



PROPERTY MANAGEMENT



November 2025 MONTHLY REPORT

PREPARED FOR:

Innovation Park

Leon County Research & Development Authority

Tallahassee, FL

NAITALCOR

1018 Thomasville Road, Suite 200A

Tallahassee, Florida 32303

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TALCOR.COM



TABLE OF CONTENTS

November 2025 Financial Performance Review

Balance Sheet
Income Statement
Budget Comparison
Cash Flow Statement
Bank Reconciliation
Check Register
Deposit Register
Aged Accounts Receivable Report
Accounts Payable Detail
Rent Rolls
Work Order Report

INNOVATION PARK (lcrda)

Balance Sheet (With Period Change)

Period = Nov 2025

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4500	Cash - Hancock #2	10,684.32	28,142.92	-17,458.60
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1190-0000	TOTAL CASH	10,884.32	28,342.92	-17,458.60
1200-0000	RECEIVABLES			
1210-0000	Accounts Receivable	21,294.72	19,287.18	2,007.54
1218-0000	Due from IP TLH	4,425.00	4,425.00	0.00
1299-0000	TOTAL RECEIVABLES	25,719.72	23,712.18	2,007.54
1300-1000	PROPERTY			
1305-0000	Land	635,920.58	635,920.58	0.00
1590-0000	Accumulated Depreciation	-1,757,794.98	-1,707,853.28	-49,941.70
1620-0000	F/F/E- Improvements	731.92	0.00	731.92
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	22,827,328.43	22,876,538.21	-49,209.78
1840-0000	OTHER ASSETS			
1913-0000	Prepaid Insurance	28,619.69	37,283.99	-8,664.30
1925-0000	Investments	1,045,382.85	1,056,797.74	-11,414.89
1960-0000	Deferred Outflows of Resources - Pension	64,420.00	64,420.00	0.00
1980-0000	TOTAL OTHER ASSETS	1,138,422.54	1,158,501.73	-20,079.19
1990-0000	TOTAL ASSETS	24,002,355.01	24,087,095.04	-84,740.03
2000-0000	LIABILITIES and CAPITAL			
2210-0000	Principal Note 1	3,999,999.98	3,999,999.98	0.00
2236-0000	Accounts Payable	26,962.85	32,732.52	-5,769.67
2246-0000	Prepaid Rents	1,350.16	193.12	1,157.04
2249-0000	Accrued Other	35,340.68	32,985.68	2,355.00
2250-0000	Tenant Security Dep	8,299.90	7,099.90	1,200.00
2251-1000	Accrued Interest	56,000.00	44,800.00	11,200.00
2254-0000	Due to IPTLH	37.22	37.22	0.00
2257-0000	Due to FSU	51,938.15	26,047.14	25,891.01
2258-0000	Due to FAMU	9,860.64	9,860.64	0.00
2305-0000	Sales Tax Payable	2,151.83	2,152.40	-0.57
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	4,524,623.41	4,488,590.60	36,032.81
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	22,832,894.73	22,882,836.43	-49,941.70
2750-0000	Unrestricted	-3,355,163.13	-3,284,331.99	-70,831.14
2890-0000	TOTAL CAPITAL	19,477,731.60	19,598,504.44	-120,772.84
2990-0000	TOTAL LIABILITIES and CAPITAL	24,002,355.01	24,087,095.04	-84,740.03

INNOVATION PARK (lcnda)

Income Statement

Period = Nov 2025

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-6000	Leasing - Membership Fees	7,377.00	64.64	14,504.00	30.70
3115-0000	CAM	0.00	0.00	24,421.00	51.69
3220-0000	Interest Income	3,585.11	31.41	7,419.29	15.70
3310-0000	Other Income	350.00	3.07	700.00	1.48
3315-0000	Sales Tax Discount	0.01	0.00	3.83	0.01
3700-0000	Virtual Memberships	100.00	0.88	200.00	0.42
3990-0000	TOTAL REVENUE	11,412.12	100.00	47,248.12	100.00
4000-0000	OPERATING EXPENSES				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	116.83	26,666.68	56.44
4401-0100	Business Manager	7,500.00	65.72	15,000.00	31.75
4404-0000	Payroll Taxes - Authority	1,757.70	15.40	3,584.37	7.59
4405-0000	Worker's Compensation-Authority	199.42	1.75	398.84	0.84
4406-0000	Employee Benefits-Authority	7,244.36	63.48	14,687.12	31.09
4410-0000	Wages - Administrative	1,934.50	16.95	4,770.00	10.10
4490-0000	TOTAL PAYROLL EXPENSE	31,969.32	280.13	65,107.01	137.80
4600-0000	UTILITIES				
4605-0000	Electric	8,596.86	75.33	18,521.38	39.20
4625-0000	Natural Gas	4,336.99	38.00	9,188.85	19.45
4635-0000	Refuse Collection	119.25	1.04	238.50	0.50
4640-0000	Water/Sewer	855.60	7.50	1,745.13	3.69
4648-0000	Irrigation - Utility	85.22	0.75	170.44	0.36
4650-0000	Stormwater	395.35	3.46	790.70	1.67
4660-0000	Fire Service - Utility	690.94	6.05	1,381.88	2.92
4725-0000	Internet Service	72.49	0.64	144.98	0.31
4799-0000	TOTAL UTILITIES	15,152.70	132.78	32,181.86	68.11
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	2,205.00	19.32	2,705.00	5.73
5290-0000	Other Maintenance	1,326.50	11.62	3,114.00	6.59
5295-0000	Other Supplies	104.09	0.91	695.80	1.47
5299-0000	TOTAL REPAIR/MAINTENANCE	3,635.59	31.86	6,514.80	13.79
5400-0000	SERVICES				
5415-0000	Elevator Phone Service	216.25	1.89	216.25	0.46
5430-0000	Exterminating	250.00	2.19	250.00	0.53
5450-0000	Janitorial Service	1,810.02	15.86	3,460.02	7.32
5460-0000	Landscaping Service	2,075.00	18.18	6,736.70	14.26
5480-0000	Security	288.00	2.52	576.00	1.22
5487-0000	Window Washing Service	0.00	0.00	4,285.00	9.07
5490-0000	Water Treatment Service	1,237.98	10.85	2,475.96	5.24
5499-0000	TOTAL SERVICES	5,877.25	51.50	17,999.93	38.10
5500-0000	PROPERTY ADMINISTRATION				
5522-0000	Internet Charge	1,204.95	10.56	2,409.90	5.10
5560-0000	Fees/Licenses/Permits	297.73	2.61	471.91	1.00
5575-0000	Professional Fees	2,440.00	21.38	2,440.00	5.16
5587-0000	General Authority Expense	200.84	1.76	994.82	2.11
5596-0000	Other Administration Costs	0.00	0.00	3.00	0.01
5599-0000	TOTAL PROPERTY ADMINISTRATION	4,143.52	36.31	6,319.63	13.38
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	1,800.00	15.77	3,600.00	7.62
6199-0000	TOTAL MANAGEMENT	1,800.00	15.77	3,600.00	7.62
6200-0000	INSURANCE				
6210-0000	Property Insurance	8,464.88	74.17	16,929.76	35.83

INNOVATION PARK (lcnda)

Income Statement

Period = Nov 2025

Book = Accrual

		Period to Date	%	Year to Date	%
6299-0000	TOTAL INSURANCE	8,464.88	74.17	16,929.76	35.83
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	10,264.88	89.95	20,529.76	43.45
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	71,043.26	622.52	148,652.99	314.62
7000-0000	NONCAM OPERATING EXPENSES				
7990-0000	ALL TOTAL EXPENSES	71,043.26	622.52	148,652.99	314.62
7999-0000	NET INCOME - OPERATING	-59,631.14	-522.52	-101,404.87	-214.62
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	11,200.00	98.14	22,400.00	47.41
8199-0000	TOTAL DEBT SERVICE	11,200.00	98.14	22,400.00	47.41
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	49,941.70	437.62	99,883.40	211.40
8299-0000	TOTAL OTHER EXPENSES	49,941.70	437.62	99,883.40	211.40
9900-0000	NET INCOME	-120,772.84	-1,058.29	-223,688.27	-473.43

LEON COUNTY RESEARCH & DEVELOPMENT (lcrrda-op)

Budget Comparison

Period = Nov 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	0.00	5,000.00	-5,000.00	-100.00	24,421.00	10,000.00	14,421.00	144.21	60,000.00
3220-0000	3,585.11	1,250.00	2,335.11	186.81	7,419.29	2,500.00	4,919.29	196.77	10,000.00
3310-0000	CAM								
3310-0000	350.00	350.00	0.00	0.00	700.00	700.00	0.00	0.00	3,000.00
3315-0000	Interest Income								
3315-0000	0.00	0.00	0.00	N/A	0.62	0.00	0.62	N/A	0.00
3315-0000	Other Income								
3315-0000	Sales Tax Discount								
3990-0000	3,935.11	6,600.00	-2,664.89	-40.38	32,540.91	13,200.00	19,340.91	146.52	73,000.00
4000-0000	OPERATING EXPENSES								
4001-0000	BILLABLE OPERATING EXPENSES								
4400-0000	PAYROLL EXPENSE								
4401-0000	13,333.34	13,333.00	-0.34	0.00	26,666.68	26,666.00	-0.68	0.00	119,997.00
4401-0100	7,500.00	7,500.00	0.00	0.00	15,000.00	15,000.00	0.00	0.00	67,500.00
4404-0000	Executive Director-Authority								
4404-0000	1,757.70	2,150.00	392.30	18.25	3,584.37	4,300.00	715.63	16.64	19,000.00
4405-0000	Business Manager								
4405-0000	199.42	150.00	-49.42	-32.95	398.84	300.00	-98.84	-32.95	1,300.00
4406-0000	Payroll Taxes - Authority								
4406-0000	7,244.36	7,100.00	-144.36	-2.03	14,687.12	14,200.00	-487.12	-3.43	63,200.00
4410-0000	Worker's Compensation-Authority								
4410-0000	1,934.50	2,150.00	215.50	10.02	4,770.00	4,300.00	-470.00	-10.93	19,000.00
4490-0000	Employee Benefits-Authority								
4490-0000	31,969.32	32,383.00	413.68	1.28	65,107.01	64,766.00	-341.01	-0.53	289,997.00
4490-0000	Wages Payroll Expense								
4490-0000	Wages Payroll Expense								
4600-0000	UTILITIES								
4605-0000	15.12	0.00	-15.12	N/A	30.35	50.00	19.65	39.30	200.00
4635-0000	Electric								
4635-0000	0.00	110.00	110.00	100.00	0.00	220.00	220.00	100.00	1,000.00
4640-0000	Refuse Collection								
4640-0000	85.34	0.00	-85.34	N/A	170.68	0.00	-170.68	N/A	0.00
4725-0000	Water/Sewer								
4725-0000	72.49	0.00	-72.49	N/A	144.98	0.00	-144.98	N/A	0.00
4799-0000	172.95	110.00	-62.95	-57.23	346.01	270.00	-76.01	-28.15	1,200.00
5116-5000	REPAIR/MAINTENANCE								
5120-0000	0.00	110.00	110.00	100.00	0.00	220.00	220.00	100.00	1,000.00
5197-0000	Electric Repairs								
5197-0000	0.00	0.00	0.00	N/A	0.00	15,200.00	15,200.00	100.00	15,200.00
5290-0000	Holding Pond Maintenance								
5290-0000	0.00	444.00	444.00	100.00	55.00	888.00	833.00	93.81	4,000.00
5295-0000	Other Maintenance								
5295-0000	0.00	56.00	56.00	100.00	0.00	112.00	112.00	100.00	500.00
5299-0000	Other Supplies								
5299-0000	0.00	610.00	610.00	100.00	55.00	16,420.00	16,365.00	99.66	20,700.00
5400-0000	TOTAL REPAIR/MAINTENANCE SERVICES								
5460-0000	675.00	780.00	105.00	13.46	1,225.00	1,560.00	335.00	21.47	7,000.00
5499-0000	675.00	780.00	105.00	13.46	1,225.00	1,560.00	335.00	21.47	7,000.00
5499-0000	Landscaping Service								
5500-0000	TOTAL SERVICES								
5522-0000	PROPERTY ADMINISTRATION								
5560-0000	297.73	0.00	-297.73	N/A	471.91	0.00	-471.91	N/A	0.00
5565-0000	Internet Charge								
5565-0000	0.00	110.00	110.00	100.00	0.00	220.00	220.00	100.00	1,000.00
5575-0000	Fees/Licenses/Permits								
5575-0000	2,440.00	4,444.00	2,004.00	45.09	2,440.00	8,888.00	6,448.00	72.55	39,996.00
5587-0000	Office Supplies								
5587-0000	200.84	220.00	19.16	8.71	540.88	440.00	-100.88	-22.93	2,000.00
5596-0000	Professional Fees								
5596-0000	0.00	1,250.00	1,250.00	100.00	0.00	2,500.00	2,500.00	100.00	10,000.00
5599-0000	General Authority Expense								
5599-0000	2,938.57	7,024.00	4,085.43	58.16	3,452.79	14,048.00	10,595.21	75.42	61,996.00
5599-0000	Other Administration Costs								
6000-0000	MNGMT, INSURANCE, AND TAXES								
6100-0000	MANAGEMENT								
6110-0000	800.00	850.00	50.00	5.88	1,600.00	1,700.00	100.00	5.88	7,500.00
6199-0000	800.00	850.00	50.00	5.88	1,600.00	1,700.00	100.00	5.88	7,500.00
6200-0000	Management Fees TALCOR								
6200-0000	INSURANCE								
6210-0000	1,602.27	0.00	-1,602.27	N/A	3,204.54	1,350.00	-1,854.54	-137.37	5,000.00
6299-0000	1,602.27	0.00	-1,602.27	N/A	3,204.54	1,350.00	-1,854.54	-137.37	5,000.00
6299-0000	Property Insurance								
6799-0000	2,402.27	850.00	-1,552.27	-182.62	4,804.54	3,050.00	-1,754.54	-57.53	12,500.00
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES								
6999-0000	38,158.11	41,757.00	3,598.89	8.62	74,990.35	100,114.00	25,123.65	25.10	393,393.00
6999-0000	TOTAL BILLABLE OPERATING EXPENSES								
7000-0000	NONCAM OPERATING EXPENSES								

LEON COUNTY RESEARCH & DEVELOPMENT (lcrda-op)

Budget Comparison

Period = Nov 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	38,158.11	41,757.00	3,598.89	8.62	74,990.35	100,114.00	25,123.65	25.10	393,393.00
7999-0000	NET INCOME - OPERATING	-34,223.00	-35,157.00	934.00	2.66	-42,449.44	-86,914.00	44,464.56	51.16	-320,393.00
8100-0000	DEBT SERVICE									
8110-0000		11,200.00	0.00	-11,200.00	N/A	22,400.00	0.00	-22,400.00	N/A	0.00
8199-0000	Loan #1 Interest	11,200.00	0.00	-11,200.00	N/A	22,400.00	0.00	-22,400.00	N/A	0.00
8200-0000	TOTAL DEPRECIATION									
8210-0000		1,928.86	0.00	-1,928.86	N/A	3,857.72	0.00	-3,857.72	N/A	0.00
8299-0000	Depreciation Expense	1,928.86	0.00	-1,928.86	N/A	3,857.72	0.00	-3,857.72	N/A	0.00
9900-0000	NET INCOME	-47,351.86	-35,157.00	-12,194.86	-34.69	-68,707.16	-86,914.00	18,206.84	20.95	-320,393.00

INNOVATION PARK (lrda)

Budget Comparison

Period = Nov 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	7,377.00	5,900.00	1,477.00	25.03	14,504.00	11,800.00	2,704.00	22.92	17,700.00
3115-0000	0.00	5,000.00	-5,000.00	-100.00	24,421.00	10,000.00	14,421.00	144.21	60,000.00
3220-0000	3,585.11	1,250.00	2,335.11	186.81	7,419.29	2,500.00	4,919.29	196.77	10,000.00
3310-0000	350.00	350.00	0.00	0.00	700.00	700.00	0.00	0.00	3,000.00
3315-0000	0.01	0.00	0.01	N/A	3.83	0.00	3.83	N/A	0.00
3700-0000	100.00	100.00	0.00	0.00	200.00	200.00	0.00	0.00	300.00
	Virtual Memberships								
3990-0000	11,412.12	12,600.00	-1,187.88	-9.43	47,248.12	25,200.00	22,048.12	87.49	91,000.00
4000-0000	OPERATING EXPENSES								
4001-0000	BILLABLE OPERATING EXPENSES								
4400-0000	PAYROLL EXPENSE								
4401-0000	13,333.34	13,333.00	-0.34	0.00	26,666.68	26,666.00	-0.68	0.00	119,997.00
4401-0100	7,500.00	7,500.00	0.00	0.00	15,000.00	15,000.00	0.00	0.00	67,500.00
4404-0000	1,757.70	2,150.00	392.30	18.25	3,584.37	4,300.00	715.63	16.64	19,000.00
4405-0000	199.42	150.00	-49.42	-32.95	398.84	300.00	-98.84	-32.95	1,300.00
4406-0000	7,244.36	7,100.00	-144.36	-2.03	14,687.12	14,200.00	-487.12	-3.43	63,200.00
4410-0000	1,934.50	2,150.00	215.50	10.02	4,770.00	4,300.00	-470.00	-10.93	19,000.00
4490-0000	31,969.32	32,383.00	413.68	1.28	65,107.01	64,766.00	-341.01	-0.53	289,997.00
4600-0000	UTILITIES								
4605-0000	8,596.86	10,700.00	2,103.14	19.66	18,521.38	21,450.00	2,928.62	13.65	32,200.00
4625-0000	4,336.99	6,000.00	1,663.01	27.72	9,188.85	12,000.00	2,811.15	23.43	18,000.00
4635-0000	119.25	1,060.00	940.75	88.75	238.50	2,120.00	1,881.50	88.75	3,800.00
4640-0000	855.60	200.00	-655.60	-327.80	1,745.13	400.00	-1,345.13	-336.28	580.00
4648-0000	85.22	400.00	314.78	78.69	170.44	800.00	629.56	78.69	1,200.00
4650-0000	395.35	500.00	104.65	20.93	790.70	1,000.00	209.30	20.93	1,500.00
4660-0000	690.94	850.00	159.06	18.71	1,381.88	1,700.00	318.12	18.71	2,500.00
4725-0000	72.49	300.00	227.51	75.84	144.98	650.00	505.02	77.70	1,000.00
4799-0000	15,152.70	20,010.00	4,857.30	24.27	32,181.86	40,120.00	7,938.14	19.79	60,780.00
5116-5000	REPAIR/MAINTENANCE								
5120-0000	2,205.00	760.00	-1,445.00	-190.13	2,705.00	1,540.00	-1,165.00	-75.65	3,000.00
5197-0000	0.00	0.00	0.00	N/A	0.00	15,200.00	15,200.00	100.00	15,200.00
5230-0000	0.00	300.00	300.00	100.00	0.00	650.00	650.00	100.00	1,000.00
5290-0000	1,326.50	2,444.00	1,117.50	45.72	3,114.00	4,888.00	1,774.00	36.29	10,000.00
5295-0000	104.09	221.00	116.91	52.90	695.80	447.00	-248.80	-55.66	1,000.00
5299-0000	3,635.59	3,725.00	89.41	2.40	6,514.80	22,725.00	16,210.20	71.33	30,200.00
5400-0000	TOTAL REPAIR/MAINTENANCE SERVICES								
5410-0000	0.00	300.00	300.00	100.00	0.00	650.00	650.00	100.00	1,000.00
5415-0000	216.25	250.00	33.75	13.50	216.25	500.00	283.75	56.75	700.00
5420-0000	0.00	1,500.00	1,500.00	100.00	0.00	3,000.00	3,000.00	100.00	4,500.00
5430-0000	250.00	100.00	-150.00	-150.00	250.00	200.00	-50.00	-25.00	250.00
5442-0000	0.00	300.00	300.00	100.00	0.00	650.00	650.00	100.00	1,000.00
5447-0000	0.00	1,500.00	1,500.00	100.00	0.00	3,000.00	3,000.00	100.00	4,400.00
5450-0000	1,810.02	1,750.00	-60.02	-3.43	3,460.02	3,500.00	39.98	1.14	5,250.00
5460-0000	2,075.00	1,730.00	-345.00	-19.94	6,736.70	3,460.00	-3,276.70	-94.70	9,800.00
5480-0000	288.00	0.00	-288.00	N/A	576.00	0.00	-576.00	N/A	0.00
5487-0000	0.00	0.00	0.00	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	2,475.96	3,000.00	524.04	17.47	4,000.00
5499-0000	5,877.25	8,930.00	3,052.75	34.19	17,999.93	17,960.00	-39.93	-0.22	30,900.00
5500-0000	TOTAL SERVICES								
5522-0000	1,204.95	2,200.00	995.05	45.23	2,409.90	4,400.00	1,990.10	45.23	12,600.00
	Internet Charge								

INNOVATION PARK (lclda)
Budget Comparison
 Period = Nov 2025
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5560-0000	297.73	170.00	-127.73	-75.14	471.91	340.00	-131.91	-38.80	500.00
5565-0000 Fees/Licenses/Permits	0.00	110.00	110.00	100.00	0.00	220.00	220.00	100.00	1,000.00
5575-0000 Office Supplies	2,440.00	4,444.00	2,004.00	45.09	2,440.00	8,888.00	6,448.00	72.55	39,996.00
5587-0000 Professional Fees	200.84	220.00	19.16	8.71	994.82	440.00	-554.82	-126.10	2,000.00
5596-0000 General Authority Expense	0.00	1,250.00	1,250.00	100.00	3.00	2,500.00	2,497.00	99.88	10,000.00
5599-0000 TOTAL PROPERTY ADMINISTRATION	4,143.52	8,394.00	4,250.48	50.64	6,319.63	16,788.00	10,468.37	62.36	66,096.00
6000-0000									
6100-0000 MNGMT, INSURANCE, AND TAXES									
6110-0000 MANAGEMENT									
6111-0000	1,800.00	1,890.00	90.00	4.76	3,600.00	3,780.00	180.00	4.76	10,620.00
6199-0000 TOTAL MANAGEMENT	1,800.00	1,890.00	90.00	4.76	3,600.00	3,780.00	180.00	4.76	10,620.00
6200-0000 Management Fees TALCOR									
6200-0000 INSURANCE									
6210-0000	8,464.88	8,500.00	35.12	0.41	16,929.76	18,350.00	1,420.24	7.74	30,000.00
6299-0000 TOTAL INSURANCE	8,464.88	8,500.00	35.12	0.41	16,929.76	18,350.00	1,420.24	7.74	30,000.00
6799-0000 TOTAL MNGMT, INSURANCE, AND TAXES	10,264.88	10,390.00	125.12	1.20	20,529.76	22,130.00	1,600.24	7.23	40,620.00
6999-0000 TOTAL BILLABLE OPERATING EXPENSES	71,043.26	83,832.00	12,788.74	15.26	148,652.99	184,489.00	35,836.01	19.42	518,593.00
7000-0000 NONCAM OPERATING EXPENSES									
7990-0000 ALL TOTAL EXPENSES	71,043.26	83,832.00	12,788.74	15.26	148,652.99	184,489.00	35,836.01	19.42	518,593.00
7999-0000 NET INCOME - OPERATING	-59,631.14	-71,232.00	11,600.86	16.29	-101,404.87	-159,289.00	57,884.13	36.34	-427,593.00
8100-0000									
8110-0000 DEBT SERVICE									
8111-0000	11,200.00	0.00	-11,200.00	N/A	22,400.00	0.00	-22,400.00	N/A	0.00
8199-0000 TOTAL DEBT SERVICE	11,200.00	0.00	-11,200.00	N/A	22,400.00	0.00	-22,400.00	N/A	0.00
8200-0000 Loan #1 Interest									
8200-0000 TOTAL DEBT SERVICE	11,200.00	0.00	-11,200.00	N/A	22,400.00	0.00	-22,400.00	N/A	0.00
8210-0000 OTHER EXPENSES	49,941.70	0.00	-49,941.70	N/A	99,883.40	0.00	-99,883.40	N/A	0.00
8299-0000 Depreciation Expense	49,941.70	0.00	-49,941.70	N/A	99,883.40	0.00	-99,883.40	N/A	0.00
9900-0000 NET INCOME	-120,772.84	-71,232.00	-49,540.84	-69.55	-223,688.27	-159,289.00	-64,399.27	-40.43	-427,593.00

North Florida Innovation Labs (nfil-op)

Budget Comparison

Period = Nov 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	7,377.00	5,900.00	1,477.00	25.03	14,504.00	11,800.00	2,704.00	22.92	17,700.00
3315-0000	0.01	0.00	0.01	N/A	3.21	0.00	3.21	N/A	0.00
3700-0000	100.00	100.00	0.00	0.00	200.00	200.00	0.00	0.00	300.00
	Virtual Memberships								
3990-0000	7,477.01	6,000.00	1,477.01	24.62	14,707.21	12,000.00	2,707.21	22.56	18,000.00
4000-0000	OPERATING EXPENSES								
4001-0000	BILLABLE OPERATING EXPENSES								
4600-0000	UTILITIES								
4605-0000	8,581.74	10,700.00	2,118.26	19.80	18,491.03	21,400.00	2,908.97	13.59	32,000.00
4625-0000	4,336.99	6,000.00	1,663.01	27.72	9,188.85	12,000.00	2,811.15	23.43	18,000.00
4635-0000	119.25	950.00	830.75	87.45	238.50	1,900.00	1,661.50	87.45	2,800.00
4640-0000	770.26	200.00	-570.26	-285.13	1,574.45	400.00	-1,174.45	-293.61	580.00
4648-0000	85.22	400.00	314.78	78.69	170.44	800.00	629.56	78.69	1,200.00
4650-0000	395.35	500.00	104.65	20.93	790.70	1,000.00	209.30	20.93	1,500.00
4660-0000	690.94	850.00	159.06	18.71	1,381.88	1,700.00	318.12	18.71	2,500.00
4725-0000	0.00	300.00	300.00	100.00	0.00	650.00	650.00	100.00	1,000.00
4799-0000	14,979.75	19,900.00	4,920.25	24.72	31,835.85	39,850.00	8,014.15	20.11	59,580.00
5116-5000	REPAIR/MAINTENANCE								
5120-0000	2,205.00	650.00	-1,555.00	-239.23	2,705.00	1,320.00	-1,385.00	-104.92	2,000.00
5230-0000	0.00	300.00	300.00	100.00	0.00	650.00	650.00	100.00	1,000.00
5290-0000	1,326.50	2,000.00	673.50	33.67	3,059.00	4,000.00	941.00	23.52	6,000.00
5295-0000	104.09	165.00	60.91	36.92	695.80	335.00	-360.80	-107.70	500.00
5299-0000	3,635.59	3,115.00	-520.59	-16.71	6,459.80	6,305.00	-154.80	-2.46	9,500.00
5400-0000	TOTAL REPAIR/MAINTENANCE SERVICES								
5410-0000	0.00	300.00	300.00	100.00	0.00	650.00	650.00	100.00	1,000.00
5415-0000	216.25	250.00	33.75	13.50	216.25	500.00	283.75	56.75	700.00
5420-0000	0.00	1,500.00	1,500.00	100.00	0.00	3,000.00	3,000.00	100.00	4,500.00
5430-0000	250.00	100.00	-150.00	-150.00	250.00	200.00	-50.00	-25.00	250.00
5442-0000	0.00	300.00	300.00	100.00	0.00	650.00	650.00	100.00	1,000.00
5447-0000	0.00	1,500.00	1,500.00	100.00	0.00	3,000.00	3,000.00	100.00	4,400.00
5450-0000	1,810.02	1,750.00	-60.02	-3.43	3,460.02	3,500.00	39.98	1.14	5,250.00
5460-0000	1,400.00	950.00	-450.00	-47.37	5,511.70	1,900.00	-3,611.70	-190.09	2,800.00
5480-0000	288.00	0.00	-288.00	N/A	576.00	0.00	-576.00	N/A	0.00
5487-0000	0.00	0.00	0.00	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	2,475.96	3,000.00	524.04	17.47	4,000.00
5499-0000	5,202.25	8,150.00	2,947.75	36.17	16,774.93	16,400.00	-374.93	-2.29	23,900.00
5500-0000	TOTAL SERVICES								
5522-0000	1,204.95	1,200.00	-4.95	-0.41	2,409.90	2,400.00	-9.90	-0.41	3,600.00
5560-0000	0.00	170.00	170.00	100.00	0.00	340.00	340.00	100.00	500.00
5587-0000	0.00	0.00	0.00	N/A	453.94	0.00	-453.94	N/A	0.00
5596-0000	0.00	0.00	0.00	N/A	3.00	0.00	-3.00	N/A	0.00
5599-0000	1,204.95	1,370.00	165.05	12.05	2,866.84	2,740.00	-126.84	-4.63	4,100.00
6000-0000	TOTAL PROPERTY ADMINISTRATION								
6100-0000	MNGMT, INSURANCE, AND TAXES MANAGEMENT								
6110-0000	1,000.00	1,040.00	40.00	3.85	2,000.00	2,080.00	80.00	3.85	3,120.00
6199-0000	1,000.00	1,040.00	40.00	3.85	2,000.00	2,080.00	80.00	3.85	3,120.00
6200-0000	TOTAL MANAGEMENT								
6210-0000	6,862.61	8,500.00	1,637.39	19.26	13,725.22	17,000.00	3,274.78	19.26	25,000.00
6299-0000	6,862.61	8,500.00	1,637.39	19.26	13,725.22	17,000.00	3,274.78	19.26	25,000.00
6799-0000	7,862.61	9,540.00	1,677.39	17.58	15,725.22	19,080.00	3,354.78	17.58	28,120.00

North Florida Innovation Labs (nfil-op)

Budget Comparison

Period = Nov 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	32,885.15	42,075.00	9,189.85	21.84	73,662.64	84,375.00	10,712.36	12.70	125,200.00
7000-0000	NONCAM OPERATING EXPENSES									
7990-0000	ALL TOTAL EXPENSES	32,885.15	42,075.00	9,189.85	21.84	73,662.64	84,375.00	10,712.36	12.70	125,200.00
7999-0000	NET INCOME - OPERATING	-25,408.14	-36,075.00	10,666.86	29.57	-58,955.43	-72,375.00	13,419.57	18.54	-107,200.00
8200-0000	OTHER EXPENSES	48,012.84	0.00	-48,012.84	N/A	96,025.68	0.00	-96,025.68	N/A	0.00
8210-0000										
8299-0000	Depreciation Expense	48,012.84	0.00	-48,012.84	N/A	96,025.68	0.00	-96,025.68	N/A	0.00
9900-0000	TOTAL INCOME TOTAL INCOME EXPENSES	-73,420.98	-36,075.00	-37,345.98	-103.52	-154,981.11	-72,375.00	-82,606.11	-114.14	-107,200.00

INNOVATION PARK (lcnda)

Cash Flow Statement

Period = Nov 2025

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-6000	Leasing - Membership Fees	7,377.00	64.64	14,504.00	30.70
3115-0000	CAM	0.00	0.00	24,421.00	51.69
3220-0000	Interest Income	3,585.11	31.41	7,419.29	15.70
3310-0000	Other Income	350.00	3.07	700.00	1.48
3315-0000	Sales Tax Discount	0.01	0.00	3.83	0.01
3700-0000	Virtual Memberships	100.00	0.88	200.00	0.42
3990-0000	TOTAL REVENUE	11,412.12	100.00	47,248.12	100.00
4000-0000	OPERATING EXPENSES				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	116.83	26,666.68	56.44
4401-0100	Business Manager	7,500.00	65.72	15,000.00	31.75
4404-0000	Payroll Taxes - Authority	1,757.70	15.40	3,584.37	7.59
4405-0000	Worker's Compensation-Authority	199.42	1.75	398.84	0.84
4406-0000	Employee Benefits-Authority	7,244.36	63.48	14,687.12	31.09
4410-0000	Wages - Administrative	1,934.50	16.95	4,770.00	10.10
4490-0000	TOTAL PAYROLL EXPENSE	31,969.32	280.13	65,107.01	137.80
4600-0000	UTILITIES				
4605-0000	Electric	8,596.86	75.33	18,521.38	39.20
4625-0000	Natural Gas	4,336.99	38.00	9,188.85	19.45
4635-0000	Refuse Collection	119.25	1.04	238.50	0.50
4640-0000	Water/Sewer	855.60	7.50	1,745.13	3.69
4648-0000	Irrigation - Utility	85.22	0.75	170.44	0.36
4650-0000	Stormwater	395.35	3.46	790.70	1.67
4660-0000	Fire Service - Utility	690.94	6.05	1,381.88	2.92
4725-0000	Internet Service	72.49	0.64	144.98	0.31
4799-0000	TOTAL UTILITIES	15,152.70	132.78	32,181.86	68.11
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	2,205.00	19.32	2,705.00	5.73
5290-0000	Other Maintenance	1,326.50	11.62	3,114.00	6.59
5295-0000	Other Supplies	104.09	0.91	695.80	1.47
5299-0000	TOTAL REPAIR/MAINTENANCE	3,635.59	31.86	6,514.80	13.79
5400-0000	SERVICES				
5415-0000	Elevator Phone Service	216.25	1.89	216.25	0.46
5430-0000	Exterminating	250.00	2.19	250.00	0.53
5450-0000	Janitorial Service	1,810.02	15.86	3,460.02	7.32
5460-0000	Landscaping Service	2,075.00	18.18	6,736.70	14.26
5480-0000	Security	288.00	2.52	576.00	1.22
5487-0000	Window Washing Service	0.00	0.00	4,285.00	9.07
5490-0000	Water Treatment Service	1,237.98	10.85	2,475.96	5.24
5499-0000	TOTAL SERVICES	5,877.25	51.50	17,999.93	38.10
5500-0000	PROPERTY ADMINISTRATION				
5522-0000	Internet Charge	1,204.95	10.56	2,409.90	5.10
5560-0000	Fees/Licenses/Permits	297.73	2.61	471.91	1.00
5575-0000	Professional Fees	2,440.00	21.38	2,440.00	5.16
5587-0000	General Authority Expense	200.84	1.76	994.82	2.11
5596-0000	Other Administration Costs	0.00	0.00	3.00	0.01
5599-0000	TOTAL PROPERTY ADMINISTRATION	4,143.52	36.31	6,319.63	13.38
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	1,800.00	15.77	3,600.00	7.62
6199-0000	TOTAL MANAGEMENT	1,800.00	15.77	3,600.00	7.62
6200-0000	INSURANCE				
6210-0000	Property Insurance	8,464.88	74.17	16,929.76	35.83

INNOVATION PARK (lcrda)

Cash Flow Statement

Period = Nov 2025

Book = Accrual

		Period to Date	%	Year to Date	%
6299-0000	TOTAL INSURANCE	8,464.88	74.17	16,929.76	35.83
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	10,264.88	89.95	20,529.76	43.45
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	71,043.26	622.52	148,652.99	314.62
7000-0000	NONCAM OPERATING EXPENSES				
7990-0000	ALL TOTAL EXPENSES	71,043.26	622.52	148,652.99	314.62
7999-0000	NET INCOME - OPERATING	-59,631.14	-522.52	-101,404.87	-214.62
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	11,200.00	98.14	22,400.00	47.41
8199-0000	TOTAL DEBT SERVICE	11,200.00	98.14	22,400.00	47.41
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	49,941.70	437.62	99,883.40	211.40
8299-0000	TOTAL OTHER EXPENSES	49,941.70	437.62	99,883.40	211.40
9900-0000	NET INCOME	-120,772.84	-1,058.29	-223,688.27	-473.43
	Adjustments				
1210-0000	Accounts Receivable	-2,007.54	-17.59	-21,031.99	-44.51
1590-0000	Accumulated Depreciation	49,941.70	437.62	99,883.40	211.40
1620-0000	F/F/E- Improvements	-731.92	-6.41	-731.92	-1.55
1913-0000	Prepaid Insurance	8,664.30	75.92	5,955.85	12.61
1925-0000	Investments	11,414.89	100.02	7,580.71	16.04
2236-0000	Accounts Payable	-5,769.67	-50.56	-2,536.82	-5.37
2246-0000	Prepaid Rents	1,157.04	10.14	-1,449.01	-3.07
2249-0000	Accrued Other	2,355.00	20.64	2,355.00	4.98
2250-0000	Tenant Security Dep	1,200.00	10.52	1,200.00	2.54
2251-1000	Accrued Interest	11,200.00	98.14	22,400.00	47.41
2257-0000	Due to FSU	25,891.01	226.87	51,782.03	109.60
2305-0000	Sales Tax Payable	-0.57	0.00	-153.48	-0.32
	Total Adjustments	103,314.24	905.30	165,253.77	349.76
	Cash Flow	-17,458.60	-152.98	-58,434.50	-123.68
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-4500	Cash - Hancock #2	28,142.92	10,684.32	-17,458.60	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	28,342.92	10,884.32	-17,458.60	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1110-4500	Cash - Hancock #2	69,118.82	10,684.32	-58,434.50	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	69,318.82	10,884.32	-58,434.50	

Cash - Hancock #2
Bank Reconciliation Report
11/30/2025

12/16/2025

Posted by: kristy on 12/16/2025

Balance Per Bank Statement as of 11/30/2025 **53,704.41**
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
11/10/2025	12012025	utltat - CITY OF TALLAHASSEE	16,856.10
11/20/2025	1537	airgasusa - Airgas USA	30.78
11/20/2025	1538	cappest - CAPITAL CITY PEST CONTROL SERVICES, LLC	250.00
11/20/2025	1539	culligan - Consolidated Water Group	1,237.98
11/20/2025	1540	fishclean - Preston Genuine Enterprises	4,285.00
11/20/2025	1541	heinzbro - Heinz Nurseries, LLC.	4,661.70
11/20/2025	1542	i2x - I2X Solutions LLC	1,000.00
11/20/2025	1543	kutak - Kutak Rock LLP	1,080.00
11/20/2025	1544	lcboc - Leon County Clerk & Comptroller's Office	4,793.14
11/20/2025	1546	osceola - Osceola Supply Inc.	160.02
11/20/2025	1547	rjyoung - RJ Young Company	42.90
11/20/2025	1548	tribuilding - TRI BUILDING SERVICES	1,650.00
Less:	Outstanding Checks		38,836.19

Other Items

Date	Notes	Amount
11/30/2025	Only part of the billing cleared in Nove	9,124.29
11/30/2025	Only part of the billing cleared in Nove	-9,124.29
11/30/2025	Benefits - 11.25#457 Plan #2	-210.00
11/30/2025	Benefits - November for November	-3,973.90
Plus/Minus:	Other Items	-4,183.90
	Reconciled Bank Balance	10,684.32

Balance per GL as of 11/30/2025 **10,684.32**
Reconciled Balance Per G/L **10,684.32**

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

Cash - Hancock #2

12/16/2025

Bank Reconciliation Report
11/30/2025

Posted by: kristy on 12/16/2025

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
9/29/2025	1519	mgltal - TALCOR COMMERCIAL REAL ESTATE SVC INC	5,421.13	11/30/2025
10/17/2025	1535	mgltal - TALCOR COMMERCIAL REAL ESTATE SVC INC	2,927.50	11/30/2025
11/10/2025	11102025	utltal - CITY OF TALLAHASSEE	100.57	11/30/2025
11/12/2025	11122025	metronet - Metronet Fibernet, LLC	1,204.95	11/30/2025
11/18/2025	11182025	stax - FLORIDA DEPARTMENT OF REVENUE	0.56	11/30/2025
11/20/2025	1545	mgltal - TALCOR COMMERCIAL REAL ESTATE SVC INC	3,587.50	11/30/2025
11/20/2025	11202025	hancdayne - Hancock Bank	624.54	11/30/2025
11/20/2025	11202025	hancdtpeggy - Hancock Bank	200.84	11/30/2025
11/24/2025	11242025	home - Home Depot Credit Services	15.04	11/30/2025
Total Cleared Checks			14,082.63	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
11/3/2025	844		25,891.01	11/30/2025
11/4/2025	843		5,000.00	11/30/2025
11/6/2025	846	:CHECKscan Deposit	2,781.50	11/30/2025
11/11/2025	847	:CHECKscan Deposit	200.00	11/30/2025
11/18/2025	849	:CHECKscan Deposit	2,450.00	11/30/2025
11/19/2025	850	:CHECKscan Deposit	100.00	11/30/2025
Total Cleared Deposits			36,422.51	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
11/30/2025	JE 42542	Investments liquidated	15,000.00	11/30/2025
11/30/2025	JE 42543	11.25Bank Fees	-122.73	11/30/2025
11/30/2025	JE 42544	Benefits - 11.25#457 Plan #1	-210.00	11/30/2025
11/30/2025	JE 42546	Payroll Taxes - November for November	-6,000.60	11/30/2025
11/30/2025	JE 42547	Payroll Taxes - November for November	-6,012.80	11/30/2025
11/30/2025	JE 42553	Payroll for November	-10,569.46	11/30/2025
Total Cleared Other Items			-7,915.59	



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



Statements Dates
 11/01/2025 - 11/30/2025

Account Number:

Images:

0

***TRUNC ACCTS* E0**

1

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

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

Checking Account Summary

PREVIOUS BALANCE	39,280.12	AVERAGE BALANCE	
+ 7 CREDITS	51,422.51		58,800.18
- 14 DEBITS	36,875.49	YTD INTEREST PAID	
- SERVICE CHARGES	122.73		.00
+ INTEREST PAID	.00		
ENDING BALANCE	53,704.41		

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

● Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
11/03	25,891.01	MISC PAY GSA TREAS 310 025304008184420CCD	11/19	2,450.00	Settlement TALCOR-INN1145 025323003174124CCD
11/04	5,000.00	Bill.com Piersica, Inc 025308009017263CCD	11/20	100.00	Settlement TALCOR-INN1145 025324003554065CCD
11/07	2,781.50	Settlement TALCOR-INN1145 025311000062137CCD	11/21	15,000.00	INCOMING WIRE
11/13	200.00	Settlement TALCOR-INN1145			

● Checks

Date	Serial	Amount	Date	Serial	Amount
11/03	1519	5,421.13	11/28	1545 *	3,587.50
11/03	1535 *	2,927.50			

● Other Debits

Date	Amount	Description	Date	Amount	Description
11/12	100.57	BILLPAY CITY OF TALL-UTL 025316000940532PPD	11/14	122.73	ANALYSIS SERVICE CHG
11/13	1,204.95	Metronet Metronet 025317001504390WEB	11/18	0.56	C01 FLA DEPT REVENUE 025322002984568CCD
11/13	5,321.43	QUICKBOOKS INTUIT PAYROLL S 025317001657803CCD	11/20	200.84	CARD PYMT HANCOCK WHITNEY 025323003544474CCD
11/14	210.00	PAYMENTS NATIONWIDE 025318002049913PPD	11/20	624.54	CARD PYMT HANCOCK WHITNEY 025323003544480CCD
11/14	6,012.80	USATAXPYMT IRS 025317001728206CCD	11/25	15.04	ONLINE PMT HOME DEPOT COMM 025329004921959WEB
			11/26	5,248.03	QUICKBOOKS INTUIT PAYROLL S



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



Statements Dates
 11/01/2025 - 11/30/2025

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
		025330005401325CCD			025330005514907CCD
11/28	6,000.60	USATAXPYMT IRS			

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
10/31	39,280.12	11/13	58,177.05	11/21	68,555.58
11/03	56,822.50	11/14	51,831.52	11/25	68,540.54
11/04	61,822.50	11/18	51,830.96	11/26	63,292.51
11/07	64,604.00	11/19	54,280.96	11/28	53,704.41
11/12	64,503.43	11/20	53,555.58		

Payment Detail

Bank=inn1145 AND mm/yy=11/2025-11/2025 AND All Checks=Yes AND Include Voids=All Checks

Check# Bank - Vendor - Date	Payable #	Property	Amount Account
1537 (inn1145) - Airgas USA (airgasusa) - 11/20/25 (11/25) Nitrogen Gas for cylinder	P-221677	nfil-op	30.78 52950000 - Other Supplies
Total 1537 (inn1145) - Airgas USA (airgasusa) - 11/20/25 (11/25)			30.78
1538 (inn1145) - CAPITAL CITY PEST CONTROL SERVICES, LLC (capest) - 11/20/25 (11/25) 11.2025 - monthly pest control	P-221680	nfil-op	250.00 54300000 - Exterminating
Total 1538 (inn1145) - CAPITAL CITY PEST CONTROL SERVICES, LLC (capest) - 11/20/25 (11/25)			250.00
1539 (inn1145) - Consolidated Water Group (culligan) - 11/20/25 (11/25) Mthly water services	P-221683	nfil-op	1,237.98 54900000 - Water Treatment Service
Total 1539 (inn1145) - Consolidated Water Group (culligan) - 11/20/25 (11/25)			1,237.98
1540 (inn1145) - Preston Genuine Enterprises (fishclean) - 11/20/25 (11/25) pressure washing per contract	P-221678	nfil-op	2,200.00 54870000 - Window Washing Service
window cleaning per contract	P-221679	nfil-op	2,085.00 54870000 - Window Washing Service
Total 1540 (inn1145) - Preston Genuine Enterprises (fishclean) - 11/20/25 (11/25)			4,285.00
1541 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 11/20/25 (11/25) pinestraw Ignite	P-221685	nfil-op	2,711.70 54600000 - Landscaping Service
routine svc x 4 Oct	P-221685	nfil-op	1,400.00 54600000 - Landscaping Service
bush hog Oct	P-221685	lcrda-op	425.00 54600000 - Landscaping Service
pond trail svc Oct	P-221685	lcrda-op	125.00 54600000 - Landscaping Service
Total 1541 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 11/20/25 (11/25)			4,661.70
1542 (inn1145) - I2X Solutions LLC (i2x) - 11/20/25 (11/25) IT Consulting Fees	P-220563	lcrda-op	1,000.00 55750000 - Professional Fees
Total 1542 (inn1145) - I2X Solutions LLC (i2x) - 11/20/25 (11/25)			1,000.00
1543 (inn1145) - Kutak Rock LLP (kutak) - 11/20/25 (11/25) legal matters-LCRDA	P-220644	lcrda-op	1,080.00 77200000 - Legal Fees-NonCAM
Total 1543 (inn1145) - Kutak Rock LLP (kutak) - 11/20/25 (11/25)			1,080.00
1544 (inn1145) - Leon County Clerk & Comptroller's Office (lcboc) - 11/20/25 (11/25) 11.2025 Hlth Ins-LCRDA	P-221684	lcrda-op	170.96 44060000 - Employee Benefits-Authority
11.2025 Hlth Ins-LCRDA	P-221684	lcrda-op	31.52 44060000 - Employee Benefits-Authority
11.2025 Hlth Ins-LCRDA	P-221684	lcrda-op	268.39 44060000 - Employee Benefits-Authority
11.2025 Hlth Ins-LCRDA	P-221684	lcrda-op	4,322.27 44060000 - Employee Benefits-Authority
Total 1544 (inn1145) - Leon County Clerk & Comptroller's Office (lcboc) - 11/20/25 (11/25)			4,793.14
1545 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 11/20/25 (11/25) 10.2025 Labor Bill-LCRDA	P-221422	lcrda-op	55.00 52900000 - Other Maintenance
10.2025 Labor Bill-NFIL	P-221422	nfil-op	1,732.50 52900000 - Other Maintenance
11.2025 Mgmt Fee-LCRDA	P-221682	lcrda-op	800.00 61100000 - Management Fees TALCOR
11.2025 Mgmt Fee-LCRDA	P-221682	nfil-op	1,000.00 61100000 - Management Fees TALCOR
Total 1545 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 11/20/25 (11/25)			3,587.50
1546 (inn1145) - Osceola Supply Inc. (osceola) - 11/20/25 (11/25) janitorial supplies	P-221681	nfil-op	160.02 54500000 - Janitorial Service
Total 1546 (inn1145) - Osceola Supply Inc. (osceola) - 11/20/25 (11/25)			160.02
1547 (inn1145) - RJ Young Company (rjyoung) - 11/20/25 (11/25) Copies:09/03/25-10/02/2025	P-220589	nfil-op	42.90 22490000 - Accrued Other
Total 1547 (inn1145) - RJ Young Company (rjyoung) - 11/20/25 (11/25)			42.90
1548 (inn1145) - TRI BUILDING SERVICES (tribuilding) - 11/20/25 (11/25) Mthly janitorial svcs	P-220654	nfil-op	1,650.00 54500000 - Janitorial Service
Total 1548 (inn1145) - TRI BUILDING SERVICES (tribuilding) - 11/20/25 (11/25)			1,650.00
11102025 (inn1145) - CITY OF TALLAHASSEE (utltal) - 11/10/25 (11/25) Acct #100002739 10.2025	P-221688	lcrda-op	42.67 46400000 - Water/Sewer
Acct #100002739 10.2025	P-221688	lcrda-op	42.67 46400000 - Water/Sewer
Acct #100002739 10.2025	P-221688	lcrda-op	15.23 46050000 - Electric
Total 11102025 (inn1145) - CITY OF TALLAHASSEE (utltal) - 11/10/25 (11/25)			100.57
11122025 (inn1145) - Metronet Fibernet, LLC (metronet) - 11/12/25 (11/25)			

Payment Detail

Bank=inn1145 AND mm/yy=11/2025-11/2025 AND All Checks=Yes AND Include Voids=All Checks

2109240 11/2025	P-222135	nfil-op	1,204.95 77110000 - Internet Charge-NonCAM
Total 11122025 (inn1145) - Metronet Fibernet, LLC (metronet) - 11/12/25 (11/25)			1,204.95
11182025 (inn1145) - FLORIDA DEPARTMENT OF REVENUE (stax) - 11/18/25 (11/25)			
10.2025 STAX allowance	P-221988	nfil-op	-0.01 33150000 - Sales Tax Discount
10.2025 STAX	P-221988	nfil-op	0.57 23050000 - Sales Tax Payable
Total 11182025 (inn1145) - FLORIDA DEPARTMENT OF REVENUE (stax) - 11/18/25 (11/25)			0.56
11202025 (inn1145) - Hancock Bank (hancdtpeggy) - 11/20/25 (11/25)			
Amazon Bookstore	P-222311	lcrda-op	108.56 55870000 - General Authority Expense
Costco	P-222311	lcrda-op	92.28 55870000 - General Authority Expense
Total 11202025 (inn1145) - Hancock Bank (hancdtpeggy) - 11/20/25 (11/25)			200.84
11202025 (inn1145) - Hancock Bank (hancdtayne) - 11/20/25 (11/25)			
Microsoft	P-222312	lcrda-op	37.50 47250000 - Internet Service
Government Services	P-222312	lcrda-op	175.00 55600000 - Fees/Licenses/Permits
Computer software	P-222312	nfil-op	29.99 52950000 - Other Supplies
Proximity	P-222312	lcrda-op	288.00 54800000 - Security
Home Supply	P-222312	nfil-op	59.06 52950000 - Other Supplies
Adobe	P-222312	lcrda-op	34.99 47250000 - Internet Service
Total 11202025 (inn1145) - Hancock Bank (hancdtayne) - 11/20/25 (11/25)			624.54
11242025 (inn1145) - Home Depot Credit Services (home) - 11/24/25 (11/25)			
wall patch for Ignite bldg	P-222310	nfil-op	15.04 52950000 - Other Supplies
Total 11242025 (inn1145) - Home Depot Credit Services (home) - 11/24/25 (11/25)			15.04
12012025 (inn1145) - CITY OF TALLAHASSEE (utlital) - 11/10/25 (11/25)			
Acct #100275444 10.2025	P-221689	nfil-op	4,851.86 73120000 - Natural Gas- NonCAM/Vacant
Acct #100275444 10.2025	P-221689	nfil-op	531.66 46400000 - Water/Sewer
Acct #100275444 10.2025	P-221689	nfil-op	690.94 46600000 - Fire Service - Utility
Acct #100275444 10.2025	P-221689	nfil-op	395.35 46500000 - Stormwater
Acct #100275444 10.2025	P-221689	nfil-op	85.22 46480000 - Irrigation - Utility
Acct #100275444 10.2025	P-221689	nfil-op	272.53 46400000 - Water/Sewer
Acct #100275444 10.2025	P-221689	nfil-op	119.25 46350000 - Refuse Collection
Acct #100275444 10.2025	P-221689	nfil-op	9,909.29 46050000 - Electric
Total 12012025 (inn1145) - CITY OF TALLAHASSEE (utlital) - 11/10/25 (11/25)			16,856.10
			41,781.62

Deposit Register

For Period = Nov 2025

Name	Property	Unit	Tenant	Period	Received Date	Deposit Date	Amount	Check #	Deposit #	Notes
(inn1145) - 843 11/04/2025										
Piersica, Inc. a Delaware for profit corp.	nfil-op	CHEM225	piernfil	11/2025	11/4/2025	11/4/2025	5,000.00	AUTO	843	
							5,000.00			
Total (inn1145) - 843 11/04/2025										
(inn1145) - 844 11/03/2025										
GSA 11.2025 pymt	johnson			11/2025	11/3/2025	11/3/2025	25,891.01	AUTO	844	GSA 11.2025 pymt
							25,891.01			
Total (inn1145) - 844 11/03/2025										
(inn1145) - 846 11/06/2025										
Shanna Lewis	lcrda-op			11/2025	11/6/2025	11/6/2025	350.00	40392	846	:CHECKscan Payment - Shanna Lewis restitution
RRC Washington	nfil-op		rrc	11/2025	11/6/2025	11/6/2025	1,200.00	902379230	846	:CHECKscan Payment
NHU Energy	nfil-op	109BCDE	nhenergy	11/2025	11/6/2025	11/6/2025	300.00	003078	846	:CHECKscan Payment
Reclaim Pharmaceutical Waste Management LLC	nfil-op	BIO217	quarry	11/2025	11/6/2025	11/6/2025	931.50	001252	846	:CHECKscan Payment
							2,781.50			
Total (inn1145) - 846 11/06/2025										
(inn1145) - 847 11/11/2025										
Higher Edification LLC,	nfil-op	109BCDE	higher	11/2025	11/10/2025	11/11/2025	200.00	0160	847	:CHECKscan Payment
							200.00			
Total (inn1145) - 847 11/11/2025										
(inn1145) - 849 11/18/2025										
RRC Washington	nfil-op		rrc	11/2025	11/17/2025	11/18/2025	2,400.00	904400716	849	:CHECKscan Payment
Higher Edification LLC,	nfil-op	109BCDE	higher	11/2025	11/18/2025	11/18/2025	50.00	0161	849	:CHECKscan Payment
							2,450.00			
Total (inn1145) - 849 11/18/2025										
NHU Energy	nfil-op	109BCDE	nhenergy	11/2025	11/19/2025	11/19/2025	100.00	002321	850	:CHECKscan Payment
							100.00			
Total (inn1145) - 850 11/19/2025										
Grand Total							36,422.51			

Aged Receivable

DB Caption: TALCOR Commercial -- LIVE Property: lcrda Status: Current, Past, Future All Selected Accounts Age As Of: 11/30/2025 Post To: 11/2025 Summary By: Tenant

Property	Customer	Lease	Name	Status	Current	0-30	31-60	61-90	Over	Pre-	Total
						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	-88.95	-88.95
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		fsucam	FSU	Current	1,559.32	0.00	1,559.32	0.00	0.00	0.00	1,559.32
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		knight	KNIGHT ADMINISTRATIVE BUILDING	Current	485.00	0.00	485.00	0.00	0.00	0.00	485.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		phippis	PHIPPS BUILDING	Current	1,062.00	0.00	1,062.00	0.00	0.00	0.00	1,062.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		danfoss	DANFOSS TURBOCOR, INC.	Current	4,863.25	0.00	4,863.25	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	0.00	1,553.26	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	0.00	4,058.72	0.00	0.00	0.00	4,058.72
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		cent	CENTENNIAL BUILDING	Current	770.00	0.00	770.00	0.00	0.00	0.00	770.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		ircb	Interdisciplinary Research & Commercialization Building	Current	1,479.01	0.00	1,479.01	0.00	0.00	0.00	1,479.01
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		collins	COLLINS BUILDING	Current	678.00	0.00	678.00	0.00	0.00	0.00	678.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		lot6g	MORGAN/SLIGER/JOHNSON/SHAW BUILDINGS	Current	1,223.39	0.00	1,223.39	0.00	0.00	0.00	1,223.39
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT					17,731.95	0.00	17,731.95	0.00	0.00	-193.04	17,538.91
nfil-op - North Florida Innovation Labs											
nfil-op - North Florida Innovation Labs		rrc	RRC Washington	Current	0.00	0.00	0.00	0.00	0.00	-1,157.04	-1,157.04
nfil-op - North Florida Innovation Labs		quarry	Reclaim Pharmaceutical Waste Management LLC	Current	7.77	0.00	7.77	0.00	0.00	0.00	7.77
nfil-op - North Florida Innovation Labs		piernfil	Piersica, Inc. a Delaware for profit corp.	Current	3,555.00	3,555.00	0.00	0.00	0.00	0.00	3,555.00
nfil-op - North Florida Innovation Labs					3,562.77	3,555.00	7.77	0.00	0.00	-1,157.04	2,405.73
Grand Total					21,294.72	3,555.00	17,739.72	0.00	0.00	-1,350.08	19,944.64

Userld : kristy@talcor.com Date : 12/16/2025 Time : 10:32 AM

Payables Aging Report

lcrda
 Period: 11/2025
 As of : 11/30/2025

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 Owed	Future Invoice	Notes
culligan Consolidated Water Group															
		Installation of parts	P-222903	53072	nfil-op	11/30/2025	5290-0000 Other Maintenance	CD626682	199.00	199.00	0.00	0.00	0.00		0.00 Installation of parts
		Mthly water services	P-222901	53072	nfil-op	11/15/2025	5490-0000 Water Treatment Service	CD681015	1,237.98	1,237.98	0.00	0.00	0.00		0.00 Mthly water services
Total culligan									1,436.98	1,436.98	0.00	0.00	0.00		0.00
heinzbro Heinz Nurseries, LLC.															
		11.2025 lawn Svcs	P-222893	53067	lcrda-op	11/30/2025	5460-0000 Landscaping Service	61412	675.00	675.00	0.00	0.00	0.00		0.00 11.2025 lawn Svcs
		11.2025 lawn Svcs	P-222893	53067	nfil-op	11/30/2025	5460-0000 Landscaping Service	61412	1,400.00	1,400.00	0.00	0.00	0.00		0.00 11.2025 lawn Svcs
Total heinzbro									2,075.00	2,075.00	0.00	0.00	0.00		0.00
i2x I2X Solutions LLC															
		IT Consulting Fees	P-222898	53070	lcrda-op	11/30/2025	5575-0000 Professional Fees	2618	1,000.00	1,000.00	0.00	0.00	0.00		0.00 IT Consulting Fees
Total i2x									1,000.00	1,000.00	0.00	0.00	0.00		0.00
kings Kings III of America, Inc.															
		5 -02/28/26 Elevator I	P-221894	52797	nfil-op	11/21/2025	5415-0000 Elevator Phone Service	3242737	216.25	216.25	0.00	0.00	0.00		0.00 12/01/25 -02/28/26 Elevator Ph Svcs
Total kings									216.25	216.25	0.00	0.00	0.00		0.00
kutak Kutak Rock LLP															
		legal matters-LCRDA	P-221896	52797	lcrda-op	11/21/2025	7720-0000 Legal Fees-NonCAM	3657156	1,440.00	1,440.00	0.00	0.00	0.00		0.00 legal matters-LCRDA
Total kutak									1,440.00	1,440.00	0.00	0.00	0.00		0.00
mgttal TALCOR COMMERCIAL REAL ESTATE SVC INC															
		1.2025 Labor Bill-NFIL	P-222501	52949	nfil-op	11/30/2025	5290-0000 Other Maintenance	11.2025 Labor Bill-NFIL	1,127.50	1,127.50	0.00	0.00	0.00		0.00 11.2025 Labor Bill-NFIL
Total mgttal									1,127.50	1,127.50	0.00	0.00	0.00		0.00
sunelectric Sun Coast Electric and Networking, Inc															
		sr chord to dishwasher	P-222875	53060	nfil-op	11/19/2025	5120-0000 Electric Repairs	2511012	230.00	230.00	0.00	0.00	0.00		0.00 Installed power chord to dishwasher in room 203
		to power small autoclave	P-222874	53060	nfil-op	11/19/2025	5120-0000 Electric Repairs	2510004	1,975.00	1,975.00	0.00	0.00	0.00		0.00 Installed recept to power small autoclave in room 203
Total sunelectric									2,205.00	2,205.00	0.00	0.00	0.00		0.00
tribuilding TRI BUILDING SERVICES															
		Mthly janitorial svcs	P-222873	53060	nfil-op	11/19/2025	5450-0000 Janitorial Service	200703946	1,650.00	1,650.00	0.00	0.00	0.00		0.00 Mthly janitorial svcs
Total tribuilding									1,650.00	1,650.00	0.00	0.00	0.00		0.00
uttal CITY OF TALLAHASSEE															
		ct #100002739 11.20:	P-222679	53004	lcrda-op	11/30/2025	4605-0000 Electric	100002739 11.2025	15.12	15.12	0.00	0.00	0.00		0.00 Acct #100002739 11.2025
		ct #100002739 11.20:	P-222679	53004	lcrda-op	11/30/2025	4640-0000 Water/Sewer	100002739 11.2025	85.34	85.34	0.00	0.00	0.00		0.00 Acct #100002739 11.2025
		ct #100275444 11.20:	P-222682	53006	nfil-op	11/30/2025	4605-0000 Electric	100275444 11.2025	8,581.74	8,581.74	0.00	0.00	0.00		0.00 Acct #100275444 11.2025
		ct #100275444 11.20:	P-222682	53006	nfil-op	11/30/2025	4635-0000 Refuse Collection	100275444 11.2025	119.25	119.25	0.00	0.00	0.00		0.00 Acct #100275444 11.2025
		ct #100275444 11.20:	P-222682	53006	nfil-op	11/30/2025	4640-0000 Water/Sewer	100275444 11.2025	770.26	770.26	0.00	0.00	0.00		0.00 Acct #100275444 11.2025
		ct #100275444 11.20:	P-222682	53006	nfil-op	11/30/2025	4648-0000 Irrigation - Utility	100275444 11.2025	85.22	85.22	0.00	0.00	0.00		0.00 Acct #100275444 11.2025
		ct #100275444 11.20:	P-222682	53006	nfil-op	11/30/2025	4650-0000 Stormwater	100275444 11.2025	395.35	395.35	0.00	0.00	0.00		0.00 Acct #100275444 11.2025
		ct #100275444 11.20:	P-222682	53006	nfil-op	11/30/2025	4660-0000 Fire Service - Utility	100275444 11.2025	690.94	690.94	0.00	0.00	0.00		0.00 Acct #100275444 11.2025
		ct #100275444 11.20:	P-222682	53006	nfil-op	11/30/2025	7312-0000 Natural Gas- NonCAM/Vacant	100275444 11.2025	4,336.99	4,336.99	0.00	0.00	0.00		0.00 Acct #100275444 11.2025
Total uttal									15,080.21	15,080.21	0.00	0.00	0.00		0.00
Grand Total									26,230.94	26,230.94	0.00	0.00	0.00		0.00

INNOVATION PARK
 LCRDA op
 November 2025 BLDG.

UNIT	TENANT	START	END	ACRES	OTHER	Qtrly CAM	PREVIOUS BALANCE	TOTAL DUE	TOTAL PAID	DATE PAID	BALANCE DUE	COMMENTS
12A	KNIGHT ADMINISTRATIVE CENTRE			3.00		\$ -	\$ 485.00	\$ 485.00			\$ 485.00	
1B	PHIPPS BUILDING			2.50		\$ -	\$ 1,062.00	\$ 1,062.00			\$ 1,062.00	
1D-2D	DANFOSS TURBOCOR, INC.	3/15/07	3/31/27	6.83		\$ -	\$ 4,863.26	\$ 4,863.26			\$ 4,863.26	
3D				2.87								
1E	AVALANCHE PARTNERS	1/7/08	1/28/74	2.42		\$ -	\$ (104.09)	\$ (104.09)			\$ (104.09)	
2E-3E	AVALANCHE PARTNERS	1/7/02	1/28/74	4.01								
4E	VACANT			3.45								
5E	VACANT			1.80								
6E	VACANT			2.00								
7E/1F				9.80								
5G	COLLINS BUILDING			3.47		\$ -	\$ 678.00	\$ 678.00			\$ 678.00	
6G	MORGAN/JOHNSON/SLIGER/SHAW/OTHER		LCRDA	10.35		\$ -	\$ 1,223.39	\$ 1,223.39			\$ 1,223.39	
3A	NORTHWEST REGIONAL DATA CENTER	11/1/81	10/31/21	4.68		\$ -	\$ (88.95)	\$ (88.95)			\$ (88.95)	
4A-10A	NATIONAL HIGH MAGNETIC FIELD LABORATORY	OWN		23.52		\$ -	\$ 4,058.72	\$ 4,058.72			\$ 4,058.72	
11A	FSU-CAM (Elbit)			3.70		\$ -	\$ 1,559.32	\$ 1,559.32			\$ 1,559.32	
	FSU Facilities NFIL					\$ -	\$ -	\$ -			\$ -	
1C	FSU RESEARCH FOUNDATION-A	10/25/01	1/28/74	6.26		\$ -	\$ -	\$ -			\$ -	
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		\$ -	\$ -	\$ -			\$ -	
3B	FSU-AEROPULSION & MECHATRONICS ENERGY			4.50		\$ -	\$ 1,553.26	\$ 1,553.26			\$ 1,553.26	
3C	VACANT			3.60								
4C	VACANT			3.90								
5C	FSU - IRCB Interdisciplinary Research			3.70		\$ -	\$ 1,479.01	\$ 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	
8E	VACANT			9.24								
EBP	VACANT											
	MISCELLANEOUS PAYMENTS							\$ 350.00		11/6		Shanna Lewis-Restitution 3310-0000
	TOTALS			182.70	\$ -	\$ -	\$ 17,538.92	\$ 17,538.92	\$ 350.00		\$ 17,538.92	

Innovation Park
(A Reseach & 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
Incubator Lab	RRC Washington Inc	7/1/2024	6/30/2025	\$ 1,200.00				\$1,200.00		\$ 1,200.00	\$ 1,242.96	\$ 2,442.96	\$ 3,600.00	11/6 11/17	\$ (1,157.04)	
109 B-E + 2 workstations	FSURF - Ignite	6/20/2024	9/30/2026	\$ -	780			\$ -								no rent in exchange for services
bio217	Reclaim Pharmaceutical Waste Management (Quarry Bio)	9/13/2024	9/12/2025	\$ 900.00				\$ 927.00		\$ 927.00	\$ 12.27	\$ 939.27	\$ 931.50	11/06	\$ 7.77	equipment sale pymt
110,111,113 225,125	Piersica	9/9/2024	9/8/2025	\$ 2,800.00				\$5,000.00	\$ 3,555.00	\$ 8,555.00	\$ -	\$ 8,555.00	\$ 5,000.00	11/04	\$ 3,555.00	Suncoast Elec inv + additional sec dep for new space 125
IGNITE PASS	NHU Energy	10/1/2024	10/19/2026	\$ -				\$ 100.00		\$ 100.00	\$ 300.00	\$ 400.00	\$ 400.00	11/06	\$ -	
IGNITE PASS	Higher Edification	11/1/2025	10/31/2026	\$ -				\$ 250.00		\$ 250.00	\$ -	\$ 250.00	\$ 250.00	11/10 11/18	\$ -	
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 Therepeutics Inc	10/1/2025	9/30/2026	\$ -				\$ -								CATALYST Pass: FREE
misc																
	TOTALS			\$ 4,900.00	780	0.00	\$-	\$7,127.00	\$ 3,555.00	\$11,032.00	\$ 1,555.23	\$ 12,587.23	\$ 10,181.50		\$ 2,405.73	

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
86452	nfil-op	Work Completed	10/29/2025		ddm	RWO General Inspections	3.00		DeMartino - straight	55.00	165.00
86495	nfil-op	Work Completed	10/29/2025		ddm	RWO Exterior repairs	4.00		DeMartino - straight	55.00	220.00
86545	nfil-op	Work Completed	10/29/2025		ddm	RWO Interior repairs	2.00		DeMartino - straight	55.00	110.00
86593	nfil-op	Work Completed	10/29/2025		ddm	RWO General routine maintenance	1.50		DeMartino - straight	55.00	82.50
					ddm		1.00		DeMartino - straight	55.00	55.00
					ddm		1.00		DeMartino - straight	55.00	55.00
					ddm		3.00		DeMartino - straight	55.00	165.00
					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
											1,127.50