



PROPERTY MANAGEMENT



January 2026 MONTHLY REPORT

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



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TABLE OF CONTENTS

January 2026 Financial Performance Review

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

INNOVATION PARK (lcrda)

Balance Sheet (With Period Change)

Period = Jan 2026

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-4500	Cash - Hancock #2	226,147.37	15,368.01	210,779.36
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1190-0000	TOTAL CASH	226,347.37	15,568.01	210,779.36
1200-0000	RECEIVABLES			
1206-0000	Other Receivables	2,705.74	1,183.13	1,522.61
1210-0000	Accounts Receivable	23,017.90	6,900.52	16,117.38
1218-0000	Due from IP TLH	4,425.00	4,425.00	0.00
1299-0000	TOTAL RECEIVABLES	30,148.64	12,508.65	17,639.99
1300-1000	PROPERTY			
1305-0000	Land	635,920.58	635,920.58	0.00
1590-0000	Accumulated Depreciation	-1,857,678.38	-1,807,736.68	-49,941.70
1628-0000	NFIL Assets	22,032.04	22,032.04	0.00
1629-0000	NFIL Building	22,986,573.72	22,986,573.72	0.00
1668-0000	Park Planning/Development	939,865.15	939,865.15	0.00
1790-0000	TOTAL PROPERTY	22,726,713.11	22,776,654.81	-49,941.70
1840-0000	OTHER ASSETS			
1913-0000	Prepaid Insurance	35,916.46	43,038.76	-7,122.30
1925-0000	Investments	1,002,172.52	998,877.75	3,294.77
1960-0000	Deferred Outflows of Resources - Pension	64,420.00	64,420.00	0.00
1980-0000	TOTAL OTHER ASSETS	1,102,508.98	1,106,336.51	-3,827.53
1990-0000	TOTAL ASSETS	24,085,718.10	23,911,067.98	174,650.12
2000-0000	LIABILITIES and CAPITAL			
2210-0000	Principal Note 1	3,999,999.98	3,999,999.98	0.00
2236-0000	Accounts Payable	18,774.88	24,732.26	-5,957.38
2246-0000	Prepaid Rents	194.35	3,275.46	-3,081.11
2249-0000	Accrued Other	38,197.68	35,340.68	2,857.00
2250-0000	Tenant Security Dep	9,299.90	8,299.90	1,000.00
2251-1000	Accrued Interest	78,400.00	67,200.00	11,200.00
2254-0000	Due to IPTLH	37.22	37.22	0.00
2257-0000	Due to FSU	222,084.34	77,829.17	144,255.17
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	4,711,682.82	4,561,409.14	150,273.68
2500-0000	CAPITAL			
2730-0000	Invested in Capital Assets-Net of Debt	22,726,713.11	22,776,654.81	-49,941.70
2750-0000	Unrestricted	-3,352,677.83	-3,426,995.97	74,318.14
2890-0000	TOTAL CAPITAL	19,374,035.28	19,349,658.84	24,376.44
2990-0000	TOTAL LIABILITIES and CAPITAL	24,085,718.10	23,911,067.98	174,650.12

INNOVATION PARK (Icrda)

Income Statement

Period = Jan 2026

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-6000	Leasing - Membership Fees	8,577.00	5.60	31,658.00	14.87
3115-0000	CAM	24,435.99	15.96	48,856.99	22.95
3220-0000	Interest Income	3,294.77	2.15	14,208.96	6.67
3300-0000	Proceeds from Insurance	77,367.49	50.52	77,367.49	36.33
3310-0000	Other Income	39,362.30	25.70	40,433.60	18.99
3315-0000	Sales Tax Discount	0.00	0.00	3.83	0.00
3700-0000	Virtual Memberships	100.00	0.07	400.00	0.19
3990-0000	TOTAL REVENUE	153,137.55	100.00	212,928.87	100.00
4000-0000	OPERATING EXPENSES				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	8.71	53,333.36	25.05
4401-0100	Business Manager	7,500.00	4.90	30,000.00	14.09
4404-0000	Payroll Taxes - Authority	1,765.07	1.15	7,149.75	3.36
4405-0000	Worker's Compensation-Authority	199.42	0.13	797.68	0.37
4406-0000	Employee Benefits-Authority	7,503.17	4.90	29,598.93	13.90
4410-0000	Wages - Administrative	2,040.50	1.33	9,301.50	4.37
4490-0000	TOTAL PAYROLL EXPENSE	32,341.50	21.12	130,181.22	61.14
4600-0000	UTILITIES				
4605-0000	Electric	7,410.52	4.84	34,613.26	16.26
4625-0000	Natural Gas	4,865.34	3.18	19,257.75	9.04
4635-0000	Refuse Collection	420.05	0.27	777.80	0.37
4640-0000	Water/Sewer	843.48	0.55	3,440.98	1.62
4648-0000	Irrigation - Utility	85.22	0.06	340.88	0.16
4650-0000	Stormwater	395.35	0.26	1,581.40	0.74
4660-0000	Fire Service - Utility	690.94	0.45	2,763.76	1.30
4725-0000	Internet Service	-144.98	-0.09	0.00	0.00
4799-0000	TOTAL UTILITIES	14,565.92	9.51	62,775.83	29.48
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	730.00	0.34
5140-0000	Elevator Maintenance	2,433.24	1.59	2,433.24	1.14
5210-0000	Locks & Keys Repairs	0.00	0.00	66.00	0.03
5230-0000	Plumbing Repairs	0.00	0.00	2,691.28	1.26
5280-1000	Storm Damage Repairs	1,851.50	1.21	1,851.50	0.87
5290-0000	Other Maintenance	536.25	0.35	5,107.75	2.40
5295-0000	Other Supplies	99.90	0.07	767.06	0.36
5299-0000	TOTAL REPAIR/MAINTENANCE	4,920.89	3.21	13,646.83	6.41
5400-0000	SERVICES				
5415-0000	Elevator Phone Service	0.00	0.00	216.25	0.10
5420-0000	Fire Protection System	1,183.13	0.77	2,114.19	0.99
5430-0000	Exterminating	250.00	0.16	500.00	0.23
5450-0000	Janitorial Service	1,745.00	1.14	6,855.02	3.22
5460-0000	Landscaping Service	950.00	0.62	9,536.70	4.48
5480-0000	Security	576.00	0.38	1,152.00	0.54
5487-0000	Window Washing Service	0.00	0.00	4,285.00	2.01
5490-0000	Water Treatment Service	-3,713.94	-2.43	1,237.98	0.58
5499-0000	TOTAL SERVICES	990.19	0.65	25,897.14	12.16
5500-0000	PROPERTY ADMINISTRATION				
5522-0000	Internet Charge	1,494.91	0.98	7,109.76	3.34
5560-0000	Fees/Licenses/Permits	137.67	0.09	744.21	0.35
5566-0000	Office Equipment Maintenance	2,652.00	1.73	3,749.88	1.76
5575-0000	Professional Fees	0.00	0.00	9,330.00	4.38
5587-0000	General Authority Expense	251.45	0.16	1,246.27	0.59
5596-0000	Other Administration Costs	0.00	0.00	6.00	0.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	4,536.03	2.96	22,186.12	10.42

INNOVATION PARK (Icrda)

Income Statement

Period = Jan 2026

Book = Accrual

		Period to Date	%	Year to Date	%
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	1,800.00	1.18	7,200.00	3.38
6199-0000	TOTAL MANAGEMENT	1,800.00	1.18	7,200.00	3.38
6200-0000	INSURANCE				
6210-0000	Property Insurance	8,464.88	5.53	33,859.52	15.90
6299-0000	TOTAL INSURANCE	8,464.88	5.53	33,859.52	15.90
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	10,264.88	6.70	41,059.52	19.28
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	67,619.41	44.16	295,746.66	138.89
7000-0000	NONCAM OPERATING EXPENSES				
7990-0000	ALL TOTAL EXPENSES	67,619.41	44.16	295,746.66	138.89
7999-0000	NET INCOME - OPERATING	85,518.14	55.84	-82,817.79	-38.89
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	11,200.00	7.31	44,800.00	21.04
8199-0000	TOTAL DEBT SERVICE	11,200.00	7.31	44,800.00	21.04
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	49,941.70	32.61	199,766.80	93.82
8299-0000	TOTAL OTHER EXPENSES	49,941.70	32.61	199,766.80	93.82
9900-0000	NET INCOME	24,376.44	15.92	-327,384.59	-153.75

INNOVATION PARK (lcrda)

Budget Comparison

Period = Jan 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	8,577.00	0.00	8,577.00	N/A	31,658.00	17,700.00	13,958.00	78.86	17,700.00
3115-0000	24,435.99	7,000.00	17,435.99	249.09	48,856.99	23,000.00	25,856.99	112.42	60,000.00
3220-0000	3,294.77	1,250.00	2,044.77	163.58	14,208.96	5,000.00	9,208.96	184.18	10,000.00
3300-0000	77,367.49	0.00	77,367.49	N/A	77,367.49	0.00	77,367.49	N/A	0.00
3310-0000	39,362.30	350.00	39,012.30	11,146.37	40,433.60	1,400.00	39,033.60	2,788.11	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	0.00	100.00	N/A	400.00	300.00	100.00	33.33	300.00
3990-0000	153,137.55	8,600.00	144,537.55	1,680.67	212,928.87	47,400.00	165,528.87	349.22	91,000.00
4000-0000	OPERATING EXPENSES								
4001-0000	BILLABLE OPERATING EXPENSES								
4400-0000	PAYROLL EXPENSE								
4401-0000	13,333.34	13,333.00	-0.34	0.00	53,333.36	53,332.00	-1.36	0.00	119,997.00
4401-0100	7,500.00	7,500.00	0.00	0.00	30,000.00	30,000.00	0.00	0.00	67,500.00
4404-0000	1,765.07	2,100.00	334.93	15.95	7,149.75	8,500.00	1,350.25	15.89	19,000.00
4405-0000	199.42	150.00	-49.42	-32.95	797.68	600.00	-197.68	-32.95	1,300.00
4406-0000	7,503.17	7,000.00	-503.17	-7.19	29,598.93	28,200.00	-1,398.93	-4.96	63,200.00
4410-0000	2,040.50	2,100.00	59.50	2.83	9,301.50	8,500.00	-801.50	-9.43	19,000.00
4490-0000	32,341.50	32,183.00	-158.50	-0.49	130,181.22	129,132.00	-1,049.22	-0.81	289,997.00
4600-0000	UTILITIES								
4605-0000	7,410.52	0.00	-7,410.52	N/A	34,613.26	32,100.00	-2,513.26	-7.83	32,200.00
4625-0000	4,865.34	0.00	-4,865.34	N/A	19,257.75	18,000.00	-1,257.75	-6.99	18,000.00
4635-0000	420.05	110.00	-310.05	-281.86	777.80	3,255.00	2,477.20	76.10	3,800.00
4640-0000	843.48	0.00	-843.48	N/A	3,440.98	580.00	-2,860.98	-493.27	580.00
4648-0000	85.22	0.00	-85.22	N/A	340.88	1,200.00	859.12	71.59	1,200.00
4650-0000	395.35	0.00	-395.35	N/A	1,581.40	1,500.00	-81.40	-5.43	1,500.00
4660-0000	690.94	0.00	-690.94	N/A	2,763.76	2,500.00	-263.76	-10.55	2,500.00
4725-0000	-144.98	0.00	144.98	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
4799-0000	14,565.92	110.00	-14,455.92	-13,141.75	62,775.83	60,135.00	-2,640.83	-4.39	60,780.00
5116-5000	REPAIR/MAINTENANCE								
5120-0000	0.00	110.00	110.00	100.00	730.00	2,455.00	1,725.00	70.26	3,000.00
5140-0000	2,433.24	0.00	-2,433.24	N/A	2,433.24	0.00	-2,433.24	N/A	0.00
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	0.00	0.00	0.00	N/A	66.00	0.00	-66.00	N/A	0.00
5230-0000	0.00	0.00	0.00	N/A	2,691.28	1,000.00	-1,691.28	-169.13	1,000.00
5280-1000	1,851.50	0.00	-1,851.50	N/A	1,851.50	0.00	-1,851.50	N/A	0.00
5290-0000	536.25	444.00	-92.25	-20.78	5,107.75	7,776.00	2,668.25	34.31	10,000.00
5295-0000	99.90	56.00	-43.90	-78.39	767.06	724.00	-43.06	-5.95	1,000.00
5299-0000	4,920.89	610.00	-4,310.89	-706.70	13,646.83	27,155.00	13,508.17	49.74	30,200.00
5400-0000	TOTAL REPAIR/MAINTENANCE 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	216.25	700.00	483.75	69.11	700.00
5420-0000	1,183.13	0.00	-1,183.13	N/A	2,114.19	4,500.00	2,385.81	53.02	4,500.00
5430-0000	250.00	0.00	-250.00	N/A	500.00	250.00	-250.00	-100.00	250.00
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	0.00	0.00	0.00	N/A	0.00	4,400.00	4,400.00	100.00	4,400.00
5450-0000	1,745.00	0.00	-1,745.00	N/A	6,855.02	5,250.00	-1,605.02	-30.57	5,250.00
5460-0000	950.00	780.00	-170.00	-21.79	9,536.70	5,920.00	-3,616.70	-61.09	9,800.00
5480-0000	576.00	0.00	-576.00	N/A	1,152.00	0.00	-1,152.00	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

INNOVATION PARK (Icrda)
Budget Comparison
 Period = Jan 2026
 Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5490-0000	-3,713.94	0.00	3,713.94	N/A	1,237.98	4,000.00	2,762.02	69.05	4,000.00
5499-0000	990.19	780.00	-210.19	-26.95	25,897.14	27,020.00	1,122.86	4.16	30,900.00
5500-0000									
5522-0000	1,494.91	1,000.00	-494.91	-49.49	7,109.76	7,600.00	490.24	6.45	12,600.00
5560-0000	137.67	0.00	-137.67	N/A	744.21	500.00	-244.21	-48.84	500.00
5565-0000	0.00	110.00	110.00	100.00	0.00	455.00	455.00	100.00	1,000.00
5566-0000	2,652.00	0.00	-2,652.00	N/A	3,749.88	0.00	-3,749.88	N/A	0.00
5575-0000	0.00	4,444.00	4,444.00	100.00	9,330.00	17,776.00	8,446.00	47.51	39,996.00
5587-0000	251.45	220.00	-31.45	-14.30	1,246.27	910.00	-336.27	-36.95	2,000.00
5596-0000	0.00	1,250.00	1,250.00	100.00	6.00	5,000.00	4,994.00	99.88	10,000.00
5599-0000	4,536.03	7,024.00	2,487.97	35.42	22,186.12	32,241.00	10,054.88	31.19	66,096.00
6000-0000									
6100-0000									
6110-0000	1,800.00	850.00	-950.00	-111.76	7,200.00	6,520.00	-680.00	-10.43	10,620.00
6199-0000	1,800.00	850.00	-950.00	-111.76	7,200.00	6,520.00	-680.00	-10.43	10,620.00
6200-0000									
6210-0000	8,464.88	0.00	-8,464.88	N/A	33,859.52	27,700.00	-6,159.52	-22.24	30,000.00
6299-0000	8,464.88	0.00	-8,464.88	N/A	33,859.52	27,700.00	-6,159.52	-22.24	30,000.00
6799-0000	10,264.88	850.00	-9,414.88	-1,107.63	41,059.52	34,220.00	-6,839.52	-19.99	40,620.00
6999-0000	67,619.41	41,557.00	-26,062.41	-62.71	295,746.66	309,903.00	14,156.34	4.57	518,593.00
7000-0000									
7990-0000	67,619.41	41,557.00	-26,062.41	-62.71	295,746.66	309,903.00	14,156.34	4.57	518,593.00
7999-0000	85,518.14	-32,957.00	118,475.14	359.48	-82,817.79	-262,503.00	179,685.21	68.45	-427,593.00
8100-0000									
8110-0000	11,200.00	0.00	-11,200.00	N/A	44,800.00	0.00	-44,800.00	N/A	0.00
8199-0000	11,200.00	0.00	-11,200.00	N/A	44,800.00	0.00	-44,800.00	N/A	0.00
8200-0000									
8210-0000	49,941.70	0.00	-49,941.70	N/A	199,766.80	0.00	-199,766.80	N/A	0.00
8299-0000	49,941.70	0.00	-49,941.70	N/A	199,766.80	0.00	-199,766.80	N/A	0.00
9900-0000	24,376.44	-32,957.00	57,333.44	173.96	-327,384.59	-262,503.00	-64,881.59	-24.72	-427,593.00

LEON COUNTY RESEARCH & DEVELOPMENT (lcrda-op)

Budget Comparison

Period = Jan 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	24,435.99	7,000.00	17,435.99	249.09	48,856.99	23,000.00	25,856.99	112.42	60,000.00
3220-0000	3,294.77	1,250.00	2,044.77	163.58	14,208.96	5,000.00	9,208.96	184.18	10,000.00
3310-0000	CAM								
3310-0000	39,362.30	350.00	39,012.30	11,146.37	40,433.60	1,400.00	39,033.60	2,788.11	3,000.00
3315-0000	Interest Income								
3315-0000	0.00	0.00	0.00	N/A	0.62	0.00	0.62	N/A	0.00
3315-0000	Other Income								
3315-0000	0.00	0.00	0.00	N/A	0.62	0.00	0.62	N/A	0.00
3315-0000	Sales Tax Discount								
3990-0000	67,093.06	8,600.00	58,493.06	680.15	103,500.17	29,400.00	74,100.17	252.04	73,000.00
3990-0000	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	53,333.36	53,332.00	-1.36	0.00	119,997.00
4401-0100	7,500.00	7,500.00	0.00	0.00	30,000.00	30,000.00	0.00	0.00	67,500.00
4404-0000	Executive Director-Authority								
4404-0000	1,765.07	2,100.00	334.93	15.95	7,149.75	8,500.00	1,350.25	15.89	19,000.00
4404-0000	Business Manager								
4405-0000	199.42	150.00	-49.42	-32.95	797.68	600.00	-197.68	-32.95	1,300.00
4406-0000	Payroll Taxes - Authority								
4406-0000	7,503.17	7,000.00	-503.17	-7.19	29,598.93	28,200.00	-1,398.93	-4.96	63,200.00
4410-0000	Worker's Compensation-Authority								
4410-0000	2,040.50	2,100.00	59.50	2.83	9,301.50	8,500.00	-801.50	-9.43	19,000.00
4490-0000	Employee Benefits-Authority								
4490-0000	32,341.50	32,183.00	-158.50	-0.49	130,181.22	129,132.00	-1,049.22	-0.81	289,997.00
4490-0000	Wages - Administrative								
4600-0000	UTILITIES								
4605-0000	15.23	0.00	-15.23	N/A	60.81	100.00	39.19	39.19	200.00
4635-0000	74.00	110.00	36.00	32.73	74.00	455.00	381.00	83.74	1,000.00
4640-0000	Electric								
4640-0000	85.34	0.00	-85.34	N/A	341.36	0.00	-341.36	N/A	0.00
4725-0000	Refuse Collection								
4725-0000	-144.98	0.00	144.98	N/A	0.00	0.00	0.00	N/A	0.00
4799-0000	Water/Sewer								
4799-0000	29.59	110.00	80.41	73.10	476.17	555.00	78.83	14.20	1,200.00
5116-5000	TOTAL UTILITIES								
5116-5000	REPAIR/MAINTENANCE								
5120-0000	0.00	110.00	110.00	100.00	0.00	455.00	455.00	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
5280-1000	Electric Repairs								
5280-1000	1,851.50	0.00	-1,851.50	N/A	1,851.50	0.00	-1,851.50	N/A	0.00
5290-0000	Holding Pond Maintenance								
5290-0000	82.50	444.00	361.50	81.42	192.50	1,776.00	1,583.50	89.16	4,000.00
5295-0000	Storm Damage Repairs								
5295-0000	0.00	56.00	56.00	100.00	0.00	224.00	224.00	100.00	500.00
5299-0000	Other Maintenance								
5299-0000	1,934.00	610.00	-1,324.00	-217.05	2,044.00	17,655.00	15,611.00	88.42	20,700.00
5299-0000	Other Supplies								
5400-0000	TOTAL REPAIR/MAINTENANCE								
5460-0000	SERVICES								
5460-0000	250.00	780.00	530.00	67.95	2,275.00	3,120.00	845.00	27.08	7,000.00
5480-0000	Landscaping Service								
5480-0000	576.00	0.00	-576.00	N/A	576.00	0.00	-576.00	N/A	0.00
5499-0000	Security								
5499-0000	826.00	780.00	-46.00	-5.90	2,851.00	3,120.00	269.00	8.62	7,000.00
5500-0000	TOTAL SERVICES								
5522-0000	PROPERTY ADMINISTRATION								
5522-0000	289.96	1,000.00	710.04	71.00	2,289.96	4,000.00	1,710.04	42.75	9,000.00
5560-0000	137.67	0.00	-137.67	N/A	744.21	0.00	-744.21	N/A	0.00
5565-0000	Internet Charge								
5565-0000	0.00	110.00	110.00	100.00	0.00	455.00	455.00	100.00	1,000.00
5575-0000	Fees/Licenses/Permits								
5575-0000	0.00	4,444.00	4,444.00	100.00	9,330.00	17,776.00	8,446.00	47.51	39,996.00
5587-0000	Office Supplies								
5587-0000	251.45	220.00	-31.45	-14.30	792.33	910.00	117.67	12.93	2,000.00
5596-0000	Professional Fees								
5596-0000	0.00	1,250.00	1,250.00	100.00	0.00	5,000.00	5,000.00	100.00	10,000.00
5599-0000	General Authority Expense								
5599-0000	679.08	7,024.00	6,344.92	90.33	13,156.50	28,141.00	14,984.50	53.25	61,996.00
5599-0000	Other Administration Costs								
6000-0000	MNGMT, INSURANCE, AND TAXES								
6100-0000	MANAGEMENT								
6110-0000	800.00	850.00	50.00	5.88	3,200.00	3,400.00	200.00	5.88	7,500.00
6199-0000	TOTAL MANAGEMENT								
6199-0000	800.00	850.00	50.00	5.88	3,200.00	3,400.00	200.00	5.88	7,500.00
6200-0000	Management Fees TALCOR								
6200-0000	INSURANCE								
6210-0000	1,602.27	0.00	-1,602.27	N/A	6,409.08	2,700.00	-3,709.08	-137.37	5,000.00
6299-0000	TOTAL INSURANCE								
6299-0000	1,602.27	0.00	-1,602.27	N/A	6,409.08	2,700.00	-3,709.08	-137.37	5,000.00
6299-0000	Property Insurance								

LEON COUNTY RESEARCH & DEVELOPMENT (lcrda-op)

Budget Comparison

Period = Jan 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	2,402.27	850.00	-1,552.27	-182.62	9,609.08	6,100.00	-3,509.08	-57.53	12,500.00
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	38,212.44	41,557.00	3,344.56	8.05	158,317.97	184,703.00	26,385.03	14.29	393,393.00
7000-0000	NONCAM OPERATING EXPENSES									
7990-0000	ALL TOTAL EXPENSES	38,212.44	41,557.00	3,344.56	8.05	158,317.97	184,703.00	26,385.03	14.29	393,393.00
7999-0000	NET INCOME - OPERATING	28,880.62	-32,957.00	61,837.62	187.63	-54,817.80	-155,303.00	100,485.20	64.70	-320,393.00
8100-0000										
8110-0000	DEBT SERVICE	11,200.00	0.00	-11,200.00	N/A	44,800.00	0.00	-44,800.00	N/A	0.00
8199-0000	Loan #1 Interest	11,200.00	0.00	-11,200.00	N/A	44,800.00	0.00	-44,800.00	N/A	0.00
8200-0000										
8210-0000	TOTAL DEBT SERVICE	1,928.86	0.00	-1,928.86	N/A	7,715.44	0.00	-7,715.44	N/A	0.00
8299-0000	Depreciation Expense	1,928.86	0.00	-1,928.86	N/A	7,715.44	0.00	-7,715.44	N/A	0.00
9900-0000	NET INCOME EXPENSES	15,751.76	-32,957.00	48,708.76	147.79	-107,333.24	-155,303.00	47,969.76	30.89	-320,393.00

North Florida Innovation Labs (nfil-op)

Budget Comparison

Period = Jan 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	8,577.00	0.00	8,577.00	N/A	31,658.00	17,700.00	13,958.00	78.86	17,700.00
3300-0000	77,367.49	0.00	77,367.49	N/A	77,367.49	0.00	77,367.49	N/A	0.00
3315-0000	0.00	0.00	0.00	N/A	3.21	0.00	3.21	N/A	0.00
3700-0000	100.00	0.00	100.00	N/A	400.00	300.00	100.00	33.33	300.00
3990-0000	86,044.49	0.00	86,044.49	N/A	109,428.70	18,000.00	91,428.70	507.94	18,000.00
4000-0000	OPERATING EXPENSES								
4001-0000	BILLABLE OPERATING EXPENSES								
4600-0000	UTILITIES								
4605-0000	7,395.29	0.00	-7,395.29	N/A	34,552.45	32,000.00	-2,552.45	-7.98	32,000.00
4625-0000	4,865.34	0.00	-4,865.34	N/A	19,257.75	18,000.00	-1,257.75	-6.99	18,000.00
4635-0000	346.05	0.00	-346.05	N/A	703.80	2,800.00	2,096.20	74.86	2,800.00
4640-0000	758.14	0.00	-758.14	N/A	3,099.62	580.00	-2,519.62	-434.42	580.00
4648-0000	85.22	0.00	-85.22	N/A	340.88	1,200.00	859.12	71.59	1,200.00
4650-0000	395.35	0.00	-395.35	N/A	1,581.40	1,500.00	-81.40	-5.43	1,500.00
4660-0000	690.94	0.00	-690.94	N/A	2,763.76	2,500.00	-263.76	-10.55	2,500.00
4725-0000	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
4799-0000	14,536.33	0.00	-14,536.33	N/A	62,299.66	59,580.00	-2,719.66	-4.56	59,580.00
5116-5000	REPAIR/MAINTENANCE								
5120-0000	0.00	0.00	0.00	N/A	730.00	2,000.00	1,270.00	63.50	2,000.00
5140-0000	2,433.24	0.00	-2,433.24	N/A	2,433.24	0.00	-2,433.24	N/A	0.00
5210-0000	0.00	0.00	0.00	N/A	66.00	0.00	-66.00	N/A	0.00
5230-0000	0.00	0.00	0.00	N/A	2,691.28	1,000.00	-1,691.28	-169.13	1,000.00
5290-0000	453.75	0.00	-453.75	N/A	4,915.25	6,000.00	1,084.75	18.08	6,000.00
5295-0000	99.90	0.00	-99.90	N/A	767.06	500.00	-267.06	-53.41	500.00
5299-0000	2,986.89	0.00	-2,986.89	N/A	11,602.83	9,500.00	-2,102.83	-22.14	9,500.00
5400-0000	TOTAL REPAIR/MAINTENANCE 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	216.25	700.00	483.75	69.11	700.00
5420-0000	1,183.13	0.00	-1,183.13	N/A	2,114.19	4,500.00	2,385.81	53.02	4,500.00
5430-0000	250.00	0.00	-250.00	N/A	500.00	250.00	-250.00	-100.00	250.00
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	0.00	0.00	0.00	N/A	0.00	4,400.00	4,400.00	100.00	4,400.00
5450-0000	1,745.00	0.00	-1,745.00	N/A	6,855.02	5,250.00	-1,605.02	-30.57	5,250.00
5460-0000	700.00	0.00	-700.00	N/A	7,261.70	2,800.00	-4,461.70	-159.35	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	-3,713.94	0.00	3,713.94	N/A	1,237.98	4,000.00	2,762.02	69.05	4,000.00
5499-0000	164.19	0.00	-164.19	N/A	23,046.14	23,900.00	853.86	3.57	23,900.00
5500-0000	TOTAL SERVICES								
5522-0000	1,204.95	0.00	-1,204.95	N/A	4,819.80	3,600.00	-1,219.80	-33.88	3,600.00
5560-0000	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5566-0000	2,652.00	0.00	-2,652.00	N/A	3,749.88	0.00	-3,749.88	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	0.00	0.00	0.00	N/A	6.00	0.00	-6.00	N/A	0.00
5599-0000	3,856.95	0.00	-3,856.95	N/A	9,029.62	4,100.00	-4,929.62	-120.23	4,100.00
6000-0000	MNGMT, INSURANCE, AND TAXES MANAGEMENT								
6100-0000	1,000.00	0.00	-1,000.00	N/A	4,000.00	3,120.00	-880.00	-28.21	3,120.00
6110-0000	Management Fees TALCOR								

North Florida Innovation Labs (nfil-op)

Budget Comparison

Period = Jan 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6199-0000	TOTAL MANAGEMENT	1,000.00	0.00	-1,000.00	N/A	4,000.00	3,120.00	-880.00	-28.21	3,120.00
6200-0000	INSURANCE									
6210-0000		6,862.61	0.00	-6,862.61	N/A	27,450.44	25,000.00	-2,450.44	-9.80	25,000.00
6299-0000	TOTAL INSURANCE	6,862.61	0.00	-6,862.61	N/A	27,450.44	25,000.00	-2,450.44	-9.80	25,000.00
6799-0000	PROPERTY, INSURANCE, AND TAXES	7,862.61	0.00	-7,862.61	N/A	31,450.44	28,120.00	-3,330.44	-11.84	28,120.00
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	29,406.97	0.00	-29,406.97	N/A	137,428.69	125,200.00	-12,228.69	-9.77	125,200.00
7000-0000	NONCAM OPERATING EXPENSES									
7990-0000	ALL TOTAL EXPENSES	29,406.97	0.00	-29,406.97	N/A	137,428.69	125,200.00	-12,228.69	-9.77	125,200.00
7999-0000	NET INCOME - OPERATING	56,637.52	0.00	56,637.52	N/A	-27,999.99	-107,200.00	79,200.01	73.88	-107,200.00
8200-0000	OTHER EXPENSES									
8210-0000		48,012.84	0.00	-48,012.84	N/A	192,051.36	0.00	-192,051.36	N/A	0.00
8299-0000	Depreciation Expense	48,012.84	0.00	-48,012.84	N/A	192,051.36	0.00	-192,051.36	N/A	0.00
9900-0000	TOTAL INCOME/EXPENSES	8,624.68	0.00	8,624.68	N/A	-220,051.35	-107,200.00	-112,851.35	-105.27	-107,200.00

INNOVATION PARK (Icrda)

Cash Flow Statement

Period = Jan 2026

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-6000	Leasing - Membership Fees	8,577.00	5.60	31,658.00	14.87
3115-0000	CAM	24,435.99	15.96	48,856.99	22.95
3220-0000	Interest Income	3,294.77	2.15	14,208.96	6.67
3300-0000	Proceeds from Insurance	77,367.49	50.52	77,367.49	36.33
3310-0000	Other Income	39,362.30	25.70	40,433.60	18.99
3315-0000	Sales Tax Discount	0.00	0.00	3.83	0.00
3700-0000	Virtual Memberships	100.00	0.07	400.00	0.19
3990-0000	TOTAL REVENUE	153,137.55	100.00	212,928.87	100.00
4000-0000	OPERATING EXPENSES				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	8.71	53,333.36	25.05
4401-0100	Business Manager	7,500.00	4.90	30,000.00	14.09
4404-0000	Payroll Taxes - Authority	1,765.07	1.15	7,149.75	3.36
4405-0000	Worker's Compensation-Authority	199.42	0.13	797.68	0.37
4406-0000	Employee Benefits-Authority	7,503.17	4.90	29,598.93	13.90
4410-0000	Wages - Administrative	2,040.50	1.33	9,301.50	4.37
4490-0000	TOTAL PAYROLL EXPENSE	32,341.50	21.12	130,181.22	61.14
4600-0000	UTILITIES				
4605-0000	Electric	7,410.52	4.84	34,613.26	16.26
4625-0000	Natural Gas	4,865.34	3.18	19,257.75	9.04
4635-0000	Refuse Collection	420.05	0.27	777.80	0.37
4640-0000	Water/Sewer	843.48	0.55	3,440.98	1.62
4648-0000	Irrigation - Utility	85.22	0.06	340.88	0.16
4650-0000	Stormwater	395.35	0.26	1,581.40	0.74
4660-0000	Fire Service - Utility	690.94	0.45	2,763.76	1.30
4725-0000	Internet Service	-144.98	-0.09	0.00	0.00
4799-0000	TOTAL UTILITIES	14,565.92	9.51	62,775.83	29.48
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	730.00	0.34
5140-0000	Elevator Maintenance	2,433.24	1.59	2,433.24	1.14
5210-0000	Locks & Keys Repairs	0.00	0.00	66.00	0.03
5230-0000	Plumbing Repairs	0.00	0.00	2,691.28	1.26
5280-1000	Storm Damage Repairs	1,851.50	1.21	1,851.50	0.87
5290-0000	Other Maintenance	536.25	0.35	5,107.75	2.40
5295-0000	Other Supplies	99.90	0.07	767.06	0.36
5299-0000	TOTAL REPAIR/MAINTENANCE	4,920.89	3.21	13,646.83	6.41
5400-0000	SERVICES				
5415-0000	Elevator Phone Service	0.00	0.00	216.25	0.10
5420-0000	Fire Protection System	1,183.13	0.77	2,114.19	0.99
5430-0000	Exterminating	250.00	0.16	500.00	0.23
5450-0000	Janitorial Service	1,745.00	1.14	6,855.02	3.22
5460-0000	Landscaping Service	950.00	0.62	9,536.70	4.48
5480-0000	Security	576.00	0.38	1,152.00	0.54
5487-0000	Window Washing Service	0.00	0.00	4,285.00	2.01
5490-0000	Water Treatment Service	-3,713.94	-2.43	1,237.98	0.58
5499-0000	TOTAL SERVICES	990.19	0.65	25,897.14	12.16
5500-0000	PROPERTY ADMINISTRATION				
5522-0000	Internet Charge	1,494.91	0.98	7,109.76	3.34
5560-0000	Fees/Licenses/Permits	137.67	0.09	744.21	0.35
5566-0000	Office Equipment Maintenance	2,652.00	1.73	3,749.88	1.76
5575-0000	Professional Fees	0.00	0.00	9,330.00	4.38
5587-0000	General Authority Expense	251.45	0.16	1,246.27	0.59
5596-0000	Other Administration Costs	0.00	0.00	6.00	0.00
5599-0000	TOTAL PROPERTY ADMINISTRATION	4,536.03	2.96	22,186.12	10.42

INNOVATION PARK (lcrda)

Cash Flow Statement

Period = Jan 2026

Book = Accrual

	Period to Date	%	Year to Date	%	
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	1,800.00	1.18	7,200.00	3.38
6199-0000	TOTAL MANAGEMENT	1,800.00	1.18	7,200.00	3.38
6200-0000	INSURANCE				
6210-0000	Property Insurance	8,464.88	5.53	33,859.52	15.90
6299-0000	TOTAL INSURANCE	8,464.88	5.53	33,859.52	15.90
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	10,264.88	6.70	41,059.52	19.28
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	67,619.41	44.16	295,746.66	138.89
7000-0000	NONCAM OPERATING EXPENSES				
7990-0000	ALL TOTAL EXPENSES	67,619.41	44.16	295,746.66	138.89
7999-0000	NET INCOME - OPERATING	85,518.14	55.84	-82,817.79	-38.89
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	11,200.00	7.31	44,800.00	21.04
8199-0000	TOTAL DEBT SERVICE	11,200.00	7.31	44,800.00	21.04
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	49,941.70	32.61	199,766.80	93.82
8299-0000	TOTAL OTHER EXPENSES	49,941.70	32.61	199,766.80	93.82
9900-0000	NET INCOME	24,376.44	15.92	-327,384.59	-153.75
	Adjustments				
1206-0000	Other Receivables	-1,522.61	-0.99	-2,705.74	-1.27
1210-0000	Accounts Receivable	-16,117.38	-10.52	-22,755.17	-10.69
1590-0000	Accumulated Depreciation	49,941.70	32.61	199,766.80	93.82
1913-0000	Prepaid Insurance	7,122.30	4.65	-1,340.92	-0.63
1925-0000	Investments	-3,294.77	-2.15	50,791.04	23.85
2236-0000	Accounts Payable	-5,957.38	-3.89	-10,724.79	-5.04
2246-0000	Prepaid Rents	-3,081.11	-2.01	-2,604.82	-1.22
2249-0000	Accrued Other	2,857.00	1.87	5,212.00	2.45
2250-0000	Tenant Security Dep	1,000.00	0.65	2,200.00	1.03
2251-1000	Accrued Interest	11,200.00	7.31	44,800.00	21.04
2257-0000	Due to FSU	144,255.17	94.20	221,928.22	104.23
2305-0000	Sales Tax Payable	0.00	0.00	-153.48	-0.07
	Total Adjustments	186,402.92	121.72	484,413.14	227.50
	Cash Flow	210,779.36	137.64	157,028.55	73.75
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-4500	Cash - Hancock #2	15,368.01	226,147.37	210,779.36	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	15,568.01	226,347.37	210,779.36	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1110-4500	Cash - Hancock #2	69,118.82	226,147.37	157,028.55	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	Total Cash	69,318.82	226,347.37	157,028.55	

Cash - Hancock #2

2/21/2026

Bank Reconciliation Report

1/31/2026

Posted by: kristy on 2/21/2026

Balance Per Bank Statement as of 1/31/2026 **227,847.64**

Outstanding Checks

Check Date	Check Number	Payee	Amount
12/18/2025	1549	battplus - Batteries Plus	26.30
12/19/2025	1563	airgasusa - Airgas USA	180.21
1/21/2026	1564	airgasusa - Airgas USA	103.76
1/21/2026	1567	i2x - I2X Solutions LLC	1,000.00
1/21/2026	1568	kutak - Kutak Rock LLP	390.00
Less:		Outstanding Checks	1,700.27
		Reconciled Bank Balance	226,147.37

Balance per GL as of 1/31/2026 **226,147.37**

Reconciled Balance Per G/L **226,147.37**

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

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
11/20/2025	1540	fishclean - Preston Genuine Enterprises	4,285.00	1/31/2026
12/18/2025	1550	culligan - Consolidated Water Group	2,674.96	1/31/2026
12/18/2025	1552	heinzbros - Heinz Nurseries, LLC.	2,075.00	1/31/2026
12/18/2025	1553	i2x - I2X Solutions LLC	2,000.00	1/31/2026
12/18/2025	1557	lcboc - Leon County Clerk & Comptroller's Office	4,793.14	1/31/2026
12/18/2025	1561	sunelectric - Sun Coast Electric and Networking, Inc	230.00	1/31/2026
12/18/2025	1562	tribuilding - TRI BUILDING SERVICES	3,300.00	1/31/2026
1/6/2026	1062026	utiltal - CITY OF TALLAHASSEE	100.57	1/31/2026
1/12/2026	1122026	metronet - Metronet Fibernet, LLC	1,204.95	1/31/2026
1/13/2026	1132026	zenith - Zenith Insurance Company	1,542.00	1/31/2026
1/21/2026	1565	culligan - Consolidated Water Group	1,237.98	1/31/2026
1/21/2026	1566	heinzbros - Heinz Nurseries, LLC.	1,850.00	1/31/2026
1/21/2026	1569	lcboc - Leon County Clerk & Comptroller's Office	5,084.57	1/31/2026
1/21/2026	1570	marpan - MARPAN SUPPLY COMPANY, INC	226.80	1/31/2026
1/21/2026	1571	mgltal - TALCOR COMMERCIAL REAL ESTATE SVC INC	3,257.50	1/31/2026
1/21/2026	1572	rocket - Rocket Daddy LLC	2,652.00	1/31/2026
1/21/2026	1573	shopping - SHOPPING CENTER MAINTENANCE CORPORATION	1,851.50	1/31/2026
1/21/2026	1574	tribuilding - TRI BUILDING SERVICES	1,650.00	1/31/2026
1/21/2026	1575	wwgay - W.W. Gay Mechanical Contractor, Inc	2,664.98	1/31/2026
1/21/2026	1212026	hancdayne - Hancock Bank	825.36	1/31/2026
1/21/2026	1212026	hancdtegy - Hancock Bank	304.25	1/31/2026
1/29/2026	1292026	utiltal - CITY OF TALLAHASSEE	15,927.48	1/31/2026
Total Cleared Checks			59,738.04	

Cash - Hancock #2

2/21/2026

Bank Reconciliation Report

1/31/2026

Posted by: kristy on 2/21/2026

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
1/5/2026	859		6,200.00	1/31/2026
1/9/2026	860	:CHECKscan Deposit	1,181.50	1/31/2026
1/12/2026	861		25,891.02	1/31/2026
1/20/2026	862	:CHECKscan Deposit	4,646.00	1/31/2026
1/21/2026	866		5,544.00	1/31/2026
1/22/2026	865		118,364.15	1/31/2026
1/28/2026	864	:CHECKscan Deposit	39,562.30	1/31/2026
Total Cleared Deposits			201,388.97	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
1/31/2026	JE 43011	Culligan cashed check 2 times in error	-2,674.96	1/31/2026
1/31/2026	JE 43050	01.26Bank Fees	-137.67	1/31/2026
1/31/2026	JE 43051	Benefits - 01.26#457 Plan #1	-3,251.00	1/31/2026
1/31/2026	JE 43052	Benefits - 01.26#457 Plan #2	-3,251.00	1/31/2026
1/31/2026	JE 43053	Payroll Taxes - January for January	-4,873.00	1/31/2026
1/31/2026	JE 43054	Payroll Taxes - January for January	-4,885.14	1/31/2026
1/31/2026	JE 43055	Benefits - January for January	-3,955.50	1/31/2026
1/31/2026	JE 43058	Payroll for January	-6,841.87	1/31/2026
1/31/2026	JE 43068	refund from EventBrite	52.80	1/31/2026
1/31/2026	JE 43069	Insurance reimbursement for water damage from fire - to be used on repairs	77,367.49	1/31/2026
Total Cleared Other Items			47,550.15	



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



Statements Dates
 01/01/2026 - 01/31/2026

Account Number:

Images:
 0

***TRUNC ACCTS* EO**

1

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

**MAIL/FAX WIRE NOTICES ARE SUSPENDED. NOTICES CAN BE VIEWED
 IN ONLINE BANKING OR CALL YOUR BANKER FOR EMAIL NOTICES.**

Checking Account Summary

PREVIOUS BALANCE	38,646.56	AVERAGE BALANCE	
+ 10 CREDITS	278,809.26		125,518.96
- 32 DEBITS	89,470.51	YTD INTEREST PAID	
- SERVICE CHARGES	137.67		.00
+ INTEREST PAID	.00		
ENDING BALANCE	227,847.64		

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

● **Deposits and Other Credits**

Date	Amount	Description	Date	Amount	Description
01/05	6,200.00	Bill.com Piersica, Inc 026005006052731CCD			026021000676673CCD
01/09	52.80	140576155 lcrda.org 026009007721059CCD	01/21	5,544.00	PAYMENTS Danfoss LLC 026021000716161CCD
01/12	1,181.50	Settlement TALCOR-INN1145 026012008146783CCD	01/22	118,364.15	MISC PAY GSA TREAS 310 026021000982983CCD
01/12	25,891.02	MISC PAY GSA TREAS 310 026009007913262CCD	01/29	200.00	Settlement TALCOR-INN1145 026029002949788CCD
01/13	77,367.49	DEPOSIT	01/30	39,362.30	Settlement TALCOR-INN1145 026030003416972CCD
01/21	4,646.00	Settlement TALCOR-INN1145			

● **Checks**

Date	Serial	Amount	Date	Serial	Amount
01/09	1540	4,285.00	01/27	1566	1,850.00
01/12	1550 *	2,674.96	01/27	1569 *	5,084.57
01/29	1550	2,674.96	01/28	1570	226.80
01/02	1552 *	2,075.00	01/30	1571	3,257.50
01/13	1553	2,000.00	01/27	1572	2,652.00
01/14	1557 *	4,793.14	01/27	1573	1,851.50
01/06	1561 *	230.00	01/28	1574	1,650.00
01/05	1562	3,300.00	01/28	1575	2,664.98
01/29	1565 *	1,237.98			



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



Statements Dates
 01/01/2026 - 01/31/2026

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**

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
01/07	100.57	BILLPAY CITY OF TALL-UTL 026007006923363PPD	01/21	825.36	026020010663529WEB CARD PYMT HANCOCK WHITNEY
01/13	1,204.95	Metronet Metronet 026013008456801WEB	01/29	3,384.22	026020010663537WEB QUICKBOOKS INTUIT PAYROLL S
01/14	1,542.00	GWEB_PYMNT ZENITH WEB 026014008921140WEB	01/30	1,500.00	026029003099428CCD PAYMENTS NATIONWIDE
01/14	3,457.65	QUICKBOOKS INTUIT PAYROLL S 026014008929561CCD	01/30	1,751.00	026030003563883PPD PAYMENTS NATIONWIDE
01/14	137.67	ANALYSIS SERVICE CHG	01/30	3,955.50	026030003563882PPD CRC FLA DEPT REVENUE
01/15	1,500.00	PAYMENTS NATIONWIDE 026015009364559PPD	01/30	4,873.00	026030003578473CCD USATAXPYMT IRS
01/15	1,751.00	PAYMENTS NATIONWIDE 026015009364557PPD	01/30	15,927.48	026029003203376CCD BILLPAY CITY OF TALL-UTL
01/15	4,885.14	USATAXPYMT IRS 026014009020925CCD			026030003434459PPD
01/21	304.25	CARD PYMT HANCOCK WHITNEY			

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
12/31	38,646.56	01/12	59,306.35	01/27	231,388.76
01/02	36,571.56	01/13	133,468.89	01/28	226,846.98
01/05	39,471.56	01/14	123,538.43	01/29	219,749.82
01/06	39,241.56	01/15	115,402.29	01/30	227,847.64
01/07	39,140.99	01/21	124,462.68		
01/09	34,908.79	01/22	242,826.83		

Payment Detail

Bank=inn1145 AND mm/yy=01/2026-01/2026 AND All Checks=Yes AND Include Voids=All Checks

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
1513 (inn1145) - Consolidated Water Group (culligan) - 01/31/26 (01/26) (Voider)				
Mthly water services	P-218647	nfil-op	-1,237.98	54900000 - Water Treatment Service
Mthly water services	P-219690	nfil-op	-1,237.98	54900000 - Water Treatment Service
Total 1513 (inn1145) - Consolidated Water Group (culligan) - 01/31/26 (01/26) (Voider)			-2,475.96	
1539 (inn1145) - Consolidated Water Group (culligan) - 01/31/26 (01/26) (Voider)				
Mthly water services	P-221683	nfil-op	-1,237.98	54900000 - Water Treatment Service
Total 1539 (inn1145) - Consolidated Water Group (culligan) - 01/31/26 (01/26) (Voider)			-1,237.98	
1564 (inn1145) - Airgas USA (airgasusa) - 01/21/26 (01/26)				
Nitrogen Gas for cylinder	P-223690	nfil-op	38.15	52950000 - Other Supplies
Nitrogen Gas for cylinder	P-223692	nfil-op	65.61	52950000 - Other Supplies
Total 1564 (inn1145) - Airgas USA (airgasusa) - 01/21/26 (01/26)			103.76	
1565 (inn1145) - Consolidated Water Group (culligan) - 01/21/26 (01/26)				
Mthly water services	P-223691	nfil-op	1,237.98	54900000 - Water Treatment Service
Total 1565 (inn1145) - Consolidated Water Group (culligan) - 01/21/26 (01/26)			1,237.98	
1566 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 01/21/26 (01/26)				
12.2025 lawn Svcs	P-223799	nfil-op	1,050.00	54600000 - Landscaping Service
12.2025 lawn Svcs	P-223799	lcrda-op	800.00	54600000 - Landscaping Service
Total 1566 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 01/21/26 (01/26)			1,850.00	
1567 (inn1145) - I2X Solutions LLC (i2x) - 01/21/26 (01/26)				
Dec 2025-IT Consulting Fees	P-223835	lcrda-op	1,000.00	55750000 - Professional Fees
Total 1567 (inn1145) - I2X Solutions LLC (i2x) - 01/21/26 (01/26)			1,000.00	
1568 (inn1145) - Kutak Rock LLP (kutak) - 01/21/26 (01/26)				
legal matters-LCRDA	P-223853	lcrda-op	390.00	77200000 - Legal Fees-NonCAM
Total 1568 (inn1145) - Kutak Rock LLP (kutak) - 01/21/26 (01/26)			390.00	
1569 (inn1145) - Leon County Clerk & Comptroller's Office (lcboc) - 01/21/26 (01/26)				
01.2026 Hlth Ins-LCRDA	P-223800	lcrda-op	15.76	44060000 - Employee Benefits-Authority
01.2026 Hlth Ins-LCRDA	P-223800	lcrda-op	259.29	44060000 - Employee Benefits-Authority
01.2026 Hlth Ins-LCRDA	P-223800	lcrda-op	4,676.64	44060000 - Employee Benefits-Authority
01.2026 Hlth Ins-LCRDA	P-223800	lcrda-op	132.88	44060000 - Employee Benefits-Authority
Total 1569 (inn1145) - Leon County Clerk & Comptroller's Office (lcboc) - 01/21/26 (01/26)			5,084.57	
1570 (inn1145) - MARPAN SUPPLY COMPANY, INC (marpan) - 01/21/26 (01/26)				
01.2026 Container rental	P-223452	nfil-op	226.80	46350000 - Refuse Collection
Total 1570 (inn1145) - MARPAN SUPPLY COMPANY, INC (marpan) - 01/21/26 (01/26)			226.80	
1571 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttl) - 01/21/26 (01/26)				
12.2025 Labor Bill-NFIL	P-223689	nfil-op	1,402.50	52900000 - Other Maintenance
12.2025 Labor Bill-LCRDA	P-223689	lcrda-op	55.00	52900000 - Other Maintenance
01.2026 Mgmt Fee-LCRDA	P-223798	nfil-op	1,000.00	61100000 - Management Fees TALCOR
01.2026 Mgmt Fee-LCRDA	P-223798	lcrda-op	800.00	61100000 - Management Fees TALCOR
Total 1571 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttl) - 01/21/26 (01/26)			3,257.50	
1572 (inn1145) - Rocket Daddy LLC (rocket) - 01/21/26 (01/26)				
Network Equipment	P-223850	nfil-op	1,320.00	16200000 - F/F/E- Improvements
Cat6 Data Drop	P-223850	nfil-op	1,320.00	16200000 - F/F/E- Improvements
Total 1572 (inn1145) - Rocket Daddy LLC (rocket) - 01/21/26 (01/26)			2,652.00	
1573 (inn1145) - SHOPPING CENTER MAINTENANCE CORPORATION (shopping) - 01/21/26 (01/26)				
replace sod damaged from trail restoration	P-223796	lcrda-op	1,851.50	52801000 - Storm Damage Repairs
Total 1573 (inn1145) - SHOPPING CENTER MAINTENANCE CORPORATION (shopping) - 01/21/26 (01/26)			1,851.50	
1574 (inn1145) - TRI BUILDING SERVICES (tribuilding) - 01/21/26 (01/26)				
01.2026 Mthly janitorial svcs	P-223837	nfil-op	1,650.00	54500000 - Janitorial Service
Total 1574 (inn1145) - TRI BUILDING SERVICES (tribuilding) - 01/21/26 (01/26)			1,650.00	
1575 (inn1145) - W.W. Gay Mechanical Contractor, Inc (wwgay) - 01/21/26 (01/26)				

Payment Detail

Bank=inn1145 AND mm/yy=01/2026-01/2026 AND All Checks=Yes AND Include Voids=All Checks

replace control board on water htr	P-223795	nfil-op	2,664.98	52300000 - Plumbing Repairs
Total 1575 (inn1145) - W.W. Gay Mechanical Contractor, Inc (wwgay) - 01/21/26 (01/26)			2,664.98	
1062025 (inn1145) - CITY OF TALLAHASSEE (utital) - 01/06/26 (01/26)				
Acct #100002739 12.2025	P-223755	lcrda-op	15.23	46050000 - Electric
Acct #100002739 12.2025	P-223755	lcrda-op	42.67	46400000 - Water/Sewer
Acct #100002739 12.2025	P-223755	lcrda-op	42.67	46400000 - Water/Sewer
Total 1062025 (inn1145) - CITY OF TALLAHASSEE (utital) - 01/06/26 (01/26)			100.57	
1062026 (inn1145) - CITY OF TALLAHASSEE (utital) - 01/06/26 (01/26) (Voider)				
Acct #100002739 01.2026	P-224690	lcrda-op	-15.23	46050000 - Electric
Total 1062026 (inn1145) - CITY OF TALLAHASSEE (utital) - 01/06/26 (01/26) (Voider)			-15.23	
1062026 (inn1145) - CITY OF TALLAHASSEE (utital) - 01/06/26 (01/26) (Voided)				
Acct #100002739 01.2026	P-224690	lcrda-op	15.23	46050000 - Electric
Total 1062026 (inn1145) - CITY OF TALLAHASSEE (utital) - 01/06/26 (01/26) (Voided)			15.23	
1062026 (inn1145) - CITY OF TALLAHASSEE (utital) - 01/06/26 (01/26) (Voider)				
Acct #100002739 01.2026	P-224690	lcrda-op	-42.67	46400000 - Water/Sewer
Acct #100002739 01.2026	P-224690	lcrda-op	-42.67	46400000 - Water/Sewer
Total 1062026 (inn1145) - CITY OF TALLAHASSEE (utital) - 01/06/26 (01/26) (Voider)			-85.34	
1062026 (inn1145) - CITY OF TALLAHASSEE (utital) - 01/06/26 (01/26) (Voided)				
Acct #100002739 01.2026	P-224690	lcrda-op	42.67	46400000 - Water/Sewer
Acct #100002739 01.2026	P-224690	lcrda-op	42.67	46400000 - Water/Sewer
Total 1062026 (inn1145) - CITY OF TALLAHASSEE (utital) - 01/06/26 (01/26) (Voided)			85.34	
1122026 (inn1145) - Metronet Fibernet, LLC (metronet) - 01/12/26 (01/26)				
2109240 01.2026	P-224324	nfil-op	1,204.95	77110000 - Internet Charge-NonCAM
Total 1122026 (inn1145) - Metronet Fibernet, LLC (metronet) - 01/12/26 (01/26)			1,204.95	
1132026 (inn1145) - Zenith Insurance Company (zenith) - 01/13/26 (01/26)				
Mail Audit-DP073003913001	P-223441	nfil-op	1,542.00	19130000 - Prepaid Insurance
Total 1132026 (inn1145) - Zenith Insurance Company (zenith) - 01/13/26 (01/26)			1,542.00	
1212026 (inn1145) - Hancock Bank (hancdtayne) - 01/21/26 (01/26)				
Microsoft-Dec 25	P-224715	lcrda-op	37.50	47250000 - Internet Service
Adobe-Jan 26	P-224715	lcrda-op	34.99	47250000 - Internet Service
Microsoft-Jan 26	P-224715	lcrda-op	37.50	47250000 - Internet Service
Proximity-Dec 25	P-224715	lcrda-op	288.00	54800000 - Security
Home Depot	P-224715	nfil-op	14.39	52950000 - Other Supplies
Best Buy	P-224715	nfil-op	89.99	52950000 - Other Supplies
Adobe-Dec 25	P-224715	lcrda-op	34.99	47250000 - Internet Service
Proximity-Jan 26	P-224715	lcrda-op	288.00	54800000 - Security
Total 1212026 (inn1145) - Hancock Bank (hancdtayne) - 01/21/26 (01/26)			825.36	
1212026 (inn1145) - Hancock Bank (hancdtpuggy) - 01/21/26 (01/26)				
Costco	P-224717	lcrda-op	83.52	55870000 - General Authority Expense
The Lively Cafe	P-224717	lcrda-op	197.50	55870000 - General Authority Expense
Publix	P-224717	lcrda-op	23.23	55870000 - General Authority Expense
Total 1212026 (inn1145) - Hancock Bank (hancdtpuggy) - 01/21/26 (01/26)			304.25	
1292026 (inn1145) - CITY OF TALLAHASSEE (utital) - 01/29/26 (01/26)				
Acct #100275444 12.2025	P-223754	nfil-op	494.50	46400000 - Water/Sewer
Acct #100275444 12.2025	P-223754	nfil-op	8,666.13	46050000 - Electric
Acct #100275444 12.2025	P-223754	nfil-op	5,203.56	73120000 - Natural Gas- NonCAM/Vacant
Acct #100275444 12.2025	P-223754	nfil-op	690.94	46600000 - Fire Service - Utility
Acct #100275444 12.2025	P-223754	nfil-op	395.35	46500000 - Stormwater
Acct #100275444 12.2025	P-223754	nfil-op	85.22	46480000 - Irrigation - Utility
Acct #100275444 12.2025	P-223754	nfil-op	272.53	46400000 - Water/Sewer
Acct #100275444 12.2025	P-223754	nfil-op	119.25	46350000 - Refuse Collection
Total 1292026 (inn1145) - CITY OF TALLAHASSEE (utital) - 01/29/26 (01/26)			15,927.48	
			38,159.76	

Deposit Register

For Period = Jan 2026

Name	Property	Unit	Tenant	Period	Received Date	Deposit Date	Amount	Check #	Deposit #	Notes
(inn1145) - 859 01/05/2026										
Piersica, Inc. a Delaware for profit corp.	nfil-op	CHEM225	piernfil	01/2026	1/5/2026	1/5/2026	6,200.00	AUTO	859	
Total (inn1145) - 859 01/05/2026							6,200.00			
(inn1145) - 860 01/09/2026										
Higher Edification LLC,	nfil-op	109BCDE	higher	01/2026	1/9/2026	1/9/2026	250.00	0053936168	860	:CHECKscan Payment
Reclaim Pharmaceutical Waste Management LLC	nfil-op	BIO217	quarry	01/2026	1/9/2026	1/9/2026	931.50	001259	860	:CHECKscan Payment
Total (inn1145) - 860 01/09/2026							1,181.50			
(inn1145) - 861 01/12/2026										
GSA 01.2026 pymt	johnson			01/2026	1/12/2026	1/12/2026	25,891.02	AUTO	861	GSA 01.2026 pymt
Total (inn1145) - 861 01/12/2026							25,891.02			
(inn1145) - 862 01/20/2026										
KNIGHT ADMINISTRATIVE BUILDING	lcrda-op	12A	knight	01/2026	1/20/2026	1/20/2026	966.00	0000313396	862	:CHECKscan Payment
AVALANCHE PARTNERS	lcrda-op	1E	aval	01/2026	1/20/2026	1/20/2026	784.00	001806	862	:CHECKscan Payment
CENTENNIAL BUILDING	lcrda-op	4G	cent	01/2026	1/20/2026	1/20/2026	1,540.00	0000313396	862	:CHECKscan Payment
COLLINS BUILDING	lcrda-op	5G	collins	01/2026	1/20/2026	1/20/2026	1,356.00	0000313396	862	:CHECKscan Payment
Total (inn1145) - 862 01/20/2026							4,646.00			
(inn1145) - 864 01/28/2026										
Div of Emer Mgmt	lcrda-op			01/2026	1/28/2026	1/28/2026	39,362.30	6405290780	864	:CHECKscan Payment
NHU Energy	nfil-op	109BCDE	nhenergy	01/2026	1/28/2026	1/28/2026	200.00	002326	864	:CHECKscan Payment
Total (inn1145) - 864 01/28/2026							39,562.30			
(inn1145) - 865 01/22/2026										
GSA 01.2026 pymt	johnson			01/2026	1/22/2026	1/22/2026	118,364.15	AUTO	865	GSA 01.2026 pymt
Total (inn1145) - 865 01/22/2026							118,364.15			
(inn1145) - 866 01/21/2026										
DANFOSS TURBOCOR, INC.	lcrda-op	1D-2D	danfoss	01/2026	1/21/2026	1/21/2026	5,544.00	AUTO	866	
Total (inn1145) - 866 01/21/2026							5,544.00			
Grand Total							201,388.97			

Aged Receivable

DB Caption: TALCOR Commercial -- LIVE Property: lcrda Status: Current, Past, Future All Selected Accounts Age As Of: 01/31/2026 Post To: 01/2026 Summary By: Tenant

Property	Customer	Lease	Name	Status	Current	0-30	31-60	61-90	Over	Pre-	Total
						Owed	Owed	Owed	90 Owed	Payments	Owed
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT											
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		data	NORTHWEST REGIONAL DATA CENTER	Current	0.00	0.00	0.00	0.00	0.00	-88.95	-88.95
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		fsucam	FSU	Current	1,559.32	1,559.32	0.00	0.00	0.00	0.00	1,559.32
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		phipps	PHIPPS BUILDING	Current	1,601.00	1,601.00	0.00	0.00	0.00	0.00	1,601.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		fsurf-ab	FLORIDA RESEARCH FOUNDATION	Current	2,552.00	2,552.00	0.00	0.00	0.00	0.00	2,552.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		danfoss	DANFOSS TURBOCOR, INC.	Current	4,863.25	0.00	0.00	0.00	4,863.25	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		material	FSU-MATERIALS RESEARCH CENTER	Current	195.00	195.00	0.00	0.00	0.00	0.00	195.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		aero	FSU-AEROPULSION & MECHATRONICS ENERGY	Current	1,553.26	1,553.26	0.00	0.00	0.00	0.00	1,553.26
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		maglab	NATIONAL HIGH MAGNETIC FIELD LABORATORY	Current	4,058.72	4,058.72	0.00	0.00	0.00	0.00	4,058.72
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		ircb	Interdisciplinary Research & Commercialization Building	Current	1,481.00	1,481.00	0.00	0.00	0.00	0.00	1,481.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		lot6g	MORGAN/SLIGER/JOHNSON/SHAW BUILDINGS	Current	1,254.39	1,254.39	0.00	0.00	0.00	0.00	1,254.39
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT					19,117.94	14,254.69	0.00	0.00	4,863.25	-193.04	18,924.90
nfil-op - North Florida Innovation Labs											
nfil-op - North Florida Innovation Labs		rrc	RRC Washington	Current	42.96	42.96	0.00	0.00	0.00	0.00	42.96
nfil-op - North Florida Innovation Labs		quarry	Reclaim Pharmaceutical Waste Management LLC	Current	0.00	0.00	0.00	0.00	0.00	-1.23	-1.23
nfil-op - North Florida Innovation Labs		piernfil	Piersica, Inc. a Delaware for profit corp.	Current	2,857.00	2,857.00	0.00	0.00	0.00	0.00	2,857.00
nfil-op - North Florida Innovation Labs		sunfish	Sunfish, Inc.	Current	1,000.00	1,000.00	0.00	0.00	0.00	0.00	1,000.00
nfil-op - North Florida Innovation Labs					3,899.96	3,899.96	0.00	0.00	0.00	-1.23	3,898.73
Grand Total					23,017.90	18,154.65	0.00	0.00	4,863.25	-194.27	22,823.63

UserId : kristy@talcor.com Date : 2/20/2026 Time : 9:34 AM

Payables Aging Report

lcrda

Period: 01/2026

As of : 01/31/2026

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
cappest															
	CAPITAL CITY PEST CONTROL SERVICES, LLC														0.00
		01.2026 - monthly pest control	P-224525	53551	nfil-op	1/31/2026	5430-0000 Exterminating	38638	250.00	250.00	0.00	0.00	0.00	0.00	0.00 01.2026 - monthly pest control
Total cappest									250.00	250.00	0.00	0.00	0.00	0.00	
heinzbro															
	Heinz Nurseries, LLC.														0.00
		01.2026 lawn svcs	P-224496	53543	lcrda-op	1/31/2026	5460-0000 Landscaping Service	61740	250.00	250.00	0.00	0.00	0.00	0.00	0.00 01.2026 lawn svcs
		01.2026 lawn svcs	P-224496	53543	nfil-op	1/31/2026	5460-0000 Landscaping Service	61740	700.00	700.00	0.00	0.00	0.00	0.00	0.00 01.2026 Lawn Svcs
Total heinzbro									950.00	950.00	0.00	0.00	0.00	0.00	
marpan															
	MARPAN SUPPLY COMPANY, INC														0.00
		Mthly Container Rental	P-224497	53544	lcrda-op	1/31/2026	4635-0000 Refuse Collection	1678336	74.00	74.00	0.00	0.00	0.00	0.00	0.00 Mthly container rental
Total marpan									74.00	74.00	0.00	0.00	0.00	0.00	
mgttal															
	TALCOR COMMERCIAL REAL ESTATE SVC INC														0.00
		01.2026 Labor Bill-NFIL & LCRDA	P-224737	53627	lcrda-op	1/31/2026	5290-0000 Other Maintenance	Labor Bill-NFIL & I	82.50	82.50	0.00	0.00	0.00	0.00	0.00 01.2026 Labor Bill-LCRDA
		01.2026 Labor Bill-NFIL & LCRDA	P-224737	53627	nfil-op	1/31/2026	5290-0000 Other Maintenance	Labor Bill-NFIL & I	453.75	453.75	0.00	0.00	0.00	0.00	0.00 01.2026 Labor Bill-NFIL
		Batteries Plus	P-224522	53551	nfil-op	1/29/2026	5370-0000 Interior Repairs	I/2026 Billbacks-nt	26.30	26.30	0.00	0.00	0.00	0.00	0.00 Batteries Plus
Total mgttal									562.55	562.55	0.00	0.00	0.00	0.00	
osceola															
	Osceola Supply Inc.														0.00
		jumbo jr tissue	P-224523	53551	nfil-op	1/31/2026	5450-0000 Janitorial Service	395969	95.00	95.00	0.00	0.00	0.00	0.00	0.00 jumbo jr tissue
Total osceola									95.00	95.00	0.00	0.00	0.00	0.00	
thyssen															
	TK ELEVATOR														0.00
		10/01/25-09/30/26 Annual Maintenance	P-224524	53551	nfil-op	1/31/2026	5140-0000 Elevator Maintenance	3009230406	2,433.24	2,433.24	0.00	0.00	0.00	0.00	0.00 10/01/25-09/30/26 Annual Maintenance
Total thyssen									2,433.24	2,433.24	0.00	0.00	0.00	0.00	
uttal															
	CITY OF TALLAHASSEE														0.00
		Acct #100002739 01.2026	P-224692	53606	lcrda-op	1/31/2026	4605-0000 Electric	00002739 01.2026	15.23	15.23	0.00	0.00	0.00	0.00	0.00 Acct #100002739 01.2026
		Acct #100002739 01.2026	P-224692	53606	lcrda-op	1/31/2026	4640-0000 Water/Sewer	00002739 01.2026	85.34	85.34	0.00	0.00	0.00	0.00	0.00 Acct #100002739 01.2026
		Acct #100275444 01.2026	P-224689	53604	nfil-op	1/31/2026	4605-0000 Electric	00275444 01.2026	7,395.29	7,395.29	0.00	0.00	0.00	0.00	0.00 Acct #100275444 01.2026
		Acct #100275444 01.2026	P-224689	53604	nfil-op	1/31/2026	4635-0000 Refuse Collection	00275444 01.2026	119.25	119.25	0.00	0.00	0.00	0.00	0.00 Acct #100275444 01.2026
		Acct #100275444 01.2026	P-224689	53604	nfil-op	1/31/2026	4640-0000 Water/Sewer	00275444 01.2026	758.14	758.14	0.00	0.00	0.00	0.00	0.00 Acct #100275444 01.2026
		Acct #100275444 01.2026	P-224689	53604	nfil-op	1/31/2026	4648-0000 Irrigation - Utility	00275444 01.2026	85.22	85.22	0.00	0.00	0.00	0.00	0.00 Acct #100275444 01.2026
		Acct #100275444 01.2026	P-224689	53604	nfil-op	1/31/2026	4650-0000 Stormwater	00275444 01.2026	395.35	395.35	0.00	0.00	0.00	0.00	0.00 Acct #100275444 01.2026
		Acct #100275444 01.2026	P-224689	53604	nfil-op	1/31/2026	4660-0000 Fire Service - Utility	00275444 01.2026	690.94	690.94	0.00	0.00	0.00	0.00	0.00 Acct #100275444 01.2026
		Acct #100275444 01.2026	P-224689	53604	nfil-op	1/31/2026	7312-0000 Natural Gas- NonCAM00275444 01.2026	00275444 01.2026	4,865.34	4,865.34	0.00	0.00	0.00	0.00	0.00 Acct #100275444 01.2026
Total uttal									14,410.10	14,410.10	0.00	0.00	0.00	0.00	
Grand Total									18,774.89	18,774.89	0.00	0.00	0.00	0.00	

INNOVATION PARK
LCRDA op
January 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	\$ (2.00)	\$ 483.00	\$ 485.00	\$	\$ 966.00	1/20	\$ -	to zero out ledger per AM
1B	PHIPPS BUILDING			2.50	\$ (1.00)	\$ 1,601.00	\$ 1.00	\$			\$ 1,601.00	to zero out ledger per AM
1D-2D 3D	DANFOSS TURBOCOR, INC.	3/15/07	3/31/27	6.83 2.87		\$ 5,544.00	\$ 4,863.26 966.00 1,601.00	\$ 10,407.26	\$ 5,544.00	1/21	\$ 4,863.26	
1E	AVALANCHE PARTNERS	1/7/08	1/28/74	2.42		\$ 784.00	\$ (104.09)	\$	\$ 784.00	1/20	\$ (104.09)	
2E-3E	AVALANCHE PARTNERS	1/7/02	1/28/74	4.01								
4E	VACANT			3.45								
5E	VACANT			1.80			679.91					
6E	VACANT			2.00								
7E/1F				9.80								
5G	COLLINS BUILDING			3.47		\$ 678.00	\$ 678.00	\$	\$ 1,356.00	1/20	\$ -	
6G	MORGAN/JOHNSON/SLIGER/SHAW/OTHER		LCRDA	10.35		\$ 1,317.00	\$ (62.61)	\$			\$ 1,254.39	
3A	NORTHWEST REGIONAL DATA CENTER	11/1/81	10/31/21	4.68		\$ 909.00	\$ (997.95) 1,356.00	\$			\$ (88.95)	
4A-10A	NATIONAL HIGH MAGNETIC FIELD LABORATORY	OWN		23.52		\$ 4,597.00	\$ (538.28) 1,254.39	\$			\$ 4,058.72	
11A	FSU-CAM (Elbit)			3.70		\$ 1,767.00	\$ (207.68)	\$			\$ 1,559.32	
	FSU Facilities NFIL						(88.95)	\$			\$	
							4,058.72					
1C	FSU RESEARCH FOUNDATION-A	10/25/01	1/28/74	6.26		\$ 2,552.00	\$ -	\$			\$ 2,552.00	
2C	FSU RESEARCH FOUNDATION-B	10/25/01	1/28/74	6.82			1,559.32					
4B	VACANT			7.40			2,552.00					
2B	FSU MATERIALS RESEARCH CENTER (Lot 1b1)			4.50		\$ 195.00	\$ -	\$			\$ 195.00	
3B	FSU-AEROPULSION & MECHATRONICS ENERGY			4.50		\$ 1,759.00	\$ (205.74)	\$			\$ 1,553.26	
3C	VACANT			3.60			195.00					
4C	VACANT			3.90			1,553.26					
5C	FSU - IRCB Interdisciplinary Research			3.70	\$ 1.99	\$ 1,481.00	\$ (1.99)	\$			\$ 1,481.00	to zero out ledger per AM
6C	VACANT			3.03								
3F-4F	VACANT			9.16			1,481.00					
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	\$	\$ 1,540.00	1/20	\$ -	
8E	VACANT			9.24								
EBP	VACANT						1,540.00					
	MISCELLANEOUS PAYMENTS											Shanna Lewis-Restitution 3310-0000
	MISCELLANEOUS PAYMENTS							\$ 39,362.30	1/28			Div of Emergency Mgmt
TOTALS				182.70	\$ (1.01)	\$ 24,437.00	\$ 4,678.92	\$ 29,114.91	\$ 49,552.30		\$ 18,924.91	

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
87267	lcrda-op	Work Completed	12/24/2025		ddm	RWO-Trash Pickup	0.50		DeMartino - straight	55.00	27.50
					ddm		1.00		DeMartino - straight	55.00	55.00
87343	nfil-op	Work Completed	12/24/2025		ddm	RWO General Inspections	1.50		DeMartino - straight	55.00	82.50
					ddm		1.00		DeMartino - straight	55.00	55.00
					ddm		2.50		DeMartino - straight	55.00	137.50
					ddm		1.00		DeMartino - straight	55.00	55.00
87434	nfil-op	Work Completed	12/24/2025		ddm	RWO Interior repairs	0.75		DeMartino - straight	55.00	41.25
					ddm		1.50		DeMartino - straight	55.00	82.50
										536.25	