



# PROPERTY MANAGEMENT



## February 2026 MONTHLY REPORT

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



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## February 2026 Financial Performance Review

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INNOVATION PARK (lcrda)

**Balance Sheet (With Period Change)**

Period = Feb 2026

Book = Accrual

		<b>Balance</b>	<b>Beginning</b>	<b>Net</b>
		<b>Current Period</b>	<b>Balance</b>	<b>Change</b>
<b>1000-0000</b>	<b>ASSETS</b>			
1100-0000	CASH			
1110-4500	Cash - Hancock #2	208,640.44	226,147.37	-17,506.93
1121-6600	Petty Cash Fund	200.00	200.00	0.00
1190-0000	TOTAL CASH	208,840.44	226,347.37	-17,506.93
<b>1200-0000</b>	<b>RECEIVABLES</b>			
1206-0000	Other Receivables	1,467.76	2,705.74	-1,237.98
1210-0000	Accounts Receivable	17,497.65	23,017.90	-5,520.25
1218-0000	Due from IP TLH	4,425.00	4,425.00	0.00
<b>1299-0000</b>	<b>TOTAL RECEIVABLES</b>	<b>23,390.41</b>	<b>30,148.64</b>	<b>-6,758.23</b>
1300-1000	PROPERTY			
1305-0000	Land	635,920.58	635,920.58	0.00
1590-0000	Accumulated Depreciation	-1,907,620.08	-1,857,678.38	-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	22,676,771.41	22,726,713.11	-49,941.70
1840-0000	OTHER ASSETS			
1913-0000	Prepaid Insurance	27,252.16	35,916.46	-8,664.30
1925-0000	Investments	1,005,120.91	1,002,172.52	2,948.39
1960-0000	Deferred Outflows of Resources - Pension	64,420.00	64,420.00	0.00
1980-0000	TOTAL OTHER ASSETS	1,096,793.07	1,102,508.98	-5,715.91
<b>1990-0000</b>	<b>TOTAL ASSETS</b>	<b>24,005,795.33</b>	<b>24,085,718.10</b>	<b>-79,922.77</b>
<b>2000-0000</b>	<b>LIABILITIES and CAPITAL</b>			
2210-0000	Principal Note 1	3,999,999.98	3,999,999.98	0.00
2236-0000	Accounts Payable	26,125.19	18,774.88	7,350.31
2246-0000	Prepaid Rents	875.10	194.35	680.75
2249-0000	Accrued Other	32,985.68	38,197.68	-5,212.00
2250-0000	Tenant Security Dep	10,199.90	9,299.90	900.00
2251-1000	Accrued Interest	89,600.00	78,400.00	11,200.00
2254-0000	Due to IPTLH	37.22	37.22	0.00
2257-0000	Due to FSU	259,364.35	222,084.34	37,280.01
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
<b>2490-0000</b>	<b>TOTAL LIABILITIES</b>	<b>4,763,881.89</b>	<b>4,711,682.82</b>	<b>52,199.07</b>
<b>2500-0000</b>	<b>CAPITAL</b>			
2730-0000	Invested in Capital Assets-Net of Debt	22,676,771.41	22,726,713.11	-49,941.70
2750-0000	Unrestricted	-3,434,857.97	-3,352,677.83	-82,180.14
<b>2890-0000</b>	<b>TOTAL CAPITAL</b>	<b>19,241,913.44</b>	<b>19,374,035.28</b>	<b>-132,121.84</b>
<b>2990-0000</b>	<b>TOTAL LIABILITIES and CAPITAL</b>	<b>24,005,795.33</b>	<b>24,085,718.10</b>	<b>-79,922.77</b>

INNOVATION PARK (lcrda)

**Income Statement**

Period = Feb 2026

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-6000	Leasing - Membership Fees	9,437.71	60.23	41,095.71	17.98
3115-0000	CAM	0.00	0.00	48,856.99	21.37
3220-0000	Interest Income	2,948.39	18.81	17,157.35	7.51
3300-0000	Proceeds from Insurance	0.00	0.00	77,367.49	33.84
3310-0000	Other Income	3,184.57	20.32	43,618.17	19.08
3315-0000	Sales Tax Discount	0.00	0.00	3.83	0.00
3700-0000	Virtual Memberships	100.00	0.64	500.00	0.22
<b>3990-0000</b>	<b>TOTAL REVENUE</b>	<b>15,670.67</b>	<b>100.00</b>	<b>228,599.54</b>	<b>100.00</b>
<b>4000-0000</b>	<b>OPERATING EXPENSES</b>				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	85.08	66,666.70	29.16
4401-0100	Business Manager	7,500.00	47.86	37,500.00	16.40
4404-0000	Payroll Taxes - Authority	1,771.15	11.30	8,920.90	3.90
4405-0000	Worker's Compensation-Authority	199.42	1.27	997.10	0.44
4406-0000	Employee Benefits-Authority	7,372.26	47.04	36,971.19	16.17
4410-0000	Wages - Administrative	2,120.00	13.53	11,421.50	5.00
4490-0000	TOTAL PAYROLL EXPENSE	32,296.17	206.09	162,477.39	71.08
4600-0000	UTILITIES				
4605-0000	Electric	8,947.31	57.10	43,560.57	19.06
4625-0000	Natural Gas	4,575.43	29.20	23,833.18	10.43
4635-0000	Refuse Collection	119.25	0.76	897.05	0.39
4640-0000	Water/Sewer	932.35	5.95	4,373.33	1.91
4648-0000	Irrigation - Utility	85.22	0.54	426.10	0.19
4650-0000	Stormwater	395.35	2.52	1,976.75	0.86
4660-0000	Fire Service - Utility	690.94	4.41	3,454.70	1.51
4799-0000	TOTAL UTILITIES	15,745.85	100.48	78,521.68	34.35
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	3,678.00	23.47	4,408.00	1.93
5140-0000	Elevator Maintenance	0.00	0.00	2,433.24	1.06
5210-0000	Locks & Keys Repairs	66.00	0.42	132.00	0.06
5230-0000	Plumbing Repairs	0.00	0.00	2,691.28	1.18
5235-0000	Plumbing Supplies	104.84	0.67	104.84	0.05
5280-1000	Storm Damage Repairs	0.00	0.00	1,851.50	0.81
5290-0000	Other Maintenance	1,677.50	10.70	6,785.25	2.97
5295-0000	Other Supplies	-30.78	-0.20	736.28	0.32
5299-0000	TOTAL REPAIR/MAINTENANCE	5,495.56	35.07	19,142.39	8.37
5400-0000	SERVICES				
5415-0000	Elevator Phone Service	0.00	0.00	216.25	0.09
5420-0000	Fire Protection System	946.51	6.04	3,060.70	1.34
5430-0000	Exterminating	0.00	0.00	500.00	0.22
5447-0000	HVAC Monthly Service	5,000.00	31.91	5,000.00	2.19
5450-0000	Janitorial Service	1,650.00	10.53	8,505.02	3.72
5460-0000	Landscaping Service	1,100.00	7.02	10,636.70	4.65
5480-0000	Security	288.00	1.84	1,440.00	0.63
5487-0000	Window Washing Service	0.00	0.00	4,285.00	1.87
5490-0000	Water Treatment Service	1,237.98	7.90	2,475.96	1.08
5499-0000	TOTAL SERVICES	10,222.49	65.23	36,119.63	15.80
5500-0000	PROPERTY ADMINISTRATION				
5522-0000	Internet Charge	1,368.20	8.73	8,477.96	3.71
5560-0000	Fees/Licenses/Permits	123.22	0.79	867.43	0.38
5566-0000	Office Equipment Maintenance	-2,652.00	-16.92	1,097.88	0.48
5575-0000	Professional Fees	13,645.00	87.07	22,975.00	10.05
5587-0000	General Authority Expense	0.00	0.00	1,246.27	0.55
5596-0000	Other Administration Costs	141.44	0.90	147.44	0.06

INNOVATION PARK (lcrda)

**Income Statement**

Period = Feb 2026

Book = Accrual

		<b>Period to Date</b>	<b>%</b>	<b>Year to Date</b>	<b>%</b>
5599-0000	TOTAL PROPERTY ADMINISTRATION	12,625.86	80.57	34,811.98	15.23
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	1,800.00	11.49	9,000.00	3.94
6199-0000	TOTAL MANAGEMENT	1,800.00	11.49	9,000.00	3.94
6200-0000	INSURANCE				
6210-0000	Property Insurance	8,464.88	54.02	42,324.40	18.51
6299-0000	TOTAL INSURANCE	8,464.88	54.02	42,324.40	18.51
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	10,264.88	65.50	51,324.40	22.45
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	86,650.81	552.95	382,397.47	167.28
7000-0000	NONCAM OPERATING EXPENSES				
7990-0000	ALL TOTAL EXPENSES	86,650.81	552.95	382,397.47	167.28
7999-0000	NET INCOME - OPERATING	-70,980.14	-452.95	-153,797.93	-67.28
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	11,200.00	71.47	56,000.00	24.50
8199-0000	TOTAL DEBT SERVICE	11,200.00	71.47	56,000.00	24.50
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	49,941.70	318.70	249,708.50	109.23
8299-0000	TOTAL OTHER EXPENSES	49,941.70	318.70	249,708.50	109.23
<b>9900-0000</b>	<b>NET INCOME</b>	<b>-132,121.84</b>	<b>-843.12</b>	<b>-459,506.43</b>	<b>-201.01</b>

INNOVATION PARK (lcrda)

**Budget Comparison**

Period = Feb 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	9,437.71	0.00	9,437.71	N/A	41,095.71	17,700.00	23,395.71	132.18	17,700.00	
3115-0000	0.00	7,000.00	-7,000.00	-100.00	48,856.99	30,000.00	18,856.99	62.86	60,000.00	
3220-0000	2,948.39	1,000.00	1,948.39	194.84	17,157.35	6,000.00	11,157.35	185.96	10,000.00	
3300-0000	0.00	0.00	0.00	N/A	77,367.49	0.00	77,367.49	N/A	0.00	
3310-0000	3,184.57	350.00	2,834.57	809.88	43,618.17	1,750.00	41,868.17	2,392.47	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	500.00	300.00	200.00	66.67	300.00	
3990-0000	<b>15,670.67</b>	<b>8,350.00</b>	<b>7,320.67</b>	<b>87.67</b>	<b>228,599.54</b>	<b>55,750.00</b>	<b>172,849.54</b>	<b>310.04</b>	<b>91,000.00</b>	
4000-0000	<b>OPERATING EXPENSES</b>									
4001-0000	BILLABLE OPERATING EXPENSES									
4400-0000	PAYROLL EXPENSE									
4401-0000	13,333.34	13,333.00	-0.34	0.00	66,666.70	66,665.00	-1.70	0.00	119,997.00	
4401-0100	7,500.00	7,500.00	0.00	0.00	37,500.00	37,500.00	0.00	0.00	67,500.00	
4404-0000	1,771.15	2,100.00	328.85	15.66	8,920.90	10,600.00	1,679.10	15.84	19,000.00	
4405-0000	199.42	150.00	-49.42	-32.95	997.10	750.00	-247.10	-32.95	1,300.00	
4406-0000	7,372.26	7,000.00	-372.26	-5.32	36,971.19	35,200.00	-1,771.19	-5.03	63,200.00	
4410-0000	2,120.00	2,100.00	-20.00	-0.95	11,421.50	10,600.00	-821.50	-7.75	19,000.00	
4490-0000	<b>32,296.17</b>	<b>32,183.00</b>	<b>-113.17</b>	<b>-0.35</b>	<b>162,477.39</b>	<b>161,315.00</b>	<b>-1,162.39</b>	<b>-0.72</b>	<b>289,997.00</b>	
4600-0000	UTILITIES									
4605-0000	8,947.31	50.00	-8,897.31	-17,794.62	43,560.57	32,150.00	-11,410.57	-35.49	32,200.00	
4625-0000	4,575.43	0.00	-4,575.43	N/A	23,833.18	18,000.00	-5,833.18	-32.41	18,000.00	
4635-0000	119.25	125.00	5.75	4.60	897.05	3,380.00	2,482.95	73.46	3,800.00	
4640-0000	932.35	0.00	-932.35	N/A	4,373.33	580.00	-3,793.33	-654.02	580.00	
4648-0000	85.22	0.00	-85.22	N/A	426.10	1,200.00	773.90	64.49	1,200.00	
4650-0000	395.35	0.00	-395.35	N/A	1,976.75	1,500.00	-476.75	-31.78	1,500.00	
4660-0000	690.94	0.00	-690.94	N/A	3,454.70	2,500.00	-954.70	-38.19	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	<b>15,745.85</b>	<b>175.00</b>	<b>-15,570.85</b>	<b>-8,897.63</b>	<b>78,521.68</b>	<b>60,310.00</b>	<b>-18,211.68</b>	<b>-30.20</b>	<b>60,780.00</b>	
5116-5000	REPAIR/MAINTENANCE									
5120-0000	3,678.00	125.00	-3,553.00	-2,842.40	4,408.00	2,580.00	-1,828.00	-70.85	3,000.00	
5140-0000	0.00	0.00	0.00	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	66.00	0.00	-66.00	N/A	132.00	0.00	-132.00	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	
5235-0000	104.84	0.00	-104.84	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	1,677.50	444.00	-1,233.50	-277.82	6,785.25	8,220.00	1,434.75	17.45	10,000.00	
5295-0000	-30.78	56.00	86.78	154.96	736.28	780.00	43.72	5.61	1,000.00	
5299-0000	<b>5,495.56</b>	<b>625.00</b>	<b>-4,870.56</b>	<b>-779.29</b>	<b>19,142.39</b>	<b>27,780.00</b>	<b>8,637.61</b>	<b>31.09</b>	<b>30,200.00</b>	
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	216.25	700.00	483.75	69.11	700.00	
5420-0000	946.51	0.00	-946.51	N/A	3,060.70	4,500.00	1,439.30	31.98	4,500.00	
5430-0000	0.00	0.00	0.00	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	5,000.00	0.00	-5,000.00	N/A	5,000.00	4,400.00	-600.00	-13.64	4,400.00	
5450-0000	1,650.00	0.00	-1,650.00	N/A	8,505.02	5,250.00	-3,255.02	-62.00	5,250.00	
5460-0000	1,100.00	780.00	-320.00	-41.03	10,636.70	6,700.00	-3,936.70	-58.76	9,800.00	
5480-0000	288.00	0.00	-288.00	N/A	1,440.00	0.00	-1,440.00	N/A	0.00	

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

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5487-0000	0.00	0.00	0.00	N/A	4,285.00	0.00	-4,285.00	N/A	0.00
5490-0000	1,237.98	0.00	-1,237.98	N/A	2,475.96	4,000.00	1,524.04	38.10	4,000.00
5499-0000	10,222.49	780.00	-9,442.49	-1,210.58	36,119.63	27,800.00	-8,319.63	-29.93	30,900.00
5500-0000									
5522-0000	1,368.20	1,000.00	-368.20	-36.82	8,477.96	8,600.00	122.04	1.42	12,600.00
5560-0000	123.22	0.00	-123.22	N/A	867.43	500.00	-367.43	-73.49	500.00
5565-0000	0.00	125.00	125.00	100.00	0.00	580.00	580.00	100.00	1,000.00
5566-0000	-2,652.00	0.00	2,652.00	N/A	1,097.88	0.00	-1,097.88	N/A	0.00
5575-0000	13,645.00	4,444.00	-9,201.00	-207.04	22,975.00	22,220.00	-755.00	-3.40	39,996.00
5587-0000	0.00	250.00	250.00	100.00	1,246.27	1,160.00	-86.27	-7.44	2,000.00
5596-0000	141.44	1,000.00	858.56	85.86	147.44	6,000.00	5,852.56	97.54	10,000.00
5599-0000	12,625.86	6,819.00	-5,806.86	-85.16	34,811.98	39,060.00	4,248.02	10.88	66,096.00
6000-0000									
6100-0000									
6110-0000	1,800.00	850.00	-950.00	-111.76	9,000.00	7,370.00	-1,630.00	-22.12	10,620.00
6199-0000	1,800.00	850.00	-950.00	-111.76	9,000.00	7,370.00	-1,630.00	-22.12	10,620.00
6200-0000									
6210-0000	8,464.88	0.00	-8,464.88	N/A	42,324.40	27,700.00	-14,624.40	-52.80	30,000.00
6299-0000	8,464.88	0.00	-8,464.88	N/A	42,324.40	27,700.00	-14,624.40	-52.80	30,000.00
6799-0000	10,264.88	850.00	-9,414.88	-1,107.63	51,324.40	35,070.00	-16,254.40	-46.35	40,620.00
6999-0000	86,650.81	41,432.00	-45,218.81	-109.14	382,397.47	351,335.00	-31,062.47	-8.84	518,593.00
7000-0000									
7990-0000	86,650.81	41,432.00	-45,218.81	-109.14	382,397.47	351,335.00	-31,062.47	-8.84	518,593.00
7999-0000	-70,980.14	-33,082.00	-37,898.14	-114.56	-153,797.93	-295,585.00	141,787.07	47.97	-427,593.00
8100-0000									
8110-0000	11,200.00	0.00	-11,200.00	N/A	56,000.00	0.00	-56,000.00	N/A	0.00
8199-0000	11,200.00	0.00	-11,200.00	N/A	56,000.00	0.00	-56,000.00	N/A	0.00
8200-0000									
8210-0000	49,941.70	0.00	-49,941.70	N/A	249,708.50	0.00	-249,708.50	N/A	0.00
8299-0000	49,941.70	0.00	-49,941.70	N/A	249,708.50	0.00	-249,708.50	N/A	0.00
9900-0000	-132,121.84	-33,082.00	-99,039.84	-299.38	-459,506.43	-295,585.00	-163,921.43	-55.46	-427,593.00

LEON COUNTY RESEARCH & DEVELOPMENT (lcrda-op)

**Budget Comparison**

Period = Feb 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	7,000.00	-7,000.00	-100.00	48,856.99	30,000.00	18,856.99	62.86	60,000.00
3220-0000	2,948.39	1,000.00	1,948.39	194.84	17,157.35	6,000.00	11,157.35	185.96	10,000.00
3310-0000	3,184.57	350.00	2,834.57	809.88	43,618.17	1,750.00	41,868.17	2,392.47	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	Sales Tax Discount								
	<b>6,132.96</b>	<b>8,350.00</b>	<b>-2,217.04</b>	<b>-26.55</b>	<b>109,633.13</b>	<b>37,750.00</b>	<b>71,883.13</b>	<b>190.42</b>	<b>73,000.00</b>
<b>4000-0000</b>	<b>OPERATING EXPENSES</b>								
4001-0000	BILLABLE OPERATING EXPENSES								
4400-0000	PAYROLL EXPENSE								
4401-0000	13,333.34	13,333.00	-0.34	0.00	66,666.70	66,665.00	-1.70	0.00	119,997.00
4401-0100	7,500.00	7,500.00	0.00	0.00	37,500.00	37,500.00	0.00	0.00	67,500.00
4404-0000	1,771.15	2,100.00	328.85	15.66	8,920.90	10,600.00	1,679.10	15.84	19,000.00
4405-0000	199.42	150.00	-49.42	-32.95	997.10	750.00	-247.10	-32.95	1,300.00
4406-0000	7,372.26	7,000.00	-372.26	-5.32	36,971.19	35,200.00	-1,771.19	-5.03	63,200.00
4410-0000	2,120.00	2,100.00	-20.00	-0.95	11,421.50	10,600.00	-821.50	-7.75	19,000.00
4490-0000	32,296.17	32,183.00	-113.17	-0.35	162,477.39	161,315.00	-1,162.39	-0.72	289,997.00
4600-0000	UTILITIES								
4605-0000	15.12	50.00	34.88	69.76	75.93	150.00	74.07	49.38	200.00
4635-0000	0.00	125.00	125.00	100.00	74.00	580.00	506.00	87.24	1,000.00
4640-0000	85.34	0.00	-85.34	N/A	426.70	0.00	-426.70	N/A	0.00
4725-0000	-90.76	0.00	90.76	N/A	-90.76	0.00	90.76	N/A	0.00
4799-0000	9.70	175.00	165.30	94.46	485.87	730.00	244.13	33.44	1,200.00
5116-5000	REPAIR/MAINTENANCE								
5120-0000	0.00	125.00	125.00	100.00	0.00	580.00	580.00	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	104.84	0.00	-104.84	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	2,220.00	2,027.50	91.33	4,000.00
5295-0000	0.00	56.00	56.00	100.00	0.00	280.00	280.00	100.00	500.00
5299-0000	104.84	625.00	520.16	83.23	2,148.84	18,280.00	16,131.16	88.24	20,700.00
5400-0000	REPAIR/MAINTENANCE								
5460-0000	400.00	780.00	380.00	48.72	2,675.00	3,900.00	1,225.00	31.41	7,000.00
5480-0000	288.00	0.00	-288.00	N/A	864.00	0.00	-864.00	N/A	0.00
5499-0000	688.00	780.00	92.00	11.79	3,539.00	3,900.00	361.00	9.26	7,000.00
5500-0000	PROPERTY ADMINISTRATION								
5522-0000	163.25	1,000.00	836.75	83.68	2,453.21	5,000.00	2,546.79	50.94	9,000.00
5560-0000	123.22	0.00	-123.22	N/A	867.43	0.00	-867.43	N/A	0.00
5565-0000	0.00	125.00	125.00	100.00	0.00	580.00	580.00	100.00	1,000.00
5575-0000	13,645.00	4,444.00	-9,201.00	-207.04	22,975.00	22,220.00	-755.00	-3.40	39,996.00
5587-0000	0.00	250.00	250.00	100.00	792.33	1,160.00	367.67	31.70	2,000.00
5596-0000	141.44	1,000.00	858.56	85.86	141.44	6,000.00	5,858.56	97.64	10,000.00
5599-0000	14,072.91	6,819.00	-7,253.91	-106.38	27,229.41	34,960.00	7,730.59	22.11	61,996.00
6000-0000	MNGMT, INSURANCE, AND TAXES								
6100-0000	MANAGEMENT								
6110-0000	800.00	850.00	50.00	5.88	4,000.00	4,250.00	250.00	5.88	7,500.00
6199-0000	800.00	850.00	50.00	5.88	4,000.00	4,250.00	250.00	5.88	7,500.00
6200-0000	INSURANCE								
6210-0000	1,602.27	0.00	-1,602.27	N/A	8,011.35	2,700.00	-5,311.35	-196.72	5,000.00
	Property Insurance								

LEON COUNTY RESEARCH & DEVELOPMENT (lcrda-op)

**Budget Comparison**

Period = Feb 2026

Book = Accrual

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>% Var</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>% Var</b>	<b>Annual</b>
6299-0000	TOTAL INSURANCE	1,602.27	0.00	-1,602.27	N/A	8,011.35	2,700.00	-5,311.35	-196.72	5,000.00
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	2,402.27	850.00	-1,552.27	-182.62	12,011.35	6,950.00	-5,061.35	-72.83	12,500.00
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	49,573.89	41,432.00	-8,141.89	-19.65	207,891.86	226,135.00	18,243.14	8.07	393,393.00
7000-0000	NONCAM OPERATING EXPENSES									
7990-0000	ALL TOTAL EXPENSES	49,573.89	41,432.00	-8,141.89	-19.65	207,891.86	226,135.00	18,243.14	8.07	393,393.00
7999-0000	NET INCOME - OPERATING	-43,440.93	-33,082.00	-10,358.93	-31.31	-98,258.73	-188,385.00	90,126.27	47.84	-320,393.00
8100-0000										
8110-0000	DEBT SERVICE	11,200.00	0.00	-11,200.00	N/A	56,000.00	0.00	-56,000.00	N/A	0.00
8199-0000	Loan #1 Interest	11,200.00	0.00	-11,200.00	N/A	56,000.00	0.00	-56,000.00	N/A	0.00
8200-0000	TOTAL DEBT SERVICE									
8210-0000	OTHER EXPENSES	1,928.86	0.00	-1,928.86	N/A	9,644.30	0.00	-9,644.30	N/A	0.00
8299-0000	Depreciation Expense	1,928.86	0.00	-1,928.86	N/A	9,644.30	0.00	-9,644.30	N/A	0.00
9900-0000	TOTAL OTHER EXPENSES	-56,569.79	-33,082.00	-23,487.79	-71.00	-163,903.03	-188,385.00	24,481.97	13.00	-320,393.00
	<b>NET INCOME</b>									

North Florida Innovation Labs (nfil-op)

**Budget Comparison**

Period = Feb 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	9,437.71	0.00	9,437.71	N/A	41,095.71	17,700.00	23,395.71	132.18	17,700.00
3300-0000	0.00	0.00	0.00	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	500.00	300.00	200.00	66.67	300.00
	Virtual Memberships								
<b>3990-0000</b>	<b>9,537.71</b>	<b>0.00</b>	<b>9,537.71</b>	<b>N/A</b>	<b>118,966.41</b>	<b>18,000.00</b>	<b>100,966.41</b>	<b>560.92</b>	<b>18,000.00</b>
	<b>TOTAL REVENUE</b>								
<b>4000-0000</b>	<b>OPERATING EXPENSES</b>								
4001-0000	BILLABLE OPERATING EXPENSES								
4600-0000	UTILITIES								
4605-0000	8,932.19	0.00	-8,932.19	N/A	43,484.64	32,000.00	-11,484.64	-35.89	32,000.00
4625-0000	4,575.43	0.00	-4,575.43	N/A	23,833.18	18,000.00	-5,833.18	-32.41	18,000.00
4635-0000	119.25	0.00	-119.25	N/A	823.05	2,800.00	1,976.95	70.61	2,800.00
4640-0000	847.01	0.00	-847.01	N/A	3,946.63	580.00	-3,366.63	-580.45	580.00
4648-0000	85.22	0.00	-85.22	N/A	426.10	1,200.00	773.90	64.49	1,200.00
4650-0000	395.35	0.00	-395.35	N/A	1,976.75	1,500.00	-476.75	-31.78	1,500.00
4660-0000	690.94	0.00	-690.94	N/A	3,454.70	2,500.00	-954.70	-38.19	2,500.00
4725-0000	90.76	0.00	-90.76	N/A	90.76	1,000.00	909.24	90.92	1,000.00
4799-0000	15,736.15	0.00	-15,736.15	N/A	78,035.81	59,580.00	-18,455.81	-30.98	59,580.00
5116-5000	REPAIR/MAINTENANCE								
5120-0000	3,678.00	0.00	-3,678.00	N/A	4,408.00	2,000.00	-2,408.00	-120.40	2,000.00
5140-0000	0.00	0.00	0.00	N/A	2,433.24	0.00	-2,433.24	N/A	0.00
5210-0000	66.00	0.00	-66.00	N/A	132.00	0.00	-132.00	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	1,677.50	0.00	-1,677.50	N/A	6,592.75	6,000.00	-592.75	-9.88	6,000.00
5295-0000	-30.78	0.00	30.78	N/A	736.28	500.00	-236.28	-47.26	500.00
5299-0000	5,390.72	0.00	-5,390.72	N/A	16,993.55	9,500.00	-7,493.55	-78.88	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	946.51	0.00	-946.51	N/A	3,060.70	4,500.00	1,439.30	31.98	4,500.00
5430-0000	0.00	0.00	0.00	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	5,000.00	0.00	-5,000.00	N/A	5,000.00	4,400.00	-600.00	-13.64	4,400.00
5450-0000	1,650.00	0.00	-1,650.00	N/A	8,505.02	5,250.00	-3,255.02	-62.00	5,250.00
5460-0000	700.00	0.00	-700.00	N/A	7,961.70	2,800.00	-5,161.70	-184.35	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	1,237.98	0.00	-1,237.98	N/A	2,475.96	4,000.00	1,524.04	38.10	4,000.00
5499-0000	9,534.49	0.00	-9,534.49	N/A	32,580.63	23,900.00	-8,680.63	-36.32	23,900.00
5500-0000	TOTAL SERVICES								
5522-0000	1,204.95	0.00	-1,204.95	N/A	6,024.75	3,600.00	-2,424.75	-67.35	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	1,097.88	0.00	-1,097.88	N/A	0.00
5587-0000	0.00	0.00	0.00	N/A	453.94	0.00	-453.94	N/A	0.00
5596-0000	0.00	0.00	0.00	N/A	6.00	0.00	-6.00	N/A	0.00
5599-0000	-1,447.05	0.00	1,447.05	N/A	7,582.57	4,100.00	-3,482.57	-84.94	4,100.00
6000-0000	MNGMT, INSURANCE, AND TAXES MANAGEMENT								
6100-0000	1,000.00	0.00	-1,000.00	N/A	5,000.00	3,120.00	-1,880.00	-60.26	3,120.00
6110-0000	Management Fees TALCOR								

North Florida Innovation Labs (nfil-op)

**Budget Comparison**

Period = Feb 2026

Book = Accrual

		<b>PTD Actual</b>	<b>PTD Budget</b>	<b>Variance</b>	<b>% Var</b>	<b>YTD Actual</b>	<b>YTD Budget</b>	<b>Variance</b>	<b>% Var</b>	<b>Annual</b>
6199-0000	TOTAL MANAGEMENT	1,000.00	0.00	-1,000.00	N/A	5,000.00	3,120.00	-1,880.00	-60.26	3,120.00
6200-0000	INSURANCE									
6210-0000		6,862.61	0.00	-6,862.61	N/A	34,313.05	25,000.00	-9,313.05	-37.25	25,000.00
6299-0000	TOTAL INSURANCE	6,862.61	0.00	-6,862.61	N/A	34,313.05	25,000.00	-9,313.05	-37.25	25,000.00
6799-0000	ROYALTY, INSURANCE, AND TAXES	7,862.61	0.00	-7,862.61	N/A	39,313.05	28,120.00	-11,193.05	-39.80	28,120.00
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	37,076.92	0.00	-37,076.92	N/A	174,505.61	125,200.00	-49,305.61	-39.38	125,200.00
7000-0000	NONCAM OPERATING EXPENSES									
7990-0000	ALL TOTAL EXPENSES	37,076.92	0.00	-37,076.92	N/A	174,505.61	125,200.00	-49,305.61	-39.38	125,200.00
7999-0000	NET INCOME - OPERATING	-27,539.21	0.00	-27,539.21	N/A	-55,539.20	-107,200.00	51,660.80	48.19	-107,200.00
8200-0000	OTHER EXPENSES									
8210-0000		48,012.84	0.00	-48,012.84	N/A	240,064.20	0.00	-240,064.20	N/A	0.00
8299-0000	Depreciation Expense	48,012.84	0.00	-48,012.84	N/A	240,064.20	0.00	-240,064.20	N/A	0.00
9900-0000	<b>TOTAL INCOME/EXPENSES</b>	<b>-75,552.05</b>	<b>0.00</b>	<b>-75,552.05</b>	<b>N/A</b>	<b>-295,603.40</b>	<b>-107,200.00</b>	<b>-188,403.40</b>	<b>-175.75</b>	<b>-107,200.00</b>

INNOVATION PARK (lcrda)

**Cash Flow Statement**

Period = Feb 2026

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-6000	Leasing - Membership Fees	9,437.71	60.23	41,095.71	17.98
3115-0000	CAM	0.00	0.00	48,856.99	21.37
3220-0000	Interest Income	2,948.39	18.81	17,157.35	7.51
3300-0000	Proceeds from Insurance	0.00	0.00	77,367.49	33.84
3310-0000	Other Income	3,184.57	20.32	43,618.17	19.08
3315-0000	Sales Tax Discount	0.00	0.00	3.83	0.00
3700-0000	Virtual Memberships	100.00	0.64	500.00	0.22
<b>3990-0000</b>	<b>TOTAL REVENUE</b>	<b>15,670.67</b>	<b>100.00</b>	<b>228,599.54</b>	<b>100.00</b>
<b>4000-0000</b>	<b>OPERATING EXPENSES</b>				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	85.08	66,666.70	29.16
4401-0100	Business Manager	7,500.00	47.86	37,500.00	16.40
4404-0000	Payroll Taxes - Authority	1,771.15	11.30	8,920.90	3.90
4405-0000	Worker's Compensation-Authority	199.42	1.27	997.10	0.44
4406-0000	Employee Benefits-Authority	7,372.26	47.04	36,971.19	16.17
4410-0000	Wages - Administrative	2,120.00	13.53	11,421.50	5.00
4490-0000	TOTAL PAYROLL EXPENSE	32,296.17	206.09	162,477.39	71.08
4600-0000	UTILITIES				
4605-0000	Electric	8,947.31	57.10	43,560.57	19.06
4625-0000	Natural Gas	4,575.43	29.20	23,833.18	10.43
4635-0000	Refuse Collection	119.25	0.76	897.05	0.39
4640-0000	Water/Sewer	932.35	5.95	4,373.33	1.91
4648-0000	Irrigation - Utility	85.22	0.54	426.10	0.19
4650-0000	Stormwater	395.35	2.52	1,976.75	0.86
4660-0000	Fire Service - Utility	690.94	4.41	3,454.70	1.51
4799-0000	TOTAL UTILITIES	15,745.85	100.48	78,521.68	34.35
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	3,678.00	23.47	4,408.00	1.93
5140-0000	Elevator Maintenance	0.00	0.00	2,433.24	1.06
5210-0000	Locks & Keys Repairs	66.00	0.42	132.00	0.06
5230-0000	Plumbing Repairs	0.00	0.00	2,691.28	1.18
5235-0000	Plumbing Supplies	104.84	0.67	104.84	0.05
5280-1000	Storm Damage Repairs	0.00	0.00	1,851.50	0.81
5290-0000	Other Maintenance	1,677.50	10.70	6,785.25	2.97
5295-0000	Other Supplies	-30.78	-0.20	736.28	0.32
5299-0000	TOTAL REPAIR/MAINTENANCE	5,495.56	35.07	19,142.39	8.37
5400-0000	SERVICES				
5415-0000	Elevator Phone Service	0.00	0.00	216.25	0.09
5420-0000	Fire Protection System	946.51	6.04	3,060.70	1.34
5430-0000	Exterminating	0.00	0.00	500.00	0.22
5447-0000	HVAC Monthly Service	5,000.00	31.91	5,000.00	2.19
5450-0000	Janitorial Service	1,650.00	10.53	8,505.02	3.72
5460-0000	Landscaping Service	1,100.00	7.02	10,636.70	4.65
5480-0000	Security	288.00	1.84	1,440.00	0.63
5487-0000	Window Washing Service	0.00	0.00	4,285.00	1.87
5490-0000	Water Treatment Service	1,237.98	7.90	2,475.96	1.08
5499-0000	TOTAL SERVICES	10,222.49	65.23	36,119.63	15.80
5500-0000	PROPERTY ADMINISTRATION				
5522-0000	Internet Charge	1,368.20	8.73	8,477.96	3.71
5560-0000	Fees/Licenses/Permits	123.22	0.79	867.43	0.38
5566-0000	Office Equipment Maintenance	-2,652.00	-16.92	1,097.88	0.48
5575-0000	Professional Fees	13,645.00	87.07	22,975.00	10.05
5587-0000	General Authority Expense	0.00	0.00	1,246.27	0.55
5596-0000	Other Administration Costs	141.44	0.90	147.44	0.06

INNOVATION PARK (lcnda)

**Cash Flow Statement**

Period = Feb 2026

Book = Accrual

		Period to Date	%	Year to Date	%
5599-0000	TOTAL PROPERTY ADMINISTRATION	12,625.86	80.57	34,811.98	15.23
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	1,800.00	11.49	9,000.00	3.94
6199-0000	TOTAL MANAGEMENT	1,800.00	11.49	9,000.00	3.94
6200-0000	INSURANCE				
6210-0000	Property Insurance	8,464.88	54.02	42,324.40	18.51
6299-0000	TOTAL INSURANCE	8,464.88	54.02	42,324.40	18.51
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	10,264.88	65.50	51,324.40	22.45
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	86,650.81	552.95	382,397.47	167.28
7000-0000	NONCAM OPERATING EXPENSES				
7990-0000	ALL TOTAL EXPENSES	86,650.81	552.95	382,397.47	167.28
7999-0000	NET INCOME - OPERATING	-70,980.14	-452.95	-153,797.93	-67.28
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	11,200.00	71.47	56,000.00	24.50
8199-0000	TOTAL DEBT SERVICE	11,200.00	71.47	56,000.00	24.50
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	49,941.70	318.70	249,708.50	109.23
8299-0000	TOTAL OTHER EXPENSES	49,941.70	318.70	249,708.50	109.23
<b>9900-0000</b>	<b>NET INCOME</b>	<b>-132,121.84</b>	<b>-843.12</b>	<b>-459,506.43</b>	<b>-201.01</b>
	<b>Adjustments</b>				
1206-0000	Other Receivables	1,237.98	7.90	-1,467.76	-0.64
1210-0000	Accounts Receivable	5,520.25	35.23	-17,234.92	-7.54
1590-0000	Accumulated Depreciation	49,941.70	318.70	249,708.50	109.23
1913-0000	Prepaid Insurance	8,664.30	55.29	7,323.38	3.20
1925-0000	Investments	-2,948.39	-18.81	47,842.65	20.93
2236-0000	Accounts Payable	7,350.31	46.90	-3,374.48	-1.48
2246-0000	Prepaid Rents	680.75	4.34	-1,924.07	-0.84
2249-0000	Accrued Other	-5,212.00	-33.26	0.00	0.00
2250-0000	Tenant Security Dep	900.00	5.74	3,100.00	1.36
2251-1000	Accrued Interest	11,200.00	71.47	56,000.00	24.50
2257-0000	Due to FSU	37,280.01	237.90	259,208.23	113.39
2305-0000	Sales Tax Payable	0.00	0.00	-153.48	-0.07
	<b>Total Adjustments</b>	<b>114,614.91</b>	<b>731.40</b>	<b>599,028.05</b>	<b>262.04</b>
	<b>Cash Flow</b>	<b>-17,506.93</b>	<b>-111.72</b>	<b>139,521.62</b>	<b>61.03</b>
	<b>Period to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
1110-4500	Cash - Hancock #2	226,147.37	208,640.44	-17,506.93	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	<b>Total Cash</b>	<b>226,347.37</b>	<b>208,840.44</b>	<b>-17,506.93</b>	
	<b>Year to Date</b>	<b>Beginning Balance</b>	<b>Ending Balance</b>	<b>Difference</b>	
1110-4500	Cash - Hancock #2	69,118.82	208,640.44	139,521.62	
1121-6600	Petty Cash Fund	200.00	200.00	0.00	
	<b>Total Cash</b>	<b>69,318.82</b>	<b>208,840.44</b>	<b>139,521.62</b>	

Cash - Hancock #2

3/13/2026

Bank Reconciliation Report

2/28/2026

Posted by: kristy on 3/13/2026

Balance Per Bank Statement as of 2/28/2026 253,287.32

Outstanding Checks

Check Date	Check Number	Payee	Amount
12/18/2025	1549	battplus - Batteries Plus	26.30
2/13/2026	1576	cappest - CAPITAL CITY PEST CONTROL SERVICES, LLC	250.00
2/13/2026	1577	davissaf - DAVIS SAFE & LOCK, INC	27.50
2/13/2026	1578	heinzbro - Heinz Nurseries, LLC.	950.00
2/13/2026	1579	icboc - Leon County Clerk & Comptroller's Office	5,084.57
2/13/2026	1580	marpan - MARPAN SUPPLY COMPANY, INC	74.00
2/13/2026	1581	mgtaal - TALCOR COMMERCIAL REAL ESTATE SVC INC	1,826.30
2/13/2026	1582	osceola - Osceola Supply Inc.	95.00
2/13/2026	1583	thyssen - TK ELEVATOR	2,433.24
2/28/2026	2092026	utltal - CITY OF TALLAHASSEE	14,309.53
2/28/2026	3102026	utltal - CITY OF TALLAHASSEE	100.46
2/28/2026	3302026	utltal - CITY OF TALLAHASSEE	15,645.39
<b>Less:</b>	<b>Outstanding Checks</b>		<b>40,822.29</b>

Other Items

Date	Notes	Amount
2/28/2026	Benefits - February for February	-3,824.59
<b>Plus/Minus:</b>	<b>Other Items</b>	<b>-3,824.59</b>
	<b>Reconciled Bank Balance</b>	<b><u>208,640.44</u></b>

Balance per GL as of 2/28/2026 208,640.44  
 Reconciled Balance Per G/L 208,640.44

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

Cash - Hancock #2

3/13/2026

Bank Reconciliation Report  
2/28/2026

Posted by: kristy on 3/13/2026

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
12/19/2025	1563	airgasusa - Airgas USA	180.21	2/28/2026
1/21/2026	1564	airgasusa - Airgas USA	103.76	2/28/2026
1/21/2026	1567	i2x - I2X Solutions LLC	1,000.00	2/28/2026
1/21/2026	1568	kutak - Kutak Rock LLP	390.00	2/28/2026
2/9/2026	2092026	utlta - CITY OF TALLAHASSEE	100.57	2/28/2026
2/11/2026	2112026	metronet - Metronet Fibernet, LLC	1,204.95	2/28/2026
2/23/2026	2232026	hancdayne - Hancock Bank	556.09	2/28/2026
2/26/2026	2262026	misctho - Thomas Howell Ferguson, PA	7,500.00	2/28/2026
<b>Total Cleared Checks</b>			<b>11,035.58</b>	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
2/2/2026	867		37,280.01	2/28/2026
2/3/2026	868		6,200.00	2/28/2026
2/5/2026	870	:CHECKscan Deposit	1,877.00	2/28/2026
2/9/2026	871	:CHECKscan Deposit	250.00	2/28/2026
2/16/2026	873	:CHECKscan Deposit	3,095.28	2/28/2026
2/19/2026	875		5,544.00	2/28/2026
2/23/2026	874	:CHECKscan Deposit	30.78	2/28/2026
2/26/2026	876		2,857.00	2/28/2026
<b>Total Cleared Deposits</b>			<b>57,134.07</b>	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
2/28/2026	JE 43222	02.26Bank Fees	-123.22	2/28/2026
2/28/2026	JE 43223	Benefits - 02.26#457 Plan #1	-3,251.00	2/28/2026
2/28/2026	JE 43224	Benefits - 02.26#457 Plan #2	-3,251.00	2/28/2026
2/28/2026	JE 43225	Payroll Taxes - February for February	-4,885.16	2/28/2026
2/28/2026	JE 43226	Payroll Taxes - February for February	-4,885.14	2/28/2026
2/28/2026	JE 43230	Payroll for February	-6,915.29	2/28/2026
2/28/2026	JE 43239	Rocket Daddy reimbursed by IP NFIL	2,652.00	2/28/2026
<b>Total Cleared Other Items</b>			<b>-20,658.81</b>	



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



Statements Dates  
 02/01/2026 - 02/28/2026

Account Number:

Images:

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**\*TRUNC ACCTS\* E0**

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

**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	227,847.64	AVERAGE BALANCE	
+ 9 CREDITS	59,786.07		265,558.61
- 16 DEBITS	34,223.17	YTD INTEREST PAID	
- SERVICE CHARGES	123.22		.00
+ INTEREST PAID	.00		
ENDING BALANCE	253,287.32		

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

● **Deposits and Other Credits**

Date	Amount	Description	Date	Amount	Description
02/02	37,280.01	MISC PAY GSA TREAS 310 026030003700643CCD	02/12 10:55 TM XFR FRM 00000070814024		
02/03	6,200.00	Bill.com Piersica, Inc 026034004545344CCD	02/18	3,095.28	Settlement TALCOR-INN1145 026049008570454CCD
02/06	1,877.00	Settlement TALCOR-INN1145 026037005545599CCD	02/19	5,544.00	PAYMENTS Danfoss LLC 026050009030754CCD
02/10	250.00	Settlement TALCOR-INN1145 026041006385526CCD	02/24	30.78	Settlement TALCOR-INN1145 026055000258620CCD
02/12	2,652.00	TREASURY MANAGER CR	02/26	2,857.00	Bill.com Piersica, Inc 026057001171273CCD

● **Checks**

Date	Serial	Amount	Date	Serial	Amount
02/02	67	1,000.00	02/02	1564	103.76
02/02	1563 *	180.21	02/02	1568 *	390.00

● **Other Debits**

Date	Amount	Description	Date	Amount	Description
02/10	100.57	BILLPAY CITY OF TALL-UTL 026041006401233PPD	02/13	1,751.00	PAYMENTS NATIONWIDE 026044007682017PPD
02/12	1,204.95	Metronet Metronet 026043007139276WEB	02/13	4,885.16	USATAXPYMT IRS 026043007332091CCD
02/12	3,457.64	QUICKBOOKS INTUIT PAYROLL S 026043007276730CCD	02/24	556.09	CARD PYMT HANCOCK WHITNEY 026054010250764WEB
02/12	123.22	ANALYSIS SERVICE CHG			
02/13	1,500.00	PAYMENTS NATIONWIDE	02/26	3,457.65	QUICKBOOKS INTUIT PAYROLL S



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



Statements Dates  
 02/01/2026 - 02/28/2026

Account Number:

Images:  
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**\*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**

<b>Date</b>	<b>Amount</b>	<b>Description</b>	<b>Date</b>	<b>Amount</b>	<b>Description</b>
		026057001159273CCD	02/27	4,885.14	USATAXPYMT IRS
02/27	1,500.00	PAYMENTS NATIONWIDE			026057001263196CCD
		026058001650584PPD	02/27	7,500.00	VENDOR PMT Thomas Howell Fe
02/27	1,751.00	PAYMENTS NATIONWIDE			026058001633662CCD
		026058001650583PPD			

● **Balance By Date**

<b>Date</b>	<b>Balance</b>	<b>Date</b>	<b>Balance</b>	<b>Date</b>	<b>Balance</b>
01/31	227,847.64	02/10	271,680.11	02/19	270,049.42
02/02	263,453.68	02/12	269,546.30	02/24	269,524.11
02/03	269,653.68	02/13	261,410.14	02/26	268,923.46
02/06	271,530.68	02/18	264,505.42	02/27	253,287.32

Payment Detail

Bank=inn1145 AND mm/yy=02/2026-02/2026 AND All Checks=Yes AND Include Voids=All Checks

Check# Bank - Vendor - Date	Payable #	Property	Amount	Account
<b>1576 (inn1145) - CAPITAL CITY PEST CONTROL SERVICES, LLC (cappest) - 02/13/26 (02/26)</b>				
01.2026 - monthly pest control	P-224525	nfil-op	250.00	54300000 - Exterminating
<b>Total 1576 (inn1145) - CAPITAL CITY PEST CONTROL SERVICES, LLC (cappest) - 02/13/26 (02/26)</b>			<b>250.00</b>	
<b>1577 (inn1145) - DAVIS SAFE &amp; LOCK, INC (davissaf) - 02/13/26 (02/26)</b>				
key copies - new TT Lab 134 & keys for stock	P-224526	nfil-op	27.50	52100000 - Locks & Keys Repairs
<b>Total 1577 (inn1145) - DAVIS SAFE &amp; LOCK, INC (davissaf) - 02/13/26 (02/26)</b>			<b>27.50</b>	
<b>1578 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 02/13/26 (02/26)</b>				
01.2026 lawn svcs	P-224496	lcrda-op	250.00	54600000 - Landscaping Service
01.2026 Lawn Svcs	P-224496	nfil-op	700.00	54600000 - Landscaping Service
<b>Total 1578 (inn1145) - Heinz Nurseries, LLC. (heinzbro) - 02/13/26 (02/26)</b>			<b>950.00</b>	
<b>1579 (inn1145) - Leon County Clerk &amp; Comptroller's Office (lcroc) - 02/13/26 (02/26)</b>				
02.2026 Hlth Ins-LCRDA	P-224417	lcrda-op	4,676.64	44060000 - Employee Benefits-Authority
02.2026 Hlth Ins-LCRDA	P-224417	lcrda-op	132.88	44060000 - Employee Benefits-Authority
02.2026 Hlth Ins-LCRDA	P-224417	lcrda-op	15.76	44060000 - Employee Benefits-Authority
02.2026 Hlth Ins-LCRDA	P-224417	lcrda-op	259.29	44060000 - Employee Benefits-Authority
<b>Total 1579 (inn1145) - Leon County Clerk &amp; Comptroller's Office (lcroc) - 02/13/26 (02/26)</b>			<b>5,084.57</b>	
<b>1580 (inn1145) - MARPAN SUPPLY COMPANY, INC (marpan) - 02/13/26 (02/26)</b>				
Mthly container rental	P-224497	lcrda-op	74.00	46350000 - Refuse Collection
<b>Total 1580 (inn1145) - MARPAN SUPPLY COMPANY, INC (marpan) - 02/13/26 (02/26)</b>			<b>74.00</b>	
<b>1581 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 02/13/26 (02/26)</b>				
02.2026 Mgmt Fee-LCRDA	P-224495	lcrda-op	800.00	61100000 - Management Fees TALCOR
02.2026 Mgmt Fee-NFIL	P-224495	nfil-op	1,000.00	61100000 - Management Fees TALCOR
Batteries Plus	P-224522	nfil-op	26.30	53700000 - Interior Repairs
<b>Total 1581 (inn1145) - TALCOR COMMERCIAL REAL ESTATE SVC INC (mgttal) - 02/13/26 (02/26)</b>			<b>1,826.30</b>	
<b>1582 (inn1145) - Osceola Supply Inc. (osceola) - 02/13/26 (02/26)</b>				
jumbo jr tissue	P-224523	nfil-op	95.00	54500000 - Janitorial Service
<b>Total 1582 (inn1145) - Osceola Supply Inc. (osceola) - 02/13/26 (02/26)</b>			<b>95.00</b>	
<b>1583 (inn1145) - TK ELEVATOR (thyssen) - 02/13/26 (02/26)</b>				
10/01/25-09/30/26 Annual Maintenance	P-224524	nfil-op	2,433.24	51400000 - Elevator Maintenance
<b>Total 1583 (inn1145) - TK ELEVATOR (thyssen) - 02/13/26 (02/26)</b>			<b>2,433.24</b>	
<b>2092026 (inn1145) - CITY OF TALLAHASSEE (uttal) - 02/28/26 (02/26)</b>				
Acct #100275444 01.2026	P-224689	nfil-op	4,865.34	73120000 - Natural Gas- NonCAM/Vacant
Acct #100275444 01.2026	P-224689	nfil-op	690.94	46600000 - Fire Service - Utility
Acct #100275444 01.2026	P-224689	nfil-op	395.35	46500000 - Stormwater
Acct #100275444 01.2026	P-224689	nfil-op	85.22	46480000 - Irrigation - Utility
Acct #100275444 01.2026	P-224689	nfil-op	272.53	46400000 - Water/Sewer
Acct #100275444 01.2026	P-224689	nfil-op	485.61	46400000 - Water/Sewer
Acct #100275444 01.2026	P-224689	nfil-op	119.25	46350000 - Refuse Collection
Acct #100275444 01.2026	P-224689	nfil-op	7,395.29	46050000 - Electric
<b>Total 2092026 (inn1145) - CITY OF TALLAHASSEE (uttal) - 02/28/26 (02/26)</b>			<b>14,309.53</b>	
<b>2092026 (inn1145) - CITY OF TALLAHASSEE (uttal) - 02/09/26 (02/26)</b>				
Acct #100002739 01.2026	P-224692	lcrda-op	42.67	46400000 - Water/Sewer
Acct #100002739 01.2026	P-224692	lcrda-op	42.67	46400000 - Water/Sewer
Acct #100002739 01.2026	P-224692	lcrda-op	15.23	46050000 - Electric
<b>Total 2092026 (inn1145) - CITY OF TALLAHASSEE (uttal) - 02/09/26 (02/26)</b>			<b>100.57</b>	
<b>2112026 (inn1145) - Metronet Fibernet, LLC (metronet) - 02/11/26 (02/26)</b>				
2109240 02.2026	P-224406	nfil-op	1,204.95	77110000 - Internet Charge-NonCAM
<b>Total 2112026 (inn1145) - Metronet Fibernet, LLC (metronet) - 02/11/26 (02/26)</b>			<b>1,204.95</b>	
<b>2122026 (inn1145) - Consolidated Water Group (culligan) - 02/12/26 (02/26) (Voider)</b>				
Mthly water services	P-224507	nfil-op	-1,237.98	54900000 - Water Treatment Service
<b>Total 2122026 (inn1145) - Consolidated Water Group (culligan) - 02/12/26 (02/26) (Voider)</b>			<b>-1,237.98</b>	
<b>2122026 (inn1145) - Consolidated Water Group (culligan) - 02/12/26 (02/26) (Voided)</b>				
Mthly water services	P-224507	nfil-op	1,237.98	54900000 - Water Treatment Service

Payment Detail

Bank=inn1145 AND mm/yy=02/2026-02/2026 AND All Checks=Yes AND Include Voids=All Checks

<b>Total 2122026 (inn1145) - Consolidated Water Group (culligan) - 02/12/26 (02/26) (Voided)</b>			<b>1,237.98</b>
<b>2122026 (inn1145) - Consolidated Water Group (culligan) - 02/12/26 (02/26)</b>			
Mthly water services	P-224507	nfil-op	1,237.98 54900000 - Water Treatment Service
Mthly water services	P-224521	nfil-op	-1,237.98 12060000 - Other Receivables
<b>Total 2122026 (inn1145) - Consolidated Water Group (culligan) - 02/12/26 (02/26)</b>			<b>0.00</b>
<b>2232026 (inn1145) - Hancock Bank (hancdtayne) - 02/23/26 (02/26)</b>			
Go Daddy	P-225436	nfil-op	90.76 47250000 - Internet Service
Proximity	P-225436	lcrda-op	288.00 54800000 - Security
Plumbing supplies-Solenoid	P-225436	lcrda-op	104.84 52350000 - Plumbing Supplies
Microsoft-Jan 26	P-225436	lcrda-op	37.50 47250000 - Internet Service
Adobe	P-225436	lcrda-op	34.99 47250000 - Internet Service
<b>Total 2232026 (inn1145) - Hancock Bank (hancdtayne) - 02/23/26 (02/26)</b>			<b>556.09</b>
<b>2262026 (inn1145) - Thomas Howell Ferguson, PA (misctho) - 02/26/26 (02/26)</b>			
Audit for Feb2026-2nd pmt	P-225177	lcrda-op	7,500.00 55100000 - Accounting
<b>Total 2262026 (inn1145) - Thomas Howell Ferguson, PA (misctho) - 02/26/26 (02/26)</b>			<b>7,500.00</b>
<b>3102026 (inn1145) - CITY OF TALLAHASSEE (utital) - 02/28/26 (02/26)</b>			
Acct #100002739 02.2026	P-225435	lcrda-op	15.12 46050000 - Electric
Acct #100002739 02.2026	P-225435	lcrda-op	42.67 46400000 - Water/Sewer
Acct #100002739 02.2026	P-225435	lcrda-op	42.67 46400000 - Water/Sewer
<b>Total 3102026 (inn1145) - CITY OF TALLAHASSEE (utital) - 02/28/26 (02/26)</b>			<b>100.46</b>
<b>3302026 (inn1145) - CITY OF TALLAHASSEE (utital) - 02/28/26 (02/26)</b>			
Acct #100275444 02.2026	P-225434	nfil-op	4,575.43 73120000 - Natural Gas- NonCAM/Vacant
Acct #100275444 02.2026	P-225434	nfil-op	8,932.19 46050000 - Electric
Acct #100275444 02.2026	P-225434	nfil-op	574.48 46400000 - Water/Sewer
Acct #100275444 02.2026	P-225434	nfil-op	690.94 46600000 - Fire Service - Utility
Acct #100275444 02.2026	P-225434	nfil-op	395.35 46500000 - Stormwater
Acct #100275444 02.2026	P-225434	nfil-op	85.22 46480000 - Irrigation - Utility
Acct #100275444 02.2026	P-225434	nfil-op	272.53 46400000 - Water/Sewer
Acct #100275444 02.2026	P-225434	nfil-op	119.25 46350000 - Refuse Collection
<b>Total 3302026 (inn1145) - CITY OF TALLAHASSEE (utital) - 02/28/26 (02/26)</b>			<b>15,645.39</b>
			<b>50,157.60</b>

### Deposit Register

For Period = Feb 2026

Name	Property	Unit	Tenant	Period	Received Date	Deposit Date	Amount	Check #	Deposit #	Notes
<b>(inn1145) - 867 02/02/2026</b>										
GSA 02.2026 pymt	johnson			02/2026	2/2/2026	2/2/2026	37,280.01	AUTO	867	GSA 02.2026 pymt
<b>Total (inn1145) - 867 02/02/2026</b>							<b>37,280.01</b>			
<b>(inn1145) - 868 02/03/2026</b>										
Piersica, Inc. a Delaware for profit corp.	nfil-op	CHEM225	piernfil	02/2026	2/3/2026	2/3/2026	6,200.00	AUTO	868	
<b>Total (inn1145) - 868 02/03/2026</b>							<b>6,200.00</b>			
<b>(inn1145) - 870 02/05/2026</b>										
Shanna Lewis	lcrda-op			02/2026	2/5/2026	2/5/2026	350.00	70452106	870	:CHECKscan Payment - Shanna Lewis restitution
Shanna Lewis	lcrda-op			02/2026	2/5/2026	2/5/2026	350.00	709699067	870	:CHECKscan Payment - Shanna Lewis restitution
Phusion AI, LLC	nfil-op	109BCDE	phusion	02/2026	2/5/2026	2/5/2026	250.00	5749	870	:CHECKscan Payment
Reclaim Pharmaceutical Waste Management LLC	nfil-op	BIO217	quarry	02/2026	2/5/2026	2/5/2026	927.00	001261	870	:CHECKscan Payment
<b>Total (inn1145) - 870 02/05/2026</b>							<b>1,877.00</b>			
<b>(inn1145) - 871 02/09/2026</b>										
Higher Edification LLC,	nfil-op	109BCDE	higher	02/2026	2/9/2026	2/9/2026	250.00	0059551816	871	:CHECKscan Payment
<b>Total (inn1145) - 871 02/09/2026</b>							<b>250.00</b>			
<b>(inn1145) - 873 02/16/2026</b>										
Vantage Risk Insurance	lcrda-op			02/2026	2/16/2026	2/16/2026	2,484.57	0188001552	873	:CHECKscan Payment - Vantage Risk Specialty Ins Co
SeraphFlora LLC	nfil-op	LAB229	seraph	02/2026	2/16/2026	2/16/2026	610.71	6617300798	873	:CHECKscan Payment
<b>Total (inn1145) - 873 02/16/2026</b>							<b>3,095.28</b>			
<b>(inn1145) - 874 02/23/2026</b>										
Airgas	nfil-op			02/2026	2/23/2026	2/23/2026	30.78	4001873279	874	:CHECKscan Payment - refund inv#5520228149
<b>Total (inn1145) - 874 02/23/2026</b>							<b>30.78</b>			
<b>(inn1145) - 875 02/19/2026</b>										
DANFOSS TURBOCOR, INC.	lcrda-op	1D-2D	danfoss	02/2026	2/19/2026	2/19/2026	5,544.00	AUTO	875	
<b>Total (inn1145) - 875 02/19/2026</b>							<b>5,544.00</b>			
<b>(inn1145) - 876 02/26/2026</b>										
Piersica, Inc. a Delaware for profit corp.	nfil-op	CHEM225	piernfil	02/2026	2/26/2026	2/26/2026	2,857.00	AUTO	876	
<b>Total (inn1145) - 876 02/26/2026</b>							<b>2,857.00</b>			
<b>Grand Total</b>							<b>57,134.07</b>			

**Aged Receivable**

DB Caption: TALCOR Commercial -- LIVE Property: lcrda Status: Current, Past, Future All Selected Accounts Age As Of: 02/28/2026 Post To: 02/2026 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
<b>lcrda-op - LEON COUNTY RESEARCH &amp; DEVELOPMENT</b>											
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		data	NORTHWEST REGIONAL DATA CENTER	Current	0.00	0.00	0.00	0.00	0.00	-88.95	-88.95
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		fsucam	FSU	Current	1,559.32	0.00	1,559.32	0.00	0.00	0.00	1,559.32
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		phipps	PHIPPS BUILDING	Current	1,601.00	0.00	1,601.00	0.00	0.00	0.00	1,601.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		fsurf-ab	FLORIDA RESEARCH FOUNDATION	Current	2,552.00	0.00	2,552.00	0.00	0.00	0.00	2,552.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		danfoss	DANFOSS TURBOCOR, INC.	Current	0.00	0.00	0.00	0.00	0.00	-680.75	-680.75
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		aval	AVALANCHE PARTNERS	Current	0.00	0.00	0.00	0.00	0.00	-104.09	-104.09
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		material	FSU-MATERIALS RESEARCH CENTER	Current	195.00	0.00	195.00	0.00	0.00	0.00	195.00
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		aero	FSU-AEROPULSION & MECHATRONICS ENERGY	Current	1,553.26	0.00	1,553.26	0.00	0.00	0.00	1,553.26
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		maglab	NATIONAL HIGH MAGNETIC FIELD LABORATORY	Current	4,058.72	0.00	4,058.72	0.00	0.00	0.00	4,058.72
lcrda-op - LEON COUNTY RESEARCH & DEVELOPMENT		ircb	Interdisciplinary Research & Commercialization Building	Current	1,481.00	0.00	1,481.00	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	0.00	1,254.39	0.00	0.00	0.00	1,254.39
<b>lcrda-op - LEON COUNTY RESEARCH &amp; DEVELOPMENT</b>					<b>14,254.69</b>	<b>0.00</b>	<b>14,254.69</b>	<b>0.00</b>	<b>0.00</b>	<b>-873.79</b>	<b>13,380.90</b>
<b>nfil-op - North Florida Innovation Labs</b>											
nfil-op - North Florida Innovation Labs		nhenergy	NHU Energy	Current	100.00	100.00	0.00	0.00	0.00	0.00	100.00
nfil-op - North Florida Innovation Labs		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		sunfish	Sunfish, Inc.	Current	1,000.00	0.00	1,000.00	0.00	0.00	0.00	1,000.00
nfil-op - North Florida Innovation Labs		rrc	RRC Washington	Current	1,242.96	1,200.00	42.96	0.00	0.00	0.00	1,242.96
nfil-op - North Florida Innovation Labs		seraph	SeraphFlora LLC	Current	900.00	900.00	0.00	0.00	0.00	0.00	900.00
<b>nfil-op - North Florida Innovation Labs</b>					<b>3,242.96</b>	<b>2,200.00</b>	<b>1,042.96</b>	<b>0.00</b>	<b>0.00</b>	<b>-1.23</b>	<b>3,241.73</b>
<b>Grand Total</b>					<b>17,497.65</b>	<b>2,200.00</b>	<b>15,297.65</b>	<b>0.00</b>	<b>0.00</b>	<b>-875.02</b>	<b>16,622.63</b>

UserId : kristy@talcor.com Date : 3/12/2026 Time : 1:55 PM

Payables Aging Report

lcrda  
 Period: 02/2026  
 As of : 02/28/2026

Payee Code	Payee Nam	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90	Future Invoice	Notes
aaatree	AAA Tree Experts, Inc.	cut down fallen tree	P-225166	53771	lcrda-op	2/26/2026	5460-0000 Landscaping Service	17989	150.00	150.00	0.00	0.00	0.00	0.00	0.00 cut down fallen tree
<b>Total aaatree</b>									<b>150.00</b>	<b>150.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
davissaf	DAVIS SAFE & LOCK, INC	key copies Lab 229	P-225167	53771	nfil-op	2/26/2026	5210-0000 Locks & Keys Repairs	234573	38.50	38.50	0.00	0.00	0.00	0.00	0.00 key copies Lab 229
<b>Total davissaf</b>									<b>38.50</b>	<b>38.50</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
engineer	ENGINEERED COOLING SERVICES, INC.	Investigate & repair unit 2	P-225169	53771	nfil-op	2/26/2026	5447-0000 HVAC Monthly Service	SV191139	225.00	225.00	0.00	0.00	0.00	0.00	0.00 investigate & repair Unit 2
		Qtrly HVAC Svcs	P-225175	53773	nfil-op	2/26/2026	5447-0000 HVAC Monthly Service	SV190939	4,320.00	4,320.00	0.00	0.00	0.00	0.00	0.00 Qtrly HVAC Svcs
		troubleshoot RTU 1,2 & 3. units will not restart. ECS inspected and reset	P-225168	53771	nfil-op	2/26/2026	5447-0000 HVAC Monthly Service	SV191296	455.00	455.00	0.00	0.00	0.00	0.00	0.00 troubleshoot RTUs 1,2,3: reset
<b>Total engineer</b>									<b>5,000.00</b>	<b>5,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
fireprof	FIRE PROFESSIONALS OF TALLAHASSEE LLC	recharge fire extinguisher	P-225170	53771	nfil-op	2/26/2026	5420-0000 Fire Protection System	25336	50.00	50.00	0.00	0.00	0.00	0.00	0.00 recharge fire extinguisher
<b>Total fireprof</b>									<b>50.00</b>	<b>50.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
heinzbro	Heinz Nurseries, LLC.	Feb lawn Svcs	P-225174	53773	lcrda-op	2/26/2026	5460-0000 Landscaping Service	61911	250.00	250.00	0.00	0.00	0.00	0.00	0.00 Feb lawn Svcs
		Feb lawn Svcs	P-225174	53773	nfil-op	2/26/2026	5460-0000 Landscaping Service	61911	700.00	700.00	0.00	0.00	0.00	0.00	0.00 Feb lawn Svcs
<b>Total heinzbro</b>									<b>950.00</b>	<b>950.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
i2x	I2X Solutions LLC	IT Consulting Fees-Jan 2026	P-225227	53784	lcrda-op	2/28/2026	5575-0000 Professional Fees	2701	1,000.00	1,000.00	0.00	0.00	0.00	0.00	0.00 IT Consulting Fees-Jan 2026
<b>Total i2x</b>									<b>1,000.00</b>	<b>1,000.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
johnson	Johnson Controls Fire Protection LP	repair bypass on backflow	P-225593	53882	nfil-op	2/28/2026	5420-0000 Fire Protection System	53840705	896.51	896.51	0.00	0.00	0.00	0.00	0.00 repair bypass on backflow
<b>Total johnson</b>									<b>896.51</b>	<b>896.51</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
kutak	Kutak Rock LLP	Professional Svcs thru 01.31.26	P-225332	53808	lcrda-op	2/28/2026	7720-0000 Legal Fees-NonCAM	3704649	3,405.00	3,405.00	0.00	0.00	0.00	0.00	0.00 Professional Svcs thru 01.31.26
		Professional Svcs thru 11.30.25	P-225334	53809	lcrda-op	2/28/2026	7720-0000 Legal Fees-NonCAM	3672632	1,740.00	1,740.00	0.00	0.00	0.00	0.00	0.00 Professional Svcs thru 11.30.25
<b>Total kutak</b>									<b>5,145.00</b>	<b>5,145.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
localiq	LocalIQ Florida Gannett	LCRDA Public notice #10592485	P-225176	53774	lcrda-op	2/26/2026	5596-0000 Other Administration Costs	0007552795	141.44	141.44	0.00	0.00	0.00	0.00	0.00 LCRDA Public notice #10592485
<b>Total localiq</b>									<b>141.44</b>	<b>141.44</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
mgttal	TALCOR COMMERCIAL REAL ESTATE SVC INC	01.2026 Labor Bill-NFIL & LCRDA	P-224737	53627	lcrda-op	1/31/2026	5290-0000 Other Maintenance	01.26 Labor Bill-NFIL & LCRDA	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	01.26 Labor Bill-NFIL & LCRDA	453.75	453.75	0.00	0.00	0.00	0.00	0.00 01.2026 Labor Bill-NFIL
		02.2026 Labor Bill-NFIL	P-225561	53872	nfil-op	2/28/2026	5290-0000 Other Maintenance	02.2026 Labor Bill-NFIL	1,677.50	1,677.50	0.00	0.00	0.00	0.00	0.00 02.2026 Labor Bill-NFIL
<b>Total mgttal</b>									<b>2,213.75</b>	<b>2,213.75</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
sunelectric	Sun Coast Electric and Networking, Inc	Add 30 amp recep in Rm 110	P-225173	53773	nfil-op	2/26/2026	5120-0000 Electric Repairs	2602017	1,355.00	1,355.00	0.00	0.00	0.00	0.00	0.00 Add 30 amp recep in Rm 110
		Change out 50 amp pole breaker, and chords to match the receptacle.	P-225230	53785	nfil-op	2/28/2026	5120-0000 Electric Repairs	P-202507	2,323.00	2,323.00	0.00	0.00	0.00	0.00	0.00 Change out 50 amp pole breaker, and chords to match the receptacle.
		Installed (2) 30 amp recepts & chords end in lab 225	P-225229	53785	nfil-op	2/28/2026	5120-0000 Electric Repairs	P-202509	2,355.00	2,355.00	0.00	0.00	0.00	0.00	0.00 Installed (2) 30 amp recepts & chords end in lab 225
		Installed (2) 60 amp receptable in lab 125	P-225228	53785	nfil-op	2/28/2026	5120-0000 Electric Repairs	P-202609	2,857.00	2,857.00	0.00	0.00	0.00	0.00	0.00 Installed (2) 60 amp receptable in lab 125
<b>Total sunelectric</b>									<b>8,890.00</b>	<b>8,890.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
tribuilding	TRI BUILDING SERVICES	Mthly janitorial svcs-Feb	P-225171	53771	nfil-op	2/26/2026	5450-0000 Janitorial Service	200704044	1,650.00	1,650.00	0.00	0.00	0.00	0.00	0.00 Mthly janitorial svcs
<b>Total tribuilding</b>									<b>1,650.00</b>	<b>1,650.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Grand Total</b>									<b>26,125.20</b>	<b>26,125.20</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

INNOVATION PARK  
 LCRDA op  
 February 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		\$ -	\$ 1,601.00	\$ 1,601.00			\$ 1,601.00	
1D-2D	DANFOSS TURBOCOR, INC.	3/15/07	3/31/27	6.83		\$ -	\$ 4,863.26	\$ 4,863.26	\$ 5,544.00	2/19	\$ (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		\$ -	\$ 1,254.39	\$ 1,254.39			\$ 1,254.39	
3A	NORTHWEST REGIONAL DATA CENTER	11/1/81	10/31/21	4.68		\$ -	\$ (88.95)	\$ (88.95)			\$ (88.95)	
4A-10A	NATIONAL HIGH MAGNETIC FIELD LABORATORY	OWN		23.52		\$ -	\$ 4,058.72	\$ 4,058.72			\$ 4,058.72	
11A	FSU-CAM (Elbit)			3.70		\$ -	\$ 1,559.32	\$ 1,559.32			\$ 1,559.32	
	FSU Facilities NFIL						\$ -	\$ -			\$ -	
1C	FSU RESEARCH FOUNDATION-A	10/25/01	1/28/74	6.26		\$ -	\$ 2,552.00	\$ 2,552.00			\$ 2,552.00	
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	
3B	FSU-AEROPULSION & MECHATRONICS ENERGY			4.50		\$ -	\$ 1,553.26	\$ 1,553.26			\$ 1,553.26	
3C	VACANT			3.60								
4C	VACANT			3.90								
5C	FSU - IRCB Interdisciplinary Research			3.70		\$ -	\$ 1,481.00	\$ 1,481.00			\$ 1,481.00	
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								\$ 700.00	2/4		Shanna Lewis-Restitution 3310-0000
	MISCELLANEOUS PAYMENTS								\$ 2,484.57	2/16		Vantage Risk Specialty Ins Co
	TOTALS			182.70	\$ -	\$ -	\$ 18,924.91	\$ 18,924.91	\$ 8,728.57		\$ 13,380.91	

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

UNIT	TENANT	START	END	SECURITY DEPOSIT	SQ.FT.	\$ PER SQ. FT	GPR	BASE RATE	OTHER	MONTHLY TOTAL	PREVIOUS BALANCE	TOTAL DUE	TOTAL PAID	DATE PAID	BALANCE DUE	COMMENTS
Incubator Lab	RRC Washington Inc	7/1/2024	6/30/2025	\$ 1,200.00				\$1,200.00		\$ 1,200.00	\$ 42.96	\$ 1,242.96			\$ 1,242.96	
109 B-E + 2 workstations	FSURF - Ignite	6/20/2024	9/30/2026	\$ -	780			\$ -								no rent in exchange for services
bio217	Reclaim Pharmaceutical Waste Management (Quarry Bio)	9/13/2024	9/12/2025	\$ 900.00				\$ 927.00		\$ 927.00	\$ (1.23)	\$ 925.77	\$ 927.00	02/04	\$ (1.23)	equipment sale pymt
110,111,113 225,125	Piersica	9/9/2024	11/30/2026	\$ 2,800.00				\$6,200.00		\$ 6,200.00	\$ 2,857.00	\$ 9,057.00	\$ 9,057.00	02/03 02/26	\$ -	
DRY134	Sunfish, Inc	1/1/2026	2/28/2027					\$1,000.00		\$	\$ 1,000.00	\$ 1,000.00			\$ 1,000.00	free rent January/February
LAB229	SeraphFlora LLC (Marshall)	2/10/2026	2/9/2027	\$ 900.00				\$ 900.00	\$ 900.00	\$ 1,510.71		\$ 1,510.71	\$ 610.71	02/16	\$ 900.00	chg sec dep, prorata Feb
IGNITE PASS	NHU Energy	10/1/2024	10/19/2026	\$ -				\$ 100.00		\$ 100.00	\$ -	\$ 100.00			\$ 100.00	
IGNITE PASS	Higher Edification	11/1/2025	10/31/2026	\$ -				\$ 250.00		\$ 250.00	\$ -	\$ 250.00	\$ 250.00	02/09	\$ -	
IGNITE PASS	Phusion AI, LLC	2/1/2026	1/31/2027	\$ -				\$ 250.00		\$ 250.00		\$ 250.00	\$ 250.00	02/04	\$ -	
Catalyst PASS - no charges																
	Feel With Me, LLC	10/1/2025	9/30/2026	\$ -				\$ -								CATALYST Pass: FREE
	KynderMed, Inc dba Prena	10/1/2025	9/30/2026	\$ -				\$ -								CATALYST Pass: FREE
	Sead Consulting	10/1/2025	9/30/2026	\$ -				\$ -								CATALYST Pass: FREE
	AMRF Technologies, Inc	10/1/2025	9/30/2026	\$ -				\$ -								CATALYST Pass: FREE
	Sky Therepeutics Inc	10/1/2025	9/30/2026	\$ -				\$ -								CATALYST Pass: FREE
	Oxemose Pharmaceuticals, LLC,	10/1/2025	9/30/2026	\$ -				\$ -								CATALYST Pass: FREE
misc	Airgas refund												\$ 30.78	02/23		Refund inv#5520228149
TOTALS				\$ 4,900.00	780	0.00	\$-	\$8,327.00	\$	\$10,437.71	\$ 3,898.73	\$ 14,336.44	\$ 11,125.49		\$ 3,241.73	

### Work Order List

Property=Icrda 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
87793	nfil-op	Work Completed	1/21/2026		ddm	RWO General Inspections	1.00		DeMartino - straight	55.00	55.00
					ddm		6.00		DeMartino - straight	55.00	330.00
87886	nfil-op	Work Completed	1/21/2026		ddm	RWO Interior repairs	1.00		DeMartino - straight	55.00	55.00
					ddm		1.50		DeMartino - straight	55.00	82.50
87934	nfil-op	Work Completed	1/21/2026		ddm	RWO General routine maintenance	6.00		DeMartino - straight	55.00	330.00
					ddm		4.50		DeMartino - straight	55.00	247.50
					ddm		2.00		DeMartino - straight	55.00	110.00
					ddm		3.00		DeMartino - straight	55.00	165.00
					ddm		0.50		DeMartino - straight	55.00	27.50
					ddm		1.00		DeMartino - straight	55.00	55.00
					ddm		2.50		DeMartino - straight	55.00	137.50
					ddm		1.50		DeMartino - straight	55.00	82.50
										<b>1,677.50</b>	