



PROPERTY MANAGEMENT



September 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 = Sep 2025

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4500	Cash - Hancock #2	69,118.82	29,277.07	39,841.75
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1190-0000	TOTAL CASH	69,318.82	29,477.07	39,841.75
1200-0000	RECEIVABLES			
1210-0000	Accounts Receivable	262.73	841.40	-578.67
1218-0000	Due from IP TLH	4,425.00	0.00	4,425.00
1299-0000	TOTAL RECEIVABLES	4,687.73	841.40	3,846.33
1300-1000	PROPERTY			
1305-0000	Land	635,920.58	635,920.58	0.00
1590-0000	Accumulated Depreciation	-1,657,911.58	-1,607,970.00	-49,941.58
1628-0000	NFIL Assets	22,032.04	28,330.26	-6,298.22
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	22,926,479.91	22,982,719.71	-56,239.80
1840-0000	OTHER ASSETS			
1913-0000	Prepaid Insurance	34,575.54	28,048.33	6,527.21
1925-0000	Investments	1,052,963.56	1,373,421.01	-320,457.45
1960-0000	Deferred Outflows of Resources - Pension	64,420.00	64,420.00	0.00
1980-0000	TOTAL OTHER ASSETS	1,151,959.10	1,465,889.34	-313,930.24
1990-0000	TOTAL ASSETS	24,152,445.56	24,478,927.52	-326,481.96
2000-0000	LIABILITIES and CAPITAL			
2210-0000	Principal Note 1	3,999,999.98	3,999,999.98	0.00
2236-0000	Accounts Payable	29,499.67	71,089.15	-41,589.48
2246-0000	Prepaid Rents	2,799.17	6,217.12	-3,417.95
2249-0000	Accrued Other	32,985.68	21,594.86	11,390.82
2250-0000	Tenant Security Dep	7,099.90	7,099.90	0.00
2251-1000	Accrued Interest	33,600.00	22,400.00	11,200.00
2254-0000	Due to IPTLH	37.22	37.22	0.00
2257-0000	Due to FSU	156.12	129,980.18	-129,824.06
2258-0000	Due to FAMU	9,860.64	9,860.64	0.00
2305-0000	Sales Tax Payable	2,305.31	2,733.70	-428.39
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	4,451,025.69	4,603,694.75	-152,669.06
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	22,932,778.13	22,982,719.71	-49,941.58
2750-0000	Unrestricted	-3,231,358.26	-3,107,486.94	-123,871.32
2890-0000	TOTAL CAPITAL	19,701,419.87	19,875,232.77	-173,812.90
2990-0000	TOTAL LIABILITIES and CAPITAL	24,152,445.56	24,478,927.52	-326,481.96

INNOVATION PARK (lcrda)

Income Statement

Period = Sep 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	0.10
3110-6000	Leasing - Membership Fees	7,116.20	60.43	73,716.29	27.46
3115-0000	CAM	0.00	0.00	101,511.96	37.81
3220-0000	Interest Income	4,542.55	38.57	78,958.63	29.41
3306-0400	Grant Income-EDA B2S	0.00	0.00	9,161.00	3.41
3310-0000	Other Income	0.91	0.01	4,257.59	1.59
3315-0000	Sales Tax Discount	16.93	0.14	84.81	0.03
3500-0000	Resident Memberships	0.00	0.00	-678.88	-0.25
3700-0000	Virtual Memberships	100.00	0.85	1,200.00	0.45
3990-0000	TOTAL REVENUE	11,776.59	100.00	268,483.92	100.00
4000-0000	OPERATING EXPENSES				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	113.22	160,000.08	59.59
4401-0100	Business Manager	7,500.00	63.69	90,000.00	33.52
4402-0000	Director Business Inc	0.00	0.00	24,596.74	9.16
4404-0000	Payroll Taxes - Authority	1,778.73	15.10	24,113.36	8.98
4405-0000	Worker's Compensation-Authority	406.75	3.45	2,315.25	0.86
4406-0000	Employee Benefits-Authority	18,711.04	158.88	98,644.06	36.74
4410-0000	Wages - Administrative	2,279.00	19.35	26,473.50	9.86
4490-0000	TOTAL PAYROLL EXPENSE	44,008.86	373.70	426,142.99	158.72
4600-0000	UTILITIES				
4605-0000	Electric	11,984.02	101.76	133,285.39	49.64
4625-0000	Natural Gas	4,272.43	36.28	57,292.02	21.34
4635-0000	Refuse Collection	572.85	4.86	2,500.03	0.93
4640-0000	Water/Sewer	792.07	6.73	10,665.03	3.97
4648-0000	Irrigation - Utility	1,405.50	11.93	5,731.53	2.13
4650-0000	Stormwater	395.35	3.36	5,004.91	1.86
4660-0000	Fire Service - Utility	690.94	5.87	8,063.62	3.00
4725-0000	Internet Service	545.48	4.63	3,670.68	1.37
4799-0000	TOTAL UTILITIES	20,658.64	175.42	226,213.21	84.26
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	14.56	0.12	10,119.22	3.77
5125-0000	Electric Supplies	0.00	0.00	439.66	0.16
5140-0000	Elevator Maintenance	0.00	0.00	585.00	0.22
5197-0000	Holding Pond Maintenance	0.00	0.00	469.79	0.18
5210-0000	Locks & Keys Repairs	0.00	0.00	150.90	0.06
5215-0000	Locks & Keys Supplies	0.00	0.00	71.50	0.03
5230-0000	Plumbing Repairs	2,656.82	22.56	3,208.96	1.20
5260-0000	Signage	0.00	0.00	1,112.69	0.41
5270-0000	Small Tools	0.00	0.00	416.70	0.16
5280-1000	Storm Damage Repairs	15,200.00	129.07	64,200.00	23.91
5285-0000	General Building R&M & Supplies	482.50	4.10	4,766.20	1.78
5290-0000	Other Maintenance	2,932.50	24.90	24,451.06	9.11
5295-0000	Other Supplies	4,466.92	37.93	5,651.40	2.10
5299-0000	TOTAL REPAIR/MAINTENANCE	25,753.30	218.68	115,643.08	43.07
5400-0000	SERVICES				
5410-0000	Elevator Service	0.00	0.00	2,232.75	0.83
5415-0000	Elevator Phone Service	0.00	0.00	822.75	0.31
5420-0000	Fire Protection System	2,668.36	22.66	8,831.81	3.29
5430-0000	Exterminating	250.00	2.12	1,525.00	0.57
5442-0000	Generator Service	540.00	4.59	3,107.13	1.16
5447-0000	HVAC Monthly Service	0.00	0.00	19,321.00	7.20
5450-0000	Janitorial Service	2,205.97	18.73	21,034.81	7.83
5460-0000	Landscaping Service	2,075.00	17.62	17,079.10	6.36
5480-0000	Security	288.00	2.45	1,808.00	0.67

INNOVATION PARK (lcrda)

Income Statement

Period = Sep 2025

Book = Accrual

		Period to Date	%	Year to Date	%
5487-0000	Window Washing Service	0.00	0.00	1,590.00	0.59
5490-0000	Water Treatment Service	1,237.98	10.51	17,418.42	6.49
5499-0000	TOTAL SERVICES	9,265.31	78.68	94,770.77	35.30
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	23,600.00	8.79
5522-0000	Internet Charge	1,450.51	12.32	15,400.78	5.74
5560-0000	Fees/Licenses/Permits	225.33	1.91	2,289.58	0.85
5563-0000	Miscellaneous Admin Expense	0.00	0.00	10.00	0.00
5565-0000	Office Supplies	1,135.96	9.65	1,265.69	0.47
5566-0000	Office Equipment Maintenance	-684.04	-5.81	3,236.14	1.21
5575-0000	Professional Fees	2,080.00	17.66	23,436.82	8.73
5587-0000	General Authority Expense	927.63	7.88	8,129.76	3.03
5596-0000	Other Administration Costs	3.00	0.03	47.31	0.02
5599-0000	TOTAL PROPERTY ADMINISTRATION	5,138.39	43.63	77,416.08	28.83
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	3,800.00	32.27	26,913.82	10.02
6199-0000	TOTAL MANAGEMENT	3,800.00	32.27	26,913.82	10.02
6200-0000	INSURANCE				
6210-0000	Property Insurance	15,823.41	134.36	98,365.32	36.64
6299-0000	TOTAL INSURANCE	15,823.41	134.36	98,365.32	36.64
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	19,623.41	166.63	125,279.14	46.66
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	124,447.91	1,056.74	1,065,465.27	396.85
7000-0000	NONCAM OPERATING EXPENSES				
7990-0000	ALL TOTAL EXPENSES	124,447.91	1,056.74	1,065,465.27	396.85
7999-0000	NET INCOME - OPERATING	-112,671.32	-956.74	-796,981.35	-296.85
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	11,200.00	95.10	136,686.09	50.91
8199-0000	TOTAL DEBT SERVICE	11,200.00	95.10	136,686.09	50.91
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	49,941.58	424.08	599,300.28	223.22
8299-0000	TOTAL OTHER EXPENSES	49,941.58	424.08	599,300.28	223.22
9900-0000	NET INCOME	-173,812.90	-1,475.92	-1,532,967.72	-570.97

INNOVATION PARK (lcrda)

Budget Comparison

Period = Sep 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		7,116.20	0.00	7,116.20	N/A	73,716.29	0.00	73,716.29	N/A	0.00
3115-0000	Rent	0.00	0.00	0.00	N/A	101,511.96	100,000.00	1,511.96	1.51	100,000.00
3220-0000	Leasing - Membership Fees	4,542.55	1,500.00	3,042.55	202.84	78,958.63	20,000.00	58,958.63	294.79	20,000.00
3300-0000	CAM	0.00	0.00	0.00	N/A	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	0.91	350.00	-349.09	-99.74	4,257.59	4,200.00	57.59	1.37	4,200.00
3315-0000	Grant Income-EDA B2S	16.93	0.00	16.93	N/A	84.81	0.00	84.81	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	1,200.00	0.00	1,200.00	N/A	0.00
	Resident Memberships									
	Virtual Memberships									
3990-0000	TOTAL REVENUE	11,776.59	1,850.00	9,926.59	536.57	268,483.92	324,200.00	-55,716.08	-17.19	324,200.00
4000-0000	OPERATING EXPENSES									
4001-0000	BILLABLE OPERATING EXPENSES									
4400-0000										
4401-0000	PAYROLL EXPENSE	13,333.34	13,333.37	0.03	0.00	160,000.08	160,000.00	-0.08	0.00	160,000.00
4401-0100		7,500.00	7,500.00	0.00	0.00	90,000.00	90,000.00	0.00	0.00	90,000.00
4402-0000	Executive Director-Authority	0.00	5,700.00	5,700.00	100.00	24,596.74	68,400.00	43,803.26	64.04	68,400.00
4404-0000	Business Manager	1,778.73	0.00	-1,778.73	N/A	24,113.36	0.00	-24,113.36	N/A	0.00
4405-0000	Director Business Inc	406.75	0.00	-406.75	N/A	2,315.25	0.00	-2,315.25	N/A	0.00
4406-0000	Payroll Taxes - Authority	18,711.04	14,300.00	-4,411.04	-30.85	98,644.06	171,600.00	72,955.94	42.52	171,600.00
4410-0000	Worker's Compensation-Authority	2,279.00	2,496.67	217.67	8.72	26,473.50	29,960.04	3,486.54	11.64	29,960.04
4490-0000	Employee Benefits-Authority									
	TOTAL PAYROLL EXPENSE	44,008.86	43,330.04	-678.82	-1.57	426,142.99	519,960.04	93,817.05	18.04	519,960.04
	Wages - Administrative									
4600-0000										
4605-0000	UTILITIES	11,984.02	100.00	-11,884.02	-11,884.02	133,285.39	82,200.00	-51,085.39	-62.15	82,200.00
4625-0000		4,272.43	0.00	-4,272.43	N/A	57,292.02	3,000.00	-54,292.02	-1,809.73	3,000.00
4635-0000	Electric	572.85	66.63	-506.22	-759.75	2,500.03	2,400.00	-100.03	-4.17	2,400.00
4640-0000	Natural Gas	792.07	0.00	-792.07	N/A	10,665.03	1,800.00	-8,865.03	-492.50	1,800.00
4648-0000	Refuse Collection	1,405.50	0.00	-1,405.50	N/A	5,731.53	800.00	-4,931.53	-616.44	800.00
4650-0000	Water/Sewer	395.35	0.00	-395.35	N/A	5,004.91	750.00	-4,254.91	-567.32	750.00
4660-0000	Irrigation - Utility	690.94	0.00	-690.94	N/A	8,063.62	1,050.00	-7,013.62	-667.96	1,050.00
4725-0000	Stormwater	545.48	0.00	-545.48	N/A	3,670.68	0.00	-3,670.68	N/A	0.00
4799-0000	Fire Service - Utility									
	TOTAL UTILITIES	20,658.64	166.63	-20,492.01	-12,297.91	226,213.21	92,000.00	-134,213.21	-145.88	92,000.00
5116-5000	REPAIR/MAINTENANCE									
5120-0000		14.56	100.00	85.44	85.44	10,119.22	1,980.00	-8,139.22	-411.07	1,980.00
5125-0000		0.00	100.00	100.00	100.00	439.66	1,200.00	760.34	63.36	1,200.00
5140-0000	Electric Repairs	0.00	0.00	0.00	N/A	585.00	1,050.00	465.00	44.29	1,050.00
5170-0000	Electric Supplies	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00	300.00
5175-0000	Elevator Maintenance	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00	300.00
5195-0000	Fire Extinguisher Maintenance	0.00	100.00	100.00	100.00	0.00	1,200.00	1,200.00	100.00	1,200.00
5197-0000	Fire Alarm/Sprinkler Repair	0.00	240.00	240.00	100.00	469.79	2,940.00	2,470.21	84.02	2,940.00
5198-0000	Tree Trimming	0.00	50.00	50.00	100.00	0.00	600.00	600.00	100.00	600.00
5210-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	150.90	650.00	499.10	76.78	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	2,656.82	0.00	-2,656.82	N/A	3,208.96	750.00	-2,458.96	-327.86	750.00
5245-0000	Locks & Keys Supplies	0.00	250.00	250.00	100.00	0.00	3,000.00	3,000.00	100.00	3,000.00
5260-0000	Plumbing Repairs	0.00	85.00	85.00	100.00	1,112.69	1,520.00	407.31	26.80	1,520.00
5270-0000	Irrigation Repairs	0.00	0.00	0.00	N/A	416.70	450.00	33.30	7.40	450.00
5280-1000	Signage	15,200.00	0.00	-15,200.00	N/A	64,200.00	0.00	-64,200.00	N/A	0.00
5285-0000	Small Tools	482.50	0.00	-482.50	N/A	4,766.20	0.00	-4,766.20	N/A	0.00
5290-0000	Storm Damage Repairs	2,932.50	0.00	-2,932.50	N/A	24,451.06	1,500.00	-22,951.06	-1,530.07	1,500.00
	General Building R&M & Supplies									
	Other Maintenance									

INNOVATION PARK (Icrda)

Budget Comparison

Period = Sep 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5290-1000		0.00	0.00	0.00	N/A	0.00	1,500.00	1,500.00	100.00	1,500.00
5295-0000		4,466.92	0.00	-4,466.92	N/A	5,651.40	720.00	-4,931.40	-684.92	720.00
5299-0000	Other Inspections	25,753.30	975.00	-24,778.30	-2,541.36	115,643.08	19,660.00	-95,983.08	-488.22	19,660.00
	Other Supplies									
5400-0000	REPAIR/MAINTENANCE									
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	822.75	200.00	-622.75	-311.38	200.00
5420-0000	Elevator Service	2,668.36	0.00	-2,668.36	N/A	8,831.81	1,050.00	-7,781.81	-741.12	1,050.00
5430-0000	Elevator Phone Service	250.00	0.00	-250.00	N/A	1,525.00	600.00	-925.00	-154.17	600.00
5442-0000	Fire Protection System	540.00	0.00	-540.00	N/A	3,107.13	900.00	-2,207.13	-245.24	900.00
5445-0000	Exterminating	0.00	45.00	45.00	100.00	0.00	540.00	540.00	100.00	540.00
5447-0000	Generator Service	0.00	0.00	0.00	N/A	19,321.00	1,350.00	-17,971.00	-1,331.19	1,350.00
5450-0000	Backflow Prevention Service	2,205.97	0.00	-2,205.97	N/A	21,034.81	9,000.00	-12,034.81	-133.72	9,000.00
5460-0000	HVAC Monthly Service	2,075.00	1,500.00	-575.00	-38.33	17,079.10	21,450.00	4,370.90	20.38	21,450.00
5461-0000	Janitorial Service	0.00	150.00	150.00	100.00	0.00	1,700.00	1,700.00	100.00	1,700.00
5480-0000	Landscaping Service	288.00	0.00	-288.00	N/A	1,808.00	4,200.00	2,392.00	56.95	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	1,237.98	0.00	-1,237.98	N/A	17,418.42	0.00	-17,418.42	N/A	0.00
5499-0000	Window Washing Service	9,265.31	1,695.00	-7,570.31	-446.63	94,770.77	40,990.00	-53,780.77	-131.20	40,990.00
	Water Treatment Service									
5500-0000	TOTAL SERVICES									
5510-0000	PROPERTY ADMINISTRATION	0.00	0.00	0.00	N/A	23,600.00	35,000.00	11,400.00	32.57	35,000.00
5522-0000		1,450.51	1,000.00	-450.51	-45.05	15,400.78	15,000.00	-400.78	-2.67	15,000.00
5560-0000	Accounting	225.33	0.00	-225.33	N/A	2,289.58	750.00	-1,539.58	-205.28	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	1,135.96	0.00	-1,135.96	N/A	1,265.69	300.00	-965.69	-321.90	300.00
5566-0000	Miscellaneous Admin Expense	-684.04	0.00	684.04	N/A	3,236.14	1,500.00	-1,736.14	-115.74	1,500.00
5575-0000	Office Supplies	2,080.00	3,000.00	920.00	30.67	23,436.82	25,000.00	1,563.18	6.25	25,000.00
5587-0000	Office Equipment Maintenance	927.63	0.00	-927.63	N/A	8,129.76	0.00	-8,129.76	N/A	0.00
5596-0000	Professional Fees	3.00	0.00	-3.00	N/A	47.31	0.00	-47.31	N/A	0.00
5599-0000	General Authority Expense	5,138.39	4,000.00	-1,138.39	-28.46	77,416.08	77,550.00	133.92	0.17	77,550.00
	Other Administration Costs									
6000-0000	TOTAL PROPERTY ADMINISTRATION									
6100-0000	MGMT, INSURANCE, AND TAXES									
6110-0000	MANAGEMENT	3,800.00	2,000.00	-1,800.00	-90.00	26,913.82	49,000.00	22,086.18	45.07	49,000.00
6199-0000	TOTAL MANAGEMENT	3,800.00	2,000.00	-1,800.00	-90.00	26,913.82	49,000.00	22,086.18	45.07	49,000.00
6200-0000	Management Fees TALCOR									
6210-0000	INSURANCE	15,823.41	0.00	-15,823.41	N/A	98,365.32	35,000.00	-63,365.32	-181.04	35,000.00
6299-0000	TOTAL INSURANCE	15,823.41	0.00	-15,823.41	N/A	98,365.32	35,000.00	-63,365.32	-181.04	35,000.00
6799-0000	Property Insurance	19,623.41	2,000.00	-17,623.41	-881.17	125,279.14	84,000.00	-41,279.14	-49.14	84,000.00
6999-0000	TOTAL MNGMT, INSURANCE, AND TAXES	124,447.91	52,166.67	-72,281.24	-138.56	1,065,465.27	834,160.04	-231,305.23	-27.73	834,160.04
7000-0000	NONCAM OPERATING EXPENSES									
7990-0000	ALL TOTAL EXPENSES	124,447.91	52,166.67	-72,281.24	-138.56	1,065,465.27	834,160.04	-231,305.23	-27.73	834,160.04
7999-0000	NET INCOME - OPERATING	-112,671.32	-50,316.67	-62,354.65	-123.92	-796,981.35	-509,960.04	-287,021.31	-56.28	-509,960.04
8100-0000	DEBT SERVICE									
8110-0000		11,200.00	0.00	-11,200.00	N/A	136,686.09	0.00	-136,686.09	N/A	0.00
8199-0000	Loan #1 Interest	11,200.00	0.00	-11,200.00	N/A	136,686.09	0.00	-136,686.09	N/A	0.00
8200-0000	TOTAL DEBT SERVICE									
8210-0000	OTHER EXPENSES	49,941.58	0.00	-49,941.58	N/A	599,300.28	0.00	-599,300.28	N/A	0.00
8299-0000	Depreciation Expense	49,941.58	0.00	-49,941.58	N/A	599,300.28	0.00	-599,300.28	N/A	0.00
9900-0000	NET INCOME	-173,812.90	-50,316.67	-123,496.23	-245.44	-1,532,967.72	-509,960.04	-1,023,007.68	-200.61	-509,960.04

LEON COUNTY RESEARCH & DEVELOPMENT (lcrda-op)

Budget Comparison

Period = Sep 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME									
3050-0000	INCOME - OPERATING									
3110-0000		0.00	0.00	0.00	N/A	272.52	0.00	272.52	N/A	0.00
3115-0000		0.00	0.00	0.00	N/A	101,511.96	100,000.00	1,511.96	1.51	100,000.00
3220-0000	Rent	4,542.55	1,500.00	3,042.55	202.84	78,958.63	20,000.00	58,958.63	294.79	20,000.00
3300-0000	CAM	0.00	0.00	0.00	N/A	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	0.00	350.00	-350.00	-100.00	4,251.36	4,200.00	51.36	1.22	4,200.00
3315-0000	Grant Income-EDA B2S	10.08	0.00	10.08	N/A	28.24	0.00	28.24	N/A	0.00
3500-0000	Other Income	0.00	0.00	0.00	N/A	-678.88	0.00	-678.88	N/A	0.00
	Sales Tax Discount									
	Resident Memberships									
3990-0000	TOTAL REVENUE	4,552.63	1,850.00	2,702.63	146.09	193,504.83	324,200.00	-130,695.17	-40.31	324,200.00
4000-0000	OPERATING EXPENSES									
4001-0000	BILLABLE OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000		13,333.34	13,333.37	0.03	0.00	160,000.08	160,000.00	-0.08	0.00	160,000.00
4401-0100		7,500.00	7,500.00	0.00	0.00	90,000.00	90,000.00	0.00	0.00	90,000.00
4402-0000	Executive Director-Authority	0.00	5,700.00	5,700.00	100.00	24,596.74	68,400.00	43,803.26	64.04	68,400.00
4404-0000	Business Manager	1,778.73	0.00	-1,778.73	N/A	24,113.36	0.00	-24,113.36	N/A	0.00
4405-0000	Director Business Inc	406.75	0.00	-406.75	N/A	2,315.25	0.00	-2,315.25	N/A	0.00
4406-0000	Payroll Taxes - Authority	18,711.04	14,300.00	-4,411.04	-30.85	98,644.06	171,600.00	72,955.94	42.52	171,600.00
4410-0000	Worker's Compensation-Authority	2,279.00	2,496.67	217.67	8.72	26,473.50	29,960.04	3,486.54	11.64	29,960.04
4490-0000	Employee Benefits-Authority									
	TOTAL PAYROLL EXPENSE	44,008.86	43,330.04	-678.82	-1.57	426,142.99	519,960.04	93,817.05	18.04	519,960.04
	Wages - Administrative									
4600-0000	UTILITIES									
4605-0000		-0.35	100.00	100.35	100.35	197.53	1,200.00	1,002.47	83.54	1,200.00
4635-0000		0.00	66.63	66.63	100.00	0.00	800.00	800.00	100.00	800.00
4640-0000	Electric	0.00	0.00	0.00	N/A	1,080.72	0.00	-1,080.72	N/A	0.00
4725-0000	Refuse Collection	545.48	0.00	-545.48	N/A	931.93	0.00	-931.93	N/A	0.00
4799-0000	Water/Sewer	545.13	166.63	-378.50	-227.15	2,210.18	2,000.00	-210.18	-10.51	2,000.00
5116-5000	TOTAL UTILITIES									
5120-0000	REPAIR/MAINTENANCE									
5125-0000		0.00	100.00	100.00	100.00	1,610.00	1,200.00	-410.00	-34.17	1,200.00
5170-0000	Electric Repairs	0.00	100.00	100.00	100.00	439.66	1,200.00	760.34	63.36	1,200.00
5175-0000	Electric Supplies	0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00	300.00
5175-0000		0.00	25.00	25.00	100.00	0.00	300.00	300.00	100.00	300.00
5195-0000	Fire Extinguisher Maintenance	0.00	100.00	100.00	100.00	0.00	1,200.00	1,200.00	100.00	1,200.00
5197-0000	Fire Alarm/Sprinkler Repair	0.00	240.00	240.00	100.00	469.79	2,940.00	2,470.21	84.02	2,940.00
5198-0000	Tree Trimming	0.00	50.00	50.00	100.00	0.00	600.00	600.00	100.00	600.00
5210-0000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	0.00	200.00	200.00	100.00	200.00
5230-0000	TIC-Trail Maintenance Expense	69.72	0.00	-69.72	N/A	69.72	0.00	-69.72	N/A	0.00
5245-0000	Locks & Keys Repairs	0.00	250.00	250.00	100.00	0.00	3,000.00	3,000.00	100.00	3,000.00
5260-0000	Plumbing Repairs	0.00	85.00	85.00	100.00	687.50	1,020.00	332.50	32.60	1,020.00
5280-1000	Irrigation Repairs	15,200.00	0.00	-15,200.00	N/A	64,200.00	0.00	-64,200.00	N/A	0.00
5290-0000	Signage	110.00	0.00	-110.00	N/A	3,290.85	0.00	-3,290.85	N/A	0.00
5295-0000	Storm Damage Repairs	4,436.87	0.00	-4,436.87	N/A	4,465.41	0.00	-4,465.41	N/A	0.00
5299-0000	Other Maintenance									
	TOTAL REPAIR/MAINTENANCE	19,816.59	975.00	-18,841.59	-1,932.47	75,232.93	11,960.00	-63,272.93	-529.04	11,960.00
	Other Supplies									
5400-0000	TOTAL REPAIR/MAINTENANCE									
5445-0000	SERVICES	0.00	45.00	45.00	100.00	0.00	540.00	540.00	100.00	540.00
5460-0000	Backflow Prevention Service	675.00	1,500.00	825.00	55.00	6,967.40	18,000.00	11,032.60	61.29	18,000.00
5461-0000	Landscaping Service	0.00	150.00	150.00	100.00	0.00	1,700.00	1,700.00	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	675.00	1,695.00	1,020.00	60.18	7,623.40	20,240.00	12,616.60	62.34	20,240.00
5500-0000	TOTAL SERVICES									
5510-0000	PROPERTY ADMINISTRATION	0.00	0.00	0.00	N/A	23,600.00	35,000.00	11,400.00	32.57	35,000.00
5522-0000		0.00	1,000.00	1,000.00	100.00	0.00	12,000.00	12,000.00	100.00	12,000.00
5560-0000	Accounting	186.33	0.00	-186.33	N/A	2,098.89	0.00	-2,098.89	N/A	0.00
5563-0000	Internet Charge	0.00	0.00	0.00	N/A	10.00	0.00	-10.00	N/A	0.00
	Fees/Licenses/Permits									
	Miscellaneous Admin Expense									

LEON COUNTY RESEARCH & DEVELOPMENT (lcrda-op)

Budget Comparison

Period = Sep 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5565-0000		0.00	0.00	0.00	N/A	19.49	0.00	-19.49	N/A	0.00
5575-0000	Office Supplies	2,080.00	3,000.00	920.00	30.67	22,436.82	25,000.00	2,563.18	10.25	25,000.00
5587-0000	Professional Fees	350.13	0.00	-350.13	N/A	2,292.29	0.00	-2,292.29	N/A	0.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	2,616.46	4,000.00	1,383.54	34.59	50,457.49	72,000.00	21,542.51	29.92	72,000.00
6000-0000										
6100-0000	MANAGEMENT, INSURANCE, AND TAXES									
6110-0000		2,800.00	2,000.00	-800.00	-40.00	15,913.82	40,000.00	24,086.18	60.22	40,000.00
6199-0000	TOTAL MANAGEMENT	2,800.00	2,000.00	-800.00	-40.00	15,913.82	40,000.00	24,086.18	60.22	40,000.00
6200-0000	Insurance Fees TALCOR									
6210-0000		19,246.86	0.00	-19,246.86	N/A	23,727.60	20,000.00	-3,727.60	-18.64	20,000.00
6299-0000	TOTAL INSURANCE	19,246.86	0.00	-19,246.86	N/A	23,727.60	20,000.00	-3,727.60	-18.64	20,000.00
6799-0000	TOTAL MANAGEMENT, INSURANCE, AND TAXES	22,046.86	2,000.00	-20,046.86	-1,002.34	39,641.42	60,000.00	20,358.58	33.93	60,000.00
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	89,708.90	52,166.67	-37,542.23	-71.97	601,308.41	686,160.04	84,851.63	12.37	686,160.04
7000-0000	NONCAM OPERATING EXPENSES									
7700-0000	NONCAM ADMINISTRATION									
7722-0000		39.00	0.00	-39.00	N/A	39.00	0.00	-39.00	N/A	0.00
7749-0000	TOTAL NONCAM ADMINISTRATION	39.00	0.00	-39.00	N/A	39.00	0.00	-39.00	N/A	0.00
	Late Fees-NonCAM									
7800-0000		39.00	0.00	-39.00	N/A	39.00	0.00	-39.00	N/A	0.00
7990-0000	ALL TOTAL EXPENSES	89,747.90	52,166.67	-37,581.23	-72.04	601,347.41	686,160.04	84,812.63	12.36	686,160.04
7999-0000	TOTAL NONCAM OPERATING EXPENSES	-85,195.27	-50,316.67	-34,878.60	-69.32	-407,842.58	-361,960.04	-45,882.54	-12.68	-361,960.04
8100-0000										
8110-0000	DEBT SERVICE	11,200.00	0.00	-11,200.00	N/A	136,686.09	0.00	-136,686.09	N/A	0.00
8199-0000		11,200.00	0.00	-11,200.00	N/A	136,686.09	0.00	-136,686.09	N/A	0.00
	Loan #1 Interest									
8200-0000										
8210-0000	TOTAL DEBT SERVICE	1,928.84	0.00	-1,928.84	N/A	23,146.30	0.00	-23,146.30	N/A	0.00
8299-0000	Depreciation Expense	1,928.84	0.00	-1,928.84	N/A	23,146.30	0.00	-23,146.30	N/A	0.00
9900-0000	NET INCOME EXPENSES	-98,324.11	-50,316.67	-48,007.44	-95.41	-567,674.97	-361,960.04	-205,714.93	-56.83	-361,960.04

North Florida Innovation Labs (nfil-op)

Budget Comparison

Period = Sep 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		7,116.20	0.00	7,116.20	N/A	73,716.29	0.00	73,716.29	N/A	0.00
3310-0000		0.91	0.00	0.91	N/A	6.23	0.00	6.23	N/A	0.00
3315-0000	Leasing - Membership Fees	6.85	0.00	6.85	N/A	56.57	0.00	56.57	N/A	0.00
3700-0000	Other Income	100.00	0.00	100.00	N/A	1,200.00	0.00	1,200.00	N/A	0.00
	Sales Tax Discount									
	Virtual Memberships									
3990-0000	TOTAL REVENUE	7,223.96	0.00	7,223.96	N/A	74,979.09	0.00	74,979.09	N/A	0.00
4000-0000	OPERATING EXPENSES									
4001-0000	BILLABLE OPERATING EXPENSES									
4600-0000										
4605-0000	UTILITIES	11,984.37	0.00	-11,984.37	N/A	133,087.86	81,000.00	-52,087.86	-64.31	81,000.00
4625-0000		4,272.43	0.00	-4,272.43	N/A	57,292.02	3,000.00	-54,292.02	-1,809.73	3,000.00
4635-0000	Electric	572.85	0.00	-572.85	N/A	2,500.03	1,600.00	-900.03	-56.25	1,600.00
4640-0000	Natural Gas	792.07	0.00	-792.07	N/A	9,584.31	1,800.00	-7,784.31	-432.46	1,800.00
4648-0000	Refuse Collection	1,405.50	0.00	-1,405.50	N/A	5,731.53	800.00	-4,931.53	-616.44	800.00
4650-0000	Water/Sewer	395.35	0.00	-395.35	N/A	5,004.91	750.00	-4,254.91	-567.32	750.00
4660-0000	Irrigation - Utility	690.94	0.00	-690.94	N/A	8,063.62	1,050.00	-7,013.62	-667.96	1,050.00
4725-0000	Stormwater	0.00	0.00	0.00	N/A	2,738.75	0.00	-2,738.75	N/A	0.00
4799-0000	Fire Service - Utility	20,113.51	0.00	-20,113.51	N/A	224,003.03	90,000.00	-134,003.03	-148.89	90,000.00
5116-5000	TOTAL UTILITIES									
5120-0000	REPAIR/MAINTENANCE	14.56	0.00	-14.56	N/A	8,509.22	780.00	-7,729.22	-990.93	780.00
5140-0000		0.00	0.00	0.00	N/A	585.00	1,050.00	465.00	44.29	1,050.00
5210-0000	Electric Repairs	0.00	0.00	0.00	N/A	150.90	450.00	299.10	66.47	450.00
5215-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	71.50	0.00	-71.50	N/A	0.00
5230-0000	Locks & Keys Repairs	2,587.10	0.00	-2,587.10	N/A	3,139.24	750.00	-2,389.24	-318.57	750.00
5260-0000	Locks & Keys Supplies	0.00	0.00	0.00	N/A	425.19	500.00	74.81	14.96	500.00
5270-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	416.70	450.00	33.30	7.40	450.00
5285-0000	Signage	482.50	0.00	-482.50	N/A	4,766.20	0.00	-4,766.20	N/A	0.00
5290-0000	Small Tools	2,822.50	0.00	-2,822.50	N/A	21,160.21	1,500.00	-19,660.21	-1,310.68	1,500.00
5290-1000	General Building R&M & Supplies	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	30.05	0.00	-30.05	N/A	1,185.99	720.00	-465.99	-64.72	720.00
5299-0000	Other Inspections	5,936.71	0.00	-5,936.71	N/A	40,410.15	7,700.00	-32,710.15	-424.81	7,700.00
	Other Supplies									
5400-0000	TOTAL REPAIR/MAINTENANCE									
5410-0000	SERVICES	0.00	0.00	0.00	N/A	2,232.75	0.00	-2,232.75	N/A	0.00
5415-0000		0.00	0.00	0.00	N/A	822.75	200.00	-622.75	-311.38	200.00
5420-0000	Elevator Service	2,668.36	0.00	-2,668.36	N/A	8,831.81	1,050.00	-7,781.81	-741.12	1,050.00
5430-0000	Elevator Phone Service	250.00	0.00	-250.00	N/A	1,525.00	600.00	-925.00	-154.17	600.00
5442-0000	Fire Protection System	540.00	0.00	-540.00	N/A	3,107.13	900.00	-2,207.13	-245.24	900.00
5447-0000	Exterminating	0.00	0.00	0.00	N/A	19,321.00	1,350.00	-17,971.00	-1,331.19	1,350.00
5450-0000	Generator Service	2,205.97	0.00	-2,205.97	N/A	21,034.81	9,000.00	-12,034.81	-133.72	9,000.00
5460-0000	HVAC Monthly Service	1,400.00	0.00	-1,400.00	N/A	10,111.70	3,450.00	-6,661.70	-193.09	3,450.00
5480-0000	Janitorial Service	288.00	0.00	-288.00	N/A	1,152.00	4,200.00	3,048.00	72.57	4,200.00
5487-0000	Landscaping Service	0.00	0.00	0.00	N/A	1,590.00	0.00	-1,590.00	N/A	0.00
5490-0000	Security	1,237.98	0.00	-1,237.98	N/A	17,418.42	0.00	-17,418.42	N/A	0.00
5499-0000	Window Washing Service	8,590.31	0.00	-8,590.31	N/A	87,147.37	20,750.00	-66,397.37	-319.99	20,750.00
	Water Treatment Service									
5500-0000	TOTAL SERVICES									
5522-0000	PROPERTY ADMINISTRATION	1,450.51	0.00	-1,450.51	N/A	15,400.78	3,000.00	-12,400.78	-413.36	3,000.00
5560-0000		39.00	0.00	-39.00	N/A	190.69	750.00	559.31	74.57	750.00
5565-0000	Internet Charge	1,135.96	0.00	-1,135.96	N/A	1,246.20	300.00	-946.20	-315.40	300.00
5566-0000	Fees/Licenses/Permits	-684.04	0.00	684.04	N/A	3,236.14	1,500.00	-1,736.14	-115.74	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	577.50	0.00	-577.50	N/A	5,837.47	0.00	-5,837.47	N/A	0.00
5596-0000	Professional Fees	3.00	0.00	-3.00	N/A	47.31	0.00	-47.31	N/A	0.00
5599-0000	General Authority Expense	2,521.93	0.00	-2,521.93	N/A	26,958.59	5,550.00	-21,408.59	-385.74	5,550.00
	TOTAL PROPERTY ADMINISTRATION									
6000-0000	MGMT, INSURANCE, AND TAXES									

North Florida Innovation Labs (nfil-op)

Budget Comparison

Period = Sep 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6100-0000	MANAGEMENT									
6110-0000		1,000.00	0.00	-1,000.00	N/A	11,000.00	9,000.00	-2,000.00	-22.22	9,000.00
6199-0000	TOTAL MANAGEMENT	1,000.00	0.00	-1,000.00	N/A	11,000.00	9,000.00	-2,000.00	-22.22	9,000.00
6200-0000	Management Fees TALCOR									
6210-0000	INSURANCE	-3,423.45	0.00	3,423.45	N/A	74,637.72	15,000.00	-59,637.72	-397.58	15,000.00
6299-0000	TOTAL INSURANCE	-3,423.45	0.00	3,423.45	N/A	74,637.72	15,000.00	-59,637.72	-397.58	15,000.00
6799-0000	Property Insurance									
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	-2,423.45	0.00	2,423.45	N/A	85,637.72	24,000.00	-61,637.72	-256.82	24,000.00
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	34,739.01	0.00	-34,739.01	N/A	464,156.86	148,000.00	-316,156.86	-213.62	148,000.00
7000-0000	NONCAM OPERATING EXPENSES									
7700-0000	NONCAM ADMINISTRATION									
7722-0000		-39.00	0.00	39.00	N/A	-39.00	0.00	39.00	N/A	0.00
7749-0000	TOTAL NONCAM ADMINISTRATION	-39.00	0.00	39.00	N/A	-39.00	0.00	39.00	N/A	0.00
7749-0000	Late Fees-NonCAM									
7800-0000		-39.00	0.00	39.00	N/A	-39.00	0.00	39.00	N/A	0.00
7990-0000	ALL TOTAL EXPENSES	34,700.01	0.00	-34,700.01	N/A	464,117.86	148,000.00	-316,117.86	-213.59	148,000.00
7999-0000										
7999-0000	TOTAL NONCAM OPERATING EXPENSES	-27,476.05	0.00	-27,476.05	N/A	-389,138.77	-148,000.00	-241,138.77	-162.93	-148,000.00
7999-0000	NET INCOME - OPERATING									
8200-0000										
8200-0000	OTHER EXPENSES	48,012.74	0.00	-48,012.74	N/A	576,153.98	0.00	-576,153.98	N/A	0.00
8210-0000										
8299-0000	Depreciation Expense	48,012.74	0.00	-48,012.74	N/A	576,153.98	0.00	-576,153.98	N/A	0.00
9900-0000										
9900-0000	TOTAL OTHER EXPENSES	-75,488.79	0.00	-75,488.79	N/A	-965,292.75	-148,000.00	-817,292.75	-552.22	-148,000.00
9900-0000	NET INCOME									

INNOVATION PARK (lcrda)

Cash Flow Statement

Period = Sep 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	0.10
3110-6000	Leasing - Membership Fees	7,116.20	60.43	73,716.29	27.46
3115-0000	CAM	0.00	0.00	101,511.96	37.81
3220-0000	Interest Income	4,542.55	38.57	78,958.63	29.41
3306-0400	Grant Income-EDA B2S	0.00	0.00	9,161.00	3.41
3310-0000	Other Income	0.91	0.01	4,257.59	1.59
3315-0000	Sales Tax Discount	16.93	0.14	84.81	0.03
3500-0000	Resident Memberships	0.00	0.00	-678.88	-0.25
3700-0000	Virtual Memberships	100.00	0.85	1,200.00	0.45
3990-0000	TOTAL REVENUE	11,776.59	100.00	268,483.92	100.00
4000-0000	OPERATING EXPENSES				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	113.22	160,000.08	59.59
4401-0100	Business Manager	7,500.00	63.69	90,000.00	33.52
4402-0000	Director Business Inc	0.00	0.00	24,596.74	9.16
4404-0000	Payroll Taxes - Authority	1,778.73	15.10	24,113.36	8.98
4405-0000	Worker's Compensation-Authority	406.75	3.45	2,315.25	0.86
4406-0000	Employee Benefits-Authority	18,711.04	158.88	98,644.06	36.74
4410-0000	Wages - Administrative	2,279.00	19.35	26,473.50	9.86
4490-0000	TOTAL PAYROLL EXPENSE	44,008.86	373.70	426,142.99	158.72
4600-0000	UTILITIES				
4605-0000	Electric	11,984.02	101.76	133,285.39	49.64
4625-0000	Natural Gas	4,272.43	36.28	57,292.02	21.34
4635-0000	Refuse Collection	572.85	4.86	2,500.03	0.93
4640-0000	Water/Sewer	792.07	6.73	10,665.03	3.97
4648-0000	Irrigation - Utility	1,405.50	11.93	5,731.53	2.13
4650-0000	Stormwater	395.35	3.36	5,004.91	1.86
4660-0000	Fire Service - Utility	690.94	5.87	8,063.62	3.00
4725-0000	Internet Service	545.48	4.63	3,670.68	1.37
4799-0000	TOTAL UTILITIES	20,658.64	175.42	226,213.21	84.26
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	14.56	0.12	10,119.22	3.77
5125-0000	Electric Supplies	0.00	0.00	439.66	0.16
5140-0000	Elevator Maintenance	0.00	0.00	585.00	0.22
5197-0000	Holding Pond Maintenance	0.00	0.00	469.79	0.18
5210-0000	Locks & Keys Repairs	0.00	0.00	150.90	0.06
5215-0000	Locks & Keys Supplies	0.00	0.00	71.50	0.03
5230-0000	Plumbing Repairs	2,656.82	22.56	3,208.96	1.20
5260-0000	Signage	0.00	0.00	1,112.69	0.41
5270-0000	Small Tools	0.00	0.00	416.70	0.16
5280-1000	Storm Damage Repairs	15,200.00	129.07	64,200.00	23.91
5285-0000	General Building R&M & Supplies	482.50	4.10	4,766.20	1.78
5290-0000	Other Maintenance	2,932.50	24.90	24,451.06	9.11
5295-0000	Other Supplies	4,466.92	37.93	5,651.40	2.10
5299-0000	TOTAL REPAIR/MAINTENANCE	25,753.30	218.68	115,643.08	43.07
5400-0000	SERVICES				
5410-0000	Elevator Service	0.00	0.00	2,232.75	0.83
5415-0000	Elevator Phone Service	0.00	0.00	822.75	0.31
5420-0000	Fire Protection System	2,668.36	22.66	8,831.81	3.29
5430-0000	Exterminating	250.00	2.12	1,525.00	0.57
5442-0000	Generator Service	540.00	4.59	3,107.13	1.16
5447-0000	HVAC Monthly Service	0.00	0.00	19,321.00	7.20
5450-0000	Janitorial Service	2,205.97	18.73	21,034.81	7.83
5460-0000	Landscaping Service	2,075.00	17.62	17,079.10	6.36
5480-0000	Security	288.00	2.45	1,808.00	0.67

INNOVATION PARK (lcrda)

Cash Flow Statement

Period = Sep 2025

Book = Accrual

		Period to Date	%	Year to Date	%
5487-0000	Window Washing Service	0.00	0.00	1,590.00	0.59
5490-0000	Water Treatment Service	1,237.98	10.51	17,418.42	6.49
5499-0000	TOTAL SERVICES	9,265.31	78.68	94,770.77	35.30
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	23,600.00	8.79
5522-0000	Internet Charge	1,450.51	12.32	15,400.78	5.74
5560-0000	Fees/Licenses/Permits	225.33	1.91	2,289.58	0.85
5563-0000	Miscellaneous Admin Expense	0.00	0.00	10.00	0.00
5565-0000	Office Supplies	1,135.96	9.65	1,265.69	0.47
5566-0000	Office Equipment Maintenance	-684.04	-5.81	3,236.14	1.21
5575-0000	Professional Fees	2,080.00	17.66	23,436.82	8.73
5587-0000	General Authority Expense	927.63	7.88	8,129.76	3.03
5596-0000	Other Administration Costs	3.00	0.03	47.31	0.02
5599-0000	TOTAL PROPERTY ADMINISTRATION	5,138.39	43.63	77,416.08	28.83
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	3,800.00	32.27	26,913.82	10.02
6199-0000	TOTAL MANAGEMENT	3,800.00	32.27	26,913.82	10.02
6200-0000	INSURANCE				
6210-0000	Property Insurance	15,823.41	134.36	98,365.32	36.64
6299-0000	TOTAL INSURANCE	15,823.41	134.36	98,365.32	36.64
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	19,623.41	166.63	125,279.14	46.66
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	124,447.91	1,056.74	1,065,465.27	396.85
7000-0000	NONCAM OPERATING EXPENSES				
7990-0000	ALL TOTAL EXPENSES	124,447.91	1,056.74	1,065,465.27	396.85
7999-0000	NET INCOME - OPERATING	-112,671.32	-956.74	-796,981.35	-296.85
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	11,200.00	95.10	136,686.09	50.91
8199-0000	TOTAL DEBT SERVICE	11,200.00	95.10	136,686.09	50.91
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	49,941.58	424.08	599,300.28	223.22
8299-0000	TOTAL OTHER EXPENSES	49,941.58	424.08	599,300.28	223.22
9900-0000	NET INCOME	-173,812.90	-1,475.92	-1,532,967.72	-570.97
	Adjustments				
1203-0000	A/R-Tenant - CAM	0.00	0.00	561.98	0.21
1206-0000	Other Receivables	0.00	0.00	5,733.00	2.14
1210-0000	Accounts Receivable	578.67	4.91	64,130.79	23.89
1218-0000	Due from IP TLH	-4,425.00	-37.57	-3,030.45	-1.13
1590-0000	Accumulated Depreciation	49,941.58	424.08	599,300.28	223.22
1628-0000	NFIL Assets	6,298.22	53.48	0.00	0.00
1913-0000	Prepaid Insurance	-6,527.21	-55.43	-24,522.03	-9.13
1925-0000	Investments	320,457.45	2,721.14	991,041.37	369.12
2210-0000	Principal Note 1	0.00	0.00	-148,479.66	-55.30
2236-0000	Accounts Payable	-41,589.48	-353.15	-435.33	-0.16
2246-0000	Prepaid Rents	-3,417.95	-29.02	-7,331.91	-2.73
2249-0000	Accrued Other	11,390.82	96.72	-4,387.35	-1.63
2250-0000	Tenant Security Dep	0.00	0.00	-6,863.83	-2.56
2251-1000	Accrued Interest	11,200.00	95.10	33,600.00	12.51
2254-0000	Due to IPTLH	0.00	0.00	37.22	0.01
2257-0000	Due to FSU	-129,824.06	-1,102.39	-14,699.56	-5.48
2258-0000	Due to FAMU	0.00	0.00	5,923.76	2.21
2305-0000	Sales Tax Payable	-428.39	-3.64	58.06	0.02
	Total Adjustments	213,654.65	1,814.23	1,490,636.34	555.21
	Cash Flow	39,841.75	338.31	-42,331.38	-15.77

INNOVATION PARK (lcrda)

Cash Flow Statement

Period = Sep 2025

Book = Accrual

		Period to Date	%	Year to Date	%
		Beginning Balance	Ending Balance	Difference	
1110-4500	Cash - Hancock #2	29,277.07	69,118.82	39,841.75	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	29,477.07	69,318.82	39,841.75	
		Beginning Balance	Ending Balance	Difference	
1110-4500	Cash - Hancock #2	58,741.41	69,118.82	10,377.41	
1111-0000	Cash-NFIL Construction	52,708.79	0.00	-52,708.79	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	111,650.20	69,318.82	-42,331.38	

Cash - Hancock #2

10/27/2025

Bank Reconciliation Report

9/30/2025

Posted by: kristy on 10/27/2025

Balance Per Bank Statement as of 9/30/2025

107,582.14

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	1511	airgasusa - Airgas USA	30.78
9/29/2025	1512	cappest - CAPITAL CITY PEST CONTROL SERVICES, LLC	250.00
9/29/2025	1513	culligan - Consolidated Water Group	2,475.96
9/29/2025	1514	heinzbro - Heinz Nurseries, LLC.	900.00
9/29/2025	1515	i2x - I2X Solutions LLC	1,000.00
9/29/2025	1516	johnson - Johnson Controls Fire Protection LP	800.97
9/29/2025	1517	lcboc - Leon County Clerk & Comptroller's Office	4,793.14
9/29/2025	1518	marpan - MARPAN SUPPLY COMPANY, INC	226.80
9/29/2025	1519	mgltal - TALCOR COMMERCIAL REAL ESTATE SVC INC	5,421.13
9/29/2025	1520	millworks - MillerWorks	2,587.10
9/29/2025	1521	nelsoneng - Nelson & Company Engineered Service	1,015.00
9/29/2025	1522	osceola - Osceola Supply Inc.	555.97
9/29/2025	1523	ringpow - RING POWER CORPORATION	540.00
9/29/2025	1524	rjyoung - RJ Young Company	42.90
9/29/2025	1525	rocket - Rocket Daddy LLC	365.96
9/29/2025	1526	sems - Stormwater & Environmental Maintenance Service, Inc.	15,200.00
9/29/2025	1527	tribuilding - TRI BUILDING SERVICES	1,650.00
9/29/2025	1528	vortex - Vortex Doors of Tallahassee	295.00

Less:	Outstanding Checks	38,463.32
	Reconciled Bank Balance	<u>69,118.82</u>

Balance per GL as of 9/30/2025

69,118.82

Reconciled Balance Per G/L

69,118.82

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

0.00

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
8/1/2025	1483	mgltal - TALCOR COMMERCIAL REAL ESTATE SVC INC	3,407.74	9/30/2025
8/18/2025	1493	lcboc - Leon County Clerk & Comptroller's Office	4,899.96	9/30/2025
8/31/2025	8312025	utltal - CITY OF TALLAHASSEE	20,732.85	9/30/2025
8/31/2025	9082025	utltal - CITY OF TALLAHASSEE	98.03	9/30/2025
8/31/2025	9292025	utltal - CITY OF TALLAHASSEE	18,447.85	9/30/2025
9/3/2025	1496	davissaf - DAVIS SAFE & LOCK, INC	16.50	9/30/2025
9/3/2025	1497	engineer - ENGINEERED COOLING SERVICES, INC.	4,320.00	9/30/2025
9/3/2025	1498	fladept - FLORIDA DEPARTMENT OF STATE	34.86	9/30/2025
9/3/2025	1499	fleckext - Fleck Exterior Systems	4,276.35	9/30/2025

Cash - Hancock #2

10/27/2025

Bank Reconciliation Report

9/30/2025

Posted by: kristy on 10/27/2025

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
9/3/2025	1500	heinzbro - Heinz Nurseries, LLC.	900.00	9/30/2025
9/3/2025	1501	i2x - I2X Solutions LLC	1,000.00	9/30/2025
9/3/2025	1502	johnson - Johnson Controls Fire Protection LP	1,592.39	9/30/2025
9/3/2025	1503	Kings - Kings III of America, Inc.	207.75	9/30/2025
9/3/2025	1504	kulak - Kutak Rock LLP	1,920.00	9/30/2025
9/3/2025	1505	mgttal - TALCOR COMMERCIAL REAL ESTATE SVC INC	2,509.65	9/30/2025
9/3/2025	1506	rjyoung - RJ Young Company	42.90	9/30/2025
9/3/2025	1507	sems - Stormwater & Environmental Maintenance Service, Inc.	49,000.00	9/30/2025
9/3/2025	1508	shopping - SHOPPING CENTER MAINTENANCE CORPORATION	450.00	9/30/2025
9/3/2025	1509	tribuilding - TRI BUILDING SERVICES	1,650.00	9/30/2025
9/10/2025	9102025	metronet - Metronet Fibernet, LLC	1,204.95	9/30/2025
9/17/2025	1510	bofsu - FSU University Board of Trustees	155,715.08	9/30/2025
9/18/2025	9182025	stax - FLORIDA DEPARTMENT OF REVENUE	660.53	9/30/2025
9/24/2025	92425	home - Home Depot Credit Services	44.65	9/30/2025
9/24/2025	9242025	brownbro - BROWN & BROWN OF FLORIDA, INC.	3,604.50	9/30/2025
9/24/2025	9242025	hancdayne - Hancock Bank	5,309.35	9/30/2025
9/24/2025	9242025	hancdtegg - Hancock Bank	350.13	9/30/2025
9/24/2025	9242025	towerhill - Tower Hill Insurance Group	19,155.87	9/30/2025
Total Cleared Checks			301,551.89	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
9/3/2025	834		5,175.00	9/30/2025
9/4/2025	835		532.50	9/30/2025
9/5/2025	833		25,891.02	9/30/2025
9/9/2025	831	:CHECKscan Deposit	931.50	9/30/2025
9/10/2025	832		5,000.00	9/30/2025
9/29/2025	837		842.49	9/30/2025
Total Cleared Deposits			38,372.51	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
10/31/2024	JE 39156	partial didn't clear until Nov	-98.48	9/30/2025
9/12/2025	JE 41683	move pymt to correct bank account	-5,000.00	9/30/2025
9/30/2025	JE 41981	Prime - 9.25 Activity	325,000.00	9/30/2025
9/30/2025	JE 41982	9.25 Bank Fees	-144.92	9/30/2025
9/30/2025	JE 41983	Benefits - 9.25 #457 Plan #1	-210.00	9/30/2025
9/30/2025	JE 41984	Benefits - 9.25 #457 Plan #2	-210.00	9/30/2025
9/30/2025	JE 41985	Payroll Taxes - September for September	-6,021.62	9/30/2025
9/30/2025	JE 41986	Payroll Taxes - September for September	-6,047.84	9/30/2025
9/30/2025	JE 41987	Benefits - September for September	-4,049.76	9/30/2025
9/30/2025	JE 41988	Payroll for September	-10,878.93	9/30/2025
9/30/2025	JE 41998	reclass-s/h been paid by IPTLH	1,050.00	9/30/2025
9/30/2025	JE 42005	reverse	98.48	9/30/2025
Total Cleared Other Items			293,486.93	



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



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Statements Dates
09/01/2025 - 09/30/2025

Account Number:

Images:
0

***TRUNC ACCTS* E0**

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

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

Checking Account Summary

PREVIOUS BALANCE	77,274.59	AVERAGE BALANCE
+ 8 CREDITS	359,422.51	124,584.98
- 34 DEBITS	328,970.04	YTD INTEREST PAID
- SERVICE CHARGES	144.92	.00
+ INTEREST PAID	.00	
ENDING BALANCE	107,582.14	

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

● Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
09/03	5,175.00	Bill.com Piersica, Inc 025246001455934CCD			025247002179951CCD
09/04	532.50	Bill.com Piersica, Inc 025247002041418CCD	09/10	931.50	Settlement TALCOR-INN1145 025253003492571CCD
09/05	1,050.00	TREASURY MANAGER CR	09/16	225,000.00	INCOMING WIRE
09/05 10:33 TM XFR FRM 00000070814024			09/30	842.49	Settlement TALCOR-INN1145 025273008903710CCD
09/05	25,891.02	MISC PAY GSA TREAS 310	09/30	100,000.00	INCOMING WIRE

● Checks

Date	Serial	Amount	Date	Serial	Amount
09/02	1483	3,407.74	09/11	1503	207.75
09/05	1493 *	4,899.96	09/09	1504	1,920.00
09/09	1496 *	16.50	09/30	1505	2,509.65
09/08	1497	4,320.00	09/11	1506	42.90
09/12	1498	34.86	09/29	1507	49,000.00
09/11	1499	4,276.35	09/09	1508	450.00
09/10	1500	900.00	09/10	1509	1,650.00
09/11	1501	1,000.00	09/23	1510	155,715.08
09/09	1502	1,592.39			

● Other Debits

Date	Amount	Description	Date	Amount	Description
09/03	20,732.85	BILLPAY CITY OF TALL-UTL 025246001554463PPD			025252003208725PPD
09/09	98.03	BILLPAY CITY OF TALL-UTL	09/11	1,204.95	Metronet Metronet 025254003997403WEB



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



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Statements Dates
09/01/2025 - 09/30/2025

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
09/12	5,395.52	QUICKBOOKS INTUIT PAYROLL S 025255004401675CCD	09/25	5,309.35	CARD PYMT HANCOCK WHITNEY 025267007647616CCD
09/12	144.92	ANALYSIS SERVICE CHG	09/26	19,155.87	debitpmt Tower Hill Insur 025268007943845PPD
09/15	210.00	PAYMENTS NATIONWIDE 025258004700841PPD	09/29	5,483.41	QUICKBOOKS INTUIT PAYROLL S 025272008454170CCD
09/15	6,021.62	USATAXPYMT IRS 025255004460205CCD	09/30	210.00	PAYMENTS NATIONWIDE 025273009056199PPD
09/18	660.53	C01 FLA DEPT REVENUE 025261006005672CCD	09/30	4,049.76	CRC FLA DEPT REVENUE 025273009072663CCD
09/24	44.65	ONLINE PMT HOME DEPOT COMM 025267007377453WEB	09/30	6,047.84	USATAXPYMT IRS 025272008709867CCD
09/25	350.13	CARD PYMT HANCOCK WHITNEY 025267007647613CCD	09/30	18,447.85	BILLPAY CITY OF TALL-UTL 025273008925851PPD
09/25	3,604.50	PAYMENTS BROWN & BROWN OF 025268007805064CCD			

• **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
08/31	77,274.59	09/10	70,867.14	09/24	120,908.01
09/02	73,866.85	09/11	64,135.19	09/25	111,644.03
09/03	58,309.00	09/12	58,559.89	09/26	92,488.16
09/04	58,841.50	09/15	52,328.27	09/29	38,004.75
09/05	80,882.56	09/16	277,328.27	09/30	107,582.14
09/08	76,562.56	09/18	276,667.74		
09/09	72,485.64	09/23	120,952.66		

Payment Detail

Bank=inn1145 AND mm/yy=09/2025-09/2025 AND All Checks=Yes AND Include Voids=All Checks

Check# Bank - Vendor - Date				Payable #	Property	Amount	Account
1496 (inn1145) - DAVIS SAFE & LOCK, INC (davissaf) - 09/03/25 (09/25)							
key copies				P-218430	nfil-op	16.50	52100000 - Locks & Keys Repairs
Total 1496 (inn1145) - DAVIS SAFE & LOCK, INC (davissaf) - 09/03/25 (09/25)						16.50	
1497 (inn1145) - ENGINEERED COOLING SERVICES, INC. (engineer) - 09/03/25 (09/25)							
Qtrly HVAC Svcs				P-218431	nfil-op	4,320.00	54470000 - HVAC Monthly Service
Total 1497 (inn1145) - ENGINEERED COOLING SERVICES, INC. (engineer) - 09/03/25 (09/25)						4,320.00	
1498 (inn1145) - FLORIDA DEPARTMENT OF STATE (fladept) - 09/03/25 (09/25)							
Publication in Fl Adm Register				P-218620	lcrda-op	34.86	55600000 - Fees/Licenses/Permits
Total 1498 (inn1145) - FLORIDA DEPARTMENT OF STATE (fladept) - 09/03/25 (09/25)						34.86	
1499 (inn1145) - Fleck Exterior Systems (fleckext) - 09/03/25 (09/25)							
Repairs for FSU				P-218619	nfil-op	4,276.35	52850000 - General Building R&M & Supplies
Total 1499 (inn1145) - Fleck Exterior Systems (fleckext) - 09/03/25 (09/25)						4,276.35	
1500 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 09/03/25 (09/25)							
July lawn Svcs				P-218153	lcrda-op	550.00	54600000 - Landscaping Service
July lawn Svcs				P-218153	nfil-op	350.00	54600000 - Landscaping Service
Total 1500 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 09/03/25 (09/25)						900.00	
1501 (inn1145) - I2X Solutions LLC (i2x) - 09/03/25 (09/25)							
IT Consulting Fees				P-218332	lcrda-op	1,000.00	55750000 - Professional Fees
Total 1501 (inn1145) - I2X Solutions LLC (i2x) - 09/03/25 (09/25)						1,000.00	
1502 (inn1145) - Johnson Controls Fire Protection LP (johnson) - 09/03/25 (09/25)							
investigate alarm troubles; strobe lab 233 water damage; removed until leak repaired				P-218554	nfil-op	1,592.39	54200000 - Fire Protection System
Total 1502 (inn1145) - Johnson Controls Fire Protection LP (johnson) - 09/03/25 (09/25)						1,592.39	
1503 (inn1145) - Kings III of America, Inc. (kings) - 09/03/25 (09/25)							
09/01/25-11/30/25 Elevator Ph Svcs				P-218331	nfil-op	207.75	54150000 - Elevator Phone Service
Total 1503 (inn1145) - Kings III of America, Inc. (kings) - 09/03/25 (09/25)						207.75	
1504 (inn1145) - Kutak Rock LLP (kutak) - 09/03/25 (09/25)							
legal matters-LCRDA				P-218268	lcrda-op	1,920.00	77200000 - Legal Fees-NonCAM
Total 1504 (inn1145) - Kutak Rock LLP (kutak) - 09/03/25 (09/25)						1,920.00	
1505 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 09/03/25 (09/25)							
08/2025 Labor Bill-NFIL				P-218621	nfil-op	2,509.65	52900000 - Other Maintenance
Total 1505 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 09/03/25 (09/25)						2,509.65	
1506 (inn1145) - RJ Young Company (rjyoung) - 09/03/25 (09/25)							
Copies:07/03/25-08/02/25				P-218618	nfil-op	42.90	22490000 - Accrued Other
Total 1506 (inn1145) - RJ Young Company (rjyoung) - 09/03/25 (09/25)						42.90	
1507 (inn1145) - Stormwater & Environmental Maintenance Service, Inc. (sems) - 09/03/25 (09/25)							
repair trail storm damage including mitigation				P-218429	lcrda-op	49,000.00	52801000 - Storm Damage Repairs
Total 1507 (inn1145) - Stormwater & Environmental Maintenance Service, Inc. (sems) - 09/03/25 (09/25)						49,000.00	
1508 (inn1145) - SHOPPING CENTER MAINTENANCE CORPORATION (shopping) - 09/03/25 (09/25)							
remove & dispose of pallets, crates & misc items				P-218433	nfil-op	450.00	52900000 - Other Maintenance
Total 1508 (inn1145) - SHOPPING CENTER MAINTENANCE CORPORATION (shopping) - 09/03/25 (09/25)						450.00	
1509 (inn1145) - TRI BUILDING SERVICES (tribuilding) - 09/03/25 (09/25)							
Mthly janitorial svcs				P-218432	nfil-op	1,650.00	54500000 - Janitorial Service
Total 1509 (inn1145) - TRI BUILDING SERVICES (tribuilding) - 09/03/25 (09/25)						1,650.00	
1510 (inn1145) - FSU University Board of Trustees (botsfu) - 09/17/25 (09/25)							
his pmt FSU-connection with bldg transfer				P-219128	johnson	155,715.08	22570000 - Due to FSU
Total 1510 (inn1145) - FSU University Board of Trustees (botsfu) - 09/17/25 (09/25)						155,715.08	
1511 (inn1145) - Airgas USA (airgasusa) - 09/29/25 (09/25)							
Nitrogen Gas for cylinder				P-219127	nfil-op	30.78	52950000 - Other Supplies
Total 1511 (inn1145) - Airgas USA (airgasusa) - 09/29/25 (09/25)						30.78	
1512 (inn1145) - CAPITAL CITY PEST CONTROL SERVICES, LLC (cappest) - 09/29/25 (09/25)							
09.2025 - monthly pest control				P-218876	nfil-op	250.00	54300000 - Exterminating
Total 1512 (inn1145) - CAPITAL CITY PEST CONTROL SERVICES, LLC (cappest) - 09/29/25 (09/25)						250.00	

Payment Detail

Bank=inn1145 AND mm/yy=09/2025-09/2025 AND All Checks=Yes AND Include Voids=All Checks

1513 (inn1145) - Consolidated Water Group (culligan) - 09/29/25 (09/25)			
Mthly water services	P-218647	nfil-op	1,237.98 54900000 - Water Treatment Service
Mthly water services	P-219690	nfil-op	1,237.98 54900000 - Water Treatment Service
Total 1513 (inn1145) - Consolidated Water Group (culligan) - 09/29/25 (09/25)			2,475.96
1514 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 09/29/25 (09/25)			
August lawn Svcs	P-218646	lcrda-op	350.00 54600000 - Landscaping Service
August lawn Svcs	P-218646	nfil-op	550.00 54600000 - Landscaping Service
Total 1514 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 09/29/25 (09/25)			900.00
1515 (inn1145) - I2X Solutions LLC (i2x) - 09/29/25 (09/25)			
IT Consulting Fees	P-219129	lcrda-op	1,000.00 55750000 - Professional Fees
Total 1515 (inn1145) - I2X Solutions LLC (i2x) - 09/29/25 (09/25)			1,000.00
1516 (inn1145) - Johnson Controls Fire Protection LP (johnson) - 09/29/25 (09/25)			
Qtrly svcs	P-218877	nfil-op	209.63 54200000 - Fire Protection System
Qtrly Fire Alarm inspection	P-218878	nfil-op	591.34 54200000 - Fire Protection System
Total 1516 (inn1145) - Johnson Controls Fire Protection LP (johnson) - 09/29/25 (09/25)			800.97
1517 (inn1145) - Leon County Clerk & Comptroller's Office (lcboc) - 09/29/25 (09/25)			
09.2025 Hlth Ins-LCRDA	P-219125	lcrda-op	31.52 44060000 - Employee Benefits-Authority
09.2025 Hlth Ins-LCRDA	P-219125	lcrda-op	170.96 44060000 - Employee Benefits-Authority
09.2025 Hlth Ins-LCRDA	P-219125	lcrda-op	4,337.53 44060000 - Employee Benefits-Authority
09.2025 Hlth Ins-LCRDA	P-219125	lcrda-op	253.13 44060000 - Employee Benefits-Authority
Total 1517 (inn1145) - Leon County Clerk & Comptroller's Office (lcboc) - 09/29/25 (09/25)			4,793.14
1518 (inn1145) - MARPAN SUPPLY COMPANY, INC (marpan) - 09/29/25 (09/25)			
Qtrly Container rental	P-219453	nfil-op	226.80 46350000 - Refuse Collection
Total 1518 (inn1145) - MARPAN SUPPLY COMPANY, INC (marpan) - 09/29/25 (09/25)			226.80
1519 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 09/29/25 (09/25)			
09/2025 Mgmt Fee-LCRDA	P-219115	nfil-op	1,000.00 61100000 - Management Fees TALCOR
09/2025 Mgmt Fee-LCRDA	P-219115	lcrda-op	800.00 61100000 - Management Fees TALCOR
08.2025 Labor Bill-LCRDA	P-219264	nfil-op	1,400.00 52900000 - Other Maintenance
08.2025 Labor Bill-LCRDA	P-219264	lcrda-op	110.00 52900000 - Other Maintenance
Fee-Toronado/Storm damage	P-219620	lcrda-op	500.00 61100000 - Management Fees TALCOR
FEMA project 753103	P-219621	lcrda-op	1,500.00 61100000 - Management Fees TALCOR
backflow	P-219688	lcrda-op	23.99 52300000 - Plumbing Repairs
Retirement Fee	P-219688	lcrda-op	41.41 55600000 - Fees/Licenses/Permits
Supplies	P-219688	lcrda-op	23.15 52300000 - Plumbing Repairs
backflow	P-219688	lcrda-op	15.97 52300000 - Plumbing Repairs
Backflow	P-219688	lcrda-op	6.61 52300000 - Plumbing Repairs
Total 1519 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 09/29/25 (09/25)			5,421.13
1520 (inn1145) - MillerWorks (millworks) - 09/29/25 (09/25)			
Plumbing repairs-water heater	P-219682	nfil-op	1,319.96 52300000 - Plumbing Repairs
Plumbing repairs-water heater	P-219683	nfil-op	1,267.14 52300000 - Plumbing Repairs
Total 1520 (inn1145) - MillerWorks (millworks) - 09/29/25 (09/25)			2,587.10
1521 (inn1145) - Nelson & Company Engineered Service (nelsoneng) - 09/29/25 (09/25)			
issues with Lab 224-adjust temp settings	P-219675	nfil-op	1,015.00 52850000 - General Building R&M & Supplies
Total 1521 (inn1145) - Nelson & Company Engineered Service (nelsoneng) - 09/29/25 (09/25)			1,015.00
1522 (inn1145) - Osceola Supply Inc. (osceola) - 09/29/25 (09/25)			
janitorial supplies NFIL	P-219008	nfil-op	555.97 54500000 - Janitorial Service
Total 1522 (inn1145) - Osceola Supply Inc. (osceola) - 09/29/25 (09/25)			555.97
1523 (inn1145) - RING POWER CORPORATION (ringpow) - 09/29/25 (09/25)			
Repairs for Warranty item	P-219454	nfil-op	540.00 54420000 - Generator Service
Total 1523 (inn1145) - RING POWER CORPORATION (ringpow) - 09/29/25 (09/25)			540.00
1524 (inn1145) - RJ Young Company (rjyoung) - 09/29/25 (09/25)			
Copies:08/03-09/02/25	P-219130	nfil-op	42.90 22490000 - Accrued Other
Total 1524 (inn1145) - RJ Young Company (rjyoung) - 09/29/25 (09/25)			42.90
1525 (inn1145) - Rocket Daddy LLC (rocket) - 09/29/25 (09/25)			
Sept Svcs	P-219126	nfil-op	365.96 16200000 - F/F/E- Improvements
Total 1525 (inn1145) - Rocket Daddy LLC (rocket) - 09/29/25 (09/25)			365.96
1526 (inn1145) - Stormwater & Environmental Maintenance Service, Inc. (sems) - 09/29/25 (09/25)			
debris removal from trail, pond & culvert from tornado damage	P-219515	lcrda-op	15,200.00 52801000 - Storm Damage Repairs
Total 1526 (inn1145) - Stormwater & Environmental Maintenance Service, Inc. (sems) - 09/29/25 (09/25)			15,200.00

Payment Detail

Bank=inn1145 AND mm/yy=09/2025-09/2025 AND All Checks=Yes AND Include Voids=All Checks

1527 (inn1145) - TRI BUILDING SERVICES (tribuilding) - 09/29/25 (09/25)

Mthly janitorial svcs	P-219484	nfil-op	1,650.00 54500000 - Janitorial Service
Total 1527 (inn1145) - TRI BUILDING SERVICES (tribuilding) - 09/29/25 (09/25)			1,650.00

1528 (inn1145) - Vortex Doors of Tallahassee (vortex) - 09/29/25 (09/25)

repair loading dock doors	P-218879	nfil-op	295.00 52900000 - Other Maintenance
Total 1528 (inn1145) - Vortex Doors of Tallahassee (vortex) - 09/29/25 (09/25)			295.00

92425 (inn1145) - Home Depot Credit Services (home) - 09/24/25 (09/25)

GFI for labs	P-220125	nfil-op	45.56 51200000 - Electric Repairs
Discount	P-220125	nfil-op	-0.91 33100000 - Other Income
Total 92425 (inn1145) - Home Depot Credit Services (home) - 09/24/25 (09/25)			44.65

9102025 (inn1145) - Metronet Fibernet, LLC (metronet) - 09/10/25 (09/25)

2109240 09/2025	P-218772	nfil-op	1,204.95 77110000 - Internet Charge-NonCAM
Total 9102025 (inn1145) - Metronet Fibernet, LLC (metronet) - 09/10/25 (09/25)			1,204.95

9182025 (inn1145) - FLORIDA DEPARTMENT OF REVENUE (stax) - 09/18/25 (09/25)

08.2025 STAX allowance	P-218764	lcrda-op	-10.08 33150000 - Sales Tax Discount
08.2025 STAX	P-218764	lcrda-op	403.34 23050000 - Sales Tax Payable
08.2025 STAX allowance	P-218764	nfil-op	-6.85 33150000 - Sales Tax Discount
08.2025 STAX	P-218764	nfil-op	274.12 23050000 - Sales Tax Payable
Total 9182025 (inn1145) - FLORIDA DEPARTMENT OF REVENUE (stax) - 09/18/25 (09/25)			660.53

9242025 (inn1145) - Tower Hill Insurance Group (towerhill) - 09/24/25 (09/25)

Policy # ICF1025377-09.25	P-219509	lcrda-op	19,155.87 19130000 - Prepaid Insurance
Total 9242025 (inn1145) - Tower Hill Insurance Group (towerhill) - 09/24/25 (09/25)			19,155.87

9242025 (inn1145) - BROWN & BROWN OF FLORIDA, INC. (brownbro) - 09/24/25 (09/25)

10/01/25-09/30/26 Ins- PGIT Ins	P-219510	nfil-op	3,601.50 19130000 - Prepaid Insurance
10/01/25-09/30/26 Ins- PGIT Ins	P-219510	nfil-op	3.00 31001000 - Administrative Fee
Total 9242025 (inn1145) - BROWN & BROWN OF FLORIDA, INC. (brownbro) - 09/24/25 (09/25)			3,604.50

9242025 (inn1145) - Hancock Bank (hancdtpeggy) - 09/24/25 (09/25)

Amazon	P-220504	lcrda-op	63.56 55870000 - General Authority Expense
Late Fee	P-220504	lcrda-op	39.00 55870000 - General Authority Expense
Amazon	P-220504	lcrda-op	4.25 55870000 - General Authority Expense
Amazon	P-220504	lcrda-op	45.99 55870000 - General Authority Expense
Amazon	P-220504	lcrda-op	38.36 55870000 - General Authority Expense
Office Depot	P-220504	lcrda-op	46.99 55870000 - General Authority Expense
Office Depot	P-220504	lcrda-op	27.99 55870000 - General Authority Expense
Amazon	P-220504	lcrda-op	83.99 55870000 - General Authority Expense
Total 9242025 (inn1145) - Hancock Bank (hancdtpeggy) - 09/24/25 (09/25)			350.13

9242025 (inn1145) - Hancock Bank (hancdtayne) - 09/24/25 (09/25)

Wayfair	P-220505	lcrda-op	395.99 52950000 - Other Supplies
Steris	P-220505	lcrda-op	2,995.30 52950000 - Other Supplies
Anixter	P-220505	lcrda-op	455.84 52950000 - Other Supplies
Misc Supplies	P-220505	lcrda-op	29.74 52950000 - Other Supplies
Late Fee	P-220505	lcrda-op	39.00 77220000 - Late Fees-NonCAM
Wayfair	P-220505	lcrda-op	472.99 47250000 - Internet Service
Proximity	P-220505	lcrda-op	288.00 54800000 - Security
Misc Supplies	P-220505	lcrda-op	560.00 52950000 - Other Supplies
Microsoft	P-220505	lcrda-op	37.50 47250000 - Internet Service
Adobe	P-220505	lcrda-op	34.99 47250000 - Internet Service
Total 9242025 (inn1145) - Hancock Bank (hancdtayne) - 09/24/25 (09/25)			5,309.35

292,116.17

Deposit Register

For Period = Sep 2025

Name	Property	Unit	Tenant	Period	Received Date	Deposit Date	Amount	Check #	Deposit #	Notes
(inn1145) - 831 09/09/2025										
Reclaim Pharmaceutical Waste Management LLC	nfil-op	BIO217	quarry	09/2025	9/9/2025	9/9/2025	931.50	001244	831	:CHECKscan Payment
Total (inn1145) - 831 09/09/2025							931.50			
(inn1145) - 832 09/10/2025										
Reclaim Pharmaceutical Waste Management LLC	nfil-op	BIO217	quarry	09/2025	9/10/2025	9/10/2025	5,000.00	1245	832	
Total (inn1145) - 832 09/10/2025							5,000.00			
(inn1145) - 833 09/05/2025										
GSA 09.2025 pymt	johnson			09/2025	9/5/2025	9/5/2025	25,891.02	AUTO	833	
Total (inn1145) - 833 09/05/2025							25,891.02			
(inn1145) - 834 09/03/2025										
Piersica, Inc. a Delaware for profit corp.	nfil-op	213E	piernfil	09/2025	9/3/2025	9/3/2025	5,175.00	AUTO	834	
Total (inn1145) - 834 09/03/2025							5,175.00			
(inn1145) - 835 09/04/2025										
Piersica, Inc. a Delaware for profit corp.	nfil-op	213E	piernfil	09/2025	9/4/2025	9/4/2025	532.50	AUTO	835	
Total (inn1145) - 835 09/04/2025							532.50			
(inn1145) - 836 09/29/2025										
AVALANCHE PARTNERS	lcrda-op	1E	aval	09/2025	9/29/2025	9/29/2025	842.49	1365	836	:CHECKscan Payment Reversed by ctrl# 175531 rev to reapply
AVALANCHE PARTNERS	lcrda-op	1E	aval	09/2025	9/29/2025	9/29/2025	-842.49	1365	836	:Prog Gen Reverses receipt Ctrl# 175492 rev to reapply
Total (inn1145) - 836 09/29/2025							0.00			
AVALANCHE PARTNERS	lcrda-op	1E	aval	09/2025	9/29/2025	9/29/2025	842.49	1365	837	
Total (inn1145) - 837 09/29/2025							842.49			
Grand Total							38,372.51			

Aged Receivable

DB Caption: TALCOR Commercial -- LIVE Property: lcrda Status: Current, Past, Future All Selected Accounts Age As Of: 09/30/2025 Post To: 09/2025 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	-997.95	-997.95
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	2.00	0.00	0.00	2.00	0.00	0.00	2.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		phipps	PHIPPS BUILDING	Current	1.00	0.00	0.00	1.00	0.00	0.00	1.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		danfoss	DANFOSS TURBOCOR, INC.	Current	0.00	0.00	0.00	0.00	0.00	-680.75	-680.75
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		aval	AVALANCHE PARTNERS	Current	0.00	0.00	0.00	0.00	0.00	-104.09	-104.09
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		aero	FSU-AEROPULSION & MECHATRONICS ENERGY	Current	0.00	0.00	0.00	0.00	0.00	-205.74	-205.74
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		maglab	NATIONAL HIGH MAGNETIC FIELD LABORATORY	Current	0.00	0.00	0.00	0.00	0.00	-538.28	-538.28
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		ircb	Interdisciplinary Research & Commercialization Building	Current	0.00	0.00	0.00	0.00	0.00	-1.99	-1.99
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		lot6g	MORGAN/SLIGER/JOHNSON/SHAW BUILDINGS	Current	0.00	0.00	0.00	0.00	0.00	-62.61	-62.61
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT					3.00	0.00	0.00	3.00	0.00	-2,799.09	-2,796.09
nfil-op - North Florida Innovation Labs											
nfil-op - North Florida Innovation Labs		nhenergy	NHU Energy	Current	200.00	100.00	100.00	0.00	0.00	0.00	200.00
nfil-op - North Florida Innovation Labs		rrc	RRC Washington	Current	42.96	42.96	0.00	0.00	0.00	0.00	42.96
nfil-op - North Florida Innovation Labs		quarry	Reclaim Pharmaceutical Waste Management LLC	Current	16.77	16.77	0.00	0.00	0.00	0.00	16.77
nfil-op - North Florida Innovation Labs					259.73	159.73	100.00	0.00	0.00	0.00	259.73
Grand Total					262.73	159.73	100.00	3.00	0.00	-2,799.09	-2,536.36

UserId : kristy@talcor.com Date : 10/23/2025 Time : 1:09 PM

Payables Aging Report

lcrda
Period: 09/2025
As of : 09/30/2025

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															
airgasusa	Airgas USA														0.00
		Nitrogen Gas for cylinder	P-220418	52386	nfil-op	9/30/2025	5295-0000 Other Supplies	5519526802	30.05	30.05	0.00	0.00	0.00	0.00	0.00 Nitrogen Gas for cylinder
Total airgasusa									30.05	30.05	0.00	0.00	0.00	0.00	
heinzbro	Heinz Nurseries, LLC.														0.00
		Sept lawn Svcs	P-220502	52415	lcrda-op	9/30/2025	5460-0000 Landscaping Service	61068	675.00	675.00	0.00	0.00	0.00	0.00	0.00 Sept lawn Svcs
		Sept lawn Svcs	P-220502	52415	nfil-op	9/30/2025	5460-0000 Landscaping Service	61068	1,400.00	1,400.00	0.00	0.00	0.00	0.00	0.00 Sept lawn Svcs
Total heinzbro									2,075.00	2,075.00	0.00	0.00	0.00	0.00	
i2x	I2X Solutions LLC														0.00
		IT Consulting Fees	P-220563	52438	lcrda-op	9/30/2025	5575-0000 Professional Fees	2589	1,000.00	1,000.00	0.00	0.00	0.00	0.00	0.00 IT Consulting Fees
Total i2x									1,000.00	1,000.00	0.00	0.00	0.00	0.00	
johnson	Johnson Controls Fire Protection LP														0.00
		troubleshoot & repair bad wire for speaker/stroke on roof	P-220497	52412	nfil-op	9/30/2025	5420-0000 Fire Protection System	53379579	1,867.39	1,867.39	0.00	0.00	0.00	0.00	0.00 repair bad wire for speaker/stroke on roof
Total johnson									1,867.39	1,867.39	0.00	0.00	0.00	0.00	
kutak	Kutak Rock LLP														0.00
		legal matters-LCRDA	P-220644	52454	lcrda-op	9/30/2025	7720-0000 Legal Fees-NonCAM	3641835	1,080.00	1,080.00	0.00	0.00	0.00	0.00	0.00 legal matters-LCRDA
Total kutak									1,080.00	1,080.00	0.00	0.00	0.00	0.00	
marpan	MARPAN SUPPLY COMPANY, INC														0.00
		Qtrly Container rental	P-220420	52388	nfil-op	9/30/2025	4635-0000 Refuse Collection	17882512	226.80	226.80	0.00	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	
mgttal	TALCOR COMMERCIAL REAL ESTATE SVC INC														0.00
		09/2025 Labor Bill-NFIL	P-220417	52385	nfil-op	9/30/2025	5290-0000 Other Maintenance	2025 Labor Bill-NF	1,127.50	1,127.50	0.00	0.00	0.00	0.00	0.00 09/2025 Labor Bill-NFIL
Total mgttal									1,127.50	1,127.50	0.00	0.00	0.00	0.00	
ryyoung	RJ Young Company														0.00
		Copies:09/03/25-10/02/2025	P-220589	52442	nfil-op	9/30/2025	2249-0000 Accrued Other	INV7737602	42.90	42.90	0.00	0.00	0.00	0.00	0.00 Copies:09/03/25-10/02/2025
Total ryyoung									42.90	42.90	0.00	0.00	0.00	0.00	
sunelectric	Sun Coast Electric and Networking, Inc														0.00
		Remove old lights and replaced new ones	P-220463	52402	nfil-op	9/30/2025	5120-0000 Electric Repairs	2509026	2,292.00	2,292.00	0.00	0.00	0.00	0.00	0.00 Remove old lights and replaced new ones
Total sunelectric									2,292.00	2,292.00	0.00	0.00	0.00	0.00	
utltal	CITY OF TALLAHASSEE														0.00
		Acct #100002739 09/2025	P-220558	52435	lcrda-op	9/30/2025	4605-0000 Electric	00002739 09/2025	14.77	14.77	0.00	0.00	0.00	0.00	0.00 Acct #100002739 09/2025
		Acct #100002739 09/2025	P-220558	52435	lcrda-op	9/30/2025	4640-0000 Water/Sewer	00002739 09/2025	83.36	83.36	0.00	0.00	0.00	0.00	0.00 Acct #100002739 09/2025
		Acct #100275444 09/2025	P-220557	52434	nfil-op	9/30/2025	4605-0000 Electric	00275444 09/2025	11,984.37	11,984.37	0.00	0.00	0.00	0.00	0.00 Acct #100275444 09/2025
		Acct #100275444 09/2025	P-220557	52434	nfil-op	9/30/2025	4635-0000 Refuse Collection	00275444 09/2025	119.25	119.25	0.00	0.00	0.00	0.00	0.00 Acct #100275444 03/2025
		Acct #100275444 09/2025	P-220557	52434	nfil-op	9/30/2025	4640-0000 Water/Sewer	00275444 09/2025	792.07	792.07	0.00	0.00	0.00	0.00	0.00 Acct #100275444 09/2025
		Acct #100275444 09/2025	P-220557	52434	nfil-op	9/30/2025	4648-0000 Irrigation - Utility	00275444 09/2025	1,405.50	1,405.50	0.00	0.00	0.00	0.00	0.00 Acct #100275444 09/2025
		Acct #100275444 09/2025	P-220557	52434	nfil-op	9/30/2025	4650-0000 Stormwater	00275444 09/2025	395.35	395.35	0.00	0.00	0.00	0.00	0.00 Acct #100275444 03/2025
		Acct #100275444 09/2025	P-220557	52434	nfil-op	9/30/2025	4660-0000 Fire Service - Utility	00275444 09/2025	690.94	690.94	0.00	0.00	0.00	0.00	0.00 Acct #100275444 03/2025
		Acct #100275444 09/2025	P-220557	52434	nfil-op	9/30/2025	7312-0000 Natural Gas- NonCAM/Vacant	00275444 09/2025	4,272.43	4,272.43	0.00	0.00	0.00	0.00	0.00 Acct #100275444 09/2025
Total utltal									19,758.04	19,758.04	0.00	0.00	0.00	0.00	
Grand Total									29,499.68	29,499.68	0.00	0.00	0.00	0.00	

INNOVATION PARK
LCRDA op
September 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		\$ -	\$ 2.00	\$ 2.00			\$ 2.00		
1B	PHIPPS BUILDING			2.50		\$ -	\$ 1.00	\$ 1.00			\$ 1.00		
1D-2D	DANFOSS TURBOCOR, INC.	3/15/07	3/31/27	6.83		\$ -	\$ (680.74)	\$ (680.74)			\$ (680.74)		\$ -
3D				2.87									
1E	AVALANCHE PARTNERS	1/7/08	1/28/74	2.42		\$ -	\$ 738.40	\$ 738.40	\$ 738.40	9/29	\$ (104.09)		\$ 24.97
2E-3E	AVALANCHE PARTNERS	1/7/02	1/28/74	4.01					\$ 104.09	9/29		prepay - no stax	
4E	VACANT			3.45									
5E	VACANT			1.80									
6E	VACANT			2.00									
7E/1F				9.80									
5G	COLLINS BUILDING			3.47		\$ -	\$ -	\$ -			\$ -		
6G	MORGAN/JOHNSON/SLIGER/SHAW/OTHER		LCRDA	10.35		\$ -	\$ (62.61)	\$ (62.61)			\$ (62.61)		EXEMPT
3A	NORTHWEST REGIONAL DATA CENTER	11/1/81	10/31/21	4.68		\$ -	\$ (997.95)	\$ (997.95)			\$ (997.95)		EXEMPT
4A-10A	NATIONAL HIGH MAGNETIC FIELD LABORATORY	OWN		23.52		\$ -	\$ (538.28)	\$ (538.28)			\$ (538.28)		EXEMPT
11A	FSU-CAM (Elbit)			3.70		\$ -	\$ (207.68)	\$ (207.68)			\$ (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		\$ -	\$ (205.74)	\$ (205.74)			\$ (205.74)		EXEMPT
3C	VACANT			3.60									
4C	VACANT			3.90									
5C	FSU - IRCB Interdisciplinary Research			3.70		\$ -	\$ (1.99)	\$ (1.99)			\$ (1.99)		
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		\$ -	\$ -	\$ -			\$ -		EXEMPT
8E	VACANT			9.24									
EBP	VACANT												
	MISCELLANEOUS PAYMENTS											Shanna Lewis-Restitution 3310-0000	
	TOTALS			182.70	\$ -	\$ -	\$ (1,953.59)	\$ (1,953.59)	\$ 842.49		\$ (2,796.08)		\$ 24.97

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ. FT	GPR	BASE RATE	SALES TAX 3.5%	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	TOTAL PAID	DATE PAID	BALANCE DUE	COMMENTS	SALES TAX
Incubator Lab	RRC Washington Inc	7/1/24	6/30/25	\$ 1,200.00				\$ 1,200.00	42.00		\$ 1,242.00	\$ (1,199.04)	\$ 42.96			\$ 42.96		\$ -
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	\$ 5,000.00	\$ 5,948.27	\$ -	\$ 5,948.27	\$ 931.50	09/08	\$ 16.77	rent increase 9/13/25 prorate old rate through 9/12, new rate 9/13-9/30	\$ 31.50
													\$ 5,000.00		09/08		equipment sale pymt 3 & 4	NA
110,111,113,225	Piersica	9/9/24	9/8/25	\$ 2,800.00				\$ 5,000.00	\$ 175.00	\$ 2,855.50	\$ 8,030.50	\$ (2,323.00)	\$ 5,707.50	\$ 2,852.00	09/03	\$ -	charge for repairs done in JULY	\$ 96.44
													\$ 2,855.50		09/03 09/04		Oct prepay no stax	NA
virtual mem	NHU Energy	10/1/24	MTM	\$ -				\$ 100.00	NA		\$ 100.00	\$ 100.00	\$ 200.00			\$ 200.00		
misc																		
	TOTALS			\$ 4,900.00	780	0.00	\$-	\$ 7,100.00	\$ 248.50	\$ 7,855.50	\$ 15,320.77	\$ (3,422.04)	\$ 11,898.73	\$ 11,639.00		\$ 259.73		\$ 127.94

Work Order List

Property=lcrda AND Order By=WO#

			Call	Start				Stock	Unit	
WO	Prop-Unit	Status	Date	Date	Employee	Brief Desc	Quantity	Stock	Description	Total
84885	lcrda-op	Scheduled	8/20/2025		ddm	RWO-Trash Pickup	1.00		DeMartino - straight	55.00
84961	nfil-op	Work Completed	8/20/2025		ddm	RWO General Inspections	3.00		DeMartino - straight	165.00
					ddm		2.00		DeMartino - straight	110.00
					ddm		4.50		DeMartino - straight	247.50
					ddm		3.00		DeMartino - straight	165.00
					ddm		2.00		DeMartino - straight	110.00
85004	nfil-op	Work Completed	8/20/2025		ddm	RWO Exterior repairs	1.00		DeMartino - straight	55.00
85052	nfil-op	Scheduled	8/20/2025		mclose	RWO Interior repairs	0.00			55.00
					lynn		0.00			0.00
					ddm		0.00			0.00
					edge		0.00			0.00
85098	nfil-op	Work Completed	8/20/2025		ddm	RWO General routine maintenance	0.50		DeMartino - straight	27.50
					ddm		1.50		DeMartino - straight	82.50
					ddm		2.50		DeMartino - straight	137.50
					ddm		0.50		DeMartino - straight	27.50
										1,182.50