

**HARDEE COUNTY
INDUSTRIAL DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF HARDEE COUNTY, FLORIDA)**

ANNUAL FINANCIAL REPORT

**FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2020**

**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF HARDEE COUNTY, FLORIDA)**

**ANNUAL FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

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FINANCIAL SECTION



INDEPENDENT AUDITOR'S REPORT

Members of the Authority Board
Hardee County Industrial Development Authority
Wauchula, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Hardee County Industrial Development Authority (the "Authority") as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Authority as of September 30, 2020, and the respective changes in financial position and the budgetary comparisons for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis (on pages 3 through 9) be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 8, 2021, on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Bradenton, Florida
March 8, 2021

**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF HARDEE COUNTY, FLORIDA)**

MANAGEMENT’S DISCUSSION AND ANALYSIS

As management of the Hardee County Industrial Development Authority (the “Authority”), we offer readers of the Authority’s financial statements this narrative overview and analysis of the financial activities of the Authority for the fiscal year ended September 30, 2020. The information presented here should be considered in conjunction with the financial statements.

Financial Highlights

At the close of fiscal year 2020, the Authority's assets exceed its liabilities, resulting in net position of \$32,109,922. The Authority's net position increased \$4,449,744 or 16.1%, in comparison to the prior year. Total revenues increased \$142,772 or 2.3%, in comparison to the prior year. Total expenses decreased \$1,661,286 or 45%, in comparison to the prior year. The majority of this decrease in expenses is the result of decreased project activity during the fiscal year due to COVID-19.

Overview of the Financial Statements

The basic financial statements consist of three components: (1) government-wide financial statements, providing information related to the activities of the Authority as a whole; (2) fund financial statements; and (3) notes to the financial statements. In addition to these basic statements, the report also contains other supplemental information in addition to the basic financial statements.

Government-wide Financial Statements – The government-wide financial statements are designed to provide a broad overview of the Authority’s finances in a manner similar to a private-sector business. The government-wide statements provide information about the Authority’s financial status as a whole. These statements include details of income during the year and a breakdown by category of expenses for activities and administration of the Authority. The statements include all assets and liabilities using the full accrual basis of accounting. This means that all of the current year revenues and expenses are taken into account regardless of when cash is received or paid.

The government-wide statements report the Authority’s net position and changes in net position. Net position is the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources and is an important measure of the Authority’s financial health.

Fund Financial Statements – These statements provide a detailed look at the Authority’s General Fund, Special Revenue Grant Fund, Workforce Development Endowment Fund, Infrastructure Development Fund, General Economic Development Fund, and the Economic Development Council (EDC) Fund. The Authority, like all governmental entities, uses fund accounting to ensure and reflect compliance with finance related legal requirements. The Authority uses six governmental funds, a General Fund and five special revenue funds, which focus on: (1) how cash and other financial assets, that can readily be converted into cash, flow in and out, and (2) the balances left at year-end that are available for spending. Consequently, the fund level financial statements provide a detailed short-term view that indicates whether there are more or fewer financial resources that can be spent in the near future to finance the Authority’s programs. Because this information does not encompass the additional long-term focus of the government-wide statements, a detailed reconciliation provides additional information that explains the relationship (or differences) between the statements.

**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF HARDEE COUNTY, FLORIDA)**

MANAGEMENT’S DISCUSSION AND ANALYSIS

Notes to the Financial Statements – The notes to the financial statements explain in detail some of the data contained in the preceding statements. These notes are essential to a full understanding of data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

The government-wide financial statements were designed so that the user could determine if the Authority is in a better or a worse financial condition from the prior year.

The following is a condensed summary of net position for the Authority.

**Statement of Net Position
As of September 30, 2020 and 2019**

	2020	2019	Increase (Decrease)
Current and other assets	\$ 20,954,046	\$ 16,451,125	\$ 4,502,921
Capital assets	11,282,873	11,301,889	(19,016)
Total assets	\$ 32,236,919	\$ 27,753,014	\$ 4,483,905
Other liabilities	\$ 126,997	\$ 92,836	\$ 34,161
Total liabilities	126,997	92,836	34,161
Net position			
Net investment in capital assets	11,282,873	11,301,889	(19,016)
Restricted	17,873,948	13,144,302	4,729,646
Unrestricted	2,953,101	3,213,987	(260,886)
Total net position	32,109,922	27,660,178	4,449,744
Total liabilities and net position	\$ 32,236,919	\$ 27,753,014	\$ 4,483,905

Current and other assets represent 65% of total assets and increased \$4,502,921 compared to the prior year. The majority of the Authority’s current assets are comprised of cash and investments of \$18,960,453, and inventory (property held for resale) of \$1,707,424. The majority of this increase in current and other assets is comprised of an increase in cash of \$4,407,524.

**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
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MANAGEMENT'S DISCUSSION AND ANALYSIS

The following schedule reports the revenues, expenses and changes in net position for the Authority:

**Statement of Activities
As of September 30, 2020 and 2019**

	2020	2019	Increase (Decrease)
Revenues:			
Program revenues:			
Charges for services	\$ 382,303	\$ 114,587	\$ 267,716
Operating grants and contributions	182,700	-	182,700
Capital grants and contributions	365,276	629,517	(264,241)
General revenues:			
Mosaic income	5,500,000	5,500,000	-
Interest income	42,372	38,585	3,787
Miscellaneous	1,172	48,362	(47,190)
Total revenues	6,473,823	6,331,051	142,772
Operating expenses:			
General government	630,582	689,849	(59,267)
Economic development	1,393,497	2,995,516	(1,602,019)
Total operating expenses	2,024,079	3,685,365	(1,661,286)
Change in net position	4,449,744	2,645,686	1,804,058
Net position, beginning	27,660,178	25,014,492	2,645,686
Net position, ending	\$ 32,109,922	\$ 27,660,178	\$ 4,449,744

Total revenues increased \$142,772 or 2%, in comparison to the prior year. Total expenses decreased \$1,661,286 or 45%, in comparison to the prior year. The decrease in expenses is primarily the result of decreased project activity during the fiscal year.

**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
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MANAGEMENT’S DISCUSSION AND ANALYSIS

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

Depreciable assets included land, construction in progress, land improvements, buildings, equipment and roads and bridges. The following is a schedule of the Authority's capital assets as of September 30, 2020:

**Capital Assets, Net of Accumulated Depreciation
As of September 30, 2020 and 2019**

	<u>2020</u>	<u>2019</u>
Land	\$ 1,878,444	\$ 1,878,444
Construction in progress	983,046	680,321
Land improvements	222,891	246,047
Buildings	7,946,358	8,194,038
Equipment	54,782	66,863
Roads and bridges	<u>197,352</u>	<u>236,176</u>
Total capital assets	<u>\$ 11,282,873</u>	<u>\$ 11,301,889</u>

Capital assets did not materially vary, between fiscal years.

Additional information on the Authority's capital assets can be found in Note 3.

Budgetary Highlights

Budget and actual comparison schedules are provided in the basic financial statements for the General and Special Revenue Funds. The budget and actual comparison schedules show the original adopted budget, the final revised budget, actual results, and the variance between the final budget and actual results for the General and Special Revenue Funds. After the original budget is approved, it may be revised for a variety of reasons such as unforeseen circumstances, new grant awards, or other unanticipated revenues.

Economic Factors

The Authority is a dependent special district, created by Chapter 159, *Florida Statutes*, and activated by original citizen petition through resolution by the Hardee County Board of Commissioners in 1984. Its purpose, as per Florida Statute and County resolution is to “foster and promote economic development” in Hardee County in concert and conjunction with other entities and agencies as may exist within the County and the State including the Hardee County Board of Commissioners, Hardee County Economic Development Authority, Hardee County Economic Development Council (EDC), Hardee County Chamber of Commerce, Main Street Wauchula, Wauchula Community Redevelopment Authority, Florida’s Heartland Economic Region of Opportunity, and Enterprise Florida.

The Hardee County Industrial Development Authority (Authority) and the Hardee County Economic Development Council (EDC) operate as separate legal entities having dual membership of their respective board members. The Authority is a dependent special district of the State of Florida.

**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
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MANAGEMENT’S DISCUSSION AND ANALYSIS

The EDC is a 501(c)(3) non-profit but operates as to its membership as a public “sunshine law” governed body with certain operational latitudes exempt or operational procedures performed by staff. Both entities are charged with the directive to “foster and promote economic development” within and outside the definition of “projects” established in Florida Statute Chapter 159.

The Authority is managed by the EDC staff. Additionally, the sources of the Authority’s funding for its initiatives are:

1. Grant money from the Hardee County Economic Development Authority (EDA) (an independent special district created by local bill SB 3110). Historically the EDA has contributed to the administrative costs of the Economic Development Office (EDO) because the EDA implements strategic projects thru the management of the EDO.
2. A Chapter 163 Development Agreement with the Hardee County Board of County Commissioners for which the Authority is receiving over \$43.2 million (over at least 11 years) expressly for the purpose of economic development as described in the “Economic Development Terms” section of the Florida Statutes 163 agreement. There are two additional “outparcel” funding increases due to be paid to the IDA as a result of additional land being acquired by the Mosaic Company and included in the South Fort Meade Development Agreement. One payment was delayed from 2020.
3. A Chapter 163 Development Agreement (Ona Mine Agreement) approved by the Hardee County Board of County Commissioners on June 21, 2018, for which the Authority is to receive a guaranteed \$50,000,000 over at least the next 25 years and a supplementary amount computed on an indexed formula calculated from the phosphate industry “stripping margin.”
4. A new agreement to the South Ft. Meade mine agreement listed as item 2 above and referred to as the Eastern Reserves was approved by the Hardee County Board County Commissioners in 2020. This funding will be on an accelerated payment schedule and will occur once mining has commenced in the additional area.
5. Income derived or produced from its own operations, including rental income and real estate divestiture revenues. It should be noted the Authority has been successful in recruiting a developer to build a solar farm on Mosaic property, made available in the Ona Mine agreement in Northwest Hardee County. This project will provide \$450,000-\$600,000/year in additional income to the Authority. Duke Energy is in the process of getting the project permitted and at this point payments are expected to begin in the 2021 calendar year.

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MANAGEMENT’S DISCUSSION AND ANALYSIS

Hardee County has generally relied upon citrus, cattle, and row crop vegetable farms. In the last several decades the economy has become more diversified from the traditional economic drivers. Manufacturing, health care, mining and government jobs are slowly replacing many of the traditional agricultural employment opportunities. Data from Career Source indicates that full-time agricultural employment in Hardee County is around 20% of the current workforce. Seasonal workers for agricultural, generally comprised as “H2A” workers utilize a significant portion of the local housing stock.

Skilled training needs are increasing in the economy and housing shortages are a critical impediment to economic growth. Businesses are increasingly relying on commuter population to fulfill their individual workforces and this significantly reduces the “multiplier effect” of the payroll financial impact to the local economy.

Most urgently though, Hardee County’s economic situation continues to be negatively impacted by a reduction in citrus volume due to the ravages of citrus greening. Traditional economic drivers derived from citrus industry segments of growing, harvesting and caretaking, have been severely weakened by Huanglongbing, HLB otherwise more commonly referred to as citrus greening. The disease is known to be caused by the bacterium, *Candidatus Liberibacter asiaticus*.

Unfortunately, efforts to halt the spread of the greening bacterium (generally transmitted by an insect, the Asian Citrus Psyllid) or to provide treatment for infected groves has been ineffective thus far. Citrus greening is greatly impacting the demographic and economic infrastructure of much of “inland” south central Florida and the respective communities’ dependent upon the citrus economy.

The most significant impact on the local economy results from the reduction in “multiplier effect” of the citrus industry revenue stream with negative influences on virtually all sectors of the local economy. Row crop farming has made some re-emergence on former citrus lands but not to a level of economic impact to replace the citrus economic void. Secondly, the loss of traditional agricultural lands to phosphate mining, though currently offset by mining payrolls, continues to be looming concern for the County’s economic viability once mining ceases.

The primary goals of the Industrial Development Authority and Economic Development Office have been focused on manufacturing businesses and alternative agricultural crops. The objective is to supplement the voids in the agricultural economy and “eventually” the mining economy with full-time sustainable jobs that at least provide minimal benefits of 401(k) contribution and health care options. The Authority is working with the University of Florida to “gene-edit” certain olive cultivars, which will enable olives to be integrated onto some lands once dominated by citrus. Hemp producers are currently running several test plots on IDA land to gain a better understanding of suitable cultivars for the area. Pongamia Pinnata, an “oil” bean is also being experimented with along with Hops and Pomegranates.

**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
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MANAGEMENT’S DISCUSSION AND ANALYSIS

Employee census counts of Authority “affiliated” businesses indicate approximately 500-750 direct jobs and a similar number of indirect jobs that have been made available in Hardee County thru the economic development efforts. Housing shortages and labor force deficiencies remain a significant impediment to increasing effectiveness of the economic development efforts. Many of the employees working in Hardee County commute from the surrounding counties of Manatee, Sarasota, Desoto, Highlands, Polk, and Hillsborough counties. The school system estimates almost 30% of their instructional employment commutes into the county. Commuter employees significantly reduce the “multiplier of effect” of the payroll dollars generated from the local economy in that they are generally spent in the employee’s home county.

Despite these challenges, the Authority expects to continue management and deployment of income from the Mosaic Agreement, grants from the Hardee EDA, or revenues produced from its operation with a continued deployment of capital directed at diversifying local economic drivers. Current projects initiated by the IDA and managed by the EDC/EDO are as follows:

- Construction of Carlton Street Extension\$2,000,000
- Commerce Park Expansion.....\$3,800,000
- Revitalization of 126 West Main Street in Wauchula\$200,000
- Renovation of the former Victory Investment property\$1,500,000
- Gutting and asbestos removal of the old Florida Hospital.....\$450,000
- Construction of an “annex building” for Pacer Marine\$2,500,000
- Construction of a speculation building for a confidential client..\$2,000,000
- Other projects are pending.

Request for Information

This financial report is designed to provide a general overview of the Authority’s finances and operating circumstances. Questions concerning budgets or questions related to management of the Authority’s operations should be addressed to the Hardee County Industrial Development Authority, William R. Lambert, Director, 107 East Main Street, Wauchula, Florida 33873.

**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF HARDEE COUNTY, FLORIDA)**

**STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

	Governmental Activities
Assets	
Cash and cash equivalents	\$ 12,881,846
Investments	6,078,607
Accounts receivables, net	21,499
Note receivable	242,741
Due from other governments	2,000
Prepaid items	19,929
Inventory - property held for resale	1,707,424
Capital assets	
Non-depreciable	2,861,490
Depreciable, net	8,421,383
Total assets	\$ 32,236,919
Liabilities	
Accounts payable and accrued liabilities	\$ 100,247
Unearned revenue	26,750
Total liabilities	126,997
Net position	
Investment in capital assets	11,282,873
Restricted for economic development projects	17,873,948
Unrestricted	2,953,101
Total net position	32,109,922
Total liabilities and net position	\$ 32,236,919

The accompanying notes to financial statements are an integral part of this statement.

**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF HARDEE COUNTY, FLORIDA)**

**STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	<u>Expenses</u>	<u>Program Revenues</u>		<u>Governmental Activities</u>	<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>		
Functions/programs					
Governmental activities					
General government	\$ 630,582	\$ 382,303	\$ -	\$ -	\$ (248,279)
Economic development	1,393,497	-	182,700	365,276	(845,521)
Total governmental activities	<u>\$ 2,024,079</u>	<u>\$ 382,303</u>	<u>\$ 182,700</u>	<u>\$ 365,276</u>	<u>(1,093,800)</u>
		General revenues			
		Mosaic income			5,500,000
		Investment earnings			42,372
		Miscellaneous			1,172
					<u>5,543,544</u>
		Change in net position			4,449,744
		Net position, beginning of year			27,660,178
		Net position, end of year			<u>\$ 32,109,922</u>

The accompanying notes to financial statements are an integral part of this statement.

HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF HARDEE COUNTY, FLORIDA)
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2020

	<u>General Fund</u>	<u>Special Revenue Grant Fund</u>	<u>Workforce Development Endowment Fund</u>	<u>Infrastructure Development Fund</u>	<u>General Economic Development Fund</u>	<u>EDC Fund (Non Major)</u>	<u>Total Governmental Funds</u>
Assets							
Cash	\$ 2,540,705	\$ 7,479,617	\$ 627,521	\$ 1,111,901	\$ 1,111,901	\$ 10,201	\$ 12,881,846
Investments	-	6,078,607	-	-	-	-	6,078,607
Accounts receivable, net	15,045	6,454	-	-	-	-	21,499
Note receivable	-	242,741	-	-	-	-	242,741
Due from other funds	-	112,951	-	-	-	-	112,951
Due from other governments	-	-	-	-	-	2,000	2,000
Prepaid items	19,929	-	-	-	-	-	19,929
Inventory - property held for resale	533,076	1,174,348	-	-	-	-	1,707,424
Total assets	<u>\$ 3,108,755</u>	<u>\$ 15,094,718</u>	<u>\$ 627,521</u>	<u>\$ 1,111,901</u>	<u>\$ 1,111,901</u>	<u>\$ 12,201</u>	<u>\$ 21,066,997</u>
Liabilities, deferred inflows of resources and fund balances							
Liabilities							
Accounts payable and accrued expenditures	\$ 33,536	\$ 65,639	\$ -	\$ -	\$ -	\$ 1,072	\$ 100,247
Unearned revenue	26,750	-	-	-	-	-	26,750
Due to other funds	112,951	-	-	-	-	-	112,951
Total liabilities	<u>173,237</u>	<u>65,639</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,072</u>	<u>239,948</u>
Deferred inflows of resources							
Unavailable revenue	<u>12,289</u>	<u>6,454</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>18,743</u>
Fund balances							
Nonspendable	553,005	-	-	-	-	-	553,005
Restricted for economic development projects	-	15,022,625	627,521	1,111,901	1,111,901	-	17,873,948
Unassigned	2,370,224	-	-	-	-	11,129	2,381,353
Total fund balances	<u>2,923,229</u>	<u>15,022,625</u>	<u>627,521</u>	<u>1,111,901</u>	<u>1,111,901</u>	<u>11,129</u>	<u>20,808,306</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 3,108,755</u>	<u>\$ 15,094,718</u>	<u>\$ 627,521</u>	<u>\$ 1,111,901</u>	<u>\$ 1,111,901</u>	<u>\$ 12,201</u>	<u>\$ 21,066,997</u>

The accompanying notes to financial statements are an integral part of this statement.

**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF HARDEE COUNTY, FLORIDA)
RECONCILIATION OF THE BALANCE SHEET–
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2020**

Fund Balances, Total Governmental Funds	\$ 20,808,306
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds.	
Governmental capital assets	13,888,895
Accumulated depreciation	(2,606,022)
Some revenues are not available to pay for current-period expenditures and, therefore, are reported as unavailable in the funds.	<u>18,743</u>
Net position of governmental activities	<u><u>\$ 32,109,922</u></u>

The accompanying notes to financial statements are an integral part of this statement.

HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF HARDEE COUNTY, FLORIDA)
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020

	<u>General Fund</u>	<u>Special Revenue Grant Fund</u>	<u>Workforce Development Endowment Fund</u>	<u>Infrastructure Development Fund</u>	<u>General Economic Development Fund</u>	<u>EDC Fund (Non Major)</u>	<u>Total Governmental Funds</u>
Revenues							
Intergovernmental	\$ 365,276	\$ -	\$ -	\$ -	\$ -	\$ 182,700	\$ 547,976
Charges for services	358,014	-	-	-	-	12,000	370,014
Mosaic income	-	3,500,000	666,667	666,666	666,667	-	5,500,000
Interest income	5,689	29,562	88	290	289	-	35,918
Miscellaneous	1,172	-	-	-	-	-	1,172
Total revenues	<u>730,151</u>	<u>3,529,562</u>	<u>666,755</u>	<u>666,956</u>	<u>666,956</u>	<u>194,700</u>	<u>6,455,080</u>
Expenditures							
Current							
General government	630,582	-	-	-	-	-	630,582
Economic development	352,353	256,995	900	-	-	370,918	981,166
Capital outlay	14,450	377,688	-	-	-	1,177	393,315
Total expenditures	<u>997,385</u>	<u>634,683</u>	<u>900</u>	<u>-</u>	<u>-</u>	<u>372,095</u>	<u>2,005,063</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(267,234)</u>	<u>2,894,879</u>	<u>665,855</u>	<u>666,956</u>	<u>666,956</u>	<u>(177,395)</u>	<u>4,450,017</u>
Other financing sources (uses)							
Transfers in	165,000	-	-	-	-	204,002	369,002
Transfers out	(204,002)	(50,000)	(38,334)	(38,333)	(38,333)	-	(369,002)
Total other financing sources (uses)	<u>(39,002)</u>	<u>(50,000)</u>	<u>(38,334)</u>	<u>(38,333)</u>	<u>(38,333)</u>	<u>204,002</u>	<u>-</u>
Change in fund balances	(306,236)	2,844,879	627,521	628,623	628,623	26,607	4,450,017
Fund balances, beginning of year	<u>3,229,465</u>	<u>12,177,746</u>	<u>-</u>	<u>483,278</u>	<u>483,278</u>	<u>(15,478)</u>	<u>16,358,289</u>
Fund balances, end of year	<u>\$ 2,923,229</u>	<u>\$ 15,022,625</u>	<u>\$ 627,521</u>	<u>\$ 1,111,901</u>	<u>\$ 1,111,901</u>	<u>\$ 11,129</u>	<u>\$ 20,808,306</u>

The accompanying notes to financial statements are an integral part of this statement.

**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF HARDEE COUNTY, FLORIDA)
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

Net Change in Fund Balances – Total Governmental Funds		\$ 4,450,017
<p>Amounts reported for governmental activities in the Statement of Activities are different because:</p>		
<p>Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of these assets are depreciated over their estimated useful lives.</p>		
Capital outlay	\$ 318,352	
Less current year depreciation	<u>(337,368)</u>	(19,016)
<p>Governmental funds report unavailable revenues for those amounts not received within 60 days of year-end, however, in the Statement of Activities, these amounts are recognized as revenue.</p>		
		<u>18,743</u>
Change in net position of governmental activities		<u><u>\$ 4,449,744</u></u>

The accompanying notes to financial statements are an integral part of this statement.

HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF HARDEE COUNTY, FLORIDA)
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE—BUDGET AND ACTUAL
GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget</u>
Revenues				
Intergovernmental	\$ 6,635,243	\$ 7,339,295	\$ 365,276	\$ (6,974,019)
Charges for services	334,400	334,400	358,014	23,614
Interest income	9,000	9,000	5,689	(3,311)
Miscellaneous	-	-	1,172	1,172
Total revenues	<u>6,978,643</u>	<u>7,682,695</u>	<u>730,151</u>	<u>(6,952,544)</u>
Expenditures				
Current				
General government	641,090	657,100	630,582	26,518
Economic development	275,243	852,353	352,353	500,000
Capital outlay	6,360,000	6,392,000	14,450	6,377,550
Total expenditures	<u>7,276,333</u>	<u>7,901,453</u>	<u>997,385</u>	<u>6,904,068</u>
Deficiency of revenues under expenditures	<u>(297,690)</u>	<u>(218,758)</u>	<u>(267,234)</u>	<u>(48,476)</u>
Other financing sources (uses)				
Transfers in	150,000	165,000	165,000	-
Transfers out	(50,000)	(204,042)	(204,002)	40
Total other financing sources (uses), net	<u>100,000</u>	<u>(39,042)</u>	<u>(39,002)</u>	<u>40</u>
Change in fund balance	(197,690)	(257,800)	(306,236)	(48,436)
Fund balance, beginning of year	<u>3,229,465</u>	<u>3,229,465</u>	<u>3,229,465</u>	<u>-</u>
Fund balance, end of year	<u>\$ 3,031,775</u>	<u>\$ 2,971,665</u>	<u>\$ 2,923,229</u>	<u>\$ (48,436)</u>

The accompanying notes to financial statements are an integral part of this statement.

HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF HARDEE COUNTY, FLORIDA)
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE—BUDGET AND ACTUAL
SPECIAL REVENUE GRANT FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget</u>
Revenues				
Mosaic income	\$ 3,500,000	\$ 3,500,000	\$ 3,500,000	\$ -
Interest income	30,000	30,000	29,562	(438)
Total revenues	<u>3,530,000</u>	<u>3,530,000</u>	<u>3,529,562</u>	<u>(438)</u>
Expenditures				
Current				
Economic development	925,069	791,538	256,995	534,543
Capital outlay	<u>13,575,000</u>	<u>14,375,000</u>	<u>377,688</u>	<u>13,997,312</u>
Total expenditures	<u>14,500,069</u>	<u>15,166,538</u>	<u>634,683</u>	<u>14,531,855</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(10,970,069)</u>	<u>(11,636,538)</u>	<u>2,894,879</u>	<u>14,531,417</u>
Other financing uses				
Transfers out	<u>(50,000)</u>	<u>(50,000)</u>	<u>(50,000)</u>	<u>-</u>
Total other financing uses	<u>(50,000)</u>	<u>(50,000)</u>	<u>(50,000)</u>	<u>-</u>
Change in fund balance	(11,020,069)	(11,686,538)	2,844,879	14,531,417
Fund balance, beginning of year	<u>12,177,746</u>	<u>12,177,746</u>	<u>12,177,746</u>	<u>-</u>
Fund balance, end of year	<u>\$ 1,157,677</u>	<u>\$ 491,208</u>	<u>\$ 15,022,625</u>	<u>\$ 14,531,417</u>

The accompanying notes to financial statements are an integral part of this statement.

**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF HARDEE COUNTY, FLORIDA)
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE—BUDGET AND ACTUAL
WORKFORCE DEVELOPMENT ENDOWMENT FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget</u>
Revenues				
Mosaic income	\$ 666,665	\$ 661,665	\$ 666,667	\$ 5,002
Interest income	-	-	88	88
Total revenues	<u>666,665</u>	<u>661,665</u>	<u>666,755</u>	<u>5,090</u>
Expenditures				
Current				
Economic development	633,332	628,332	900	627,432
Total expenditures	<u>633,332</u>	<u>628,332</u>	<u>900</u>	<u>627,432</u>
Excess of revenues over expenditures	<u>33,333</u>	<u>33,333</u>	<u>665,855</u>	<u>632,522</u>
Other financing uses				
Transfers out	<u>(33,333)</u>	<u>(33,333)</u>	<u>(38,333)</u>	<u>(5,000)</u>
Total other financing uses	<u>(33,333)</u>	<u>(33,333)</u>	<u>(38,333)</u>	<u>(5,000)</u>
Change in fund balance	-	-	627,522	627,522
Fund balance, beginning of year	-	-	-	-
Fund balance, end of year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 627,522</u>	<u>\$ 627,522</u>

The accompanying notes to financial statements are an integral part of this statement.

**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF HARDEE COUNTY, FLORIDA)
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE—BUDGET AND ACTUAL
INFRASTRUCTURE DEVELOPMENT FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget</u>
Revenues				
Mosaic income	\$ 1,150,167	\$ 1,145,167	\$ 666,666	\$ (478,501)
Interest income	-	-	290	290
Total revenues	<u>1,150,167</u>	<u>1,145,167</u>	<u>666,956</u>	<u>(478,211)</u>
Expenditures				
Capital outlay	<u>1,116,834</u>	<u>1,111,834</u>	-	1,111,834
Total expenditures	<u>1,116,834</u>	<u>1,111,834</u>	-	<u>1,111,834</u>
Excess of revenues over expenditures	<u>33,333</u>	<u>33,333</u>	<u>666,956</u>	<u>633,623</u>
Other financing uses				
Transfers out	<u>(33,333)</u>	<u>(33,333)</u>	<u>(38,333)</u>	<u>(5,000)</u>
Total other financing uses	<u>(33,333)</u>	<u>(33,333)</u>	<u>(38,333)</u>	<u>(5,000)</u>
Change in fund balance	-	-	628,623	628,623
Fund balance, beginning of year	<u>483,278</u>	<u>483,278</u>	<u>483,278</u>	<u>-</u>
Fund balance, end of year	<u>\$ 483,278</u>	<u>\$ 483,278</u>	<u>\$ 1,111,901</u>	<u>\$ 628,623</u>

The accompanying notes to financial statements are an integral part of this statement.

HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF HARDEE COUNTY, FLORIDA)
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE—BUDGET AND ACTUAL
GENERAL ECONOMIC DEVELOPMENT FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2020

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget</u>
Revenues				
Mosaic income	\$ 1,150,167	\$ 1,145,167	\$ 666,667	\$ (478,500)
Interest income	-	-	289	289
Total revenues	<u>1,150,167</u>	<u>1,145,167</u>	<u>666,956</u>	<u>(478,211)</u>
Expenditures				
Current				
Economic development	555,000	555,000	-	555,000
Capital outlay	561,834	556,834	-	556,834
Total expenditures	<u>1,116,834</u>	<u>1,111,834</u>	<u>-</u>	<u>1,111,834</u>
Excess of revenues over expenditures	<u>33,333</u>	<u>33,333</u>	<u>666,956</u>	<u>633,623</u>
Other financing uses				
Transfers out	(33,333)	(33,333)	(38,333)	(5,000)
Total other financing uses	<u>(33,333)</u>	<u>(33,333)</u>	<u>(38,333)</u>	<u>(5,000)</u>
Change in fund balance	-	-	628,623	628,623
Fund balance, beginning of year	483,278	483,278	483,278	-
Fund balance, end of year	<u>\$ 483,278</u>	<u>\$ 483,278</u>	<u>\$ 1,111,901</u>	<u>\$ 628,623</u>

The accompanying notes to financial statements are an integral part of this statement.

**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF HARDEE COUNTY, FLORIDA)**

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the Hardee County Industrial Development Authority (the “Authority”) conform to accounting principles generally accepted in the United States of America as applicable to governments. The following is a summary of the more significant accounting principles and policies used in the preparation of these financial statements.

Reporting Entity

The Authority, as authorized by Chapter 159.44-159.53 of the Florida Statutes, was created for the purpose of financing and refinancing projects for the public purposes in the manner provided by the Florida Industrial Development Financing Act and by Chapter 159.44-159.53 of the Florida Statutes and for the purpose of fostering economic development of Hardee County (the “County”). The Authority studies the advantages, facilities, resources, products, attractions, and conditions concerning Hardee County with relation to the encouragement of economic development in the County and uses such means and media as the Authority deems advisable to publicize and/or to make known such facts and material to such persons, firms, corporations, agencies, and institutions which, in the discretion of the Authority, reasonably result in encouraging desirable economic development in the County. In carrying out this purpose, the Authority is encouraged to cooperate and work with industrial development agencies, chambers of commerce, and other local, state and federal agencies having responsibilities in the field of industrial development.

The Authority is composed of no less than five members with an ideal number of seven appointed by the Hardee County Board of County Commissioners (BOCC). After completion of the initial staggered terms, each appointed member serves a term of four years. The funds received from Mosaic Fertilizer, LLC (Mosaic) are derived from an agreement between the BOCC and Mosaic. The agreement creates a component unit relationship because the BOCC appoints the Authority’s Board and the receipt of the Mosaic funds creates a burden on the BOCC; therefore, the Authority is considered a component unit of the BOCC.

Accounting principles generally accepted in the United States require that these financial statements include all entities for which the Authority is considered to be financially accountable (component units). The Authority is financially responsible if it appoints a voting majority of the organization's governing body and: (a) is able to impose its will on that organization, or (b) there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on the Authority. The Authority may be financially accountable if an organization is fiscally dependent on the Authority regardless of whether the organization has: (a) a separately elected governing board, (b) a governing board appointed by a higher level of government, or (c) a jointly appointed board.

**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF HARDEE COUNTY, FLORIDA)**

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Reporting Entity (Continued)

If a component unit is, in substance, part of the government's operations, it should be reported as a blended component unit. Otherwise, a component unit should be discretely presented. Based on the criteria, Authority management determined that the Authority has one blended component unit and no discretely presented component units.

These financial statements present only the funds and blended component unit of the Authority and are not meant to represent Hardee County, Florida, as a whole.

Blended Component Unit

The Hardee County Economic Development Council, Inc. (EDC) is a separate legal entity that was created pursuant to the provisions of Section 617.1006, *Florida Statutes, Florida Not for Profit Corporation*. The EDC's purpose is to provide for the orderly, progressive, economic diversification of Hardee County, which will insure a superior quality of life through public and private activities. The EDC provides services for the operations of the Authority. The financial information for this component unit is blended in the financial statements of the Authority because the Authority's Board serves as the governing body of the EDC and approves the annual budget. The EDC is reported as a special revenue fund of the Authority.

Basis of Presentation

The Authority complies with accounting standards established by the Governmental Accounting Standards Board (GASB). The Authority has implemented GASB Statement No. 34 as amended, *Basic Financial Statements-and Management's Discussion and Analysis for State and Local Governments*.

Government-Wide Financial Statements

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all activities of the Authority. The Authority reports only governmental activities; it does not have any business-type activities.

Governmental activities are supported by Mosaic income originating from a development contract between Hardee County BOCC and Mosaic, intergovernmental revenues and proceeds received from the sale of inventory and grants received from the Economic Development Authority.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those clearly identifiable with a specific function. Program revenues consist of grants and contributions that are restricted to meeting operational or capital requirements of a particular function. Payments of other items not properly included as program revenues are reported as general revenues.

**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF HARDEE COUNTY, FLORIDA)**

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Financial Statements

The financial transactions of the Authority are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, deferred inflows of resources, fund balance, revenues and expenditures/expenses. Government resources are allocated to, and accounted for, in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. The purposes of the Authority's funds are as follows:

General Fund – This fund is used to account for the accumulation and expenditure of resources that are not restricted in any manner but are used for general purposes of the Authority and do not require the establishment of any other type of fund.

Special Revenue Funds

Grant Fund – This fund is used to account for the accumulation and expenditure of resources that are restricted and used for economic development purposes of the Authority.

Workforce Development Endowment Fund – This fund is used to account for the accumulation and expenditure of resources that are restricted and used to create an endowment to provide County residents with an affordable path to advanced education in fields that drive economic growth.

Infrastructure Development Fund – This fund is used to account for the accumulation and expenditure of resources that are restricted and to upgrade infrastructure within the County to serve commercial and industrial development.

General Economic Development Fund – This fund is used to account for the accumulation and expenditure of resources that are restricted and used for general economic development purposes of the Authority.

EDC Fund – This fund accounts for the activity of the Hardee County Economic Development Council, Inc. (EDC), which is a separate legal entity that is reported as a blended component unit. The activity of the EDC is comprised of receipts and disbursements of grant monies received from the Board of County Commissioners and the Economic Development Authority for operations of the EDC.

**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF HARDEE COUNTY, FLORIDA)**

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus and Basis of Accounting

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities for the current period. For this purpose, the Authority considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are generally recorded when a liability is incurred, as under accrual accounting.

Budgetary Requirements

Under GASB No. 34, budgetary comparison information is required to be presented for the General Fund and each major special revenue fund with a legally adopted budget. The Authority is required to follow the procedures provided by Florida Statutes in establishing final budget balances reported on the financial statements:

- Budgets are prepared, public hearings are held, and original budgets are adopted annually for governmental fund types in accordance with procedures and time intervals prescribed by law.
- Budgets are prepared for the governmental funds on a basis consistent with accounting principles generally accepted in the United States of America.
- Final budget amounts reported are based upon the final amended budget.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that may affect the reported amounts of certain assets and liabilities and disclosures of contingencies at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF HARDEE COUNTY, FLORIDA)**

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Outflows/Inflows of Resources

In addition to assets, the Statement of Net Position and Governmental Funds Balance Sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position or fund balance that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Authority had no items that qualified for reporting in this category.

In addition to liabilities, the Statement of Net Position and Governmental Funds Balance Sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position or fund balance that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Authority had no items that qualified for reporting in this category for the current year. Unavailable revenue, which arises only under the modified accrual basis of accounting, is reported only in the Governmental Funds Balance Sheet. The General Fund reports unavailable revenue from grants, and these amounts are deferred and will be recognized as an inflow of resources in the period in which the amounts become available.

Net Position

Net position represents the difference between assets and liabilities. The Authority may report three categories of net position, as follows: (1) invested in capital assets, (2) restricted net position, and (3) unrestricted net position. Invested in capital assets consist of net capital assets less any related debt. Restricted net position represent constraints on resources that are either externally imposed by creditors, granters, contributors, or laws or regulations of other governments or imposed by law through state statute. Unrestricted net position consist of all other net position that do not meet the definition of the other two components and are available for general use by the Authority. When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted as needed.

**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF HARDEE COUNTY, FLORIDA)**

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Balance and Spending Policy

In accordance with GASB Statement No. 54 – *Fund Balance Reporting and Governmental Fund Type Definitions*, governments are required to classify fund balance in governmental funds as nonspendable, restricted, committed, assigned, and unassigned.

- Nonspendable – amounts that cannot be spent either because they are in nonspendable form or because they are legally or contractually required to be maintained intact.
- Restricted – amounts can be spent for specific purposes because of constraints that are externally imposed by contributors, creditors, grantors, laws or regulations, or enabling legislation.
- Committed – includes amounts that can only be used for specific purposes. Committed fund balance is reported pursuant to grant funds awarded and passed by the Board, the Authority's highest level of decision making authority.
- Assigned – amounts that do not meet the criteria to be classified as restricted or committed but that are intended to be used for specific purposes. Under the Authority's adopted policy, only the Board may assign amounts for specific purposes.
- Unassigned – includes amounts that have not been assigned to other funds or restricted, committed or assigned to a specific purpose within the General Fund.

The Board has implemented fund balance and spending policies to clearly define the process for tracking the various classifications of fund balance. The policy states when an expenditure is incurred in which restricted, committed, assigned, or unassigned amounts are available to be used, the Board will first use restricted amounts, then committed amounts, then assigned amounts, and finally unassigned amounts.

Cash and Investments

The Authority defines cash and cash equivalents as instruments with an original maturity date of three months or less when purchased. Investments are recorded at fair value.

State statutes authorize the Authority to invest in direct obligations of the U.S. Treasury, the Local Government Surplus Trust Fund, SEC registered money market funds with the highest credit quality rating and savings, the State Treasurer's Investment Pool and certificate of deposit accounts in state certified public depositories.

Due from/to Other Funds

During the course of operations, numerous transactions occur between funds for goods provided or services rendered. These receivables and payables are classified as "Due from Other Funds" or "Due to Other Funds" on the balance sheets.

**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF HARDEE COUNTY, FLORIDA)**

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Accounts and Note Receivables

Accounts and note receivables are shown at their net realizable value and reduced by an allowance for uncollectible accounts.

Inventory, Property Held for Resale

Property held for resale represents property acquired by the Authority for subsequent resale for redevelopment purposes. Property held for resale is reported at the lower of cost or estimated realizable value. These estimates have been based on estimated realizable sales proceeds net of selling expenses.

Capital Assets

Capital assets, which include infrastructure, construction in progress, equipment, and machinery, are reported in the government-wide statement of net position at cost. Capital assets are defined by the Authority as assets with an initial, individual cost of \$1,000 and an estimated useful life in excess of one year. Expenditures for maintenance, repairs and minor renewals and betterments are expensed as incurred. Major renewals and betterments are treated as property additions. Maintenance and repairs of capital assets are charged to operations and major improvements are capitalized.

Upon retirement, sale or other disposition of capital assets, the cost and accumulated depreciation is eliminated from the accounts and gain or loss is recognized.

Depreciation commences when a project is ready for its intended use or when equipment is placed in service, and is computed using the straight-line method over the following estimated useful lives of assets:

Land improvements	10 to 20 years
Buildings	10 to 40 years
Infrastructure	7 to 30 years
Equipment	3 to 10 years

NOTE 2. DEPOSITS AND INVESTMENTS

Custodial credit risk is defined as the risk that, in the event of bank failure, the Authority's deposits may not be returned to it. At September 30, 2020, the carrying amount of the Authority's deposits was \$18,960,453 and the balance per the bank was \$18,965,995. The Authority's interest bearing bank balance is collateralized pursuant to Chapter 280, *Florida Statutes*. Under this Chapter, in the event of default by a participating financial institution, a qualified public depository, all participating institutions are obligated to reimburse the governmental entity for the loss.

**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF HARDEE COUNTY, FLORIDA)**

NOTES TO FINANCIAL STATEMENTS

NOTE 2. DEPOSITS AND INVESTMENTS (CONTINUED)

The Authority reported investments in a certificate of deposit in the amount of \$6,078,607 as of September 30, 2020. The CD matures in January 2021. The Authority does not have a written investment policy and as such, its practice is to follow Florida Statute 218.415.

NOTE 3. CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2020, is as follows:

	Balance October 1	Increases	Decreases	Balance September 30
Capital assets, not being depreciated:				
Land	\$ 1,878,444	\$ -	\$ -	\$ 1,878,444
Construction in progress	680,321	302,725	-	983,046
Total capital assets, not being depreciated	<u>2,558,765</u>	<u>302,725</u>	<u>-</u>	<u>2,861,490</u>
Capital assets, being depreciated:				
Land improvements	445,780	-	-	445,780
Buildings	9,441,090	14,450	-	9,455,540
Equipment	350,046	1,177	(1,612)	349,611
Roads and bridges	776,474	-	-	776,474
Total capital assets, being depreciated	<u>11,013,390</u>	<u>15,627</u>	<u>(1,612)</u>	<u>11,027,405</u>
Less accumulated depreciation for:				
Land improvements	(199,733)	(23,156)	-	(222,889)
Buildings	(1,247,052)	(262,130)	-	(1,509,182)
Equipment	(283,183)	(13,258)	1,612	(294,829)
Roads and bridges	(540,298)	(38,824)	-	(579,122)
Total accumulated depreciation	<u>(2,270,266)</u>	<u>(337,368)</u>	<u>1,612</u>	<u>(2,606,022)</u>
Total capital assets, being depreciated, net	<u>8,743,124</u>	<u>(321,741)</u>	<u>-</u>	<u>8,421,383</u>
Total capital assets, net	<u>\$ 11,301,889</u>	<u>\$ (19,016)</u>	<u>\$ -</u>	<u>\$ 11,282,873</u>

Depreciation expense for the year ended September 30, 2020, was \$337,368 and was charged to economic development expense.

**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF HARDEE COUNTY, FLORIDA)**

NOTES TO FINANCIAL STATEMENTS

NOTE 4. RELATED PARTY TRANSACTIONS

Under the terms of the Mosaic agreement between Hardee County BOCC and Mosaic, the Authority transferred \$500,000 to the Hardee County BOCC. This payment was reported as a contra revenue when paid.

For a portion of the fiscal year, an Authority Board member was employed at a financial institution where the Authority had \$18,965,995 cash held at September 30, 2020. Additionally, these accounts earned interest revenues in the amount of \$35,918 for the year ended September 30, 2020.

NOTE 5. ECONOMIC DEPENDENCY

The Hardee County BOCC entered into a development agreement with Mosaic whereby Mosaic is to pay a minimum of \$42,000,000 over a ten year period as long as sufficient mining activity is occurring. The payment schedule has a minimum base amount which escalates, based on tonnage mined, during the contract and provides for \$500,000 per year to be allocated to the Hardee Board of County Commissioners' General Fund. Payments are made directly to the Authority. During the year ended September 30, 2020, the Authority, which is in its last year of the ten year contract, received \$4,000,000 from Mosaic and made a payment of \$500,000 to the Hardee County, Florida, Board of County Commissioners. According to the terms of the development agreement, amounts received from Mosaic are restricted for economic development, except for \$100,000 per year that can be used to pay administrative expenses.

The Authority is dependent upon annual contract payments from Mosaic in order for the Authority to continue funding the economic development of Hardee County at current levels.

The Authority's future existence is not dependent upon future payments beyond the ten year period of the development agreement. For the year ended September 30, 2020, Mosaic provided approximately 85% of the Authority's total revenue.

For the year ended September 30, 2020, the Economic Development Authority provided approximately 8% of the Authority's total revenue.

**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF HARDEE COUNTY, FLORIDA)**

NOTES TO FINANCIAL STATEMENTS

NOTE 6. RISK MANAGEMENT

The Authority is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters. The Authority purchases commercial insurance coverage related to these risks. There have been no decreases in coverage nor have there been any settlements in excess of coverage in any of the prior three years.

NOTE 7. COMMITMENTS AND CONTINGENCIES

The Authority approved the budget for grants awarded for the year ended September 30, 2020. The budget includes additional revenues from Mosaic in the amount of \$3,500,000, according to the Mosaic Agreement. The projects below were budgeted using the revenues anticipated to be received during 2020, and the \$15,022,625 fund balance included in Restricted for Economic Development Projects. The Authority approved the budget to fund the following projects:

Ag Test Plot	\$ 50,000
Carlton Street	2,000,000
City of Wauchula CRA	400,000
Commerce Park Expansion	1,000,000
Hogan Street	300,000
Hospital Retrofit	1,000,000
IDA Marketing	50,000
Rapid Systems	80,197
Spec Building 8	1,000,000
Spec Building 9	1,820,000
Spec Building 10	5,000,000
Utilitech Retrofit	180,000
Total approved for grants	<u>\$ 12,880,197</u>

During March 2020, the World Health Organization declared the Coronavirus outbreak a global pandemic. Actions taken around the world to help mitigate the spread of the Coronavirus include restrictions on travel, quarantines in certain areas, and forced closures for certain types of public places and businesses. The Coronavirus and actions taken to mitigate it have had, and are expected to continue to have an adverse impact on the local economies. It is unknown how long these conditions will last and what the complete financial effect will be to the Authority. As the economy continues to open throughout the region, management anticipates revenue and activities to return to normal levels. The ultimate impact of the pandemic on the Authority's results of operations, financial position, and liquidity cannot be reasonably estimated at this time.

**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF HARDEE COUNTY, FLORIDA)**

NOTES TO FINANCIAL STATEMENTS

NOTE 8. INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

The composition of interfund receivables and payables as of September 30, 2020, is as follows:

Due to:	Due from:	
General Fund	Special Revenue Grant Fund	<u>\$ 112,951</u>
		<u>\$ 112,951</u>

The outstanding balance between funds resulted mainly from the time lag between the dates that: (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made. All outstanding interfund balances are scheduled to be collected in the subsequent year.

Transfers during the year ended September 30, 2020, consisted of the following:

Transfers in:	Transfers out:	
General Fund	Special Revenue Grant Fund	\$ 50,000
General Fund	Workforce Development Endowment Fund	38,334
General Fund	Infrastructure Development Fund	38,333
General Fund	General Economic Development Fund	38,333
EDC Fund	General Fund	<u>204,002</u>
		<u>\$ 369,002</u>

Transfers are used to: (1) move revenues from the fund that state law required to collect them to the fund that state law requires to expend them, (2) provide matching funds for grants, and (3) use unrestricted fund revenues to finance activities which must be accounted for in another fund.

The transfer from the General Fund represents the payment of awarded grant funds to the EDC Fund, a blended component unit. The payment from the Special Revenue Grant Fund represents a reimbursement to the General Fund for administrative and other expenditures paid.

**HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
(A COMPONENT UNIT OF HARDEE COUNTY, FLORIDA)**

NOTES TO FINANCIAL STATEMENTS

NOTE 9. NOTE RECEIVABLE

During the year ended September 30, 2020, the Authority entered into a loan agreement with a local business for the Authority to provide funding for equipment in an amount not to exceed \$250,000. The loan is to be repaid over 60 months beginning in January 2021, and includes interest at 5%. The outstanding balance as of September 30, 2020, was \$242,741. Note payments and interest to be received by the Authority until maturity in 2026 are as follows:

Fiscal Year	Principal	Interest	Total
2021	\$ 24,557	\$ 18,307	\$ 42,864
2022	47,321	9,831	57,152
2023	49,742	7,410	57,152
2024	52,273	4,879	57,152
2025	54,962	2,191	57,153
2026	13,886	114	14,000
	<u>\$ 242,741</u>	<u>\$ 42,732</u>	<u>\$ 285,473</u>

NOTE 10. SUBSEQUENT EVENTS

The Authority has evaluated subsequent events through March 8, 2021, the date which the financial statements were available to be issued and has determined that no material transactions have occurred that would warrant additional disclosure in the financial statements.

OTHER INDEPENDENT AUDITOR'S REPORTS



**INDEPENDENT AUDITOR’S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT
AUDITING STANDARDS***

Members of the Authority Board
Hardee County Industrial Development Authority
Wauchula, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Hardee County Industrial Development Authority (the “Authority”), as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the Authority’s basic financial statements, and have issued our report thereon dated March 8, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority’s internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority’s internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority’s internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Mauldin & Jenkins, LLC

Bradenton, Florida
March 8, 2021



INDEPENDENT AUDITOR'S MANAGEMENT LETTER

Members of the Authority Board
Hardee County Industrial Development Authority
Wauchula, Florida

Report on the Financial Statements

We have audited the financial statements of the Hardee County Industrial Development Authority (the "Authority") as of and for the fiscal year ended September 30, 2020, and have issued our report thereon dated March 8, 2021.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, *Rules of the Auditor General*.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, *Rules of the Auditor General*. Disclosures in those reports, which are dated March 8, 2021, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., *Rules of the Auditor General*, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no recommendations made in the preceding annual financial audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., *Rules of the Auditor General*, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. See Note 1 in the notes to the financial statements.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), *Rules of the Auditor General*, require that we apply appropriate procedures and report the results of our determination as to whether or not the Authority has met one or more of the conditions described in Section 218.503(1), *Florida Statutes*, and to identify the specific condition(s) met. In connection with our audit, we determined that the Authority did not meet any of the conditions described in Section 218.503(1), *Florida Statutes*.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), *Rules of the Auditor General*, we applied financial condition assessment procedures for the Authority. It is management's responsibility to monitor the Authority's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2, *Rules of the Auditor General*, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Special District Component Units

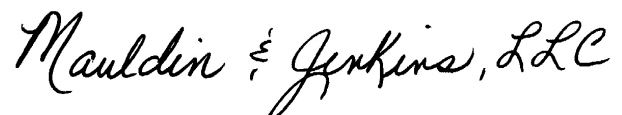
Section 10.554(1)(i)5.c., *Rules of the Auditor General*, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), *Florida Statutes*. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), *Florida Statutes*.

Additional Matters

Section 10.554(1)(i)3., *Rules of the Auditor General*, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, federal and other granting agencies, the Board of Commissioners and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



Bradenton, Florida
March 8, 2021



INDEPENDENT ACCOUNTANT'S REPORT

Members of the Authority Board
Hardee County Industrial Development Authority
Wauchula, Florida

We have examined the Hardee County Industrial Development Authority's (the "Authority") compliance with Section 218.415, *Florida Statutes*, regarding the investment of public funds during the year ended September 30, 2020. Management of the Authority is responsible for the Authority's compliance with those requirements. Our responsibility is to express an opinion on the Authority's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Authority complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Authority complied with the specified requirements. The nature, timing and extent of the procedures selected depend on our judgement, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

Our examination does not provide a legal determination on the Authority's compliance with specified requirements.

In our opinion, the Authority complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2020.

This report is intended solely for the information and use of the Authority and the Auditor General, State of Florida, and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in black ink that reads "Mauldin & Jenkins, LLC". The signature is written in a cursive, flowing style.

Bradenton, Florida
March 8, 2021