.71	519,960.04
4600-0000 UTILITIES									
4605-0000	9,279.22	100.00	-9,179.22	-9,179.22	60,168.06	81,700.00	21,531.94	26.35	82,200.00
4625-0000 Electric	4,691.36	0.00	-4,691.36	N/A	30,806.52	3,000.00	-27,806.52	-926.88	3,000.00
4635-0000 Natural Gas	111.38	66.67	-44.71	-67.06	1,143.48	2,066.69	923.21	44.67	2,400.00
4640-0000 Refuse Collection	834.91	0.00	-834.91	N/A	5,702.38	1,800.00	-3,902.38	-216.80	1,800.00
4648-0000 Water/Sewer	83.26	0.00	-83.26	N/A	2,360.87	800.00	-1,560.87	-195.11	800.00
4650-0000 Irrigation - Utility	384.13	0.00	-384.13	N/A	2,688.91	750.00	-1,938.91	-258.52	750.00
4660-0000 Stormwater	614.39	0.00	-614.39	N/A	4,300.73	1,050.00	-3,250.73	-309.59	1,050.00
4725-0000 Fire Service - Utility	338.99	0.00	-338.99	N/A	1,845.24	0.00	-1,845.24	N/A	0.00
4799-0000 TOTAL UTILITIES	16,337.64	166.67	-16,170.97	-9,702.39	109,016.19	91,166.69	-17,849.50	-19.58	92,000.00
5116-5000 REPAIR/MAINTENANCE									
5120-0000	0.00	100.00	100.00	100.00	5,712.50	1,480.00	-4,232.50	-285.98	1,980.00
5125-0000	0.00	100.00	100.00	100.00	0.00	700.00	700.00	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	175.00	175.00	100.00	300.00
5175-0000 Elevator Maintenance	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
5195-0000 Fire Extinguisher Maintenance	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
5197-0000 Fire Alarm/Sprinkler Repair	0.00	250.00	250.00	100.00	0.00	1,750.00	1,750.00	100.00	2,940.00
5198-0000 Tree Trimming	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
5210-0000 Holding Pond Maintenance	8.25	50.00	41.75	83.50	132.15	550.00	417.85	75.97	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	20.87	0.00	-20.87	N/A	499.00	750.00	251.00	33.47	750.00
5245-0000 Locks & Keys Supplies	0.00	250.00	250.00	100.00	0.00	1,750.00	1,750.00	100.00	3,000.00
5260-0000 Plumbing Repairs	0.00	85.00	85.00	100.00	703.15	1,095.00	391.85	35.79	1,520.00
5270-0000 Irrigation Repairs	0.00	0.00	0.00	N/A	95.94	450.00	354.06	78.68	450.00
5290-0000 Signage	2,669.60	0.00	-2,669.60	N/A	16,468.91	1,500.00	-14,968.91	-997.93	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	384.31	0.00	-384.31	N/A	707.91	720.00	12.09	1.68	720.00
5299-0000 Other Inspections	3,083.03	1,035.00	-2,048.03	-197.88	24,776.06	14,695.00	-10,081.06	-68.60	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
5415-0000 Elevator Service	0.00	0.00	0.00	N/A	407.25	200.00	-207.25	-103.62	200.00
Elevator Phone Service									

INNOVATION PARK (Icrda)

Budget Comparison

Period = Apr 2025

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5420-0000	0.00	0.00	0.00	N/A	3,570.06	1,050.00	-2,520.06	-240.01	1,050.00
5430-0000	0.00	0.00	0.00	N/A	675.00	600.00	-75.00	-12.50	600.00
5442-0000	3,211.27	0.00	-3,211.27	N/A	2,567.13	900.00	-1,667.13	-185.24	900.00
5445-0000	0.00	45.00	45.00	100.00	0.00	315.00	315.00	100.00	540.00
5447-0000	485.00	0.00	-485.00	N/A	9,125.00	1,350.00	-7,775.00	-575.93	1,350.00
5450-0000	1,650.00	0.00	-1,650.00	N/A	12,228.84	9,000.00	-3,228.84	-35.88	9,000.00
5460-0000	900.00	1,500.00	600.00	40.00	11,404.10	13,950.00	2,545.90	18.25	21,450.00
5461-0000	0.00	150.00	150.00	100.00	0.00	950.00	950.00	100.00	1,700.00
5480-0000	368.00	0.00	-368.00	N/A	368.00	4,200.00	3,832.00	91.24	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	2,475.96	0.00	-2,475.96	N/A	11,141.82	0.00	-11,141.82	N/A	0.00
5499-0000	9,090.23	1,695.00	-7,395.23	-436.30	55,309.95	32,515.00	-22,794.95	-70.11	40,990.00
5500-0000									
5510-0000	0.00	5,000.00	5,000.00	100.00	15,000.00	35,000.00	20,000.00	57.14	35,000.00
5522-0000	1,202.25	1,000.00	-202.25	-20.23	8,611.40	10,000.00	1,388.60	13.89	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	0.00	0.00	0.00	N/A	129.73	300.00	170.27	56.76	300.00
5566-0000	365.96	0.00	-365.96	N/A	920.38	1,500.00	579.62	38.64	1,500.00
5575-0000	0.00	0.00	0.00	N/A	9,552.01	15,000.00	5,447.99	36.32	25,000.00
5587-0000	1,282.28	0.00	-1,282.28	N/A	5,678.90	0.00	-5,678.90	N/A	0.00
5596-0000	0.00	0.00	0.00	N/A	44.31	0.00	-44.31	N/A	0.00
5599-0000	2,850.49	6,000.00	3,149.51	52.49	41,027.78	62,550.00	21,522.22	34.41	77,550.00
6000-0000									
6100-0000									
6110-0000	1,800.00	3,000.00	1,200.00	40.00	15,913.82	36,000.00	20,086.18	55.79	49,000.00
6199-0000	1,800.00	3,000.00	1,200.00	40.00	15,913.82	36,000.00	20,086.18	55.79	49,000.00
6200-0000									
6210-0000	7,503.81	2,500.00	-5,003.81	-200.15	52,526.67	32,500.00	-20,026.67	-61.62	35,000.00
6299-0000	7,503.81	2,500.00	-5,003.81	-200.15	52,526.67	32,500.00	-20,026.67	-61.62	35,000.00
6799-0000	9,303.81	5,500.00	-3,803.81	-69.16	68,440.49	68,500.00	59.51	0.09	84,000.00
6999-0000	72,896.99	57,726.67	-15,170.32	-26.28	551,207.77	572,736.69	21,528.92	3.76	834,160.04
7000-0000									
7700-0000									
7717-0000	172.35	0.00	-172.35	N/A	330.83	0.00	-330.83	N/A	0.00
7749-0000	172.35	0.00	-172.35	N/A	330.83	0.00	-330.83	N/A	0.00
7800-0000	172.35	0.00	-172.35	N/A	330.83	0.00	-330.83	N/A	0.00
7990-0000	73,069.34	57,726.67	-15,342.67	-26.58	551,538.60	572,736.69	21,198.09	3.70	834,160.04
7999-0000	-40,339.84	-41,376.67	1,036.83	2.51	-379,659.87	-332,786.69	-46,873.18	-14.09	-509,960.04
8100-0000									
8110-0000	11,654.43	0.00	-11,654.43	N/A	81,515.54	0.00	-81,515.54	N/A	0.00
8199-0000	11,654.43	0.00	-11,654.43	N/A	81,515.54	0.00	-81,515.54	N/A	0.00
8200-0000									
8210-0000	49,941.70	0.00	-49,941.70	N/A	349,591.90	0.00	-349,591.90	N/A	0.00
8299-0000	49,941.70	0.00	-49,941.70	N/A	349,591.90	0.00	-349,591.90	N/A	0.00
9900-0000	-101,935.97	-41,376.67	-60,559.30	-146.36	-810,767.31	-332,786.69	-477,980.62	-143.63	-509,960.04

LEON COUNTY RESEARCH & DEVELOPMENT (lcrda-op)

Budget Comparison

Period = Apr 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		272.52	0.00	272.52	N/A	272.52	0.00	272.52	N/A	0.00
3115-0000		19,346.00	0.00	19,346.00	N/A	69,557.96	50,000.00	19,557.96	39.12	100,000.00
3220-0000	Rent	6,228.69	3,500.00	2,728.69	77.96	51,922.78	12,500.00	39,422.78	315.38	20,000.00
3300-0000	CAM	0.00	12,500.00	-12,500.00	-100.00	0.00	175,000.00	-175,000.00	-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	350.00	350.00	0.00	0.00	2,501.36	2,450.00	51.36	2.10	4,200.00
3315-0000	Grant Income-EDA B2S	6.09	0.00	6.09	N/A	11.70	0.00	11.70	N/A	0.00
3500-0000	Other Income	-678.88	0.00	-678.88	N/A	-678.88	0.00	-678.88	N/A	0.00
	Sales Tax Discount									
	Resident Memberships									
3990-0000	TOTAL REVENUE	25,524.42	16,350.00	9,174.42	56.11	132,748.44	239,950.00	-107,201.56	-44.68	324,200.00
4000-0000	OPERATING EXPENSES									
4001-0000	BILLABLE OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000		13,333.34	13,333.33	-0.01	0.00	93,333.38	93,333.31	-0.07	0.00	160,000.00
4401-0100		7,500.00	7,500.00	0.00	0.00	52,500.00	52,500.00	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	39,900.00	15,303.26	38.35	68,400.00
4404-0000	Business Manager	1,776.72	0.00	-1,776.72	N/A	15,213.53	0.00	-15,213.53	N/A	0.00
4405-0000	Director Business Inc	173.50	0.00	-173.50	N/A	1,214.50	0.00	-1,214.50	N/A	0.00
4406-0000	Payroll Taxes - Authority	7,195.73	14,300.00	7,104.27	49.68	50,780.15	100,100.00	49,319.85	49.27	171,600.00
4410-0000	Worker's Compensation-Authority	2,252.50	2,496.67	244.17	9.78	14,999.00	17,476.69	2,477.69	14.18	29,960.04
4490-0000	Employee Benefits-Authority									
	TOTAL PAYROLL EXPENSE	32,231.79	43,330.00	11,098.21	25.61	252,637.30	303,310.00	50,672.70	16.71	519,960.04
	Wages - Administrative									
4600-0000	UTILITIES									
4605-0000		15.12	100.00	84.88	84.88	121.54	700.00	578.46	82.64	1,200.00
4635-0000		0.00	66.67	66.67	100.00	0.00	466.69	466.69	100.00	800.00
4640-0000	Electric	83.36	0.00	-83.36	N/A	663.92	0.00	-663.92	N/A	0.00
4725-0000	Refuse Collection	96.49	0.00	-96.49	N/A	96.49	0.00	-96.49	N/A	0.00
4799-0000	Water/Sewer	194.97	166.67	-28.30	-16.98	881.95	1,166.69	284.74	24.41	2,000.00
5116-5000	TOTAL UTILITIES									
5120-0000	REPAIR/MAINTENANCE									
5125-0000		0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
5170-0000	Electric Repairs	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
5175-0000	Electric Supplies	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
5195-0000	Fire Extinguisher Maintenance	0.00	25.00	25.00	100.00	0.00	175.00	175.00	100.00	300.00
5197-0000	Fire Alarm/Sprinkler Repair	0.00	100.00	100.00	100.00	0.00	700.00	700.00	100.00	1,200.00
5198-0000	Tree Trimming	0.00	250.00	250.00	100.00	0.00	1,750.00	1,750.00	100.00	2,940.00
5210-0000	Holding Pond Maintenance	0.00	50.00	50.00	100.00	0.00	350.00	350.00	100.00	600.00
5245-0000	TIC-Trail Maintenance Expense	0.00	50.00	50.00	100.00	0.00	100.00	100.00	100.00	200.00
5260-0000	Locks & Keys Repairs	0.00	250.00	250.00	100.00	0.00	1,750.00	1,750.00	100.00	3,000.00
5290-0000	Irrigation Repairs	2,395.86	85.00	-2,395.86	N/A	687.50	595.00	-92.50	-15.55	1,020.00
5295-0000	Signage	0.00	0.00	0.00	N/A	3,180.85	0.00	-3,180.85	N/A	0.00
5299-0000	Other Maintenance					28.54	0.00	-28.54	N/A	0.00
	TOTAL REPAIR/MAINTENANCE	2,395.86	1,035.00	-1,360.86	-131.48	3,896.89	6,995.00	3,098.11	44.29	11,960.00
5400-0000	Other Supplies									
5445-0000	BACKFLOW PREVENTION SERVICE	0.00	45.00	45.00	100.00	0.00	315.00	315.00	100.00	540.00
5460-0000		550.00	1,500.00	950.00	63.33	4,492.40	10,500.00	6,007.60	57.22	18,000.00
5461-0000	Backflow Prevention Service	0.00	150.00	150.00	100.00	0.00	950.00	950.00	100.00	1,700.00
5480-0000	Landscaping Service	368.00	0.00	-368.00	N/A	368.00	0.00	-368.00	N/A	0.00
5499-0000	Landscaping - Trail Security	918.00	1,695.00	777.00	45.84	4,860.40	11,765.00	6,904.60	58.69	20,240.00
5500-0000	TOTAL SERVICES									
5510-0000	PROPERTY ADMINISTRATION	0.00	5,000.00	5,000.00	100.00	15,000.00	35,000.00	20,000.00	57.14	35,000.00
5522-0000		0.00	1,000.00	1,000.00	100.00	0.00	7,000.00	7,000.00	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	0.00	0.00	0.00	N/A	9,552.01	15,000.00	5,447.99	36.32	25,000.00
	Office Supplies									
	Professional Fees									

LEON COUNTY RESEARCH & DEVELOPMENT (lcrda-op)

Budget Comparison

Period = Apr 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5587-0000		400.93	0.00	-400.93	N/A	504.73	0.00	-504.73	N/A	0.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	400.93	6,000.00	5,599.07	93.32	26,015.59	57,000.00	30,984.41	54.36	72,000.00
6000-0000										
6100-0000	MANAGEMENT, INSURANCE, AND TAXES									
6110-0000		800.00	3,000.00	2,200.00	73.33	9,913.82	27,000.00	17,086.18	63.28	40,000.00
6199-0000	TOTAL MANAGEMENT	800.00	3,000.00	2,200.00	73.33	9,913.82	27,000.00	17,086.18	63.28	40,000.00
6200-0000	MANAGEMENT Fees TALCOR									
6210-0000		407.34	2,500.00	2,092.66	83.71	2,851.38	17,500.00	14,648.62	83.71	20,000.00
6299-0000	TOTAL INSURANCE	407.34	2,500.00	2,092.66	83.71	2,851.38	17,500.00	14,648.62	83.71	20,000.00
6799-0000	TOTAL INSURANCE, AND TAXES	1,207.34	5,500.00	4,292.66	78.05	12,765.20	44,500.00	31,734.80	71.31	60,000.00
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	37,348.89	57,726.67	20,377.78	35.30	301,057.33	424,736.69	123,679.36	29.12	686,160.04
7000-0000	NONCAM OPERATING EXPENSES									
7700-0000	NONCAM ADMINISTRATION									
7717-0000		172.35	0.00	-172.35	N/A	330.83	0.00	-330.83	N/A	0.00
7742-0000		-206.99	0.00	206.99	N/A	0.00	0.00	0.00	N/A	0.00
7749-0000	Bank Charges, NonCAM Marketing/PR- NonCAM	-34.64	0.00	34.64	N/A	330.83	0.00	-330.83	N/A	0.00
7800-0000		-34.64	0.00	34.64	N/A	330.83	0.00	-330.83	N/A	0.00
7990-0000	ALL TOTAL EXPENSES	37,314.25	57,726.67	20,412.42	35.36	301,388.16	424,736.69	123,348.53	29.04	686,160.04
7999-0000	NET INCOME OPERATING EXPENSES	-11,789.83	-41,376.67	29,586.84	71.51	-168,639.72	-184,786.69	16,146.97	8.74	-361,960.04
8100-0000										
8110-0000	DEBT SERVICE	11,654.43	0.00	-11,654.43	N/A	81,515.54	0.00	-81,515.54	N/A	0.00
8199-0000		11,654.43	0.00	-11,654.43	N/A	81,515.54	0.00	-81,515.54	N/A	0.00
	Loan #1 Interest									
8200-0000										
8210-0000	TOTAL DEBT SERVICE	-142,109.66	0.00	142,109.66	N/A	13,502.02	0.00	-13,502.02	N/A	0.00
8299-0000		-142,109.66	0.00	142,109.66	N/A	13,502.02	0.00	-13,502.02	N/A	0.00
	Depreciation Expense									
9900-0000	NET INCOME EXPENSES	118,665.40	-41,376.67	160,042.07	386.79	-263,657.28	-184,786.69	-78,870.59	-42.68	-361,960.04

North Florida Innovation Labs (nfil-op)

Budget Comparison

Period = Apr 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	38,400.09	0.00	38,400.09	N/A	0.00
3310-0000		0.00	0.00	0.00	N/A	4.96	0.00	4.96	N/A	0.00
3315-0000	Leasing - Membership Fees	4.81	0.00	4.81	N/A	25.24	0.00	25.24	N/A	0.00
3700-0000	Other Income	100.00	0.00	100.00	N/A	700.00	0.00	700.00	N/A	0.00
	Sales Tax Discount									
3990-0000	Virtual Memberships									
	TOTAL REVENUE	6,804.81	0.00	6,804.81	N/A	39,130.29	0.00	39,130.29	N/A	0.00
4000-0000	OPERATING EXPENSES									
4001-0000	BILLABLE OPERATING EXPENSES									
4600-0000										
4605-0000	UTILITIES	9,264.10	0.00	-9,264.10	N/A	60,046.52	81,000.00	20,953.48	25.87	81,000.00
4625-0000		4,691.36	0.00	-4,691.36	N/A	30,806.52	3,000.00	-27,806.52	-926.88	3,000.00
4635-0000	Electric	111.38	0.00	-111.38	N/A	1,143.48	1,600.00	456.52	28.53	1,600.00
4640-0000	Natural Gas	751.55	0.00	-751.55	N/A	5,038.46	1,800.00	-3,238.46	-179.91	1,800.00
4648-0000	Refuse Collection	83.26	0.00	-83.26	N/A	2,360.87	800.00	-1,560.87	-195.11	800.00
4650-0000	Water/Sewer	384.13	0.00	-384.13	N/A	2,688.91	750.00	-1,938.91	-258.52	750.00
4660-0000	Irrigation - Utility	614.39	0.00	-614.39	N/A	4,300.73	1,050.00	-3,250.73	-309.59	1,050.00
4725-0000	Stormwater	242.50	0.00	-242.50	N/A	1,748.75	0.00	-1,748.75	N/A	0.00
4799-0000	Fire Service - Utility	16,142.67	0.00	-16,142.67	N/A	108,134.24	90,000.00	-18,134.24	-20.15	90,000.00
5116-5000	TOTAL UTILITIES									
5120-0000	REPAIR/MAINTENANCE	0.00	0.00	0.00	N/A	5,712.50	780.00	-4,932.50	-632.37	780.00
5140-0000		0.00	0.00	0.00	N/A	385.00	1,050.00	665.00	63.33	1,050.00
5210-0000	Electric Repairs	8.25	0.00	-8.25	N/A	132.15	450.00	317.85	70.63	450.00
5215-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	71.50	0.00	-71.50	N/A	0.00
5230-0000	Locks & Keys Repairs	20.87	0.00	-20.87	N/A	499.00	750.00	251.00	33.47	750.00
5260-0000	Locks & Keys Supplies	0.00	0.00	0.00	N/A	15.65	500.00	484.35	96.87	500.00
5270-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	95.94	450.00	354.06	78.68	450.00
5290-0000	Signage	3,410.00	0.00	-3,410.00	N/A	13,288.06	1,500.00	-11,788.06	-785.87	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	384.31	0.00	-384.31	N/A	679.37	720.00	40.63	5.64	720.00
5299-0000	Other Inspections	3,823.43	0.00	-3,823.43	N/A	20,879.17	7,700.00	-13,179.17	-171.16	7,700.00
	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
5415-0000		0.00	0.00	0.00	N/A	407.25	200.00	-207.25	-103.62	200.00
5420-0000	Elevator Service	0.00	0.00	0.00	N/A	3,570.06	1,050.00	-2,520.06	-240.01	1,050.00
5430-0000	Elevator Phone Service	0.00	0.00	0.00	N/A	675.00	600.00	-75.00	-12.50	600.00
5442-0000	Fire Protection System	3,211.27	0.00	-3,211.27	N/A	2,567.13	900.00	-1,667.13	-185.24	900.00
5447-0000	Exterminating	485.00	0.00	-485.00	N/A	9,125.00	1,350.00	-7,775.00	-575.93	1,350.00
5450-0000	Generator Service	1,650.00	0.00	-1,650.00	N/A	12,228.84	9,000.00	-3,228.84	-35.88	9,000.00
5460-0000	HVAC Monthly Service	350.00	0.00	-350.00	N/A	6,911.70	3,450.00	-3,461.70	-100.34	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	2,475.96	0.00	-2,475.96	N/A	11,141.82	0.00	-11,141.82	N/A	0.00
5499-0000	Window Washing Service	8,172.23	0.00	-8,172.23	N/A	50,449.55	20,750.00	-29,699.55	-143.13	20,750.00
	Water Treatment Service									
5500-0000	TOTAL SERVICES									
5522-0000	PROPERTY ADMINISTRATION	1,202.25	0.00	-1,202.25	N/A	8,611.40	3,000.00	-5,611.40	-187.05	3,000.00
5560-0000		0.00	0.00	0.00	N/A	151.69	750.00	598.31	79.77	750.00
5565-0000	Internet Charge	0.00	0.00	0.00	N/A	110.24	300.00	189.76	63.25	300.00
5566-0000	Fees/Licenses/Permits	365.96	0.00	-365.96	N/A	920.38	1,500.00	579.62	38.64	1,500.00
5587-0000	Office Supplies	881.35	0.00	-881.35	N/A	5,174.17	0.00	-5,174.17	N/A	0.00
5596-0000	Office Equipment Maintenance	0.00	0.00	0.00	N/A	44.31	0.00	-44.31	N/A	0.00
5599-0000	General Authority Expense	2,449.56	0.00	-2,449.56	N/A	15,012.19	5,550.00	-9,462.19	-170.49	5,550.00
	TOTAL PROPERTY ADMINISTRATION									
	Other Administration Costs									
6000-0000	MGMT, INSURANCE, AND TAXES									
6100-0000	MANAGEMENT	1,000.00	0.00	-1,000.00	N/A	6,000.00	9,000.00	3,000.00	33.33	9,000.00
6110-0000										
	Management Fees TALCOR									

North Florida Innovation Labs (nfil-op)

Budget Comparison

Period = Apr 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var		YTD Actual	YTD Budget	Variance	% Var	Annual
6199-0000	TOTAL MANAGEMENT	1,000.00	0.00	-1,000.00		N/A	6,000.00	9,000.00	3,000.00	33.33	9,000.00
6200-0000	INSURANCE										
6210-0000		7,096.47	0.00	-7,096.47		N/A	49,675.29	15,000.00	-34,675.29	-231.17	15,000.00
6299-0000	TOTAL INSURANCE	7,096.47	0.00	-7,096.47		N/A	49,675.29	15,000.00	-34,675.29	-231.17	15,000.00
6799-0000	PROPERTY, INSURANCE, AND TAXES	8,096.47	0.00	-8,096.47		N/A	55,675.29	24,000.00	-31,675.29	-131.98	24,000.00
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	38,684.36	0.00	-38,684.36		N/A	250,150.44	148,000.00	-102,150.44	-69.02	148,000.00
7000-0000	NONCAM OPERATING EXPENSES										
7990-0000	ALL TOTAL EXPENSES	38,684.36	0.00	-38,684.36		N/A	250,150.44	148,000.00	-102,150.44	-69.02	148,000.00
7999-0000		-31,879.55	0.00	-31,879.55		N/A	-211,020.15	-148,000.00	-63,020.15	-42.58	-148,000.00
	NET INCOME - OPERATING										
8200-0000											
8210-0000	OTHER EXPENSES	192,051.36	0.00	-192,051.36		N/A	336,089.88	0.00	-336,089.88	N/A	0.00
8299-0000		192,051.36	0.00	-192,051.36		N/A	336,089.88	0.00	-336,089.88	N/A	0.00
	Depreciation Expense										
9900-0000	NET INCOME	-223,930.91	0.00	-223,930.91		N/A	-547,110.03	-148,000.00	-399,110.03	-269.67	-148,000.00
	NET INCOME EXPENSES										

INNOVATION PARK (lcrda)

Cash Flow Statement

Period = Apr 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	0.16
3110-6000	Leasing - Membership Fees	6,700.00	20.47	38,400.09	22.34
3115-0000	CAM	19,346.00	59.11	69,557.96	40.47
3220-0000	Interest Income	6,228.69	19.03	51,922.78	30.21
3306-0400	Grant Income-EDA B2S	0.00	0.00	9,161.00	5.33
3310-0000	Other Income	350.00	1.07	2,506.32	1.46
3315-0000	Sales Tax Discount	4.81	0.01	36.94	0.02
3500-0000	Resident Memberships	0.00	0.00	-678.88	-0.40
3700-0000	Virtual Memberships	100.00	0.31	700.00	0.41
3990-0000	TOTAL REVENUE	32,729.50	100.00	171,878.73	100.00
4000-0000	OPERATING EXPENSES				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	40.74	93,333.38	54.30
4401-0100	Business Manager	7,500.00	22.92	52,500.00	30.54
4402-0000	Director Business Inc	0.00	0.00	24,596.74	14.31
4404-0000	Payroll Taxes - Authority	1,776.72	5.43	15,213.53	8.85
4405-0000	Worker's Compensation-Authority	173.50	0.53	1,214.50	0.71
4406-0000	Employee Benefits-Authority	7,195.73	21.99	50,780.15	29.54
4410-0000	Wages - Administrative	2,252.50	6.88	14,999.00	8.73
4490-0000	TOTAL PAYROLL EXPENSE	32,231.79	98.48	252,637.30	146.99
4600-0000	UTILITIES				
4605-0000	Electric	9,279.22	28.35	60,168.06	35.01
4625-0000	Natural Gas	4,691.36	14.33	30,806.52	17.92
4635-0000	Refuse Collection	111.38	0.34	1,143.48	0.67
4640-0000	Water/Sewer	834.91	2.55	5,702.38	3.32
4648-0000	Irrigation - Utility	83.26	0.25	2,360.87	1.37
4650-0000	Stormwater	384.13	1.17	2,688.91	1.56
4660-0000	Fire Service - Utility	614.39	1.88	4,300.73	2.50
4725-0000	Internet Service	338.99	1.04	1,845.24	1.07
4799-0000	TOTAL UTILITIES	16,337.64	49.92	109,016.19	63.43
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	5,712.50	3.32
5140-0000	Elevator Maintenance	0.00	0.00	385.00	0.22
5210-0000	Locks & Keys Repairs	8.25	0.03	132.15	0.08
5215-0000	Locks & Keys Supplies	0.00	0.00	71.50	0.04
5230-0000	Plumbing Repairs	20.87	0.06	499.00	0.29
5260-0000	Signage	0.00	0.00	703.15	0.41
5270-0000	Small Tools	0.00	0.00	95.94	0.06
5290-0000	Other Maintenance	2,669.60	8.16	16,468.91	9.58
5295-0000	Other Supplies	384.31	1.17	707.91	0.41
5299-0000	TOTAL REPAIR/MAINTENANCE	3,083.03	9.42	24,776.06	14.41
5400-0000	SERVICES				
5410-0000	Elevator Service	0.00	0.00	2,232.75	1.30
5415-0000	Elevator Phone Service	0.00	0.00	407.25	0.24
5420-0000	Fire Protection System	0.00	0.00	3,570.06	2.08
5430-0000	Exterminating	0.00	0.00	675.00	0.39
5442-0000	Generator Service	3,211.27	9.81	2,567.13	1.49
5447-0000	HVAC Monthly Service	485.00	1.48	9,125.00	5.31
5450-0000	Janitorial Service	1,650.00	5.04	12,228.84	7.11
5460-0000	Landscaping Service	900.00	2.75	11,404.10	6.64
5480-0000	Security	368.00	1.12	368.00	0.21
5487-0000	Window Washing Service	0.00	0.00	1,590.00	0.93
5490-0000	Water Treatment Service	2,475.96	7.56	11,141.82	6.48
5499-0000	TOTAL SERVICES	9,090.23	27.77	55,309.95	32.18
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	15,000.00	8.73
5522-0000	Internet Charge	1,202.25	3.67	8,611.40	5.01
5560-0000	Fees/Licenses/Permits	0.00	0.00	1,081.05	0.63
5563-0000	Miscellaneous Admin Expense	0.00	0.00	10.00	0.01

INNOVATION PARK (lcrda)

Cash Flow Statement

Period = Apr 2025

Book = Accrual

		Period to Date	%	Year to Date	%
5565-0000	Office Supplies	0.00	0.00	129.73	0.08
5566-0000	Office Equipment Maintenance	365.96	1.12	920.38	0.54
5575-0000	Professional Fees	0.00	0.00	9,552.01	5.56
5587-0000	General Authority Expense	1,282.28	3.92	5,678.90	3.30
5596-0000	Other Administration Costs	0.00	0.00	44.31	0.03
5599-0000	TOTAL PROPERTY ADMINISTRATION	2,850.49	8.71	41,027.78	23.87
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	1,800.00	5.50	15,913.82	9.26
6199-0000	TOTAL MANAGEMENT	1,800.00	5.50	15,913.82	9.26
6200-0000	INSURANCE				
6210-0000	Property Insurance	7,503.81	22.93	52,526.67	30.56
6299-0000	TOTAL INSURANCE	7,503.81	22.93	52,526.67	30.56
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	9,303.81	28.43	68,440.49	39.82
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	72,896.99	222.73	551,207.77	320.70
7000-0000	NONCAM OPERATING EXPENSES				
7700-0000	NONCAM ADMINISTRATION				
7717-0000	Bank Charges- NonCAM	172.35	0.53	330.83	0.19
7749-0000	TOTAL NONCAM ADMINISTRATION	172.35	0.53	330.83	0.19
7800-0000	TOTAL NONCAM OPERATING EXPENSES	172.35	0.53	330.83	0.19
7990-0000	ALL TOTAL EXPENSES	73,069.34	223.25	551,538.60	320.89
7999-0000	NET INCOME - OPERATING	-40,339.84	-123.25	-379,659.87	-220.89
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	11,654.43	35.61	81,515.54	47.43
8199-0000	TOTAL DEBT SERVICE	11,654.43	35.61	81,515.54	47.43
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	49,941.70	152.59	349,591.90	203.39
8299-0000	TOTAL OTHER EXPENSES	49,941.70	152.59	349,591.90	203.39
9900-0000	NET INCOME	-101,935.97	-311.45	-810,767.31	-471.71
	Adjustments				
1203-0000	A/R-Tenant - CAM	0.00	0.00	561.98	0.33
1206-0000	Other Receivables	0.00	0.00	5,733.00	3.34
1210-0000	Accounts Receivable	2,826.32	8.64	45,681.82	26.58
1218-0000	Due from IP TLH	0.00	0.00	1,394.55	0.81
1590-0000	Accumulated Depreciation	49,941.70	152.59	349,591.90	203.39
1628-0000	NFIL Assets	0.00	0.00	-6,298.22	-3.66
1913-0000	Prepaid Insurance	-18,538.38	-56.64	-29,346.29	-17.07
1925-0000	Investments	-6,228.69	-19.03	348,077.22	202.51
2210-0000	Principal Note 1	11,654.43	35.61	81,515.54	47.43
2236-0000	Accounts Payable	-540.42	-1.65	-21,058.32	-12.25
2246-0000	Prepaid Rents	-1,197.56	-3.66	-7,954.17	-4.63
2249-0000	Accrued Other	0.00	0.00	-15,778.17	-9.18
2250-0000	Tenant Security Dep	0.00	0.00	-7,263.83	-4.23
2257-0000	Due to FSU	25,555.40	78.08	10,699.72	6.23
2258-0000	Due to FAMU	0.00	0.00	2,573.13	1.50
2305-0000	Sales Tax Payable	42.00	0.13	276.96	0.16
	Total Adjustments	63,514.80	194.06	758,406.82	441.25
	Cash Flow	-38,421.17	-117.39	-52,360.49	-30.46
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-4500	Cash - Hancock #2	44,802.09	6,380.92	-38,421.17	
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	97,710.88	59,289.71	-38,421.17	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1110-4500	Cash - Hancock #2	58,741.41	6,380.92	-52,360.49	
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 = Apr 2025

Book = Accrual

	Period to Date	%	Year to Date	%
Total Cash	111,650.20	59,289.71	-52,360.49	

Cash - Hancock #2

5/16/2025

Bank Reconciliation Report

4/30/2025

Posted by: kristy on 5/16/2025

Balance Per Bank Statement as of 4/30/2025 18,620.14

Outstanding Checks

Check Date	Check Number	Payee	Amount
4/16/2025	1433	airgasusa - Airgas USA	51.69
4/16/2025	1434	culligan - Consolidated Water Group	2,475.96
4/16/2025	1437	heinzbro - Heinz Nurseries, LLC.	894.68
4/16/2025	1438	lcboc - Leon County Clerk & Comptroller's Office	4,777.88
Less:	Outstanding Checks		8,200.21

Other Items

Date	Notes	Amount
10/31/2024	partial didn't clear until Nov	-98.48
4/30/2025	Benefits - Apr for Apr	-3,940.53
Plus/Minus:	Other Items	-4,039.01
	Reconciled Bank Balance	6,380.92

Balance per GL as of 4/30/2025 6,380.92

Reconciled Balance Per G/L 6,380.92

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

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
3/18/2025	1418	botfsu - FSU University Board of Trustees	138,891.37	4/30/2025
3/18/2025	1421	famuofc - Florida A&M University Board of Trustees	69,701.00	4/30/2025
3/18/2025	1424	johnson - Johnson Controls, Inc.	1,614.75	4/30/2025
3/18/2025	1425	kings - Kings III of America, Inc.	207.75	4/30/2025
3/18/2025	1428	mgltal - TALCOR COMMERCIAL REAL ESTATE SVC INC	3,202.50	4/30/2025
3/18/2025	1431	tribuilding - TRI BUILDING SERVICES	3,350.00	4/30/2025
3/31/2025	3312025	utltal - CITY OF TALLAHASSEE	15,477.03	4/30/2025
4/3/2025	4032025	rocket - Rocket Daddy LLC	365.96	4/30/2025
4/3/2025	4032025	zenith - Zenith Insurance Company	326.00	4/30/2025
4/8/2025	4082025	utltal - CITY OF TALLAHASSEE	98.48	4/30/2025
4/14/2025	4142025	towerhill - Tower Hill Insurance Group	24,928.69	4/30/2025
4/16/2025	1435	davissaf - DAVIS SAFE & LOCK, INC	54.75	4/30/2025
4/16/2025	1436	engineer - ENGINEERED COOLING SERVICES, INC.	4,320.00	4/30/2025
4/16/2025	1439	marpan - MARPAN SUPPLY COMPANY, INC	226.80	4/30/2025
4/16/2025	1440	mgltal - TALCOR COMMERCIAL REAL ESTATE SVC INC	4,440.00	4/30/2025
4/16/2025	1441	rjyoung - RJ Young Company	117.02	4/30/2025
4/16/2025	4162025	metronet - Metronet Fibernet, LLC	1,202.25	4/30/2025

Cash - Hancock #2
Bank Reconciliation Report
4/30/2025

5/16/2025

Posted by: kristy on 5/16/2025

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
4/17/2025	4172025	travehrs - TRAVELERS	961.00	4/30/2025
4/18/2025	4182025	stax - FLORIDA DEPARTMENT OF REVENUE	187.69	4/30/2025
4/21/2025	4212025	hancdtayne - Hancock Bank	546.39	4/30/2025
4/21/2025	4212025	hancdtpeggy - Hancock Bank	693.42	4/30/2025
4/29/2025	4292025	ulttal - CITY OF TALLAHASSEE	15,900.17	4/30/2025
4/30/2025	4302025	home - Home Depot Credit Services	20.87	4/30/2025
Total Cleared Checks			286,833.89	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
4/1/2025	796		25,732.90	4/30/2025
4/2/2025	795		5,175.00	4/30/2025
4/4/2025	794		5,963.67	4/30/2025
4/7/2025	790	:CHECKscan Deposit	867.50	4/30/2025
4/9/2025	791	:CHECKscan Deposit	842.49	4/30/2025
4/23/2025	792	:CHECKscan Deposit	3,432.00	4/30/2025
4/24/2025	793		12,819.00	4/30/2025
Total Cleared Deposits			54,832.56	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
4/30/2025	JE 40671	4.25 Bank Fees	-172.35	4/30/2025
4/30/2025	JE 40672	Benefits - 4.25 #457 Plan #1	-2,191.00	4/30/2025
4/30/2025	JE 40673	Benefits - 4.25 #457 Plan #2	-2,191.00	4/30/2025
4/30/2025	JE 40674	Payroll Taxes - Apr for Apr	-5,173.70	4/30/2025
4/30/2025	JE 40675	Payroll Taxes - Apr for Apr	-5,180.74	4/30/2025
4/30/2025	JE 40677	Payroll for April	-8,603.44	4/30/2025
4/30/2025	JE 40685	Funds transferred -pd from wrong acct	-3,211.27	4/30/2025
Total Cleared Other Items			-26,723.50	



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



Page: 1 of 2

Statements Dates
04/01/2025 - 04/30/2025

Account Number:

Images:
0

***TRUNC ACCTS* E0**

1

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

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

Checking Account Summary

PREVIOUS BALANCE	277,344.97	AVERAGE BALANCE	
+ 7 CREDITS	54,832.56		93,925.47
- 30 DEBITS	313,385.04	YTD INTEREST PAID	
- SERVICE CHARGES	172.35		.00
+ INTEREST PAID	.00		
ENDING BALANCE	18,620.14		

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

• Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
04/01	25,732.90	MISC PAY GSA TREAS 310 025091008393223CCD	04/10	842.49	Settlement TALCOR-INN1145 025100001099656CCD
04/02	5,175.00	ACH Pmt PIERSICA, INC. 025092008828371CCD	04/24	3,432.00	Settlement TALCOR-INN1145 025114004936550CCD
04/04	5,963.67	PAYMENTS Danfoss LLC 025094009834234CCD	04/24	12,819.00	DIRECT PAY FLORIDA STATE UN 025114004994731CCD
04/08	867.50	Settlement TALCOR-INN1145			

• Checks

Date	Serial	Amount	Date	Serial	Amount
04/01	1418	138,891.37	04/30	1435 *	54.75
04/15	1421 *	69,701.00	04/28	1436	4,320.00
04/01	1424 *	1,614.75	04/29	1439 *	226.80
04/02	1425	207.75	04/18	1440	4,440.00
04/01	1428 *	3,202.50	04/30	1441	117.02
04/02	1431 *	3,350.00			

• Other Debits

Date	Amount	Description	Date	Amount	Description
04/01	15,477.03	BILLPAY CITY OF TALL-UTL 025091008304969PPD	04/09	98.48	BILLPAY CITY OF TALL-UTL 025099000743758PPD
04/04	326.00	CSR PMT ZENITH WEB 025094009678441TEL	04/11	172.35	ANALYSIS SERVICE CHG
04/04	365.96	CORP PAY LEON CRDA 025094009880425PPD	04/14	4,290.98	QUICKBOOKS INTUIT PAYROLL S 025104001926666CCD
			04/15	2,191.00	PAYMENTS NATIONWIDE



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



1

Page: 2 of 2

Statements Dates
04/01/2025 - 04/30/2025

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
		025105002489049PPD			025111004253290CCD
04/15	5,173.70	USATAXPYMT IRS	04/28	3,211.27	TREASURY MANAGER DR
		025104002157772CCD	04/28 12:35 TM		XFR TO 00000070814024
04/16	1,202.25	MetFibeNet Metro Fibernet L	04/29	4,312.46	QUICKBOOKS INTUIT PAYROLL S
		025106002836003WEB			025119006242445CCD
04/16	24,928.69	debitpmt Tower Hill Insur	04/30	20.87	ONLINE PMT HOME DEPOT COMM
		025105002635927PPD			025120006608382WEB
04/18	187.69	C01 FLA DEPT REVENUE	04/30	2,191.00	PAYMENTS NATIONWIDE
		025108003637941CCD			025120006650537PPD
04/21	961.00	BUS INSUR TRAVELERS	04/30	5,180.74	USATAXPYMT IRS
		025111003976129TEL			025119006334030CCD
04/22	546.39	CARD PYMT HANCOCK WHITNEY	04/30	15,900.17	BILLPAY CITY OF TALL-UTL
		025111004253291CCD			025120006538201PPD
04/22	693.42	CARD PYMT HANCOCK WHITNEY			

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
03/31	277,344.97	04/10	152,392.69	04/21	39,144.03
04/01	143,892.22	04/11	152,220.34	04/22	37,904.22
04/02	145,509.47	04/14	147,929.36	04/24	54,155.22
04/04	150,781.18	04/15	70,863.66	04/28	46,623.95
04/08	151,648.68	04/16	44,732.72	04/29	42,084.69
04/09	151,550.20	04/18	40,105.03	04/30	18,620.14

NFIL Construction Acct
Bank Reconciliation Report
4/30/2025

5/16/2025

Posted by: kristy on 5/16/2025

Balance Per Bank Statement as of 4/30/2025	52,708.79
Reconciled Bank Balance	<u>52,708.79</u>
Balance per GL as of 4/30/2025	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
Electronic Service Requested



Page: 1 of 1

Statements Dates
04/01/2025 - 04/30/2025

Account Number:

Images:

0

***TRUNC ACCTS* E0**

1

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

**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
03/31	52,708.79		

Payment Detail

Bank=inn1145 AND mm/yy=04/2025-04/2025 AND All Checks=Yes AND Include Voids=All Checks

Check# Bank - Vendor - Date				Payable #	Property	Amount	Account
1433 (inn1145) - Airgas USA (airgasusa) - 04/16/25 (04/25)							
Nitrogen Gas for cylinder				P-213311	nfil-op	51.69	52950000 - Other Supplies
Total 1433 (inn1145) - Airgas USA (airgasusa) - 04/16/25 (04/25)						51.69	
1434 (inn1145) - Consolidated Water Group (culligan) - 04/16/25 (04/25) (Voided)							
Mthly water services				P-213319	nfil-op	1,237.98	54900000 - Water Treatment Service
Mthly water services				P-213320	nfil-op	1,237.98	54900000 - Water Treatment Service
Total 1434 (inn1145) - Consolidated Water Group (culligan) - 04/16/25 (04/25) (Voided)						2,475.96	
1435 (inn1145) - DAVIS SAFE & LOCK, INC (davissaf) - 04/16/25 (04/25)							
master key copy				P-213208	nfil-op	2.75	52100000 - Locks & Keys Repairs
16 key copies NFIL				P-213226	nfil-op	52.00	52100000 - Locks & Keys Repairs
Total 1435 (inn1145) - DAVIS SAFE & LOCK, INC (davissaf) - 04/16/25 (04/25)						54.75	
1436 (inn1145) - ENGINEERED COOLING SERVICES, INC. (engineer) - 04/16/25 (04/25)							
Qtrly HVAC svcs				P-213212	nfil-op	4,320.00	54470000 - HVAC Monthly Service
Total 1436 (inn1145) - ENGINEERED COOLING SERVICES, INC. (engineer) - 04/16/25 (04/25)						4,320.00	
1437 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 04/16/25 (04/25)							
March lawn Svcs				P-213304	lcrda-op	550.00	54600000 - Landscaping Service
March lawn Svcs				P-213304	nfil-op	344.68	54600000 - Landscaping Service
Total 1437 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 04/16/25 (04/25)						894.68	
1438 (inn1145) - Leon County Clerk & Comptroller's Office (lcboc) - 04/16/25 (04/25)							
04.2025 Hlth Ins-LCRDA				P-213305	lcrda-op	170.96	44060000 - Employee Benefits-Authority
04.2025 Hlth Ins-LCRDA				P-213305	lcrda-op	31.52	44060000 - Employee Benefits-Authority
04.2025 Life Ins-LCRDA				P-213305	lcrda-op	253.13	44060000 - Employee Benefits-Authority
04.2025 Hlth Ins-LCRDA				P-213305	lcrda-op	4,322.27	44060000 - Employee Benefits-Authority
Total 1438 (inn1145) - Leon County Clerk & Comptroller's Office (lcboc) - 04/16/25 (04/25)						4,777.88	
1439 (inn1145) - MARPAN SUPPLY COMPANY, INC (marpan) - 04/16/25 (04/25)							
04.2025 Container rental				P-212776	nfil-op	226.80	46350000 - Refuse Collection
Total 1439 (inn1145) - MARPAN SUPPLY COMPANY, INC (marpan) - 04/16/25 (04/25)						226.80	
1440 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 04/16/25 (04/25)							
03/2025 Labor Bill-NFIL				P-212699	nfil-op	2,640.00	52900000 - Other Maintenance
04/2025 Mgmt Fee-LCRDA				P-213306	lcrda-op	800.00	61100000 - Management Fees TALCOR
04/2025 Mgmt Fee-LCRDA				P-213306	nfil-op	1,000.00	61100000 - Management Fees TALCOR
Total 1440 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 04/16/25 (04/25)						4,440.00	
1441 (inn1145) - RJ Young Company (rjyoung) - 04/16/25 (04/25)							
Copies:12/03/24-01/02/25				P-212573	nfil-op	42.90	22490000 - Accrued Other
Copies:03//3/25-4/2/25				P-213322	nfil-op	127.16	22490000 - Accrued Other
credit memo-CM375511				P-213322	nfil-op	-53.04	22490000 - Accrued Other
Total 1441 (inn1145) - RJ Young Company (rjyoung) - 04/16/25 (04/25)						117.02	
4032025 (inn1145) - Rocket Daddy LLC (rocket) - 04/03/25 (04/25) (Voided)							
Labor-access control				P-212855	nfil-op	120.00	16200000 - F/F/E- Improvements
Total 4032025 (inn1145) - Rocket Daddy LLC (rocket) - 04/03/25 (04/25) (Voided)						120.00	
4032025 (inn1145) - Rocket Daddy LLC (rocket) - 04/03/25 (04/25) (Voider)							
Labor-access control				P-212855	nfil-op	-120.00	16200000 - F/F/E- Improvements
12/2024 Svcs				P-212856	nfil-op	-365.96	16200000 - F/F/E- Improvements
Total 4032025 (inn1145) - Rocket Daddy LLC (rocket) - 04/03/25 (04/25) (Voider)						-485.96	
4032025 (inn1145) - Rocket Daddy LLC (rocket) - 04/03/25 (04/25)							
12/2024 Svcs				P-212856	nfil-op	365.96	16200000 - F/F/E- Improvements
Total 4032025 (inn1145) - Rocket Daddy LLC (rocket) - 04/03/25 (04/25)						365.96	
4032025 (inn1145) - Rocket Daddy LLC (rocket) - 04/03/25 (04/25) (Voided)							
12/2024 Svcs				P-212856	nfil-op	365.96	16200000 - F/F/E- Improvements
Total 4032025 (inn1145) - Rocket Daddy LLC (rocket) - 04/03/25 (04/25) (Voided)						365.96	

Payment Detail

Bank=inn1145 AND mm/yy=04/2025-04/2025 AND All Checks=Yes AND Include Voids=All Checks

4032025 (inn1145) - Zenith Insurance Company (zenith) - 04/03/25 (04/25)

Final Mail Audit-FFinal Mail Audit-FV073003910003	P-214035	nfil-op	326.00 19130000 - Prepaid Insurance
---	----------	---------	-------------------------------------

Total 4032025 (inn1145) - Zenith Insurance Company (zenith) - 04/03/25 (04/25)**326.00****4082025 (inn1145) - CITY OF TALLAHASSEE (utltal) - 04/08/25 (04/25)**

Acct #100002739 04/2005	P-214037	lcrda-op	41.68 46400000 - Water/Sewer
Acct #100002739 04/2005	P-214037	lcrda-op	41.68 46400000 - Water/Sewer
Acct #100002739 04/2005	P-214037	lcrda-op	15.12 46050000 - Electric

Total 4082025 (inn1145) - CITY OF TALLAHASSEE (utltal) - 04/08/25 (04/25)**98.48****4142025 (inn1145) - Tower Hill Insurance Group (towerhill) - 04/14/25 (04/25)**

Policy #ICF1025377-04.2025	P-213100	lcrda-op	24,928.69 19130000 - Prepaid Insurance
----------------------------	----------	----------	--

Total 4142025 (inn1145) - Tower Hill Insurance Group (towerhill) - 04/14/25 (04/25)**24,928.69****4162025 (inn1145) - Metronet Fibernet, LLC (metronet) - 04/16/25 (04/25)**

2109240 04/2025	P-214039	nfil-op	1,202.25 77110000 - Internet Charge-NonCAM
-----------------	----------	---------	--

Total 4162025 (inn1145) - Metronet Fibernet, LLC (metronet) - 04/16/25 (04/25)**1,202.25****4172025 (inn1145) - TRAVELERS (travels) - 04/17/25 (04/25)**

Travels Ins #1705D8254 04/25	P-213333	nfil-op	961.00 19130000 - Prepaid Insurance
------------------------------	----------	---------	-------------------------------------

Total 4172025 (inn1145) - TRAVELERS (travels) - 04/17/25 (04/25)**961.00****4182025 (inn1145) - FLORIDA DEPARTMENT OF REVENUE (stax) - 04/18/25 (04/25)**

03.2025 STAX allowance	P-212905	nfil-op	-4.81 33150000 - Sales Tax Discount
03.2025 STAX	P-212905	nfil-op	192.50 23050000 - Sales Tax Payable

Total 4182025 (inn1145) - FLORIDA DEPARTMENT OF REVENUE (stax) - 04/18/25 (04/25)**187.69****4212025 (inn1145) - Hancock Bank (hancdtayne) - 04/21/25 (04/25)**

Hubspots Inc	P-214257	lcrda-op	81.90 77420000 - Marketing/PR- NonCAM
Adobe	P-214257	lcrda-op	29.99 47250000 - Internet Service
Proximity	P-214257	lcrda-op	288.00 54800000 - Security
Nest Ware	P-214257	lcrda-op	80.00 54800000 - Security
Microsoft	P-214257	lcrda-op	37.50 47250000 - Internet Service
Webflow	P-214257	lcrda-op	29.00 47250000 - Internet Service

Total 4212025 (inn1145) - Hancock Bank (hancdtayne) - 04/21/25 (04/25)**546.39****4212025 (inn1145) - Hancock Bank (hancdtpeggy) - 04/21/25 (04/25)**

EBAP	P-214260	nfil-op	33.16 55870000 - General Authority Expense
ebay	P-214260	nfil-op	257.99 55870000 - General Authority Expense
ebay	P-214260	nfil-op	18.25 55870000 - General Authority Expense
amazon	P-214260	nfil-op	64.99 55870000 - General Authority Expense
Costco	P-214260	lcrda-op	102.05 55870000 - General Authority Expense
Amazon	P-214260	lcrda-op	66.98 55870000 - General Authority Expense
JH Creative	P-214260	lcrda-op	150.00 55870000 - General Authority Expense

Total 4212025 (inn1145) - Hancock Bank (hancdtpeggy) - 04/21/25 (04/25)**693.42****4292025 (inn1145) - CITY OF TALLAHASSEE (utltal) - 04/29/25 (04/25)**

Acct #100275444 04/2025	P-214038	nfil-op	4,691.36 73120000 - Natural Gas- NonCAM/Vacant
Acct #100275444 04/2025	P-214038	nfil-op	485.28 46400000 - Water/Sewer
Acct #100275444 04/2025	P-214038	nfil-op	614.39 46600000 - Fire Service - Utility
Acct #100275444 04/2025	P-214038	nfil-op	384.13 46500000 - Stormwater
Acct #100275444 04/2025	P-214038	nfil-op	83.26 46480000 - Irrigation - Utility
Acct #100275444 04/2025	P-214038	nfil-op	266.27 46400000 - Water/Sewer
Acct #100275444 04/2025	P-214038	nfil-op	111.38 46350000 - Refuse Collection
Acct #100275444 04/2025	P-214038	nfil-op	9,264.10 46050000 - Electric

Total 4292025 (inn1145) - CITY OF TALLAHASSEE (utltal) - 04/29/25 (04/25)**15,900.17****4302025 (inn1145) - Home Depot Credit Services (home) - 04/30/25 (04/25)**

batteries for auto flush	P-214036	nfil-op	20.87 52300000 - Plumbing Repairs
--------------------------	----------	---------	-----------------------------------

Total 4302025 (inn1145) - Home Depot Credit Services (home) - 04/30/25 (04/25)**20.87****62,589.70**

Deposit Register

For Period = Apr 2025

Name	Property	Unit	Tenant	Period	Received Date	Deposit Date	Amount	Check #	Deposit #	Notes
(inn1145) - 790 04/07/2025										
Shanna Lewis	lcrda-op			04/2025	4/4/2025	4/7/2025	350.00	40392	790	:CHECKscan Payment - Shanna Lewis restitution
Reclaim Pharmaceutical Waste Management LLC	nfil-op	DRY237	quarry	04/2025	4/4/2025	4/7/2025	517.50	001216	790	:CHECKscan Payment
Total (inn1145) - 790 04/07/2025							867.50			
(inn1145) - 791 04/09/2025										
AVALANCHE PARTNERS	lcrda-op	1E	aval	04/2025	4/9/2025	4/9/2025	842.49	001764	791	:CHECKscan Payment
Total (inn1145) - 791 04/09/2025							842.49			
(inn1145) - 792 04/23/2025										
FLORIDA RESEARCH FOUNDATION	lcrda-op	1C	fsurf-ab	04/2025	4/22/2025	4/23/2025	2,652.00	105461	792	:CHECKscan Payment
FSU-MATERIALS RESEARCH CENTER	lcrda-op	2B	material	04/2025	4/22/2025	4/23/2025	203.00	105461	792	:CHECKscan Payment
MORGAN/SLIGER/JOHNSON/SHAW BUILDINGS	lcrda-op	6G	lot6g	04/2025	4/22/2025	4/23/2025	577.00	105461	792	:CHECKscan Payment
Total (inn1145) - 792 04/23/2025							3,432.00			
(inn1145) - 793 04/24/2025										
FSU	lcrda-op	11A	fsucam	04/2025	4/24/2025	4/24/2025	1,836.00	AUTO	793	
PHIPPS BUILDING	lcrda-op	1B	phipps	04/2025	4/24/2025	4/24/2025	1,103.00	AUTO	793	
NORTHWEST REGIONAL DATA CENTER	lcrda-op	3A	data	04/2025	4/24/2025	4/24/2025	944.00	AUTO	793	
FSU-AEROPULSION & MECHATRONICS ENERGY	lcrda-op	3B	aero	04/2025	4/24/2025	4/24/2025	1,828.00	AUTO	793	
NATIONAL HIGH MAGNETIC FIELD LABORATORY	lcrda-op	4A-10A	maglab	04/2025	4/24/2025	4/24/2025	4,777.00	AUTO	793	
Interdisciplinary Research & Commercialization Building	lcrda-op	5C	ircb	04/2025	4/24/2025	4/24/2025	1,539.00	AUTO	793	
MORGAN/SLIGER/JOHNSON/SHAW BUILDINGS	lcrda-op	6G	lot6g	04/2025	4/24/2025	4/24/2025	792.00	AUTO	793	
Total (inn1145) - 793 04/24/2025							12,819.00			
(inn1145) - 794 04/04/2025										
DANFOSS TURBOCOR, INC.	lcrda-op	1D-2D	danfoss	04/2025	4/4/2025	4/4/2025	5,963.67	AUTO	794	
Total (inn1145) - 794 04/04/2025							5,963.67			
(inn1145) - 795 04/02/2025										
Piersica, Inc. a Delaware for profit corp.	nfil-op	213E	piernfil	04/2025	4/2/2025	4/2/2025	5,175.00	AUTO	795	
Total (inn1145) - 795 04/02/2025							5,175.00			
GSA 04.2025 pymt	johnson			04/2025	4/1/2025	4/1/2025	25,732.90	AUTO	796	GSA 04.2025 pymt
Total (inn1145) - 796 04/01/2025							25,732.90			
Grand Total							54,832.56			

Aged Receivable

DB Caption: TALCOR Commercial -- LIVE Property: lcrda Status: Current, Past, Future All Selected Accounts Age As Of: 04/30/2025 Post To: 04/2025 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
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	1,628.32	0.00	0.00	0.00	0.00	1,628.32
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		knight	KNIGHT ADMINISTRATIVE BUILDING	Current	1,506.00	1,004.00	0.00	0.00	502.00	0.00	1,506.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		phipps	PHIPPS BUILDING	Current	1,103.00	1,103.00	0.00	0.00	0.00	0.00	1,103.00
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		aero	FSU-AEROPULSION & MECHATRONICS ENERGY	Current	1,621.26	1,621.26	0.00	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	4,236.72	0.00	0.00	0.00	0.00	4,236.72
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		cent	CENTENNIAL BUILDING	Current	2,400.00	800.00	800.00	0.00	800.00	0.00	2,400.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		ircb	Interdisciplinary Research & Commercialization Building	Current	1,539.01	1,539.00	0.00	0.00	0.01	0.00	1,539.01
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		collins	COLLINS BUILDING	Current	2,115.00	1,410.00	0.00	0.00	705.00	0.00	2,115.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		lot6g	MORGAN/SLIGER/JOHNSON/SHAW BUILDINGS	Current	2,362.39	1,818.43	0.00	0.00	543.96	0.00	2,362.39
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT					18,511.70	15,160.73	800.00	0.00	2,550.97	-837.79	17,673.91
nfil-op - North Florida Innovation Labs											
nfil-op - North Florida Innovation Labs		nhenergy	NHU Energy	Current	200.00	100.00	100.00	0.00	0.00	0.00	200.00
nfil-op - North Florida Innovation Labs		rrc	RRC Washington	Current	0.00	0.00	0.00	0.00	0.00	-1,167.04	-1,167.04
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					200.00	100.00	100.00	0.00	0.00	-1,339.04	-1,139.04
Grand Total					18,711.70	15,260.73	900.00	0.00	2,550.97	-2,176.83	16,534.87

User/Id : kristy@talcor.com Date : 5/16/2025 Time : 1:28 PM

Payables Aging Report

lcrda
Period: 04/2025
As of : 04/30/2025

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															
absolute	Absolute Computing Solutions														0.00
		IT Support	P-214479	50817	nfil-op	4/30/2025	4725-0000 Internet Service	ACS-74262	242.50	242.50	0.00	0.00	0.00		0.00 IT Support
		IT Support for FSU Trustee meeting	P-214480	50817	nfil-op	4/30/2025	1205-2000 Receivable from FSU	ACS-73729	177.50	177.50	0.00	0.00	0.00		0.00 IT Support for FSU Trustee meeting
Total absolute									420.00	420.00	0.00	0.00	0.00		0.00
airgasusa	Airgas USA														0.00
		Helium for lab	P-214473	50815	nfil-op	4/30/2025	5295-0000 Other Supplies	9159793827	332.62	332.62	0.00	0.00	0.00		0.00 Helium for lab
Total airgasusa									332.62	332.62	0.00	0.00	0.00		0.00
culligan	Consolidated Water Group														0.00
		Mthly water services	P-214472	50815	nfil-op	4/30/2025	5490-0000 Water Treatment Service	482071	1,237.98	1,237.98	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
		additional key copies NFIL	P-213395	50505	nfil-op	4/22/2025	5210-0000 Locks & Keys Repairs	233236	8.25	8.25	0.00	0.00	0.00		0.00 add'l key copies
Total davissaf									8.25	8.25	0.00	0.00	0.00		0.00
engineer	ENGINEERED COOLING SERVICES, INC.														0.00
		Inspect possible freon leak; Condensing unit 1	P-214470	50813	nfil-op	4/30/2025	5447-0000 HVAC Monthly Service	SV175297	485.00	485.00	0.00	0.00	0.00		0.00 cond unit 1 - possible freon leak
Total engineer									485.00	485.00	0.00	0.00	0.00		0.00
heinzbro	Heinz Nurseries, LLC.														0.00
		April lawn Svcs	P-214474	50815	lcrda-op	4/15/2025	5460-0000 Landscaping Service	60305	550.00	550.00	0.00	0.00	0.00		0.00 April lawn Svcs
		April lawn Svcs	P-214474	50815	nfil-op	4/15/2025	5460-0000 Landscaping Service	60305	350.00	350.00	0.00	0.00	0.00		0.00 April lawn Svcs
Total heinzbro									900.00	900.00	0.00	0.00	0.00		0.00
mgttal	TALCOR COMMERCIAL REAL ESTATE SVC INC														0.00
		03/2025 Labor Bill-NFIL	P-213850	50621	nfil-op	4/30/2025	5290-0000 Other Maintenance	I/2025 NFIL LABO	3,410.00	3,410.00	0.00	0.00	0.00		0.00 03/2025 Labor Bill-NFIL
Total mgttal									3,410.00	3,410.00	0.00	0.00	0.00		0.00
tribuilding	TRI BUILDING SERVICES														0.00
		Mthly janitorial svcs	P-214469	50813	nfil-op	4/30/2025	5450-0000 Janitorial Service	200703702	1,650.00	1,650.00	0.00	0.00	0.00		0.00 Mthly janitorial svcs
Total tribuilding									1,650.00	1,650.00	0.00	0.00	0.00		0.00
uline	ULINE														0.00
		Supplies	P-214486	50821	nfil-op	4/30/2025	1620-1000 NFIL - FFE Furnishings	191715554-NFIL	432.84	432.84	0.00	0.00	0.00		0.00 Supplies
Total uline									432.84	432.84	0.00	0.00	0.00		0.00
Grand Total									8,876.69	8,876.69	0.00	0.00	0.00		0.00

INNOVATION PARK
LCRDA op
April 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	\$ 1,004.00	\$ 1,506.00			\$ 1,506.00		
1B	PHIPPS BUILDING			2.50		\$ 1,103.00	\$ 1,103.00	\$ 2,206.00	\$ 1,103.00	4/24	\$ 1,103.00		
1D-2D	DANFOSS TURBOCOR, INC.	3/15/07	3/31/27	6.83			\$ 5,282.92	\$ 5,282.92	\$ 5,963.67	4/4	\$ (680.75)		\$ 201.67
3D				2.87									
1E	AVALANCHE PARTNERS	1/7/08	1/28/74	2.42			\$ 738.40	\$ 738.40	\$ 842.49	4/9	\$ (104.09)		\$ 28.49
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	\$ 1,410.00	\$ 2,115.00			\$ 2,115.00		
6G	MORGAN/JOHNSON/SLIGER/SHAW/OTHER		LCRDA	10.35		\$ 2,457.00	\$ 1,274.39	\$ 3,731.39	\$ 1,369.00	4/22 4/24	\$ 2,362.39		EXEMPT
3A	NORTHWEST REGIONAL DATA CENTER	11/1/81	10/31/21	4.68		\$ 944.00	\$ (52.95)	\$ 891.05	\$ 944.00	4/24	\$ (52.95)		EXEMPT
4A-10A	NATIONAL HIGH MAGNETIC FIELD LABORATORY	OWN		23.52		\$ 4,777.00	\$ 4,236.72	\$ 9,013.72	\$ 4,777.00	4/24	\$ 4,236.72		EXEMPT
11A	FSU-CAM (Eibit)			3.70		\$ 1,836.00	\$ 1,628.32	\$ 3,464.32	\$ 1,836.00	4/24	\$ 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	4/22	\$ -		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	4/22	\$ -		EXEMPT
3B	FSU-AEROPULSION & MECHATRONICS ENERGY			4.50		\$ 1,828.00	\$ 1,621.26	\$ 3,449.26	\$ 1,828.00	4/24	\$ 1,621.26		EXEMPT
3C	VACANT			3.60									
4C	VACANT			3.90									
5C	FSU - IRCB Interdisciplinary Research			3.70		\$ 1,539.00	\$ 1,539.01	\$ 3,078.01	\$ 1,539.00	4/24	\$ 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	\$ 1,600.00	\$ 2,400.00			\$ 2,400.00		EXEMPT
8E	VACANT			9.24									
EBP	VACANT												
	MISCELLANEOUS PAYMENTS								\$ 350.00	4/4		Shanna Lewis-Restitution 3310-0000	
	TOTALS			182.70	\$ -	\$ 19,346.00	\$ 21,385.07	\$ 40,731.07	\$ 23,407.16		\$ 17,673.91		\$ 230.16

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	\$ (2,409.04)	\$ (1,167.04)			\$ (1,167.04)		\$ -
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	4/4	\$ (172.00)		\$ 17.50
110,111,113,225	Piersica	9/9/24	9/8/25	\$ 2,800.00				\$5,000.00	\$ 175.00		\$ 5,175.00	\$ -	\$ 5,175.00	\$ 5,175.00	4/2	\$ -		NA \$ 175.00
virtual mem	NHU Energy	10/1/24	MTM	\$ -				\$ 100.00	NA		\$ 100.00	\$ 100.00	\$ 200.00			\$ 200.00		
misc																		
	TOTALS			\$ 4,500.00	780	0.00	\$ -	\$6,700.00	\$ 234.50	\$ -	\$ 7,034.50	\$ (2,481.04)	\$ 4,553.46	\$ 5,692.50		\$ (1,139.04)		\$ 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	Price Total
82228	lcrda-op	Scheduled	3/20/2025		ddm	RWO-Trash Pickup	1.00		DeMartino - straight	55.00 55.00
82306	nfil-op	Scheduled	3/20/2025		toole	RWO General Inspections	0.00			55.00 0.00
					lynn		0.00			55.00 0.00
					ddm		0.00			55.00 0.00
					mclose		0.00			55.00 0.00
82351	nfil-op	Scheduled	3/20/2025		toole	RWO Exterior repairs	0.00			55.00 0.00
					ddm		0.00			55.00 0.00
					lynn		0.00			55.00 0.00
					mclose		0.00			55.00 0.00
82401	nfil-op	Scheduled	3/20/2025		toole	RWO Interior repairs	0.00			55.00 0.00
					lynn		0.00			55.00 0.00
					ddm		0.00			55.00 0.00
					mclose		0.00			55.00 0.00
82450	nfil-op	Scheduled	3/20/2025		toole	RWO General routine maintenance	0.00			55.00 0.00
					mclose		0.00			55.00 0.00
					ddm		0.00			55.00 0.00
					lynn		0.00			55.00 0.00
83170	nfil-op	Scheduled	4/22/2025		ddm	Sprinkler heads Phoenix	2.50		DeMartino	0.00 0.00
					ddm		1.00		DeMartino	0.00 0.00
					ddm		2.50		DeMartino	0.00 0.00
					ddm		1.50		DeMartino	0.00 0.00
					ddm		5.50		DeMartino	0.00 0.00
					ddm		1.50		DeMartino	0.00 0.00
					ddm		1.00		DeMartino	0.00 0.00
					ddm		2.00		DeMartino	0.00 0.00
					ddm		2.00		DeMartino	0.00 0.00
					ddm		4.00		DeMartino	0.00 0.00
					ddm		2.00		DeMartino	0.00 0.00
					ddm		2.50		DeMartino	0.00 0.00
					ddm		1.00		DeMartino	0.00 0.00
					ddm		2.00		DeMartino	0.00 0.00
					ddm		1.00		DeMartino	0.00 0.00
					ddm		1.00		DeMartino	0.00 0.00
										55.00