



PROPERTY MANAGEMENT



June 2025 MONTHLY REPORT

PREPARED FOR:

Innovation Park

Leon County Research & Development Authority

Tallahassee, FL

NAI TALCOR

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TABLE OF CONTENTS

June 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 = Jun 2025

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4500	Cash - Hancock #2	19,549.66	6,976.44	12,573.22
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	72,458.45	59,885.23	12,573.22
1200-0000	RECEIVABLES			
1210-0000	Accounts Receivable	7,741.29	18,233.66	-10,492.37
1299-0000	TOTAL RECEIVABLES	7,741.29	18,233.66	-10,492.37
1300-1000	PROPERTY			
1305-0000	Land	635,920.58	635,920.58	0.00
1590-0000	Accumulated Depreciation	-1,508,086.60	-1,458,144.90	-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	23,082,603.11	23,132,544.81	-49,941.70
1840-0000	OTHER ASSETS			
1913-0000	Prepaid Insurance	43,201.05	31,722.49	11,478.56
1925-0000	Investments	1,363,094.72	1,657,302.73	-294,208.01
1960-0000	Deferred Outflows of Resources - Pension	64,420.00	64,420.00	0.00
1980-0000	TOTAL OTHER ASSETS	1,470,715.77	1,753,445.22	-282,729.45
1990-0000	TOTAL ASSETS	24,633,518.62	24,964,108.92	-330,590.30
2000-0000	LIABILITIES and CAPITAL			
2210-0000	Principal Note 1	3,999,999.98	4,242,051.70	-242,051.72
2236-0000	Accounts Payable	3,005.08	11,448.62	-8,443.54
2246-0000	Prepaid Rents	2,013.34	837.87	1,175.47
2249-0000	Accrued Other	21,594.86	21,594.86	0.00
2250-0000	Tenant Security Dep	7,099.90	7,099.90	0.00
2257-0000	Due to FSU	77,557.68	51,666.66	25,891.02
2258-0000	Due to FAMU	6,510.01	6,510.01	0.00
2305-0000	Sales Tax Payable	2,629.21	2,343.05	286.16
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	4,453,092.06	4,676,234.67	-223,142.61
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	23,082,603.11	23,132,544.81	-49,941.70
2750-0000	Unrestricted	-2,902,176.55	-2,844,670.56	-57,505.99
2890-0000	TOTAL CAPITAL	20,180,426.56	20,287,874.25	-107,447.69
2990-0000	TOTAL LIABILITIES and CAPITAL	24,633,518.62	24,964,108.92	-330,590.30

INNOVATION PARK (Icrda)

Income Statement

Period = Jun 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	0.13
3110-6000	Leasing - Membership Fees	7,100.00	35.64	52,400.09	25.49
3115-0000	CAM	6,576.00	33.01	76,133.96	37.04
3220-0000	Interest Income	5,791.99	29.07	64,089.79	31.18
3306-0400	Grant Income-EDA B2S	0.00	0.00	9,161.00	4.46
3310-0000	Other Income	350.00	1.76	3,206.33	1.56
3315-0000	Sales Tax Discount	4.81	0.02	52.32	0.03
3500-0000	Resident Memberships	0.00	0.00	-678.88	-0.33
3700-0000	Virtual Memberships	100.00	0.50	900.00	0.44
3990-0000	TOTAL REVENUE	19,922.80	100.00	205,537.13	100.00
4000-0000	OPERATING EXPENSES				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	66.92	120,000.06	58.38
4401-0100	Business Manager	7,500.00	37.65	67,500.00	32.84
4402-0000	Director Business Inc	0.00	0.00	24,596.74	11.97
4404-0000	Payroll Taxes - Authority	1,782.79	8.95	18,764.95	9.13
4405-0000	Worker's Compensation-Authority	173.50	0.87	1,561.50	0.76
4406-0000	Employee Benefits-Authority	7,193.53	36.11	65,147.02	31.70
4410-0000	Wages - Administrative	2,332.00	11.71	19,477.50	9.48
4490-0000	TOTAL PAYROLL EXPENSE	32,315.16	162.20	317,047.77	154.25
4600-0000	UTILITIES				
4605-0000	Electric	11,640.58	58.43	81,724.38	39.76
4625-0000	Natural Gas	4,507.68	22.63	40,343.97	19.63
4635-0000	Refuse Collection	338.18	1.70	1,593.04	0.78
4640-0000	Water/Sewer	835.69	4.19	7,364.30	3.58
4648-0000	Irrigation - Utility	794.91	3.99	3,239.04	1.58
4650-0000	Stormwater	384.13	1.93	3,457.17	1.68
4660-0000	Fire Service - Utility	614.39	3.08	5,529.51	2.69
4725-0000	Internet Service	72.49	0.36	2,641.47	1.29
4799-0000	TOTAL UTILITIES	19,188.05	96.31	145,892.88	70.98
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	1,760.00	8.83	7,472.50	3.64
5125-0000	Electric Supplies	0.00	0.00	439.66	0.21
5140-0000	Elevator Maintenance	0.00	0.00	385.00	0.19
5210-0000	Locks & Keys Repairs	0.00	0.00	132.15	0.06
5215-0000	Locks & Keys Supplies	0.00	0.00	71.50	0.03
5230-0000	Plumbing Repairs	0.00	0.00	499.00	0.24
5260-0000	Signage	0.00	0.00	703.15	0.34
5270-0000	Small Tools	0.00	0.00	95.94	0.05
5290-0000	Other Maintenance	0.00	0.00	18,558.91	9.03
5295-0000	Other Supplies	96.10	0.48	826.89	0.40
5299-0000	TOTAL REPAIR/MAINTENANCE	1,856.10	9.32	29,184.70	14.20
5400-0000	SERVICES				
5410-0000	Elevator Service	0.00	0.00	2,232.75	1.09
5415-0000	Elevator Phone Service	0.00	0.00	615.00	0.30
5420-0000	Fire Protection System	801.00	4.02	4,371.06	2.13
5430-0000	Exterminating	125.00	0.63	1,025.00	0.50
5442-0000	Generator Service	0.00	0.00	2,567.13	1.25
5447-0000	HVAC Monthly Service	0.00	0.00	13,445.00	6.54
5450-0000	Janitorial Service	1,650.00	8.28	15,528.84	7.56
5460-0000	Landscaping Service	900.00	4.52	13,204.10	6.42
5480-0000	Security	288.00	1.45	944.00	0.46
5487-0000	Window Washing Service	0.00	0.00	1,590.00	0.77
5490-0000	Water Treatment Service	0.00	0.00	12,379.80	6.02
5499-0000	TOTAL SERVICES	3,764.00	18.89	67,902.68	33.04

INNOVATION PARK (lcrda)

Income Statement

Period = Jun 2025

Book = Accrual

		Period to Date	%	Year to Date	%
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	29,500.00	14.35
5522-0000	Internet Charge	1,202.25	6.03	11,015.90	5.36
5560-0000	Fees/Licenses/Permits	173.35	0.87	1,728.50	0.84
5563-0000	Miscellaneous Admin Expense	0.00	0.00	10.00	0.00
5565-0000	Office Supplies	0.00	0.00	129.73	0.06
5566-0000	Office Equipment Maintenance	0.00	0.00	920.38	0.45
5575-0000	Professional Fees	0.00	0.00	10,552.01	5.13
5587-0000	General Authority Expense	112.04	0.56	5,959.80	2.90
5596-0000	Other Administration Costs	0.00	0.00	44.31	0.02
5599-0000	TOTAL PROPERTY ADMINISTRATION	1,487.64	7.47	59,860.63	29.12
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	1,800.00	9.03	19,513.82	9.49
6199-0000	TOTAL MANAGEMENT	1,800.00	9.03	19,513.82	9.49
6200-0000	INSURANCE				
6210-0000	Property Insurance	7,503.81	37.66	67,534.29	32.86
6299-0000	TOTAL INSURANCE	7,503.81	37.66	67,534.29	32.86
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	9,303.81	46.70	87,048.11	42.35
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	67,914.76	340.89	706,936.77	343.95
7000-0000	NONCAM OPERATING EXPENSES				
7990-0000	ALL TOTAL EXPENSES	67,914.76	340.89	706,936.77	343.95
7999-0000	NET INCOME - OPERATING	-47,991.96	-240.89	-501,399.64	-243.95
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	9,514.03	47.75	103,086.09	50.15
8199-0000	TOTAL DEBT SERVICE	9,514.03	47.75	103,086.09	50.15
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	49,941.70	250.68	449,475.30	218.68
8299-0000	TOTAL OTHER EXPENSES	49,941.70	250.68	449,475.30	218.68
9900-0000	NET INCOME	-107,447.69	-539.32	-1,053,961.03	-512.78

INNOVATION PARK (Icrda)

Budget Comparison

Period = Jun 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		7,100.00	0.00	7,100.00	N/A	52,400.09	0.00	52,400.09	N/A	0.00
3115-0000	Rent	6,576.00	0.00	6,576.00	N/A	76,133.96	75,000.00	1,133.96	1.51	100,000.00
3220-0000	Leasing - Membership Fees	5,791.99	1,500.00	4,291.99	286.13	64,089.79	15,500.00	48,589.79	313.48	20,000.00
3300-0000	CAM	0.00	12,500.00	-12,500.00	-100.00	0.00	200,000.00	-200,000.00	-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	3,206.33	3,150.00	56.33	1.79	4,200.00
3315-0000	Grant Income-EDA B2S	4.81	0.00	4.81	N/A	52.32	0.00	52.32	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	900.00	0.00	900.00	N/A	0.00
	Resident Memberships									
	Virtual Memberships									
3990-0000	TOTAL REVENUE	19,922.80	14,350.00	5,572.80	38.83	205,537.13	293,650.00	-88,112.87	-30.01	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	120,000.06	119,999.97	-0.09	0.00	160,000.00
4401-0100		7,500.00	7,500.00	0.00	0.00	67,500.00	67,500.00	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	51,300.00	26,703.26	52.05	68,400.00
4404-0000	Business Manager	1,782.79	0.00	-1,782.79	N/A	18,764.95	0.00	-18,764.95	N/A	0.00
4405-0000	Director Business Inc	173.50	0.00	-173.50	N/A	1,561.50	0.00	-1,561.50	N/A	0.00
4406-0000	Payroll Taxes - Authority	7,193.53	14,300.00	7,106.47	49.70	65,147.02	128,700.00	63,552.98	49.38	171,600.00
4410-0000	Worker's Compensation-Authority	2,332.00	2,496.67	164.67	6.60	19,477.50	22,470.03	2,992.53	13.32	29,960.04
4490-0000	Employee Benefits-Authority									
	TOTAL PAYROLL EXPENSE	32,315.16	43,330.00	11,014.84	25.42	317,047.77	389,970.00	72,922.23	18.70	519,960.04
	Wages - Administrative									
4600-0000										
4605-0000	UTILITIES	11,640.58	100.00	-11,540.58	-11,540.58	81,724.38	81,900.00	175.62	0.21	82,200.00
4625-0000		4,507.68	0.00	-4,507.68	N/A	40,343.97	3,000.00	-37,343.97	-1,244.80	3,000.00
4635-0000	Electric	338.18	66.67	-271.51	-407.24	1,593.04	2,200.03	606.99	27.59	2,400.00
4640-0000	Natural Gas	835.69	0.00	-835.69	N/A	7,364.30	1,800.00	-5,564.30	-309.13	1,800.00
4648-0000	Refuse Collection	794.91	0.00	-794.91	N/A	3,239.04	800.00	-2,439.04	-304.88	800.00
4650-0000	Water/Sewer	384.13	0.00	-384.13	N/A	3,457.17	750.00	-2,707.17	-360.96	750.00
4660-0000	Irrigation - Utility	614.39	0.00	-614.39	N/A	5,529.51	1,050.00	-4,479.51	-426.62	1,050.00
4725-0000	Stormwater	72.49	0.00	-72.49	N/A	2,641.47	0.00	-2,641.47	N/A	0.00
4799-0000	Fire Service - Utility									
	TOTAL UTILITIES	19,188.05	166.67	-19,021.38	-11,412.60	145,892.88	91,500.03	-54,392.85	-59.45	92,000.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000		1,760.00	100.00	-1,660.00	-1,660.00	7,472.50	1,680.00	-5,792.50	-344.79	1,980.00
5125-0000		0.00	100.00	100.00	100.00	439.66	900.00	460.34	51.15	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	225.00	225.00	100.00	300.00
5175-0000	Elevator Maintenance	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
5195-0000	Fire Extinguisher Maintenance	0.00	100.00	100.00	100.00	0.00	900.00	900.00	100.00	1,200.00
5197-0000	Fire Alarm/Sprinkler Repair	0.00	250.00	250.00	100.00	0.00	2,250.00	2,250.00	100.00	2,940.00
5198-0000	Tree Trimming	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	600.00
5210-0000	Holding Pond Maintenance	0.00	100.00	100.00	100.00	132.15	650.00	517.85	79.67	650.00
5215-0000	TIC-Trail Maintenance Expense	0.00	0.00	0.00	N/A	71.50	0.00	-71.50	N/A	0.00
5230-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	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	2,250.00	2,250.00	100.00	3,000.00
5260-0000	Plumbing Repairs	0.00	85.00	85.00	100.00	703.15	1,265.00	561.85	44.42	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	0.00	0.00	0.00	N/A	18,558.91	1,500.00	-17,058.91	-1,137.26	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	96.10	0.00	-96.10	N/A	826.89	720.00	-106.89	-14.85	720.00
	Other Inspections									
	Other Supplies									

INNOVATION PARK (Icrda)

Budget Comparison

Period = Jun 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5299-0000		1,856.10	1,085.00	-771.10	-71.07	29,184.70	16,765.00	-12,419.70	-74.08	19,660.00
5400-0000	TOTAL REPAIR/MAINTENANCE SERVICES									
5410-0000		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	615.00	200.00	-415.00	-207.50	200.00
5420-0000	Elevator Service	801.00	0.00	-801.00	N/A	4,371.06	1,050.00	-3,321.06	-316.29	1,050.00
5430-0000	Elevator Phone Service	125.00	0.00	-125.00	N/A	1,025.00	600.00	-425.00	-70.83	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
5445-0000	Exterminating	0.00	45.00	45.00	100.00	0.00	405.00	405.00	100.00	540.00
5447-0000	Generator Service	0.00	0.00	0.00	N/A	13,445.00	1,350.00	-12,095.00	-895.93	1,350.00
5450-0000	Backflow Prevention Service	1,650.00	0.00	-1,650.00	N/A	15,528.84	9,000.00	-6,528.84	-72.54	9,000.00
5460-0000	HVAC Monthly Service	900.00	1,500.00	600.00	40.00	13,204.10	16,950.00	3,745.90	22.10	21,450.00
5461-0000	Janitorial Service	0.00	150.00	150.00	100.00	0.00	1,250.00	1,250.00	100.00	1,700.00
5480-0000	Landscaping Service	288.00	0.00	-288.00	N/A	944.00	4,200.00	3,256.00	77.52	4,200.00
5487-0000	Landscaping - Trail	0.00	0.00	0.00	N/A	1,590.00	0.00	-1,590.00	N/A	0.00
5490-0000	Security	0.00	0.00	0.00	N/A	12,379.80	0.00	-12,379.80	N/A	0.00
5499-0000	Window Washing Service									
5499-0000	Water Treatment Service	3,764.00	1,695.00	-2,069.00	-122.06	67,902.68	35,905.00	-31,997.68	-89.12	40,990.00
5500-0000	TOTAL SERVICES									
5510-0000	PROPERTY ADMINISTRATION	0.00	0.00	0.00	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	11,015.90	12,000.00	984.10	8.20	15,000.00
5560-0000	Accounting	173.35	0.00	-173.35	N/A	1,728.50	750.00	-978.50	-130.47	750.00
5563-0000	Internet Charge	0.00	0.00	0.00	N/A	10.00	0.00	-10.00	N/A	0.00
5565-0000	Fees/Licenses/Permits	0.00	0.00	0.00	N/A	129.73	300.00	170.27	56.76	300.00
5566-0000	Miscellaneous Admin Expense	0.00	0.00	0.00	N/A	920.38	1,500.00	579.62	38.64	1,500.00
5575-0000	Office Supplies	0.00	0.00	0.00	N/A	10,552.01	20,000.00	9,447.99	47.24	25,000.00
5587-0000	Office Equipment Maintenance	112.04	0.00	-112.04	N/A	5,959.80	0.00	-5,959.80	N/A	0.00
5596-0000	Professional Fees	0.00	0.00	0.00	N/A	44.31	0.00	-44.31	N/A	0.00
5599-0000	General Authority Expense									
5599-0000	Other Administration Costs	1,487.64	1,000.00	-487.64	-48.76	59,860.63	69,550.00	9,689.37	13.93	77,550.00
6000-0000	TOTAL PROPERTY ADMINISTRATION									
6100-0000	MGMT, INSURANCE, AND TAXES									
6110-0000	MANAGEMENT	1,800.00	3,000.00	1,200.00	40.00	19,513.82	42,000.00	22,486.18	53.54	49,000.00
6199-0000	TOTAL MANAGEMENT	1,800.00	3,000.00	1,200.00	40.00	19,513.82	42,000.00	22,486.18	53.54	49,000.00
6200-0000	Management Fees TALCOR									
6210-0000	INSURANCE	7,503.81	0.00	-7,503.81	N/A	67,534.29	35,000.00	-32,534.29	-92.96	35,000.00
6299-0000	TOTAL INSURANCE	7,503.81	0.00	-7,503.81	N/A	67,534.29	35,000.00	-32,534.29	-92.96	35,000.00
6799-0000	Property Insurance									
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	9,303.81	3,000.00	-6,303.81	-210.13	87,048.11	77,000.00	-10,048.11	-13.05	84,000.00
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	67,914.76	50,276.67	-17,638.09	-35.08	706,936.77	680,690.03	-26,246.74	-3.86	834,160.04
7000-0000	NONCAM OPERATING EXPENSES									
7990-0000	ALL TOTAL EXPENSES	67,914.76	50,276.67	-17,638.09	-35.08	706,936.77	680,690.03	-26,246.74	-3.86	834,160.04
7999-0000		-47,991.96	-35,926.67	-12,065.29	-33.58	-501,399.64	-387,040.03	-114,359.61	-29.55	-509,960.04
8100-0000	NET INCOME - OPERATING									
8110-0000	DEBT SERVICE	9,514.03	0.00	-9,514.03	N/A	103,086.09	0.00	-103,086.09	N/A	0.00
8199-0000		9,514.03	0.00	-9,514.03	N/A	103,086.09	0.00	-103,086.09	N/A	0.00
8200-0000	Loan #1 Interest									
8200-0000	TOTAL DEBT SERVICE									
8210-0000	OTHER EXPENSES	49,941.70	0.00	-49,941.70	N/A	449,475.30	0.00	-449,475.30	N/A	0.00
8299-0000		49,941.70	0.00	-49,941.70	N/A	449,475.30	0.00	-449,475.30	N/A	0.00
8299-0000	Depreciation Expense									
9900-0000	TOTAL OTHER EXPENSES	-107,447.69	-35,926.67	-71,521.02	-199.08	-1,053,961.03	-387,040.03	-666,921.00	-172.31	-509,960.04
9900-0000	NET INCOME									

LEON COUNTY RESEARCH & DEVELOPMENT (lcrda-op)

Budget Comparison

Period = Jun 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		6,576.00	0.00	6,576.00	N/A	76,133.96	75,000.00	1,133.96	1.51	100,000.00
3220-0000	Rent	5,791.99	1,500.00	4,291.99	286.13	64,089.79	15,500.00	48,589.79	313.48	20,000.00
3300-0000	CAM	0.00	12,500.00	-12,500.00	-100.00	0.00	200,000.00	-200,000.00	-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	3,201.36	3,150.00	51.36	1.63	4,200.00
3315-0000	Grant Income-EDA B2S	0.00	0.00	0.00	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									
3990-0000	Resident Memberships									
	TOTAL REVENUE	12,717.99	14,350.00	-1,632.01	-11.37	152,197.20	293,650.00	-141,452.80	-48.17	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	120,000.06	119,999.97	-0.09	0.00	160,000.00
4401-0100		7,500.00	7,500.00	0.00	0.00	67,500.00	67,500.00	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	51,300.00	26,703.26	52.05	68,400.00
4404-0000	Business Manager	1,782.79	0.00	-1,782.79	N/A	18,764.95	0.00	-18,764.95	N/A	0.00
4405-0000	Director Business Inc	173.50	0.00	-173.50	N/A	1,561.50	0.00	-1,561.50	N/A	0.00
4406-0000	Payroll Taxes - Authority	7,193.53	14,300.00	7,106.47	49.70	65,147.02	128,700.00	63,552.98	49.38	171,600.00
4410-0000	Worker's Compensation-Authority	2,332.00	2,496.67	164.67	6.60	19,477.50	22,470.03	2,992.53	13.32	29,960.04
4490-0000	Employee Benefits-Authority									
	TOTAL PAYROLL EXPENSE	32,315.16	43,330.00	11,014.84	25.42	317,047.77	389,970.00	72,922.23	18.70	519,960.04
	Wages - Administrative									
4600-0000										
4605-0000	UTILITIES	15.45	100.00	84.55	84.55	152.55	900.00	747.45	83.05	1,200.00
4635-0000		0.00	66.67	66.67	100.00	0.00	600.03	600.03	100.00	800.00
4640-0000	Electric	83.36	0.00	-83.36	N/A	830.64	0.00	-830.64	N/A	0.00
4725-0000	Refuse Collection	72.49	0.00	-72.49	N/A	241.47	0.00	-241.47	N/A	0.00
4799-0000	Water/Sewer									
	TOTAL UTILITIES	171.30	166.67	-4.63	-2.78	1,224.66	1,500.03	275.37	18.36	2,000.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000		1,610.00	100.00	-1,510.00	-1,510.00	1,610.00	900.00	-710.00	-78.89	1,200.00
5125-0000	Electric Repairs	0.00	100.00	100.00	100.00	439.66	900.00	460.34	51.15	1,200.00
5170-0000	Electric Supplies	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
5175-0000	Fire Extinguisher Maintenance	0.00	25.00	25.00	100.00	0.00	225.00	225.00	100.00	300.00
5195-0000	Fire Alarm/Sprinkler Repair	0.00	100.00	100.00	100.00	0.00	900.00	900.00	100.00	1,200.00
5197-0000	Tree Trimming	0.00	250.00	250.00	100.00	0.00	2,250.00	2,250.00	100.00	2,940.00
5198-0000	Holding Pond Maintenance	0.00	50.00	50.00	100.00	0.00	450.00	450.00	100.00	600.00
5210-0000	TIC-Trail Maintenance Expense	0.00	100.00	100.00	100.00	0.00	200.00	200.00	100.00	200.00
5245-0000	Locks & Keys Repairs	0.00	250.00	250.00	100.00	0.00	2,250.00	2,250.00	100.00	3,000.00
5260-0000	Irrigation Repairs	0.00	85.00	85.00	100.00	687.50	765.00	77.50	10.13	1,020.00
5290-0000	Signage	0.00	0.00	0.00	N/A	3,180.85	0.00	-3,180.85	N/A	0.00
5295-0000	Other Maintenance	0.00	0.00	0.00	N/A	28.54	0.00	-28.54	N/A	0.00
5299-0000	Other Supplies	1,610.00	1,085.00	-525.00	-48.39	5,946.55	9,065.00	3,118.45	34.40	11,960.00
5400-0000	TOTAL REPAIR/MAINTENANCE SERVICES	0.00	45.00	45.00	100.00	0.00	405.00	405.00	100.00	540.00
5445-0000										
5460-0000	Backflow Prevention Service	550.00	1,500.00	950.00	63.33	5,392.40	13,500.00	8,107.60	60.06	18,000.00
5461-0000	Landscaping Service	0.00	150.00	150.00	100.00	0.00	1,250.00	1,250.00	100.00	1,700.00
5480-0000	Landscaping - Trail	0.00	0.00	0.00	N/A	656.00	0.00	-656.00	N/A	0.00
5499-0000	Security	550.00	1,695.00	1,145.00	67.55	6,048.40	15,155.00	9,106.60	60.09	20,240.00
5500-0000	TOTAL SERVICES	0.00	0.00	0.00	N/A	29,500.00	35,000.00	5,500.00	15.71	35,000.00
5510-0000	PROPERTY ADMINISTRATION									
5522-0000	Accounting	0.00	1,000.00	1,000.00	100.00	0.00	9,000.00	9,000.00	100.00	12,000.00
	Internet Charge									

LEON COUNTY RESEARCH & DEVELOPMENT (lcrda-op)

Budget Comparison

Period = Jun 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5560-0000		173.35	0.00	-173.35	N/A	1,576.81	0.00	-1,576.81	N/A	0.00
5563-0000		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	20,000.00	10,447.99	52.24	25,000.00
5587-0000	Office Supplies	112.04	0.00	-112.04	N/A	742.73	0.00	-742.73	N/A	0.00
5599-0000	Professional Fees	285.39	1,000.00	714.61	71.46	41,401.04	64,000.00	22,598.96	35.31	72,000.00
	TOTAL PROPERTY ADMINISTRATION									
	General Authority Expense									
6000-0000										
6100-0000	MGMT, INSURANCE, AND TAXES									
6110-0000	MANAGEMENT	800.00	3,000.00	2,200.00	73.33	11,513.82	33,000.00	21,486.18	65.11	40,000.00
6199-0000		800.00	3,000.00	2,200.00	73.33	11,513.82	33,000.00	21,486.18	65.11	40,000.00
6200-0000	TOTAL MANAGEMENT									
	Management Fees TALCOR									
6210-0000	INSURANCE	407.34	0.00	-407.34	N/A	3,666.06	20,000.00	16,333.94	81.67	20,000.00
6299-0000		407.34	0.00	-407.34	N/A	3,666.06	20,000.00	16,333.94	81.67	20,000.00
6799-0000	TOTAL INSURANCE									
	Property Insurance									
6799-0000	TOTAL MGMT, INSURANCE, AND TAXES	1,207.34	3,000.00	1,792.66	59.76	15,179.88	53,000.00	37,820.12	71.36	60,000.00
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	36,139.19	50,276.67	14,137.48	28.12	386,848.30	532,690.03	145,841.73	27.38	686,160.04
7000-0000	NONCAM OPERATING EXPENSES									
7990-0000	ALL TOTAL EXPENSES	36,139.19	50,276.67	14,137.48	28.12	386,848.30	532,690.03	145,841.73	27.38	686,160.04
7999-0000		-23,421.20	-35,926.67	12,505.47	34.81	-234,651.10	-239,040.03	4,388.93	1.84	-361,960.04
	NET INCOME - OPERATING									
8100-0000										
8110-0000	DEBT SERVICE	9,514.03	0.00	-9,514.03	N/A	103,086.09	0.00	-103,086.09	N/A	0.00
8199-0000		9,514.03	0.00	-9,514.03	N/A	103,086.09	0.00	-103,086.09	N/A	0.00
	Loan #1 Interest									
8200-0000	TOTAL DEBT SERVICE									
8210-0000	OTHER EXPENSES	1,928.86	0.00	-1,928.86	N/A	17,359.74	0.00	-17,359.74	N/A	0.00
8299-0000		1,928.86	0.00	-1,928.86	N/A	17,359.74	0.00	-17,359.74	N/A	0.00
	Depreciation Expense									
9900-0000	TOTAL OTHER EXPENSES	-34,864.09	-35,926.67	1,062.58	2.96	-355,096.93	-239,040.03	-116,056.90	-48.55	-361,960.04
	NET INCOME									

North Florida Innovation Labs (nfil-op)

Budget Comparison

Period = Jun 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		7,100.00	0.00	7,100.00	N/A	52,400.09	0.00	52,400.09	N/A	0.00
3310-0000	Leasing - Membership Fees	0.00	0.00	0.00	N/A	4.97	0.00	4.97	N/A	0.00
3315-0000	Other Income	4.81	0.00	4.81	N/A	34.87	0.00	34.87	N/A	0.00
3700-0000	Sales Tax Discount	100.00	0.00	100.00	N/A	900.00	0.00	900.00	N/A	0.00
	Virtual Memberships									
3990-0000	TOTAL REVENUE	7,204.81	0.00	7,204.81	N/A	53,339.93	0.00	53,339.93	N/A	0.00
4000-0000	OPERATING EXPENSES									
4001-0000	BILLABLE OPERATING EXPENSES									
4600-0000	UTILITIES									
4605-0000		11,625.13	0.00	-11,625.13	N/A	81,571.83	81,000.00	-571.83	-0.71	81,000.00
4625-0000	Electric	4,507.68	0.00	-4,507.68	N/A	40,343.97	3,000.00	-37,343.97	-1,244.80	3,000.00
4635-0000	Natural Gas	338.18	0.00	-338.18	N/A	1,593.04	1,600.00	6.96	0.44	1,600.00
4640-0000	Refuse Collection	752.33	0.00	-752.33	N/A	6,533.66	1,800.00	-4,733.66	-262.98	1,800.00
4648-0000	Water/Sewer	794.91	0.00	-794.91	N/A	3,239.04	800.00	-2,439.04	-304.88	800.00
4650-0000	Irrigation - Utility	384.13	0.00	-384.13	N/A	3,457.17	750.00	-2,707.17	-360.96	750.00
4660-0000	Stormwater	614.39	0.00	-614.39	N/A	5,529.51	1,050.00	-4,479.51	-426.62	1,050.00
4725-0000	Fire Service - Utility	0.00	0.00	0.00	N/A	2,400.00	0.00	-2,400.00	N/A	0.00
4799-0000	TOTAL UTILITIES	19,016.75	0.00	-19,016.75	N/A	144,668.22	90,000.00	-54,668.22	-60.74	90,000.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000		150.00	0.00	-150.00	N/A	5,862.50	780.00	-5,082.50	-651.60	780.00
5140-0000	Electric Repairs	0.00	0.00	0.00	N/A	385.00	1,050.00	665.00	63.33	1,050.00
5210-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	132.15	450.00	317.85	70.63	450.00
5215-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	71.50	0.00	-71.50	N/A	0.00
5230-0000	Locks & Keys Supplies	0.00	0.00	0.00	N/A	499.00	750.00	251.00	33.47	750.00
5260-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	15.65	500.00	484.35	96.87	500.00
5270-0000	Signage	0.00	0.00	0.00	N/A	95.94	450.00	354.06	78.68	450.00
5290-0000	Small Tools	0.00	0.00	0.00	N/A	15,378.06	1,500.00	-13,878.06	-925.20	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	96.10	0.00	-96.10	N/A	798.35	720.00	-78.35	-10.88	720.00
5299-0000	Other Supplies	246.10	0.00	-246.10	N/A	23,238.15	7,700.00	-15,538.15	-201.79	7,700.00
5400-0000	TOTAL REPAIR/MAINTENANCE SERVICES	0.00	0.00	0.00	N/A	2,232.75	0.00	-2,232.75	N/A	0.00
5410-0000		0.00	0.00	0.00	N/A	615.00	200.00	-415.00	-207.50	200.00
5415-0000	Elevator Service	801.00	0.00	-801.00	N/A	4,371.06	1,050.00	-3,321.06	-316.29	1,050.00
5430-0000	Elevator Phone Service	125.00	0.00	-125.00	N/A	1,025.00	600.00	-425.00	-70.83	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	0.00	0.00	0.00	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	15,528.84	9,000.00	-6,528.84	-72.54	9,000.00
5460-0000	HVAC Monthly Service	350.00	0.00	-350.00	N/A	7,811.70	3,450.00	-4,361.70	-126.43	3,450.00
5480-0000	Janitorial Service	288.00	0.00	-288.00	N/A	288.00	4,200.00	3,912.00	93.14	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	0.00	0.00	0.00	N/A	12,379.80	0.00	-12,379.80	N/A	0.00
5499-0000	Window Washing Service	3,214.00	0.00	-3,214.00	N/A	61,854.28	20,750.00	-41,104.28	-198.09	20,750.00
5499-0000	Water Treatment Service									
5500-0000	TOTAL SERVICES	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	0.00
5522-0000	PROPERTY ADMINISTRATION	1,202.25	0.00	-1,202.25	N/A	11,015.90	3,000.00	-8,015.90	-267.20	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	0.00	0.00	0.00	N/A	1,000.00	0.00	-1,000.00	N/A	0.00
5587-0000	Office Equipment Maintenance	0.00	0.00	0.00	N/A	5,217.07	0.00	-5,217.07	N/A	0.00
5596-0000	Professional Fees	0.00	0.00	0.00	N/A	44.31	0.00	-44.31	N/A	0.00
	General Authority Expense									
	Other Administration Costs									

North Florida Innovation Labs (nfil-op)

Budget Comparison

Period = Jun 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5599-0000	TOTAL PROPERTY ADMINISTRATION	1,202.25	0.00	-1,202.25	N/A	18,459.59	5,550.00	-12,909.59	-232.61	5,550.00
6000-0000										
6100-0000	MNGMT, INSURANCE, AND TAXES									
6110-0000	MANAGEMENT									
		1,000.00	0.00	-1,000.00	N/A	8,000.00	9,000.00	1,000.00	11.11	9,000.00
6199-0000	TOTAL MANAGEMENT	1,000.00	0.00	-1,000.00	N/A	8,000.00	9,000.00	1,000.00	11.11	9,000.00
6200-0000	Management Fees TALCOR									
6210-0000	INSURANCE									
		7,096.47	0.00	-7,096.47	N/A	63,868.23	15,000.00	-48,868.23	-325.79	15,000.00
6299-0000	TOTAL INSURANCE	7,096.47	0.00	-7,096.47	N/A	63,868.23	15,000.00	-48,868.23	-325.79	15,000.00
6799-0000	Property Insurance									
		8,096.47	0.00	-8,096.47	N/A	71,868.23	24,000.00	-47,868.23	-199.45	24,000.00
6999-0000	TOTAL MNGMT, INSURANCE, AND TAXES	8,096.47	0.00	-8,096.47	N/A	71,868.23	24,000.00	-47,868.23	-199.45	24,000.00
		31,775.57	0.00	-31,775.57	N/A	320,088.47	148,000.00	-172,088.47	-116.28	148,000.00
7000-0000	TOTAL BILLABLE OPERATING EXPENSES	31,775.57	0.00	-31,775.57	N/A	320,088.47	148,000.00	-172,088.47	-116.28	148,000.00
7000-0000	NONCAM OPERATING EXPENSES									
7990-0000	ALL TOTAL EXPENSES									
		31,775.57	0.00	-31,775.57	N/A	320,088.47	148,000.00	-172,088.47	-116.28	148,000.00
7999-0000	NET INCOME - OPERATING	-24,570.76	0.00	-24,570.76	N/A	-266,748.54	-148,000.00	-118,748.54	-80.24	-148,000.00
8200-0000										
8210-0000	OTHER EXPENSES									
		48,012.84	0.00	-48,012.84	N/A	432,115.56	0.00	-432,115.56	N/A	0.00
8299-0000	Depreciation Expense	48,012.84	0.00	-48,012.84	N/A	432,115.56	0.00	-432,115.56	N/A	0.00
9900-0000	TOTAL OTHER EXPENSES	48,012.84	0.00	-48,012.84	N/A	432,115.56	0.00	-432,115.56	N/A	0.00
	NET INCOME	-72,583.60	0.00	-72,583.60	N/A	-698,864.10	-148,000.00	-550,864.10	-372.21	-148,000.00

North Florida Innovation Labs (nfil-op)

Cash Flow Statement

Period = Jun 2025

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-6000	Leasing - Membership Fees	7,100.00	98.55	52,400.09	98.24
3310-0000	Other Income	0.00	0.00	4.97	0.01
3315-0000	Sales Tax Discount	4.81	0.07	34.87	0.07
3700-0000	Virtual Memberships	100.00	1.39	900.00	1.69
3990-0000	TOTAL REVENUE	7,204.81	100.00	53,339.93	100.00
4000-0000	OPERATING EXPENSES				
4001-0000	BILLABLE OPERATING EXPENSES				
4600-0000	UTILITIES				
4605-0000	Electric	11,625.13	161.35	81,571.83	152.93
4625-0000	Natural Gas	4,507.68	62.56	40,343.97	75.64
4635-0000	Refuse Collection	338.18	4.69	1,593.04	2.99
4640-0000	Water/Sewer	752.33	10.44	6,533.66	12.25
4648-0000	Irrigation - Utility	794.91	11.03	3,239.04	6.07
4650-0000	Stormwater	384.13	5.33	3,457.17	6.48
4660-0000	Fire Service - Utility	614.39	8.53	5,529.51	10.37
4725-0000	Internet Service	0.00	0.00	2,400.00	4.50
4799-0000	TOTAL UTILITIES	19,016.75	263.95	144,668.22	271.22
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	150.00	2.08	5,862.50	10.99
5140-0000	Elevator Maintenance	0.00	0.00	385.00	0.72
5210-0000	Locks & Keys Repairs	0.00	0.00	132.15	0.25
5215-0000	Locks & Keys Supplies	0.00	0.00	71.50	0.13
5230-0000	Plumbing Repairs	0.00	0.00	499.00	0.94
5260-0000	Signage	0.00	0.00	15.65	0.03
5270-0000	Small Tools	0.00	0.00	95.94	0.18
5290-0000	Other Maintenance	0.00	0.00	15,378.06	28.83
5295-0000	Other Supplies	96.10	1.33	798.35	1.50
5299-0000	TOTAL REPAIR/MAINTENANCE	246.10	3.42	23,238.15	43.57
5400-0000	SERVICES				
5410-0000	Elevator Service	0.00	0.00	2,232.75	4.19
5415-0000	Elevator Phone Service	0.00	0.00	615.00	1.15
5420-0000	Fire Protection System	801.00	11.12	4,371.06	8.19
5430-0000	Exterminating	125.00	1.74	1,025.00	1.92
5442-0000	Generator Service	0.00	0.00	2,567.13	4.81
5447-0000	HVAC Monthly Service	0.00	0.00	13,445.00	25.21
5450-0000	Janitorial Service	1,650.00	22.90	15,528.84	29.11
5460-0000	Landscaping Service	350.00	4.86	7,811.70	14.65
5487-0000	Window Washing Service	0.00	0.00	1,590.00	2.98
5490-0000	Water Treatment Service	0.00	0.00	12,379.80	23.21
5499-0000	TOTAL SERVICES	2,926.00	40.61	61,566.28	115.42
5500-0000	PROPERTY ADMINISTRATION				
5522-0000	Internet Charge	1,202.25	16.69	11,015.90	20.65
5560-0000	Fees/Licenses/Permits	0.00	0.00	151.69	0.28
5565-0000	Office Supplies	0.00	0.00	110.24	0.21
5566-0000	Office Equipment Maintenance	0.00	0.00	920.38	1.73
5575-0000	Professional Fees	0.00	0.00	1,000.00	1.87
5587-0000	General Authority Expense	103.29	1.43	5,320.36	9.97
5596-0000	Other Administration Costs	0.00	0.00	44.31	0.08
5599-0000	TOTAL PROPERTY ADMINISTRATION	1,305.54	18.12	18,562.88	34.80
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	1,000.00	13.88	8,000.00	15.00
6199-0000	TOTAL MANAGEMENT	1,000.00	13.88	8,000.00	15.00
6200-0000	INSURANCE				
6210-0000	Property Insurance	7,096.47	98.50	63,868.23	119.74

North Florida Innovation Labs (nfil-op)

Cash Flow Statement

Period = Jun 2025

Book = Accrual

		Period to Date	%	Year to Date	%
6299-0000	TOTAL INSURANCE	7,096.47	98.50	63,868.23	119.74
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	8,096.47	112.38	71,868.23	134.74
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	31,590.86	438.47	319,903.76	599.75
7000-0000	NONCAM OPERATING EXPENSES				
7990-0000	ALL TOTAL EXPENSES	31,590.86	438.47	319,903.76	599.75
7999-0000	NET INCOME - OPERATING	-24,386.05	-338.47	-266,563.83	-499.75
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	48,012.84	666.40	432,115.56	810.12
8299-0000	TOTAL OTHER EXPENSES	48,012.84	666.40	432,115.56	810.12
9900-0000	NET INCOME	-72,398.89	-1,004.87	-698,679.39	-1,309.86
	Adjustments				
1204-0000	AR-Tenant Expenses to be Reimbursed	0.00	0.00	-4,113.82	-7.71
1206-0000	Other Receivables	0.00	0.00	-20,865.28	-39.12
1210-0000	Accounts Receivable	-907.00	-12.59	4,018.74	7.53
1218-0000	Due from IP TLH	0.00	0.00	1,394.55	2.61
1590-0000	Accumulated Depreciation	48,012.84	666.40	432,115.56	810.12
1628-0000	NFIL Assets	0.00	0.00	-6,298.22	-11.81
1913-0000	Prepaid Insurance	7,096.47	98.50	39,171.53	73.44
2236-0000	Accounts Payable	-8,643.54	-119.97	-15,363.52	-28.80
2246-0000	Prepaid Rents	0.00	0.00	-8,006.88	-15.01
2250-0000	Tenant Security Dep	0.00	0.00	2,600.00	4.87
2254-0000	Due to IPTLH	0.00	0.00	225.85	0.42
2257-0000	Due to FSU	0.00	0.00	-30,521.23	-57.22
2258-0000	Due to FAMU	0.00	0.00	536.67	1.01
2305-0000	Sales Tax Payable	56.00	0.78	469.07	0.88
	Total Adjustments	45,614.77	633.12	395,363.02	741.21
	Cash Flow	-26,784.12	-371.75	-303,316.37	-568.65
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-4500	Cash - Hancock #2	-389,930.51	-416,714.63	-26,784.12	
1111-0000	Cash-NFIL Construction	-2,991,751.27	-2,991,751.27	0.00	
	Total Cash	-3,381,681.78	-3,408,465.90	-26,784.12	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1110-4500	Cash - Hancock #2	-113,398.26	-416,714.63	-303,316.37	
1111-0000	Cash-NFIL Construction	-2,991,751.27	-2,991,751.27	0.00	
	Total Cash	-3,105,149.53	-3,408,465.90	-303,316.37	

Cash - Hancock #2

7/21/2025

**Bank Reconciliation Report
6/30/2025**

Posted by: kristy on 7/21/2025

Balance Per Bank Statement as of 6/30/2025**46,112.07****Outstanding Checks**

Check Date	Check Number	Payee	Amount
6/18/2025	1453	airgasusa - Airgas USA	96.10
6/18/2025	1458	I2x - I2X Solutions LLC	1,000.00
6/18/2025	1461	Icboc - Leon County Clerk & Comptroller's Office	4,777.88
6/18/2025	1464	scelect - Sun Coast Electric and Networking, Inc	150.00
6/18/2025	1465	tribuilding - TRI BUILDING SERVICES	1,650.00
6/25/2025	6302025	utital - CITY OF TALLAHASSEE	18,789.95
Less:	Outstanding Checks		26,463.93

Other Items

Date	Notes	Amount
10/31/2024	partial didn't clear until Nov	-98.48
Plus/Minus:	Other Items	-98.48
	Reconciled Bank Balance	19,549.66

Balance per GL as of 6/30/2025**19,549.66****Reconciled Balance Per G/L****19,549.66****Difference****(Reconciled Bank Balance And Reconciled Balance Per G/L)****0.00**

Cash - Hancock #2

7/21/2025

Bank Reconciliation Report 6/30/2025

Posted by: kristy on 7/21/2025

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
5/19/2025	1444	cappesl - CAPITAL CITY PEST CONTROL SERVICES, LLC	225.00	6/30/2025
6/9/2025	6092025	uffal - CITY OF TALLAHASSEE	98.81	6/30/2025
6/18/2025	1454	culligan - Consolidated Water Group	1,237.98	6/30/2025
6/18/2025	1455	cypresselect - CYPRESS ELECTRICAL SYSTEMS, INC	1,810.00	6/30/2025
6/18/2025	1456	engineer - ENGINEERED COOLING SERVICES, INC.	4,320.00	6/30/2025
6/18/2025	1457	heinzbro - Heinz Nurseries, LLC.	900.00	6/30/2025
6/18/2025	1459	johnson - Johnson Controls, Inc.	801.00	6/30/2025
6/18/2025	1460	kings - Kings III of America, Inc.	207.75	6/30/2025
6/18/2025	1462	mgital - TALCOR COMMERCIAL REAL ESTATE SVC INC	3,890.00	6/30/2025
6/18/2025	1463	rjyoung - RJ Young Company	42.90	6/30/2025
6/18/2025	6182025	stax - FLORIDA DEPARTMENT OF REVENUE	187.69	6/30/2025
6/24/2025	6242025	towerhill - Tower Hill Insurance Group	19,155.87	6/30/2025
6/25/2025	6252025	farlsurf - FAR Building	251,565.75	6/30/2025
6/30/2025	6132025	metronet - Metronet Fibernet, LLC	1,202.25	6/30/2025
6/30/2025	6242025	hancdayne - Hancock Bank	369.24	6/30/2025
Total Cleared Checks			285,814.24	
Cleared Deposits				

Date	Tran #	Notes	Amount	Date Cleared
6/2/2025	807		25,891.02	6/30/2025
6/3/2025	808		5,175.00	6/30/2025
6/6/2025	805	:CHECKscan Deposit	7,734.50	6/30/2025
6/13/2025	806		13,363.00	6/30/2025
Total Cleared Deposits			52,163.52	
Cleared Other Items				

Date	Tran #	Notes	Amount	Date Cleared
5/31/2025	JE 40954	Benefits - 5.25 #457 Plan #2	-2,191.00	6/30/2025
5/31/2025	JE 40957	Benefits - May for May	-3,918.14	6/30/2025
6/30/2025	JE 41133	6.25 Bank Fees	-173.35	6/30/2025
6/30/2025	JE 41134	Benefits - 6.25 #457 Plan #1	-2,191.00	6/30/2025
6/30/2025	JE 41135	Benefits - 6.25 #457 Plan #2	-2,191.00	6/30/2025
6/30/2025	JE 41136	Payroll Taxes - June for June	-5,189.86	6/30/2025
6/30/2025	JE 41137	Payroll Taxes - June for June	-5,180.72	6/30/2025
6/30/2025	JE 41138	Benefits - June for June	-3,957.33	6/30/2025
6/30/2025	JE 41139	Payroll for June	-8,653.87	6/30/2025
6/30/2025	JE 41144	transfer from FL Prime to Op Cash	300,000.00	6/30/2025
Total Cleared Other Items			266,353.73	



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



Page: 1 of 2

Statements Dates
06/01/2025 - 06/30/2025

Account Number:

1

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

Images:

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***TRUNC ACCTS* E0**

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

Checking Account Summary

PREVIOUS BALANCE	13,409.06	AVERAGE BALANCE	
+ 5 CREDITS	352,163.52		66,244.11
- 24 DEBITS	319,287.16	YTD INTEREST PAID	
- SERVICE CHARGES	173.35		.00
+ INTEREST PAID	.00		
ENDING BALANCE	46,112.07		

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

● Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
06/02	25,891.02	MISC PAY GSA TREAS 310 025150005308437CCD			025160007640747CCD
			06/13	13,363.00	DIRECT PAY FLORIDA STATE UN
06/03	5,175.00	Bill.com Piersica, Inc 025154006112113CCD			025164009074078CCD
			06/23	300,000.00	INCOMING WIRE
06/09	7,734.50	Settlement TALCOR-INN1145			

● Checks

Date	Serial	Amount	Date	Serial	Amount
06/06	1444	225.00	06/27	1460	207.75
06/25	1454 *	1,237.98	06/27	1462 *	3,890.00
06/25	1456 *	4,320.00	06/27	1463	42.90
06/30	1457	900.00	06/27	8001455 *	1,610.00
06/30	1459 *	801.00			

● Other Debits

Date	Amount	Description	Date	Amount	Description
06/02	2,191.00	PAYMENTS NATIONWIDE 025153005482375PPD	06/13	1,202.25	Metronet Metronet 025164009136619WEB
06/02	3,918.14	CRC FLA DEPT REVENUE 025153005577048CCD	06/13	2,191.00	PAYMENTS NATIONWIDE 025164009145149PPD
06/10	98.81	BILLPAY CITY OF TALL-UTL 025161008123680PPD	06/13	5,180.72	USATAXPYMT IRS 025163008847614CCD
06/12	4,312.47	QUICKBOOKS INTUIT PAYROLL S 025163008771715CCD	06/18	187.69	C01 FLA DEPT REVENUE 025169000423336CCD
06/12	173.35	ANALYSIS SERVICE CHG	06/24	369.24	CARD PYMT HANCOCK WHITNEY



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



Statements Dates
 06/01/2025 - 06/30/2025

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
		025174001655568CCD	06/30	2,191.00	PAYMENTS NATIONWIDE
06/25	251,565.75	CORP PAY LEON CRDA			025181003177715PPD
		025176002345376PPD	06/30	3,957.33	CRC FLA DEPT REVENUE
06/26	19,155.87	debitpmt Tower Hill Insur			025181003255180CCD
		025176002263298PPD	06/30	5,189.86	USATAXPYMT IRS
06/27	4,341.40	QUICKBOOKS INTUIT PAYROLL S			025178002957684CCD
		025178002861001CCD			

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
05/31	13,409.06	06/10	45,776.63	06/24	345,522.91
06/02	33,190.94	06/12	41,290.81	06/25	88,399.18
06/03	38,365.94	06/13	46,079.84	06/26	69,243.31
06/06	38,140.94	06/18	45,892.15	06/27	59,151.26
06/09	45,875.44	06/23	345,892.15	06/30	46,112.07

NFIL Construction Acct
Bank Reconciliation Report
6/30/2025

7/21/2025

Posted by: kristy on 7/21/2025

Balance Per Bank Statement as of 6/30/2025	52,708.79
Reconciled Bank Balance	<u>52,708.79</u>
Balance per GL as of 6/30/2025	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
06/01/2025 - 06/30/2025

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	Date	Balance
05/31	52,708.79				

Payment Detail

Bank=inn1145 AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

Check # Bank - Vendor - Date				Payable #	Property	Amount	Account
1453 (inn1145) - Airgas USA (airgasusa) - 06/18/25 (06/25)							
Nitrogen Gas for cylinder				P-215620	nfil-op	96.10	52950000 - Other Supplies
Total 1453 (inn1145) - Airgas USA (airgasusa) - 06/18/25 (06/25)						96.10	
1454 (inn1145) - Consolidated Water Group (culligan) - 06/18/25 (06/25)							
Mthly water services				P-215011	nfil-op	1,237.98	54900000 - Water Treatment Service
Total 1454 (inn1145) - Consolidated Water Group (culligan) - 06/18/25 (06/25)						1,237.98	
1455 (inn1145) - CYPRESS ELECTRICAL SYSTEMS, INC (cypresselect) - 06/18/25 (06/25)							
repair electrical for sign serving Innovation Park signage				P-215600	lcrda-op	1,610.00	51200000 - Electric Repairs
Total 1455 (inn1145) - CYPRESS ELECTRICAL SYSTEMS, INC (cypresselect) - 06/18/25 (06/25)						1,610.00	
1456 (inn1145) - ENGINEERED COOLING SERVICES, INC. (engineer) - 06/18/25 (06/25)							
Qtrly HVAC Svcs				P-215248	nfil-op	4,320.00	54470000 - HVAC Monthly Service
Total 1456 (inn1145) - ENGINEERED COOLING SERVICES, INC. (engineer) - 06/18/25 (06/25)						4,320.00	
1457 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 06/18/25 (06/25)							
05/2025 lawn svcs				P-215601	nfil-op	550.00	54600000 - Landscaping Service
05/2025 lawn svcs				P-215601	lcrda-op	350.00	54600000 - Landscaping Service
Total 1457 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 06/18/25 (06/25)						900.00	
1458 (inn1145) - I2X Solutions LLC (i2x) - 06/18/25 (06/25)							
IT Consulting Fees				P-215599	nfil-op	1,000.00	55750000 - Professional Fees
Total 1458 (inn1145) - I2X Solutions LLC (i2x) - 06/18/25 (06/25)						1,000.00	
1459 (inn1145) - Johnson Controls, Inc. (johnson) - 06/18/25 (06/25)							
Qtrly svcs				P-215596	nfil-op	209.63	54200000 - Fire Protection System
Qtrly Fire Svcs				P-215597	nfil-op	591.37	54200000 - Fire Protection System
Total 1459 (inn1145) - Johnson Controls, Inc. (johnson) - 06/18/25 (06/25)						801.00	
1460 (inn1145) - Kings III of America, Inc. (kings) - 06/18/25 (06/25)							
06/01/25-08/31/25 Elevator Ph Svcs				P-215014	nfil-op	207.75	54150000 - Elevator Phone Service
Total 1460 (inn1145) - Kings III of America, Inc. (kings) - 06/18/25 (06/25)						207.75	
1461 (inn1145) - Leon County Clerk & Comptroller's Office (lcboc) - 06/18/25 (06/25)							
06.2025 Hlth Ins-LCRDA				P-215598	lcrda-op	31.52	44060000 - Employee Benefits-Authority
06.2025 Hlth Ins-LCRDA				P-215598	lcrda-op	170.96	44060000 - Employee Benefits-Authority
06.2025 Hlth Ins-LCRDA				P-215598	lcrda-op	4,322.27	44060000 - Employee Benefits-Authority
06.2025 Hlth Ins-LCRDA				P-215598	lcrda-op	253.13	44060000 - Employee Benefits-Authority
Total 1461 (inn1145) - Leon County Clerk & Comptroller's Office (lcboc) - 06/18/25 (06/25)						4,777.88	
1462 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 06/18/25 (06/25)							
05.2025 LABOR BILL				P-215013	nfil-op	2,090.00	52900000 - Other Maintenance
06/2025 Mgmt Fee-LCRDA				P-215595	nfil-op	1,000.00	61100000 - Management Fees TALCOR
06/2025 Mgmt Fee-LCRDA				P-215595	lcrda-op	800.00	61100000 - Management Fees TALCOR
Total 1462 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 06/18/25 (06/25)						3,890.00	
1463 (inn1145) - RJ Young Company (rjyoung) - 06/18/25 (06/25)							
Copies:				P-215602	nfil-op	42.90	22490000 - Accrued Other
Total 1463 (inn1145) - RJ Young Company (rjyoung) - 06/18/25 (06/25)						42.90	
1464 (inn1145) - Sun Coast Electric and Networking, Inc (scelect) - 06/18/25 (06/25)							
Replaced faulty LED driver with identical replacement				P-215624	nfil-op	150.00	51200000 - Electric Repairs
Total 1464 (inn1145) - Sun Coast Electric and Networking, Inc (scelect) - 06/18/25 (06/25)						150.00	
1465 (inn1145) - TRI BUILDING SERVICES (tribuilding) - 06/18/25 (06/25)							
Mthly janitorial svcs				P-215012	nfil-op	1,650.00	54500000 - Janitorial Service
Total 1465 (inn1145) - TRI BUILDING SERVICES (tribuilding) - 06/18/25 (06/25)						1,650.00	
6092025 (inn1145) - CITY OF TALLAHASSEE (utltal) - 06/09/25 (06/25)							
Acct #100002739 06/2025				P-215944	lcrda-op	15.45	46050000 - Electric
Acct #100002739 06/2025				P-215944	lcrda-op	41.68	46400000 - Water/Sewer
Acct #100002739 06/2025				P-215944	lcrda-op	41.68	46400000 - Water/Sewer
Total 6092025 (inn1145) - CITY OF TALLAHASSEE (utltal) - 06/09/25 (06/25)						98.81	

Payment Detail

Bank=inn1145 AND mm/yy=06/2025-06/2025 AND All Checks=Yes AND Include Voids=All Checks

6132025 (inn1145) - Metronet Fibernet, LLC (metronet) - 06/30/25 (06/25)			
2109240 06/2025	P-216839	nfil-op	1,202.25 77110000 - Internet Charge-NonCAM
Total 6132025 (inn1145) - Metronet Fibernet, LLC (metronet) - 06/30/25 (06/25)			1,202.25
6182025 (inn1145) - FLORIDA DEPARTMENT OF REVENUE (stax) - 06/18/25 (06/25)			
05.2025 STAX	P-215479	nfil-op	192.50 23050000 - Sales Tax Payable
05.2025 STAX allowance	P-215479	nfil-op	-4.81 33150000 - Sales Tax Discount
Total 6182025 (inn1145) - FLORIDA DEPARTMENT OF REVENUE (stax) - 06/18/25 (06/25)			187.69
6242025 (inn1145) - Tower Hill Insurance Group (towerhill) - 06/24/25 (06/25)			
Policy #ICF1025377-06.25	P-215920	lcrda-op	19,155.87 19130000 - Prepaid Insurance
Total 6242025 (inn1145) - Tower Hill Insurance Group (towerhill) - 06/24/25 (06/25)			19,155.87
6242025 (inn1145) - Hancock Bank (hancdtayne) - 06/30/25 (06/25)			
Proximity	P-216840	lcrda-op	288.00 54800000 - Security
Division of Corporations	P-216840	lcrda-op	8.75 55870000 - General Authority Expense
MSFT	P-216840	lcrda-op	37.50 47250000 - Internet Service
Adobe	P-216840	lcrda-op	34.99 47250000 - Internet Service
Total 6242025 (inn1145) - Hancock Bank (hancdtayne) - 06/30/25 (06/25)			369.24
6252025 (inn1145) - FAR Building (farfsurf) - 06/25/25 (06/25)			
Pmt to FSURF 06.25	P-216842	lcrda-op	251,565.75 22100000 - Principal Note 1
Total 6252025 (inn1145) - FAR Building (farfsurf) - 06/25/25 (06/25)			251,565.75
6302025 (inn1145) - CITY OF TALLAHASSEE (utltal) - 06/25/25 (06/25)			
Acct #100275444 06/2025	P-215943	nfil-op	11,625.13 46050000 - Electric
Acct #100275444 06/2025	P-215943	nfil-op	111.38 46350000 - Refuse Collection
Acct #100275444 06/2025	P-215943	nfil-op	266.27 46400000 - Water/Sewer
Acct #100275444 06/2025	P-215943	nfil-op	794.91 46480000 - Irrigation - Utility
Acct #100275444 06/2025	P-215943	nfil-op	384.13 46500000 - Stormwater
Acct #100275444 06/2025	P-215943	nfil-op	614.39 46600000 - Fire Service - Utility
Acct #100275444 06/2025	P-215943	nfil-op	4,507.68 73120000 - Natural Gas- NonCAM/Vacant
Acct #100275444 06/2025	P-215943	nfil-op	486.06 46400000 - Water/Sewer
Total 6302025 (inn1145) - CITY OF TALLAHASSEE (utltal) - 06/25/25 (06/25)			18,789.95
			312,053.17

INNOVATION PARK (lcrda)

Deposit Register

For Period = Jun 2025

Name	Property	Unit	Tenant	Period	Received Date	Deposit Date	Amount	Check #	Deposit #	Notes
(inn1145) - 805 06/06/2025										
Shanna Lewis	lcrda-op			06/2025	6/6/2025	6/6/2025	350.00	40392	805	:CHECKscan Payment - Shanna Lewis restitution
KNIGHT ADMINISTRATIVE BUILDING	lcrda-op	12A	knight	06/2025	6/6/2025	6/6/2025	1,503.00	0000304071	805	:CHECKscan Payment
CENTENNIAL BUILDING	lcrda-op	4G	cent	06/2025	6/6/2025	6/6/2025	2,400.00	0000304071	805	:CHECKscan Payment
COLLINS BUILDING	lcrda-op	5G	collins	06/2025	6/6/2025	6/6/2025	2,115.00	0000304071	805	:CHECKscan Payment
Reclaim Pharmaceutical Waste Management LLC	nfil-op	BIO217	quarry	06/2025	6/5/2025	6/6/2025	1,366.50	001222	805	:CHECKscan Payment
Total (inn1145) - 805 06/06/2025							7,734.50			
(inn1145) - 806 06/13/2025										
FSU	lcrda-op	11A	fsucam	06/2025	6/13/2025	6/13/2025	1,836.00	AUTO	806	
PHIPPS BUILDING	lcrda-op	1B	phipps	06/2025	6/13/2025	6/13/2025	1,103.00	AUTO	806	
NORTHWEST REGIONAL DATA CENTER	lcrda-op	3A	data	06/2025	6/13/2025	6/13/2025	944.00	AUTO	806	
FSU-AEROPULSION & MECHATRONICS ENERGY	lcrda-op	3B	aero	06/2025	6/13/2025	6/13/2025	1,828.00	AUTO	806	
NATIONAL HIGH MAGNETIC FIELD LABORATORY	lcrda-op	4A-10A	maglab	06/2025	6/13/2025	6/13/2025	4,777.00	AUTO	806	
Interdisciplinary Research & Commercialization Building	lcrda-op	5C	ircb	06/2025	6/13/2025	6/13/2025	1,539.00	AUTO	806	
MORGAN/SLIGER/JOHNSON/SHAW BUILDINGS	lcrda-op	6G	lot6g	06/2025	6/13/2025	6/13/2025	1,336.00	AUTO	806	
Total (inn1145) - 806 06/13/2025							13,363.00			
(inn1145) - 807 06/02/2025										
GSA 06.2025 pymt	johnson			06/2025	6/2/2025	6/2/2025	25,891.02	AUTO	807	
Total (inn1145) - 807 06/02/2025							25,891.02			
Piersica, Inc. a Delaware for profit corp.	nfil-op	213E	piernfil	06/2025	6/3/2025	6/3/2025	5,175.00	AUTO	808	
Total (inn1145) - 808 06/03/2025							5,175.00			
Grand Total							52,163.52			

Aged Receivable

DB Caption: TALCOR Commercial -- LIVE Property: lcrda Status: Current, Past, Future All Selected Accounts Age As Of: 06/30/2025 Post To: 06/2025 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	-996.95	-996.95
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		fsucam	FSU	Current	0.00	0.00	0.00	0.00	0.00	-207.68	-207.68
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		knight	KNIGHT ADMINISTRATIVE BUILDING	Current	3.00	0.00	0.00	3.00	0.00	0.00	3.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		danfoss	DANFOSS TURBOCOR, INC.	Current	5,282.92	5,282.92	0.00	0.00	0.00	0.00	5,282.92
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		aval	AVALANCHE PARTNERS	Current	738.40	738.40	0.00	0.00	0.00	0.00	738.40
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		aero	FSU-AEROPULSION & MECHATRONICS ENERGY	Current	0.00	0.00	0.00	0.00	0.00	-206.74	-206.74
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		maglab	NATIONAL HIGH MAGNETIC FIELD LABORATORY	Current	0.00	0.00	0.00	0.00	0.00	-540.28	-540.28
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		ircb	Interdisciplinary Research & Commercialization Building	Current	0.01	0.00	0.00	0.00	0.01	0.00	0.01
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		lot6g	MORGAN/SLIGER/JOHNSON/SHAW BUILDINGS	Current	0.00	0.00	0.00	0.00	0.00	-61.61	-61.61
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT					6,024.33	6,021.32	0.00	3.00	0.01	-2,013.26	4,011.07
nfil-op - North Florida Innovation Labs											
nfil-op - North Florida Innovation Labs		nhenergy	NHU Energy	Current	400.00	100.00	100.00	100.00	100.00	0.00	400.00
nfil-op - North Florida Innovation Labs		rrc	RRC Washington	Current	1,316.96	1,238.21	78.75	0.00	0.00	0.00	1,316.96
nfil-op - North Florida Innovation Labs					1,716.96	1,338.21	178.75	100.00	100.00	0.00	1,716.96
Grand Total					7,741.29	7,359.53	178.75	103.00	100.01	-2,013.26	5,728.03

UserId : kristy@talcor.com Date : 7/21/2025 Time : 8:12 AM

Payables Aging Report

lcrda
Period: 06/2025
As of : 06/30/2025

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	
cappest	CAPITAL CITY PEST CONTROL SERVICES, LLC														0.00
		place rodent stations & bait near generator	P-216166	51240	nfil-op	6/30/2025	5430-0000 Exterminating	37619	125.00	125.00	0.00	0.00	0.00		0.00 place rodent stations & bait near generator
Total cappest									125.00	125.00	0.00	0.00	0.00		0.00
heinzbro	Heinz Nurseries, LLC.														0.00
		June lawn svcs	P-216163	51237	lcrda-op	6/30/2025	5460-0000 Landscaping Service	60691	550.00	550.00	0.00	0.00	0.00		0.00 June lawn svcs
		June lawn svcs	P-216163	51237	nfil-op	6/30/2025	5460-0000 Landscaping Service	60691	350.00	350.00	0.00	0.00	0.00		0.00 June lawn svcs
Total heinzbro									900.00	900.00	0.00	0.00	0.00		0.00
marpan	MARPAN SUPPLY COMPANY, INC														0.00
		Qtrly Container rental	P-216205	51251	nfil-op	6/24/2025	4635-0000 Refuse Collection	1799999	226.80	226.80	0.00	0.00	0.00		0.00 Qtrly Container rental
Total marpan									226.80	226.80	0.00	0.00	0.00		0.00
rjyoung	RJ Young Company														0.00
		Copies:04/03-05/02/25	P-216164	51238	nfil-op	6/27/2025	2249-0000 Accrued Other	INV7530108	67.75	67.75	0.00	0.00	0.00		0.00 Copies:04/03-05/02/25
		Copies:05/03-06/02/25	P-216165	51239	nfil-op	6/30/2025	2249-0000 Accrued Other	INV7568383	35.54	35.54	0.00	0.00	0.00		0.00 Copies:05/03-06/02/25
Total rjyoung									103.29	103.29	0.00	0.00	0.00		0.00
tribuilding	TRI BUILDING SERVICES														0.00
		Mthly janitorial svcs	P-216167	51241	nfil-op	6/30/2025	5450-0000 Janitorial Service	200703767	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									3,005.09	3,005.09	0.00	0.00	0.00		0.00

INNOVATION PARK
LCRDA op
June 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	\$ 1,503.00	6/6	\$ 3.00		
1B	PHIPPS BUILDING			2.50			\$ 1,103.00	\$ 1,103.00	\$ 1,103.00	6/13	\$ -		
1D-2D	DANFOSS TURBOCOR, INC.	3/15/07	3/31/27	6.83		\$ 5,963.67	\$ (680.75)	\$ 5,282.92			\$ 5,282.92		\$ -
3D				2.87									
1E	AVALANCHE PARTNERS	1/7/08	1/28/74	2.42		\$ 842.49	\$ (104.09)	\$ 738.40			\$ 738.40		\$ -
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	6/6	\$ -		
6G	MORGAN/JOHNSON/SLIGER/SHAW/OTHER		LCRDA	10.35			\$ 1,274.39	\$ 1,274.39	\$ 1,336.00	6/13	\$ (61.61)		EXEMPT
3A	NORTHWEST REGIONAL DATA CENTER	11/1/81	10/31/21	4.68			\$ (52.95)	\$ (52.95)	\$ 944.00	6/13	\$ (996.95)		EXEMPT
4A-10A	NATIONAL HIGH MAGNETIC FIELD LABORATORY	OWN		23.52			\$ 4,236.72	\$ 4,236.72	\$ 4,777.00	6/13	\$ (540.28)		EXEMPT
11A	FSU-CAM (Elbit)			3.70			\$ 1,628.32	\$ 1,628.32	\$ 1,836.00	6/13	\$ (207.68)		
	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	\$ 1,828.00	6/13	\$ (206.74)		EXEMPT
3C	VACANT			3.60									
4C	VACANT			3.90									
5C	FSU - IRCB Interdisciplinary Research			3.70			\$ 1,539.01	\$ 1,539.01	\$ 1,539.00	6/13	\$ 0.01		
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	6/6	\$ -		EXEMPT
8E	VACANT			9.24									
EBP	VACANT												
	MISCELLANEOUS PAYMENTS								\$ 350.00	6/6		Shanna Lewis-Restitution 3310-0000	
	TOTALS			182.70	\$ -	\$ 6,806.16	\$ 16,585.91	\$ 23,392.07	\$ 19,731.00		\$ 4,011.07		\$ -

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ. FT	GPR	BASE RATE	SALES TAX 3.5%	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	TOTAL PAID	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX
Incubator Lab	RRC Washington Inc	7/1/24	6/30/25	\$ 1,200.00				\$ 1,200.00	42.00		\$ 1,242.00	\$ 74.96	\$ 1,316.96			\$ 1,316.96		\$ -
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				\$ 900.00	\$ 31.50		\$ 931.50	\$ 435.00	\$ 1,366.50	\$ 966.50	06/05	\$ -		\$ 32.68
													\$ 400.00	06/05			additional sec dep	NA
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	06/03	\$ -		\$ 175.00
virtual mem	NHU Energy	10/1/24	MTM	\$ -				\$ 100.00	NA		\$ 100.00	\$ 300.00	\$ 400.00			\$ 400.00		
misc																		
	TOTALS			\$ 4,900.00	780	0.00	\$-	\$ 7,100.00	\$ 248.50	\$ -	\$ 7,448.50	\$ 809.96	\$ 8,258.46	\$ 6,541.50		\$ 1,716.96		\$ 207.68

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
83458	lcrda-op	Scheduled	5/28/2025		lynn	RWO-Trash Pickup	0.50			55.00	27.50
					ddm		1.00		DeMartino - straight	55.00	55.00
83537	nfil-op	Scheduled	5/28/2025		lynn	RWO General Inspections	0.00			55.00	0.00
					ddm		0.00			55.00	0.00
					mclose		0.00			55.00	0.00
83582	nfil-op	Scheduled	5/28/2025		ddm	RWO Exterior repairs	0.00			55.00	0.00
					lynn		0.00			55.00	0.00
					mclose		0.00			55.00	0.00
83632	nfil-op	Scheduled	5/28/2025		lynn	RWO Interior repairs	0.00			55.00	0.00
					ddm		0.00			55.00	0.00
					mclose		0.00			55.00	0.00
83681	nfil-op	Scheduled	5/28/2025		mclose	RWO General routine maintenance	0.00			55.00	0.00
					ddm		0.00			55.00	0.00
					lynn		0.00			55.00	0.00
83782	nfil-op	Scheduled	6/4/2025		ddm	Check and Torrence	1.50		DeMartino	0.00	0.00
					ddm		0.50		DeMartino	0.00	0.00
					ddm		13.00		DeMartino	0.00	0.00
					ddm		0.50		DeMartino	0.00	0.00
83831	nfil-op	Scheduled	6/11/2025		tbell	CP/Trash	0.50			55.00	27.50
83904	nfil-op	Scheduled	6/18/2025		ddm	Daily wily checks	5.00		DeMartino	0.00	0.00
					ddm		2.50		DeMartino	0.00	0.00
					ddm		1.00		DeMartino	0.00	0.00
					ddm		1.00		DeMartino	0.00	0.00
					ddm		1.50		DeMartino	0.00	0.00
					ddm		1.00		DeMartino	0.00	0.00
										110.00	