



PROPERTY MANAGEMENT



August 2026 MONTHLY REPORT

PREPARED FOR:

Innovation Park

Leon County Research & Development Authority

Tallahassee, FL

NAI TALCOR

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TALCOR.COM



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August 2026 Financial Performance Review

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INNOVATION PARK (lcrda)

Balance Sheet (With Period Change)

Period = Aug 2026

Book = Accrual

		Balance	Beginning	Net
		Current Period	Balance	Change
1000-0000	ASSETS			
1100-0000	CASH			
1110-1301	Cash- Operating	7,074.34	5,727.36	1,346.98
1110-4500	Cash - Hancock #2	519.77	2,151.91	-1,632.14
1190-0000	TOTAL CASH	7,594.11	7,879.27	-285.16
1200-0000	RECEIVABLES			
1205-2000	Receivable from FSU	41,461.33	41,073.65	387.68
1206-0000	Other Receivables	264.51	264.51	0.00
1218-0000	Due from IP TLH	4,218.09	8,620.09	-4,402.00
1299-0000	TOTAL RECEIVABLES	45,943.93	49,958.25	-4,014.32
1840-0000	OTHER ASSETS			
1913-0000	Prepaid Insurance	2,018.70	9,211.49	-7,192.79
1915-0000	Prepaid Expenses	1,400.00	1,900.00	-500.00
1925-0000	Investments	725,865.54	738,483.75	-12,618.21
1960-0000	Deferred Outflows of Resources - Pension	64,420.00	64,420.00	0.00
1980-0000	TOTAL OTHER ASSETS	793,704.24	814,015.24	-20,311.00
1990-0000	TOTAL ASSETS	847,242.28	871,852.76	-24,610.48
2000-0000	LIABILITIES and CAPITAL			
2236-0000	Accounts Payable	4,715.99	5,007.59	-291.60
2249-0000	Accrued Other	25,128.66	25,128.66	0.00
2250-0000	Tenant Security Dep	1,000.00	1,000.00	0.00
2257-0000	Due to FSU	44,282.86	43,532.86	750.00
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	407,809.51	407,351.11	458.40
2500-0000	CAPITAL			
2750-0000	Unrestricted	439,432.77	464,501.65	-25,068.88
2890-0000	TOTAL CAPITAL	439,432.77	464,501.65	-25,068.88
2990-0000	TOTAL LIABILITIES and CAPITAL	847,242.28	871,852.76	-24,610.48

INNOVATION PARK (lcrda)

Income Statement

Period = Aug 2026

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-6000	Leasing - Membership Fees	0.00	0.00	53,431.87	18.27
3115-0000	CAM	0.00	0.00	48,316.99	16.52
3132-0000	Tenant Security Income	0.00	0.00	25.00	0.01
3220-0000	Interest Income	2,381.79	71.70	32,901.98	11.25
3300-0000	Proceeds from Insurance	940.00	28.30	103,307.49	35.32
3310-0000	Other Income	0.00	0.00	53,862.55	18.42
3315-0000	Sales Tax Discount	0.00	0.00	3.83	0.00
3700-0000	Virtual Memberships	0.00	0.00	623.33	0.21
3990-0000	TOTAL REVENUE	3,321.79	100.00	292,473.04	100.00
4000-0000	OPERATING EXPENSES				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	401.39	146,666.74	50.15
4401-0100	Business Manager	0.00	0.00	56,581.87	19.35
4404-0000	Payroll Taxes - Authority	1,181.27	35.56	17,580.67	6.01
4405-0000	Worker's Compensation-Authority	199.42	6.00	2,193.62	0.75
4406-0000	Employee Benefits-Authority	7,401.02	222.80	66,297.51	22.67
4410-0000	Wages - Administrative	1,987.50	59.83	24,698.00	8.44
4490-0000	TOTAL PAYROLL EXPENSE	24,102.55	725.59	314,018.41	107.37
4600-0000	UTILITIES				
4605-0000	Electric	0.00	0.00	55,153.27	18.86
4625-0000	Natural Gas	0.00	0.00	28,273.97	9.67
4635-0000	Refuse Collection	0.00	0.00	1,092.80	0.37
4640-0000	Water/Sewer	0.00	0.00	5,535.52	1.89
4648-0000	Irrigation - Utility	0.00	0.00	607.64	0.21
4650-0000	Stormwater	0.00	0.00	2,437.96	0.83
4660-0000	Fire Service - Utility	0.00	0.00	4,260.80	1.46
4725-0000	Internet Service	0.00	0.00	565.43	0.19
4799-0000	TOTAL UTILITIES	0.00	0.00	97,927.39	33.48
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	6,194.00	2.12
5140-0000	Elevator Maintenance	0.00	0.00	2,433.24	0.83
5210-0000	Locks & Keys Repairs	0.00	0.00	132.00	0.05
5230-0000	Plumbing Repairs	0.00	0.00	2,818.39	0.96
5235-0000	Plumbing Supplies	0.00	0.00	104.84	0.04
5280-1000	Storm Damage Repairs	0.00	0.00	1,851.50	0.63
5290-0000	Other Maintenance	0.00	0.00	10,137.75	3.47
5295-0000	Other Supplies	0.00	0.00	4,047.55	1.38
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	0.00	27,719.27	9.48
5300-0000	CLEANING AND IMPROVEMENTS				
5370-0000	Interior Repairs	0.00	0.00	34,218.00	11.70
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	34,218.00	11.70
5400-0000	SERVICES				
5415-0000	Elevator Phone Service	0.00	0.00	436.75	0.15
5420-0000	Fire Protection System	0.00	0.00	3,991.76	1.36
5430-0000	Exterminating	0.00	0.00	750.00	0.26
5447-0000	HVAC Monthly Service	0.00	0.00	9,320.00	3.19
5450-0000	Janitorial Service	0.00	0.00	10,494.22	3.59
5460-0000	Landscaping Service	0.00	0.00	13,358.20	4.57
5480-0000	Security	0.00	0.00	1,440.00	0.49
5480-5000	Security Guards	0.00	0.00	288.00	0.10
5487-0000	Window Washing Service	0.00	0.00	4,285.00	1.47
5490-0000	Water Treatment Service	0.00	0.00	6,281.53	2.15
5499-0000	TOTAL SERVICES	0.00	0.00	50,645.46	17.32
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	4,500.00	1.54
5522-0000	Internet Charge	0.00	0.00	10,343.69	3.54
5560-0000	Fees/Licenses/Permits	32.35	0.97	1,648.33	0.56
5565-0000	Office Supplies	0.00	0.00	49.54	0.02
5566-0000	Office Equipment Maintenance	0.00	0.00	2,281.15	0.78
5575-0000	Professional Fees	5,105.20	153.69	34,962.70	11.95

INNOVATION PARK (lcrda)

Income Statement

Period = Aug 2026

Book = Accrual

		Period to Date	%	Year to Date	%
5587-0000	General Authority Expense	1,153.50	34.73	2,987.98	1.02
5596-0000	Other Administration Costs	0.00	0.00	291.88	0.10
5599-0000	TOTAL PROPERTY ADMINISTRATION	6,291.05	189.39	57,065.27	19.51
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	0.00	0.00	15,650.00	5.35
6199-0000	TOTAL MANAGEMENT	0.00	0.00	15,650.00	5.35
6200-0000	INSURANCE				
6210-0000	Property Insurance	2,102.27	63.29	66,163.24	22.62
6299-0000	TOTAL INSURANCE	2,102.27	63.29	66,163.24	22.62
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	2,102.27	63.29	81,813.24	27.97
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	32,495.87	978.26	663,407.04	226.83
7000-0000	NONCAM OPERATING EXPENSES				
7700-0000	NONCAM ADMINISTRATION				
7705-0000	Accounting- NonCAM	0.00	0.00	325.00	0.11
7720-0000	Legal Fees-NonCAM	-4,105.20	-123.58	0.00	0.00
7749-0000	TOTAL NONCAM ADMINISTRATION	-4,105.20	-123.58	325.00	0.11
7800-0000	TOTAL NONCAM OPERATING EXPENSES	-4,105.20	-123.58	325.00	0.11
7990-0000	ALL TOTAL EXPENSES	28,390.67	854.68	663,732.04	226.94
7999-0000	NET INCOME - OPERATING	-25,068.88	-754.68	-371,259.00	-126.94
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	-67,200.00	-2,023.01	0.00	0.00
8199-0000	TOTAL DEBT SERVICE	-67,200.00	-2,023.01	0.00	0.00
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	0.00	0.00	299,650.20	102.45
8215-0000	Gain/Loss on Disposal of Assets	67,200.00	2,023.01	18,591,077.90	6,356.51
8299-0000	TOTAL OTHER EXPENSES	67,200.00	2,023.01	18,890,728.10	6,458.96
9900-0000	NET INCOME	-25,068.88	-754.68	-19,261,987.10	-6,585.90

INNOVATION PARK (Icrda)

Budget Comparison

Period = Aug 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	0.00	0.00	0.00	N/A	53,431.87	17,700.00	35,731.87	201.88	17,700.00
3115-0000	0.00	0.00	0.00	N/A	48,316.99	60,000.00	-11,683.01	-19.47	60,000.00
3132-0000 Leasing - Membership Fees	0.00	0.00	0.00	N/A	25.00	0.00	25.00	N/A	0.00
3220-0000 CAM	2,381.79	0.00	2,381.79	N/A	32,901.98	10,000.00	22,901.98	229.02	10,000.00
3300-0000 Tenant Security Income	940.00	0.00	940.00	N/A	103,307.49	0.00	103,307.49	N/A	0.00
3310-0000 Interest Income	0.00	0.00	0.00	N/A	53,862.55	3,000.00	50,862.55	1,695.42	3,000.00
3315-0000 Proceeds from Insurance	0.00	0.00	0.00	N/A	3.83	0.00	3.83	N/A	0.00
3700-0000 Other Income	0.00	0.00	0.00	N/A	623.33	300.00	323.33	107.78	300.00
Sales Tax Discount									
Virtual Memberships									
3990-0000 TOTAL REVENUE	3,321.79	0.00	3,321.79	N/A	292,473.04	91,000.00	201,473.04	221.40	91,000.00
4000-0000 OPERATING EXPENSES									
4001-0000 BILLABLE OPERATING EXPENSES									
4400-0000									
4401-0000 PAYROLL EXPENSE	13,333.34	0.00	-13,333.34	N/A	146,666.74	119,997.00	-26,669.74	-22.23	119,997.00
4401-0100	0.00	0.00	0.00	N/A	56,581.87	67,500.00	10,918.13	16.18	67,500.00
4404-0000 Executive Director-Authority	1,181.27	0.00	-1,181.27	N/A	17,580.67	19,000.00	1,419.33	7.47	19,000.00
4405-0000 Business Manager	199.42	0.00	-199.42	N/A	2,193.62	1,300.00	-893.62	-68.74	1,300.00
4406-0000 Payroll Taxes - Authority	7,401.02	0.00	-7,401.02	N/A	66,297.51	63,200.00	-3,097.51	-4.90	63,200.00
4410-0000 Worker's Compensation-Authority	1,987.50	0.00	-1,987.50	N/A	24,698.00	19,000.00	-5,698.00	-29.99	19,000.00
4490-0000 Employee Benefits-Authority	24,102.55	0.00	-24,102.55	N/A	314,018.41	289,997.00	-24,021.41	-8.28	289,997.00
Wages Administrative									
4600-0000									
4605-0000 UTILITIES	0.00	0.00	0.00	N/A	55,153.27	32,200.00	-22,953.27	-71.28	32,200.00
4625-0000	0.00	0.00	0.00	N/A	28,273.97	18,000.00	-10,273.97	-57.08	18,000.00
4635-0000 Electric	0.00	0.00	0.00	N/A	1,092.80	3,800.00	2,707.20	71.24	3,800.00
4640-0000 Natural Gas	0.00	0.00	0.00	N/A	5,535.52	580.00	-4,955.52	-854.40	580.00
4648-0000 Refuse Collection	0.00	0.00	0.00	N/A	607.64	1,200.00	592.36	49.36	1,200.00
4650-0000 Water/Sewer	0.00	0.00	0.00	N/A	2,437.96	1,500.00	-937.96	-62.53	1,500.00
4660-0000 Irrigation - Utility	0.00	0.00	0.00	N/A	4,260.80	2,500.00	-1,760.80	-70.43	2,500.00
4725-0000 Stormwater	0.00	0.00	0.00	N/A	565.43	1,000.00	434.57	43.46	1,000.00
4799-0000 Fire Service - Utility	0.00	0.00	0.00	N/A	97,927.39	60,780.00	-37,147.39	-61.12	60,780.00
TOTAL UTILITIES									
5116-5000 REPAIR/MAINTENANCE	0.00	0.00	0.00	N/A	6,194.00	3,000.00	-3,194.00	-106.47	3,000.00
5120-0000	0.00	0.00	0.00	N/A	2,433.24	0.00	-2,433.24	N/A	0.00
5140-0000 Electric Repairs	0.00	0.00	0.00	N/A	0.00	15,200.00	15,200.00	100.00	15,200.00
5197-0000 Elevator Maintenance	0.00	0.00	0.00	N/A	132.00	0.00	-132.00	N/A	0.00
5210-0000 Holding Pond Maintenance	0.00	0.00	0.00	N/A	2,818.39	1,000.00	-1,818.39	-181.84	1,000.00
5230-0000 Locks & Keys Repairs	0.00	0.00	0.00	N/A	104.84	0.00	-104.84	N/A	0.00
5235-0000 Plumbing Repairs	0.00	0.00	0.00	N/A	1,851.50	0.00	-1,851.50	N/A	0.00
5280-1000 Plumbing Supplies	0.00	0.00	0.00	N/A	10,137.75	10,000.00	-137.75	-1.38	10,000.00
5290-0000 Storm Damage Repairs	0.00	0.00	0.00	N/A	4,047.55	1,000.00	-3,047.55	-304.76	1,000.00
5295-0000 Other Maintenance	0.00	0.00	0.00	N/A	27,719.27	30,200.00	2,480.73	8.21	30,200.00
5299-0000 Other Supplies									
5300-0000 TOTAL REPAIR/MAINTENANCE	0.00	0.00	0.00	N/A	34,218.00	0.00	-34,218.00	N/A	0.00
5370-0000 CLEANING AND IMPROVEMENTS	0.00	0.00	0.00	N/A	34,218.00	0.00	-34,218.00	N/A	0.00
5399-0000 Interior Repairs	0.00	0.00	0.00	N/A					
5400-0000 TOTAL CLEANING AND IMPROVEMENT SERVICES	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5410-0000	0.00	0.00	0.00	N/A	436.75	700.00	263.25	37.61	700.00
5415-0000 Elevator Service	0.00	0.00	0.00	N/A	3,991.76	4,500.00	508.24	11.29	4,500.00
5420-0000 Elevator Phone Service	0.00	0.00	0.00	N/A	750.00	250.00	-500.00	-200.00	250.00
5430-0000 Fire Protection System	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5442-0000 Exterminating	0.00	0.00	0.00	N/A	9,320.00	4,400.00	-4,920.00	-111.82	4,400.00
5447-0000 Generator Service	0.00	0.00	0.00	N/A	10,494.22	5,250.00	-5,244.22	-99.89	5,250.00
5450-0000 HVAC Monthly Service									
Janitorial Service									

INNOVATION PARK (Icrda)

Budget Comparison

Period = Aug 2026

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var		YTD Actual	YTD Budget	Variance	% Var	Annual
5460-0000	0.00	0.00	0.00	N/A		13,358.20	9,800.00	-3,558.20	-36.31	9,800.00
5480-0000	0.00	0.00	0.00	N/A		1,440.00	0.00	-1,440.00	N/A	0.00
5480-5000	0.00	0.00	0.00	N/A		288.00	0.00	-288.00	N/A	0.00
5487-0000	0.00	0.00	0.00	N/A		4,285.00	0.00	-4,285.00	N/A	0.00
5490-0000	0.00	0.00	0.00	N/A		6,281.53	4,000.00	-2,281.53	-57.04	4,000.00
5499-0000	0.00	0.00	0.00	N/A		50,645.46	30,900.00	-19,745.46	-63.90	30,900.00
5500-0000										
5510-0000	0.00	0.00	0.00	N/A		4,500.00	0.00	-4,500.00	N/A	0.00
5522-0000	0.00	0.00	0.00	N/A		10,343.69	12,600.00	2,256.31	17.91	12,600.00
5560-0000	32.35	0.00	-32.35	N/A		1,648.33	500.00	-1,148.33	-229.67	500.00
5565-0000	0.00	0.00	0.00	N/A		49.54	1,000.00	950.46	95.05	1,000.00
5566-0000	0.00	0.00	0.00	N/A		2,281.15	0.00	-2,281.15	N/A	0.00
5575-0000	5,105.20	0.00	-5,105.20	N/A		34,962.70	39,996.00	5,033.30	12.58	39,996.00
5587-0000	1,153.50	0.00	-1,153.50	N/A		2,987.98	2,000.00	-987.98	-49.40	2,000.00
5596-0000	0.00	0.00	0.00	N/A		291.88	10,000.00	9,708.12	97.08	10,000.00
5599-0000	6,291.05	0.00	-6,291.05	N/A		57,065.27	66,096.00	9,030.73	13.66	66,096.00
6000-0000										
6100-0000										
6110-0000	0.00	0.00	0.00	N/A		15,650.00	10,620.00	-5,030.00	-47.36	10,620.00
6199-0000	0.00	0.00	0.00	N/A		15,650.00	10,620.00	-5,030.00	-47.36	10,620.00
6200-0000										
6210-0000	2,102.27	0.00	-2,102.27	N/A		66,163.24	30,000.00	-36,163.24	-120.54	30,000.00
6299-0000	2,102.27	0.00	-2,102.27	N/A		66,163.24	30,000.00	-36,163.24	-120.54	30,000.00
6799-0000	2,102.27	0.00	-2,102.27	N/A		81,813.24	40,620.00	-41,193.24	-101.41	40,620.00
6999-0000	32,495.87	0.00	-32,495.87	N/A		663,407.04	518,593.00	-144,814.04	-27.92	518,593.00
7000-0000										
7700-0000										
7705-0000	0.00	0.00	0.00	N/A		325.00	0.00	-325.00	N/A	0.00
7720-0000	-4,105.20	0.00	4,105.20	N/A		0.00	0.00	0.00	N/A	0.00
7749-0000	-4,105.20	0.00	4,105.20	N/A		325.00	0.00	-325.00	N/A	0.00
7800-0000	-4,105.20	0.00	4,105.20	N/A		325.00	0.00	-325.00	N/A	0.00
7990-0000	28,390.67	0.00	-28,390.67	N/A		663,732.04	518,593.00	-145,139.04	-27.99	518,593.00
7999-0000	-25,068.88	0.00	-25,068.88	N/A		-371,259.00	-427,593.00	56,334.00	13.17	-427,593.00
8100-0000										
8110-0000	-67,200.00	0.00	67,200.00	N/A		0.00	0.00	0.00	N/A	0.00
8199-0000	-67,200.00	0.00	67,200.00	N/A		0.00	0.00	0.00	N/A	0.00
8200-0000										
8210-0000	0.00	0.00	0.00	N/A		299,650.20	0.00	-299,650.20	N/A	0.00
8215-0000	67,200.00	0.00	-67,200.00	N/A		18,591,077.90	0.00	-18,591,077.90	N/A	0.00
8299-0000	67,200.00	0.00	-67,200.00	N/A		18,890,728.10	0.00	-18,890,728.10	N/A	0.00
9900-0000	-25,068.88	0.00	-25,068.88	N/A		-19,261,987.10	-427,593.00	-18,834,394.10	-4,404.75	-427,593.00

LEON COUNTY RESEARCH & DEVELOPMENT (lcrda-op)

Budget Comparison

Period = Aug 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	0.00	0.00	N/A	48,316.99	60,000.00	-11,683.01	-19.47	60,000.00
3220-0000		2,381.79	0.00	2,381.79	N/A	32,901.98	10,000.00	22,901.98	229.02	10,000.00
3300-0000	CAM	940.00	0.00	940.00	N/A	940.00	0.00	940.00	N/A	0.00
3310-0000	Interest Income	0.00	0.00	0.00	N/A	53,337.55	3,000.00	50,337.55	1,677.92	3,000.00
3315-0000	Proceeds from Insurance	0.00	0.00	0.00	N/A	0.62	0.00	0.62	N/A	0.00
	Other Income									
	Sales Tax Discount									
3990-0000	TOTAL REVENUE	3,321.79	0.00	3,321.79	N/A	135,497.14	73,000.00	62,497.14	85.61	73,000.00
4000-0000	OPERATING EXPENSES									
4001-0000	BILLABLE OPERATING EXPENSES									
4400-0000										
4401-0000	PAYROLL EXPENSE	13,333.34	0.00	-13,333.34	N/A	146,666.74	119,997.00	-26,669.74	-22.23	119,997.00
4401-0100		0.00	0.00	0.00	N/A	56,581.87	67,500.00	10,918.13	16.18	67,500.00
4404-0000	Executive Director-Authority	1,181.27	0.00	-1,181.27	N/A	17,580.67	19,000.00	1,419.33	7.47	19,000.00
4405-0000	Business Manager	199.42	0.00	-199.42	N/A	2,193.62	1,300.00	-893.62	-68.74	1,300.00
4406-0000	Payroll Taxes - Authority	7,401.02	0.00	-7,401.02	N/A	66,297.51	63,200.00	-3,097.51	-4.90	63,200.00
4410-0000	Worker's Compensation-Authority	1,987.50	0.00	-1,987.50	N/A	24,698.00	19,000.00	-5,698.00	-29.99	19,000.00
4490-0000	Employee Benefits-Authority	24,102.55	0.00	-24,102.55	N/A	314,018.41	289,997.00	-24,021.41	-8.28	289,997.00
	Wages - Administrative									
4600-0000										
4605-0000	UTILITIES	0.00	0.00	0.00	N/A	119.85	200.00	80.15	40.08	200.00
4635-0000		0.00	0.00	0.00	N/A	74.00	1,000.00	926.00	92.60	1,000.00
4640-0000	Electric	0.00	0.00	0.00	N/A	682.72	0.00	-682.72	N/A	0.00
4725-0000	Refuse Collection	0.00	0.00	0.00	N/A	474.67	0.00	-474.67	N/A	0.00
4799-0000	Water/Sewer	0.00	0.00	0.00	N/A	1,351.24	1,200.00	-151.24	-12.60	1,200.00
5116-5000	TOTAL UTILITIES									
5120-0000	REPAIR/MAINTENANCE	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	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	Electric Repairs	0.00	0.00	0.00	N/A	104.84	0.00	-104.84	N/A	0.00
5280-1000	Holding Pond Maintenance	0.00	0.00	0.00	N/A	1,851.50	0.00	-1,851.50	N/A	0.00
5290-0000	Plumbing Supplies	0.00	0.00	0.00	N/A	192.50	4,000.00	3,807.50	95.19	4,000.00
5295-0000	Storm Damage Repairs	0.00	0.00	0.00	N/A	3,311.27	500.00	-2,811.27	-562.25	500.00
5299-0000	Other Maintenance	0.00	0.00	0.00	N/A	5,460.11	20,700.00	15,239.89	73.62	20,700.00
	Other Supplies									
5400-0000	TOTAL REPAIR/MAINTENANCE									
5460-0000	SERVICES	0.00	0.00	0.00	N/A	3,175.00	7,000.00	3,825.00	54.64	7,000.00
5480-0000		0.00	0.00	0.00	N/A	864.00	0.00	-864.00	N/A	0.00
5480-5000	Landscaping Service	0.00	0.00	0.00	N/A	288.00	0.00	-288.00	N/A	0.00
5499-0000	Security	0.00	0.00	0.00	N/A	4,327.00	7,000.00	2,673.00	38.19	7,000.00
	Security Guards									
5500-0000	TOTAL SERVICES									
5510-0000	PROPERTY ADMINISTRATION	0.00	0.00	0.00	N/A	4,500.00	0.00	-4,500.00	N/A	0.00
5522-0000		0.00	0.00	0.00	N/A	2,453.21	9,000.00	6,546.79	72.74	9,000.00
5560-0000	Accounting	32.35	0.00	-32.35	N/A	1,648.33	0.00	-1,648.33	N/A	0.00
5565-0000	Internet Charge	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5575-0000	Fees/Licenses/Permits	5,105.20	0.00	-5,105.20	N/A	32,962.70	39,996.00	7,033.30	17.58	39,996.00
5587-0000	Office Supplies	1,153.50	0.00	-1,153.50	N/A	2,534.04	2,000.00	-534.04	-26.70	2,000.00
5596-0000	Professional Fees	0.00	0.00	0.00	N/A	282.88	10,000.00	9,717.12	97.17	10,000.00
5599-0000	General Authority Expense	6,291.05	0.00	-6,291.05	N/A	44,381.16	61,996.00	17,614.84	28.41	61,996.00
	Other Administration Costs									
6000-0000										
6100-0000	MGMT, INSURANCE, AND TAXES									
6110-0000	MANAGEMENT	0.00	0.00	0.00	N/A	9,416.67	7,500.00	-1,916.67	-25.56	7,500.00
6199-0000	TOTAL MANAGEMENT	0.00	0.00	0.00	N/A	9,416.67	7,500.00	-1,916.67	-25.56	7,500.00
6200-0000	Management Fees TALCOR									
6210-0000	INSURANCE	2,102.27	0.00	-2,102.27	N/A	18,124.97	5,000.00	-13,124.97	-262.50	5,000.00
6299-0000	TOTAL INSURANCE	2,102.27	0.00	-2,102.27	N/A	18,124.97	5,000.00	-13,124.97	-262.50	5,000.00
6799-0000	TOTAL MGMT, INSURANCE, AND TAXES	2,102.27	0.00	-2,102.27	N/A	27,541.64	12,500.00	-15,041.64	-120.33	12,500.00
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	32,495.87	0.00	-32,495.87	N/A	397,079.56	393,393.00	-3,686.56	-0.94	393,393.00
7000-0000	NONCAM OPERATING EXPENSES									

LEON COUNTY RESEARCH & DEVELOPMENT (lcrda-op)

Budget Comparison

Period = Aug 2026

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
7700-0000 NONCAM ADMINISTRATION									
7705-0000	0.00	0.00	0.00	N/A	325.00	0.00	-325.00	N/A	0.00
7720-0000	-4,105.20	0.00	4,105.20	N/A	0.00	0.00	0.00	N/A	0.00
7749-0000 ~~Accounting-NonCAM~~ TOTAL NONCAM ADMINISTRATION Legal Fees-NonCAM	-4,105.20	0.00	4,105.20	N/A	325.00	0.00	-325.00	N/A	0.00
7800-0000	-4,105.20	0.00	4,105.20	N/A	325.00	0.00	-325.00	N/A	0.00
7990-0000 ALL TOTAL EXPENSES	28,390.67	0.00	-28,390.67	N/A	397,404.56	393,393.00	-4,011.56	-1.02	393,393.00
7999-0000	-25,068.88	0.00	-25,068.88	N/A	-261,907.42	-320,393.00	58,485.58	18.25	-320,393.00
~~TOTAL NONCAM OPERATING EXPENSES~~ ~~NET INCOME - OPERATING~~									
8100-0000									
8110-0000 DEBT SERVICE	-67,200.00	0.00	67,200.00	N/A	0.00	0.00	0.00	N/A	0.00
8199-0000	-67,200.00	0.00	67,200.00	N/A	0.00	0.00	0.00	N/A	0.00
8200-0000									
8210-0000 ~~OTHER EXPENSES~~ TOTAL EXPENSES	0.00	0.00	0.00	N/A	11,573.16	0.00	-11,573.16	N/A	0.00
8215-0000	67,200.00	0.00	-67,200.00	N/A	67,200.00	0.00	-67,200.00	N/A	0.00
8299-0000 Depreciation Expense	67,200.00	0.00	-67,200.00	N/A	78,773.16	0.00	-78,773.16	N/A	0.00
Gain/Loss on Disposal of Assets									
9900-0000	-25,068.88	0.00	-25,068.88	N/A	-340,680.58	-320,393.00	-20,287.58	-6.33	-320,393.00
~~NET INCOME~~ ~~EXPENSES~~									

North Florida Innovation Labs (nfil-op)

Budget Comparison

Period = Aug 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		0.00	0.00	0.00	N/A	53,431.87	17,700.00	35,731.87	201.88	17,700.00
3132-0000		0.00	0.00	0.00	N/A	25.00	0.00	25.00	N/A	0.00
3300-0000	Leasing - Membership Fees	0.00	0.00	0.00	N/A	102,367.49	0.00	102,367.49	N/A	0.00
3310-0000	Tenant Security Income	0.00	0.00	0.00	N/A	525.00	0.00	525.00	N/A	0.00
3315-0000	Proceeds from Insurance	0.00	0.00	0.00	N/A	3.21	0.00	3.21	N/A	0.00
3700-0000	Other Income	0.00	0.00	0.00	N/A	623.33	300.00	323.33	107.78	300.00
	Sales Tax Discount									
3990-0000	Virtual Memberships									
	TOTAL REVENUE	0.00	0.00	0.00	N/A	156,975.90	18,000.00	138,975.90	772.09	18,000.00
4000-0000	OPERATING EXPENSES									
4001-0000	BILLABLE OPERATING EXPENSES									
4600-0000										
4605-0000	UTILITIES	0.00	0.00	0.00	N/A	55,033.42	32,000.00	-23,033.42	-71.98	32,000.00
4625-0000		0.00	0.00	0.00	N/A	28,273.97	18,000.00	-10,273.97	-57.08	18,000.00
4635-0000	Electric	0.00	0.00	0.00	N/A	1,018.80	2,800.00	1,781.20	63.61	2,800.00
4640-0000	Natural Gas	0.00	0.00	0.00	N/A	4,852.80	580.00	-4,272.80	-736.69	580.00
4648-0000	Refuse Collection	0.00	0.00	0.00	N/A	607.64	1,200.00	592.36	49.36	1,200.00
4650-0000	Water/Sewer	0.00	0.00	0.00	N/A	2,437.96	1,500.00	-937.96	-62.53	1,500.00
4660-0000	Irrigation - Utility	0.00	0.00	0.00	N/A	4,260.80	2,500.00	-1,760.80	-70.43	2,500.00
4725-0000	Stormwater	0.00	0.00	0.00	N/A	90.76	1,000.00	909.24	90.92	1,000.00
4799-0000	Fire Service - Utility	0.00	0.00	0.00	N/A	96,576.15	59,580.00	-36,996.15	-62.09	59,580.00
	TOTAL UTILITIES									
5116-5000	REPAIR/MAINTENANCE	0.00	0.00	0.00	N/A	6,194.00	2,000.00	-4,194.00	-209.70	2,000.00
5120-0000		0.00	0.00	0.00	N/A	2,433.24	0.00	-2,433.24	N/A	0.00
5140-0000		0.00	0.00	0.00	N/A	132.00	0.00	-132.00	N/A	0.00
5210-0000	Electric Repairs	0.00	0.00	0.00	N/A	2,818.39	1,000.00	-1,818.39	-181.84	1,000.00
5230-0000	Elevator Maintenance	0.00	0.00	0.00	N/A	9,945.25	6,000.00	-3,945.25	-65.75	6,000.00
5290-0000	Locks & Keys Repairs	0.00	0.00	0.00	N/A	736.28	500.00	-236.28	-47.26	500.00
5295-0000	Plumbing Repairs	0.00	0.00	0.00	N/A	22,259.16	9,500.00	-12,759.16	-134.31	9,500.00
5299-0000	Other Maintenance	0.00	0.00	0.00	N/A					
	Other Supplies									
5300-0000	TOTAL REPAIR/MAINTENANCE	0.00	0.00	0.00	N/A	34,218.00	0.00	-34,218.00	N/A	0.00
5370-0000	CLEANING AND IMPROVEMENTS	0.00	0.00	0.00	N/A	34,218.00	0.00	-34,218.00	N/A	0.00
5399-0000	Interior Repairs	0.00	0.00	0.00	N/A	34,218.00	0.00	-34,218.00	N/A	0.00
5400-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5410-0000	SERVICES	0.00	0.00	0.00	N/A	436.75	700.00	263.25	37.61	700.00
5415-0000		0.00	0.00	0.00	N/A	3,991.76	4,500.00	508.24	11.29	4,500.00
5420-0000	Elevator Service	0.00	0.00	0.00	N/A	750.00	250.00	-500.00	-200.00	250.00
5430-0000	Elevator Phone Service	0.00	0.00	0.00	N/A	0.00	1,000.00	1,000.00	100.00	1,000.00
5442-0000	Fire Protection System	0.00	0.00	0.00	N/A	9,320.00	4,400.00	-4,920.00	-111.82	4,400.00
5447-0000	Exterminating	0.00	0.00	0.00	N/A	10,494.22	5,250.00	-5,244.22	-99.89	5,250.00
5450-0000	Generator Service	0.00	0.00	0.00	N/A	10,183.20	2,800.00	-7,383.20	-263.69	2,800.00
5460-0000	HVAC Monthly Service	0.00	0.00	0.00	N/A	576.00	0.00	-576.00	N/A	0.00
5480-0000	Janitorial Service	0.00	0.00	0.00	N/A	4,285.00	0.00	-4,285.00	N/A	0.00
5487-0000	Landscaping Service	0.00	0.00	0.00	N/A	6,281.53	4,000.00	-2,281.53	-57.04	4,000.00
5490-0000	Security	0.00	0.00	0.00	N/A	46,318.46	23,900.00	-22,418.46	-93.80	23,900.00
5499-0000	Window Washing Service	0.00	0.00	0.00	N/A					
	Water Treatment Service									
5500-0000	TOTAL SERVICES	0.00	0.00	0.00	N/A	7,890.48	3,600.00	-4,290.48	-119.18	3,600.00
5522-0000	PROPERTY ADMINISTRATION	0.00	0.00	0.00	N/A	0.00	500.00	500.00	100.00	500.00
5560-0000		0.00	0.00	0.00	N/A	49.54	0.00	-49.54	N/A	0.00
5565-0000	Internet Charge	0.00	0.00	0.00	N/A	2,281.15	0.00	-2,281.15	N/A	0.00
5566-0000	Fees/Licenses/Permits	0.00	0.00	0.00	N/A	2,000.00	0.00	-2,000.00	N/A	0.00
5575-0000	Office Supplies	0.00	0.00	0.00	N/A	453.94	0.00	-453.94	N/A	0.00
5587-0000	Office Equipment Maintenance	0.00	0.00	0.00	N/A	9.00	0.00	-9.00	N/A	0.00
5596-0000	Professional Fees	0.00	0.00	0.00	N/A	12,684.11	4,100.00	-8,584.11	-209.37	4,100.00
5599-0000	General Authority Expense	0.00	0.00	0.00	N/A					
	TOTAL PROPERTY ADMINISTRATION	0.00	0.00	0.00	N/A	12,684.11	4,100.00	-8,584.11	-209.37	4,100.00
	Other Administration Costs									
6000-0000	MGMT, INSURANCE, AND TAXES									
6100-0000	MANAGEMENT									

North Florida Innovation Labs (nfil-op)

Budget Comparison

Period = Aug 2026

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
6110-0000		0.00	0.00	0.00	N/A	6,233.33	3,120.00	-3,113.33	-99.79	3,120.00
6199-0000	TOTAL MANAGEMENT	0.00	0.00	0.00	N/A	6,233.33	3,120.00	-3,113.33	-99.79	3,120.00
6200-0000	Management Fees TALCOR									
6210-0000	INSURANCE	0.00	0.00	0.00	N/A	48,038.27	25,000.00	-23,038.27	-92.15	25,000.00
6299-0000	TOTAL INSURANCE	0.00	0.00	0.00	N/A	48,038.27	25,000.00	-23,038.27	-92.15	25,000.00
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	0.00	0.00	0.00	N/A	54,271.60	28,120.00	-26,151.60	-93.00	28,120.00
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	0.00	0.00	0.00	N/A	266,327.48	125,200.00	-141,127.48	-112.72	125,200.00
7000-0000	NONCAM OPERATING EXPENSES									
7990-0000	ALL TOTAL EXPENSES	0.00	0.00	0.00	N/A	266,327.48	125,200.00	-141,127.48	-112.72	125,200.00
7999-0000	NET INCOME - OPERATING	0.00	0.00	0.00	N/A	-109,351.58	-107,200.00	-2,151.58	-2.01	-107,200.00
8200-0000										
8210-0000	OTHER EXPENSES	0.00	0.00	0.00	N/A	288,077.04	0.00	-288,077.04	N/A	0.00
8299-0000	Depreciation Expense	0.00	0.00	0.00	N/A	288,077.04	0.00	-288,077.04	N/A	0.00
9900-0000	NET INCOME	0.00	0.00	0.00	N/A	-397,428.62	-107,200.00	-290,228.62	-270.74	-107,200.00
	NET INCOME									

INNOVATION PARK (lcrda)
Cash Flow Statement

Period = Aug 2026

Book = Accrual

		Period to Date	%	Year to Date	%
3000-0000	INCOME				
3050-0000	INCOME - OPERATING				
3110-6000	Leasing - Membership Fees	0.00	0.00	53,431.87	18.27
3115-0000	CAM	0.00	0.00	48,316.99	16.52
3132-0000	Tenant Security Income	0.00	0.00	25.00	0.01
3220-0000	Interest Income	2,381.79	71.70	32,901.98	11.25
3300-0000	Proceeds from Insurance	940.00	28.30	103,307.49	35.32
3310-0000	Other Income	0.00	0.00	53,862.55	18.42
3315-0000	Sales Tax Discount	0.00	0.00	3.83	0.00
3700-0000	Virtual Memberships	0.00	0.00	623.33	0.21
3990-0000	TOTAL REVENUE	3,321.79	100.00	292,473.04	100.00
4000-0000	OPERATING EXPENSES				
4001-0000	BILLABLE OPERATING EXPENSES				
4400-0000	PAYROLL EXPENSE				
4401-0000	Executive Director-Authority	13,333.34	401.39	146,666.74	50.15
4401-0100	Business Manager	0.00	0.00	56,581.87	19.35
4404-0000	Payroll Taxes - Authority	1,181.27	35.56	17,580.67	6.01
4405-0000	Worker's Compensation-Authority	199.42	6.00	2,193.62	0.75
4406-0000	Employee Benefits-Authority	7,401.02	222.80	66,297.51	22.67
4410-0000	Wages - Administrative	1,987.50	59.83	24,698.00	8.44
4490-0000	TOTAL PAYROLL EXPENSE	24,102.55	725.59	314,018.41	107.37
4600-0000	UTILITIES				
4605-0000	Electric	0.00	0.00	55,153.27	18.86
4625-0000	Natural Gas	0.00	0.00	28,273.97	9.67
4635-0000	Refuse Collection	0.00	0.00	1,092.80	0.37
4640-0000	Water/Sewer	0.00	0.00	5,535.52	1.89
4648-0000	Irrigation - Utility	0.00	0.00	607.64	0.21
4650-0000	Stormwater	0.00	0.00	2,437.96	0.83
4660-0000	Fire Service - Utility	0.00	0.00	4,260.80	1.46
4725-0000	Internet Service	0.00	0.00	565.43	0.19
4799-0000	TOTAL UTILITIES	0.00	0.00	97,927.39	33.48
5116-5000	REPAIR/MAINTENANCE				
5120-0000	Electric Repairs	0.00	0.00	6,194.00	2.12
5140-0000	Elevator Maintenance	0.00	0.00	2,433.24	0.83
5210-0000	Locks & Keys Repairs	0.00	0.00	132.00	0.05
5230-0000	Plumbing Repairs	0.00	0.00	2,818.39	0.96
5235-0000	Plumbing Supplies	0.00	0.00	104.84	0.04
5280-1000	Storm Damage Repairs	0.00	0.00	1,851.50	0.63
5290-0000	Other Maintenance	0.00	0.00	10,137.75	3.47
5295-0000	Other Supplies	0.00	0.00	4,047.55	1.38
5299-0000	TOTAL REPAIR/MAINTENANCE	0.00	0.00	27,719.27	9.48
5300-0000	CLEANING AND IMPROVEMENTS				
5370-0000	Interior Repairs	0.00	0.00	34,218.00	11.70
5399-0000	TOTAL CLEANING AND IMPROVEMENTS	0.00	0.00	34,218.00	11.70
5400-0000	SERVICES				
5415-0000	Elevator Phone Service	0.00	0.00	436.75	0.15
5420-0000	Fire Protection System	0.00	0.00	3,991.76	1.36
5430-0000	Exterminating	0.00	0.00	750.00	0.26
5447-0000	HVAC Monthly Service	0.00	0.00	9,320.00	3.19
5450-0000	Janitorial Service	0.00	0.00	10,494.22	3.59
5460-0000	Landscaping Service	0.00	0.00	13,358.20	4.57
5480-0000	Security	0.00	0.00	1,440.00	0.49
5480-5000	Security Guards	0.00	0.00	288.00	0.10
5487-0000	Window Washing Service	0.00	0.00	4,285.00	1.47
5490-0000	Water Treatment Service	0.00	0.00	6,281.53	2.15
5499-0000	TOTAL SERVICES	0.00	0.00	50,645.46	17.32
5500-0000	PROPERTY ADMINISTRATION				
5510-0000	Accounting	0.00	0.00	4,500.00	1.54
5522-0000	Internet Charge	0.00	0.00	10,343.69	3.54
5560-0000	Fees/Licenses/Permits	32.35	0.97	1,648.33	0.56
5565-0000	Office Supplies	0.00	0.00	49.54	0.02
5566-0000	Office Equipment Maintenance	0.00	0.00	2,281.15	0.78
5575-0000	Professional Fees	5,105.20	153.69	34,962.70	11.95

INNOVATION PARK (lcrda)

Cash Flow Statement

Period = Aug 2026

Book = Accrual

		Period to Date	%	Year to Date	%
5587-0000	General Authority Expense	1,153.50	34.73	2,987.98	1.02
5596-0000	Other Administration Costs	0.00	0.00	291.88	0.10
5599-0000	TOTAL PROPERTY ADMINISTRATION	6,291.05	189.39	57,065.27	19.51
6000-0000	MNGMT, INSURANCE, AND TAXES				
6100-0000	MANAGEMENT				
6110-0000	Management Fees TALCOR	0.00	0.00	15,650.00	5.35
6199-0000	TOTAL MANAGEMENT	0.00	0.00	15,650.00	5.35
6200-0000	INSURANCE				
6210-0000	Property Insurance	2,102.27	63.29	66,163.24	22.62
6299-0000	TOTAL INSURANCE	2,102.27	63.29	66,163.24	22.62
6799-0000	TOTAL MNGMT, INSURANCE, AND TAXES	2,102.27	63.29	81,813.24	27.97
6999-0000	TOTAL BILLABLE OPERATING EXPENSES	32,495.87	978.26	663,407.04	226.83
7000-0000	NONCAM OPERATING EXPENSES				
7700-0000	NONCAM ADMINISTRATION				
7705-0000	Accounting- NonCAM	0.00	0.00	325.00	0.11
7720-0000	Legal Fees-NonCAM	-4,105.20	-123.58	0.00	0.00
7749-0000	TOTAL NONCAM ADMINISTRATION	-4,105.20	-123.58	325.00	0.11
7800-0000	TOTAL NONCAM OPERATING EXPENSES	-4,105.20	-123.58	325.00	0.11
7990-0000	ALL TOTAL EXPENSES	28,390.67	854.68	663,732.04	226.94
7999-0000	NET INCOME - OPERATING	-25,068.88	-754.68	-371,259.00	-126.94
8100-0000	DEBT SERVICE				
8110-0000	Loan #1 Interest	-67,200.00	-2,023.01	0.00	0.00
8199-0000	TOTAL DEBT SERVICE	-67,200.00	-2,023.01	0.00	0.00
8200-0000	OTHER EXPENSES				
8210-0000	Depreciation Expense	0.00	0.00	299,650.20	102.45
8215-0000	Gain/Loss on Disposal of Assets	67,200.00	2,023.01	18,591,077.90	6,356.51
8299-0000	TOTAL OTHER EXPENSES	67,200.00	2,023.01	18,890,728.10	6,458.96
9900-0000	NET INCOME	-25,068.88	-754.68	-19,261,987.10	-6,585.90
Adjustments					
1205-2000	Receivable from FSU	-387.68	-11.67	-41,461.33	-14.18
1206-0000	Other Receivables	0.00	0.00	-264.51	-0.09
1210-0000	Accounts Receivable	0.00	0.00	262.73	0.09
1218-0000	Due from IP TLH	4,402.00	132.52	206.91	0.07
1305-0000	Land	0.00	0.00	635,920.58	217.43
1590-0000	Accumulated Depreciation	0.00	0.00	-1,657,911.58	-566.86
1628-0000	NFIL Assets	0.00	0.00	22,032.04	7.53
1629-0000	NFIL Building	0.00	0.00	22,986,573.72	7,859.38
1668-0000	Park Planning/Development	0.00	0.00	939,865.15	321.35
1913-0000	Prepaid Insurance	7,192.79	216.53	32,556.84	11.13
1915-0000	Prepaid Expenses	500.00	15.05	-1,400.00	-0.48
1925-0000	Investments	12,618.21	379.86	327,098.02	111.84
2210-0000	Principal Note 1	0.00	0.00	-3,999,999.98	-1,367.65
2236-0000	Accounts Payable	-291.60	-8.78	-24,783.68	-8.47
2246-0000	Prepaid Rents	0.00	0.00	-2,799.17	-0.96
2249-0000	Accrued Other	0.00	0.00	-7,857.02	-2.69
2250-0000	Tenant Security Dep	0.00	0.00	-6,099.90	-2.09
2251-1000	Accrued Interest	0.00	0.00	-33,600.00	-11.49
2254-0000	Due to IPTLH	0.00	0.00	-37.22	-0.01
2257-0000	Due to FSU	750.00	22.58	44,126.74	15.09
2258-0000	Due to FAMU	0.00	0.00	-9,860.64	-3.37
2305-0000	Sales Tax Payable	0.00	0.00	-2,305.31	-0.79
	Total Adjustments	24,783.72	746.10	19,200,262.39	6,564.80
	Cash Flow	-285.16	-8.58	-61,724.71	-21.10
	Period to Date	Beginning Balance	Ending Balance	Difference	
1110-1301	Cash- Operating	5,727.36	7,074.34	1,346.98	
1110-4500	Cash - Hancock #2	2,151.91	519.77	-1,632.14	
	Total Cash	7,879.27	7,594.11	-285.16	
	Year to Date	Beginning Balance	Ending Balance	Difference	
1110-1301	Cash- Operating	0.00	7,074.34	7,074.34	

INNOVATION PARK (lcrda)

Cash Flow Statement

Period = Aug 2026

Book = Accrual

		Period to Date	%	Year to Date	%
1110-4500	Cash - Hancock #2	69,118.82	519.77	-68,599.05	
1121-6600	Petty Cash Fund	200.00	0.00	-200.00	
Total Cash		69,318.82	7,594.11	-61,724.71	

Leon County Research & Develop

9/11/2026

Bank Reconciliation Report**8/31/2026**

Posted by: kristy on 9/11/2026

Balance Per Bank Statement as of 8/31/2026 17,832.82**Outstanding Checks**

Check Date	Check Number	Payee	Amount
8/18/2026	114	kutak - Kutak Rock LLP	3,283.60
8/18/2026	115	lcboe - Leon County Clerk & Comptroller's Office	5,750.90
8/18/2026	116	marpan - MARPAN SUPPLY COMPANY, INC	74.00
8/18/2026	117	tribuilding - TRI BUILDING SERVICES	1,650.00
Less:	Outstanding Checks		10,758.50
	Reconciled Bank Balance		<u>7,074.32</u>

Balance per GL as of 8/31/2026 7,074.34**Book Reconciling Items**

Date	Notes	Amount
6/30/2026	2 cent diff	-0.02
Plus/Minus:	Book Reconciling Items	-0.02
	Reconciled Balance Per G/L	<u>7,074.32</u>

Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>
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Leon County Research & Develop

9/11/2026

Bank Reconciliation Report

8/31/2026

0072798433

Posted by: kristy on 9/11/2026

Cleared Items:

Cleared Checks

Date	Tran #	Notes	Amount	Date Cleared
7/9/2026	110	amarkos - Ayne Markos	325.00	8/31/2026
7/9/2026	111	kutak - Kutak Rock LLP	821.60	8/31/2026
7/9/2026	112	lcbooc - Leon County Clerk & Comptroller's Office	2,875.45	8/31/2026
7/9/2026	113	sunelectric - Sun Coast Electric and Networking, Inc	1,355.00	8/31/2026
7/31/2026	8102026	ultal - CITY OF TALLAHASSEE	99.79	8/31/2026
8/18/2026	8182026	hancdtayne - Hancock Bank	288.00	8/31/2026
8/18/2026	8182026	hancdtpeggy - Hancock Bank	1,153.50	8/31/2026
8/27/2026	8272026	ultal - CITY OF TALLAHASSEE	99.68	8/31/2026
Total Cleared Checks			7,018.02	

Cleared Deposits

Date	Tran #	Notes	Amount	Date Cleared
8/12/2026	8	:CHECKscan Deposit	5,641.10	8/31/2026
8/19/2026	9	:CHECKscan Deposit	940.00	8/31/2026
8/26/2026	10	:CHECKscan Deposit	500.00	8/31/2026
Total Cleared Deposits			7,081.10	

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
8/31/2026	JE 44853	Withdraw from Prime to fund operations	15,000.00	8/31/2026
8/31/2026	JE 44856	Payroll Taxes - August for August	-4,101.66	8/31/2026
8/31/2026	JE 44858	Benefits - August for August	-2,651.64	8/31/2026
8/31/2026	JE 44861	Payroll for August	-7,361.05	8/31/2026
8/31/2026	JE 44865	transfer to cover	-4,537.88	8/31/2026
8/31/2026	JE 44866	transfer	2,000.00	8/31/2026
8/31/2026	JE 44867	FFE through IPTLH should pay	8,118.00	8/31/2026
8/31/2026	JE 44869	PAID FROM OLD ACCT, NOT NEW	99.79	8/31/2026
Total Cleared Other Items			6,565.56	



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



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Statements Dates
08/01/2026 - 08/31/2026

Account Number:

Images:

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***TRUNC ACCTS* E0**

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**LEON COUNTY RESEARCH & DEVELOPMENT
OPERATING ACCOUNT
1729 W PAUL DIRAC DR
SUITE 219
TALLAHASSEE FL 32310**

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

Checking Account Summary

PREVIOUS BALANCE	11,204.18	AVERAGE BALANCE
+ 6 CREDITS	32,199.10	20,215.57
- 12 DEBITS	25,570.46	YTD INTEREST PAID
- SERVICE CHARGES	.00	.00
+ INTEREST PAID	.00	
ENDING BALANCE	17,832.82	

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

● Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
08/03	2,000.00	TREASURY MANAGER CR	08/19	8,118.00	TREASURY MANAGER CR
08/03 08:24 TM XFR FRM 00000062939592			08/19 08:23 TM XFR FRM 00000070814024		
08/12	15,000.00	TREASURY MANAGER CR	08/20	940.00	Settlement TALCOR-INN1301
08/12 09:24 TM XFR FRM 00000062939592					026232002118365CCD
08/13	5,641.10	Settlement TALCOR-INN1301	08/27	500.00	Settlement TALCOR-INN1301
		026225000078626CCD			026239004035409CCD

● Checks

Date	Serial	Amount	Date	Serial	Amount
08/17	110	325.00	08/12	112	2,875.45
08/10	111	821.60	08/12	113	1,355.00

● Other Debits

Date	Amount	Description	Date	Amount	Description
08/13	3,498.47	QUICKBOOKS INTUIT PAYROLL S	08/28	99.68	BILLPAY CITY OF TALL-UTL
		026225000226824CCD			026240004441523WEB
08/17	4,537.88	MISC. DEBIT	08/28	2,651.64	CRC FLA DEPT REVENUE
		F260817053202233240C			026240004606780CCD
08/18	288.00	CARD PYMT HANCOCK WHITNEY	08/28	3,862.58	QUICKBOOKS INTUIT PAYROLL S
		026229001396875WEB			026240004583335CCD
08/18	1,153.50	CARD PYMT HANCOCK WHITNEY	08/28	4,101.66	USATAXPYMT IRS
		026229001396863WEB			026239004245546CCD



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



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Page: 2 of 2

Statements Dates
08/01/2026 - 08/31/2026

Account Number:

Images:
0

**LEON COUNTY RESEARCH & DEVELOPMENT
OPERATING ACCOUNT
1729 W PAUL DIRAC DR
SUITE 219
TALLAHASSEE FL 32310**

****TRUNC ACCTS* E0***

● **Balance By Date**

Date	Balance	Date	Balance	Date	Balance
07/31	11,204.18	08/13	25,294.76	08/20	28,048.38
08/03	13,204.18	08/17	20,431.88	08/27	28,548.38
08/10	12,382.58	08/18	18,990.38	08/28	17,832.82
08/12	23,152.13	08/19	27,108.38		

Cash - Hancock #2
Bank Reconciliation Report
8/31/2026

9/11/2026

Posted by: kristy on 9/11/2026

Balance Per Bank Statement as of 8/31/2026	519.77
Reconciled Bank Balance	<u>519.77</u>
Balance per GL as of 8/31/2026	519.77
Reconciled Balance Per G/L	<u>519.77</u>
Difference (Reconciled Bank Balance And Reconciled Balance Per G/L)	<u>0.00</u>

Cleared Items:

Cleared Other Items

Date	Tran #	Notes	Amount	Date Cleared
7/31/2026	JE 44545	Payroll for July	-4,808.36	8/31/2026
7/31/2026	JE 44546	paid from new acct	4,808.36	8/31/2026
8/31/2026	JE 44854	8.26Bank Fees	-32.35	8/31/2026
8/31/2026	JE 44855	8.26Bank Fees	-32.35	8/31/2026
8/31/2026	JE 44857	Payroll Taxes - August for August	-4,037.88	8/31/2026
8/31/2026	JE 44865	transfer to cover	4,537.88	8/31/2026
8/31/2026	JE 44866	transfer	-2,000.00	8/31/2026
8/31/2026	JE 44868	duplicate	32.35	8/31/2026
8/31/2026	JE 44869	PAID FROM OLD ACCT, NOT NEW	-99.79	8/31/2026
Total Cleared Other Items			<u>-1,632.14</u>	



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



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Statements Dates
08/01/2026 - 08/31/2026

Account Number:

Images:
0

***TRUNC ACCTS* E0**

1

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

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

Checking Account Summary

PREVIOUS BALANCE	2,151.91	AVERAGE BALANCE	
+ 2 CREDITS	19,537.88		435.45
- 4 DEBITS	21,137.67	YTD INTEREST PAID	
- SERVICE CHARGES	32.35		.00
+ INTEREST PAID	.00		
ENDING BALANCE	519.77		

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

● Deposits and Other Credits

Date	Amount	Description	Date	Amount	Description
08/12	15,000.00	INCOMING USD WIRE	08/17	4,537.88	DEPOSIT
		0812B6B7HU2R00559 STATE BOARD OF ADMINI			

● Other Debits

Date	Amount	Description	Date	Amount	Description
08/03	2,000.00	TREASURY MANAGER DR	08/12 09:24 TM		XFR TO 00000072798433
		08/03 08:24 TM XFR TO 00000072798433	08/13	32.35	ANALYSIS SERVICE CHG
08/11	99.79	BILLPAY CITY OF TALL-UTL	08/17	4,037.88	FORCE PAY-DR
		026223009353762PPD			USATAXPYMT IRS
08/12	15,000.00	TREASURY MANAGER DR			

● Balance By Date

Date	Balance	Date	Balance	Date	Balance
07/31	2,151.91	08/11	52.12	08/13	19.77
08/03	151.91	08/12	52.12	08/17	519.77

Payment Detail

Bank=inn1301 AND mm/yy=08/2026-08/2026 AND All Checks=Yes AND Include Voids=All Checks

Check# Bank - Vendor - Date				Payable #	Property	Amount	Account
114 (inn1301) - Kutak Rock LLP (kutak) - 08/18/26 (08/26)							
April 2026-Professional fees				P-230880	lcrda-op	2,833.60	77200000 - Legal Fees-NonCAM
June 2026-Professional fee				P-230881	lcrda-op	450.00	77200000 - Legal Fees-NonCAM
Total 114 (inn1301) - Kutak Rock LLP (kutak) - 08/18/26 (08/26)						3,283.60	
115 (inn1301) - Leon County Clerk & Comptroller's Office (lcboc) - 08/18/26 (08/26)							
08.2026 Hlth Ins-LCRDA				P-230877	lcrda-op	2,623.47	44060000 - Employee Benefits-Authority
08.2026 Hlth Ins-LCRDA				P-230877	lcrda-op	85.48	44060000 - Employee Benefits-Authority
08.2026 Hlth Ins-LCRDA				P-230877	lcrda-op	15.75	44060000 - Employee Benefits-Authority
08.2026 Life Ins-LCRDA				P-230877	lcrda-op	150.75	44060000 - Employee Benefits-Authority
09.2026 Hlth Ins-LCRDA				P-230878	lcrda-op	2,623.47	44060000 - Employee Benefits-Authority
09.2026 Hlth Ins-LCRDA				P-230878	lcrda-op	85.48	44060000 - Employee Benefits-Authority
09.2026 Hlth Ins-LCRDA				P-230878	lcrda-op	15.75	44060000 - Employee Benefits-Authority
09.2026 Hlth Ins-LCRDA				P-230878	lcrda-op	150.75	44060000 - Employee Benefits-Authority
Total 115 (inn1301) - Leon County Clerk & Comptroller's Office (lcboc) - 08/18/26 (08/26)						5,750.90	
116 (inn1301) - MARPAN SUPPLY COMPANY, INC (marpan) - 08/18/26 (08/26)							
Mthly Container Rental				P-230495	lcrda-op	74.00	46350000 - Refuse Collection
Total 116 (inn1301) - MARPAN SUPPLY COMPANY, INC (marpan) - 08/18/26 (08/26)						74.00	
117 (inn1301) - TRI BUILDING SERVICES (tribuilding) - 08/18/26 (08/26)							
Mthly janitorial svcs				P-230494	nfil-op	1,650.00	54500000 - Janitorial Service
Total 117 (inn1301) - TRI BUILDING SERVICES (tribuilding) - 08/18/26 (08/26)						1,650.00	
8182026 (inn1301) - Hancock Bank (hancdtpeggy) - 08/18/26 (08/26)							
Oppenheim Associates				P-231380	lcrda-op	500.00	55870000 - General Authority Expense
CT Corp				P-231380	lcrda-op	616.00	55870000 - General Authority Expense
Microsoft.com				P-231380	lcrda-op	37.50	55870000 - General Authority Expense
Total 8182026 (inn1301) - Hancock Bank (hancdtpeggy) - 08/18/26 (08/26)						1,153.50	
8182026 (inn1301) - Hancock Bank (hancdtayne) - 08/18/26 (08/26)							
Proximity				P-231381	lcrda-op	288.00	12052000 - Receivable from FSU
Total 8182026 (inn1301) - Hancock Bank (hancdtayne) - 08/18/26 (08/26)						288.00	
8272026 (inn1301) - CITY OF TALLAHASSEE (utital) - 08/27/26 (08/26)							
100002739 08.2026				P-232242	lcrda-op	99.68	12052000 - Receivable from FSU
Total 8272026 (inn1301) - CITY OF TALLAHASSEE (utital) - 08/27/26 (08/26)						99.68	
						12,299.68	

Deposit Register

For Period = Aug 2026

Name	Property	Unit	Tenant	Period	Received Date	Deposit Date	Amount	Check #	Deposit #	Notes
(inn1301) - 10 08/26/2026										
VSurgic 08.2026	nfil-op			08/2026	8/26/2026	8/26/2026	500.00	931660942	10	:CHECKscan Payment
Total (inn1301) - 10 08/26/2026							500.00			
(inn1301) - 8 08/12/2026										
Brown & Brown Ins	nfil-op			08/2026	8/12/2026	8/12/2026	3,132.00	0000043050	8	:CHECKscan Payment
Brown & Brown Ins	nfil-op			08/2026	8/12/2026	8/12/2026	1,325.10	0000043051	8	:CHECKscan Payment
Travelers Ins	nfil-op			08/2026	8/12/2026	8/12/2026	934.00	0018629810	8	:CHECKscan Payment
Higher Ed 08.2026	nfil-op			08/2026	8/12/2026	8/12/2026	250.00	0092244391	8	:CHECKscan Payment
Total (inn1301) - 8 08/12/2026							5,641.10			
Zenith Ins refund	lcrda-op			08/2026	8/19/2026	8/19/2026	940.00	2300515281	9	:CHECKscan Payment
Total (inn1301) - 9 08/19/2026							940.00			
Grand Total							7,081.10			

Payables Aging Report

lcrda
Period: 08/2026
As of : 08/31/2026

Payee	Payee Name	Invoice	Control	Batch Id	Property	Invoice Date	Account	Invoice #	Current	0-30	31-60	61-90	Over	Future	Notes
Code	Notes								Owed	Owed	Owed	Owed	90	Invoice	
Owed															
i2x	IZX Solutions LLC														0.00
		IT Consulting Fees-July	P-232119	55838	lcrda-op	8/31/2026	5575-0000 Professional Fees	2899	1,000.00	1,000.00	0.00	0.00	0.00	0.00	0.00 IT Consulting Fees-July
Total i2x									1,000.00	1,000.00	0.00	0.00	0.00	0.00	
misctho	Thomas Howell Ferguson, PA														0.00
		FY ending 09/2025	P-232009	55810	lcrda-op	8/19/2026	1218-0000 Due from IP TLH	158962	3,716.00	3,716.00	0.00	0.00	0.00	0.00	0.00 FY ending 09/2025
Total misctho									3,716.00	3,716.00	0.00	0.00	0.00	0.00	
Grand Total									4,716.00	4,716.00	0.00	0.00	0.00	0.00	