



PROPERTY MANAGEMENT



May 2025 MONTHLY REPORT

PREPARED FOR:

Innovation Park

Leon County Research & Development Authority

Tallahassee, FL

NAI TALCOR

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TALCOR.COM



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INNOVATION PARK (lcrda)

Balance Sheet (With Period Change)

Period = May 2025

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4500	Cash - Hancock #2	6,976.44	6,380.92	595.52
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	59,885.23	59,289.71	595.52
1200-0000	RECEIVABLES			
1210-0000	Accounts Receivable	18,233.66	18,711.70	-478.04
1299-0000	TOTAL RECEIVABLES	18,233.66	18,711.70	-478.04
1300-1000	PROPERTY			
1305-0000	Land	635,920.58	635,920.58	0.00
1590-0000	Accumulated Depreciation	-1,458,144.90	-1,408,203.20	-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	23,132,544.81	23,182,486.51	-49,941.70
1840-0000	OTHER ASSETS			
1913-0000	Prepaid Insurance	31,722.49	39,399.80	-7,677.31
1925-0000	Investments	1,657,302.73	1,695,927.71	-38,624.98
1960-0000	Deferred Outflows of Resources - Pension	64,420.00	64,420.00	0.00
1980-0000	TOTAL OTHER ASSETS	1,753,445.22	1,799,747.51	-46,302.29
1990-0000	TOTAL ASSETS	24,964,108.92	25,060,235.43	-96,126.51
2000-0000	LIABILITIES and CAPITAL			
2210-0000	Principal Note 1	4,242,051.70	4,229,995.18	12,056.52
2236-0000	Accounts Payable	11,448.62	8,876.68	2,571.94
2246-0000	Prepaid Rents	837.87	2,176.91	-1,339.04
2249-0000	Accrued Other	21,594.86	21,594.86	0.00
2250-0000	Tenant Security Dep	7,099.90	6,699.90	400.00
2257-0000	Due to FSU	51,666.66	25,555.40	26,111.26
2258-0000	Due to FAMU	6,510.01	6,510.01	0.00
2305-0000	Sales Tax Payable	2,343.05	2,524.21	-181.16
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	4,676,234.67	4,636,615.15	39,619.52
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	23,132,544.81	23,182,486.51	-49,941.70
2750-0000	Unrestricted	-2,844,670.56	-2,758,866.23	-85,804.33
2890-0000	TOTAL CAPITAL	20,287,874.25	20,423,620.28	-135,746.03
2990-0000	TOTAL LIABILITIES and CAPITAL	24,964,108.92	25,060,235.43	-96,126.51

INNOVATION PARK (lcrda)

Income Statement

Period = May 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	0.15
3110-6000	Leasing - Membership Fees	6,900.00	50.23	45,300.09	24.41
3115-0000	CAM	0.00	0.00	69,557.96	37.47
3220-0000	Interest Income	6,375.02	46.41	58,297.80	31.41
3306-0400	Grant Income-EDA B2S	0.00	0.00	9,161.00	4.94
3310-0000	Other Income	350.01	2.55	2,856.33	1.54
3315-0000	Sales Tax Discount	10.57	0.08	47.51	0.03
3500-0000	Resident Memberships	0.00	0.00	-678.88	-0.37
3700-0000	Virtual Memberships	100.00	0.73	800.00	0.43
3990-0000	TOTAL REVENUE	13,735.60	100.00	185,614.33	100.00
4000-0000	OPERATING EXPENSES				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	97.07	106,666.72	57.47
4401-0100	Business Manager	7,500.00	54.60	60,000.00	32.33
4402-0000	Director Business Inc	0.00	0.00	24,596.74	13.25
4404-0000	Payroll Taxes - Authority	1,768.63	12.88	16,982.16	9.15
4405-0000	Worker's Compensation-Authority	173.50	1.26	1,388.00	0.75
4406-0000	Employee Benefits-Authority	7,173.34	52.22	57,953.49	31.22
4410-0000	Wages - Administrative	2,146.50	15.63	17,145.50	9.24
4490-0000	TOTAL PAYROLL EXPENSE	32,095.31	233.67	284,732.61	153.40
4600-0000	UTILITIES				
4605-0000	Electric	9,915.74	72.19	70,083.80	37.76
4625-0000	Natural Gas	5,029.77	36.62	35,836.29	19.31
4635-0000	Refuse Collection	111.38	0.81	1,254.86	0.68
4640-0000	Water/Sewer	826.23	6.02	6,528.61	3.52
4648-0000	Irrigation - Utility	83.26	0.61	2,444.13	1.32
4650-0000	Stormwater	384.13	2.80	3,073.04	1.66
4660-0000	Fire Service - Utility	614.39	4.47	4,915.12	2.65
4725-0000	Internet Service	723.74	5.27	2,568.98	1.38
4799-0000	TOTAL UTILITIES	17,688.64	128.78	126,704.83	68.26
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	5,712.50	3.08
5125-0000	Electric Supplies	439.66	3.20	439.66	0.24
5140-0000	Elevator Maintenance	0.00	0.00	385.00	0.21
5210-0000	Locks & Keys Repairs	0.00	0.00	132.15	0.07
5215-0000	Locks & Keys Supplies	0.00	0.00	71.50	0.04
5230-0000	Plumbing Repairs	0.00	0.00	499.00	0.27
5260-0000	Signage	0.00	0.00	703.15	0.38
5270-0000	Small Tools	0.00	0.00	95.94	0.05
5290-0000	Other Maintenance	2,090.00	15.22	18,558.91	10.00
5295-0000	Other Supplies	22.88	0.17	730.79	0.39
5299-0000	TOTAL REPAIR/MAINTENANCE	2,552.54	18.58	27,328.60	14.72
5400-0000	SERVICES				
5410-0000	Elevator Service	0.00	0.00	2,232.75	1.20
5415-0000	Elevator Phone Service	207.75	1.51	615.00	0.33
5420-0000	Fire Protection System	0.00	0.00	3,570.06	1.92
5430-0000	Exterminating	225.00	1.64	900.00	0.48
5442-0000	Generator Service	0.00	0.00	2,567.13	1.38
5447-0000	HVAC Monthly Service	4,320.00	31.45	13,445.00	7.24
5450-0000	Janitorial Service	1,650.00	12.01	13,878.84	7.48
5460-0000	Landscaping Service	900.00	6.55	12,304.10	6.63
5480-0000	Security	288.00	2.10	656.00	0.35
5487-0000	Window Washing Service	0.00	0.00	1,590.00	0.86
5490-0000	Water Treatment Service	1,237.98	9.01	12,379.80	6.67
5499-0000	TOTAL SERVICES	8,828.73	64.28	64,138.68	34.55
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	14,500.00	105.57	29,500.00	15.89
5522-0000	Internet Charge	1,202.25	8.75	9,813.65	5.29
5560-0000	Fees/Licenses/Permits	474.10	3.45	1,555.15	0.84

INNOVATION PARK (lcrda)

Income Statement

Period = May 2025

Book = Accrual

		Period to Date	%	Year to Date	%
5563-0000	Miscellaneous Admin Expense	0.00	0.00	10.00	0.01
5565-0000	Office Supplies	0.00	0.00	129.73	0.07
5566-0000	Office Equipment Maintenance	0.00	0.00	920.38	0.50
5575-0000	Professional Fees	1,000.00	7.28	10,552.01	5.68
5587-0000	General Authority Expense	168.86	1.23	5,847.76	3.15
5596-0000	Other Administration Costs	0.00	0.00	44.31	0.02
5599-0000	TOTAL PROPERTY ADMINISTRATION	17,345.21	126.28	58,372.99	31.45
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	1,800.00	13.10	17,713.82	9.54
6199-0000	TOTAL MANAGEMENT	1,800.00	13.10	17,713.82	9.54
6200-0000	INSURANCE				
6210-0000	Property Insurance	7,503.81	54.63	60,030.48	32.34
6299-0000	TOTAL INSURANCE	7,503.81	54.63	60,030.48	32.34
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	9,303.81	67.74	77,744.30	41.88
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	87,814.24	639.32	639,022.01	344.27
7000-0000	NONCAM OPERATING EXPENSES				
7700-0000	NONCAM ADMINISTRATION				
7717-0000	Bank Charges- NonCAM	-330.83	-2.41	0.00	0.00
7749-0000	TOTAL NONCAM ADMINISTRATION	-330.83	-2.41	0.00	0.00
7800-0000	TOTAL NONCAM OPERATING EXPENSES	-330.83	-2.41	0.00	0.00
7990-0000	ALL TOTAL EXPENSES	87,483.41	636.91	639,022.01	344.27
7999-0000	NET INCOME - OPERATING	-73,747.81	-536.91	-453,407.68	-244.27
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	12,056.52	87.78	93,572.06	50.41
8199-0000	TOTAL DEBT SERVICE	12,056.52	87.78	93,572.06	50.41
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	49,941.70	363.59	399,533.60	215.25
8299-0000	TOTAL OTHER EXPENSES	49,941.70	363.59	399,533.60	215.25
9900-0000	NET INCOME	-135,746.03	-988.28	-946,513.34	-509.94

INNOVATION PARK (Icrda)

Budget Comparison

Period = May 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	6,900.00	0.00	6,900.00	N/A	45,300.09	0.00	45,300.09	N/A	0.00
3115-0000 Rent	0.00	25,000.00	-25,000.00	-100.00	69,557.96	75,000.00	-5,442.04	-7.26	100,000.00
3220-0000 Leasing - Membership Fees	6,375.02	1,500.00	4,875.02	325.00	58,297.80	14,000.00	44,297.80	316.41	20,000.00
3300-0000 CAM	0.00	12,500.00	-12,500.00	-100.00	0.00	187,500.00	-187,500.00	-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	350.01	350.00	0.01	0.00	2,856.33	2,800.00	56.33	2.01	4,200.00
3315-0000 Grant Income-EDA B2S	10.57	0.00	10.57	N/A	47.51	0.00	47.51	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	800.00	0.00	800.00	N/A	0.00
Resident Memberships									
3990-0000 Virtual Memberships									
TOTAL REVENUE	13,735.60	39,350.00	-25,614.40	-65.09	185,614.33	279,300.00	-93,685.67	-33.54	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	106,666.72	106,666.64	-0.08	0.00	160,000.00
4401-0100 Executive Director-Authority	7,500.00	7,500.00	0.00	0.00	60,000.00	60,000.00	0.00	0.00	90,000.00
4402-0000 Business Manager	0.00	5,700.00	5,700.00	100.00	24,596.74	45,600.00	21,003.26	46.06	68,400.00
4404-0000 Director Business Inc	1,768.63	0.00	-1,768.63	N/A	16,982.16	0.00	-16,982.16	N/A	0.00
4405-0000 Payroll Taxes - Authority	173.50	0.00	-173.50	N/A	1,388.00	0.00	-1,388.00	N/A	0.00
4406-0000 Worker's Compensation-Authority	7,173.34	14,300.00	7,126.66	49.84	57,953.49	114,400.00	56,446.51	49.34	171,600.00
4410-0000 Employee Benefits-Authority	2,146.50	2,496.67	350.17	14.03	17,145.50	19,973.36	2,827.86	14.16	29,960.04
4490-0000 Wages - Administrative	32,095.31	43,330.00	11,234.69	25.93	284,732.61	346,640.00	61,907.39	17.86	519,960.04
4600-0000									
4605-0000 UTILITIES	9,915.74	100.00	-9,815.74	-9,815.74	70,083.80	81,800.00	11,716.20	14.32	82,200.00
4625-0000 Electric	5,029.77	0.00	-5,029.77	N/A	35,836.29	3,000.00	-32,836.29	-1,094.54	3,000.00
4635-0000 Natural Gas	111.38	66.67	-44.71	-67.06	1,254.86	2,133.36	878.50	41.18	2,400.00
4640-0000 Refuse Collection	826.23	0.00	-826.23	N/A	6,528.61	1,800.00	-4,728.61	-262.70	1,800.00
4648-0000 Water/Sewer	83.26	0.00	-83.26	N/A	2,444.13	800.00	-1,644.13	-205.52	800.00
4650-0000 Irrigation - Utility	384.13	0.00	-384.13	N/A	3,073.04	750.00	-2,323.04	-309.74	750.00
4660-0000 Stormwater	614.39	0.00	-614.39	N/A	4,915.12	1,050.00	-3,865.12	-368.11	1,050.00
4725-0000 Fire Service - Utility	723.74	0.00	-723.74	N/A	2,568.98	0.00	-2,568.98	N/A	0.00
4799-0000 TOTAL UTILITIES	17,688.64	166.67	-17,521.97	-10,512.97	126,704.83	91,333.36	-35,371.47	-38.73	92,000.00
5116-5000 REPAIR/MAINTENANCE									
5120-0000	0.00	100.00	100.00	100.00	5,712.50	1,580.00	-4,132.50	-261.55	1,980.00
5125-0000 Electric Repairs	439.66	100.00	-339.66	-339.66	439.66	800.00	360.34	45.04	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	200.00	200.00	100.00	300.00
5175-0000 Fire Extinguisher Maintenance	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
5195-0000 Fire Alarm/Sprinkler Repair	0.00	100.00	100.00	100.00	0.00	800.00	800.00	100.00	1,200.00
5197-0000 Tree Trimming	0.00	250.00	250.00	100.00	0.00	2,000.00	2,000.00	100.00	2,940.00
5198-0000 Holding Pond Maintenance	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	600.00
5210-0000 TIC-Trail Maintenance Expense	0.00	0.00	0.00	N/A	132.15	550.00	417.85	75.97	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	0.00	0.00	0.00	N/A	499.00	750.00	251.00	33.47	750.00
5245-0000 Plumbing Repairs	0.00	250.00	250.00	100.00	0.00	2,000.00	2,000.00	100.00	3,000.00
5260-0000 Irrigation Repairs	0.00	85.00	85.00	100.00	703.15	1,180.00	476.85	40.41	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	2,090.00	0.00	-2,090.00	N/A	18,558.91	1,500.00	-17,058.91	-1,137.26	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	22.88	0.00	-22.88	N/A	730.79	720.00	-10.79	-1.50	720.00
5299-0000 Other Supplies	2,552.54	985.00	-1,567.54	-159.14	27,328.60	15,680.00	-11,648.60	-74.29	19,660.00
5400-0000 TOTAL REPAIR/MAINTENANCE									
5410-0000 SERVICES	0.00	0.00	0.00	N/A	2,232.75	0.00	-2,232.75	N/A	0.00
5415-0000 Elevator Service	207.75	0.00	-207.75	N/A	615.00	200.00	-415.00	-207.50	200.00
Elevator Phone Service									

INNOVATION PARK (Icrda)

Budget Comparison

Period = May 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	225.00	0.00	-225.00	N/A	900.00	600.00	-300.00	-50.00	600.00
5442-0000	0.00	0.00	0.00	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	360.00	360.00	100.00	540.00
5447-0000	4,320.00	0.00	-4,320.00	N/A	13,445.00	1,350.00	-12,095.00	-895.93	1,350.00
5450-0000	1,650.00	0.00	-1,650.00	N/A	13,878.84	9,000.00	-4,878.84	-54.21	9,000.00
5460-0000	900.00	1,500.00	600.00	40.00	12,304.10	15,450.00	3,145.90	20.36	21,450.00
5461-0000	0.00	150.00	150.00	100.00	0.00	1,100.00	1,100.00	100.00	1,700.00
5480-0000	288.00	0.00	-288.00	N/A	656.00	4,200.00	3,544.00	84.38	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	12,379.80	0.00	-12,379.80	N/A	0.00
5499-0000	8,828.73	1,695.00	-7,133.73	-420.87	64,138.68	34,210.00	-29,928.68	-87.49	40,990.00
5500-0000									
5510-0000	14,500.00	0.00	-14,500.00	N/A	29,500.00	35,000.00	5,500.00	15.71	35,000.00
5522-0000	1,202.25	1,000.00	-202.25	-20.23	9,813.65	11,000.00	1,186.35	10.78	15,000.00
5560-0000	474.10	0.00	-474.10	N/A	1,555.15	750.00	-805.15	-107.35	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	0.00	0.00	0.00	N/A	920.38	1,500.00	579.62	38.64	1,500.00
5575-0000	1,000.00	5,000.00	4,000.00	80.00	10,552.01	20,000.00	9,447.99	47.24	25,000.00
5587-0000	168.86	0.00	-168.86	N/A	5,847.76	0.00	-5,847.76	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	17,345.21	6,000.00	-11,345.21	-189.09	58,372.99	68,550.00	10,177.01	14.85	77,550.00
6000-0000									
6100-0000									
6110-0000	1,800.00	3,000.00	1,200.00	40.00	17,713.82	39,000.00	21,286.18	54.58	49,000.00
6199-0000	1,800.00	3,000.00	1,200.00	40.00	17,713.82	39,000.00	21,286.18	54.58	49,000.00
6200-0000									
6210-0000	7,503.81	2,500.00	-5,003.81	-200.15	60,030.48	35,000.00	-25,030.48	-71.52	35,000.00
6299-0000	7,503.81	2,500.00	-5,003.81	-200.15	60,030.48	35,000.00	-25,030.48	-71.52	35,000.00
6799-0000	9,303.81	5,500.00	-3,803.81	-69.16	77,744.30	74,000.00	-3,744.30	-5.06	84,000.00
6999-0000	87,814.24	57,676.67	-30,137.57	-52.25	639,022.01	630,413.36	-8,608.65	-1.37	834,160.04
7000-0000									
7700-0000									
7717-0000	-330.83	0.00	330.83	N/A	0.00	0.00	0.00	N/A	0.00
7749-0000	-330.83	0.00	330.83	N/A	0.00	0.00	0.00	N/A	0.00
7800-0000	-330.83	0.00	330.83	N/A	0.00	0.00	0.00	N/A	0.00
7990-0000	87,483.41	57,676.67	-29,806.74	-51.68	639,022.01	630,413.36	-8,608.65	-1.37	834,160.04
7999-0000	-73,747.81	-18,326.67	-55,421.14	-302.41	-453,407.68	-351,113.36	-102,294.32	-29.13	-509,960.04
8100-0000									
8110-0000	12,056.52	0.00	-12,056.52	N/A	93,572.06	0.00	-93,572.06	N/A	0.00
8199-0000	12,056.52	0.00	-12,056.52	N/A	93,572.06	0.00	-93,572.06	N/A	0.00
8200-0000									
8210-0000	49,941.70	0.00	-49,941.70	N/A	399,533.60	0.00	-399,533.60	N/A	0.00
8299-0000	49,941.70	0.00	-49,941.70	N/A	399,533.60	0.00	-399,533.60	N/A	0.00
9900-0000	-135,746.03	-18,326.67	-117,419.36	-640.70	-946,513.34	-351,113.36	-595,399.98	-169.57	-509,960.04

LEON COUNTY RESEARCH & DEVELOPMENT (lcrda-op)

Budget Comparison

Period = May 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
3115-0000		0.00	25,000.00	-25,000.00	-100.00	69,557.96	75,000.00	-5,442.04	-7.26	100,000.00
3220-0000	Rent	6,375.02	1,500.00	4,875.02	325.00	58,297.80	14,000.00	44,297.80	316.41	20,000.00
3300-0000	CAM	0.00	12,500.00	-12,500.00	-100.00	0.00	187,500.00	-187,500.00	-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	2,851.36	2,800.00	51.36	1.83	4,200.00
3315-0000	Grant Income-EDA B2S	5.75	0.00	5.75	N/A	17.45	0.00	17.45	N/A	0.00
3500-0000	Other Income	0.00	0.00	0.00	N/A	-678.88	0.00	-678.88	N/A	0.00
	Sales Tax Discount									
	Resident Memberships									
3990-0000	TOTAL REVENUE	6,730.77	39,350.00	-32,619.23	-82.90	139,479.21	279,300.00	-139,820.79	-50.06	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	106,666.72	106,666.64	-0.08	0.00	160,000.00
4401-0100		7,500.00	7,500.00	0.00	0.00	60,000.00	60,000.00	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	45,600.00	21,003.26	46.06	68,400.00
4404-0000	Business Manager	1,768.63	0.00	-1,768.63	N/A	16,982.16	0.00	-16,982.16	N/A	0.00
4405-0000	Director Business Inc	173.50	0.00	-173.50	N/A	1,388.00	0.00	-1,388.00	N/A	0.00
4406-0000	Payroll Taxes - Authority	7,173.34	14,300.00	7,126.66	49.84	57,953.49	114,400.00	56,446.51	49.34	171,600.00
4410-0000	Worker's Compensation-Authority	2,146.50	2,496.67	350.17	14.03	17,145.50	19,973.36	2,827.86	14.16	29,960.04
4490-0000	Employee Benefits-Authority	32,095.31	43,330.00	11,234.69	25.93	284,732.61	346,640.00	61,907.39	17.86	519,960.04
	TOTAL PAYROLL EXPENSE									
	Wages - Administrative									
4600-0000	UTILITIES									
4605-0000		15.56	100.00	84.44	84.44	137.10	800.00	662.90	82.86	1,200.00
4635-0000		0.00	66.67	66.67	100.00	0.00	533.36	533.36	100.00	800.00
4640-0000	Electric	83.36	0.00	-83.36	N/A	747.28	0.00	-747.28	N/A	0.00
4725-0000	Refuse Collection	72.49	0.00	-72.49	N/A	168.98	0.00	-168.98	N/A	0.00
4799-0000	Water/Sewer	171.41	166.67	-4.74	-2.84	1,053.36	1,333.36	280.00	21.00	2,000.00
5116-5000	TOTAL UTILITIES									
5120-0000	REPAIR/MAINTENANCE									
5125-0000		0.00	100.00	100.00	100.00	0.00	800.00	800.00	100.00	1,200.00
5170-0000	Electric Repairs	439.66	100.00	-339.66	-339.66	439.66	800.00	360.34	45.04	1,200.00
5170-0000	Electric Supplies	0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
5175-0000		0.00	25.00	25.00	100.00	0.00	200.00	200.00	100.00	300.00
5195-0000	Fire Extinguisher Maintenance	0.00	100.00	100.00	100.00	0.00	800.00	800.00	100.00	1,200.00
5197-0000	Fire Alarm/Sprinkler Repair	0.00	250.00	250.00	100.00	0.00	2,000.00	2,000.00	100.00	2,940.00
5198-0000	Tree Trimming	0.00	50.00	50.00	100.00	0.00	400.00	400.00	100.00	600.00
5210-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	0.00	100.00	100.00	100.00	200.00
5245-0000	TIC-Trail Maintenance Expense	0.00	250.00	250.00	100.00	0.00	2,000.00	2,000.00	100.00	3,000.00
5260-0000	Locks & Keys Repairs	0.00	85.00	85.00	100.00	687.50	680.00	-7.50	-1.10	1,020.00
5290-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	3,180.85	0.00	-3,180.85	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	439.66	985.00	545.34	55.36	4,336.55	7,980.00	3,643.45	45.66	11,960.00
	Other Supplies									
5400-0000	TOTAL REPAIR/MAINTENANCE									
5445-0000	SERVICE	0.00	45.00	45.00	100.00	0.00	360.00	360.00	100.00	540.00
5460-0000	Backflow Prevention Service	350.00	1,500.00	1,150.00	76.67	4,842.40	12,000.00	7,157.60	59.65	18,000.00
5461-0000	Landscaping Service	0.00	150.00	150.00	100.00	0.00	1,100.00	1,100.00	100.00	1,700.00
5480-0000	Landscaping - Trail	288.00	0.00	-288.00	N/A	656.00	0.00	-656.00	N/A	0.00
5499-0000	Security	638.00	1,695.00	1,057.00	62.36	5,498.40	13,460.00	7,961.60	59.15	20,240.00
5500-0000	TOTAL SERVICES									
5510-0000	PROPERTY ADMINISTRATION	14,500.00	0.00	-14,500.00	N/A	29,500.00	35,000.00	5,500.00	15.71	35,000.00
5522-0000		0.00	1,000.00	1,000.00	100.00	0.00	8,000.00	8,000.00	100.00	12,000.00
5560-0000	Accounting	474.10	0.00	-474.10	N/A	1,403.46	0.00	-1,403.46	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	5,000.00	5,000.00	100.00	9,552.01	20,000.00	10,447.99	52.24	25,000.00
	Office Supplies									
	Professional Fees									

LEON COUNTY RESEARCH & DEVELOPMENT (lcrda-op)

Budget Comparison

Period = May 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5587-0000		125.96	0.00	-125.96	N/A	630.69	0.00	-630.69	N/A	0.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	15,100.06	6,000.00	-9,100.06	-151.67	41,115.65	63,000.00	21,884.35	34.74	72,000.00
6000-0000										
6100-0000	MANAGEMENT, INSURANCE, AND TAXES									
6110-0000		800.00	3,000.00	2,200.00	73.33	10,713.82	30,000.00	19,286.18	64.29	40,000.00
6199-0000	TOTAL MANAGEMENT	800.00	3,000.00	2,200.00	73.33	10,713.82	30,000.00	19,286.18	64.29	40,000.00
6200-0000	MANAGEMENT Fees TALCOR									
6210-0000		407.34	2,500.00	2,092.66	83.71	3,258.72	20,000.00	16,741.28	83.71	20,000.00
6299-0000	TOTAL INSURANCE	407.34	2,500.00	2,092.66	83.71	3,258.72	20,000.00	16,741.28	83.71	20,000.00
6799-0000	TOTAL NONCAM INSURANCE, AND TAXES	1,207.34	5,500.00	4,292.66	78.05	13,972.54	50,000.00	36,027.46	72.05	60,000.00
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	49,651.78	57,676.67	8,024.89	13.91	350,709.11	482,413.36	131,704.25	27.30	686,160.04
7000-0000	NONCAM OPERATING EXPENSES									
7700-0000	NONCAM ADMINISTRATION									
7717-0000		-330.83	0.00	330.83	N/A	0.00	0.00	0.00	N/A	0.00
7749-0000	TOTAL NONCAM ADMINISTRATION	-330.83	0.00	330.83	N/A	0.00	0.00	0.00	N/A	0.00
7800-0000	Bank Charges- NonCAM									
7800-0000		-330.83	0.00	330.83	N/A	0.00	0.00	0.00	N/A	0.00
7990-0000	ALL TOTAL EXPENSES	49,320.95	57,676.67	8,355.72	14.49	350,709.11	482,413.36	131,704.25	27.30	686,160.04
7999-0000	TOTAL NONCAM OPERATING EXPENSES	-42,590.18	-18,326.67	-24,263.51	-132.39	-211,229.90	-203,113.36	-8,116.54	-4.00	-361,960.04
8100-0000										
8110-0000	DEBT SERVICE	12,056.52	0.00	-12,056.52	N/A	93,572.06	0.00	-93,572.06	N/A	0.00
8199-0000		12,056.52	0.00	-12,056.52	N/A	93,572.06	0.00	-93,572.06	N/A	0.00
	Loan #1 Interest									
8200-0000										
8210-0000	TOTAL DEBT SERVICE	1,928.86	0.00	-1,928.86	N/A	15,430.88	0.00	-15,430.88	N/A	0.00
8299-0000		1,928.86	0.00	-1,928.86	N/A	15,430.88	0.00	-15,430.88	N/A	0.00
	Depreciation Expense									
9900-0000	NET INCOME EXPENSES	-56,575.56	-18,326.67	-38,248.89	-208.71	-320,232.84	-203,113.36	-117,119.48	-57.66	-361,960.04

North Florida Innovation Labs (nfil-op)

Budget Comparison

Period = May 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		6,900.00	0.00	6,900.00	N/A	45,300.09	0.00	45,300.09	N/A	0.00
3310-0000		0.01	0.00	0.01	N/A	4.97	0.00	4.97	N/A	0.00
3315-0000	Leasing - Membership Fees	4.82	0.00	4.82	N/A	30.06	0.00	30.06	N/A	0.00
3700-0000	Other Income	100.00	0.00	100.00	N/A	800.00	0.00	800.00	N/A	0.00
	Sales Tax Discount									
	Virtual Memberships									
3990-0000	TOTAL REVENUE	7,004.83	0.00	7,004.83	N/A	46,135.12	0.00	46,135.12	N/A	0.00
4000-0000	OPERATING EXPENSES									
4001-0000	BILLABLE OPERATING EXPENSES									
4600-0000										
4605-0000	UTILITIES	9,900.18	0.00	-9,900.18	N/A	69,946.70	81,000.00	11,053.30	13.65	81,000.00
4625-0000		5,029.77	0.00	-5,029.77	N/A	35,836.29	3,000.00	-32,836.29	-1,094.54	3,000.00
4635-0000	Electric	111.38	0.00	-111.38	N/A	1,254.86	1,600.00	345.14	21.57	1,600.00
4640-0000	Natural Gas	742.87	0.00	-742.87	N/A	5,781.33	1,800.00	-3,981.33	-221.18	1,800.00
4648-0000	Refuse Collection	83.26	0.00	-83.26	N/A	2,444.13	800.00	-1,644.13	-205.52	800.00
4650-0000	Water/Sewer	384.13	0.00	-384.13	N/A	3,073.04	750.00	-2,323.04	-309.74	750.00
4660-0000	Irrigation - Utility	614.39	0.00	-614.39	N/A	4,915.12	1,050.00	-3,865.12	-368.11	1,050.00
4725-0000	Stormwater	651.25	0.00	-651.25	N/A	2,400.00	0.00	-2,400.00	N/A	0.00
4799-0000	Fire Service - Utility	17,517.23	0.00	-17,517.23	N/A	125,651.47	90,000.00	-35,651.47	-39.61	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	0.00	0.00	0.00	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	0.00	0.00	0.00	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	2,090.00	0.00	-2,090.00	N/A	15,378.06	1,500.00	-13,878.06	-925.20	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	22.88	0.00	-22.88	N/A	702.25	720.00	17.75	2.47	720.00
5299-0000	Other Inspections	2,112.88	0.00	-2,112.88	N/A	22,992.05	7,700.00	-15,292.05	-198.60	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		207.75	0.00	-207.75	N/A	615.00	200.00	-415.00	-207.50	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	225.00	0.00	-225.00	N/A	900.00	600.00	-300.00	-50.00	600.00
5442-0000	Fire Protection System	0.00	0.00	0.00	N/A	2,567.13	900.00	-1,667.13	-185.24	900.00
5447-0000	Exterminating	4,320.00	0.00	-4,320.00	N/A	13,445.00	1,350.00	-12,095.00	-895.93	1,350.00
5450-0000	Generator Service	1,650.00	0.00	-1,650.00	N/A	13,878.84	9,000.00	-4,878.84	-54.21	9,000.00
5460-0000	HVAC Monthly Service	550.00	0.00	-550.00	N/A	7,461.70	3,450.00	-4,011.70	-116.28	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	12,379.80	0.00	-12,379.80	N/A	0.00
5499-0000	Window Washing Service	8,190.73	0.00	-8,190.73	N/A	58,640.28	20,750.00	-37,890.28	-182.60	20,750.00
	Water Treatment Service									
5500-0000	TOTAL SERVICES									
5522-0000	PROPERTY ADMINISTRATION	1,202.25	0.00	-1,202.25	N/A	9,813.65	3,000.00	-6,813.65	-227.12	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	0.00	0.00	0.00	N/A	920.38	1,500.00	579.62	38.64	1,500.00
5575-0000	Office Supplies	1,000.00	0.00	-1,000.00	N/A	1,000.00	0.00	-1,000.00	N/A	0.00
5587-0000	Office Equipment Maintenance	42.90	0.00	-42.90	N/A	5,217.07	0.00	-5,217.07	N/A	0.00
	Professional Fees									
	General Authority Expense									

North Florida Innovation Labs (nfil-op)

Budget Comparison

Period = May 2025

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	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5596-0000	0.00	0.00	0.00	N/A	44.31	0.00	-44.31	N/A	0.00
5599-0000	2,245.15	0.00	-2,245.15	N/A	17,257.34	5,550.00	-11,707.34	-210.94	5,550.00
6000-0000									
6100-0000									
6110-0000	1,000.00	0.00	-1,000.00	N/A	7,000.00	9,000.00	2,000.00	22.22	9,000.00
6199-0000	1,000.00	0.00	-1,000.00	N/A	7,000.00	9,000.00	2,000.00	22.22	9,000.00
6200-0000									
6210-0000	7,096.47	0.00	-7,096.47	N/A	56,771.76	15,000.00	-41,771.76	-278.48	15,000.00
6299-0000	7,096.47	0.00	-7,096.47	N/A	56,771.76	15,000.00	-41,771.76	-278.48	15,000.00
6799-0000	8,096.47	0.00	-8,096.47	N/A	63,771.76	24,000.00	-39,771.76	-165.72	24,000.00
6999-0000	38,162.46	0.00	-38,162.46	N/A	288,312.90	148,000.00	-140,312.90	-94.81	148,000.00
7000-0000									
7990-0000	38,162.46	0.00	-38,162.46	N/A	288,312.90	148,000.00	-140,312.90	-94.81	148,000.00
7999-0000	-31,157.63	0.00	-31,157.63	N/A	-242,177.78	-148,000.00	-94,177.78	-63.63	-148,000.00
8200-0000									
8210-0000	48,012.84	0.00	-48,012.84	N/A	384,102.72	0.00	-384,102.72	N/A	0.00
8299-0000	48,012.84	0.00	-48,012.84	N/A	384,102.72	0.00	-384,102.72	N/A	0.00
9900-0000	-79,170.47	0.00	-79,170.47	N/A	-626,280.50	-148,000.00	-478,280.50	-323.16	-148,000.00

INNOVATION PARK (lcrda)

Cash Flow Statement

Period = May 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	0.15
3110-6000	Leasing - Membership Fees	6,900.00	50.23	45,300.09	24.41
3115-0000	CAM	0.00	0.00	69,557.96	37.47
3220-0000	Interest Income	6,375.02	46.41	58,297.80	31.41
3306-0400	Grant Income-EDA B2S	0.00	0.00	9,161.00	4.94
3310-0000	Other Income	350.01	2.55	2,856.33	1.54
3315-0000	Sales Tax Discount	10.57	0.08	47.51	0.03
3500-0000	Resident Memberships	0.00	0.00	-678.88	-0.37
3700-0000	Virtual Memberships	100.00	0.73	800.00	0.43
3990-0000	TOTAL REVENUE	13,735.60	100.00	185,614.33	100.00
4000-0000	OPERATING EXPENSES				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	97.07	106,666.72	57.47
4401-0100	Business Manager	7,500.00	54.60	60,000.00	32.33
4402-0000	Director Business Inc	0.00	0.00	24,596.74	13.25
4404-0000	Payroll Taxes - Authority	1,768.63	12.88	16,982.16	9.15
4405-0000	Worker's Compensation-Authority	173.50	1.26	1,388.00	0.75
4406-0000	Employee Benefits-Authority	7,173.34	52.22	57,953.49	31.22
4410-0000	Wages - Administrative	2,146.50	15.63	17,145.50	9.24
4490-0000	TOTAL PAYROLL EXPENSE	32,095.31	233.67	284,732.61	153.40
4600-0000	UTILITIES				
4605-0000	Electric	9,915.74	72.19	70,083.80	37.76
4625-0000	Natural Gas	5,029.77	36.62	35,836.29	19.31
4635-0000	Refuse Collection	111.38	0.81	1,254.86	0.68
4640-0000	Water/Sewer	826.23	6.02	6,528.61	3.52
4648-0000	Irrigation - Utility	83.26	0.61	2,444.13	1.32
4650-0000	Stormwater	384.13	2.80	3,073.04	1.66
4660-0000	Fire Service - Utility	614.39	4.47	4,915.12	2.65
4725-0000	Internet Service	723.74	5.27	2,568.98	1.38
4799-0000	TOTAL UTILITIES	17,688.64	128.78	126,704.83	68.26
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	5,712.50	3.08
5125-0000	Electric Supplies	439.66	3.20	439.66	0.24
5140-0000	Elevator Maintenance	0.00	0.00	385.00	0.21
5210-0000	Locks & Keys Repairs	0.00	0.00	132.15	0.07
5215-0000	Locks & Keys Supplies	0.00	0.00	71.50	0.04
5230-0000	Plumbing Repairs	0.00	0.00	499.00	0.27
5260-0000	Signage	0.00	0.00	703.15	0.38
5270-0000	Small Tools	0.00	0.00	95.94	0.05
5290-0000	Other Maintenance	2,090.00	15.22	18,558.91	10.00
5295-0000	Other Supplies	22.88	0.17	730.79	0.39
5299-0000	TOTAL REPAIR/MAINTENANCE	2,552.54	18.58	27,328.60	14.72
5400-0000	SERVICES				
5410-0000	Elevator Service	0.00	0.00	2,232.75	1.20
5415-0000	Elevator Phone Service	207.75	1.51	615.00	0.33
5420-0000	Fire Protection System	0.00	0.00	3,570.06	1.92
5430-0000	Exterminating	225.00	1.64	900.00	0.48
5442-0000	Generator Service	0.00	0.00	2,567.13	1.38
5447-0000	HVAC Monthly Service	4,320.00	31.45	13,445.00	7.24
5450-0000	Janitorial Service	1,650.00	12.01	13,878.84	7.48
5460-0000	Landscaping Service	900.00	6.55	12,304.10	6.63
5480-0000	Security	288.00	2.10	656.00	0.35
5487-0000	Window Washing Service	0.00	0.00	1,590.00	0.86
5490-0000	Water Treatment Service	1,237.98	9.01	12,379.80	6.67
5499-0000	TOTAL SERVICES	8,828.73	64.28	64,138.68	34.55
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	14,500.00	105.57	29,500.00	15.89
5522-0000	Internet Charge	1,202.25	8.75	9,813.65	5.29
5560-0000	Fees/Licenses/Permits	474.10	3.45	1,555.15	0.84

INNOVATION PARK (lcrda)

Cash Flow Statement

Period = May 2025

Book = Accrual

		Period to Date	%	Year to Date	%
5563-0000	Miscellaneous Admin Expense	0.00	0.00	10.00	0.01
5565-0000	Office Supplies	0.00	0.00	129.73	0.07
5566-0000	Office Equipment Maintenance	0.00	0.00	920.38	0.50
5575-0000	Professional Fees	1,000.00	7.28	10,552.01	5.68
5587-0000	General Authority Expense	168.86	1.23	5,847.76	3.15
5596-0000	Other Administration Costs	0.00	0.00	44.31	0.02
5599-0000	TOTAL PROPERTY ADMINISTRATION	17,345.21	126.28	58,372.99	31.45
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	1,800.00	13.10	17,713.82	9.54
6199-0000	TOTAL MANAGEMENT	1,800.00	13.10	17,713.82	9.54
6200-0000	INSURANCE				
6210-0000	Property Insurance	7,503.81	54.63	60,030.48	32.34
6299-0000	TOTAL INSURANCE	7,503.81	54.63	60,030.48	32.34
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	9,303.81	67.74	77,744.30	41.88
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	87,814.24	639.32	639,022.01	344.27
7000-0000	NONCAM OPERATING EXPENSES				
7700-0000	NONCAM ADMINISTRATION				
7717-0000	Bank Charges- NonCAM	-330.83	-2.41	0.00	0.00
7749-0000	TOTAL NONCAM ADMINISTRATION	-330.83	-2.41	0.00	0.00
7800-0000	TOTAL NONCAM OPERATING EXPENSES	-330.83	-2.41	0.00	0.00
7990-0000	ALL TOTAL EXPENSES	87,483.41	636.91	639,022.01	344.27
7999-0000	NET INCOME - OPERATING	-73,747.81	-536.91	-453,407.68	-244.27
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	12,056.52	87.78	93,572.06	50.41
8199-0000	TOTAL DEBT SERVICE	12,056.52	87.78	93,572.06	50.41
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	49,941.70	363.59	399,533.60	215.25
8299-0000	TOTAL OTHER EXPENSES	49,941.70	363.59	399,533.60	215.25
9900-0000	NET INCOME	-135,746.03	-988.28	-946,513.34	-509.94
	Adjustments				
1203-0000	A/R-Tenant - CAM	0.00	0.00	561.98	0.30
1206-0000	Other Receivables	0.00	0.00	5,733.00	3.09
1210-0000	Accounts Receivable	478.04	3.48	46,159.86	24.87
1218-0000	Due from IP TLH	0.00	0.00	1,394.55	0.75
1590-0000	Accumulated Depreciation	49,941.70	363.59	399,533.60	215.25
1628-0000	NFIL Assets	0.00	0.00	-6,298.22	-3.39
1913-0000	Prepaid Insurance	7,677.31	55.89	-21,668.98	-11.67
1925-0000	Investments	38,624.98	281.20	386,702.20	208.34
2210-0000	Principal Note 1	12,056.52	87.78	93,572.06	50.41
2236-0000	Accounts Payable	2,571.94	18.72	-18,486.38	-9.96
2246-0000	Prepaid Rents	-1,339.04	-9.75	-9,293.21	-5.01
2249-0000	Accrued Other	0.00	0.00	-15,778.17	-8.50
2250-0000	Tenant Security Dep	400.00	2.91	-6,863.83	-3.70
2257-0000	Due to FSU	26,111.26	190.10	36,810.98	19.83
2258-0000	Due to FAMU	0.00	0.00	2,573.13	1.39
2305-0000	Sales Tax Payable	-181.16	-1.32	95.80	0.05
	Total Adjustments	136,341.55	992.61	894,748.37	482.05
	Cash Flow	595.52	4.34	-51,764.97	-27.89
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-4500	Cash - Hancock #2	6,380.92	6,976.44	595.52	
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	59,289.71	59,885.23	595.52	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1110-4500	Cash - Hancock #2	58,741.41	6,976.44	-51,764.97	
1111-0000	Cash-NFIL Construction	52,708.79	52,708.79	0.00	

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

		Period to Date	%	Year to Date	%
1121-6600	Petty Cash Fund	200.00		200.00	0.00
Total Cash		111,650.20		59,885.23	-51,764.97

Cash - Hancock #2

6/25/2025

**Bank Reconciliation Report
5/31/2025**

Posted by: kristy on 6/25/2025

Balance Per Bank Statement as of 5/31/2025 13,409.06**Outstanding Checks**

Check Date	Check Number	Payee	Amount
5/19/2025	1444	cappest - CAPITAL CITY PEST CONTROL SERVICES, LLC	225.00
Less:	Outstanding Checks		225.00

Other Items

Date	Notes	Amount
10/31/2024	partial didn't clear until Nov	-98.48
5/31/2025	Benefits - 5.25 #457 Plan #2	-2,191.00
5/31/2025	Benefits - May for May	-3,918.14
Plus/Minus:	Other Items	-6,207.62
	Reconciled Bank Balance	6,976.44

Balance per GL as of 5/31/2025 6,976.44**Reconciled Balance Per G/L 6,976.44****Difference (Reconciled Bank Balance And Reconciled Balance Per G/L) 0.00**

Cash - Hancock #2

6/25/2025

Bank Reconciliation Report
5/31/2025

Posted by: kristy on 6/25/2025

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
4/16/2025	1433	airgasusa - Airgas USA	51.69	5/31/2025
4/16/2025	1437	heinzbro - Heinz Nurseries, LLC.	894.68	5/31/2025
4/16/2025	1438	lcloc - Leon County Clerk & Comptroller's Office	4,777.88	5/31/2025
5/8/2025	5082025	ultal - CITY OF TALLAHASSEE	98.92	5/31/2025
5/12/2025	5122025	metronet - Metronet Fibernet, LLC	1,202.25	5/31/2025
5/16/2025	5162025	stax - FLORIDA DEPARTMENT OF REVENUE	412.09	5/31/2025
5/19/2025	1442	absolute - Absolute Computing Solutions	1,071.25	5/31/2025
5/19/2025	1443	airgasusa - Airgas USA	332.62	5/31/2025
5/19/2025	1445	culligan - Consolidated Water Group	3,713.94	5/31/2025
5/19/2025	1446	davissaf - DAVIS SAFE & LOCK, INC	8.25	5/31/2025
5/19/2025	1447	engineer - ENGINEERED CODLING SERVICES, INC.	485.00	5/31/2025
5/19/2025	1448	heinzbro - Heinz Nurseries, LLC.	900.00	5/31/2025
5/19/2025	1449	lcloc - Leon County Clerk & Comptroller's Office	4,777.88	5/31/2025
5/19/2025	1450	mgltal - TALCOR COMMERCIAL REAL ESTATE SVC INC	5,210.00	5/31/2025
5/19/2025	1451	tribuilding - TRI BUILDING SERVICES	1,650.00	5/31/2025
5/19/2025	1452	uline - ULINE	432.84	5/31/2025
5/19/2025	5192025	miscdtho - Thomas Howell Ferguson, PA	14,500.00	5/31/2025
5/22/2025	5222025	hancdtayne - Hancock Bank	882.05	5/31/2025
5/22/2025	5222025	hancdtpeggy - Hancock Bank	44.06	5/31/2025
5/22/2025	5222025	home - Home Depot Credit Services	22.88	5/31/2025
5/28/2025	5282025	ultal - CITY OF TALLAHASSEE	16,865.98	5/31/2025
Total Cleared Checks			58,334.26	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
5/1/2025	798		25,732.90	5/31/2025
5/2/2025	797		5,175.00	5/31/2025
5/7/2025	799	:CHECKscan Deposit	350.00	5/31/2025
5/8/2025	800		1,088.00	5/31/2025
5/8/2025	801	:CHECKscan Deposit	517.50	5/31/2025
5/20/2025	803		0.01	5/31/2025
5/30/2025	802		378.36	5/31/2025
Total Cleared Deposits			33,241.77	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
4/30/2025	JE 40676	Benefits - Apr for Apr	-3,940.53	5/31/2025
5/31/2025	JE 40952	5.25 Bank Fees	-143.27	5/31/2025
5/31/2025	JE 40953	Benefits - 5.25 #457 Plan #1	-2,191.00	5/31/2025
5/31/2025	JE 40955	Payroll Taxes - May for May	-5,167.66	5/31/2025
5/31/2025	JE 40956	Payroll Taxes - May for May	-5,161.60	5/31/2025
5/31/2025	JE 40958	Payroll for May	-8,514.53	5/31/2025
5/31/2025	JE 40963	transfer from FL Prime to Op Cash	45,000.00	5/31/2025
Total Cleared Other Items			19,881.41	



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



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Statements Dates
05/01/2025 - 05/31/2025

Account Number:

Images:

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***TRUNC ACCTS* E0**

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**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	18,620.14	AVERAGE BALANCE	
+ 9 CREDITS	78,241.77		44,037.97
- 27 DEBITS	83,309.58	YTD INTEREST PAID	
- SERVICE CHARGES	143.27		.00
+ INTEREST PAID	.00		
ENDING BALANCE	13,409.06		

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

● Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
05/01	25,732.90	MISC PAY GSA TREAS 310 025120006804108CCD	05/09	517.50	Settlement TALCOR-INN1145 025129009371170CCD
05/02	5,175.00	ACH Pmt PIERSCA, INC. 025122007514918CCD	05/09	25,000.00	INCOMING WIRE
05/08	350.00	Settlement TALCOR-INN1145 025128009029839CCD	05/19	378.36	MISC PAY GSA TREAS 310 025136001584662CCD
05/08	1,088.00	DIRECT PAY FLORIDA STATE UN 025128009089086CCD	05/20	0.01	ACCTVERIFY Piersica, Inc 025140002416645CCD
			05/28	20,000.00	INCOMING WIRE

● Checks

Date	Serial	Amount	Date	Serial	Amount
05/07	1433	51.69	05/28	1447	485.00
05/01	1437 *	894.68	05/28	1448	900.00
05/01	1438	4,777.88	05/27	1449	4,777.88
05/28	1442 *	1,071.25	05/23	1450	5,210.00
05/30	1443	332.62	05/29	1451	1,650.00
05/29	1445 *	3,713.94	05/29	1452	432.84
05/28	1446	8.25			

● Other Debits

Date	Amount	Description	Date	Amount	Description
05/06	3,940.53	CRC FLA DEPT REVENUE 025126008476509CCD	05/13	1,202.25	Metronet Metronet 025133000285877WEB
05/09	98.92	BILLPAY CITY OF TALL-UTL 025129009388747PPD	05/13	143.27	ANALYSIS SERVICE CHG
			05/14	4,246.03	QUICKBOOKS INTUIT PAYROLL S



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



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Statements Dates
 05/01/2025 - 05/31/2025

Account Number:

Images:
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***TRUNC ACCTS* E0**

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

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
		025134000632786CCD	05/22	882.05	CARD PYMT HANCOCK WHITNEY
05/15	2,191.00	PAYMENTS NATIONWIDE			025141002837701WEB
		025135001076257PPD	05/23	22.88	ONLINE PMT HOME DEPOT COMM
05/15	5,161.60	USATAXPYMT IRS			025143003309078WEB
		025134000716460CCD	05/29	4,268.50	QUICKBOOKS INTUIT PAYROLL S
05/16	412.09	C01 FLA DEPT REVENUE			025149004733069CCD
		025136001457410CCD	05/29	16,865.98	BILLPAY CITY OF TALL-UTL
05/20	14,500.00	CORP PAY LEON CRDA			025149004586784PPD
		025140002478399PPD	05/30	5,167.66	USATAXPYMT IRS
05/22	44.06	CARD PYMT HANCOCK WHITNEY			025149004807934CCD
		025141002837585CCD			

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
04/30	18,620.14	05/13	65,374.32	05/23	33,082.98
05/01	38,680.48	05/14	61,128.29	05/27	28,305.10
05/02	43,855.48	05/15	53,775.69	05/28	45,840.60
05/06	39,914.95	05/16	53,363.60	05/29	18,909.34
05/07	39,863.26	05/19	53,741.96	05/30	13,409.06
05/08	41,301.26	05/20	39,241.97		
05/09	66,719.84	05/22	38,315.86		

NFIL Construction Acct
Bank Reconciliation Report
5/31/2025

6/25/2025

Posted by: kristy on 6/25/2025

Balance Per Bank Statement as of 5/31/2025	52,708.79
Reconciled Bank Balance	<u>52,708.79</u>
Balance per GL as of 5/31/2025	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
Electronic Service Requested



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Statements Dates
05/01/2025 - 05/31/2025

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	Date	Balance
04/30	52,708.79				

Payment Detail

Bank=inn1145 AND mm/yy=05/2025-05/2025 AND All Checks=Yes AND Include Voids=All Checks

Check # Bank - Vendor - Date				Payable #	Property	Amount	Account
1434 (inn1145) - Consolidated Water Group (culligan) - 05/08/25 (05/25) (Voider)							
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) - 05/08/25 (05/25) (Voider)						-2,475.96	
1442 (inn1145) - Absolute Computing Solutions (absolute) - 05/19/25 (05/25)							
IT Support-05/2025				P-214478	nfil-op	651.25	47250000 - Internet Service
IT Support				P-214479	nfil-op	242.50	47250000 - Internet Service
IT Support for FSU Trustee meeting				P-214480	nfil-op	177.50	12052000 - Receivable from FSU
Total 1442 (inn1145) - Absolute Computing Solutions (absolute) - 05/19/25 (05/25)						1,071.25	
1443 (inn1145) - Airgas USA (airgasusa) - 05/19/25 (05/25)							
Helium for lab				P-214473	nfil-op	332.62	52950000 - Other Supplies
Total 1443 (inn1145) - Airgas USA (airgasusa) - 05/19/25 (05/25)						332.62	
1444 (inn1145) - CAPITAL CITY PEST CONTROL SERVICES, LLC (cappest) - 05/19/25 (05/25)							
05/25 - monthly pest control				P-214468	nfil-op	225.00	54300000 - Exterminating
Total 1444 (inn1145) - CAPITAL CITY PEST CONTROL SERVICES, LLC (cappest) - 05/19/25 (05/25)						225.00	
1445 (inn1145) - Consolidated Water Group (culligan) - 05/19/25 (05/25)							
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
Mthly water services				P-214472	nfil-op	1,237.98	54900000 - Water Treatment Service
Total 1445 (inn1145) - Consolidated Water Group (culligan) - 05/19/25 (05/25)						3,713.94	
1446 (inn1145) - DAVIS SAFE & LOCK, INC (davissaf) - 05/19/25 (05/25)							
add'l key copies				P-213395	nfil-op	8.25	52100000 - Locks & Keys Repairs
Total 1446 (inn1145) - DAVIS SAFE & LOCK, INC (davissaf) - 05/19/25 (05/25)						8.25	
1447 (inn1145) - ENGINEERED COOLING SERVICES, INC. (engineer) - 05/19/25 (05/25)							
cond unit 1 - possible freon leak				P-214470	nfil-op	485.00	54470000 - HVAC Monthly Service
Total 1447 (inn1145) - ENGINEERED COOLING SERVICES, INC. (engineer) - 05/19/25 (05/25)						485.00	
1448 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 05/19/25 (05/25)							
April lawn Svcs				P-214474	lcrda-op	550.00	54600000 - Landscaping Service
April lawn Svcs				P-214474	nfil-op	350.00	54600000 - Landscaping Service
Total 1448 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 05/19/25 (05/25)						900.00	
1449 (inn1145) - Leon County Clerk & Comptroller's Office (lcboc) - 05/19/25 (05/25)							
05.2025 Hlth Ins-LCRDA				P-214483	lcrda-op	170.96	44060000 - Employee Benefits-Authority
05.2025 Hlth Ins-LCRDA				P-214483	lcrda-op	31.52	44060000 - Employee Benefits-Authority
05.2025 Hlth Ins-LCRDA				P-214483	lcrda-op	253.13	44060000 - Employee Benefits-Authority
05.2025 Hlth Ins-LCRDA				P-214483	lcrda-op	4,322.27	44060000 - Employee Benefits-Authority
Total 1449 (inn1145) - Leon County Clerk & Comptroller's Office (lcboc) - 05/19/25 (05/25)						4,777.88	
1450 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 05/19/25 (05/25)							
03/2025 Labor Bill-NFIL				P-213850	nfil-op	3,410.00	52900000 - Other Maintenance
05/2025 Mgmt Fee-LCRDA				P-214482	lcrda-op	800.00	61100000 - Management Fees TALCOR
05/2025 Mgmt Fee-LCRDA				P-214482	nfil-op	1,000.00	61100000 - Management Fees TALCOR
Total 1450 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 05/19/25 (05/25)						5,210.00	
1451 (inn1145) - TRI BUILDING SERVICES (tribuilding) - 05/19/25 (05/25)							
Mthly janitorial svcs				P-214469	nfil-op	1,650.00	54500000 - Janitorial Service
Total 1451 (inn1145) - TRI BUILDING SERVICES (tribuilding) - 05/19/25 (05/25)						1,650.00	
1452 (inn1145) - ULINE (uline) - 05/19/25 (05/25)							
Supplies				P-214486	nfil-op	432.84	16201000 - NFIL - FFE Furnishings
Total 1452 (inn1145) - ULINE (uline) - 05/19/25 (05/25)						432.84	
5082025 (inn1145) - CITY OF TALLAHASSEE (utital) - 05/08/25 (05/25)							
Acct #100002739 05/2025				P-215939	lcrda-op	41.68	46400000 - Water/Sewer
Acct #100002739 05/2025				P-215939	lcrda-op	41.68	46400000 - Water/Sewer
Acct #100002739 05/2025				P-215939	lcrda-op	15.56	46050000 - Electric
Total 5082025 (inn1145) - CITY OF TALLAHASSEE (utital) - 05/08/25 (05/25)						98.92	

Payment Detail

Bank=inn1145 AND mm/yy=05/2025-05/2025 AND All Checks=Yes AND Include Voids=All Checks

5122025 (inn1145) - Metronet Fibernet, LLC (metronet) - 05/12/25 (05/25)			
2109240 05/2025	P-214484	nfil-op	1,202.25 77110000 - Internet Charge-NonCAM
Total 5122025 (inn1145) - Metronet Fibernet, LLC (metronet) - 05/12/25 (05/25)			1,202.25
5162025 (inn1145) - FLORIDA DEPARTMENT OF REVENUE (stax) - 05/16/25 (05/25)			
04.2025 STAX	P-214135	lcrda-op	230.16 23050000 - Sales Tax Payable
04.2025 STAX allowance	P-214135	lcrda-op	-5.75 33150000 - Sales Tax Discount
04.2025 STAX allowance	P-214135	nfil-op	-4.82 33150000 - Sales Tax Discount
04.2025 STAX	P-214135	nfil-op	192.50 23050000 - Sales Tax Payable
Total 5162025 (inn1145) - FLORIDA DEPARTMENT OF REVENUE (stax) - 05/16/25 (05/25)			412.09
5192025 (inn1145) - Thomas Howell Ferguson, PA (misctho) - 05/19/25 (05/25)			
Final bill for audit-2024	P-214530	nfil-op	14,500.00 77450000 - Professional Fees-NonCAM
Total 5192025 (inn1145) - Thomas Howell Ferguson, PA (misctho) - 05/19/25 (05/25)			14,500.00
5222025 (inn1145) - Home Depot Credit Services (home) - 05/22/25 (05/25)			
mounting tape for lab signs	P-214570	nfil-op	22.88 52950000 - Other Supplies
Total 5222025 (inn1145) - Home Depot Credit Services (home) - 05/22/25 (05/25)			22.88
5222025 (inn1145) - Hancock Bank (hancdtayne) - 05/22/25 (05/25)			
Hubspot	P-215740	lcrda-op	81.90 77420000 - Marketing/PR- NonCAM
Grainger	P-215740	lcrda-op	109.70 51250000 - Electric Supplies
Swagelok Georgia	P-215740	lcrda-op	103.42 51250000 - Electric Supplies
TFS	P-215740	lcrda-op	152.67 51250000 - Electric Supplies
Proximity	P-215740	lcrda-op	288.00 54800000 - Security
Grainger	P-215740	lcrda-op	73.87 51250000 - Electric Supplies
Adobe	P-215740	lcrda-op	34.99 47250000 - Internet Service
MSFT	P-215740	lcrda-op	37.50 47250000 - Internet Service
Total 5222025 (inn1145) - Hancock Bank (hancdtayne) - 05/22/25 (05/25)			882.05
5222025 (inn1145) - Hancock Bank (hancdtpeggy) - 05/22/25 (05/25)			
Amazon	P-215741	lcrda-op	44.06 55870000 - General Authority Expense
Total 5222025 (inn1145) - Hancock Bank (hancdtpeggy) - 05/22/25 (05/25)			44.06
5282025 (inn1145) - CITY OF TALLAHASSEE (utltal) - 05/28/25 (05/25)			
Acct #100275444 05/2025	P-215938	nfil-op	5,029.77 73120000 - Natural Gas- NonCAM/Vacant
Acct #100275444 05/2025	P-215938	nfil-op	476.60 46400000 - Water/Sewer
Acct #100275444 05/2025	P-215938	nfil-op	614.39 46600000 - Fire Service - Utility
Acct #100275444 05/2025	P-215938	nfil-op	384.13 46500000 - Stormwater
Acct #100275444 05/2025	P-215938	nfil-op	83.26 46480000 - Irrigation - Utility
Acct #100275444 05/2025	P-215938	nfil-op	266.27 46400000 - Water/Sewer
Acct #100275444 05/2025	P-215938	nfil-op	111.38 46350000 - Refuse Collection
Acct #100275444 05/2025	P-215938	nfil-op	9,900.18 46050000 - Electric
Total 5282025 (inn1145) - CITY OF TALLAHASSEE (utltal) - 05/28/25 (05/25)			16,865.98
Total			50,359.05

Deposit Register

For Period = May 2025

Name	Property	Unit	Tenant	Period	Received Date	Deposit Date	Amount	Check #	Deposit #	Notes
(inn1145) - 797 05/02/2025										
Piersica, Inc. a Delaware for profit corp.	nfil-op	213E	piernfil	05/2025	5/2/2025	5/2/2025	5,175.00	AUTO	797	
Total (inn1145) - 797 05/02/2025							5,175.00			
(inn1145) - 798 05/01/2025										
GSA 05.2025 pymt	johnson			05/2025	5/1/2025	5/1/2025	25,732.90	AUTO	798	
Total (inn1145) - 798 05/01/2025							25,732.90			
(inn1145) - 799 05/07/2025										
Shanna Lewis	lcrda-op			05/2025	5/6/2025	5/7/2025	350.00	40392	799	:CHECKscan Payment - Shanna Lewis restitution
Total (inn1145) - 799 05/07/2025							350.00			
(inn1145) - 800 05/08/2025										
MORGAN/SLIGER/JOHNSON/SHAW BUILDINGS	lcrda-op	6G	lot6g	05/2025	5/8/2025	5/8/2025	1,088.00	AUTO	800	
Total (inn1145) - 800 05/08/2025							1,088.00			
(inn1145) - 801 05/08/2025										
Reclaim Pharmaceutical Waste Management LLC	nfil-op	BIO217	quarry	05/2025	5/8/2025	5/8/2025	517.50	001217	801	:CHECKscan Payment
Total (inn1145) - 801 05/08/2025							517.50			
(inn1145) - 802 05/30/2025										
GSA 05.2025 misc pymt	johnson			05/2025	5/30/2025	5/30/2025	378.36	AUTO	802	
Total (inn1145) - 802 05/30/2025							378.36			
Piersica test deposit	nfil-op			05/2025	5/20/2025	5/20/2025	0.01	AUTO	803	
Total (inn1145) - 803 05/20/2025							0.01			
Grand Total							33,241.77			

Aged Receivable

DB Caption: TALCOR Commercial -- LIVE Property: lcrda Status: Current, Past, Future All Selected Accounts Age As Of: 05/31/2025 Post To: 05/2025 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	0.00	1,628.32	0.00	0.00	0.00	1,628.32
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		knight	KNIGHT ADMINISTRATIVE BUILDING	Current	1,506.00	0.00	502.00	502.00	502.00	0.00	1,506.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		phipps	PHIPPS BUILDING	Current	1,103.00	0.00	1,103.00	0.00	0.00	0.00	1,103.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		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	0.00	1,621.26	0.00	0.00	0.00	1,621.26
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		maglab	NATIONAL HIGH MAGNETIC FIELD LABORATORY	Current	4,236.72	0.00	4,236.72	0.00	0.00	0.00	4,236.72
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		cent	CENTENNIAL BUILDING	Current	2,400.00	0.00	800.00	0.00	1,600.00	0.00	2,400.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		ircb	Interdisciplinary Research & Commercialization Building	Current	1,539.01	0.00	1,539.00	0.00	0.01	0.00	1,539.01
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		collins	COLLINS BUILDING	Current	2,115.00	0.00	705.00	705.00	705.00	0.00	2,115.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		lot6g	MORGAN/SLIGER/JOHNSON/SHAW BUILDINGS	Current	1,274.39	0.00	730.43	0.00	543.96	0.00	1,274.39
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT					17,423.70	0.00	12,865.73	1,207.00	3,350.97	-837.79	16,585.91
nfil-op - North Florida Innovation Labs											
nfil-op - North Florida Innovation Labs		nhenergy	NHU Energy	Current	300.00	100.00	100.00	0.00	100.00	0.00	300.00
nfil-op - North Florida Innovation Labs		rrc	RRC Washington	Current	74.96	74.96	0.00	0.00	0.00	0.00	74.96
nfil-op - North Florida Innovation Labs		quarry	Reclaim Pharmaceutical Waste Management LLC	Current	435.00	435.00	0.00	0.00	0.00	0.00	435.00
nfil-op - North Florida Innovation Labs					809.96	609.96	100.00	0.00	100.00	0.00	809.96
Grand Total					18,233.66	609.96	12,965.73	1,207.00	3,450.97	-837.79	17,395.87

UserId : kristy@talcorm.com Date : 6/25/2025 Time : 10:43 AM

Payables Aging Report

lcrda
Period: 05/2025
As of : 05/31/2025

Payee	Payee Nam	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	Consolidated Water Group														0.00
		Mthly water services	P-215011	50952	nfil-op	5/30/2025	5490-0000 Water Treatment Service	512305	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
engineer	ENGINEERED COOLING SERVICES, INC.														0.00
		Qtrly HVAC Svcs	P-215248	51018	nfil-op	5/31/2025	5447-0000 HVAC Monthly Service	SV176432	4,320.00	4,320.00	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
		05/2025 lawn svcs	P-215601	51083	lcrda-op	5/31/2025	5460-0000 Landscaping Service	60417	350.00	350.00	0.00	0.00	0.00		0.00 05/2025 lawn svcs
		05/2025 lawn svcs	P-215601	51083	nfil-op	5/31/2025	5460-0000 Landscaping Service	60417	550.00	550.00	0.00	0.00	0.00		0.00 05/2025 lawn svcs
Total heinzbro									900.00	900.00	0.00	0.00	0.00		0.00
i2x	I2X Solutions LLC														0.00
		IT Consulting Fees	P-215599	51083	nfil-op	5/31/2025	5575-0000 Professional Fees	2484	1,000.00	1,000.00	0.00	0.00	0.00		0.00 IT Consulting Fees
Total i2x									1,000.00	1,000.00	0.00	0.00	0.00		0.00
kings	Kings III of America, Inc.														0.00
		06/01/25-08/31/25 Elevator Ph Svcs	P-215014	50953	nfil-op	5/30/2025	5415-0000 Elevator Phone Service	3058717	207.75	207.75	0.00	0.00	0.00		0.00 06/01/25-08/31/25 Elevator Ph Svcs
Total kings									207.75	207.75	0.00	0.00	0.00		0.00
mgttal	TALCOR COMMERCIAL REAL ESTATE SVC INC														0.00
		05.2025 LABOR BILL	P-215013	50953	nfil-op	5/30/2025	5290-0000 Other Maintenance	05.2025 NFIL LABOR BILL	2,090.00	2,090.00	0.00	0.00	0.00		0.00 05.2025 LABOR BILL
Total mgttal									2,090.00	2,090.00	0.00	0.00	0.00		0.00
rjyoung	RJ Young Company														0.00
		Copies:	P-215602	51084	nfil-op	5/31/2025	2249-0000 Accrued Other	INV7425195	42.90	42.90	0.00	0.00	0.00		0.00 Copies:
Total rjyoung									42.90	42.90	0.00	0.00	0.00		0.00
tribuilding	TRI BUILDING SERVICES														0.00
		Mthly janitorial svcs	P-215012	50953	nfil-op	5/20/2025	5450-0000 Janitorial Service	200703734	1,650.00	1,650.00	0.00	0.00	0.00		0.00 Mthly janitorial svcs
Total tribuilding									1,650.00	1,650.00	0.00	0.00	0.00		0.00
Grand Total									11,448.63	11,448.63	0.00	0.00	0.00		0.00

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	\$ (1,167.04)	\$ 74.96			\$ 74.96		\$ -
109 B-E + 2 workstations	FSURF - Ignite	6/20/24	9/30/26	\$ -	780			\$ -									no rent in exchange for services	
bio217	Reclaim Pharmaceutical Waste Management (Quarry Bio)	9/13/24	9/12/25	\$ 900.00				\$ 500.00	\$ 17.50	\$ 607.00	\$ 1,124.50	\$ (172.00)	\$ 952.50	\$ 517.50	05/08	\$ 435.00	relocate to BIO217 5/19/25; chg additional sec dep + prorate May rent for each unit	\$ 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	05/02	\$ -		NA \$ 175.00
virtual mem	NHU Energy	10/1/24	MTM	\$ -				\$ 100.00	NA		\$ 100.00	\$ 200.00	\$ 300.00			\$ 300.00		
misc	Piersica test deposit													\$ 0.01	05/20			
TOTALS				\$ 4,900.00	780	0.00	\$-	\$ 6,700.00	\$ 234.50	\$ 607.00	\$ 7,641.50	\$ (1,139.04)	\$ 6,502.46	\$ 5,692.51		\$ 809.96		\$ 192.50

INNOVATION PARK
LCRDA op
May 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			\$ 1,506.00	\$ 1,506.00			\$ 1,506.00		
1B	PHIPPS BUILDING			2.50			\$ 1,103.00	\$ 1,103.00			\$ 1,103.00		
1D-2D	DANFOSS TURBOCOR, INC.	3/15/07	3/31/27	6.83			\$ (680.75)	\$ (680.75)			\$ (680.75)		\$ -
3D				2.87									
1E	AVALANCHE PARTNERS	1/7/08	1/28/74	2.42			\$ (104.09)	\$ (104.09)			\$ (104.09)		\$ -
2E-3E	AVALANCHE PARTNERS	1/7/02	1/28/74	4.01									
4E	VACANT			3.45									
5E	VACANT			1.80									
6E	VACANT			2.00									
7E/1F				9.80									
5G	COLLINS BUILDING			3.47			\$ 2,115.00	\$ 2,115.00			\$ 2,115.00		
6G	MORGAN/JOHNSON/SLIGER/SHAW/OTHER		LCRDA	10.35			\$ 2,362.39	\$ 2,362.39	\$ 1,088.00	5/8	\$ 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	FSU RESEARCH FOUNDATION-A	10/25/01	1/28/74	6.26			\$ -	\$ -			\$ -		EXEMPT
2C	FSU RESEARCH FOUNDATION-B	10/25/01	1/28/74	6.82									
4B	VACANT			7.40									
2B	FSU MATERIALS RESEARCH CENTER (Lot 1b1)			4.50			\$ -	\$ -			\$ -		EXEMPT
3B	FSU-AEROPULSION & MECHATRONICS ENERGY			4.50			\$ 1,621.26	\$ 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			\$ 2,400.00	\$ 2,400.00			\$ 2,400.00		EXEMPT
8E	VACANT			9.24									
EBP	VACANT												
	MISCELLANEOUS PAYMENTS								\$ 350.00	5/6		Shanna Lewis-Restitution 3310-0000	
	TOTALS			182.70	\$ -	\$ -	\$ 17,673.91	\$ 17,673.91	\$ 1,438.00		\$ 16,585.91		\$ -

Work Order List

Property=lcrda AND Order By=WO#

			Call	Start				Stock			
WO	Prop-Unit	Status	Date	Date	Employee	Brief Desc	Quantity	Stock	Description	Price	Total
82852	lcrda-op	Scheduled	4/16/2025		ddm	RWO-Trash Pickup	1.00		DeMartino - straight	55.00	55.00
82931	nfil-op	Scheduled	4/16/2025		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
82976	nfil-op	Scheduled	4/16/2025		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
83026	nfil-op	Scheduled	4/16/2025		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
83075	nfil-op	Scheduled	4/16/2025		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
										55.00	