



PROPERTY MANAGEMENT



April 2026 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 = Apr 2026

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4500	Cash - Hancock #2	-1,443.57	137,408.30	-138,851.87
1121-6600	Petty Cash Fund	0.00	200.00	-200.00
1190-0000	TOTAL CASH	-1,443.57	137,608.30	-139,051.87
1200-0000	RECEIVABLES			
1205-2000	Receivable from FSU	18,026.55	0.00	18,026.55
1206-0000	Other Receivables	264.51	1,467.76	-1,203.25
1210-0000	Accounts Receivable	948.77	6,455.73	-5,506.96
1299-0000	TOTAL RECEIVABLES	19,239.83	7,923.49	11,316.34
1300-1000	PROPERTY			
1305-0000	Land	0.00	635,920.58	-635,920.58
1590-0000	Accumulated Depreciation	0.00	-1,957,561.78	1,957,561.78
1628-0000	NFIL Assets	0.00	22,032.04	-22,032.04
1629-0000	NFIL Building	0.00	22,986,573.72	-22,986,573.72
1668-0000	Park Planning/Development	0.00	939,865.15	-939,865.15
1790-0000	TOTAL PROPERTY	0.00	22,626,829.71	-22,626,829.71
1840-0000	OTHER ASSETS			
1913-0000	Prepaid Insurance	10,689.56	19,353.86	-8,664.30
1925-0000	Investments	811,210.09	1,008,386.61	-197,176.52
1960-0000	Deferred Outflows of Resources - Pension	64,420.00	64,420.00	0.00
1980-0000	TOTAL OTHER ASSETS	886,319.65	1,092,160.47	-205,840.82
1990-0000	TOTAL ASSETS	904,115.91	23,864,521.97	-22,960,406.06
2000-0000	LIABILITIES and CAPITAL			
2210-0000	Principal Note 1	0.00	3,999,999.98	-3,999,999.98
2236-0000	Accounts Payable	13,800.96	2,087.49	11,713.47
2246-0000	Prepaid Rents	257.12	2,766.18	-2,509.06
2249-0000	Accrued Other	25,128.66	33,150.68	-8,022.02
2250-0000	Tenant Security Dep	0.00	11,199.90	-11,199.90
2251-1000	Accrued Interest	0.00	100,800.00	-100,800.00
2257-0000	Due to FSU	21,745.04	259,364.35	-237,619.31
2305-0000	Sales Tax Payable	0.00	2,151.83	-2,151.83
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	393,613.78	4,744,202.41	-4,350,588.63
2500-0000	CAPITAL			
2710-0000	Retained Earnings	544.17	0.00	544.17
2730-0000	Invested in Capital Assets-Net of Debt	0.00	22,626,829.71	-22,626,829.71
2750-0000	Unrestricted	509,957.96	-3,506,510.15	4,016,468.11
2890-0000	TOTAL CAPITAL	510,502.13	19,120,319.56	-18,609,817.43
2990-0000	TOTAL LIABILITIES and CAPITAL	904,115.91	23,864,521.97	-22,960,406.06

INNOVATION PARK (lcrda)

Income Statement

Period = Apr 2026

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-6000	Leasing - Membership Fees	2,339.63	19.23	53,462.34	20.94
3115-0000	CAM	0.00	0.00	48,856.99	19.14
3132-0000	Tenant Security Income	0.00	0.00	25.00	0.01
3220-0000	Interest Income	2,823.48	23.21	23,246.53	9.11
3300-0000	Proceeds from Insurance	0.00	0.00	77,367.49	30.30
3310-0000	Other Income	6,980.38	57.37	51,718.55	20.26
3315-0000	Sales Tax Discount	0.00	0.00	3.83	0.00
3700-0000	Virtual Memberships	23.33	0.19	623.33	0.24
3990-0000	TOTAL REVENUE	12,166.82	100.00	255,304.06	100.00
4000-0000	OPERATING EXPENSES				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	109.59	93,333.38	36.56
4401-0100	Business Manager	11,581.87	95.19	56,581.87	22.16
4404-0000	Payroll Taxes - Authority	2,098.68	17.25	12,811.00	5.02
4405-0000	Worker's Compensation-Authority	199.42	1.64	1,395.94	0.55
4406-0000	Employee Benefits-Authority	485.89	3.99	45,077.85	17.66
4410-0000	Wages - Administrative	2,358.50	19.38	16,165.00	6.33
4490-0000	TOTAL PAYROLL EXPENSE	30,057.70	247.05	225,365.04	88.27
4600-0000	UTILITIES				
4605-0000	Electric	1,720.39	14.14	55,138.82	21.60
4625-0000	Natural Gas	816.42	6.71	28,273.97	11.07
4635-0000	Refuse Collection	76.50	0.63	1,092.80	0.43
4640-0000	Water/Sewer	215.60	1.77	5,450.18	2.13
4648-0000	Irrigation - Utility	50.49	0.42	607.64	0.24
4650-0000	Stormwater	65.86	0.54	2,437.96	0.95
4660-0000	Fire Service - Utility	115.16	0.95	4,260.80	1.67
4725-0000	Internet Service	72.49	0.60	72.49	0.03
4799-0000	TOTAL UTILITIES	3,132.91	25.75	97,334.66	38.12
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	150.00	1.23	6,194.00	2.43
5140-0000	Elevator Maintenance	0.00	0.00	2,433.24	0.95
5210-0000	Locks & Keys Repairs	0.00	0.00	132.00	0.05
5230-0000	Plumbing Repairs	0.00	0.00	2,844.69	1.11
5235-0000	Plumbing Supplies	0.00	0.00	104.84	0.04
5280-1000	Storm Damage Repairs	0.00	0.00	1,851.50	0.73
5290-0000	Other Maintenance	1,265.00	10.40	10,137.75	3.97
5295-0000	Other Supplies	3,311.27	27.22	4,047.55	1.59
5299-0000	TOTAL REPAIR/MAINTENANCE	4,726.27	38.85	27,745.57	10.87
5300-0000	CLEANING AND IMPROVEMENTS				
5370-0000	Interior Repairs	34,218.00	281.24	34,218.00	13.40
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	34,218.00	281.24	34,218.00	13.40
5400-0000	SERVICES				
5415-0000	Elevator Phone Service	0.00	0.00	436.75	0.17
5420-0000	Fire Protection System	0.00	0.00	3,991.76	1.56
5430-0000	Exterminating	0.00	0.00	750.00	0.29
5447-0000	HVAC Monthly Service	0.00	0.00	9,320.00	3.65
5450-0000	Janitorial Service	82.35	0.68	10,494.22	4.11
5460-0000	Landscaping Service	350.00	2.88	10,986.70	4.30
5480-0000	Security	0.00	0.00	1,440.00	0.56
5480-5000	Security Guards	288.00	2.37	288.00	0.11
5487-0000	Window Washing Service	0.00	0.00	4,285.00	1.68
5490-0000	Water Treatment Service	2,567.59	21.10	6,281.53	2.46
5499-0000	TOTAL SERVICES	3,287.94	27.02	48,273.96	18.91
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	4,500.00	36.99	4,500.00	1.76
5522-0000	Internet Charge	660.78	5.43	10,343.69	4.05

INNOVATION PARK (lcrda)

Income Statement

Period = Apr 2026

Book = Accrual

		Period to Date	%	Year to Date	%
5560-0000	Fees/Licenses/Permits	209.51	1.72	1,196.25	0.47
5565-0000	Office Supplies	0.00	0.00	49.54	0.02
5566-0000	Office Equipment Maintenance	85.39	0.70	2,281.15	0.89
5575-0000	Professional Fees	5,882.50	48.35	29,857.50	11.69
5587-0000	General Authority Expense	355.70	2.92	1,601.97	0.63
5596-0000	Other Administration Costs	141.44	1.16	288.88	0.11
5599-0000	TOTAL PROPERTY ADMINISTRATION	11,835.32	97.28	50,118.98	19.63
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	2,383.33	19.59	13,183.33	5.16
6199-0000	TOTAL MANAGEMENT	2,383.33	19.59	13,183.33	5.16
6200-0000	INSURANCE				
6210-0000	Property Insurance	8,464.88	69.57	59,254.16	23.21
6299-0000	TOTAL INSURANCE	8,464.88	69.57	59,254.16	23.21
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	10,848.21	89.16	72,437.49	28.37
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	98,106.35	806.34	555,493.70	217.58
7000-0000	NONCAM OPERATING EXPENSES				
7990-0000	ALL TOTAL EXPENSES	98,106.35	806.34	555,493.70	217.58
7999-0000	NET INCOME - OPERATING	-85,939.53	-706.34	-300,189.64	-117.58
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	0.00	0.00	67,200.00	26.32
8199-0000	TOTAL DEBT SERVICE	0.00	0.00	67,200.00	26.32
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	0.00	0.00	299,650.20	117.37
8215-0000	Gain/Loss on Disposal of Assets	18,523,877.90	152,249.13	18,523,877.90	7,255.61
8299-0000	TOTAL OTHER EXPENSES	18,523,877.90	152,249.13	18,823,528.10	7,372.98
9900-0000	NET INCOME	-18,609,817.43	-152,955.48	-19,190,917.74	-7,516.89

INNOVATION PARK (lcrda)
Budget Comparison
 Period = Apr 2026
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME								
3050-0000	INCOME - OPERATING								
3110-6000	2,339.63	0.00	2,339.63	N/A	53,462.34	17,700.00	35,762.34	202.05	17,700.00
3115-0000	0.00	7,500.00	-7,500.00	-100.00	48,856.99	45,000.00	3,856.99	8.57	60,000.00
3132-0000	Leasing - Membership Fees								
	0.00	0.00	0.00	N/A	25.00	0.00	25.00	N/A	0.00
3220-0000	CAM								
	2,823.48	1,000.00	1,823.48	182.35	23,246.53	8,000.00	15,246.53	190.58	10,000.00
3300-0000	Tenant Security Income								
	0.00	0.00	0.00	N/A	77,367.49	0.00	77,367.49	N/A	0.00
3310-0000	Interest Income								
	6,980.38	300.00	6,680.38	2,226.79	51,718.55	2,400.00	49,318.55	2,054.94	3,000.00
3315-0000	Proceeds from Insurance								
	0.00	0.00	0.00	N/A	3.83	0.00	3.83	N/A	0.00
3700-0000	Other Income								
	23.33	0.00	23.33	N/A	623.33	300.00	323.33	107.78	300.00
	Sales Tax Discount								
	Virtual Memberships								
3990-0000	12,166.82	8,800.00	3,366.82	38.26	255,304.06	73,400.00	181,904.06	247.83	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	93,333.38	93,331.00	-2.38	0.00	119,997.00
4401-0100	11,581.87	7,500.00	-4,081.87	-54.42	56,581.87	52,500.00	-4,081.87	-7.78	67,500.00
4404-0000	Executive Director-Authority								
	2,098.68	2,100.00	1.32	0.06	12,811.00	14,800.00	1,989.00	13.44	19,000.00
	Business Manager								
	199.42	150.00	-49.42	-32.95	1,395.94	1,050.00	-345.94	-32.95	1,300.00
4406-0000	Payroll Taxes - Authority								
	485.89	7,000.00	6,514.11	93.06	45,077.85	49,200.00	4,122.15	8.38	63,200.00
4410-0000	Worker's Compensation-Authority								
	2,358.50	2,100.00	-258.50	-12.31	16,165.00	14,800.00	-1,365.00	-9.22	19,000.00
4490-0000	Employee Benefits-Authority								
	30,057.70	32,183.00	2,125.30	6.60	225,365.04	225,681.00	315.96	0.14	289,997.00
	TOTAL PAYROLL EXPENSE								
4600-0000	UTILITIES								
4605-0000	1,720.39	50.00	-1,670.39	-3,340.78	55,138.82	32,200.00	-22,938.82	-71.24	32,200.00
4625-0000	816.42	0.00	-816.42	N/A	28,273.97	18,000.00	-10,273.97	-57.08	18,000.00
4635-0000	Electric								
	76.50	110.00	33.50	30.45	1,092.80	3,600.00	2,507.20	69.64	3,800.00
4640-0000	Natural Gas								
	215.60	0.00	-215.60	N/A	5,450.18	580.00	-4,870.18	-839.69	580.00
4648-0000	Refuse Collection								
	50.49	0.00	-50.49	N/A	607.64	1,200.00	592.36	49.36	1,200.00
4650-0000	Water/Sewer								
	65.86	0.00	-65.86	N/A	2,437.96	1,500.00	-937.96	-62.53	1,500.00
4660-0000	Irrigation - Utility								
	115.16	0.00	-115.16	N/A	4,260.80	2,500.00	-1,760.80	-70.43	2,500.00
4725-0000	Stormwater								
	72.49	0.00	-72.49	N/A	72.49	1,000.00	927.51	92.75	1,000.00
4799-0000	Fire Service - Utility								
	3,132.91	160.00	-2,972.91	-1,858.07	97,334.66	60,580.00	-36,754.66	-60.67	60,780.00
	TOTAL UTILITIES								
5116-5000	REPAIR/MAINTENANCE								
5120-0000	150.00	110.00	-40.00	-36.36	6,194.00	2,800.00	-3,394.00	-121.21	3,000.00
5140-0000	Electric Repairs								
	0.00	0.00	0.00	N/A	2,433.24	0.00	-2,433.24	N/A	0.00
5197-0000	Elevator Maintenance								
	0.00	0.00	0.00	N/A	0.00	15,200.00	15,200.00	100.00	15,200.00
5210-0000	Holding Pond Maintenance								
	0.00	0.00	0.00	N/A	132.00	0.00	-132.00	N/A	0.00
5230-0000	Locks & Keys Repairs								
	0.00	0.00	0.00	N/A	2,844.69	1,000.00	-1,844.69	-184.47	1,000.00
5235-0000	Plumbing Repairs								
	0.00	0.00	0.00	N/A	104.84	0.00	-104.84	N/A	0.00
5280-1000	Plumbing Supplies								
	0.00	0.00	0.00	N/A	1,851.50	0.00	-1,851.50	N/A	0.00
5290-0000	Storm Damage Repairs								
	1,265.00	444.00	-821.00	-184.91	10,137.75	9,108.00	-1,029.75	-11.31	10,000.00
5295-0000	Other Maintenance								
	3,291.27	56.00	-3,235.27	-5,812.98	4,047.55	892.00	-3,155.55	-353.76	1,000.00
5299-0000	Other Supplies								
	4,726.27	610.00	-4,116.27	-674.80	27,745.57	29,000.00	1,254.43	4.33	30,200.00
5300-0000	CLEANING AND IMPROVEMENTS								
5370-0000	34,218.00	0.00	-34,218.00	N/A	34,218.00	0.00	-34,218.00	N/A	0.00
5399-0000	Interior Repairs								
	34,218.00	0.00	-34,218.00	N/A	34,218.00	0.00	-34,218.00	N/A	0.00
5400-0000	SERVICES								
5410-0000	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5415-0000	Elevator Service								
	0.00	0.00	0.00	N/A	436.75	700.00	263.25	37.61	700.00
5420-0000	Elevator Phone Service								
	0.00	0.00	0.00	N/A	3,991.76	4,500.00	508.24	11.29	4,500.00
5430-0000	Fire Protection System								
	0.00	0.00	0.00	N/A	750.00	250.00	-500.00	-200.00	250.00
5442-0000	Exterminating								
	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5447-0000	Generator Service								
	0.00	0.00	0.00	N/A	9,320.00	4,400.00	-4,920.00	-111.82	4,400.00
5450-0000	HVAC Monthly Service								
	82.35	0.00	-82.35	N/A	10,494.22	5,250.00	-5,244.22	-99.89	5,250.00
5460-0000	Janitorial Service								
	350.00	774.00	424.00	54.78	10,986.70	8,254.00	-2,732.70	-33.11	9,800.00
5480-0000	Landscaping Service								
	0.00	0.00	0.00	N/A	1,440.00	0.00	-1,440.00	N/A	0.00
	Security								

INNOVATION PARK (lcrda)
Budget Comparison
 Period = Apr 2026
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5480-0000	288.00	0.00	-288.00	N/A	288.00	0.00	-288.00	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	2,567.59	0.00	-2,567.59	N/A	6,281.53	4,000.00	-2,281.53	-57.04	4,000.00
5499-0000	3,287.94	774.00	-2,513.94	-324.80	48,273.96	29,354.00	-18,919.96	-64.45	30,900.00
5500-0000									
5510-0000	4,500.00	0.00	-4,500.00	N/A	4,500.00	0.00	-4,500.00	N/A	0.00
5522-0000	660.78	1,000.00	339.22	33.92	10,343.69	10,600.00	256.31	2.42	12,600.00
5560-0000	209.51	0.00	-209.51	N/A	1,196.25	500.00	-696.25	-139.25	500.00
5565-0000	0.00	110.00	110.00	100.00	49.54	800.00	750.46	93.81	1,000.00
5566-0000	85.39	0.00	-85.39	N/A	2,281.15	0.00	-2,281.15	N/A	0.00
5575-0000	5,882.50	4,444.00	-1,438.50	-32.37	29,857.50	31,108.00	1,250.50	4.02	39,996.00
5587-0000	355.70	220.00	-135.70	-61.68	1,601.97	1,600.00	-1.97	-0.12	2,000.00
5596-0000	141.44	1,000.00	858.56	85.86	288.88	8,000.00	7,711.12	96.39	10,000.00
5599-0000	11,835.32	6,774.00	-5,061.32	-74.72	50,118.98	52,608.00	2,489.02	4.73	66,096.00
6000-0000									
6100-0000									
6110-0000	2,383.33	825.00	-1,558.33	-188.89	13,183.33	9,020.00	-4,163.33	-46.16	10,620.00
6199-0000	2,383.33	825.00	-1,558.33	-188.89	13,183.33	9,020.00	-4,163.33	-46.16	10,620.00
6200-0000									
6210-0000	8,464.88	0.00	-8,464.88	N/A	59,254.16	29,050.00	-30,204.16	-103.97	30,000.00
6299-0000	8,464.88	0.00	-8,464.88	N/A	59,254.16	29,050.00	-30,204.16	-103.97	30,000.00
6799-0000	10,848.21	825.00	-10,023.21	-1,214.93	72,437.49	38,070.00	-34,367.49	-90.27	40,620.00
6999-0000	98,106.35	41,326.00	-56,780.35	-137.40	555,493.70	435,293.00	-120,200.70	-27.61	518,593.00
7000-0000									
7990-0000									
7999-0000	-85,939.53	-32,526.00	-53,413.53	-164.22	-300,189.64	-361,893.00	61,703.36	17.05	-427,593.00
8100-0000									
8110-0000	0.00	0.00	0.00	N/A	67,200.00	0.00	-67,200.00	N/A	0.00
8199-0000	0.00	0.00	0.00	N/A	67,200.00	0.00	-67,200.00	N/A	0.00
8200-0000									
8210-0000	0.00	0.00	0.00	N/A	299,650.20	0.00	-299,650.20	N/A	0.00
8215-0000	18,523,877.90	0.00	-18,523,877.90	N/A	18,523,877.90	0.00	-18,523,877.90	N/A	0.00
8299-0000	18,523,877.90	0.00	-18,523,877.90	N/A	18,823,528.10	0.00	-18,823,528.10	N/A	0.00
9900-0000									
NET INCOME EXPENSES	-18,609,817.43	-32,526.00	-18,577,291.43	-57,115.20	-19,190,917.74	-361,893.00	-18,829,024.74	-5,202.93	-427,593.00

LEON COUNTY RESEARCH & DEVELOPMENT (lcrda-op)

Budget Comparison

Period = Apr 2026

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	7,500.00	-7,500.00	-100.00	48,856.99	45,000.00	3,856.99	8.57	60,000.00
3220-0000	2,823.48	1,000.00	1,823.48	182.35	23,246.53	8,000.00	15,246.53	190.58	10,000.00
3310-0000	6,955.38	300.00	6,655.38	2,218.46	51,193.55	2,400.00	48,793.55	2,033.06	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	9,778.86	8,800.00	978.86	11.12	123,297.69	55,400.00	67,897.69	122.56	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	93,333.38	93,331.00	-2.38	0.00	119,997.00
4401-0100	11,581.87	7,500.00	-4,081.87	-54.42	56,581.87	52,500.00	-4,081.87	-7.78	67,500.00
4404-0000	2,098.68	2,100.00	1.32	0.06	12,811.00	14,800.00	1,989.00	13.44	19,000.00
4405-0000	199.42	150.00	-49.42	-32.95	1,395.94	1,050.00	-345.94	-32.95	1,300.00
4406-0000	485.89	7,000.00	6,514.11	93.06	45,077.85	49,200.00	4,122.15	8.38	63,200.00
4410-0000	2,358.50	2,100.00	-258.50	-12.31	16,165.00	14,800.00	-1,365.00	-9.22	19,000.00
4490-0000	30,057.70	32,183.00	2,125.30	6.60	225,365.04	225,681.00	315.96	0.14	289,997.00
4600-0000	UTILITIES								
4605-0000	14.45	50.00	35.55	71.10	105.40	200.00	94.60	47.30	200.00
4635-0000	0.00	110.00	110.00	100.00	74.00	800.00	726.00	90.75	1,000.00
4640-0000	85.34	0.00	-85.34	N/A	597.38	0.00	-597.38	N/A	0.00
4725-0000	72.49	0.00	-72.49	N/A	-18.27	0.00	18.27	N/A	0.00
4799-0000	172.28	160.00	-12.28	-7.68	758.51	1,000.00	241.49	24.15	1,200.00
5116-5000	REPAIR/MAINTENANCE								
5120-0000	0.00	110.00	110.00	100.00	0.00	800.00	800.00	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
5235-0000	0.00	0.00	0.00	N/A	104.84	0.00	-104.84	N/A	0.00
5280-1000	0.00	0.00	0.00	N/A	1,851.50	0.00	-1,851.50	N/A	0.00
5290-0000	0.00	444.00	444.00	100.00	192.50	3,108.00	2,915.50	93.81	4,000.00
5295-0000	3,311.27	56.00	-3,255.27	-5,812.98	3,311.27	392.00	-2,919.27	-744.71	500.00
5299-0000	3,311.27	610.00	-2,701.27	-442.83	5,460.11	19,500.00	14,039.89	72.00	20,700.00
5400-0000	TOTAL REPAIR/MAINTENANCE								
5460-0000	0.00	774.00	774.00	100.00	2,675.00	5,454.00	2,779.00	50.95	7,000.00
5480-0000	0.00	0.00	0.00	N/A	864.00	0.00	-864.00	N/A	0.00
5480-5000	288.00	0.00	-288.00	N/A	288.00	0.00	-288.00	N/A	0.00
5499-0000	288.00	774.00	486.00	62.79	3,827.00	5,454.00	1,627.00	29.83	7,000.00
5500-0000	TOTAL SERVICES								
5510-0000	PROPERTY ADMINISTRATION								
5510-0000	4,500.00	0.00	-4,500.00	N/A	4,500.00	0.00	-4,500.00	N/A	0.00
5522-0000	0.00	1,000.00	1,000.00	100.00	2,453.21	7,000.00	4,546.79	64.95	9,000.00
5560-0000	209.51	0.00	-209.51	N/A	1,196.25	0.00	-1,196.25	N/A	0.00
5565-0000	0.00	110.00	110.00	100.00	0.00	800.00	800.00	100.00	1,000.00
5575-0000	4,882.50	4,444.00	-438.50	-9.87	27,857.50	31,108.00	3,250.50	10.45	39,996.00
5587-0000	355.70	220.00	-135.70	-61.68	1,148.03	1,600.00	451.97	28.25	2,000.00
5596-0000	141.44	1,000.00	858.56	85.86	282.88	8,000.00	7,717.12	96.46	10,000.00
5599-0000	10,089.15	6,774.00	-3,315.15	-48.94	37,437.87	48,508.00	11,070.13	22.82	61,996.00
6000-0000	MNGMT, INSURANCE, AND TAXES								
6100-0000	MANAGEMENT								
6110-0000	2,150.00	825.00	-1,325.00	-160.61	6,950.00	5,900.00	-1,050.00	-17.80	7,500.00
6199-0000	2,150.00	825.00	-1,325.00	-160.61	6,950.00	5,900.00	-1,050.00	-17.80	7,500.00

LEON COUNTY RESEARCH & DEVELOPMENT (lcrda-op)

Budget Comparison

Period = Apr 2026

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6200-0000 INSURANCE									
6210-0000	1,602.27	0.00	-1,602.27	N/A	11,215.89	4,050.00	-7,165.89	-176.94	5,000.00
6299-0000 TOTAL INSURANCE	1,602.27	0.00	-1,602.27	N/A	11,215.89	4,050.00	-7,165.89	-176.94	5,000.00
6799-0000 TOTAL MNGMT, INSURANCE, AND TAXES	3,752.27	825.00	-2,927.27	-354.82	18,165.89	9,950.00	-8,215.89	-82.57	12,500.00
6999-0000 TOTAL BILLABLE OPERATING EXPENSES	47,670.67	41,326.00	-6,344.67	-15.35	291,014.42	310,093.00	19,078.58	6.15	393,393.00
7000-0000 NONCAM OPERATING EXPENSES									
7990-0000 ALL TOTAL EXPENSES	47,670.67	41,326.00	-6,344.67	-15.35	291,014.42	310,093.00	19,078.58	6.15	393,393.00
7999-0000 NET INCOME - OPERATING	-37,891.81	-32,526.00	-5,365.81	-16.50	-167,716.73	-254,693.00	86,976.27	34.15	-320,393.00
8100-0000 DEBT SERVICE									
8110-0000	0.00	0.00	0.00	N/A	67,200.00	0.00	-67,200.00	N/A	0.00
8199-0000 Loan #1 Interest	0.00	0.00	0.00	N/A	67,200.00	0.00	-67,200.00	N/A	0.00
8200-0000 TOTAL DEBT SERVICE									
8210-0000 OTHER EXPENSES	0.00	0.00	0.00	N/A	11,573.16	0.00	-11,573.16	N/A	0.00
8299-0000 Depreciation Expense	0.00	0.00	0.00	N/A	11,573.16	0.00	-11,573.16	N/A	0.00
9900-0000 NET INCOME	-37,891.81	-32,526.00	-5,365.81	-16.50	-246,489.89	-254,693.00	8,203.11	3.22	-320,393.00

North Florida Innovation Labs (nfil-op)
Budget Comparison
 Period = Apr 2026
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
3000-0000	INCOME								
3050-0000	INCOME - OPERATING								
3110-6000	2,339.63	0.00	2,339.63	N/A	53,462.34	17,700.00	35,762.34	202.05	17,700.00
3132-0000	0.00	0.00	0.00	N/A	25.00	0.00	25.00	N/A	0.00
3300-0000	Leasing - Membership Fees								
3310-0000	0.00	0.00	0.00	N/A	77,367.49	0.00	77,367.49	N/A	0.00
3310-0000	Tenant Security Income								
3315-0000	25.00	0.00	25.00	N/A	525.00	0.00	525.00	N/A	0.00
3315-0000	Proceeds from Insurance								
3700-0000	0.00	0.00	0.00	N/A	3.21	0.00	3.21	N/A	0.00
3700-0000	Other Income								
3700-0000	23.33	0.00	23.33	N/A	623.33	300.00	323.33	107.78	300.00
3700-0000	Sales Tax Discount								
3990-0000	Virtual Memberships								
3990-0000	2,387.96	0.00	2,387.96	N/A	132,006.37	18,000.00	114,006.37	633.37	18,000.00
4000-0000	OPERATING EXPENSES								
4001-0000	BILLABLE OPERATING EXPENSES								
4600-0000	UTILITIES								
4605-0000	1,705.94	0.00	-1,705.94	N/A	55,033.42	32,000.00	-23,033.42	-71.98	32,000.00
4625-0000	816.42	0.00	-816.42	N/A	28,273.97	18,000.00	-10,273.97	-57.08	18,000.00
4635-0000	Electric								
4635-0000	76.50	0.00	-76.50	N/A	1,018.80	2,800.00	1,781.20	63.61	2,800.00
4640-0000	Natural Gas								
4640-0000	130.26	0.00	-130.26	N/A	4,852.80	580.00	-4,272.80	-736.69	580.00
4648-0000	Refuse Collection								
4648-0000	50.49	0.00	-50.49	N/A	607.64	1,200.00	592.36	49.36	1,200.00
4650-0000	Water/Sewer								
4650-0000	65.86	0.00	-65.86	N/A	2,437.96	1,500.00	-937.96	-62.53	1,500.00
4660-0000	Irrigation - Utility								
4660-0000	115.16	0.00	-115.16	N/A	4,260.80	2,500.00	-1,760.80	-70.43	2,500.00
4725-0000	Stormwater								
4725-0000	0.00	0.00	0.00	N/A	90.76	1,000.00	909.24	90.92	1,000.00
4799-0000	Fire Service - Utility								
4799-0000	2,960.63	0.00	-2,960.63	N/A	96,576.15	59,580.00	-36,996.15	-62.09	59,580.00
5116-5000	TOTAL UTILITIES								
5116-5000	REPAIR/MAINTENANCE								
5120-0000	150.00	0.00	-150.00	N/A	6,194.00	2,000.00	-4,194.00	-209.70	2,000.00
5140-0000	Electric Repairs								
5140-0000	0.00	0.00	0.00	N/A	2,433.24	0.00	-2,433.24	N/A	0.00
5210-0000	Elevator Maintenance								
5210-0000	0.00	0.00	0.00	N/A	132.00	0.00	-132.00	N/A	0.00
5230-0000	Locks & Keys Repairs								
5230-0000	0.00	0.00	0.00	N/A	2,844.69	1,000.00	-1,844.69	-184.47	1,000.00
5290-0000	Plumbing Repairs								
5290-0000	1,265.00	0.00	-1,265.00	N/A	9,945.25	6,000.00	-3,945.25	-65.75	6,000.00
5295-0000	Other Maintenance								
5295-0000	0.00	0.00	0.00	N/A	736.28	500.00	-236.28	-47.26	500.00
5299-0000	Other Supplies								
5299-0000	1,415.00	0.00	-1,415.00	N/A	22,285.46	9,500.00	-12,785.46	-134.58	9,500.00
5300-0000	TOTAL REPAIR/MAINTENANCE								
5300-0000	CLEANING AND IMPROVEMENTS								
5370-0000	34,218.00	0.00	-34,218.00	N/A	34,218.00	0.00	-34,218.00	N/A	0.00
5399-0000	Interior Repairs								
5399-0000	34,218.00	0.00	-34,218.00	N/A	34,218.00	0.00	-34,218.00	N/A	0.00
5400-0000	TOTAL CLEANING AND IMPROVEMENTS								
5400-0000	SERVICES								
5410-0000	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5415-0000	0.00	0.00	0.00	N/A	436.75	700.00	263.25	37.61	700.00
5420-0000	Elevator Service								
5420-0000	0.00	0.00	0.00	N/A	3,991.76	4,500.00	508.24	11.29	4,500.00
5430-0000	Elevator Phone Service								
5430-0000	0.00	0.00	0.00	N/A	750.00	250.00	-500.00	-200.00	250.00
5442-0000	Fire Protection System								
5442-0000	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5447-0000	Exterminating								
5447-0000	0.00	0.00	0.00	N/A	9,320.00	4,400.00	-4,920.00	-111.82	4,400.00
5450-0000	Generator Service								
5450-0000	82.35	0.00	-82.35	N/A	10,494.22	5,250.00	-5,244.22	-99.89	5,250.00
5460-0000	HVAC Monthly Service								
5460-0000	350.00	0.00	-350.00	N/A	8,311.70	2,800.00	-5,511.70	-196.85	2,800.00
5480-0000	Janitorial Service								
5480-0000	0.00	0.00	0.00	N/A	576.00	0.00	-576.00	N/A	0.00
5487-0000	Landscaping Service								
5487-0000	0.00	0.00	0.00	N/A	4,285.00	0.00	-4,285.00	N/A	0.00
5490-0000	Security								
5490-0000	2,567.59	0.00	-2,567.59	N/A	6,281.53	4,000.00	-2,281.53	-57.04	4,000.00
5499-0000	Window Washing Service								
5499-0000	2,999.94	0.00	-2,999.94	N/A	44,446.96	23,900.00	-20,546.96	-85.97	23,900.00
5499-0000	Water Treatment Service								
5500-0000	TOTAL SERVICES								
5522-0000	PROPERTY ADMINISTRATION								
5522-0000	660.78	0.00	-660.78	N/A	7,890.48	3,600.00	-4,290.48	-119.18	3,600.00
5560-0000	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5565-0000	Internet Charge								
5565-0000	0.00	0.00	0.00	N/A	49.54	0.00	-49.54	N/A	0.00
5566-0000	Fees/Licenses/Permits								
5566-0000	85.39	0.00	-85.39	N/A	2,281.15	0.00	-2,281.15	N/A	0.00
5575-0000	Office Supplies								
5575-0000	1,000.00	0.00	-1,000.00	N/A	2,000.00	0.00	-2,000.00	N/A	0.00
5587-0000	Office Equipment Maintenance								
5587-0000	0.00	0.00	0.00	N/A	453.94	0.00	-453.94	N/A	0.00
5596-0000	Professional Fees								
5596-0000	0.00	0.00	0.00	N/A	6.00	0.00	-6.00	N/A	0.00
5599-0000	General Authority Expense								
5599-0000	1,746.17	0.00	-1,746.17	N/A	12,681.11	4,100.00	-8,581.11	-209.30	4,100.00
5599-0000	TOTAL PROPERTY ADMINISTRATION								

INNOVATION PARK (Icrda)
Cash Flow Statement

Period = Apr 2026

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-6000	Leasing - Membership Fees	2,339.63	19.23	53,462.34	20.94
3115-0000	CAM	0.00	0.00	48,856.99	19.14
3132-0000	Tenant Security Income	0.00	0.00	25.00	0.01
3220-0000	Interest Income	2,823.48	23.21	23,246.53	9.11
3300-0000	Proceeds from Insurance	0.00	0.00	77,367.49	30.30
3310-0000	Other Income	6,980.38	57.37	51,718.55	20.26
3315-0000	Sales Tax Discount	0.00	0.00	3.83	0.00
3700-0000	Virtual Memberships	23.33	0.19	623.33	0.24
3990-0000	TOTAL REVENUE	12,166.82	100.00	255,304.06	100.00
4000-0000	OPERATING EXPENSES				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	109.59	93,333.38	36.56
4401-0100	Business Manager	11,581.87	95.19	56,581.87	22.16
4404-0000	Payroll Taxes - Authority	2,098.68	17.25	12,811.00	5.02
4405-0000	Worker's Compensation-Authority	199.42	1.64	1,395.94	0.55
4406-0000	Employee Benefits-Authority	485.89	3.99	45,077.85	17.66
4410-0000	Wages - Administrative	2,358.50	19.38	16,165.00	6.33
4490-0000	TOTAL PAYROLL EXPENSE	30,057.70	247.05	225,365.04	88.27
4600-0000	UTILITIES				
4605-0000	Electric	1,720.39	14.14	55,138.82	21.60
4625-0000	Natural Gas	816.42	6.71	28,273.97	11.07
4635-0000	Refuse Collection	76.50	0.63	1,092.80	0.43
4640-0000	Water/Sewer	215.60	1.77	5,450.18	2.13
4648-0000	Irrigation - Utility	50.49	0.42	607.64	0.24
4650-0000	Stormwater	65.86	0.54	2,437.96	0.95
4660-0000	Fire Service - Utility	115.16	0.95	4,260.80	1.67
4725-0000	Internet Service	72.49	0.60	72.49	0.03
4799-0000	TOTAL UTILITIES	3,132.91	25.75	97,334.66	38.12
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	150.00	1.23	6,194.00	2.43
5140-0000	Elevator Maintenance	0.00	0.00	2,433.24	0.95
5210-0000	Locks & Keys Repairs	0.00	0.00	132.00	0.05
5230-0000	Plumbing Repairs	0.00	0.00	2,844.69	1.11
5235-0000	Plumbing Supplies	0.00	0.00	104.84	0.04
5280-1000	Storm Damage Repairs	0.00	0.00	1,851.50	0.73
5290-0000	Other Maintenance	1,265.00	10.40	10,137.75	3.97
5295-0000	Other Supplies	3,311.27	27.22	4,047.55	1.59
5299-0000	TOTAL REPAIR/MAINTENANCE	4,726.27	38.85	27,745.57	10.87
5300-0000	CLEANING AND IMPROVEMENTS				
5370-0000	Interior Repairs	34,218.00	281.24	34,218.00	13.40
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	34,218.00	281.24	34,218.00	13.40
5400-0000	SERVICES				
5415-0000	Elevator Phone Service	0.00	0.00	436.75	0.17
5420-0000	Fire Protection System	0.00	0.00	3,991.76	1.56
5430-0000	Exterminating	0.00	0.00	750.00	0.29
5447-0000	HVAC Monthly Service	0.00	0.00	9,320.00	3.65
5450-0000	Janitorial Service	82.35	0.68	10,494.22	4.11
5460-0000	Landscaping Service	350.00	2.88	10,986.70	4.30
5480-0000	Security	0.00	0.00	1,440.00	0.56
5480-5000	Security Guards	288.00	2.37	288.00	0.11
5487-0000	Window Washing Service	0.00	0.00	4,285.00	1.68
5490-0000	Water Treatment Service	2,567.59	21.10	6,281.53	2.46
5499-0000	TOTAL SERVICES	3,287.94	27.02	48,273.96	18.91
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	4,500.00	36.99	4,500.00	1.76
5522-0000	Internet Charge	660.78	5.43	10,343.69	4.05
5560-0000	Fees/Licenses/Permits	209.51	1.72	1,196.25	0.47
5565-0000	Office Supplies	0.00	0.00	49.54	0.02
5566-0000	Office Equipment Maintenance	85.39	0.70	2,281.15	0.89
5575-0000	Professional Fees	5,882.50	48.35	29,857.50	11.69

INNOVATION PARK (Icrda)
Cash Flow Statement

Period = Apr 2026

Book = Accrual

		Period to Date	%	Year to Date	%
5587-0000	General Authority Expense	355.70	2.92	1,601.97	0.63
5596-0000	Other Administration Costs	141.44	1.16	288.88	0.11
5599-0000	TOTAL PROPERTY ADMINISTRATION	11,835.32	97.28	50,118.98	19.63
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	2,383.33	19.59	13,183.33	5.16
6199-0000	TOTAL MANAGEMENT	2,383.33	19.59	13,183.33	5.16
6200-0000	INSURANCE				
6210-0000	Property Insurance	8,464.88	69.57	59,254.16	23.21
6299-0000	TOTAL INSURANCE	8,464.88	69.57	59,254.16	23.21
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	10,848.21	89.16	72,437.49	28.37
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	98,106.35	806.34	555,493.70	217.58
7000-0000	NONCAM OPERATING EXPENSES				
7990-0000	ALL TOTAL EXPENSES	98,106.35	806.34	555,493.70	217.58
7999-0000	NET INCOME - OPERATING	-85,939.53	-706.34	-300,189.64	-117.58
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	0.00	0.00	67,200.00	26.32
8199-0000	TOTAL DEBT SERVICE	0.00	0.00	67,200.00	26.32
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	0.00	0.00	299,650.20	117.37
8215-0000	Gain/Loss on Disposal of Assets	18,523,877.90	152,249.13	18,523,877.90	7,255.61
8299-0000	TOTAL OTHER EXPENSES	18,523,877.90	152,249.13	18,823,528.10	7,372.98
9900-0000	NET INCOME	-18,609,817.43	-152,955.48	-19,190,917.74	-7,516.89
	Adjustments				
1205-2000	Receivable from FSU	-18,026.55	-148.16	-18,026.55	-7.06
1206-0000	Other Receivables	1,203.25	9.89	-264.51	-0.10
1210-0000	Accounts Receivable	5,506.96	45.26	-686.04	-0.27
1218-0000	Due from IP TLH	0.00	0.00	4,425.00	1.73
1305-0000	Land	635,920.58	5,226.68	635,920.58	249.08
1590-0000	Accumulated Depreciation	-1,957,561.78	-16,089.35	-1,657,911.58	-649.39
1628-0000	NFIL Assets	22,032.04	181.08	22,032.04	8.63
1629-0000	NFIL Building	22,986,573.72	188,928.36	22,986,573.72	9,003.61
1668-0000	Park Planning/Development	939,865.15	7,724.82	939,865.15	368.14
1913-0000	Prepaid Insurance	8,664.30	71.21	23,885.98	9.36
1925-0000	Investments	197,176.52	1,620.61	241,753.47	94.69
2210-0000	Principal Note 1	-3,999,999.98	-32,876.30	-3,999,999.98	-1,566.76
2236-0000	Accounts Payable	11,713.47	96.27	-15,698.71	-6.15
2246-0000	Prepaid Rents	-2,509.06	-20.62	-2,542.05	-1.00
2249-0000	Accrued Other	-8,022.02	-65.93	-7,857.02	-3.08
2250-0000	Tenant Security Dep	-11,199.90	-92.05	-7,099.90	-2.78
2251-1000	Accrued Interest	-100,800.00	-828.48	-33,600.00	-13.16
2254-0000	Due to IPTLH	0.00	0.00	-37.22	-0.01
2257-0000	Due to FSU	-237,619.31	-1,953.01	21,588.92	8.46
2258-0000	Due to FAMU	0.00	0.00	-9,860.64	-3.86
2305-0000	Sales Tax Payable	-2,151.83	-17.69	-2,305.31	-0.90
	Total Adjustments	18,470,765.56	151,812.60	19,120,155.35	7,489.17
	Cash Flow	-139,051.87	-1,142.88	-70,762.39	-27.72
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-4500	Cash - Hancock #2	137,408.30	-1,443.57	-138,851.87	
1121-6600	Petty Cash Fund	200.00	0.00	-200.00	
	Total Cash	137,608.30	-1,443.57	-139,051.87	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1110-4500	Cash - Hancock #2	69,118.82	-1,443.57	-70,562.39	
1121-6600	Petty Cash Fund	200.00	0.00	-200.00	
	Total Cash	69,318.82	-1,443.57	-70,762.39	

Cash - Hancock #2

5/13/2026

**Bank Reconciliation Report
4/30/2026**

Posted by: kristy on 5/13/2026

Balance Per Bank Statement as of 4/30/2026 **30,619.75**

Outstanding Checks

Check Date	Check Number	Payee	Amount
12/18/2025	1549	battplus - Batteries Plus	26.30
2/13/2026	1580	marpan - MARPAN SUPPLY COMPANY, INC	74.00
3/2/2026	1593	tribuilding - TRI BUILDING SERVICES	1,650.00
4/17/2026	1610	culligan - Consolidated Water Group	2,043.23
4/17/2026	1611	i2x - I2X Solutions LLC	1,000.00
4/17/2026	1612	lcboe - Leon County Clerk & Comptroller's Office	5,084.67
4/17/2026	1613	marpan - MARPAN SUPPLY COMPANY, INC	242.68
4/17/2026	1614	mgltal - TALCOR COMMERCIAL REAL ESTATE SVC INC	3,887.50
4/17/2026	1615	rocket - Rocket Daddy LLC	365.96
4/17/2026	1617	sunelectric - Sun Coast Electric and Networking, Inc	165.00
4/30/2026	5112026	utltal - CITY OF TALLAHASSEE	99.79
4/30/2026	5292026	utltal - CITY OF TALLAHASSEE	17,424.20
Less:	Outstanding Checks		32,063.33

Bank Reconciling Items

Date	Notes	Amount
3/31/2026	penny difference	0.01
Plus/Minus:	Bank Reconciling Items	0.01
	Reconciled Bank Balance	-1,443.57

Balance per GL as of 4/30/2026 **-1,443.57**
Reconciled Balance Per G/L **-1,443.57**

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

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
2/13/2026	1581	mgltal - TALCOR COMMERCIAL REAL ESTATE SVC INC	1,826.30	4/30/2026
3/2/2026	1584	aaatree - AAA Tree Experts, Inc.	150.00	4/30/2026
3/2/2026	1586	engineer - ENGINEERED COOLING SERVICES, INC.	5,000.00	4/30/2026
3/2/2026	1588	heinzbro - Heinz Nurseries, LLC.	950.00	4/30/2026
3/2/2026	1589	i2x - I2X Solutions LLC	1,000.00	4/30/2026
3/2/2026	1590	localiq - LocalIQ Florida Gannett	141.44	4/30/2026
3/2/2026	1591	mgltal - TALCOR COMMERCIAL REAL ESTATE SVC INC	536.25	4/30/2026
3/25/2026	1594	cappest - CAPITAL CITY PEST CONTROL SERVICES, LLC	250.00	4/30/2026
3/25/2026	1595	culligan - Consolidated Water Group	1,237.98	4/30/2026

Cash - Hancock #2

5/13/2026

Bank Reconciliation Report
4/30/2026

Posted by: kristy on 5/13/2026

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
3/25/2026	1596	cypresselect - CYPRESS ELECTRICAL SYSTEMS, INC	3,038.00	4/30/2026
3/25/2026	1597	engineer - ENGINEERED COOLING SERVICES, INC.	4,320.00	4/30/2026
3/25/2026	1598	famuofc - Florida A&M University	8,860.64	4/30/2026
3/25/2026	1599	i2x - i2X Solutions LLC	1,000.00	4/30/2026
3/25/2026	1600	johnson - Johnson Controls Fire Protection LP	1,827.57	4/30/2026
3/25/2026	1601	kings - Kings III of America, Inc.	220.50	4/30/2026
3/25/2026	1603	lcboe - Leon County Clerk & Comptroller's Office	5,084.57	4/30/2026
3/25/2026	1604	mgltal - TALCOR COMMERCIAL REAL ESTATE SVC INC	3,477.50	4/30/2026
3/25/2026	1605	osceola - Osceola Supply Inc.	256.85	4/30/2026
3/25/2026	1606	rjyoung - RJ Young Company	49.54	4/30/2026
3/25/2026	1607	sunelectric - Sun Coast Electric and Networking, Inc	1,355.00	4/30/2026
3/25/2026	1608	tribuilding - TRI BUILDING SERVICES	1,650.00	4/30/2026
3/30/2026	3302026	travels - TRAVELERS	958.00	4/30/2026
3/31/2026	3312026	utiltal - CITY OF TALLAHASSEE	15,680.07	4/30/2026
4/12/2026	4122026	metronet - Metronet Fibernet, LLC	1,204.95	4/30/2026
4/16/2026	4162026	hancdtayne - Hancock Bank	3,733.01	4/30/2026
4/16/2026	4162026	hancdtpeggy - Hancock Bank	280.94	4/30/2026
4/17/2026	1609	boffsu - FSU University Board of Trustees	259,364.35	4/30/2026
4/17/2026	1616	simpler - SimplerBuilt, Inc	34,218.00	4/30/2026
Total Cleared Checks			357,671.46	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
4/1/2026	888		1,000.00	4/30/2026
4/2/2026	892		6,200.00	4/30/2026
4/6/2026	889	:CHECKscan Deposit	6,605.38	4/30/2026
4/7/2026	893	:CHECKscan Deposit	5,479.00	4/30/2026
4/8/2026	900		125.24	4/30/2026
4/8/2026	894	:CHECKscan Deposit	200.00	4/30/2026
4/10/2026	896		677.00	4/30/2026
4/10/2026	895	:CHECKscan Deposit	1,250.00	4/30/2026
4/14/2026	897		500.00	4/30/2026
4/17/2026	898		725.00	4/30/2026
4/29/2026	899	:CHECKscan Deposit	250.00	4/30/2026
Total Cleared Deposits			23,011.62	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
4/30/2026	JE 43672	Prime - 04.26Activity	200,000.00	4/30/2026
4/30/2026	JE 43673	04.26Bank Fees	-118.58	4/30/2026
4/30/2026	JE 43674	Benefits - 04.26#457 Plan #1	-3,251.00	4/30/2026
4/30/2026	JE 43675	Benefits - 04.26#457 Plan #2	-3,000.00	4/30/2026
4/30/2026	JE 43676	Payroll Taxes - April for April	-8,586.72	4/30/2026
4/30/2026	JE 43677	Payroll Taxes - April for April	-3,821.64	4/30/2026
4/30/2026	JE 43678	Benefits - April for April	-4,762.41	4/30/2026
4/30/2026	JE 43681	Payroll for April	-9,208.86	4/30/2026
Total Cleared Other Items			167,250.79	



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



Page: 1 of 2
 Statements Dates
 04/01/2026 - 04/30/2026

Account Number:

1

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

Images:
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***TRUNC ACCTS* E0**

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

Checking Account Summary

PREVIOUS BALANCE	198,028.80	AVERAGE BALANCE	
+ 12 CREDITS	223,011.62		210,023.92
- 38 DEBITS	390,302.09	YTD INTEREST PAID	
- SERVICE CHARGES	118.58		.00
+ INTEREST PAID	.00		
ENDING BALANCE	30,619.75		

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

● Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
04/01	1,000.00	AB-AQL7EQ8 Sunfish Inc 026091000965966CCD	04/13	1,250.00	026100004033380CCD Settlement TALCOR-INN1145
04/02	6,200.00	Bill.com Piersica, Inc 026092001597228CCD	04/14	500.00	026103004424168CCD Bill.com Piersica, Inc
04/07	6,605.38	Settlement TALCOR-INN1145 026097002751571CCD	04/14	200,000.00	026104004899880CCD INCOMING USD WIRE
04/08	125.24	DEPOSIT	0414B6B7HU4R00957		STATE BOARD OF ADMINI
04/08	5,479.00	Settlement TALCOR-INN1145 026098003117409CCD	04/17	725.00	026107006125477CCD Bill.com Piersica, Inc
04/09	200.00	Settlement TALCOR-INN1145 026099003516905CCD	04/30	250.00	026120009544571CCD Settlement TALCOR-INN1145
04/10	677.00	Bill.com Piersica, Inc			

● Checks

Date	Serial	Amount	Date	Serial	Amount
04/01	158	150.00	04/13	1599	1,000.00
04/01	1581 *	1,826.30	04/06	1600	1,827.57
04/01	1586 *	5,000.00	04/01	1601	220.50
04/02	1588 *	950.00	04/03	1603 *	5,084.57
04/13	1589	1,000.00	04/01	1604	3,477.50
04/02	1590	141.44	04/09	1605	256.85
04/01	1591	536.25	04/06	1606	49.54
04/28	1594 *	250.00	04/03	1607	1,355.00
04/03	1595	1,237.98	04/08	1608	1,650.00
04/01	1597 *	4,320.00	04/24	1609	259,364.35
04/20	1598	8,860.64	04/22	1616 *	34,218.00



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



Statements Dates
 04/01/2026 - 04/30/2026

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**

● **Checks**

Date	Serial	Amount	Date	Serial	Amount
04/07	8001596 *	3,038.00			

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
04/01	958.00	BUS INSUR TRAVELERS 026091000960222CCD	04/17	1,751.00	PAYMENTS NATIONWIDE 026107006114406PPD
04/09	100.36	BILLPAY CITY OF TALL-UTL 026099003512104PPD	04/29	1,114.09	QUICKBOOKS INTUIT PAYROLL S 026119009231164CCD
04/13	118.58	ANALYSIS SERVICE CHG	04/30	1,500.00	PAYMENTS NATIONWIDE 026120009701772PPD
04/14	1,204.95	Metronet Metronet 026104004760109WEB	04/30	1,500.00	PAYMENTS NATIONWIDE 026120009701773PPD
04/14	8,094.77	QUICKBOOKS INTUIT PAYROLL S 026104004888629CCD	04/30	3,821.64	USATAXPYMT IRS 026119009329614CCD
04/15	8,586.72	USATAXPYMT IRS 026104004982811CCD	04/30	4,762.41	CRC FLA DEPT REVENUE 026120009728026CCD
04/16	280.94	CARD PYMT HANCOCK WHITNEY 026105005529692WEB	04/30	15,579.71	BILLPAY CITY OF TALL-UTL 026120009572557PPD
04/16	3,733.01	CARD PYMT HANCOCK WHITNEY 026105005529700WEB			
04/17	1,500.00	PAYMENTS NATIONWIDE			

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
03/31	198,028.80	04/09	185,458.56	04/20	352,479.95
04/01	182,540.25	04/10	186,135.56	04/22	318,261.95
04/02	187,648.81	04/13	185,266.98	04/24	58,897.60
04/03	179,971.26	04/14	376,467.26	04/28	58,647.60
04/06	178,094.15	04/15	367,880.54	04/29	57,533.51
04/07	181,661.53	04/16	363,866.59	04/30	30,619.75
04/08	185,615.77	04/17	361,340.59		

Payment Detail

Bank=inn1145 AND mm/yy=04/2026-04/2026 AND All Checks=Yes AND Include Voids=All Checks

Check# Bank - Vendor - Date	Payable #	Property	Amount Account
1609 (inn1145) - FSU University Board of Trustees (botsu) - 04/17/26 (04/26)			
Due to FSU transaction	P-226670	lcrda-op	259,364.35 22570000 - Due to FSU
Total 1609 (inn1145) - FSU University Board of Trustees (botsu) - 04/17/26 (04/26)			259,364.35
1610 (inn1145) - Consolidated Water Group (culligan) - 04/17/26 (04/26)			
Mthly water services-April	P-226819	nfil-op	1,237.98 54900000 - Water Treatment Service
Mthly water services	P-226820	nfil-op	1,203.25 54900000 - Water Treatment Service
overpayment-credit	P-226820	nfil-op	-398.00 54900000 - Water Treatment Service
Total 1610 (inn1145) - Consolidated Water Group (culligan) - 04/17/26 (04/26)			2,043.23
1611 (inn1145) - I2X Solutions LLC (i2x) - 04/17/26 (04/26)			
IT Consulting Fees-03.2026	P-226822	nfil-op	1,000.00 55750000 - Professional Fees
Total 1611 (inn1145) - I2X Solutions LLC (i2x) - 04/17/26 (04/26)			1,000.00
1612 (inn1145) - Leon County Clerk & Comptroller's Office (lcboc) - 04/17/26 (04/26)			
04.2026 Hlth Ins-LCRDA	P-226814	lcrda-op	15.76 44060000 - Employee Benefits-Authority
04.2026 Hlth Ins-LCRDA	P-226814	lcrda-op	259.29 44060000 - Employee Benefits-Authority
04.2026 Hlth Ins-LCRDA	P-226814	lcrda-op	4,676.74 44060000 - Employee Benefits-Authority
04.2026 Hlth Ins-LCRDA	P-226814	lcrda-op	132.88 44060000 - Employee Benefits-Authority
Total 1612 (inn1145) - Leon County Clerk & Comptroller's Office (lcboc) - 04/17/26 (04/26)			5,084.67
1613 (inn1145) - MARPAN SUPPLY COMPANY, INC (marpan) - 04/17/26 (04/26)			
04.2026 Container rental	P-226649	nfil-op	242.68 46350000 - Refuse Collection
Total 1613 (inn1145) - MARPAN SUPPLY COMPANY, INC (marpan) - 04/17/26 (04/26)			242.68
1614 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 04/17/26 (04/26)			
03/2026 Labor Bill-NFIL	P-226395	nfil-op	2,087.50 52900000 - Other Maintenance
04.2026 Mgmt Fee-LCRDA	P-226671	lcrda-op	800.00 61100000 - Management Fees TALCOR
04.2026 Mgmt Fee-LCRDA	P-226671	nfil-op	1,000.00 61100000 - Management Fees TALCOR
Total 1614 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 04/17/26 (04/26)			3,887.50
1615 (inn1145) - Rocket Daddy LLC (rocket) - 04/17/26 (04/26)			
04.2026 Svcs	P-226705	nfil-op	365.96 16200000 - F/F/E- Improvements
Total 1615 (inn1145) - Rocket Daddy LLC (rocket) - 04/17/26 (04/26)			365.96
1616 (inn1145) - SimplerBuilt, Inc (simpler) - 04/17/26 (04/26)			
Repairs due to fire in bldg	P-226821	nfil-op	34,218.00 53700000 - Interior Repairs
Total 1616 (inn1145) - SimplerBuilt, Inc (simpler) - 04/17/26 (04/26)			34,218.00
1617 (inn1145) - Sun Coast Electric and Networking, Inc (sunelectric) - 04/17/26 (04/26)			
Check power at recep	P-226704	nfil-op	165.00 22490000 - Accrued Other
Total 1617 (inn1145) - Sun Coast Electric and Networking, Inc (sunelectric) - 04/17/26 (04/26)			165.00
4122026 (inn1145) - Metronet Fibernet, LLC (metronet) - 04/12/26 (04/26)			
2109240 04.2026	P-227662	nfil-op	1,204.95 77110000 - Internet Charge-NonCAM
Total 4122026 (inn1145) - Metronet Fibernet, LLC (metronet) - 04/12/26 (04/26)			1,204.95
4162026 (inn1145) - Hancock Bank (hancdtayne) - 04/16/26 (04/26)			
Division of Corp	P-227675	lcrda-op	61.25 55600000 - Fees/Licenses/Permits
Microsoft	P-227675	lcrda-op	37.50 47250000 - Internet Service
Proximity	P-227675	lcrda-op	288.00 54805000 - Security Guards
Google Nest	P-227675	lcrda-op	100.00 52950000 - Other Supplies
Ring Power	P-227675	lcrda-op	3,211.27 52950000 - Other Supplies
Abode	P-227675	lcrda-op	34.99 47250000 - Internet Service
Total 4162026 (inn1145) - Hancock Bank (hancdtayne) - 04/16/26 (04/26)			3,733.01
4162026 (inn1145) - Hancock Bank (hancdtpgy) - 04/16/26 (04/26)			
Costco	P-227677	lcrda-op	49.77 55870000 - General Authority Expense
The Lively Cafe	P-227677	lcrda-op	141.00 55870000 - General Authority Expense
Publix	P-227677	lcrda-op	14.47 55870000 - General Authority Expense
Costco	P-227677	lcrda-op	77.01 55870000 - General Authority Expense
Refund-Costco	P-227677	lcrda-op	-25.78 55870000 - General Authority Expense
M Gallery	P-227677	lcrda-op	235.63 55870000 - General Authority Expense
Costco	P-227677	lcrda-op	12.89 55870000 - General Authority Expense
Costco	P-227677	lcrda-op	13.99 55870000 - General Authority Expense

Payment Detail

Bank=inn1145 AND mm/yy=04/2026-04/2026 AND All Checks=Yes AND Include Voids=All Checks

Bookstores	P-227677	lcrda-op	63.98 55870000 - General Authority Expense
Bookstores	P-227677	lcrda-op	-474.81 55870000 - General Authority Expense
Amazon	P-227677	lcrda-op	159.90 55870000 - General Authority Expense
Costco	P-227677	lcrda-op	12.89 55870000 - General Authority Expense
Total 4162026 (inn1145) - Hancock Bank (hancdtpeggy) - 04/16/26 (04/26)			280.94
5112026 (inn1145) - CITY OF TALLAHASSEE (utital) - 04/30/26 (04/26)			
Acct #100002739 04.2026	P-227663	lcrda-op	14.45 46050000 - Electric
Acct #100002739 04.2026	P-227663	lcrda-op	42.67 46400000 - Water/Sewer
Acct #100002739 04.2026	P-227663	lcrda-op	42.67 46400000 - Water/Sewer
Total 5112026 (inn1145) - CITY OF TALLAHASSEE (utital) - 04/30/26 (04/26)			99.79
5292026 (inn1145) - CITY OF TALLAHASSEE (utital) - 04/30/26 (04/26)			
Acct #100275444 04.2026	P-227664	nfil-op	4,898.55 73120000 - Natural Gas- NonCAM/Vacant
Acct #100275444 04.2026	P-227664	nfil-op	690.94 46600000 - Fire Service - Utility
Acct #100275444 04.2026	P-227664	nfil-op	509.04 46400000 - Water/Sewer
Acct #100275444 04.2026	P-227664	nfil-op	395.35 46500000 - Stormwater
Acct #100275444 04.2026	P-227664	nfil-op	302.92 46480000 - Irrigation - Utility
Acct #100275444 04.2026	P-227664	nfil-op	272.53 46400000 - Water/Sewer
Acct #100275444 04.2026	P-227664	nfil-op	119.25 46350000 - Refuse Collection
Acct #100275444 04.2026	P-227664	nfil-op	10,235.62 46050000 - Electric
Total 5292026 (inn1145) - CITY OF TALLAHASSEE (utital) - 04/30/26 (04/26)			17,424.20
			329,114.28

Deposit Register

For Period = Apr 2026

Name	Property	Unit	Tenant	Period	Received Date	Deposit Date	Amount	Check #	Deposit #	Notes
(inn1145) - 888 04/01/2026										
Sunfish, Inc.	nfil-op	DRY134	sunfish	04/2026	4/1/2026	4/1/2026	1,000.00	AUTO	888	
Total (inn1145) - 888 04/01/2026							1,000.00			
(inn1145) - 889 04/06/2026										
Div of Emer Mgmt	lcrda-op			04/2026	4/6/2026	4/6/2026	6,605.38	6407201990	889	:CHECKscan Payment
Total (inn1145) - 889 04/06/2026							6,605.38			
(inn1145) - 892 04/02/2026										
Piersica, Inc. a Delaware for profit corp.	nfil-op	CHEM225	piernfil	04/2026	4/2/2026	4/2/2026	6,200.00	AUTO	892	
Total (inn1145) - 892 04/02/2026							6,200.00			
(inn1145) - 893 04/07/2026										
Shanna Lewis	lcrda-op			04/2026	4/6/2026	4/7/2026	350.00	721225637	893	:CHECKscan Payment - Shanna Lewis restitution
FLORIDA RESEARCH FOUNDATION	lcrda-op	1C	fsurf-ab	04/2026	4/6/2026	4/7/2026	2,552.00	105699	893	:CHECKscan Payment
FSU-MATERIALS RESEARCH CENTER	lcrda-op	2B	material	04/2026	4/6/2026	4/7/2026	195.00	105699	893	:CHECKscan Payment
MORGAN/SLIGER/JOHNSON/SHAW BUILDINGS	lcrda-op	6G	lot6g	04/2026	4/6/2026	4/7/2026	555.00	105699	893	:CHECKscan Payment
Reclaim Pharmaceutical Waste Management LLC	nfil-op	BIO217	quarry	04/2026	4/7/2026	4/7/2026	927.00	001266	893	:CHECKscan Payment
SeraphFlora LLC	nfil-op	LAB229	seraph	04/2026	4/6/2026	4/7/2026	900.00	6617300820	893	:CHECKscan Payment
Total (inn1145) - 893 04/07/2026							5,479.00			
(inn1145) - 894 04/08/2026										
NHU Energy	nfil-op	109BCDE	nhenergy	04/2026	4/7/2026	4/8/2026	100.00	002332	894	:CHECKscan Payment
NHU Energy	nfil-op	109BCDE	nhenergy	04/2026	4/7/2026	4/8/2026	100.00	002335	894	:CHECKscan Payment
Total (inn1145) - 894 04/08/2026							200.00			
(inn1145) - 895 04/10/2026										
Phusion AI, LLC	nfil-op	109BCDE	phusion	04/2026	4/10/2026	4/10/2026	250.00	5747	895	:CHECKscan Payment
RRC Washington	nfil-op	DRY207	rrc	04/2026	4/10/2026	4/10/2026	1,000.00	918874874	895	:CHECKscan Payment
Total (inn1145) - 895 04/10/2026							1,250.00			
(inn1145) - 896 04/10/2026										
Piersica, Inc. a Delaware for profit corp.	nfil-op	CHEM225	piernfil	04/2026	4/10/2026	4/10/2026	677.00	AUTO	896	
Total (inn1145) - 896 04/10/2026							677.00			
(inn1145) - 897 04/14/2026										
Piersica, Inc. a Delaware for profit corp.	nfil-op	CHEM225	piernfil	04/2026	4/14/2026	4/14/2026	500.00	AUTO	897	
Total (inn1145) - 897 04/14/2026							500.00			
(inn1145) - 898 04/17/2026										
Piersica, Inc. a Delaware for profit corp.	nfil-op	CHEM225	piernfil	04/2026	4/17/2026	4/17/2026	725.00	AUTO	898	
Total (inn1145) - 898 04/17/2026							725.00			
(inn1145) - 899 04/29/2026										
Higher Edification LLC,	nfil-op	109BCDE	higher	04/2026	4/29/2026	4/29/2026	250.00	0073879060	899	:CHECKscan Payment
Total (inn1145) - 899 04/29/2026							250.00			
petty cash	lcrda-op			04/2026	4/8/2026	4/8/2026	125.24	cash	900	
Total (inn1145) - 900 04/08/2026							125.24			
Grand Total							23,011.62			

DB Caption: TALCOR Commercial -- LIVE Property: Icrda Status: Current, Past, Future All Selected Accounts Age As Of: 04/30/2026 Post To: 04/2026 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
nfil-op - North Florida Innovation Labs											
nfil-op - North Florida Innovation Labs		quarry	Reclaim Pharmaceutical Waste Management LLC	Current	23.77	0.00	23.77	0.00	0.00	0.00	23.77
nfil-op - North Florida Innovation Labs		sunfish	Sunfish, Inc.	Current	25.00	25.00	0.00	0.00	0.00	0.00	25.00
nfil-op - North Florida Innovation Labs		rrc	RRC Washington	Current	0.00	0.00	0.00	0.00	0.00	-257.04	-257.04
nfil-op - North Florida Innovation Labs		seraph	SeraphFlora LLC	Current	900.00	0.00	0.00	900.00	0.00	0.00	900.00
nfil-op - North Florida Innovation Labs					948.77	25.00	23.77	900.00	0.00	-257.04	691.73

UserId : kristy@talcor.com Date : 5/12/2026 Time : 2:17 PM

Payables Aging Report

lcrda
 Period: 04/2026
 As of : 04/30/2026

Payee	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	0-30	31-60	61-90	Over	Future	Notes
Code	Notes														
														Owed	
fladep	FLORIDA DEPARTMENT OF STATE														0.00
		Inv # 162222-Publication in FL Administration Register	P-227661	54501	lcrda-op	4/30/2026	5560-0000 Fees/Licenses/Permits	162222	29.68	29.68	0.00	0.00	0.00	0.00	0.00 Inv # 162222
Total fladep															29.68
heinzbr	Heinz Nurseries, LLC.														0.00
		04.2026 Lawn Svcs	P-227649	54490	nfil-op	4/30/2026	5460-0000 Landscaping Service	62249	1,400.00	1,400.00	0.00	0.00	0.00	0.00	0.00 04.2026 Lawn Svcs
Total heinzbr															1,400.00
izx	I2X Solutions LLC														0.00
		IT Consulting Fees-April	P-227782	54546	lcrda-op	4/30/2026	5575-0000 Professional Fees	2802	1,000.00	1,000.00	0.00	0.00	0.00	0.00	0.00 IT Consulting Fees-April
Total izx															1,000.00
kutak	Kutak Rock LLP														0.00
		Professional Svcs thru 03.31.26	P-227654	54494	lcrda-op	4/28/2026	7720-0000 Legal Fees-NonCAM	3732308	3,882.50	3,882.50	0.00	0.00	0.00	0.00	0.00 Professional Svcs thru 03.31.26
Total kutak															3,882.50
localiq	LocalIQ Florida Gannett														0.00
		LCRDA public notice	P-227647	54490	lcrda-op	4/30/2026	5596-0000 Other Administration Costs	0007646892	141.44	141.44	0.00	0.00	0.00	0.00	0.00 LCRDA public notice
Total localiq															141.44
mgttal	TALCOR COMMERCIAL REAL ESTATE SVC INC														0.00
		04.2026 Labor Bill-NFIL-OP	P-227421	54426	nfil-op	4/30/2026	5290-0000 Other Maintenance	04.2026 Labor Bill-NFIL-OP	1,265.00	1,265.00	0.00	0.00	0.00	0.00	0.00 04.2026 Labor Bill-NFIL-OP
		CM Fee-Replace drywall, replace flooring & cove	P-227640	54487	lcrda-op	4/27/2026	6110-0000 Management Fees TALCOR	20260427	1,350.00	1,350.00	0.00	0.00	0.00	0.00	0.00 CM Fee-Replace drywall, replace flooring & cove
Total mgttal															2,615.00
misctho	Thomas Howell Ferguson, PA														0.00
		2025-Audit for 3rd Final pmt	P-227653	54493	lcrda-op	4/30/2026	5510-0000 Accounting	155107	4,500.00	4,500.00	0.00	0.00	0.00	0.00	0.00 2025-Audit for 3rd Final pmt
Total misctho															4,500.00
osceola	Osceola Supply Inc.														0.00
		credit memo	P-226815	54227	nfil-op	4/15/2026	5450-0000 Janitorial Service	402057	-249.35	-249.35	0.00	0.00	0.00	0.00	0.00 credit memo
		paper towels	P-226816	54227	nfil-op	4/15/2026	5450-0000 Janitorial Service	403679	132.20	132.20	0.00	0.00	0.00	0.00	0.00 paper towels
		paper towels	P-227646	54490	nfil-op	4/30/2026	5450-0000 Janitorial Service	403679A	199.50	199.50	0.00	0.00	0.00	0.00	0.00 paper towels
Total osceola															82.35
sunelectric	Sun Coast Electric and Networking, Inc														0.00
		Checked power supply and reset fixed problem	P-226878	54250	nfil-op	4/21/2026	5120-0000 Electric Repairs	2602002	150.00	150.00	0.00	0.00	0.00	0.00	0.00 Checked power supply and reset fixed problem
Total sunelectric															150.00
Grand Total															13,800.97

INNOVATION PARK
LCRDA op
April 2026 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		\$ -	\$ -	\$ -			\$ -	
1B	PHIPPS BUILDING			2.50		\$ -	\$ 540.00	\$ 540.00			\$ 540.00	
1D-2D	DANFOSS TURBOCOR, INC.	3/15/07	3/31/27	6.83		\$ -	\$ (680.74)	\$ (680.74)			\$ (680.74)	
3D				2.87								
1E	AVALANCHE PARTNERS	1/7/08	1/28/74	2.42		\$ -	\$ (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		\$ -	\$ -	\$ -			\$ -	
6G	MORGAN/JOHNSON/SLIGER/SHAW/OTHER		LCRDA	10.35		\$ -	\$ (31.61)	\$ (31.61)	\$ 555.00	4/5	\$ (586.61)	
3A	NORTHWEST REGIONAL DATA CENTER	11/1/81	10/31/21	4.68		\$ -	\$ (997.95)	\$ (997.95)			\$ (997.95)	
4A-10A	NATIONAL HIGH MAGNETIC FIELD LABORATORY	OWN		23.52		\$ -	\$ (538.28)	\$ (538.28)			\$ (538.28)	
11A	FSU-CAM (Elbit)			3.70		\$ -	\$ (207.68)	\$ (207.68)			\$ (207.68)	
	FSU Facilities NFIL						\$ -	\$ -			\$ -	
1C	FSU RESEARCH FOUNDATION-A	10/25/01	1/28/74	6.26		\$ -	\$ 2,552.00	\$ 2,552.00	\$ 2,552.00	4/5	\$ -	
2C	FSU RESEARCH FOUNDATION-B	10/25/01	1/28/74	6.82								
4B	VACANT			7.40								
2B	FSU MATERIALS RESEARCH CENTER (Lot 1b1)			4.50		\$ -	\$ 195.00	\$ 195.00	\$ 195.00	4/5	\$ -	
3B	FSU-AEROPULSION & MECHATRONICS ENERGY			4.50		\$ -	\$ (205.74)	\$ (205.74)			\$ (205.74)	
3C	VACANT			3.60								
4C	VACANT			3.90								
5C	FSU - IRCB Interdisciplinary Research			3.70		\$ -	\$ -	\$ -			\$ -	
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		\$ -	\$ -	\$ -			\$ -	
8E	VACANT			9.24								
EBP	VACANT											
	MISCELLANEOUS PAYMENTS								\$ 350.00	4/5		Shanna Lewis-Restitution 3310-0000
	MISCELLANEOUS PAYMENTS								\$ 6,605.38	4/6		Div of Emergency Mgmt
	MISCELLANEOUS PAYMENTS								\$ 125.24	4/8		petty cash
	TOTALS			182.70	\$ -	\$ -	\$ 520.91	\$ 520.91	\$ 10,382.62		\$ (2,781.09)	

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
88759	nfil-op	Work Completed	3/18/2026		ddm	RWO General Inspections	0.50		DeMartino - straight	55.00	27.50
88852	nfil-op	Work Completed	3/18/2026		ddm	RWO Interior repairs	1.50		DeMartino - straight	55.00	82.50
					ddm		2.00		DeMartino - straight	55.00	110.00
					ddm		1.00		DeMartino - straight	55.00	55.00
88899	nfil-op	Work Completed	3/18/2026		ddm	RWO General routine maintenance	2.50		DeMartino - straight	55.00	137.50
					ddm		1.00		DeMartino - straight	55.00	55.00
					ddm		4.00		DeMartino - straight	55.00	220.00
					ddm		3.00		DeMartino - straight	55.00	165.00
					ddm		1.50		DeMartino - straight	55.00	82.50
					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
											1,265.00