



# PROPERTY MANAGEMENT



## October 2025 MONTHLY REPORT

PREPARED FOR:  
Innovation Park  
Leon County Research & Development Authority  
Tallahassee, FL



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INNOVATION PARK (lcrda)

**Balance Sheet (With Period Change)**

Period = Oct 2025

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
<b>1000-0000</b>	<b>ASSETS</b>			
1100-0000	CASH			
1110-4500	Cash - Hancock #2	28,142.92	69,118.82	-40,975.90
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1190-0000	TOTAL CASH	28,342.92	69,318.82	-40,975.90
<b>1200-0000</b>	<b>RECEIVABLES</b>			
1210-0000	Accounts Receivable	19,287.18	262.73	19,024.45
1218-0000	Due from IP TLH	4,425.00	4,425.00	0.00
<b>1299-0000</b>	<b>TOTAL RECEIVABLES</b>	<b>23,712.18</b>	<b>4,687.73</b>	<b>19,024.45</b>
1300-1000	PROPERTY			
1305-0000	Land	635,920.58	635,920.58	0.00
1590-0000	Accumulated Depreciation	-1,707,853.28	-1,657,911.58	-49,941.70
1628-0000	NFIL Assets	22,032.04	22,032.04	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	22,876,538.21	22,926,479.91	-49,941.70
1840-0000	OTHER ASSETS			
1913-0000	Prepaid Insurance	37,283.99	34,575.54	2,708.45
1925-0000	Investments	1,056,797.74	1,052,963.56	3,834.18
1960-0000	Deferred Outflows of Resources - Pension	64,420.00	64,420.00	0.00
1980-0000	TOTAL OTHER ASSETS	1,158,501.73	1,151,959.10	6,542.63
<b>1990-0000</b>	<b>TOTAL ASSETS</b>	<b>24,087,095.04</b>	<b>24,152,445.56</b>	<b>-65,350.52</b>
<b>2000-0000</b>	<b>LIABILITIES and CAPITAL</b>			
2210-0000	Principal Note 1	3,999,999.98	3,999,999.98	0.00
2236-0000	Accounts Payable	32,732.52	29,499.67	3,232.85
2246-0000	Prepaid Rents	193.12	2,799.17	-2,606.05
2249-0000	Accrued Other	32,985.68	32,985.68	0.00
2250-0000	Tenant Security Dep	7,099.90	7,099.90	0.00
2251-1000	Accrued Interest	44,800.00	33,600.00	11,200.00
2254-0000	Due to IPTLH	37.22	37.22	0.00
2257-0000	Due to FSU	26,047.14	156.12	25,891.02
2258-0000	Due to FAMU	9,860.64	9,860.64	0.00
2305-0000	Sales Tax Payable	2,152.40	2,305.31	-152.91
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
<b>2490-0000</b>	<b>TOTAL LIABILITIES</b>	<b>4,488,590.60</b>	<b>4,451,025.69</b>	<b>37,564.91</b>
<b>2500-0000</b>	<b>CAPITAL</b>			
2730-0000	Invested in Capital Assets-Net of Debt	22,882,836.43	22,932,778.13	-49,941.70
2750-0000	Unrestricted	-3,284,331.99	-3,231,358.26	-52,973.73
<b>2890-0000</b>	<b>TOTAL CAPITAL</b>	<b>19,598,504.44</b>	<b>19,701,419.87</b>	<b>-102,915.43</b>
<b>2990-0000</b>	<b>TOTAL LIABILITIES and CAPITAL</b>	<b>24,087,095.04</b>	<b>24,152,445.56</b>	<b>-65,350.52</b>

INNOVATION PARK (Icrda)

**Income Statement**

Period = Oct 2025

Book = Accrual

		<b>Period to Date</b>	<b>%</b>	<b>Year to Date</b>	<b>%</b>
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-6000	Leasing - Membership Fees	7,127.00	19.89	7,127.00	19.89
3115-0000	CAM	24,421.00	68.15	24,421.00	68.15
3220-0000	Interest Income	3,834.18	10.70	3,834.18	10.70
3310-0000	Other Income	350.00	0.98	350.00	0.98
3315-0000	Sales Tax Discount	3.82	0.01	3.82	0.01
3700-0000	Virtual Memberships	100.00	0.28	100.00	0.28
<b>3990-0000</b>	<b>TOTAL REVENUE</b>	<b>35,836.00</b>	<b>100.00</b>	<b>35,836.00</b>	<b>100.00</b>
<b>4000-0000</b>	<b>OPERATING EXPENSES</b>				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	37.21	13,333.34	37.21
4401-0100	Business Manager	7,500.00	20.93	7,500.00	20.93
4404-0000	Payroll Taxes - Authority	1,826.67	5.10	1,826.67	5.10
4405-0000	Worker's Compensation-Authority	199.42	0.56	199.42	0.56
4406-0000	Employee Benefits-Authority	7,442.76	20.77	7,442.76	20.77
4410-0000	Wages - Administrative	2,835.50	7.91	2,835.50	7.91
4490-0000	TOTAL PAYROLL EXPENSE	33,137.69	92.47	33,137.69	92.47
4600-0000	UTILITIES				
4605-0000	Electric	9,924.52	27.69	9,924.52	27.69
4625-0000	Natural Gas	4,851.86	13.54	4,851.86	13.54
4635-0000	Refuse Collection	119.25	0.33	119.25	0.33
4640-0000	Water/Sewer	889.53	2.48	889.53	2.48
4648-0000	Irrigation - Utility	85.22	0.24	85.22	0.24
4650-0000	Stormwater	395.35	1.10	395.35	1.10
4660-0000	Fire Service - Utility	690.94	1.93	690.94	1.93
4725-0000	Internet Service	72.49	0.20	72.49	0.20
4799-0000	TOTAL UTILITIES	17,029.16	47.52	17,029.16	47.52
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	500.00	1.40	500.00	1.40
5290-0000	Other Maintenance	1,787.50	4.99	1,787.50	4.99
5295-0000	Other Supplies	591.71	1.65	591.71	1.65
5299-0000	TOTAL REPAIR/MAINTENANCE	2,879.21	8.03	2,879.21	8.03
5400-0000	SERVICES				
5450-0000	Janitorial Service	1,650.00	4.60	1,650.00	4.60
5460-0000	Landscaping Service	4,661.70	13.01	4,661.70	13.01
5480-0000	Security	288.00	0.80	288.00	0.80
5487-0000	Window Washing Service	4,285.00	11.96	4,285.00	11.96
5490-0000	Water Treatment Service	1,237.98	3.45	1,237.98	3.45
5499-0000	TOTAL SERVICES	12,122.68	33.83	12,122.68	33.83
5500-0000	PROPERTY ADMINISTRATION				
5522-0000	Internet Charge	1,204.95	3.36	1,204.95	3.36
5560-0000	Fees/Licenses/Permits	174.18	0.49	174.18	0.49
5587-0000	General Authority Expense	793.98	2.22	793.98	2.22
5596-0000	Other Administration Costs	3.00	0.01	3.00	0.01
5599-0000	TOTAL PROPERTY ADMINISTRATION	2,176.11	6.07	2,176.11	6.07
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	1,800.00	5.02	1,800.00	5.02
6199-0000	TOTAL MANAGEMENT	1,800.00	5.02	1,800.00	5.02
6200-0000	INSURANCE				
6210-0000	Property Insurance	8,464.88	23.62	8,464.88	23.62
6299-0000	TOTAL INSURANCE	8,464.88	23.62	8,464.88	23.62
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	10,264.88	28.64	10,264.88	28.64
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	77,609.73	216.57	77,609.73	216.57

INNOVATION PARK (lcrda)

**Income Statement**

Period = Oct 2025

Book = Accrual

		<b>Period to Date</b>	<b>%</b>	<b>Year to Date</b>	<b>%</b>
7000-0000	NONCAM OPERATING EXPENSES				
7990-0000	ALL TOTAL EXPENSES	77,609.73	216.57	77,609.73	216.57
7999-0000	NET INCOME - OPERATING	-41,773.73	-116.57	-41,773.73	-116.57
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	11,200.00	31.25	11,200.00	31.25
8199-0000	TOTAL DEBT SERVICE	11,200.00	31.25	11,200.00	31.25
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	49,941.70	139.36	49,941.70	139.36
8299-0000	TOTAL OTHER EXPENSES	49,941.70	139.36	49,941.70	139.36
<b>9900-0000</b>	<b>NET INCOME</b>	<b>-102,915.43</b>	<b>-287.18</b>	<b>-102,915.43</b>	<b>-287.18</b>

INNOVATION PARK (lcnda)

**Budget Comparison**

Period = Oct 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	7,127.00	5,900.00	1,227.00	20.80	7,127.00	5,900.00	1,227.00	20.80	17,700.00
3115-0000	24,421.00	15,000.00	9,421.00	62.81	24,421.00	15,000.00	9,421.00	62.81	60,000.00
3220-0000	3,834.18	1,250.00	2,584.18	206.73	3,834.18	1,250.00	2,584.18	206.73	10,000.00
3310-0000	350.00	350.00	0.00	0.00	350.00	350.00	0.00	0.00	3,000.00
3315-0000	3.82	0.00	3.82	N/A	3.82	0.00	3.82	N/A	0.00
3700-0000	100.00	100.00	0.00	0.00	100.00	100.00	0.00	0.00	300.00
	Sales Tax Discount								
	Virtual Memberships								
<b>3990-0000</b>	<b>35,836.00</b>	<b>22,600.00</b>	<b>13,236.00</b>	<b>58.57</b>	<b>35,836.00</b>	<b>22,600.00</b>	<b>13,236.00</b>	<b>58.57</b>	<b>91,000.00</b>
	<b>TOTAL REVENUE</b>								
<b>4000-0000</b>	<b>OPERATING EXPENSES</b>								
4001-0000	BILLABLE OPERATING EXPENSES								
4400-0000	PAYROLL EXPENSE								
4401-0000	13,333.34	13,333.00	-0.34	0.00	13,333.34	13,333.00	-0.34	0.00	119,997.00
4401-0100	7,500.00	7,500.00	0.00	0.00	7,500.00	7,500.00	0.00	0.00	67,500.00
4404-0000	1,826.67	2,150.00	323.33	15.04	1,826.67	2,150.00	323.33	15.04	19,000.00
4405-0000	199.42	150.00	-49.42	-32.95	199.42	150.00	-49.42	-32.95	1,300.00
4406-0000	7,442.76	7,100.00	-342.76	-4.83	7,442.76	7,100.00	-342.76	-4.83	63,200.00
4410-0000	2,835.50	2,150.00	-685.50	-31.88	2,835.50	2,150.00	-685.50	-31.88	19,000.00
4490-0000	33,137.69	32,383.00	-754.69	-2.33	33,137.69	32,383.00	-754.69	-2.33	289,997.00
	<b>TOTAL PAYROLL EXPENSE</b>								
4600-0000	UTILITIES								
4605-0000	9,924.52	10,750.00	825.48	7.68	9,924.52	10,750.00	825.48	7.68	32,200.00
4625-0000	4,851.86	6,000.00	1,148.14	19.14	4,851.86	6,000.00	1,148.14	19.14	18,000.00
4635-0000	119.25	1,060.00	940.75	88.75	119.25	1,060.00	940.75	88.75	3,800.00
4640-0000	889.53	200.00	-689.53	-344.76	889.53	200.00	-689.53	-344.76	580.00
4648-0000	85.22	400.00	314.78	78.69	85.22	400.00	314.78	78.69	1,200.00
4650-0000	395.35	500.00	104.65	20.93	395.35	500.00	104.65	20.93	1,500.00
4660-0000	690.94	850.00	159.06	18.71	690.94	850.00	159.06	18.71	2,500.00
4725-0000	72.49	350.00	277.51	79.29	72.49	350.00	277.51	79.29	1,000.00
4799-0000	17,029.16	20,110.00	3,080.84	15.32	17,029.16	20,110.00	3,080.84	15.32	60,780.00
	<b>TOTAL UTILITIES</b>								
5116-5000	REPAIR/MAINTENANCE								
5120-0000	500.00	780.00	280.00	35.90	500.00	780.00	280.00	35.90	3,000.00
5197-0000	0.00	15,200.00	15,200.00	100.00	0.00	15,200.00	15,200.00	100.00	15,200.00
5230-0000	0.00	350.00	350.00	100.00	0.00	350.00	350.00	100.00	1,000.00
5290-0000	1,787.50	2,444.00	656.50	26.86	1,787.50	2,444.00	656.50	26.86	10,000.00
5295-0000	591.71	226.00	-365.71	-161.82	591.71	226.00	-365.71	-161.82	1,000.00
5299-0000	2,879.21	19,000.00	16,120.79	84.85	2,879.21	19,000.00	16,120.79	84.85	30,200.00
	<b>TOTAL REPAIR/MAINTENANCE</b>								
5400-0000	SERVICES								
5410-0000	0.00	350.00	350.00	100.00	0.00	350.00	350.00	100.00	1,000.00
5415-0000	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	700.00
5420-0000	0.00	1,500.00	1,500.00	100.00	0.00	1,500.00	1,500.00	100.00	4,500.00
5430-0000	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	250.00
5442-0000	0.00	350.00	350.00	100.00	0.00	350.00	350.00	100.00	1,000.00
5447-0000	0.00	1,500.00	1,500.00	100.00	0.00	1,500.00	1,500.00	100.00	4,400.00
5450-0000	1,650.00	1,750.00	100.00	5.71	1,650.00	1,750.00	100.00	5.71	5,250.00
5460-0000	4,661.70	1,730.00	-2,931.70	-169.46	4,661.70	1,730.00	-2,931.70	-169.46	9,800.00
5480-0000	288.00	0.00	-288.00	N/A	288.00	0.00	-288.00	N/A	0.00
5487-0000	4,285.00	0.00	-4,285.00	N/A	4,285.00	0.00	-4,285.00	N/A	0.00
5490-0000	1,237.98	1,500.00	262.02	17.47	1,237.98	1,500.00	262.02	17.47	4,000.00
5499-0000	12,122.68	9,030.00	-3,092.68	-34.25	12,122.68	9,030.00	-3,092.68	-34.25	30,900.00
	<b>TOTAL SERVICES</b>								
5500-0000	PROPERTY ADMINISTRATION								
5522-0000	1,204.95	2,200.00	995.05	45.23	1,204.95	2,200.00	995.05	45.23	12,600.00
	Internet Charge								

INNOVATION PARK (lcnda)

**Budget Comparison**

Period = Oct 2025

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5560-0000	174.18	170.00	-4.18	-2.46	174.18	170.00	-4.18	-2.46	500.00
5565-0000	0.00	110.00	110.00	100.00	0.00	110.00	110.00	100.00	1,000.00
5575-0000	0.00	4,444.00	4,444.00	100.00	0.00	4,444.00	4,444.00	100.00	39,996.00
5587-0000	793.98	220.00	-573.98	-260.90	793.98	220.00	-573.98	-260.90	2,000.00
5596-0000	3.00	1,250.00	1,247.00	99.76	3.00	1,250.00	1,247.00	99.76	10,000.00
5599-0000	2,176.11	8,394.00	6,217.89	74.08	2,176.11	8,394.00	6,217.89	74.08	66,096.00
6000-0000									
6100-0000									
6110-0000	1,800.00	1,890.00	90.00	4.76	1,800.00	1,890.00	90.00	4.76	10,620.00
6199-0000	1,800.00	1,890.00	90.00	4.76	1,800.00	1,890.00	90.00	4.76	10,620.00
6200-0000									
6210-0000	8,464.88	9,850.00	1,385.12	14.06	8,464.88	9,850.00	1,385.12	14.06	30,000.00
6299-0000	8,464.88	9,850.00	1,385.12	14.06	8,464.88	9,850.00	1,385.12	14.06	30,000.00
6799-0000	10,264.88	11,740.00	1,475.12	12.56	10,264.88	11,740.00	1,475.12	12.56	40,620.00
6999-0000	77,609.73	100,657.00	23,047.27	22.90	77,609.73	100,657.00	23,047.27	22.90	518,593.00
7000-0000									
7990-0000	77,609.73	100,657.00	23,047.27	22.90	77,609.73	100,657.00	23,047.27	22.90	518,593.00
7999-0000	-41,773.73	-78,057.00	36,283.27	46.48	-41,773.73	-78,057.00	36,283.27	46.48	-427,593.00
8100-0000									
8110-0000	11,200.00	0.00	-11,200.00	N/A	11,200.00	0.00	-11,200.00	N/A	0.00
8199-0000	11,200.00	0.00	-11,200.00	N/A	11,200.00	0.00	-11,200.00	N/A	0.00
8200-0000									
8210-0000	49,941.70	0.00	-49,941.70	N/A	49,941.70	0.00	-49,941.70	N/A	0.00
8299-0000	49,941.70	0.00	-49,941.70	N/A	49,941.70	0.00	-49,941.70	N/A	0.00
9900-0000	-102,915.43	-78,057.00	-24,858.43	-31.85	-102,915.43	-78,057.00	-24,858.43	-31.85	-427,593.00

LEON COUNTY RESEARCH & DEVELOPMENT (lcra-da-op)

**Budget Comparison**

Period = Oct 2025

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME								
3050-0000	INCOME - OPERATING								
3115-0000	24,421.00	15,000.00	9,421.00	62.81	24,421.00	15,000.00	9,421.00	62.81	60,000.00
3220-0000	3,834.18	1,250.00	2,584.18	206.73	3,834.18	1,250.00	2,584.18	206.73	10,000.00
3310-0000	CAM								
3310-0000	350.00	350.00	0.00	0.00	350.00	350.00	0.00	0.00	3,000.00
3315-0000	0.62	0.00	0.62	N/A	0.62	0.00	0.62	N/A	0.00
	Sales Tax Discount								
<b>3990-0000</b>	<b>28,605.80</b>	<b>16,600.00</b>	<b>12,005.80</b>	<b>72.32</b>	<b>28,605.80</b>	<b>16,600.00</b>	<b>12,005.80</b>	<b>72.32</b>	<b>73,000.00</b>
<b>4000-0000</b>	<b>OPERATING EXPENSES</b>								
4001-0000	BILLABLE OPERATING EXPENSES								
4400-0000	PAYROLL EXPENSE								
4401-0000	13,333.34	13,333.00	-0.34	0.00	13,333.34	13,333.00	-0.34	0.00	119,997.00
4401-0100	7,500.00	7,500.00	0.00	0.00	7,500.00	7,500.00	0.00	0.00	67,500.00
4404-0000	1,826.67	2,150.00	323.33	15.04	1,826.67	2,150.00	323.33	15.04	19,000.00
4405-0000	199.42	150.00	-49.42	-32.95	199.42	150.00	-49.42	-32.95	1,300.00
4406-0000	7,442.76	7,100.00	-342.76	-4.83	7,442.76	7,100.00	-342.76	-4.83	63,200.00
4410-0000	2,835.50	2,150.00	-685.50	-31.88	2,835.50	2,150.00	-685.50	-31.88	19,000.00
4490-0000	33,137.69	32,383.00	-754.69	-2.33	33,137.69	32,383.00	-754.69	-2.33	289,997.00
4600-0000	UTILITIES								
4605-0000	15.23	50.00	34.77	69.54	15.23	50.00	34.77	69.54	200.00
4635-0000	0.00	110.00	110.00	100.00	0.00	110.00	110.00	100.00	1,000.00
4640-0000	85.34	0.00	-85.34	N/A	85.34	0.00	-85.34	N/A	0.00
4725-0000	72.49	0.00	-72.49	N/A	72.49	0.00	-72.49	N/A	0.00
4799-0000	173.06	160.00	-13.06	-8.16	173.06	160.00	-13.06	-8.16	1,200.00
5116-5000	REPAIR/MAINTENANCE								
5120-0000	0.00	110.00	110.00	100.00	0.00	110.00	110.00	100.00	1,000.00
5197-0000	0.00	15,200.00	15,200.00	100.00	0.00	15,200.00	15,200.00	100.00	15,200.00
5290-0000	55.00	444.00	389.00	87.61	55.00	444.00	389.00	87.61	4,000.00
5295-0000	0.00	56.00	56.00	100.00	0.00	56.00	56.00	100.00	500.00
5299-0000	55.00	15,810.00	15,755.00	99.65	55.00	15,810.00	15,755.00	99.65	20,700.00
5400-0000	TOTAL REPAIR/MAINTENANCE SERVICES								
5460-0000	550.00	780.00	230.00	29.49	550.00	780.00	230.00	29.49	7,000.00
5499-0000	550.00	780.00	230.00	29.49	550.00	780.00	230.00	29.49	7,000.00
5500-0000	TOTAL SERVICES								
5522-0000	PROPERTY ADMINISTRATION								
5560-0000	174.18	0.00	-174.18	N/A	174.18	0.00	-174.18	N/A	0.00
5565-0000	0.00	110.00	110.00	100.00	0.00	110.00	110.00	100.00	1,000.00
5575-0000	0.00	4,444.00	4,444.00	100.00	0.00	4,444.00	4,444.00	100.00	39,996.00
5587-0000	340.04	220.00	-120.04	-54.56	340.04	220.00	-120.04	-54.56	2,000.00
5596-0000	0.00	1,250.00	1,250.00	100.00	0.00	1,250.00	1,250.00	100.00	10,000.00
5599-0000	514.22	7,024.00	6,509.78	92.68	514.22	7,024.00	6,509.78	92.68	61,996.00
6000-0000	MNGMT, INSURANCE, AND TAXES								
6100-0000	MANAGEMENT								
6110-0000	800.00	850.00	50.00	5.88	800.00	850.00	50.00	5.88	7,500.00
6199-0000	800.00	850.00	50.00	5.88	800.00	850.00	50.00	5.88	7,500.00
6200-0000	INSURANCE								
6210-0000	1,602.27	1,350.00	-252.27	-18.69	1,602.27	1,350.00	-252.27	-18.69	5,000.00
6299-0000	1,602.27	1,350.00	-252.27	-18.69	1,602.27	1,350.00	-252.27	-18.69	5,000.00
6799-0000	2,402.27	2,200.00	-202.27	-9.19	2,402.27	2,200.00	-202.27	-9.19	12,500.00
6999-0000	36,832.24	58,357.00	21,524.76	36.88	36,832.24	58,357.00	21,524.76	36.88	393,393.00
7000-0000	NONCAM OPERATING EXPENSES								

LEON COUNTY RESEARCH & DEVELOPMENT (lcrda-op)

**Budget Comparison**

Period = Oct 2025

Book = Accrual

		<u>PTD Actual</u>	<u>PTD Budget</u>	<u>Variance</u>	<u>% Var</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>% Var</u>	<u>Annual</u>
7990-0000	ALL TOTAL EXPENSES	36,832.24	58,357.00	21,524.76	36.88	36,832.24	58,357.00	21,524.76	36.88	393,393.00
7999-0000	NET INCOME - OPERATING	-8,226.44	-41,757.00	33,530.56	80.30	-8,226.44	-41,757.00	33,530.56	80.30	-320,393.00
8100-0000	DEBT SERVICE									
8110-0000		11,200.00	0.00	-11,200.00	N/A	11,200.00	0.00	-11,200.00	N/A	0.00
8199-0000	Loan #1 Interest	11,200.00	0.00	-11,200.00	N/A	11,200.00	0.00	-11,200.00	N/A	0.00
8200-0000	TOTAL DEPRECIATION									
8210-0000		1,928.86	0.00	-1,928.86	N/A	1,928.86	0.00	-1,928.86	N/A	0.00
8299-0000	Depreciation Expense	1,928.86	0.00	-1,928.86	N/A	1,928.86	0.00	-1,928.86	N/A	0.00
<b>9900-0000</b>	<b>NET INCOME</b>	<b>-21,355.30</b>	<b>-41,757.00</b>	<b>20,401.70</b>	<b>48.86</b>	<b>-21,355.30</b>	<b>-41,757.00</b>	<b>20,401.70</b>	<b>48.86</b>	<b>-320,393.00</b>

North Florida Innovation Labs (nfil-op)

**Budget Comparison**

Period = Oct 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	7,127.00	5,900.00	1,227.00	20.80	7,127.00	5,900.00	1,227.00	20.80	17,700.00
3315-0000	3.20	0.00	3.20	N/A	3.20	0.00	3.20	N/A	0.00
3700-0000	100.00	100.00	0.00	0.00	100.00	100.00	0.00	0.00	300.00
	Virtual Memberships								
<b>3990-0000</b>	<b>7,230.20</b>	<b>6,000.00</b>	<b>1,230.20</b>	<b>20.50</b>	<b>7,230.20</b>	<b>6,000.00</b>	<b>1,230.20</b>	<b>20.50</b>	<b>18,000.00</b>
	<b>TOTAL REVENUE</b>								
<b>4000-0000</b>	<b>OPERATING EXPENSES</b>								
4001-0000	BILLABLE OPERATING EXPENSES								
4600-0000	UTILITIES								
4605-0000	9,909.29	10,700.00	790.71	7.39	9,909.29	10,700.00	790.71	7.39	32,000.00
4625-0000	4,851.86	6,000.00	1,148.14	19.14	4,851.86	6,000.00	1,148.14	19.14	18,000.00
4635-0000	119.25	950.00	830.75	87.45	119.25	950.00	830.75	87.45	2,800.00
4640-0000	804.19	200.00	-604.19	-302.10	804.19	200.00	-604.19	-302.10	580.00
4648-0000	85.22	400.00	314.78	78.69	85.22	400.00	314.78	78.69	1,200.00
4650-0000	395.35	500.00	104.65	20.93	395.35	500.00	104.65	20.93	1,500.00
4660-0000	690.94	850.00	159.06	18.71	690.94	850.00	159.06	18.71	2,500.00
4725-0000	0.00	350.00	350.00	100.00	0.00	350.00	350.00	100.00	1,000.00
4799-0000	16,856.10	19,950.00	3,093.90	15.51	16,856.10	19,950.00	3,093.90	15.51	59,580.00
	TOTAL UTILITIES								
5116-5000	REPAIR/MAINTENANCE								
5120-0000	500.00	670.00	170.00	25.37	500.00	670.00	170.00	25.37	2,000.00
5230-0000	0.00	350.00	350.00	100.00	0.00	350.00	350.00	100.00	1,000.00
5290-0000	1,732.50	2,000.00	267.50	13.38	1,732.50	2,000.00	267.50	13.38	6,000.00
5295-0000	591.71	170.00	-421.71	-248.06	591.71	170.00	-421.71	-248.06	500.00
5299-0000	2,824.21	3,190.00	365.79	11.47	2,824.21	3,190.00	365.79	11.47	9,500.00
	TOTAL REPAIR/MAINTENANCE								
5400-0000	SERVICES								
5410-0000	0.00	350.00	350.00	100.00	0.00	350.00	350.00	100.00	1,000.00
5415-0000	0.00	250.00	250.00	100.00	0.00	250.00	250.00	100.00	700.00
5420-0000	0.00	1,500.00	1,500.00	100.00	0.00	1,500.00	1,500.00	100.00	4,500.00
5430-0000	0.00	100.00	100.00	100.00	0.00	100.00	100.00	100.00	250.00
5442-0000	0.00	350.00	350.00	100.00	0.00	350.00	350.00	100.00	1,000.00
5447-0000	0.00	1,500.00	1,500.00	100.00	0.00	1,500.00	1,500.00	100.00	4,400.00
5450-0000	1,650.00	1,750.00	100.00	5.71	1,650.00	1,750.00	100.00	5.71	5,250.00
5460-0000	4,111.70	950.00	-3,161.70	-332.81	4,111.70	950.00	-3,161.70	-332.81	2,800.00
5480-0000	288.00	0.00	-288.00	N/A	288.00	0.00	-288.00	N/A	0.00
5487-0000	4,285.00	0.00	-4,285.00	N/A	4,285.00	0.00	-4,285.00	N/A	0.00
5490-0000	1,237.98	1,500.00	262.02	17.47	1,237.98	1,500.00	262.02	17.47	4,000.00
5499-0000	11,572.68	8,250.00	-3,322.68	-40.27	11,572.68	8,250.00	-3,322.68	-40.27	23,900.00
	TOTAL SERVICES								
5500-0000	PROPERTY ADMINISTRATION								
5522-0000	1,204.95	1,200.00	-4.95	-0.41	1,204.95	1,200.00	-4.95	-0.41	3,600.00
5560-0000	0.00	170.00	170.00	100.00	0.00	170.00	170.00	100.00	500.00
5587-0000	453.94	0.00	-453.94	N/A	453.94	0.00	-453.94	N/A	0.00
5596-0000	3.00	0.00	-3.00	N/A	3.00	0.00	-3.00	N/A	0.00
5599-0000	1,661.89	1,370.00	-291.89	-21.31	1,661.89	1,370.00	-291.89	-21.31	4,100.00
	TOTAL PROPERTY ADMINISTRATION								
6000-0000	MNGMT, INSURANCE, AND TAXES								
6100-0000	MANAGEMENT								
6110-0000	1,000.00	1,040.00	40.00	3.85	1,000.00	1,040.00	40.00	3.85	3,120.00
6199-0000	1,000.00	1,040.00	40.00	3.85	1,000.00	1,040.00	40.00	3.85	3,120.00
6200-0000	INSURANCE								
6210-0000	6,862.61	8,500.00	1,637.39	19.26	6,862.61	8,500.00	1,637.39	19.26	25,000.00
6299-0000	6,862.61	8,500.00	1,637.39	19.26	6,862.61	8,500.00	1,637.39	19.26	25,000.00
6799-0000	7,862.61	9,540.00	1,677.39	17.58	7,862.61	9,540.00	1,677.39	17.58	28,120.00
	TOTAL MNGMT, INSURANCE, AND TAXES								

North Florida Innovation Labs (nfil-op)

**Budget Comparison**

Period = Oct 2025

Book = Accrual

		<u>PTD Actual</u>	<u>PTD Budget</u>	<u>Variance</u>	<u>% Var</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>% Var</u>	<u>Annual</u>
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	40,777.49	42,300.00	1,522.51	3.60	40,777.49	42,300.00	1,522.51	3.60	125,200.00
7000-0000	NONCAM OPERATING EXPENSES									
7990-0000	ALL TOTAL EXPENSES	40,777.49	42,300.00	1,522.51	3.60	40,777.49	42,300.00	1,522.51	3.60	125,200.00
7999-0000	NET INCOME - OPERATING	-33,547.29	-36,300.00	2,752.71	7.58	-33,547.29	-36,300.00	2,752.71	7.58	-107,200.00
8200-0000	OTHER EXPENSES									
8210-0000		48,012.84	0.00	-48,012.84	N/A	48,012.84	0.00	-48,012.84	N/A	0.00
8299-0000	Depreciation Expense	48,012.84	0.00	-48,012.84	N/A	48,012.84	0.00	-48,012.84	N/A	0.00
<b>9900-0000</b>	<b>TOTAL INCOME</b>	<b>-81,560.13</b>	<b>-36,300.00</b>	<b>-45,260.13</b>	<b>-124.68</b>	<b>-81,560.13</b>	<b>-36,300.00</b>	<b>-45,260.13</b>	<b>-124.68</b>	<b>-107,200.00</b>
	<b>TOTAL INCOME EXPENSES</b>									

INNOVATION PARK (Icrda)

**Cash Flow Statement**

Period = Oct 2025

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-6000	Leasing - Membership Fees	7,127.00	19.89	7,127.00	19.89
3115-0000	CAM	24,421.00	68.15	24,421.00	68.15
3220-0000	Interest Income	3,834.18	10.70	3,834.18	10.70
3310-0000	Other Income	350.00	0.98	350.00	0.98
3315-0000	Sales Tax Discount	3.82	0.01	3.82	0.01
3700-0000	Virtual Memberships	100.00	0.28	100.00	0.28
<b>3990-0000</b>	<b>TOTAL REVENUE</b>	<b>35,836.00</b>	<b>100.00</b>	<b>35,836.00</b>	<b>100.00</b>
<b>4000-0000</b>	<b>OPERATING EXPENSES</b>				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	37.21	13,333.34	37.21
4401-0100	Business Manager	7,500.00	20.93	7,500.00	20.93
4404-0000	Payroll Taxes - Authority	1,826.67	5.10	1,826.67	5.10
4405-0000	Worker's Compensation-Authority	199.42	0.56	199.42	0.56
4406-0000	Employee Benefits-Authority	7,442.76	20.77	7,442.76	20.77
4410-0000	Wages - Administrative	2,835.50	7.91	2,835.50	7.91
4490-0000	TOTAL PAYROLL EXPENSE	33,137.69	92.47	33,137.69	92.47
4600-0000	UTILITIES				
4605-0000	Electric	9,924.52	27.69	9,924.52	27.69
4625-0000	Natural Gas	4,851.86	13.54	4,851.86	13.54
4635-0000	Refuse Collection	119.25	0.33	119.25	0.33
4640-0000	Water/Sewer	889.53	2.48	889.53	2.48
4648-0000	Irrigation - Utility	85.22	0.24	85.22	0.24
4650-0000	Stormwater	395.35	1.10	395.35	1.10
4660-0000	Fire Service - Utility	690.94	1.93	690.94	1.93
4725-0000	Internet Service	72.49	0.20	72.49	0.20
4799-0000	TOTAL UTILITIES	17,029.16	47.52	17,029.16	47.52
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	500.00	1.40	500.00	1.40
5290-0000	Other Maintenance	1,787.50	4.99	1,787.50	4.99
5295-0000	Other Supplies	591.71	1.65	591.71	1.65
5299-0000	TOTAL REPAIR/MAINTENANCE	2,879.21	8.03	2,879.21	8.03
5400-0000	SERVICES				
5450-0000	Janitorial Service	1,650.00	4.60	1,650.00	4.60
5460-0000	Landscaping Service	4,661.70	13.01	4,661.70	13.01
5480-0000	Security	288.00	0.80	288.00	0.80
5487-0000	Window Washing Service	4,285.00	11.96	4,285.00	11.96
5490-0000	Water Treatment Service	1,237.98	3.45	1,237.98	3.45
5499-0000	TOTAL SERVICES	12,122.68	33.83	12,122.68	33.83
5500-0000	PROPERTY ADMINISTRATION				
5522-0000	Internet Charge	1,204.95	3.36	1,204.95	3.36
5560-0000	Fees/Licenses/Permits	174.18	0.49	174.18	0.49
5587-0000	General Authority Expense	793.98	2.22	793.98	2.22
5596-0000	Other Administration Costs	3.00	0.01	3.00	0.01
5599-0000	TOTAL PROPERTY ADMINISTRATION	2,176.11	6.07	2,176.11	6.07
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	1,800.00	5.02	1,800.00	5.02
6199-0000	TOTAL MANAGEMENT	1,800.00	5.02	1,800.00	5.02
6200-0000	INSURANCE				
6210-0000	Property Insurance	8,464.88	23.62	8,464.88	23.62
6299-0000	TOTAL INSURANCE	8,464.88	23.62	8,464.88	23.62
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	10,264.88	28.64	10,264.88	28.64
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	77,609.73	216.57	77,609.73	216.57

INNOVATION PARK (lcnda)

**Cash Flow Statement**

Period = Oct 2025

Book = Accrual

		<b>Period to Date</b>	<b>%</b>	<b>Year to Date</b>	<b>%</b>
7000-0000	NONCAM OPERATING EXPENSES				
7990-0000	ALL TOTAL EXPENSES	77,609.73	216.57	77,609.73	216.57
7999-0000	NET INCOME - OPERATING	-41,773.73	-116.57	-41,773.73	-116.57
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	11,200.00	31.25	11,200.00	31.25
8199-0000	TOTAL DEBT SERVICE	11,200.00	31.25	11,200.00	31.25
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	49,941.70	139.36	49,941.70	139.36
8299-0000	TOTAL OTHER EXPENSES	49,941.70	139.36	49,941.70	139.36
<b>9900-0000</b>	<b>NET INCOME</b>	<b>-102,915.43</b>	<b>-287.18</b>	<b>-102,915.43</b>	<b>-287.18</b>
	<b>Adjustments</b>				
1210-0000	Accounts Receivable	-19,024.45	-53.09	-19,024.45	-53.09
1590-0000	Accumulated Depreciation	49,941.70	139.36	49,941.70	139.36
1913-0000	Prepaid Insurance	-2,708.45	-7.56	-2,708.45	-7.56
1925-0000	Investments	-3,834.18	-10.70	-3,834.18	-10.70
2236-0000	Accounts Payable	3,232.85	9.02	3,232.85	9.02
2246-0000	Prepaid Rents	-2,606.05	-7.27	-2,606.05	-7.27
2251-1000	Accrued Interest	11,200.00	31.25	11,200.00	31.25
2257-0000	Due to FSU	25,891.02	72.25	25,891.02	72.25
2305-0000	Sales Tax Payable	-152.91	-0.43	-152.91	-0.43
	<b>Total Adjustments</b>	<b>61,939.53</b>	<b>172.84</b>	<b>61,939.53</b>	<b>172.84</b>
	<b>Cash Flow</b>	<b>-40,975.90</b>	<b>-114.34</b>	<b>-40,975.90</b>	<b>-114.34</b>
	<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
1110-4500	Cash - Hancock #2	69,118.82	28,142.92	-40,975.90	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	<b>Total Cash</b>	<b>69,318.82</b>	<b>28,342.92</b>	<b>-40,975.90</b>	
	<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
1110-4500	Cash - Hancock #2	69,118.82	28,142.92	-40,975.90	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	<b>Total Cash</b>	<b>69,318.82</b>	<b>28,342.92</b>	<b>-40,975.90</b>	

**Cash - Hancock #2**

11/18/2025

**Bank Reconciliation Report  
10/31/2025**

Posted by: kristy on 11/18/2025

**Balance Per Bank Statement as of 10/31/2025** **39,280.12**

**Outstanding Checks**

Check Date	Check Number	Payee	Amount
6/18/2025	1453	airgasusa - Airgas USA	96.10
8/18/2025	1489	airgasusa - Airgas USA	216.51
9/29/2025	1513	culligan - Consolidated Water Group	2,475.96
9/29/2025	1519	mgltal - TALCOR COMMERCIAL REAL ESTATE SVC INC	5,421.13
10/17/2025	1535	mgltal - TALCOR COMMERCIAL REAL ESTATE SVC INC	2,927.50
<b>Less:</b>	<b>Outstanding Checks</b>		<b>11,137.20</b>
	<b>Reconciled Bank Balance</b>		<b>28,142.92</b>

**Balance per GL as of 10/31/2025** **28,142.92**

**Reconciled Balance Per G/L** **28,142.92**

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

**Cleared Items:**

**Cleared Checks**

Date	Tran #	Notes	Amount	Date Cleared
9/29/2025	1511	airgasusa - Airgas USA	30.78	10/31/2025
9/29/2025	1512	capest - CAPITAL CITY PEST CONTROL SERVICES, LLC	250.00	10/31/2025
9/29/2025	1514	heinzbro - Heinz Nurseries, LLC.	900.00	10/31/2025
9/29/2025	1515	i2x - I2X Solutions LLC	1,000.00	10/31/2025
9/29/2025	1516	johnson - Johnson Controls Fire Protection LP	800.97	10/31/2025
9/29/2025	1517	lcboc - Leon County Clerk & Comptroller's Office	4,793.14	10/31/2025
9/29/2025	1518	marpan - MARPAN SUPPLY COMPANY, INC	226.80	10/31/2025
9/29/2025	1520	millworks - MillerWorks	2,587.10	10/31/2025
9/29/2025	1521	nelsoneng - Nelson & Company Engineered Service	1,015.00	10/31/2025
9/29/2025	1522	osceola - Osceola Supply Inc.	555.97	10/31/2025
9/29/2025	1523	ringpow - RING POWER CORPORATION	540.00	10/31/2025
9/29/2025	1524	rjyoung - R.J Young Company	42.90	10/31/2025
9/29/2025	1525	rocket - Rocket Daddy LLC	365.96	10/31/2025
9/29/2025	1526	sems - Stormwater & Environmental Maintenance Service, Inc.	15,200.00	10/31/2025
9/29/2025	1527	tribuilding - TRI BUILDING SERVICES	1,650.00	10/31/2025
9/29/2025	1528	vortex - Vortex Doors of Tallahassee	295.00	10/31/2025
10/1/2025	10012025	brownbro - BROWN & BROWN OF FLORIDA, INC.	11,375.75	10/31/2025
10/10/2025	10102025	metronet - Metronet Fibernet, LLC	1,204.95	10/31/2025
10/17/2025	1529	airgasusa - Airgas USA	30.05	10/31/2025
10/17/2025	1530	cypressselect - CYPRESS ELECTRICAL SYSTEMS, INC	500.00	10/31/2025
10/17/2025	1531	heinzbro - Heinz Nurseries, LLC.	2,075.00	10/31/2025
10/17/2025	1532	johnson - Johnson Controls Fire Protection LP	1,867.39	10/31/2025
10/17/2025	1533	lcboc - Leon County Clerk & Comptroller's Office	4,793.14	10/31/2025
10/17/2025	1534	marpan - MARPAN SUPPLY COMPANY, INC	226.80	10/31/2025

Cash - Hancock #2

11/18/2025

Bank Reconciliation Report  
10/31/2025

Posted by: kristy on 11/18/2025

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
10/17/2025	1536	sunelectric - Sun Coast Electric and Networking, Inc	2,292.00	10/31/2025
10/17/2025	10172025	stax - FLORIDA DEPARTMENT OF REVENUE	149.09	10/31/2025
10/20/2025	10082025	uttal - CITY OF TALLAHASSEE	98.13	10/31/2025
10/20/2025	10292025	uttal - CITY OF TALLAHASSEE	19,659.91	10/31/2025
10/23/2025	10232025	hancdtayne - Hancock Bank	921.42	10/31/2025
10/23/2025	10232025	hancdtpEGgy - Hancock Bank	781.98	10/31/2025
<b>Total Cleared Checks</b>			<b>76,229.23</b>	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
10/1/2025	840		25,891.02	10/31/2025
10/2/2025	841		5,000.00	10/31/2025
10/8/2025	839	:CHECKscan Deposit	1,281.50	10/31/2025
10/22/2025	842	:CHECKscan Deposit	4,086.00	10/31/2025
<b>Total Cleared Deposits</b>			<b>36,258.52</b>	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
10/31/2025	JE 42263	10.25Bank Fees	-174.18	10/31/2025
10/31/2025	JE 42264	Benefits - 10.25#457 Plan #1	-210.00	10/31/2025
10/31/2025	JE 42265	Benefits - 10.25#457 Plan #2	-210.00	10/31/2025
10/31/2025	JE 42266	Payroll Taxes - October for October	-6,073.38	10/31/2025
10/31/2025	JE 42267	Payroll Taxes - October for October	-6,146.96	10/31/2025
10/31/2025	JE 42268	Benefits - October for October	-4,172.30	10/31/2025
10/31/2025	JE 42278	Peggy Hancock strt	-12.00	10/31/2025
10/31/2025	JE 42283	Payroll for October	-11,332.49	10/31/2025
<b>Total Cleared Other Items</b>			<b>-28,331.31</b>	



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



Statements Dates  
 10/01/2025 - 10/31/2025

Account Number:

Images:

0

**\*TRUNC ACCTS\* E0**

1

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

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

**Checking Account Summary**

PREVIOUS BALANCE	107,582.14	AVERAGE BALANCE	
+ 4 CREDITS	36,258.52		99,148.17
- 38 DEBITS	104,386.36	YTD INTEREST PAID	
- SERVICE CHARGES	174.18		.00
+ INTEREST PAID	.00		
ENDING BALANCE	39,280.12		

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

**● Deposits and Other Credits**

<u>Date</u>	<u>Amount</u>	<u>Description</u>	<u>Date</u>	<u>Amount</u>	<u>Description</u>
10/01	25,891.02	MISC PAY GSA TREAS 310 025273009219208CCD	10/09	1,281.50	Settlement TALCOR-INN1145 025282001810133CCD
10/02	5,000.00	Bill.com Piersica, Inc 025275009929843CCD	10/23	4,086.00	Settlement TALCOR-INN1145 025296005652023CCD

**● Checks**

<u>Date</u>	<u>Serial</u>	<u>Amount</u>	<u>Date</u>	<u>Serial</u>	<u>Amount</u>
10/07	1511	30.78	10/30	1525	365.96
10/10	1512	250.00	10/14	1526	15,200.00
10/09	1514 *	900.00	10/10	1527	1,650.00
10/23	1515	1,000.00	10/08	1528	295.00
10/07	1516	800.97	10/28	1529	30.05
10/14	1517	4,793.14	10/28	1531 *	2,075.00
10/08	1518	226.80	10/27	1532	1,867.39
10/09	1520 *	2,587.10	10/28	1533	4,793.14
10/07	1521	1,015.00	10/28	1534	226.80
10/08	1522	555.97	10/28	1536 *	2,292.00
10/07	1523	540.00	10/30	8001530 *	500.00
10/07	1524	42.90			

**● Other Debits**

<u>Date</u>	<u>Amount</u>	<u>Description</u>	<u>Date</u>	<u>Amount</u>	<u>Description</u>
10/02	11,375.75	PAYMENTS BROWN & BROWN OF 025275009955952CCD			025282001829890PPD
10/09	98.13	BILLPAY CITY OF TALL-UTL	10/14	1,177.18	QUICKBOOKS INTUIT PAYROLL S 025287002652281CCD



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



Statements Dates  
 10/01/2025 - 10/31/2025

Account Number:

Images:

0

**\*TRUNC ACCTS\* E0**

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

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
10/14	1,204.95	Metronet Metronet 025287002638144WEB	10/23	921.42	CARD PYMT HANCOCK WHITNEY 025295005643931CCD
10/14	4,368.96	QUICKBOOKS INTUIT PAYROLL S 025287002652282CCD	10/30	5,786.35	QUICKBOOKS INTUIT PAYROLL S 025303007647309CCD
10/14	174.18	ANALYSIS SERVICE CHG	10/30	19,659.91	BILLPAY CITY OF TALL-UTL 025303007511236PPD
10/15	210.00	PAYMENTS NATIONWIDE 025288003461057PPD	10/31	210.00	PAYMENTS NATIONWIDE 025304008052015PPD
10/15	6,073.38	USATAXPYMT IRS 025287003220883CCD	10/31	4,172.30	CRC FLA DEPT REVENUE 025304008076615CCD
10/17	149.09	C01 FLA DEPT REVENUE 025290004306948CCD	10/31	6,146.96	USATAXPYMT IRS 025303007731602CCD
10/23	793.98	CARD PYMT HANCOCK WHITNEY 025295005643928CCD			

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
09/30	107,582.14	10/09	121,286.26	10/23	87,405.98
10/01	133,473.16	10/10	119,386.26	10/27	85,538.59
10/02	127,097.41	10/14	92,467.85	10/28	76,121.60
10/07	124,667.76	10/15	86,184.47	10/30	49,809.38
10/08	123,589.99	10/17	86,035.38	10/31	39,280.12

Payment Detail

Bank=inn1145 AND mm/yy=10/2025-10/2025 AND All Checks=Yes AND Include Voids=All Checks

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
<b>1529 (inn1145) - Airgas USA (airgasusa) - 10/17/25 (10/25)</b>				
Nitrogen Gas for cylinder	P-220418	nfil-op	30.05	52950000 - Other Supplies
<b>Total 1529 (inn1145) - Airgas USA (airgasusa) - 10/17/25 (10/25)</b>			<b>30.05</b>	
<b>1530 (inn1145) - CYPRESS ELECTRICAL SYSTEMS, INC (cypresselect) - 10/17/25 (10/25)</b>				
replace photocell pkg lot light	P-220496	nfil-op	500.00	51200000 - Electric Repairs
<b>Total 1530 (inn1145) - CYPRESS ELECTRICAL SYSTEMS, INC (cypresselect) - 10/17/25 (10/25)</b>			<b>500.00</b>	
<b>1531 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 10/17/25 (10/25)</b>				
Sept lawn Svcs	P-220502	lcrda-op	675.00	54600000 - Landscaping Service
Sept lawn Svcs	P-220502	nfil-op	1,400.00	54600000 - Landscaping Service
<b>Total 1531 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 10/17/25 (10/25)</b>			<b>2,075.00</b>	
<b>1532 (inn1145) - Johnson Controls Fire Protection LP (johnson) - 10/17/25 (10/25)</b>				
repair bad wire for speaker/stroke on roof	P-220497	nfil-op	1,867.39	54200000 - Fire Protection System
<b>Total 1532 (inn1145) - Johnson Controls Fire Protection LP (johnson) - 10/17/25 (10/25)</b>			<b>1,867.39</b>	
<b>1533 (inn1145) - Leon County Clerk &amp; Comptroller's Office (lcboc) - 10/17/25 (10/25)</b>				
10.2025 Hlth Ins-LCRDA	P-220501	lcrda-op	170.96	44060000 - Employee Benefits-Authority
10.2025 Hlth Ins-LCRDA	P-220501	lcrda-op	31.52	44060000 - Employee Benefits-Authority
10.2025 Hlth Ins-LCRDA	P-220501	lcrda-op	268.39	44060000 - Employee Benefits-Authority
10.2025 Hlth Ins-LCRDA	P-220501	lcrda-op	4,322.27	44060000 - Employee Benefits-Authority
<b>Total 1533 (inn1145) - Leon County Clerk &amp; Comptroller's Office (lcboc) - 10/17/25 (10/25)</b>			<b>4,793.14</b>	
<b>1534 (inn1145) - MARPAN SUPPLY COMPANY, INC (marpan) - 10/17/25 (10/25)</b>				
Qtrly Container rental	P-220420	nfil-op	226.80	46350000 - Refuse Collection
<b>Total 1534 (inn1145) - MARPAN SUPPLY COMPANY, INC (marpan) - 10/17/25 (10/25)</b>			<b>226.80</b>	
<b>1535 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 10/17/25 (10/25)</b>				
09/2025 Labor Bill-NFIL	P-220417	nfil-op	1,127.50	52900000 - Other Maintenance
02/2025 Mgmt Fee-LCRDA	P-220498	nfil-op	1,000.00	61100000 - Management Fees TALCOR
02/2025 Mgmt Fee-LCRDA	P-220498	lcrda-op	800.00	61100000 - Management Fees TALCOR
<b>Total 1535 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 10/17/25 (10/25)</b>			<b>2,927.50</b>	
<b>1536 (inn1145) - Sun Coast Electric and Networking, Inc (sunelectric) - 10/17/25 (10/25)</b>				
Remove old lights and replaced new ones	P-220463	nfil-op	2,292.00	51200000 - Electric Repairs
<b>Total 1536 (inn1145) - Sun Coast Electric and Networking, Inc (sunelectric) - 10/17/25 (10/25)</b>			<b>2,292.00</b>	
<b>10012025 (inn1145) - BROWN &amp; BROWN OF FLORIDA, INC. (brownbro) - 10/01/25 (10/25)</b>				
253088-10.2025- NFIL	P-219816	nfil-op	3.00	31001000 - Administrative Fee
253088-10.2025- NFIL	P-219816	nfil-op	11,372.75	19130000 - Prepaid Insurance
<b>Total 10012025 (inn1145) - BROWN &amp; BROWN OF FLORIDA, INC. (brownbro) - 10/01/25 (10/25)</b>			<b>11,375.75</b>	
<b>10082025 (inn1145) - CITY OF TALLAHASSEE (utltal) - 10/20/25 (10/25)</b>				
Acct #100002739 09/2025	P-220558	lcrda-op	41.68	46400000 - Water/Sewer
Acct #100002739 09/2025	P-220558	lcrda-op	14.77	46050000 - Electric
Acct #100002739 09/2025	P-220558	lcrda-op	41.68	46400000 - Water/Sewer
<b>Total 10082025 (inn1145) - CITY OF TALLAHASSEE (utltal) - 10/20/25 (10/25)</b>			<b>98.13</b>	
<b>10102025 (inn1145) - Metronet Fibernet, LLC (metronet) - 10/10/25 (10/25)</b>				
2109240 10.2025	P-220124	nfil-op	1,204.95	77110000 - Internet Charge-NonCAM
<b>Total 10102025 (inn1145) - Metronet Fibernet, LLC (metronet) - 10/10/25 (10/25)</b>			<b>1,204.95</b>	
<b>10172025 (inn1145) - FLORIDA DEPARTMENT OF REVENUE (stax) - 10/17/25 (10/25)</b>				
09.2025 STAX	P-220115	nfil-op	127.94	23050000 - Sales Tax Payable
09.2025 STAX allowance	P-220115	nfil-op	-3.20	33150000 - Sales Tax Discount
09.2025 STAX	P-220115	lcrda-op	24.97	23050000 - Sales Tax Payable
09.2025 STAX allowance	P-220115	lcrda-op	-0.62	33150000 - Sales Tax Discount
<b>Total 10172025 (inn1145) - FLORIDA DEPARTMENT OF REVENUE (stax) - 10/17/25 (10/25)</b>			<b>149.09</b>	
<b>10232025 (inn1145) - Hancock Bank (hancdayne) - 10/23/25 (10/25)</b>				
Adobe	P-221686	lcrda-op	34.99	47250000 - Internet Service

**Payment Detail**

Bank=inn1145 AND mm/yy=10/2025-10/2025 AND All Checks=Yes AND Include Voids=All Checks

Home Depot	P-221686	nfil-op	219.44	52950000 - Other Supplies
Best Buy	P-221686	nfil-op	341.49	52950000 - Other Supplies
Microsoft	P-221686	lcrda-op	37.50	47250000 - Internet Service
Proximity	P-221686	lcrda-op	288.00	54800000 - Security
<b>Total 10232025 (inn1145) - Hancock Bank (hancdtayne) - 10/23/25 (10/25)</b>			<b>921.42</b>	
<b>10232025 (inn1145) - Hancock Bank (hancdtpeggy) - 10/23/25 (10/25)</b>				
Home Supplies	P-221687	nfil-op	229.45	55870000 - General Authority Expense
Restaurants	P-221687	lcrda-op	138.00	55870000 - General Authority Expense
Supermarket	P-221687	lcrda-op	28.62	55870000 - General Authority Expense
Supermarket	P-221687	lcrda-op	17.62	55870000 - General Authority Expense
Sams	P-221687	lcrda-op	47.99	55870000 - General Authority Expense
Bookstore	P-221687	lcrda-op	43.83	55870000 - General Authority Expense
Sams	P-221687	lcrda-op	51.98	55870000 - General Authority Expense
Home Supplies	P-221687	nfil-op	119.69	55870000 - General Authority Expense
Home Supplies	P-221687	nfil-op	-44.57	55870000 - General Authority Expense
Home Supplies	P-221687	nfil-op	-91.88	55870000 - General Authority Expense
Home Supplies	P-221687	nfil-op	241.25	55870000 - General Authority Expense
<b>Total 10232025 (inn1145) - Hancock Bank (hancdtpeggy) - 10/23/25 (10/25)</b>			<b>781.98</b>	
<b>10292025 (inn1145) - CITY OF TALLAHASSEE (utital) - 10/20/25 (10/25)</b>				
Acct #100275444 09/2025	P-220557	nfil-op	4,272.43	73120000 - Natural Gas- NonCAM/Vacant
Acct #100275444 09/2025	P-220557	nfil-op	519.54	46400000 - Water/Sewer
Acct #100275444 03/2025	P-220557	nfil-op	690.94	46600000 - Fire Service - Utility
Acct #100275444 03/2025	P-220557	nfil-op	395.35	46500000 - Stormwater
Acct #100275444 09/2025	P-220557	nfil-op	1,405.50	46480000 - Irrigation - Utility
Acct #100275444 09/2025	P-220557	nfil-op	272.53	46400000 - Water/Sewer
Acct #100275444 03/2025	P-220557	nfil-op	119.25	46350000 - Refuse Collection
Acct #100275444 09/2025	P-220557	nfil-op	11,984.37	46050000 - Electric
<b>Total 10292025 (inn1145) - CITY OF TALLAHASSEE (utital) - 10/20/25 (10/25)</b>			<b>19,659.91</b>	
			<b>48,903.11</b>	

### Deposit Register

For Period = Oct 2025

Name	Property	Unit	Tenant	Period	Received Date	Deposit Date	Amount	Check #	Deposit #	Notes
<b>(inn1145) - 839 10/08/2025</b>										
Shanna Lewis	lcrda-op			10/2025	10/8/2025	10/8/2025	350.00	68518570	839	:CHECKscan Payment - Shanna Lewis restitution
Reclaim Pharmaceutical Waste Management LLC	nfil-op	BIO217	quarry	10/2025	10/8/2025	10/8/2025	931.50	001249	839	:CHECKscan Payment
<b>Total (inn1145) - 839 10/08/2025</b>							<b>1,281.50</b>			
<b>(inn1145) - 840 10/01/2025</b>										
GSA 10.2025 pymt	johnson			10/2025	10/1/2025	10/1/2025	25,891.02	AUTO	840	
<b>Total (inn1145) - 840 10/01/2025</b>							<b>25,891.02</b>			
<b>(inn1145) - 841 10/02/2025</b>										
Piersica, Inc. a Delaware for profit corp.	nfil-op	213E	piernfil	10/2025	10/2/2025	10/2/2025	5,000.00	AUTO	841	
<b>Total (inn1145) - 841 10/02/2025</b>							<b>5,000.00</b>			
<b>(inn1145) - 842 10/22/2025</b>										
FLORIDA RESEARCH FOUNDATION	lcrda-op	1C	fsurf-ab	10/2025	10/22/2025	10/22/2025	2,552.00	105572	842	:CHECKscan Payment
AVALANCHE PARTNERS	lcrda-op	1E	aval	10/2025	10/22/2025	10/22/2025	784.00	001789	842	:CHECKscan Payment
FSU-MATERIALS RESEARCH CENTER	lcrda-op	2B	material	10/2025	10/22/2025	10/22/2025	195.00	105572	842	:CHECKscan Payment
MORGAN/SLIGER/JOHNSON/SHAW BUILDINGS	lcrda-op	6G	lot6g	10/2025	10/22/2025	10/22/2025	555.00	105572	842	:CHECKscan Payment
<b>Total (inn1145) - 842 10/22/2025</b>							<b>4,086.00</b>			
<b>Grand Total</b>							<b>36,258.52</b>			

**Aged Receivable**

DB Caption: TALCOR Commercial -- LIVE Property: lcrda Status: Current, Past, Future All Selected Accounts Age As Of: 10/31/2025 Post To: 10/2025 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
<b>lcrda-op - LEON COUNTY RESEARCH &amp; DEVELOPMENT</b>											
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		data	NORTHWEST REGIONAL DATA CENTER	Current	0.00	0.00	0.00	0.00	0.00	-88.95	-88.95
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		fsucam	FSU	Current	1,559.32	1,559.32	0.00	0.00	0.00	0.00	1,559.32
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		knight	KNIGHT ADMINISTRATIVE BUILDING	Current	485.00	485.00	0.00	0.00	0.00	0.00	485.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		phippis	PHIPPS BUILDING	Current	1,062.00	1,062.00	0.00	0.00	0.00	0.00	1,062.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		danfoss	DANFOSS TURBOCOR, INC.	Current	4,863.25	4,863.25	0.00	0.00	0.00	0.00	4,863.25
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	1,553.26	1,553.26	0.00	0.00	0.00	0.00	1,553.26
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		maglab	NATIONAL HIGH MAGNETIC FIELD LABORATORY	Current	4,058.72	4,058.72	0.00	0.00	0.00	0.00	4,058.72
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		cent	CENTENNIAL BUILDING	Current	770.00	770.00	0.00	0.00	0.00	0.00	770.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		ircb	Interdisciplinary Research & Commercialization Building	Current	1,479.01	1,479.01	0.00	0.00	0.00	0.00	1,479.01
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		collins	COLLINS BUILDING	Current	678.00	678.00	0.00	0.00	0.00	0.00	678.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		lot6g	MORGAN/SLIGER/JOHNSON/SHAW BUILDINGS	Current	1,223.39	1,223.39	0.00	0.00	0.00	0.00	1,223.39
<b>lcrda-op - LEON COUNTY RESEARCH &amp; DEVELOPMENT</b>					<b>17,731.95</b>	<b>17,731.95</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-193.04</b>	<b>17,538.91</b>
<b>nfil-op - North Florida Innovation Labs</b>											
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	1,242.96	1,200.00	42.96	0.00	0.00	0.00	1,242.96
nfil-op - North Florida Innovation Labs		quarry	Reclaim Pharmaceutical Waste Management LLC	Current	12.27	12.27	0.00	0.00	0.00	0.00	12.27
<b>nfil-op - North Florida Innovation Labs</b>					<b>1,555.23</b>	<b>1,312.27</b>	<b>142.96</b>	<b>0.00</b>	<b>100.00</b>	<b>0.00</b>	<b>1,555.23</b>
<b>Grand Total</b>					<b>19,287.18</b>	<b>19,044.22</b>	<b>142.96</b>	<b>0.00</b>	<b>100.00</b>	<b>-193.04</b>	<b>19,094.14</b>

Userld : kristy@talc.com Date : 11/13/2025 Time : 7:38 AM

Payables Aging Report

lcrda

Period: 10/2025

As of : 10/31/2025

Payee Code	Payee Name	Invoice Notes	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Invoice	Future Invoice	Notes
<b>Owed</b>															
airgasusa	Airgas USA	Nitrogen Gas for cylinder	P-221677	52734	nfil-op	10/31/2025	5295-0000 Other Supplies	5520228149	30.78	30.78	0.00	0.00	0.00	0.00	0.00 Nitrogen Gas for cylinder
<b>Total airgasusa</b>									<b>30.78</b>	<b>30.78</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
culligan	Consolidated Water Group	Mthly water services	P-221683	52736	nfil-op	10/30/2025	5490-0000 Water Treatment Service	7401028243	1,237.98	1,237.98	0.00	0.00	0.00	0.00	0.00 Mthly water services
<b>Total culligan</b>									<b>1,237.98</b>	<b>1,237.98</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
fishclean	Preston Genuine Enterprises	pressure washing per contract	P-221678	52734	nfil-op	10/31/2025	5487-0000 Window Washing Service	3039-78176	2,200.00	2,200.00	0.00	0.00	0.00	0.00	0.00 pressure washing per contract
		window cleaning NFIL per contract	P-221679	52734	nfil-op	10/31/2025	5487-0000 Window Washing Service	3039-78161	2,085.00	2,085.00	0.00	0.00	0.00	0.00	0.00 window cleaning per contract
<b>Total fishclean</b>									<b>4,285.00</b>	<b>4,285.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
heinzbro	Heinz Nurseries, LLC.	Pinestraw NFIL:	P-221685	52738	lcrda-op	10/31/2025	5460-0000 Landscaping Service	61235	425.00	425.00	0.00	0.00	0.00	0.00	0.00 bush hog Oct
		Pinestraw NFIL:	P-221685	52738	lcrda-op	10/31/2025	5460-0000 Landscaping Service	61235	125.00	125.00	0.00	0.00	0.00	0.00	0.00 pond trail svc Oct
		Pinestraw NFIL:	P-221685	52738	nfil-op	10/31/2025	5460-0000 Landscaping Service	61235	2,711.70	2,711.70	0.00	0.00	0.00	0.00	0.00 pinestraw Ignite
		Pinestraw NFIL:	P-221685	52738	nfil-op	10/31/2025	5460-0000 Landscaping Service	61235	1,400.00	1,400.00	0.00	0.00	0.00	0.00	0.00 routine svc x 4 Oct
<b>Total heinzbro</b>									<b>4,661.70</b>	<b>4,661.70</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
i2x	I2X Solutions LLC	IT Consulting Fees	P-220563	52438	lcrda-op	9/30/2025	5575-0000 Professional Fees	2589	1,000.00	0.00	1,000.00	0.00	0.00	0.00	0.00 IT Consulting Fees
<b>Total i2x</b>									<b>1,000.00</b>	<b>0.00</b>	<b>1,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
kutak	Kutak Rock LLP	legal matters-LCRDA	P-220644	52454	lcrda-op	9/30/2025	7720-0000 Legal Fees-NonCAM	3641835	1,080.00	0.00	1,080.00	0.00	0.00	0.00	0.00 legal matters-LCRDA
<b>Total kutak</b>									<b>1,080.00</b>	<b>0.00</b>	<b>1,080.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
mgttal	TALCOR COMMERCIAL REAL ESTATE SVC INC	10.2025 Labor Bill-LCRDA &NFIL	P-221422	52640	lcrda-op	10/31/2025	5290-0000 Other Maintenance	5 labor Bill-NFIL&l	55.00	55.00	0.00	0.00	0.00	0.00	0.00 10.2025 Labor Bill-LCRDA
		10.2025 Labor Bill-LCRDA &NFIL	P-221422	52640	nfil-op	10/31/2025	5290-0000 Other Maintenance	5 labor Bill-NFIL&l	1,732.50	1,732.50	0.00	0.00	0.00	0.00	0.00 10.2025 Labor Bill-NFIL
<b>Total mgttal</b>									<b>1,787.50</b>	<b>1,787.50</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
rjyoung	RJ Young Company	Copies:09/03/25-10/02/2025	P-220589	52442	nfil-op	9/30/2025	2249-0000 Accrued Other	INV7737602	42.90	0.00	42.90	0.00	0.00	0.00	0.00 Copies:09/03/25-10/02/2025
<b>Total rjyoung</b>									<b>42.90</b>	<b>0.00</b>	<b>42.90</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
tribuilding	TRI BUILDING SERVICES	Mthly janitorial svcs	P-220654	52461	nfil-op	10/23/2025	5450-0000 Janitorial Service	200703906	1,650.00	1,650.00	0.00	0.00	0.00	0.00	0.00 Mthly janitorial svcs
<b>Total tribuilding</b>									<b>1,650.00</b>	<b>1,650.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
uttal	CITY OF TALLAHASSEE	Acct #100002739 10.2025	P-221688	52741	lcrda-op	10/31/2025	4605-0000 Electric	00002739 10.2025	15.23	15.23	0.00	0.00	0.00	0.00	0.00 Acct #100002739 10.2025
		Acct #100002739 10.2025	P-221688	52741	lcrda-op	10/31/2025	4640-0000 Water/Sewer	00002739 10.2025	85.34	85.34	0.00	0.00	0.00	0.00	0.00 Acct #100002739 10.2025
		Acct #100275444 10.2025	P-221689	52741	nfil-op	10/31/2025	4605-0000 Electric	00275444 10.2025	9,909.29	9,909.29	0.00	0.00	0.00	0.00	0.00 Acct #100275444 10.2025
		Acct #100275444 10.2025	P-221689	52741	nfil-op	10/31/2025	4635-0000 Refuse Collection	00275444 10.2025	119.25	119.25	0.00	0.00	0.00	0.00	0.00 Acct #100275444 10.2025
		Acct #100275444 10.2025	P-221689	52741	nfil-op	10/31/2025	4640-0000 Water/Sewer	00275444 10.2025	804.19	804.19	0.00	0.00	0.00	0.00	0.00 Acct #100275444 10.2025
		Acct #100275444 10.2025	P-221689	52741	nfil-op	10/31/2025	4648-0000 Irrigation - Utility	00275444 10.2025	85.22	85.22	0.00	0.00	0.00	0.00	0.00 Acct #100275444 10.2025
		Acct #100275444 10.2025	P-221689	52741	nfil-op	10/31/2025	4650-0000 Stormwater	00275444 10.2025	395.35	395.35	0.00	0.00	0.00	0.00	0.00 Acct #100275444 10.2025
		Acct #100275444 10.2025	P-221689	52741	nfil-op	10/31/2025	4660-0000 Fire Service - Utility	00275444 10.2025	690.94	690.94	0.00	0.00	0.00	0.00	0.00 Acct #100275444 10.2025
		Acct #100275444 10.2025	P-221689	52741	nfil-op	10/31/2025	7312-0000 Natural Gas- NonCAM/Vacant	00275444 10.2025	4,851.86	4,851.86	0.00	0.00	0.00	0.00	0.00 Acct #100275444 10.2025
<b>Total uttal</b>									<b>16,956.67</b>	<b>16,956.67</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>Grand Total</b>									<b>32,732.53</b>	<b>30,609.63</b>	<b>2,122.90</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	

INNOVATION PARK  
LCRDA op  
October 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		\$ 483.00	\$ 2.00	\$ 485.00			\$ 485.00		
1B	PHIPPS BUILDING			2.50		\$ 1,061.00	\$ 1.00	\$ 1,062.00			\$ 1,062.00		
1D-2D	DANFOSS TURBOCOR, INC.	3/15/07	3/31/27	6.83		\$ 5,544.00	\$ (680.74)	\$ 4,863.26			\$ 4,863.26		\$ -
3D				2.87									
1E	AVALANCHE PARTNERS	1/7/08	1/28/74	2.42		\$ 784.00	\$ (104.09)	\$ 679.91	\$ 784.00	10/22	\$ (104.09)		NA
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		\$ 678.00	\$ -	\$ 678.00			\$ 678.00		
6G	MORGAN/JOHNSON/SLIGER/SHAW/OTHER		LCRDA	10.35		\$ 1,841.00	\$ (62.61)	\$ 1,778.39	\$ 555.00	10/22	\$ 1,223.39		EXEMPT
3A	NORTHWEST REGIONAL DATA CENTER	11/1/81	10/31/21	4.68		\$ 909.00	\$ (997.95)	\$ (88.95)			\$ (88.95)		EXEMPT
4A-10A	NATIONAL HIGH MAGNETIC FIELD LABORATORY	OWN		23.52		\$ 4,597.00	\$ (538.28)	\$ 4,058.72			\$ 4,058.72		EXEMPT
11A	FSU-CAM (Elbit)			3.70		\$ 1,767.00	\$ (207.68)	\$ 1,559.32			\$ 1,559.32		
	FSU Facilities NFIL					\$ -	\$ -	\$ -			\$ -		
1C	FSU RESEARCH FOUNDATION-A	10/25/01	1/28/74	6.26		\$ 2,552.00	\$ -	\$ 2,552.00	\$ 2,552.00	10/22	\$ -		EXEMPT
2C	FSU RESEARCH FOUNDATION-B	10/25/01	1/28/74	6.82									
4B	VACANT			7.40									
2B	FSU MATERIALS RESEARCH CENTER (Lot 1b1)			4.50		\$ 195.00	\$ -	\$ 195.00	\$ 195.00	10/22	\$ -		EXEMPT
3B	FSU-AEROPULSION & MECHATRONICS ENERGY			4.50		\$ 1,759.00	\$ (205.74)	\$ 1,553.26			\$ 1,553.26		EXEMPT
3C	VACANT			3.60									
4C	VACANT			3.90									
5C	FSU - IRCB Interdisciplinary Research			3.70		\$ 1,481.00	\$ (1.99)	\$ 1,479.01			\$ 1,479.01		
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		\$ 770.00	\$ -	\$ 770.00			\$ 770.00		EXEMPT
8E	VACANT			9.24									
EBP	VACANT												
	MISCELLANEOUS PAYMENTS								\$ 350.00	10/8		Shanna Lewis-Restitution 3310-0000	
	TOTALS			182.70	\$ -	\$ 24,421.00	\$ (2,796.08)	\$ 21,624.92	\$ 4,436.00		\$ 17,538.92		\$ -

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ. FT	GPR	BASE RATE	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	TOTAL PAID	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX DUE if applicable
Incubator Lab	RRC Washington Inc	7/1/2024	6/30/2025	\$ 1,200.00				\$ 1,200.00		\$ 1,200.00	\$ 42.96	\$ 1,242.96			\$ 1,242.96		NA
109 B-E + 2 workstations	FSURF - Ignite	6/20/2024	9/30/2026	\$ -	780			\$ -								no rent in exchange for services	NA
bio217	Reclaim Pharmaceutical Waste Management (Quarry Bio)	9/13/2024	9/12/2025	\$ 900.00				\$ 927.00		\$ 927.00	\$ 16.77	\$ 943.77	\$ 914.73	10/08	\$ 12.27		NA
												\$ 16.77		10/08		old balance	\$ 0.57
#####	Piersica	9/9/2024	9/8/2025	\$ 2,800.00				\$ 5,000.00		\$ 5,000.00	\$ -	\$ 5,000.00	\$ 5,000.00	10/02	\$ -	equipment sale pymt	NA
IGNITE PASS	NHU Energy	10/1/2024	10/19/2026	\$ -				\$ 100.00		\$ 100.00	\$ 200.00	\$ 300.00			\$ 300.00		
IGNITE PASS	Higher Edification	11/1/2025	10/31/2026	\$ -				\$ -		\$ -	\$ -	\$ -			\$ -	begins Nov 1	
Catalyst PASS - no charges																	
	Feel With Me, LLC	10/1/2025	9/30/2026	\$ -				\$ -								CATALYST Pass: FREE	
	KynderMed, Inc dba Prena	10/1/2025	9/30/2026	\$ -				\$ -								CATALYST Pass: FREE	
	Sead Consulting	10/1/2025	9/30/2026	\$ -				\$ -								CATALYST Pass: FREE	
	AMRF Technologies, Inc	10/1/2025	9/30/2026	\$ -				\$ -								CATALYST Pass: FREE	
	Sky Thereapeutics Inc	10/1/2025	9/30/2026	\$ -				\$ -								CATALYST Pass: FREE	
misc																	
TOTALS				\$ 4,900.00	780	0.00	\$-	\$ 7,127.00	\$ -	\$ 7,227.00	\$ 259.73	\$ 7,486.73	\$ 5,931.50		\$ 1,555.23		\$ 0.57

### Work Order List

Property=lcrda AND Status=Work Completed AND Order By=WO#

			Call	Start				Stock	Unit		
WO	Prop-Unit	Status	Date	Date	Employee	Brief Desc	Quantity	Stock	Description	Price	Total
85320	lcrda-op	Work Completed	9/17/2025		ddm	RWO-Trash Pickup	1.00		DeMartino - straight	55.00	55.00
85437	nfil-op	Work Completed	9/17/2025		ddm	RWO Exterior repairs	2.50		DeMartino - straight	55.00	137.50
					ddm		1.50		DeMartino - straight	55.00	82.50
					ddm		2.00		DeMartino - straight	55.00	110.00
					ddm		1.00		DeMartino - straight	55.00	55.00
					ddm		2.00		DeMartino - straight	55.00	110.00
					ddm		0.50		DeMartino - straight	55.00	27.50
					ddm		1.00		DeMartino - straight	55.00	55.00
					ddm		1.00		DeMartino - straight	55.00	55.00
					ddm		1.50		DeMartino - straight	55.00	82.50
					ddm		3.00		DeMartino - straight	55.00	165.00
85485	nfil-op	Work Completed	9/17/2025		ddm	RWO Interior repairs	2.00		DeMartino - straight	55.00	110.00
					ddm		0.50		DeMartino - straight	55.00	27.50
					ddm		1.50		DeMartino - straight	55.00	82.50
					ddm		1.50		DeMartino - straight	55.00	82.50
					ddm		3.50		DeMartino - straight	55.00	192.50
					ddm		1.00		DeMartino - straight	55.00	55.00
85531	nfil-op	Work Completed	9/17/2025		ddm	RWO General routine maintenance	1.00		DeMartino - straight	55.00	55.00
					ddm		2.00		DeMartino - straight	55.00	110.00
					ddm		1.00		DeMartino - straight	55.00	55.00
					ddm		0.50		DeMartino - straight	55.00	27.50

**1,787.50**