



PROPERTY MANAGEMENT



December 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 = Dec 2025

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4500	Cash - Hancock #2	15,368.01	10,684.32	4,683.69
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1190-0000	TOTAL CASH	15,568.01	10,884.32	4,683.69
1200-0000	RECEIVABLES			
1206-0000	Other Receivables	1,183.13	0.00	1,183.13
1210-0000	Accounts Receivable	6,900.52	21,294.72	-14,394.20
1218-0000	Due from IP TLH	4,425.00	4,425.00	0.00
1299-0000	TOTAL RECEIVABLES	12,508.65	25,719.72	-13,211.07
1300-1000	PROPERTY			
1305-0000	Land	635,920.58	635,920.58	0.00
1590-0000	Accumulated Depreciation	-1,807,736.68	-1,757,794.98	-49,941.70
1620-0000	F/F/E- Improvements	0.00	731.92	-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	22,776,654.81	22,827,328.43	-50,673.62
1840-0000	OTHER ASSETS			
1913-0000	Prepaid Insurance	43,038.76	28,619.69	14,419.07
1925-0000	Investments	998,877.75	1,045,382.85	-46,505.10
1960-0000	Deferred Outflows of Resources - Pension	64,420.00	64,420.00	0.00
1980-0000	TOTAL OTHER ASSETS	1,106,336.51	1,138,422.54	-32,086.03
1990-0000	TOTAL ASSETS	23,911,067.98	24,002,355.01	-91,287.03
2000-0000	LIABILITIES and CAPITAL			
2210-0000	Principal Note 1	3,999,999.98	3,999,999.98	0.00
2236-0000	Accounts Payable	24,732.26	26,962.85	-2,230.59
2246-0000	Prepaid Rents	3,275.46	1,350.16	1,925.30
2249-0000	Accrued Other	35,340.68	35,340.68	0.00
2250-0000	Tenant Security Dep	8,299.90	8,299.90	0.00
2251-1000	Accrued Interest	67,200.00	56,000.00	11,200.00
2254-0000	Due to IPTLH	37.22	37.22	0.00
2257-0000	Due to FSU	77,829.17	51,938.15	25,891.02
2258-0000	Due to FAMU	9,860.64	9,860.64	0.00
2305-0000	Sales Tax Payable	2,151.83	2,151.83	0.00
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	4,561,409.14	4,524,623.41	36,785.73
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	22,776,654.81	22,832,894.73	-56,239.92
2750-0000	Unrestricted	-3,426,995.97	-3,355,163.13	-71,832.84
2890-0000	TOTAL CAPITAL	19,349,658.84	19,477,731.60	-128,072.76
2990-0000	TOTAL LIABILITIES and CAPITAL	23,911,067.98	24,002,355.01	-91,287.03

INNOVATION PARK (Icrda)

Income Statement

Period = Dec 2025

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-6000	Leasing - Membership Fees	8,577.00	68.38	23,081.00	38.60
3115-0000	CAM	0.00	0.00	24,421.00	40.84
3220-0000	Interest Income	3,494.90	27.86	10,914.19	18.25
3310-0000	Other Income	371.30	2.96	1,071.30	1.79
3315-0000	Sales Tax Discount	0.00	0.00	3.83	0.01
3700-0000	Virtual Memberships	100.00	0.80	300.00	0.50
3990-0000	TOTAL REVENUE	12,543.20	100.00	59,791.32	100.00
4000-0000	OPERATING EXPENSES				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	106.30	40,000.02	66.90
4401-0100	Business Manager	7,500.00	59.79	22,500.00	37.63
4404-0000	Payroll Taxes - Authority	1,800.31	14.35	5,384.68	9.01
4405-0000	Worker's Compensation-Authority	199.42	1.59	598.26	1.00
4406-0000	Employee Benefits-Authority	7,408.64	59.06	22,095.76	36.95
4410-0000	Wages - Administrative	2,491.00	19.86	7,261.00	12.14
4490-0000	TOTAL PAYROLL EXPENSE	32,732.71	260.96	97,839.72	163.64
4600-0000	UTILITIES				
4605-0000	Electric	8,681.36	69.21	27,202.74	45.50
4625-0000	Natural Gas	5,203.56	41.49	14,392.41	24.07
4635-0000	Refuse Collection	119.25	0.95	357.75	0.60
4640-0000	Water/Sewer	852.37	6.80	2,597.50	4.34
4648-0000	Irrigation - Utility	85.22	0.68	255.66	0.43
4650-0000	Stormwater	395.35	3.15	1,186.05	1.98
4660-0000	Fire Service - Utility	690.94	5.51	2,072.82	3.47
4725-0000	Internet Service	0.00	0.00	144.98	0.24
4799-0000	TOTAL UTILITIES	16,028.05	127.78	48,209.91	80.63
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	-1,975.00	-15.75	730.00	1.22
5210-0000	Locks & Keys Repairs	66.00	0.53	66.00	0.11
5230-0000	Plumbing Repairs	2,691.28	21.46	2,691.28	4.50
5290-0000	Other Maintenance	1,457.50	11.62	4,571.50	7.65
5295-0000	Other Supplies	-28.64	-0.23	667.16	1.12
5299-0000	TOTAL REPAIR/MAINTENANCE	2,211.14	17.63	8,725.94	14.59
5400-0000	SERVICES				
5415-0000	Elevator Phone Service	0.00	0.00	216.25	0.36
5420-0000	Fire Protection System	931.06	7.42	931.06	1.56
5430-0000	Exterminating	0.00	0.00	250.00	0.42
5450-0000	Janitorial Service	1,650.00	13.15	5,110.02	8.55
5460-0000	Landscaping Service	1,850.00	14.75	8,586.70	14.36
5480-0000	Security	0.00	0.00	576.00	0.96
5487-0000	Window Washing Service	0.00	0.00	4,285.00	7.17
5490-0000	Water Treatment Service	2,475.96	19.74	4,951.92	8.28
5499-0000	TOTAL SERVICES	6,907.02	55.07	24,906.95	41.66
5500-0000	PROPERTY ADMINISTRATION				
5522-0000	Internet Charge	3,204.95	25.55	5,614.85	9.39
5560-0000	Fees/Licenses/Permits	134.63	1.07	606.54	1.01
5566-0000	Office Equipment Maintenance	1,097.88	8.75	1,097.88	1.84
5575-0000	Professional Fees	6,890.00	54.93	9,330.00	15.60
5587-0000	General Authority Expense	0.00	0.00	994.82	1.66
5596-0000	Other Administration Costs	3.00	0.02	6.00	0.01
5599-0000	TOTAL PROPERTY ADMINISTRATION	11,330.46	90.33	17,650.09	29.52
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				

INNOVATION PARK (lcnda)

Income Statement

Period = Dec 2025

Book = Accrual

		Period to Date	%	Year to Date	%
6110-0000	Management Fees TALCOR	1,800.00	14.35	5,400.00	9.03
6199-0000	TOTAL MANAGEMENT	1,800.00	14.35	5,400.00	9.03
6200-0000	INSURANCE				
6210-0000	Property Insurance	8,464.88	67.49	25,394.64	42.47
6299-0000	TOTAL INSURANCE	8,464.88	67.49	25,394.64	42.47
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	10,264.88	81.84	30,794.64	51.50
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	79,474.26	633.60	228,127.25	381.54
7000-0000	NONCAM OPERATING EXPENSES				
7990-0000	ALL TOTAL EXPENSES	79,474.26	633.60	228,127.25	381.54
7999-0000	NET INCOME - OPERATING	-66,931.06	-533.60	-168,335.93	-281.54
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	11,200.00	89.29	33,600.00	56.20
8199-0000	TOTAL DEBT SERVICE	11,200.00	89.29	33,600.00	56.20
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	49,941.70	398.16	149,825.10	250.58
8299-0000	TOTAL OTHER EXPENSES	49,941.70	398.16	149,825.10	250.58
9900-0000	NET INCOME	-128,072.76	-1,021.05	-351,761.03	-588.31

INNOVATION PARK (lrda)

Budget Comparison

Period = Dec 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	8,577.00	5,900.00	2,677.00	45.37	23,081.00	17,700.00	5,381.00	30.40	17,700.00
3115-0000	0.00	6,000.00	-6,000.00	-100.00	24,421.00	16,000.00	8,421.00	52.63	60,000.00
3220-0000	3,494.90	1,250.00	2,244.90	179.59	10,914.19	3,750.00	7,164.19	191.05	10,000.00
3310-0000	371.30	350.00	21.30	6.09	1,071.30	1,050.00	21.30	2.03	3,000.00
3315-0000	0.00	0.00	0.00	N/A	3.83	0.00	3.83	N/A	0.00
3700-0000	100.00	100.00	0.00	0.00	300.00	300.00	0.00	0.00	300.00
	Sales Tax Discount								
	Virtual Memberships								
3990-0000	12,543.20	13,600.00	-1,056.80	-7.77	59,791.32	38,800.00	20,991.32	54.10	91,000.00
	TOTAL REVENUE								
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	40,000.02	39,999.00	-1.02	0.00	119,997.00
4401-0100	7,500.00	7,500.00	0.00	0.00	22,500.00	22,500.00	0.00	0.00	67,500.00
4404-0000	1,800.31	2,100.00	299.69	14.27	5,384.68	6,400.00	1,015.32	15.86	19,000.00
4405-0000	199.42	150.00	-49.42	-32.95	598.26	450.00	-148.26	-32.95	1,300.00
4406-0000	7,408.64	7,000.00	-408.64	-5.84	22,095.76	21,200.00	-895.76	-4.23	63,200.00
4410-0000	2,491.00	2,100.00	-391.00	-18.62	7,261.00	6,400.00	-861.00	-13.45	19,000.00
4490-0000	32,732.71	32,183.00	-549.71	-1.71	97,839.72	96,949.00	-890.72	-0.92	289,997.00
	TOTAL PAYROLL EXPENSE								
4600-0000	UTILITIES								
4605-0000	8,681.36	10,650.00	1,968.64	18.48	27,202.74	32,100.00	4,897.26	15.26	32,200.00
4625-0000	5,203.56	6,000.00	796.44	13.27	14,392.41	18,000.00	3,607.59	20.04	18,000.00
4635-0000	119.25	1,025.00	905.75	88.37	357.75	3,145.00	2,787.25	88.62	3,800.00
4640-0000	852.37	180.00	-672.37	-373.54	2,597.50	580.00	-2,017.50	-347.84	580.00
4648-0000	85.22	400.00	314.78	78.69	255.66	1,200.00	944.34	78.69	1,200.00
4650-0000	395.35	500.00	104.65	20.93	1,186.05	1,500.00	313.95	20.93	1,500.00
4660-0000	690.94	800.00	109.06	13.63	2,072.82	2,500.00	427.18	17.09	2,500.00
4725-0000	0.00	350.00	350.00	100.00	144.98	1,000.00	855.02	85.50	1,000.00
4799-0000	16,028.05	19,905.00	3,876.95	19.48	48,209.91	60,025.00	11,815.09	19.68	60,780.00
	TOTAL UTILITIES								
5116-5000	REPAIR/MAINTENANCE								
5120-0000	-1,975.00	805.00	2,780.00	345.34	730.00	2,345.00	1,615.00	68.87	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
5210-0000	66.00	0.00	-66.00	N/A	66.00	0.00	-66.00	N/A	0.00
5230-0000	2,691.28	350.00	-2,341.28	-668.94	2,691.28	1,000.00	-1,691.28	-169.13	1,000.00
5290-0000	1,457.50	2,444.00	986.50	40.36	4,571.50	7,332.00	2,760.50	37.65	10,000.00
5295-0000	-28.64	221.00	249.64	112.96	667.16	668.00	0.84	0.13	1,000.00
5299-0000	2,211.14	3,820.00	1,608.86	42.12	8,725.94	26,545.00	17,819.06	67.13	30,200.00
	TOTAL REPAIR/MAINTENANCE								
5400-0000	SERVICES								
5410-0000	0.00	350.00	350.00	100.00	0.00	1,000.00	1,000.00	100.00	1,000.00
5415-0000	0.00	200.00	200.00	100.00	216.25	700.00	483.75	69.11	700.00
5420-0000	931.06	1,500.00	568.94	37.93	931.06	4,500.00	3,568.94	79.31	4,500.00
5430-0000	0.00	50.00	50.00	100.00	250.00	250.00	0.00	0.00	250.00
5442-0000	0.00	350.00	350.00	100.00	0.00	1,000.00	1,000.00	100.00	1,000.00
5447-0000	0.00	1,400.00	1,400.00	100.00	0.00	4,400.00	4,400.00	100.00	4,400.00
5450-0000	1,650.00	1,750.00	100.00	5.71	5,110.02	5,250.00	139.98	2.67	5,250.00
5460-0000	1,850.00	1,680.00	-170.00	-10.12	8,586.70	5,140.00	-3,446.70	-67.06	9,800.00
5480-0000	0.00	0.00	0.00	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	2,475.96	1,000.00	-1,475.96	-147.60	4,951.92	4,000.00	-951.92	-23.80	4,000.00
5499-0000	6,907.02	8,280.00	1,372.98	16.58	24,906.95	26,240.00	1,333.05	5.08	30,900.00
	TOTAL SERVICES								
5500-0000	PROPERTY ADMINISTRATION								

INNOVATION PARK (lrda)

Budget Comparison

Period = Dec 2025

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5522-0000	3,204.95	2,200.00	-1,004.95	-45.68	5,614.85	6,600.00	985.15	14.93	12,600.00
5560-0000	134.63	160.00	25.37	15.86	606.54	500.00	-106.54	-21.31	500.00
5565-0000	0.00	125.00	125.00	100.00	0.00	345.00	345.00	100.00	1,000.00
5566-0000	1,097.88	0.00	-1,097.88	N/A	1,097.88	0.00	-1,097.88	N/A	0.00
5575-0000	6,890.00	4,444.00	-2,446.00	-55.04	9,330.00	13,332.00	4,002.00	30.02	39,996.00
5587-0000	0.00	250.00	250.00	100.00	994.82	690.00	-304.82	-44.18	2,000.00
5596-0000	3.00	1,250.00	1,247.00	99.76	6.00	3,750.00	3,744.00	99.84	10,000.00
5599-0000	11,330.46	8,429.00	-2,901.46	-34.42	17,650.09	25,217.00	7,566.91	30.01	66,096.00
6000-0000									
6100-0000									
6110-0000	1,800.00	1,890.00	90.00	4.76	5,400.00	5,670.00	270.00	4.76	10,620.00
6199-0000	1,800.00	1,890.00	90.00	4.76	5,400.00	5,670.00	270.00	4.76	10,620.00
6200-0000									
6210-0000	8,464.88	9,350.00	885.12	9.47	25,394.64	27,700.00	2,305.36	8.32	30,000.00
6299-0000	8,464.88	9,350.00	885.12	9.47	25,394.64	27,700.00	2,305.36	8.32	30,000.00
6799-0000	10,264.88	11,240.00	975.12	8.68	30,794.64	33,370.00	2,575.36	7.72	40,620.00
6999-0000	79,474.26	83,857.00	4,382.74	5.23	228,127.25	268,346.00	40,218.75	14.99	518,593.00
7000-0000									
7990-0000	79,474.26	83,857.00	4,382.74	5.23	228,127.25	268,346.00	40,218.75	14.99	518,593.00
7999-0000	-66,931.06	-70,257.00	3,325.94	4.73	-168,335.93	-229,546.00	61,210.07	26.67	-427,593.00
8100-0000									
8110-0000	11,200.00	0.00	-11,200.00	N/A	33,600.00	0.00	-33,600.00	N/A	0.00
8199-0000	11,200.00	0.00	-11,200.00	N/A	33,600.00	0.00	-33,600.00	N/A	0.00
8200-0000									
8210-0000	49,941.70	0.00	-49,941.70	N/A	149,825.10	0.00	-149,825.10	N/A	0.00
8299-0000	49,941.70	0.00	-49,941.70	N/A	149,825.10	0.00	-149,825.10	N/A	0.00
9900-0000	-128,072.76	-70,257.00	-57,815.76	-82.29	-351,761.03	-229,546.00	-122,215.03	-53.24	-427,593.00

LEON COUNTY RESEARCH & DEVELOPMENT (lcrda-op)

Budget Comparison

Period = Dec 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	6,000.00	-6,000.00	-100.00	24,421.00	16,000.00	8,421.00	52.63	60,000.00
3220-0000	3,494.90	1,250.00	2,244.90	179.59	10,914.19	3,750.00	7,164.19	191.05	10,000.00
3310-0000	371.30	350.00	21.30	6.09	1,071.30	1,050.00	21.30	2.03	3,000.00
3315-0000	0.00	0.00	0.00	N/A	0.62	0.00	0.62	N/A	0.00
3990-0000	3,866.20	7,600.00	-3,733.80	-49.13	36,407.11	20,800.00	15,607.11	75.03	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	40,000.02	39,999.00	-1.02	0.00	119,997.00
4401-0100	7,500.00	7,500.00	0.00	0.00	22,500.00	22,500.00	0.00	0.00	67,500.00
4404-0000	1,800.31	2,100.00	299.69	14.27	5,384.68	6,400.00	1,015.32	15.86	19,000.00
4405-0000	199.42	150.00	-49.42	-32.95	598.26	450.00	-148.26	-32.95	1,300.00
4406-0000	7,408.64	7,000.00	-408.64	-5.84	22,095.76	21,200.00	-895.76	-4.23	63,200.00
4410-0000	2,491.00	2,100.00	-391.00	-18.62	7,261.00	6,400.00	-861.00	-13.45	19,000.00
4490-0000	32,732.71	32,183.00	-549.71	-1.71	97,839.72	96,949.00	-890.72	-0.92	289,997.00
4600-0000	UTILITIES								
4605-0000	15.23	50.00	34.77	69.54	45.58	100.00	54.42	54.42	200.00
4635-0000	0.00	125.00	125.00	100.00	0.00	345.00	345.00	100.00	1,000.00
4640-0000	85.34	0.00	-85.34	N/A	256.02	0.00	-256.02	N/A	0.00
4725-0000	0.00	0.00	0.00	N/A	144.98	0.00	-144.98	N/A	0.00
4799-0000	100.57	175.00	74.43	42.53	446.58	445.00	-1.58	-0.36	1,200.00
5116-5000	REPAIR/MAINTENANCE								
5120-0000	0.00	125.00	125.00	100.00	0.00	345.00	345.00	100.00	1,000.00
5197-0000	0.00	0.00	0.00	N/A	0.00	15,200.00	15,200.00	100.00	15,200.00
5290-0000	55.00	444.00	389.00	87.61	110.00	1,332.00	1,222.00	91.74	4,000.00
5295-0000	0.00	56.00	56.00	100.00	0.00	168.00	168.00	100.00	500.00
5299-0000	55.00	625.00	570.00	91.20	110.00	17,045.00	16,935.00	99.35	20,700.00
5400-0000	TOTAL REPAIR/MAINTENANCE								
5460-0000	800.00	780.00	-20.00	-2.56	2,025.00	2,340.00	315.00	13.46	7,000.00
5499-0000	800.00	780.00	-20.00	-2.56	2,025.00	2,340.00	315.00	13.46	7,000.00
5500-0000	TOTAL SERVICES								
5522-0000	PROPERTY ADMINISTRATION								
5560-0000	2,000.00	1,000.00	-1,000.00	-100.00	2,000.00	3,000.00	1,000.00	33.33	9,000.00
5560-0000	134.63	0.00	-134.63	N/A	606.54	0.00	-606.54	N/A	0.00
5565-0000	0.00	125.00	125.00	100.00	0.00	345.00	345.00	100.00	1,000.00
5575-0000	6,890.00	4,444.00	-2,446.00	-55.04	9,330.00	13,332.00	4,002.00	30.02	39,996.00
5587-0000	0.00	250.00	250.00	100.00	540.88	690.00	149.12	21.61	2,000.00
5596-0000	0.00	1,250.00	1,250.00	100.00	0.00	3,750.00	3,750.00	100.00	10,000.00
5599-0000	9,024.63	7,069.00	-1,955.63	-27.66	12,477.42	21,117.00	8,639.58	40.91	61,996.00
6000-0000	MNGMT, INSURANCE, AND TAXES								
6100-0000	MANAGEMENT								
6110-0000	800.00	850.00	50.00	5.88	2,400.00	2,550.00	150.00	5.88	7,500.00
6199-0000	800.00	850.00	50.00	5.88	2,400.00	2,550.00	150.00	5.88	7,500.00
6200-0000	INSURANCE								
6210-0000	1,602.27	1,350.00	-252.27	-18.69	4,806.81	2,700.00	-2,106.81	-78.03	5,000.00
6299-0000	1,602.27	1,350.00	-252.27	-18.69	4,806.81	2,700.00	-2,106.81	-78.03	5,000.00
6799-0000	2,402.27	2,200.00	-202.27	-9.19	7,206.81	5,250.00	-1,956.81	-37.27	12,500.00
6999-0000	45,115.18	43,032.00	-2,083.18	-4.84	120,105.53	143,146.00	23,040.47	16.10	393,393.00

LEON COUNTY RESEARCH & DEVELOPMENT (lcrda-op)

Budget Comparison

Period = Dec 2025

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7000-0000	NONCAM OPERATING EXPENSES									
7990-0000	ALL TOTAL EXPENSES	45,115.18	43,032.00	-2,083.18	-4.84	120,105.53	143,146.00	23,040.47	16.10	393,393.00
7999-0000	NET INCOME - OPERATING	-41,248.98	-35,432.00	-5,816.98	-16.42	-83,698.42	-122,346.00	38,647.58	31.59	-320,393.00
8100-0000	DEBT SERVICE									
8110-0000	DEBT SERVICE	11,200.00	0.00	-11,200.00	N/A	33,600.00	0.00	-33,600.00	N/A	0.00
8199-0000	Loan #1 Interest	11,200.00	0.00	-11,200.00	N/A	33,600.00	0.00	-33,600.00	N/A	0.00
8200-0000	TOTAL DEPRECIATION									
8210-0000	TOTAL DEPRECIATION	1,928.86	0.00	-1,928.86	N/A	5,786.58	0.00	-5,786.58	N/A	0.00
8299-0000	Depreciation Expense	1,928.86	0.00	-1,928.86	N/A	5,786.58	0.00	-5,786.58	N/A	0.00
9900-0000	NET INCOME EXPENSES	-54,377.84	-35,432.00	-18,945.84	-53.47	-123,085.00	-122,346.00	-739.00	-0.60	-320,393.00

North Florida Innovation Labs (nfil-op)

Budget Comparison

Period = Dec 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	8,577.00	5,900.00	2,677.00	45.37	23,081.00	17,700.00	5,381.00	30.40	17,700.00
3315-0000	0.00	0.00	0.00	N/A	3.21	0.00	3.21	N/A	0.00
3700-0000	100.00	100.00	0.00	0.00	300.00	300.00	0.00	0.00	300.00
	Virtual Memberships								
3990-0000	8,677.00	6,000.00	2,677.00	44.62	23,384.21	18,000.00	5,384.21	29.91	18,000.00
	TOTAL REVENUE								
4000-0000	OPERATING EXPENSES								
4001-0000	BILLABLE OPERATING EXPENSES								
4600-0000	UTILITIES								
4605-0000	8,666.13	10,600.00	1,933.87	18.24	27,157.16	32,000.00	4,842.84	15.13	32,000.00
4625-0000	5,203.56	6,000.00	796.44	13.27	14,392.41	18,000.00	3,607.59	20.04	18,000.00
4635-0000	119.25	900.00	780.75	86.75	357.75	2,800.00	2,442.25	87.22	2,800.00
4640-0000	767.03	180.00	-587.03	-326.13	2,341.48	580.00	-1,761.48	-303.70	580.00
4648-0000	85.22	400.00	314.78	78.69	255.66	1,200.00	944.34	78.69	1,200.00
4650-0000	395.35	500.00	104.65	20.93	1,186.05	1,500.00	313.95	20.93	1,500.00
4660-0000	690.94	800.00	109.06	13.63	2,072.82	2,500.00	427.18	17.09	2,500.00
4725-0000	0.00	350.00	350.00	100.00	0.00	1,000.00	1,000.00	100.00	1,000.00
4799-0000	15,927.48	19,730.00	3,802.52	19.27	47,763.33	59,580.00	11,816.67	19.83	59,580.00
	TOTAL UTILITIES								
5116-5000	REPAIR/MAINTENANCE								
5120-0000	-1,975.00	680.00	2,655.00	390.44	730.00	2,000.00	1,270.00	63.50	2,000.00
5210-0000	66.00	0.00	-66.00	N/A	66.00	0.00	-66.00	N/A	0.00
5230-0000	2,691.28	350.00	-2,341.28	-668.94	2,691.28	1,000.00	-1,691.28	-169.13	1,000.00
5290-0000	1,402.50	2,000.00	597.50	29.88	4,461.50	6,000.00	1,538.50	25.64	6,000.00
5295-0000	-28.64	165.00	193.64	117.36	667.16	500.00	-167.16	-33.43	500.00
5299-0000	2,156.14	3,195.00	1,038.86	32.52	8,615.94	9,500.00	884.06	9.31	9,500.00
	Other Supplies								
5400-0000	TOTAL REPAIR/MAINTENANCE SERVICES								
5410-0000	0.00	350.00	350.00	100.00	0.00	1,000.00	1,000.00	100.00	1,000.00
5415-0000	0.00	200.00	200.00	100.00	216.25	700.00	483.75	69.11	700.00
5420-0000	931.06	1,500.00	568.94	37.93	931.06	4,500.00	3,568.94	79.31	4,500.00
5430-0000	0.00	50.00	50.00	100.00	250.00	250.00	0.00	0.00	250.00
5442-0000	0.00	350.00	350.00	100.00	0.00	1,000.00	1,000.00	100.00	1,000.00
5447-0000	0.00	1,400.00	1,400.00	100.00	0.00	4,400.00	4,400.00	100.00	4,400.00
5450-0000	1,650.00	1,750.00	100.00	5.71	5,110.02	5,250.00	139.98	2.67	5,250.00
5460-0000	1,050.00	900.00	-150.00	-16.67	6,561.70	2,800.00	-3,761.70	-134.35	2,800.00
5480-0000	0.00	0.00	0.00	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	2,475.96	1,000.00	-1,475.96	-147.60	4,951.92	4,000.00	-951.92	-23.80	4,000.00
5499-0000	6,107.02	7,500.00	1,392.98	18.57	22,881.95	23,900.00	1,018.05	4.26	23,900.00
	Water Treatment Service								
5500-0000	TOTAL SERVICES								
5522-0000	PROPERTY ADMINISTRATION								
5560-0000	1,204.95	1,200.00	-4.95	-0.41	3,614.85	3,600.00	-14.85	-0.41	3,600.00
5566-0000	0.00	160.00	160.00	100.00	0.00	500.00	500.00	100.00	500.00
5567-0000	1,097.88	0.00	-1,097.88	N/A	1,097.88	0.00	-1,097.88	N/A	0.00
5587-0000	0.00	0.00	0.00	N/A	453.94	0.00	-453.94	N/A	0.00
5596-0000	3.00	0.00	-3.00	N/A	6.00	0.00	-6.00	N/A	0.00
5599-0000	2,305.83	1,360.00	-945.83	-69.55	5,172.67	4,100.00	-1,072.67	-26.16	4,100.00
	Other Administration Costs								
6000-0000	MNCMT, INSURANCE, AND TAXES MANAGEMENT								
6100-0000	MANAGEMENT FEES TALCOR								
6110-0000	1,000.00	1,040.00	40.00	3.85	3,000.00	3,120.00	120.00	3.85	3,120.00
6199-0000	1,000.00	1,040.00	40.00	3.85	3,000.00	3,120.00	120.00	3.85	3,120.00
6200-0000	INSURANCE								
6210-0000	6,862.61	8,000.00	1,137.39	14.22	20,587.83	25,000.00	4,412.17	17.65	25,000.00
	Property Insurance								

North Florida Innovation Labs (nfil-op)

Budget Comparison

Period = Dec 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>
6299-0000	TOTAL INSURANCE	6,862.61	8,000.00	1,137.39	14.22	20,587.83	25,000.00	4,412.17	17.65	25,000.00
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	7,862.61	9,040.00	1,177.39	13.02	23,587.83	28,120.00	4,532.17	16.12	28,120.00
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	34,359.08	40,825.00	6,465.92	15.84	108,021.72	125,200.00	17,178.28	13.72	125,200.00
7000-0000	NONCAM OPERATING EXPENSES									
7990-0000	ALL TOTAL EXPENSES	34,359.08	40,825.00	6,465.92	15.84	108,021.72	125,200.00	17,178.28	13.72	125,200.00
7999-0000	NET INCOME - OPERATING	-25,682.08	-34,825.00	9,142.92	26.25	-84,637.51	-107,200.00	22,562.49	21.05	-107,200.00
8200-0000	OTHER EXPENSES									
8210-0000		48,012.84	0.00	-48,012.84	N/A	144,038.52	0.00	-144,038.52	N/A	0.00
8299-0000	Depreciation Expense	48,012.84	0.00	-48,012.84	N/A	144,038.52	0.00	-144,038.52	N/A	0.00
9900-0000	NET INCOME	-73,694.92	-34,825.00	-38,869.92	-111.62	-228,676.03	-107,200.00	-121,476.03	-113.32	-107,200.00
	TOTAL INCOME									
	TOTAL OPERATING EXPENSES									

INNOVATION PARK (lcnda)

Cash Flow Statement

Period = Dec 2025

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-6000	Leasing - Membership Fees	8,577.00	68.38	23,081.00	38.60
3115-0000	CAM	0.00	0.00	24,421.00	40.84
3220-0000	Interest Income	3,494.90	27.86	10,914.19	18.25
3310-0000	Other Income	371.30	2.96	1,071.30	1.79
3315-0000	Sales Tax Discount	0.00	0.00	3.83	0.01
3700-0000	Virtual Memberships	100.00	0.80	300.00	0.50
3990-0000	TOTAL REVENUE	12,543.20	100.00	59,791.32	100.00
4000-0000	OPERATING EXPENSES				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	106.30	40,000.02	66.90
4401-0100	Business Manager	7,500.00	59.79	22,500.00	37.63
4404-0000	Payroll Taxes - Authority	1,800.31	14.35	5,384.68	9.01
4405-0000	Worker's Compensation-Authority	199.42	1.59	598.26	1.00
4406-0000	Employee Benefits-Authority	7,408.64	59.06	22,095.76	36.95
4410-0000	Wages - Administrative	2,491.00	19.86	7,261.00	12.14
4490-0000	TOTAL PAYROLL EXPENSE	32,732.71	260.96	97,839.72	163.64
4600-0000	UTILITIES				
4605-0000	Electric	8,681.36	69.21	27,202.74	45.50
4625-0000	Natural Gas	5,203.56	41.49	14,392.41	24.07
4635-0000	Refuse Collection	119.25	0.95	357.75	0.60
4640-0000	Water/Sewer	852.37	6.80	2,597.50	4.34
4648-0000	Irrigation - Utility	85.22	0.68	255.66	0.43
4650-0000	Stormwater	395.35	3.15	1,186.05	1.98
4660-0000	Fire Service - Utility	690.94	5.51	2,072.82	3.47
4725-0000	Internet Service	0.00	0.00	144.98	0.24
4799-0000	TOTAL UTILITIES	16,028.05	127.78	48,209.91	80.63
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	-1,975.00	-15.75	730.00	1.22
5210-0000	Locks & Keys Repairs	66.00	0.53	66.00	0.11
5230-0000	Plumbing Repairs	2,691.28	21.46	2,691.28	4.50
5290-0000	Other Maintenance	1,457.50	11.62	4,571.50	7.65
5295-0000	Other Supplies	-28.64	-0.23	667.16	1.12
5299-0000	TOTAL REPAIR/MAINTENANCE	2,211.14	17.63	8,725.94	14.59
5400-0000	SERVICES				
5415-0000	Elevator Phone Service	0.00	0.00	216.25	0.36
5420-0000	Fire Protection System	931.06	7.42	931.06	1.56
5430-0000	Exterminating	0.00	0.00	250.00	0.42
5450-0000	Janitorial Service	1,650.00	13.15	5,110.02	8.55
5460-0000	Landscaping Service	1,850.00	14.75	8,586.70	14.36
5480-0000	Security	0.00	0.00	576.00	0.96
5487-0000	Window Washing Service	0.00	0.00	4,285.00	7.17
5490-0000	Water Treatment Service	2,475.96	19.74	4,951.92	8.28
5499-0000	TOTAL SERVICES	6,907.02	55.07	24,906.95	41.66
5500-0000	PROPERTY ADMINISTRATION				
5522-0000	Internet Charge	3,204.95	25.55	5,614.85	9.39
5560-0000	Fees/Licenses/Permits	134.63	1.07	606.54	1.01
5566-0000	Office Equipment Maintenance	1,097.88	8.75	1,097.88	1.84
5575-0000	Professional Fees	6,890.00	54.93	9,330.00	15.60
5587-0000	General Authority Expense	0.00	0.00	994.82	1.66
5596-0000	Other Administration Costs	3.00	0.02	6.00	0.01
5599-0000	TOTAL PROPERTY ADMINISTRATION	11,330.46	90.33	17,650.09	29.52
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				

INNOVATION PARK (lcrda)

Cash Flow Statement

Period = Dec 2025

Book = Accrual

		Period to Date	%	Year to Date	%
6110-0000	Management Fees TALCOR	1,800.00	14.35	5,400.00	9.03
6199-0000	TOTAL MANAGEMENT	1,800.00	14.35	5,400.00	9.03
6200-0000	INSURANCE				
6210-0000	Property Insurance	8,464.88	67.49	25,394.64	42.47
6299-0000	TOTAL INSURANCE	8,464.88	67.49	25,394.64	42.47
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	10,264.88	81.84	30,794.64	51.50
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	79,474.26	633.60	228,127.25	381.54
7000-0000	NONCAM OPERATING EXPENSES				
7990-0000	ALL TOTAL EXPENSES	79,474.26	633.60	228,127.25	381.54
7999-0000	NET INCOME - OPERATING	-66,931.06	-533.60	-168,335.93	-281.54
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	11,200.00	89.29	33,600.00	56.20
8199-0000	TOTAL DEBT SERVICE	11,200.00	89.29	33,600.00	56.20
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	49,941.70	398.16	149,825.10	250.58
8299-0000	TOTAL OTHER EXPENSES	49,941.70	398.16	149,825.10	250.58
9900-0000	NET INCOME	-128,072.76	-1,021.05	-351,761.03	-588.31
	Adjustments				
1206-0000	Other Receivables	-1,183.13	-9.43	-1,183.13	-1.98
1210-0000	Accounts Receivable	14,394.20	114.76	-6,637.79	-11.10
1590-0000	Accumulated Depreciation	49,941.70	398.16	149,825.10	250.58
1620-0000	F/F/E- Improvements	731.92	5.84	0.00	0.00
1913-0000	Prepaid Insurance	-14,419.07	-114.96	-8,463.22	-14.15
1925-0000	Investments	46,505.10	370.76	54,085.81	90.46
2236-0000	Accounts Payable	-2,230.59	-17.78	-4,767.41	-7.97
2246-0000	Prepaid Rents	1,925.30	15.35	476.29	0.80
2249-0000	Accrued Other	0.00	0.00	2,355.00	3.94
2250-0000	Tenant Security Dep	0.00	0.00	1,200.00	2.01
2251-1000	Accrued Interest	11,200.00	89.29	33,600.00	56.20
2257-0000	Due to FSU	25,891.02	206.41	77,673.05	129.91
2305-0000	Sales Tax Payable	0.00	0.00	-153.48	-0.26
	Total Adjustments	132,756.45	1,058.39	298,010.22	498.42
	Cash Flow	4,683.69	37.34	-53,750.81	-89.90
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-4500	Cash - Hancock #2	10,684.32	15,368.01	4,683.69	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	10,884.32	15,568.01	4,683.69	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1110-4500	Cash - Hancock #2	69,118.82	15,368.01	-53,750.81	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	69,318.82	15,568.01	-53,750.81	

Cash - Hancock #2

1/16/2026

Bank Reconciliation Report
12/31/2025

Posted by: kristy on 1/16/2026

Balance Per Bank Statement as of 12/31/2025 38,646.56

Outstanding Checks

Check Date	Check Number	Payee	Amount
9/29/2025	1513	culligan - Consolidated Water Group	2,475.96
11/20/2025	1539	culligan - Consolidated Water Group	1,237.98
11/20/2025	1540	fishclean - Preston Genuine Enterprises	4,285.00
12/18/2025	1549	battplus - Batteries Plus	26.30
12/18/2025	1550	culligan - Consolidated Water Group	2,674.96
12/18/2025	1552	heinzbro - Heinz Nurseries, LLC.	2,075.00
12/18/2025	1553	i2x - I2X Solutions LLC	2,000.00
12/18/2025	1557	Icboc - Leon County Clerk & Comptroller's Office	4,793.14
12/18/2025	1561	sunelectric - Sun Coast Electric and Networking, Inc	230.00
12/18/2025	1562	tribuilding - TRI BUILDING SERVICES	3,300.00
12/19/2025	1563	airgasusa - Airgas USA	180.21
Less:	Outstanding Checks		23,278.55
	Reconciled Bank Balance		15,368.01

Balance per GL as of 12/31/2025 15,368.01

Reconciled Balance Per G/L 15,368.01

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

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
11/10/2025	12012025	utilal - CITY OF TALLAHASSEE	16,856.10	12/31/2025
11/20/2025	1538	cappest - CAPITAL CITY PEST CONTROL SERVICES, LLC	250.00	12/31/2025
11/20/2025	1541	heinzbro - Heinz Nurseries, LLC.	4,661.70	12/31/2025
11/20/2025	1542	i2x - I2X Solutions LLC	1,000.00	12/31/2025
11/20/2025	1543	kutak - Kutak Rock LLP	1,080.00	12/31/2025
11/20/2025	1544	Icboc - Leon County Clerk & Comptroller's Office	4,793.14	12/31/2025
11/20/2025	1546	osceola - Osceola Supply Inc.	160.02	12/31/2025
11/20/2025	1547	rjyoung - RJ Young Company	42.90	12/31/2025
11/20/2025	1548	tribuilding - TRI BUILDING SERVICES	1,650.00	12/31/2025
12/11/2025	12112025	metronet - Metronet Fibernet, LLC	1,204.95	12/31/2025
12/15/2025	12082025	utilal - CITY OF TALLAHASSEE	100.46	12/31/2025
12/15/2025	12292025	utilal - CITY OF TALLAHASSEE	14,979.75	12/31/2025
12/18/2025	1551	davissaf - DAVIS SAFE & LOCK, INC	66.00	12/31/2025
12/18/2025	1554	johnson - Johnson Controls Fire Protection LP	2,114.19	12/31/2025
12/18/2025	1555	kings - Kings III of America, Inc.	216.25	12/31/2025
12/18/2025	1556	kutak - Kutak Rock LLP	1,440.00	12/31/2025
12/18/2025	155B	mgital - TALCOR COMMERCIAL REAL ESTATE SVC INC	2,927.50	12/31/2025
12/18/2025	1559	misc1ho - Thomas Howell Ferguson, PA	6,500.00	12/31/2025

Cash - Hancock #2

1/16/2026

Bank Reconciliation Report

12/31/2025

Posted by: kristy on 1/16/2026

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
12/18/2025	1560	rocket - Rocket Daddy LLC	1,097.88	12/31/2025
12/23/2025	12232025	lowerhill - Tower Hill Insurance Group	19,155.87	12/31/2025
12/30/2025	12302025	brownbro - BROWN & BROWN OF FLORIDA, INC.	3,930.50	12/31/2025
Total Cleared Checks			84,227.21	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
12/2/2025	854		3,555.00	12/31/2025
12/2/2025	855		6,200.00	12/31/2025
12/4/2025	851	:CHECKscan Deposit	931.50	12/31/2025
12/11/2025	852	:CHECKscan Deposit	250.00	12/31/2025
12/12/2025	853		12,060.00	12/31/2025
12/12/2025	856		25,891.02	12/31/2025
12/22/2025	858	:CHECKscan Deposit	1,571.30	12/31/2025
Total Cleared Deposits			51,258.82	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
11/30/2025	JE 42504	Only part of the billing cleared in November	9,124.29	12/31/2025
11/30/2025	JE 42505	Only part of the billing cleared in November	-9,124.29	12/31/2025
11/30/2025	JE 42545	Benefits - 11.25#457 Plan #2	-210.00	12/31/2025
11/30/2025	JE 42548	Benefits - November for November	-3,973.90	12/31/2025
12/31/2025	JE 42762	Investments liquidated	50,000.00	12/31/2025
12/31/2025	JE 42763	12.25Bank Fees	-134.63	12/31/2025
12/31/2025	JE 42764	Benefits - 12.25#457 Plan #1	-210.00	12/31/2025
12/31/2025	JE 42765	Benefits - 12.25#457 Plan #2	-210.00	12/31/2025
12/31/2025	JE 42766	Payroll Taxes - December for December	-6,053.20	12/31/2025
12/31/2025	JE 42767	Payroll Taxes - December for December	-6,080.42	12/31/2025
12/31/2025	JE 42768	Benefits - December for December	-4,138.18	12/31/2025
12/31/2025	JE 42771	Payroll for December	-11,048.35	12/31/2025
12/31/2025	JE 42774	Airgas #1537 cleared after voiding the check	-30.78	12/31/2025
Total Cleared Other Items			17,910.54	



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



Statements Dates
 12/01/2025 - 12/31/2025

Account Number:

Images:
 0

***TRUNC ACCTS* E0**

1
**LEON COUNTY RESEARCH & DEVELOPMENT
 AUTHORITY OPERATING ACCOUNT
 ATTN EXECUTIVE DIRECTOR
 1729 W PAUL DIRAC DRIVE
 SUITE 219
 TALLAHASSEE FL 32310**

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

Checking Account Summary

PREVIOUS BALANCE	53,704.41	AVERAGE BALANCE	
+ 8 CREDITS	101,258.82		64,180.57
- 31 DEBITS	116,182.04	YTD INTEREST PAID	
- SERVICE CHARGES	134.63		.00
+ INTEREST PAID	.00		
ENDING BALANCE	38,646.56		

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

• Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
12/02	3,555.00	Bill.com Piersica, Inc 025336006891545CCD	12/12	12,860.00	DIRECT PAY FLORIDA STATE UN 025346010049066CCD
12/02	6,200.00	Bill.com Piersica, Inc 025336006891547CCD	12/12	25,891.02	MISC PAY GSA TREAS 310 025345009861590CCD
12/05	931.50	Settlement TALCOR-INN1145 025339007985445CCD	12/23	1,571.30	Settlement TALCOR-INN1145 025357002925291CCD
12/12	250.00	Settlement TALCOR-INN1145 025346009971160CCD	12/24	50,000.00	INCOMING WIRE

• Checks

Date	Serial	Amount	Date	Serial	Amount
12/03	1537	30.78	12/30	1551 *	66.00
12/09	1541 *	4,661.70	12/30	1554 *	2,114.19
12/08	1542	1,000.00	12/31	1555	216.25
12/02	1543	1,080.00	12/30	1556	1,440.00
12/05	1544	4,793.14	12/26	1558 *	2,927.50
12/03	1546 *	160.02	12/30	1559	6,500.00
12/04	1547	42.90	12/30	1560	1,097.88
12/02	1548	1,650.00	12/09	5001538 *	250.00

• Other Debits

Date	Amount	Description	Date	Amount	Description
12/01	210.00	PAYMENTS NATIONWIDE 025332006089914PPD			025336006686319CCD
12/02	3,973.90	CRC FLA DEPT REVENUE	12/03	7,731.81	BILLPAY CITY OF TALL-UTL 025337007138611PPD



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



Statements Dates
 12/01/2025 - 12/31/2025

Account Number:

Images:
 0

***TRUNC ACCTS* E0**

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

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
12/09	100.46	BILLPAY CITY OF TALL-UTL 025343008881829PPD	12/30	5,480.73	QUICKBOOKS INTUIT PAYROLL S 025364004694527CCD
12/11	134.63	ANALYSIS SERVICE CHG	12/30	6,053.20	USATAXPYMT IRS 025363004313076CCD
12/12	1,204.95	Metronet Metronet 025346009979399WEB	12/30	24,104.04	BILLPAY CITY OF TALL-UTL 025364004566318PPD
12/12	5,567.62	QUICKBOOKS INTUIT PAYROLL S 025346010121842CCD	12/31	210.00	PAYMENTS NATIONWIDE 025365005183978PPD
12/15	210.00	PAYMENTS NATIONWIDE 025349000450100PPD	12/31	3,930.50	PAYMENTS BROWN & BROWN OF 025365005196891CCD
12/15	6,080.42	USATAXPYMT IRS 025346010190764CCD	12/31	4,138.18	CRC FLA DEPT REVENUE 025365005199647CCD
12/26	19,155.87	debitpmt Tower Hill Insur 025358003651648PPD			

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
11/30	53,704.41	12/08	43,718.36	12/24	116,080.90
12/01	53,494.41	12/09	38,706.20	12/26	93,997.53
12/02	56,545.51	12/11	38,571.57	12/30	47,141.49
12/03	48,622.90	12/12	70,800.02	12/31	38,646.56
12/04	48,580.00	12/15	64,509.60		
12/05	44,718.36	12/23	66,080.90		

Payment Detail

Bank=inn1145 AND mm/yy=12/2025-12/2025 AND Check Date=12/01/2025-12/31/2025 AND All Checks=Yes AND Include Voids=All Checks

Check# Bank - Vendor - Date	Payable #	Property	Amount Account
1453 (inn1145) - Airgas USA (airgasusa) - 12/18/25 (12/25) (Voider)			
Nitrogen Gas for cylinder	P-215620	nfil-op	-96.10 52950000 - Other Supplies
Total 1453 (inn1145) - Airgas USA (airgasusa) - 12/18/25 (12/25) (Voider)			-96.10
1489 (inn1145) - Airgas USA (airgasusa) - 12/18/25 (12/25) (Voider)			
Nitrogen Gas for cylinder	P-217539	nfil-op	-113.71 52950000 - Other Supplies
Nitrogen Gas for cylinder	P-217540	nfil-op	-94.80 52950000 - Other Supplies
Hazmat-short paid inv #5516745583	P-217541	nfil-op	-8.00 52950000 - Other Supplies
Total 1489 (inn1145) - Airgas USA (airgasusa) - 12/18/25 (12/25) (Voider)			-216.51
1537 (inn1145) - Airgas USA (airgasusa) - 12/18/25 (12/25) (Voider)			
Nitrogen Gas for cylinder	P-221677	nfil-op	-30.78 52950000 - Other Supplies
Total 1537 (inn1145) - Airgas USA (airgasusa) - 12/18/25 (12/25) (Voider)			-30.78
1549 (inn1145) - Batteries Plus (battplus) - 12/18/25 (12/25)			
batteries for RR faucets - Ignite	P-222876	nfil-op	26.30 52300000 - Plumbing Repairs
Total 1549 (inn1145) - Batteries Plus (battplus) - 12/18/25 (12/25)			26.30
1550 (inn1145) - Consolidated Water Group (culligan) - 12/18/25 (12/25)			
Mthly water services	P-222901	nfil-op	1,237.98 54900000 - Water Treatment Service
Mthly water services	P-222902	nfil-op	1,237.98 54900000 - Water Treatment Service
Installation of parts	P-222903	nfil-op	199.00 52900000 - Other Maintenance
Total 1550 (inn1145) - Consolidated Water Group (culligan) - 12/18/25 (12/25)			2,674.96
1551 (inn1145) - DAVIS SAFE & LOCK, INC (davissaf) - 12/18/25 (12/25)			
duplicate keys lab 125	P-222768	nfil-op	49.50 52100000 - Locks & Keys Repairs
duplicate keys master	P-222769	nfil-op	16.50 52100000 - Locks & Keys Repairs
Total 1551 (inn1145) - DAVIS SAFE & LOCK, INC (davissaf) - 12/18/25 (12/25)			66.00
1552 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 12/18/25 (12/25)			
11.2025 lawn Svcs	P-222893	lcrda-op	675.00 54600000 - Landscaping Service
11.2025 lawn Svcs	P-222893	nfil-op	1,400.00 54600000 - Landscaping Service
Total 1552 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 12/18/25 (12/25)			2,075.00
1553 (inn1145) - I2X Solutions LLC (i2x) - 12/18/25 (12/25)			
IT Consulting Fees	P-222930	lcrda-op	1,000.00 55750000 - Professional Fees
IT Consulting Fees	P-222931	lcrda-op	1,000.00 55750000 - Professional Fees
Total 1553 (inn1145) - I2X Solutions LLC (i2x) - 12/18/25 (12/25)			2,000.00
1554 (inn1145) - Johnson Controls Fire Protection LP (johnson) - 12/18/25 (12/25)			
repair deployed sprinkler head. reset system	P-222770	nfil-op	1,183.13 12060000 - Other Receivables
Qtrly svcs	P-222896	nfil-op	665.00 54200000 - Fire Protection System
Qtrly svcs	P-222897	nfil-op	266.06 54200000 - Fire Protection System
Total 1554 (inn1145) - Johnson Controls Fire Protection LP (johnson) - 12/18/25 (12/25)			2,114.19
1555 (inn1145) - Kings III of America, Inc. (kings) - 12/18/25 (12/25)			
12/01/25 -02/28/26 Elevator Ph Svcs	P-221894	nfil-op	216.25 54150000 - Elevator Phone Service
Total 1555 (inn1145) - Kings III of America, Inc. (kings) - 12/18/25 (12/25)			216.25
1556 (inn1145) - Kutak Rock LLP (kutak) - 12/18/25 (12/25)			
legal matters-LCRDA	P-221896	lcrda-op	1,440.00 77200000 - Legal Fees-NonCAM
Total 1556 (inn1145) - Kutak Rock LLP (kutak) - 12/18/25 (12/25)			1,440.00
1557 (inn1145) - Leon County Clerk & Comptroller's Office (lcboc) - 12/18/25 (12/25)			
12.2025 Hlth Ins-LCRDA	P-222894	lcrda-op	268.39 44060000 - Employee Benefits-Authority
12.2025 Hlth Ins-LCRDA	P-222894	lcrda-op	4,322.27 44060000 - Employee Benefits-Authority
12.2025 Hlth Ins-LCRDA	P-222894	lcrda-op	170.96 44060000 - Employee Benefits-Authority
12.2025 Hlth Ins-LCRDA	P-222894	lcrda-op	31.52 44060000 - Employee Benefits-Authority
Total 1557 (inn1145) - Leon County Clerk & Comptroller's Office (lcboc) - 12/18/25 (12/25)			4,793.14
1558 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 12/18/25 (12/25)			
11.2025 Labor Bill-NFIL	P-222501	nfil-op	1,127.50 52900000 - Other Maintenance
12.2025 Mgmt Fee-LCRDA	P-222881	lcrda-op	800.00 61100000 - Management Fees TALCOR
12.2025 Mgmt Fee-LCRDA	P-222881	nfil-op	1,000.00 61100000 - Management Fees TALCOR
Total 1558 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 12/18/25 (12/25)			2,927.50

Payment Detail

Bank=inn1145 AND mm/yy=12/2025-12/2025 AND Check Date=12/01/2025-12/31/2025 AND All Checks=Yes AND Include Voids=All Checks

1559 (inn1145) - Thomas Howell Ferguson, PA (misctho) - 12/18/25 (12/25)			
Audit for Sept 2025-1st pmt	P-222924	lcrda-op	6,500.00 55750000 - Professional Fees
Total 1559 (inn1145) - Thomas Howell Ferguson, PA (misctho) - 12/18/25 (12/25)			6,500.00
1560 (inn1145) - Rocket Daddy LLC (rocket) - 12/18/25 (12/25)			
Oct Svcs	P-222913	nfil-op	365.96 16200000 - F/F/E- Improvements
Nov Svcs	P-222915	nfil-op	365.96 16200000 - F/F/E- Improvements
Dec Svcs	P-222918	nfil-op	365.96 55660000 - Office Equipment Maintenance
Total 1560 (inn1145) - Rocket Daddy LLC (rocket) - 12/18/25 (12/25)			1,097.88
1561 (inn1145) - Sun Coast Electric and Networking, Inc (sunelectric) - 12/18/25 (12/25)			
Installed power chord to dishwasher in room 203	P-222875	nfil-op	230.00 51200000 - Electric Repairs
Total 1561 (inn1145) - Sun Coast Electric and Networking, Inc (sunelectric) - 12/18/25 (12/25)			230.00
1562 (inn1145) - TRI BUILDING SERVICES (tribuilding) - 12/18/25 (12/25)			
Mthly janitorial svcs	P-222873	nfil-op	1,650.00 54500000 - Janitorial Service
Mthly janitorial svcs-Dec	P-222895	nfil-op	1,650.00 54500000 - Janitorial Service
Total 1562 (inn1145) - TRI BUILDING SERVICES (tribuilding) - 12/18/25 (12/25)			3,300.00
1563 (inn1145) - Airgas USA (airgasusa) - 12/19/25 (12/25)			
Nitrogen Gas for cylinder	P-215620	nfil-op	96.10 52950000 - Other Supplies
Nitrogen Gas for cylinder	P-217539	nfil-op	113.71 52950000 - Other Supplies
Nitrogen Gas for cylinder	P-217540	nfil-op	94.80 52950000 - Other Supplies
Hazmat-short paid inv #5516745583	P-217541	nfil-op	8.00 52950000 - Other Supplies
Nitrogen Gas for cylinder	P-221677	nfil-op	30.78 52950000 - Other Supplies
credit per Airgas	P-222987	nfil-op	-163.18 52950000 - Other Supplies
Total 1563 (inn1145) - Airgas USA (airgasusa) - 12/19/25 (12/25)			180.21
12082025 (inn1145) - CITY OF TALLAHASSEE (utlital) - 12/15/25 (12/25)			
Acct #100002739 11.2025	P-222679	lcrda-op	15.12 46050000 - Electric
Acct #100002739 11.2025	P-222679	lcrda-op	42.67 46400000 - Water/Sewer
Acct #100002739 11.2025	P-222679	lcrda-op	42.67 46400000 - Water/Sewer
Total 12082025 (inn1145) - CITY OF TALLAHASSEE (utlital) - 12/15/25 (12/25)			100.46
12112025 (inn1145) - Metronet Fibernet, LLC (metronet) - 12/11/25 (12/25)			
2109240 12.2025	P-222544	nfil-op	1,204.95 77110000 - Internet Charge-NonCAM
Total 12112025 (inn1145) - Metronet Fibernet, LLC (metronet) - 12/11/25 (12/25)			1,204.95
12232025 (inn1145) - Tower Hill Insurance Group (towerhill) - 12/23/25 (12/25)			
Policy #ICF1025377-12.2025	P-222991	lcrda-op	19,155.87 19130000 - Prepaid Insurance
Total 12232025 (inn1145) - Tower Hill Insurance Group (towerhill) - 12/23/25 (12/25)			19,155.87
12292025 (inn1145) - CITY OF TALLAHASSEE (utlital) - 12/15/25 (12/25)			
Acct #100275444 11.2025	P-222682	nfil-op	497.73 46400000 - Water/Sewer
Acct #100275444 11.2025	P-222682	nfil-op	4,336.99 73120000 - Natural Gas- NonCAM/Vacant
Acct #100275444 11.2025	P-222682	nfil-op	690.94 46600000 - Fire Service - Utility
Acct #100275444 11.2025	P-222682	nfil-op	395.35 46500000 - Stormwater
Acct #100275444 11.2025	P-222682	nfil-op	85.22 46480000 - Irrigation - Utility
Acct #100275444 11.2025	P-222682	nfil-op	272.53 46400000 - Water/Sewer
Acct #100275444 11.2025	P-222682	nfil-op	119.25 46350000 - Refuse Collection
Acct #100275444 11.2025	P-222682	nfil-op	8,581.74 46050000 - Electric
Total 12292025 (inn1145) - CITY OF TALLAHASSEE (utlital) - 12/15/25 (12/25)			14,979.75
12302025 (inn1145) - BROWN & BROWN OF FLORIDA, INC. (brownbro) - 12/30/25 (12/25)			
PK-FL 0374009 25-03 - 1/1/26	P-223158	nfil-op	3,927.50 19130000 - Prepaid Insurance
PK-FL 0374009 25-03 - 1/1/26	P-223158	nfil-op	3.00 31001000 - Administrative Fee
Total 12302025 (inn1145) - BROWN & BROWN OF FLORIDA, INC. (brownbro) - 12/30/25 (12/25)			3,930.50
			68,669.57

Deposit Register

Date = 12/01/2025 - 12/31/2025

Name	Property	Unit	Tenant	Period	Received Date	Deposit Date	Amount	Check #	Deposit #	Notes
(inn1145) - 851 12/04/2025										
Reclaim Pharmaceutical Waste Management LLC	nfil-op	BIO217	quarry	12/2025	12/4/2025	12/4/2025	931.50	001256	851	:CHECKscan Payment
Total (inn1145) - 851 12/04/2025							931.50			
(inn1145) - 852 12/11/2025										
Higher Edification LLC,	nfil-op	109BCDE	higher	12/2025	12/11/2025	12/11/2025	250.00	0048917692	852	:CHECKscan Payment
Total (inn1145) - 852 12/11/2025							250.00			
(inn1145) - 853 12/12/2025										
FSU	lcrda-op	11A	fsucam	12/2025	12/12/2025	12/12/2025	1,767.00	AUTO	853	
PHIPPS BUILDING	lcrda-op	1B	phipps	12/2025	12/12/2025	12/12/2025	1,061.00	AUTO	853	
NORTHWEST REGIONAL DATA CENTER	lcrda-op	3A	data	12/2025	12/12/2025	12/12/2025	909.00	AUTO	853	
FSU-AEROPULSION & MECHATRONICS ENERGY	lcrda-op	3B	aero	12/2025	12/12/2025	12/12/2025	1,759.00	AUTO	853	
NATIONAL HIGH MAGNETIC FIELD LABORATORY	lcrda-op	4A-10A	maglab	12/2025	12/12/2025	12/12/2025	4,597.00	AUTO	853	
Interdisciplinary Research & Commercialization Building	lcrda-op	5C	ircb	12/2025	12/12/2025	12/12/2025	1,481.00	AUTO	853	
MORGAN/SLIGER/JOHNSON/SHAW BUILDINGS	lcrda-op	6G	lot6g	12/2025	12/12/2025	12/12/2025	524.00	AUTO	853	
MORGAN/SLIGER/JOHNSON/SHAW BUILDINGS	lcrda-op	6G	lot6g	12/2025	12/12/2025	12/12/2025	762.00	AUTO	853	
Total (inn1145) - 853 12/12/2025							12,860.00			
(inn1145) - 854 12/02/2025										
Piersica, Inc. a Delaware for profit corp.	nfil-op	CHEM225	piernfil	12/2025	12/2/2025	12/2/2025	3,555.00	AUTO	854	
Total (inn1145) - 854 12/02/2025							3,555.00			
(inn1145) - 855 12/02/2025										
Piersica, Inc. a Delaware for profit corp.	nfil-op	CHEM225	piernfil	12/2025	12/2/2025	12/2/2025	6,200.00	AUTO	855	
Total (inn1145) - 855 12/02/2025							6,200.00			
(inn1145) - 856 12/12/2025										
GSA 12.2025 pymt	johnson			12/2025	12/12/2025	12/12/2025	25,891.02	AUTO	856	GSA 12.2025 pymt
Total (inn1145) - 856 12/12/2025							25,891.02			
(inn1145) - 858 12/22/2025										
Akerman LLP	lcrda-op			12/2025	12/22/2025	12/22/2025	21.30	100608	858	:CHECKscan Payment - proceeds
Shanna Lewis	lcrda-op			12/2025	12/22/2025	12/22/2025	350.00	40392	858	:CHECKscan Payment - Shanna Lewis restitution
RRC Washington	nfil-op		rrc	12/2025	12/22/2025	12/22/2025	1,200.00	907534982	858	:CHECKscan Payment
Total (inn1145) - 858 12/22/2025							1,571.30			
Grand Total							51,258.82			

Aged Receivable

DB Caption: TALCOR Commercial -- LIVE Property: lcrda Status: Current, Past, Future All Selected Accounts Age As Of: 12/31/2025 Post To: 12/2025 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	485.00	0.00	0.00	483.00	2.00	0.00	485.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		phippis	PHIPPS BUILDING	Current	1.00	0.00	0.00	0.00	1.00	0.00	1.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		danfoss	DANFOSS TURBOCOR, INC.	Current	4,863.25	0.00	0.00	4,863.25	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	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		cent	CENTENNIAL BUILDING	Current	770.00	0.00	0.00	770.00	0.00	0.00	770.00
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		collins	COLLINS BUILDING	Current	678.00	0.00	0.00	678.00	0.00	0.00	678.00
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					6,797.25	0.00	0.00	6,794.25	3.00	-2,118.34	4,678.91
nfil-op - North Florida Innovation Labs											
nfil-op - North Florida Innovation Labs		nhenergy	NHU Energy	Current	100.00	100.00	0.00	0.00	0.00	0.00	100.00
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	3.27	0.00	0.00	0.00	3.27	0.00	3.27
nfil-op - North Florida Innovation Labs					103.27	100.00	0.00	0.00	3.27	-1,157.04	-1,053.77
Grand Total					6,900.52	100.00	0.00	6,794.25	6.27	-3,275.38	3,625.14

User Id : kristy@talcor.com Date : 1/16/2026 Time : 10:02 AM

Payables Aging Report

lcrda
 Period: 12/2025
 As of : 12/31/2025

Payee Code	Payee Name	Invoice Notes	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90	Future Invoice	Notes
airgasusa	Airgas USA														0.00
		Nitrogen Gas for cylinder	P-223690	53317	nfil-op	12/30/2025	5295-0000 Other Supplies	5520949044	38.15	38.15	0.00	0.00	0.00	0.00	0.00 Nitrogen Gas for cylinder
		Nitrogen Gas for cylinder	P-223692	53317	nfil-op	12/30/2025	5295-0000 Other Supplies	9167449953	65.61	65.61	0.00	0.00	0.00	0.00	0.00 Nitrogen Gas for cylinder
Total airgasusa									103.76	103.76	0.00	0.00	0.00	0.00	
culligan	Consolidated Water Group														0.00
		Mthly water services	P-223691	53317	nfil-op	12/30/2025	5490-0000 Water Treatment Service	CD741882	1,237.98	1,237.98	0.00	0.00	0.00	0.00	0.00 Mthly water services
Total culligan									1,237.98	1,237.98	0.00	0.00	0.00	0.00	
heinzbro	Heinz Nurseries, LLC.														0.00
		12.2025 lawn Svcs	P-223799	53357	lcrda-op	12/31/2025	5460-0000 Landscaping Service	61578	800.00	800.00	0.00	0.00	0.00	0.00	0.00 12.2025 lawn Svcs
		12.2025 lawn Svcs	P-223799	53357	nfil-op	12/31/2025	5460-0000 Landscaping Service	61578	1,050.00	1,050.00	0.00	0.00	0.00	0.00	0.00 12.2025 lawn Svcs
Total heinzbro									1,850.00	1,850.00	0.00	0.00	0.00	0.00	
i2x	I2X Solutions LLC														0.00
		IT Consulting Fees	P-223835	53364	lcrda-op	12/31/2025	5575-0000 Professional Fees	2675	1,000.00	1,000.00	0.00	0.00	0.00	0.00	0.00 Dec 2025-IT Consulting Fees
Total i2x									1,000.00	1,000.00	0.00	0.00	0.00	0.00	
kutak	Kutak Rock LLP														0.00
		legal matters-LCRDA	P-223853	53372	lcrda-op	12/31/2025	7720-0000 Legal Fees-NonCAM	3686756	390.00	390.00	0.00	0.00	0.00	0.00	0.00 legal matters-LCRDA
Total kutak									390.00	390.00	0.00	0.00	0.00	0.00	
mgttal	TALCOR COMMERCIAL REAL ESTATE SVC INC														0.00
		12.2025 Labor Bill-NFIL & LCRDA	P-223689	53316	lcrda-op	12/31/2025	5290-0000 Other Maintenance	12.2025 Labor Bill-NFIL-OP	55.00	55.00	0.00	0.00	0.00	0.00	0.00 12.2025 Labor Bill-LCRDA
		12.2025 Labor Bill-NFIL & LCRDA	P-223689	53316	nfil-op	12/31/2025	5290-0000 Other Maintenance	12.2025 Labor Bill-NFIL-OP	1,402.50	1,402.50	0.00	0.00	0.00	0.00	0.00 12.2025 Labor Bill-NFIL
Total mgttal									1,457.50	1,457.50	0.00	0.00	0.00	0.00	
uttal	CITY OF TALLAHASSEE														0.00
		Acct #100002739 12.2025	P-223755	53339	lcrda-op	12/31/2025	4605-0000 Electric	100002739 12.2025	15.23	15.23	0.00	0.00	0.00	0.00	0.00 Acct #100002739 12.2025
		Acct #100002739 12.2025	P-223755	53339	lcrda-op	12/31/2025	4640-0000 Water/Sewer	100002739 12.2025	85.34	85.34	0.00	0.00	0.00	0.00	0.00 Acct #100002739 12.2025
		Acct #100275444 12/2025	P-223754	53339	nfil-op	12/31/2025	4605-0000 Electric	100275444 12.2025	8,666.13	8,666.13	0.00	0.00	0.00	0.00	0.00 Acct #100275444 12.2025
		Acct #100275444 12/2025	P-223754	53339	nfil-op	12/31/2025	4635-0000 Refuse Collection	100275444 12.2025	119.25	119.25	0.00	0.00	0.00	0.00	0.00 Acct #100275444 12.2025
		Acct #100275444 12/2025	P-223754	53339	nfil-op	12/31/2025	4640-0000 Water/Sewer	100275444 12.2025	767.03	767.03	0.00	0.00	0.00	0.00	0.00 Acct #100275444 12.2025
		Acct #100275444 12/2025	P-223754	53339	nfil-op	12/31/2025	4648-0000 Irrigation - Utility	100275444 12.2025	85.22	85.22	0.00	0.00	0.00	0.00	0.00 Acct #100275444 12.2025
		Acct #100275444 12/2025	P-223754	53339	nfil-op	12/31/2025	4650-0000 Stormwater	100275444 12.2025	395.35	395.35	0.00	0.00	0.00	0.00	0.00 Acct #100275444 12.2025
		Acct #100275444 12/2025	P-223754	53339	nfil-op	12/31/2025	4660-0000 Fire Service - Utility	100275444 12.2025	690.94	690.94	0.00	0.00	0.00	0.00	0.00 Acct #100275444 12.2025
		Acct #100275444 12/2025	P-223754	53339	nfil-op	12/31/2025	7312-0000 Natural Gas- NonCAM/Vacant	100275444 12.2025	5,203.56	5,203.56	0.00	0.00	0.00	0.00	0.00 Acct #100275444 12.2025
Total uttal									16,028.05	16,028.05	0.00	0.00	0.00	0.00	
wvgay	W.W. Gay Mechanical Contractor, Inc														0.00
		replace control board on water heater	P-223795	53354	nfil-op	12/31/2025	5230-0000 Plumbing Repairs	916643980	2,664.98	2,664.98	0.00	0.00	0.00	0.00	0.00 replace control board on water htr
Total wvgay									2,664.98	2,664.98	0.00	0.00	0.00	0.00	
Grand Total									24,732.27	24,732.27	0.00	0.00	0.00	0.00	

INNOVATION PARK
LCRDA op
December 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	\$ 1,061.00	12/12	\$ 1.00	
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	\$ 1,286.00	12/12	\$ (62.61)	
3A	NORTHWEST REGIONAL DATA CENTER	11/1/81	10/31/21	4.68		\$ -	\$ (88.95)	\$ (88.95)	\$ 909.00	12/12	\$ (997.95)	
4A-10A	NATIONAL HIGH MAGNETIC FIELD LABORATORY	OWN		23.52		\$ -	\$ 4,058.72	\$ 4,058.72	\$ 4,597.00	12/12	\$ (538.28)	
11A	FSU-CAM (Elbit)			3.70		\$ -	\$ 1,559.32	\$ 1,559.32	\$ 1,767.00	12/12	\$ (207.68)	
	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	\$ 1,759.00	12/12	\$ (205.74)	
3C	VACANT			3.60								
4C	VACANT			3.90								
5C	FSU - IRCB Interdisciplinary Research			3.70		\$ -	\$ 1,479.01	\$ 1,479.01	\$ 1,481.00	12/12	\$ (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		\$ -	\$ 770.00	\$ 770.00			\$ 770.00	
8E	VACANT			9.24								
EBP	VACANT											
	MISCELLANEOUS PAYMENTS								\$ 350.00	12/22		Shanna Lewis-Restitution 3310-0000
	MISCELLANEOUS PAYMENTS								\$ 21.30	12/22		Akerman LLP
	TOTALS			182.70	\$ -	\$ -	\$ 17,538.92	\$ 17,538.92	\$ 13,231.30		\$ 4,678.92	

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ. FT	GPR	BASE RATE	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	TOTAL PAID	DATE PAID	BALANCE DUE	COMMENTS
Incubator Lab	RRC Washington Inc	7/1/2024	6/30/2025	\$ 1,200.00				\$1,200.00		\$ 1,200.00	\$ (1,157.04)	\$ 42.96	\$ 1,200.00	12/22	\$ (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	\$ 7.77	\$ 934.77	\$ 931.50	12/04	\$ 3.27	
110,111,113 225,125	Piersica	9/9/2024	11/30/2026	\$ 2,800.00				\$6,200.00		\$ 6,200.00	\$ 3,555.00	\$ 9,755.00	\$ 9,755.00	12/02	\$ -	equipment sale pymt Suncoast Elec inv + additional sec dep for new space 125
IGNITE PASS	NHU Energy	10/1/2024	10/19/2026	\$ -				\$ 100.00		\$ 100.00	\$ -	\$ 100.00			\$ 100.00	
IGNITE PASS	Higher Edification	11/1/2025	10/31/2026	\$ -				\$ 250.00		\$ 250.00	\$ -	\$ 250.00	\$ 250.00	12/11	\$ -	
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	\$-	\$8,327.00	\$	\$ 8,677.00	\$ 2,405.73	\$ 11,082.73	\$ 12,136.50		\$ (1,053.77)	

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
86847	lcrda-op	Work Completed	11/26/2025		ddm	RWO-Trash Pickup	1.00		DeMartino - straight	55.00	55.00
86925	nfil-op	Work Completed	11/26/2025		ddm	RWO General Inspections	3.00		DeMartino - straight	55.00	165.00
86968	nfil-op	Work Completed	11/26/2025		ddm	RWO Exterior repairs	2.00		DeMartino - straight	55.00	110.00
					ddm		1.00		DeMartino - straight	55.00	55.00
87018	nfil-op	Work Completed	11/26/2025		ddm	RWO Interior repairs	4.00		DeMartino - straight	55.00	220.00
					ddm		2.00		DeMartino - straight	55.00	110.00
					ddm		2.00		DeMartino - straight	55.00	110.00
87065	nfil-op	Work Completed	11/26/2025		ddm	RWO General routine maintenance	2.50		DeMartino - straight	55.00	137.50
					ddm		3.00		DeMartino - straight	55.00	165.00
					ddm		2.00		DeMartino - straight	55.00	110.00
					ddm		3.00		DeMartino - straight	55.00	165.00
					ddm		1.00		DeMartino - straight	55.00	55.00
											1,457.50