



AGENDA

Hardee County Economic Development Council Hardee County Industrial Development Authority

Hardee County BOCC Commission Chambers, 412 West Orange Street, Wauchula, FL Regular Meeting.

6/14/2016 8:30 A.M

Board members

Vanessa Hernandez, Chairwoman | Gene Davis, Vice Chair| Monica Reas | Diana Youmans | Donald Samuels|
John O'Neal | Dottie Conerly | Lory Durrance

	Item	Presenter
Item 1	Call to order	Vanessa Hernandez
Item 2	Approval of agenda	Vanessa Hernandez
Item 3	Approval of Minutes- May 10, 2016	Vanessa Hernandez
Item 4	FYE 2015 Draft Financial Audit presentation	Mike Carter/ Trisha Floyd
Item 5	Florida Pomegranate Association presentation	Cindy Weinstein
Item 6	Request from Community Redevelopment Agency	Jessica Newman
Item 7	Brown Property Purchase Agreement	Bill Lambert/ Ken Evers
Item 8	US 17 South Utilities Extension -GMP provided by Halfacre	Bill Lambert
Item 9	EDA grant submissions	Bill Lambert

Item	Presenter
Item 10 Project Updates/Chair Updates	Bill Lambert/ Vanessa Hernandez
Item 11 Financial Report -Special Revenue Fund Budget Amendments for FYE 2016	Sarah Pelham
Item 12 Announcements/Other Business/Public Comment	Vanessa Hernandez
Item 13 Adjournment	

Hardee County Economic Development Council/Industrial Development Authority
Regular Meeting Minutes
May 10, 2016
Hardee County BOCC

Vanessa Hernandez- Chair-P
Gene Davis- Vice Chair-P
Dottie Conerly-A

Donald Samuels-P
John O'Neal-P
Lory Durrance-P

Diana Youmans-P
Monica Reas-P

The meeting was called to order by Chair Hernandez.

Visiting: Roy Brown, Autumn Blum, Henry Kuhlman, David Royal, Lenora White, Charlie Cox, Rhonda Cole, Kristin Giuliani and Bruce Stayer

County Attorney: Ken Evers

County Commissioners: Sue Birge and Russ Melendy

Press: Michael Kelly

Staff: Bill Lambert, Sarah Pelham and Kristi Schierling

Agenda: Add 9b for Brown property survey. Monica Reas made a motion and was seconded by Lory Durrance to approve the agenda with the addition. Motion passed unanimously.

Minutes: Gene Davis made a motion and was seconded by Monica Reas to approve the 4/12/16 minutes. Motion passed unanimously.

Set Date for Draft Audit Discussion

We should be receiving a draft of the financial audit soon. We need to decide how we would like to receive the audit. Should we have two meetings, one where it is presented and one where it is adopted, or have one meeting where we received the audit and adopt it as well. Director Lambert hopes that any issues will be small. After a short discussion, it was decided to go ahead and have the draft audit presented at our next meeting and continue the meeting on June 17th for adopting the audit.

Stream2Sea contract modification

Before any discussion took place, Lory Durrance abstained due to a banking relationship with the company and/or its principles.

It was brought to our attention that Stream2Sea was involved in litigation. Attorney Evers has talked to Stream2Sea's counsel. We expanded the indemnification clause in the subgrant agreement and added a clause for the litigation. This brings Autumn in personally as well and having her personally guaranteeing the obligation.

A motion was made by Monica Reas and seconded by Gene Davis to approve the first amendment to the sub grant agreement. Lory Durrance abstained. Donald Samuels requested a roll call vote.

Diana Youmans- Yes

Donald Samuels- No

Lory Durrance- Abstain

Monica Reas- Yes

John O'Neal- Yes

Vanessa Hernandez- Yes

Gene Davis- Yes

Motion passes.

Stream2Sea Quarterly Report

Before any discussion took place, Lory Durrance abstained due to a banking relationship with the company and/or its principals.

Stream2Sea's update was provided in the agenda packet. Autumn Blum spoke briefly. The Board did acknowledge the report.

Debut Development Quarterly Report

Debut Development's update was provided in the agenda packet. Kristin Giuliani spoke briefly. The Board did acknowledge the report.

Project Olive budget discussion

The interest in this has been very positive. We would like to do olives and botanicals on a lot in the Commerce Park. The northern area would be row crops and the southern end would be olives. The area being used would be lots 12-15. The proposed budget was provided in the agenda packet. The proposed budget amount is \$144,775.00. Director Lambert asked the Board to consider approving this budget to move forward.

Gene Davis made a motion and was seconded by Lory Durrance to approve the budget. Donald Samuels voted no. Motion passed.

EDA grant cycle submissions discussion

The EDA has changed their procedure this year. On May 24th, the EDA will be holding a mandatory meeting for anyone that thinks they are submitting an application. The EDA will only be funding operational costs for the EDC and the Incubator tenants and no others that may apply for funding. We will be submitting again for EDC funding.

Hogan Street survey

John O'Neal abstains due to having a business relationship with the prospected seller.

Director Lambert has asked to Board for permission to draw up a contract for the Roy Brown property to bring back at the next meeting as well as setting stakes on the property. The board was in agreement that this take place. No actual vote was taken.

Director's Report

The updates are the same as what was stated at last month's meeting. The sign at the entrance of the Commerce Park is deteriorating and Director Lambert would like permission to have someone look at it for rehab. There is rust that is starting to show under the stucco. The board agreed that the sign does need to be repaired.

Before any discussion took place, Lory Durrance abstained due to a banking relationship with Conley Grove and/or its principals. The grove caretaking contract is up. Director Lambert suggested having 3 one year extensions with Conley Grove. They now the property very well and with us pushing up the grove, we would like to extend the contract.

Monica Reas made a motion and was seconded by Donald Samuels to amend the current contract to include the 3 one year renewals and authorize a one year renewal today. Motion passed with Lory Durrance abstaining.

Chair Updates

A few meeting ago, Chair Hernandez said that she would be bringing back salary grades for the staff, Sarah Pelham and Kristi Schierling. Kristi Schierling is currently at \$32,500. Her salary was increased last summer for her increased responsibilities that she has taken on. Sarah Pelham is currently at \$40,400

and has been for the last eight years. Chair Hernandez reviewed the step plan and said that Kristi would be at a 23 and Sarah would be at a 39. Director Lambert will perform yearly evaluations on both and bring those to the board. Their current job descriptions have been updated. Diana Youmans would like to see comparable salary grades. Kristi will get some from the County's HR department. John O'Neal thinks that both a cost of living increase and performance increase are needed.

Financials

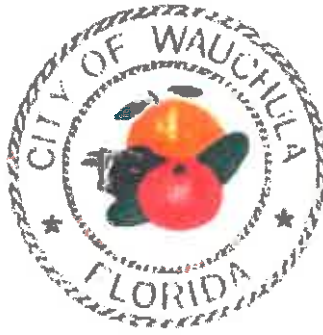
The EDC/IDA financials were accepted as presented with a motion by Monica Reas and a second by Diana Youmans. Motion passed unanimously.

Announcements

The Florida Hospital groundbreaking is scheduled for May 31st at 10am. RSVP's are requested.

**The meeting was adjourned at 11:22am by Chair Hernandez.

126 S. 7th Avenue
Wauchula, Florida 33873



(863) 773-3131
Fax (863) 773-0773

June 9, 2016

Industrial Development Authority
107 E. Main Street
Wauchula, FL. 33873

Dear IDA Board of Directors:

As you know, housing has been a growing issue for some time, so much so that local government felt it was time to take action. In January a joint workshop between the IDA and BOCC was held specifically for that discussion on January 15th and was continued on February 12th. The BOCC revisited the discussion at their regular meeting on March 3rd. Each meeting carried the same four themes:

1. There is a housing shortage
2. The housing shortage lies among the "workforce housing, i.e.; median income housing"
3. The need at this time is for multifamily housing such as apartments or duplexes
4. The risk to a developer is to be too great and therefore incentives or "a carrot" is needed

In February of 2015, the CRA placed a sign on the vacant lot of 231 W. Main Street in hopes of attracting a developer and creating a public/private partnership. Recognizing the benefits provided by the existing downtown apartments, the CRA took another step that September and drafted several concepts for a mixed use development. It wasn't until after hearing the comments from the IDA, BOCC, builders, property owners, and citizens at the aforementioned three public meetings, that the CRA knew they were heading in the right direction.

On April 12, 2016, the CRA issued two separate RFPs; RFP CRA 16-02 Mixed Use Development 231 W. Main Street and RFP CRA 16-03 HC-1 Mixed Use Development. The RFP CRA 16-02 was geared toward the vacant property at 231 W. Main Street owned by the CRA while 16-03 was geared to renovating and retrofitting existing buildings within the downtown to include a residential element.

Both RFPs were posted online with the City of Wauchula, Florida Redevelopment Agency, Demand Star and shared through Prime Vendor, Inc. Print publications included the Herald Advocate and the Tampa Tribune. RFP CRA 16-02 was also posted to the Brownfield Listings, LLC website and RFP CRA 16-03 was mailed to each property owner in HC-1 as listed on record with the Hardee County Property Appraisers Office. The CRA received one submittal for each.

The CRA Board reviewed both submittals at their June 6, 2016 workshop which included draft plans/concepts, bank references, past project experience, rental rates, and construction cost estimates. They also interviewed Clay Cobb of L. Cobb Development, LLC, developer and builder for the proposed 231 W. Main Street project, and Rick Hayes of Orangewood Builders Inc., builder for the proposed 131 W. Main Street project. Together the projects will provide 15 to 17 apartments targeted at the "workforce/median income household". The CRA Board determined that both projects met the needs of the community and were worth trying to accomplish. It is the hope of the CRA that you too will find these projects viable and will have an interest in creating a partnership to help bring them to fruition.

Sincerely,

A handwritten signature in black ink, appearing to read "Jessica Newman". The signature is fluid and cursive, with a large initial "J" and "N".

Jessica Newman
CRA Director

PROJECT BREAKDOWN

NAME: RFP CRA 16-02 Mixed Use Development 231 W. Main Street
DEVELOPER: L. Cobb Development, LLC.
PROJECT COST: \$1,500,000.000
UNITS: 3 commercial spaces @ ~ 1,500 sq ft each
6 residential 2 story apartments – 2 bed/2bath
-an additional 1 to 2 apartments with 1 bed/1bath will be considered
REQUEST: \$350,000

NAME: RFP CRA 16-03 HC-1 Mixed Use Development
DEVELOPER: Jim See
PROJECT COST: \$950,000
UNITS: 1 commercial space @ ~ 900 sq ft
5 residential apartments – 2 bed/2 bath
4 residential apartments – 1 bed/1 bath
REQUEST: \$350,000

TOTAL REQUEST: \$700,000

CRA CONTRIBUTION: \$300,000

IDA CONTRIBUTION: \$400,000

231 W. Main Street



WMB

SCHEMATIC B: 10-TOWNHOMES OVER RETAIL
 231 W. MAIN STREET, WASHINGTON, DC
 ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC.



Kimley-Horn

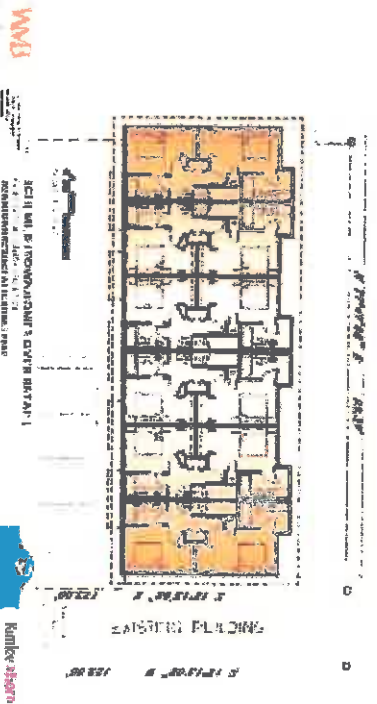


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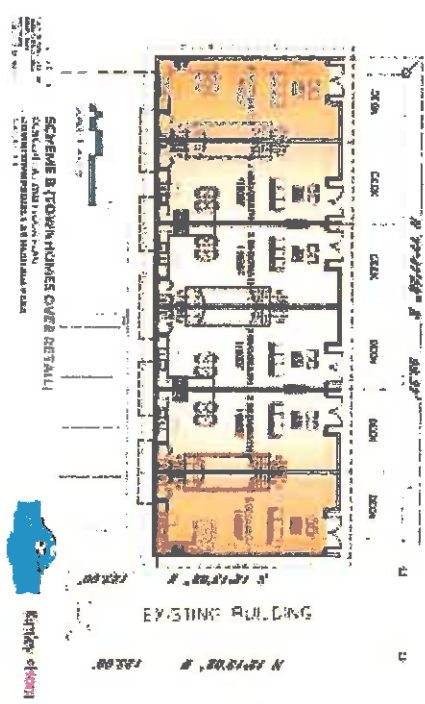


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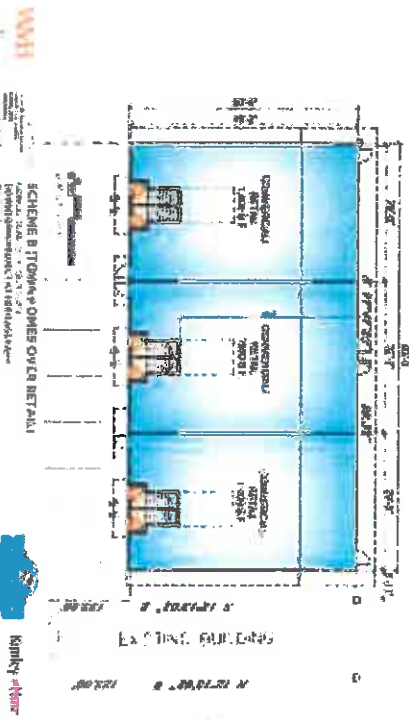


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Kimley-Horn

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this "Agreement") is made and entered into this ____ day of June, 2016, by and between **ROY A. BROWN**, whose address is Post Office Box 1778, Wauchula, Florida 33873 (hereinafter "Seller") and **HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY**, a public agency organized under the laws of the State of Florida, whose address is 107 East Main Street, Wauchula, Florida 33873 (hereinafter "Buyer").

WHEREAS, Seller is the owner of real property located at 717 Sixth Avenue South, Wauchula, Hardee County, Florida (the "property"), identified as follows:

Lot 5, LESS 2 feet off North side for alley, AND the N½ of Lot 6, AND all Lots 17 and 18, Block A, Fosters Addition, being located in Section 10, Township 34 South, Range 25 East, Hardee County, Florida.

Parcel I.D. No. 09-34-25-0270-0000A-0017

WHEREAS, the Seller has agreed to sell, and Buyer has agreed to buy, the property; and

WHEREAS, the terms and conditions of the sale of the property are contained in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as set forth herein.

ARTICLE I **THE PURCHASE**

Subject to the terms and conditions of this Agreement, Seller agrees to sell and Buyer agrees to buy the fee simple title to the property. The sale and purchase of the property shall be for the price and under the terms and conditions set forth in this Agreement.

ARTICLE 2
PURCHASE PRICE, METHOD OF PAYMENT

2.1. Purchase Price. The purchase price of the property (the "purchase price") shall be Two Hundred Fifty Thousand (\$250,000.00) net to Seller, subject to proration of 2016 real property taxes.

ARTICLE 3
TITLE MATTERS AND SURVEY

3.1. Evidence of Title. Within twenty (20) days of effective date, Buyer shall cause a Florida Licensed Title Insurance Company (the "Title Company") to deliver to Buyer an ALTA Commitment for an owner's title insurance policy (hereinafter referred to as the "Commitment") in the amount of the Purchase Price, evidencing that Seller is vested with fee simple marketable title to the property, free and clear of all liens, encumbrances or exceptions whatsoever save and except those exceptions to title which are to be discharged by Seller at or before closing (the "Permitted Exceptions"). If Buyer shall determine the Commitment does not meet the requirements specified above, or that the title of the property is unmarketable for reasons other than the existence of exceptions which are to be discharged by Seller at or before the Closing hereof, Buyer shall notify Seller of that fact in writing within ten (10) days after Buyer's receipt of the Commitment. Such written notices shall specify those liens, encumbrances or exceptions to title which are not contemplated by this Contract to be discharged by Seller at or before closing, any such liens, encumbrances, exceptions or qualifications being hereinafter referred to as "Title Defects."

Seller shall have sixty (60) days following its receipt of written notice of the existence of Title Defects within which to undertake a good faith diligent and continuous effort and, in fact, cure or eliminate the Title Defects to the satisfaction of the Title Company or its Agent in such a manner as to permit the Title Company to endorse the Commitment so as to delete the Title Defects therefrom. If Seller shall in fact cure or eliminate the Title Defects, the Closing shall take place on the date specified in this Contract, or if such date has passed within thirty (30) days after the end of said sixty (60) day period.

If Seller is unable to cure or eliminate the Title Defects within the time allowed, Buyer may elect to terminate this Contract within ten (10) days following the expiration of the sixty (60) day curative period by giving written notice of termination to Seller, or, alternatively, Buyer may elect to close its purchase of the property and accept the conveyance of the property subject to

the Title Defects, in which event the Closing shall take place on the date specified in this Contract, or in the event such date has passed, within thirty (30) days after the end of said sixty (60) day period. If, by giving written notice to Seller within the time allowed, Buyer elects to terminate this Contract because of the existence of uncured Title Defects, Buyer shall be entitled to the return of the Deposit, if any, and, upon the disbursement thereof to Buyer, this Contract and all rights and obligations of the parties hereunder shall terminate and be null and void.

3.2. Survey. Buyer may obtain a survey, at its sole cost and expense, of the property showing all encroachments, overlaps, easements and improvements thereon, including all items reflected in the Commitment. Upon receipt of the survey the Buyer shall notify the Seller in writing specifying those matters reflected on the survey which constitute title defects rendering title unmarketable to the property, the same constituting Title Defects as defined above, and Seller shall diligently undertake necessary action to cure such defects in the manner, and subject to, the provisions of Paragraph 3.1.

ARTICLE 4 **SPECIAL PROVISIONS**

4.1. Consent and Cooperation of Seller. Seller consents to the filing with all appropriate governmental authorities (including, without limitation, Hardee County, the City of Wauchula, the Southwest Florida Water Management District, the applicable utility service providers, U. S. Department of Agriculture and the Florida Department of Environmental Protection and Regulation), the necessary applications required in connection with the intended use of the Property. Seller shall cooperate with Buyer in its efforts to obtain the necessary approvals by providing Buyer with written authorization, granting to Buyer the right to file all such applications on behalf of Seller and Buyer. Such cooperation shall be without expense to the Seller who expressly agrees to join in any application or petition necessary to obtain approvals from applicable governmental authorities.

ARTICLE 5 **CLOSING**

5.1. Closing Date. The closing date ("Closing Date") of the property under this Agreement and the transfer of title and possession of the property shall occur on or before **thirty (30) days from effective date hereof**, unless modified by other provisions of this Contract relating to cure of title defects.

The closing shall be held on the Closing Date provided herein at the office of Kenneth B. Evers, P.A. (who shall act as closing agent and issuer of title policy required herein), 424 West Main Street, Wauchula, Florida 33873, or may be conducted by mail or electronic means.

5.2. Transaction Documents. At the Closing, the Seller and Buyer, as applicable, shall execute and deliver to the Escrow Agent such documents duly executed by Buyer and/or Seller, as applicable, as are contemplated herein or reasonably required to consummate the transaction described by this Agreement including but not limited to documents specified in Section 5.3.

5.3. Seller Deliveries.

Seller shall deliver to the Buyer at closing and after the Buyer has complied with all of the terms and conditions of this agreement, the following documents dated as of the closing date, the delivery and accuracy of which shall be a condition to the Buyer's obligation to consummate the purchase and sale:

a. Warranty Deed. A warranty deed in recordable form, duly executed by the Seller, conveying to the Buyer good, marketable and insurable fee simple title to the property subject only to those exceptions contained in the title commitment, with the legal description provided in the title commitment.

b. Affidavit. A no-lien, gap and exclusive possession affidavit in form and content customarily used in Hardee County, Florida. The no-lien affidavit shall relate to any activity of the Seller at the property within the period that a mechanic's lien can be filed based on such activity prior to the closing.

c. FIRPTA Affidavit. In order to comply with the requirements of the Foreign Investment Real Property Tax Act of 1980 ("FIRPTA"), Seller will deliver to Buyer at closing Seller's Affidavit under penalty of perjury stating the Seller is not a "foreign person," as defined in Section 1445 of the Internal Revenue Code of 1986 and the U.S. Treasury Regulations thereunder, setting forth Seller's taxpayer identification number. Seller represents and warrants to Buyer that its has not made nor does Seller have any knowledge of any transfer of property or any part thereof that is subject to any provisions of FIRPTA that has not been fully complied with by either transferor or transferee.

As required by law, if Seller fails to comply with the requirement of this paragraph, Buyer shall withhold ten percent (10%) of the Purchase Price in lieu of payment thereof to Seller and pay it over instead to the Internal Revenue Service in such form and manner as may be required by law.

5.4. Buyer's Deliveries:

At the closing, and after the Seller has complied with all of the terms and conditions of this Agreement and simultaneously with Seller's delivery of the documents required in Paragraph 5.3, the Buyer shall:

a. Payment. Pay to the Seller by wire transfer of funds or local cashier's check the Purchase Price.

5.5. Allocation of Expenses. Buyer shall pay all closing costs, including documentary stamps on the deed, cost of recording curative instruments and for the promulgated minimum risk rate premium for owner's policy of title insurance.

5.6. Prorations. Real property taxes for the year of Closing, installments on public improvements liens, and special assessments, if any, shall be prorated as of the Closing Date. All real estate special assessments and ad valorem taxes for prior years shall be paid by Seller. For proration purposes it will be assumed real estate taxes are paid with the maximum discount for each payment.

ARTICLE 6 **DEFAULT**

6.1. Notice of Default. No default as to any provision of this Agreement shall be claimed or charged by either party against the other until notice thereof has been given to the defaulting party in writing, and such default remains uncured for a period of ten (10) days after the defaulting party's receipt of such notice.

6.2. Failure of Performance by Buyer. If Buyer fails to perform this Contract within the time specified, including payment of all deposits, the deposit(s) paid by Buyer and deposit(s) agreed to be paid, may be recovered and retained by and for the account of Seller as agreed upon liquidated damages, consideration for the execution of this Contract and in full settlement of any claims; whereupon, Buyer and Seller shall be relieved of all obligations under this Contract.

6.3. Failure of Performance by Seller. If for any reason other than failure of Seller to make Seller's title marketable after diligent effort, Seller fails, neglects or refuses to perform this Contract, Buyer may seek specific

performance or elect to receive the return of Buyer's deposit(s) without thereby waiving any action for damages resulting from Seller's breach.

ARTICLE 7
SELLER'S REPRESENTATIONS AND WARRANTIES

7.1. The Seller warrants and represents to the Buyer that to the best of Seller's knowledge and belief, the following matters are true as of the Effective Date and will be true as of the Closing Date.

A. Authority of Seller. The Seller has full right, power and authority to execute, deliver and perform this Agreement and that the Agreement constitutes the valid and binding obligation of the Seller enforceable against the Seller in accordance with its terms.

B. Environmental. Seller has not used the property for the disposal of any Hazardous Substances. Seller is not aware that the property ever contained nor does it have any knowledge that they currently contain any Hazardous Substances, in violation of any applicable environmental laws or regulations, including but not limited to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act, 42 USC §§ 9601 et seq., any "superlien" laws, any "superfund" laws, or similar federal or state laws, or any successor statutes thereto (the "Environmental Laws"), nor to Seller's knowledge has any "clean-up" of the property occurred pursuant to the Environmental Laws which could give rise to (i) liability on the part of Buyer to reimburse any governmental authority for the costs of such clean-up, nor (ii) a lien or encumbrance on the property.

C. Violations. Seller has no knowledge and has received no notice that the continued ownership, operation, use and occupancy of the property violate any zoning, building, health, flood control, fire or other law, ordinance, order or regulation of any restrictive covenants. Furthermore, Seller has no knowledge of the violations of any federal, state, county or municipal law, ordinance, order, regulation or requirement affecting any portion of the property, and Seller has received no written notice of any such violation issued by any governmental authorities. Seller is not prohibited from consummating the transactions contemplated in this Agreement by any law, regulation, agreement, instrument, restriction, order or judgment.

7.2 Survival. The warranties and representations contained herein shall survive the Closing.

ARTICLE 8
ESCROW AGENT

8.1. Escrow Agent. Buyer and Seller authorize Escrow Agent to receive, deposit and hold funds and other items in escrow and, subject to clearance, disburse them upon proper authorization and in accordance with Florida Law and the terms of this Agreement, including disbursing brokerage fees. The parties agree that Escrow Agent will not be liable to any person for misdelivery of escrowed items to Buyer or Seller, unless the misdelivery is due to Escrow Agent's willful breach of this Agreement or gross negligence. If Escrow Agent interpleads the subject matter of the escrow, Escrow Agent will pay the filing fees and costs from the deposit and will recover reasonable attorneys' fees and costs to be paid from the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party.

ARTICLE 9
1031 EXCHANGE CLAUSE

9.1. 1031 Exchange Clause. Either party may desire and shall thus have the right to utilize any part or all of the consideration payable under this contract for the purpose of a like-kind, tax deferred exchange under Section 1031 of Internal Revenue and the other party agrees to fully cooperate in that regard. This may involve the cooperating party under this contract entering into a contract for acquisition of exchange; paying the proceeds due under this contract to a third party; or entering into an exchange escrow agreement at closing so that the requesting party may effect a deferred exchange. Provided, however, that the cooperating party shall be fully indemnified and held harmless from any liability, but not limited to the following; (a) the cooperating party will receive full credit for all monies expended to accommodate an exchange; (b) the cooperating party will not be liable as to the marketability of the title to be received by the party requesting the exchange; (c) the cooperating party will not be liable for any costs or expenses which are incurred as a result of the exchange.

ARTICLE 10
NOTICES

10.1. Notices. Any notices shall be in writing and shall be deemed to have been properly and timely delivered if such notice is (i) delivered by overnight carrier (notice deemed delivered upon receipt) (ii) mailed, certified or registered mail, return receipt requested, in which case the notice shall be deemed delivered four (4) days after it is deposited in the mail and postmarked

by the U.S. Postal Service. All notices must be addressed to the parties as follows:

BUYER:

Hardee County Industrial
Development Authority
Attention: William R. Lambert, Jr.
107 East Main Street
Wauchula, FL 33873

Kenneth B. Evers, of
Kenneth B. Evers, P.A.
Attorney for Buyer
424 West Main Street
Post Office Drawer 1308
Wauchula, FL 33873-1308

SELLER:

Roy A. Brown
Post Office Box 1778
Wauchula, FL 33873

or at such other addresses, or to the attention of such other person or persons designated by Seller or Buyer, by notice given as herein provided.

10.2. Date of Acceptance. This offer shall remain valid until 5:00 p.m., Tuesday, June 14, 2016, at which time, if not accepted by Buyer, shall be revoked.

10.3. Entire Agreement. This Agreement sets forth all the promises, covenants, agreements, conditions and understandings between the parties and supersedes all prior and contemporaneous agreements and understandings, inducements or conditions, express or implied, oral or written, except as herein contained. This Agreement may be modified only by an agreement in writing signed by the parties.

10.4. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the respective successors and assigns of the parties and, as applicable, to heirs and legal representatives. This Agreement shall be deemed a Florida contract and construed according to the laws of Florida. The proper and exclusive venue for any action concerning this Agreement shall be the Circuit Court in and for Hardee County, Florida.

10.5. Counterparts. This Agreement may be executed by the parties in multiple counterparts, each of which shall be deemed an original, and all of which together shall have the full force and effect of a fully executed Agreement between the parties.

10.6. Time. Time is of the essence in this Agreement.

10.7. Construction. The paragraph headings, captions or abbreviations are used for convenience only and shall not be resorted to for interpretation of this Agreement. Whenever the context so requires, the masculine shall refer to the feminine, the singular shall refer to the plural, and vice versa. Should any provision of this Agreement require interpretation in any judicial, administrative or proceeding or circumstance, this Agreement and any related instruments shall not be construed more strictly against one party than against the other because initial drafts were made and prepared by counsel for one of the parties. This Agreement and any related instruments are the product of extensive negotiations between the parties and both parties have contributed substantially and materially to the final preparation of this Agreement and all related instruments.

10.8. Extension of Time Periods. If the last day of any period of time specified in this Agreement falls on a weekend or legal holiday, such period of time shall be extended through the end of the next business day.

10.9. Attorneys' Fees and Venue. If there is litigation between the parties hereto with respect to this Agreement, the losing party shall pay the prevailing party's costs and expenses reasonably incurred in such litigation, including reasonable attorneys' fees, at both the trial and appellate levels. Venue for any litigation shall be Hardee County, Florida.

10.10. Broker. The parties each represent it has not employed the services of a real estate broker in this transaction.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals as of the day and year set forth below.

SELLER:

BUYER:
HARDEE COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY

ROY A. BROWN

(Date)

By: _____
VANESSA HERNANDEZ (Date)
Chairperson



**HALFACRE CONSTRUCTION COMPANY
TASK ORDER PROPOSAL**

Project: Hardee County IDA - Will Duke Road / US 17 Utilities Extension
No. 1
Date: 05/23/2016

Task:

- 1 Construction of the Will Duke Road / US 17 Utilities Extension project per the plans and specifications as outlined in the construction documents per Chastain Skillman. Please see attached Exhibit A for schedule of values, construction plans, clarifications, and exclusions.

Subtotal	\$ 964,600.00
Overhead	Included
CM Fee	Included
TOTAL	\$ 964,600.00

Please sign that you are in agreement with the price and terms of this Task Order.
This task order will be referenced in the Amendment to the Contract.

Bill Lambert

Date

Sincerely,
Halfacre Construction Company


Greg Williams
Project Manager



06/23/2016

Hardee County IDA - Will Duke Road / US 17 Utilities Extension

Guaranteed Maximum Price (GMP)

General Conditions		
General Liability Insurance	\$	1,450.00
Jobsite Supervision	\$	44,000.00
Project Manager	\$	22,000.00
Travel/Auto Expenses	\$	6,050.00
		<i>Total GCs</i>
		\$ 73,500.00
Reimbursable Items		
Temporary Toilet	\$	762.00
Temporary Telephone	\$	665.00
Small Tools	\$	1,320.00
Dumpster Service	\$	2,000.00
Soil Testing	\$	20,000.00
Misc./ Corrective	\$	2,678.00
		<i>Total Reimbursable</i>
		\$ 27,425.00
Construction		
Site Work - underground utilities: water, sanitary sewer, force-main, lift station	\$	766,165.00
Survey - construction stake-out / as-built drawings	\$	10,000.00
Electrical - conduit installation from utility pole to lift station location	\$	3,000.00
		<i>Total Site Work</i>
		\$ 779,165.00
CONTINGENCY	\$	25,000.00
Bond (1.5%)	\$	13,676.00
CM Fee (5%)	\$	45,934.00
TOTAL PROJECT GMP	\$	964,600.00

See next 1 page for clarifications and exclusions: Exhibit A

May 23, 2016

Hardee County Industrial Development Authority
107 East Main Street
Wauchula, FL 33873

RE: Hardee County IDA – Will Duke Road / US 17 Utilities Extension

Exhibit “A”: Clarifications and Exclusions

To the Guaranteed Maximum Price and Proposed Amendment 15 to the Contract

Construction Plans:

Chastain Skillman: Industrial Development Authority – US 17 Utilities Extension (90% Review: 03-28-16)

1. Cover, G02, G03 (dated 03/28/16), G04 (dated 10/26/15)
2. C01 C02, C03, C04, C05, C06, C07, C08, C09, C10, C11, C12, C13 (dated 03/28/16)
3. D01, D02, D03 (dated 03/28/16)
4. E1.01, E1.02, E2.01, E3.01, E4.01, E5.01 (dated 04/13/16)

Clarifications:

1. General Conditions are based on full time supervision for 22-week construction duration and ½ time project manager for 22-week construction duration
2. Reimbursable items are budget amounts used for miscellaneous construction cost based on job duration and size
3. Site Work / Underground Utilities – per subcontractor bid package
4. Survey – budget for construction stake-out, elevations, and as-built drawings for EOR
5. Electrical – budget to install conduit/primary wiring from utility pole to lift station location
6. Contingency – budget of allowance of \$25,000 for minor changes if necessary
7. This contract is for the water, sanitary sewer, force main, and lift station related items only

Exclusions (not included in the GMP):

1. Permit fees, impact fees, architectural fees, engineering fees, design fees, private utility fees (electric/power, water, phone, internet, etc.), tap and connection fees, etc.
2. Builder’s Risk Insurance
3. Anything not included or mentioned above
4. Electrical transformer or any power company related fees
5. Budget allowance for added costs due to unforeseen conditions – change order will be issued if unforeseen conditions bring forth additional costs to the project

Hardee County Industrial Development Authority
Mosaic Special Revenue Fund - Budget Amendment June 14, 2016
For Fiscal Year October 1, 2015 through September 30, 2016

			Increase / (Decrease)
Utilization and adjustment of Grant Fund Balance Carry forward - Mosaic Fund Allocation:			
Florikan	\$	800,000	
Project Olive		144,775	
Project Malinda		(1,000,000)	
Total Fund Balance Carry forward adjustments for Mosaic Fund Allocations		\$ (55,225)	
 Adjustments:			
Capital Outlay:			
Florikan	\$	800,000	(1)
Project Olive		105,200	(2)
Project Malinda		(1,000,000)	(3)
Grant Expenditures:			
Caretaking		39,575	(2)
Total Adjustments		\$ (55,225)	

(1) - Appropriate capital outlay for real property improvements to the commerce park building.

(2) - Appropriate capital outlay and grant expenditures for olive planting/ caretaking.

(3) - Unappropriate capital outlay for Project Malinda.

Hardee County Economic Development
Balance Sheet
As of May 31, 2016

	<u>May 31, 16</u>
ASSETS	
Current Assets	
Checking/Savings Wauchula State Bank	<u>32,872.77</u>
Total Checking/Savings	<u>32,872.77</u>
Total Current Assets	<u>32,872.77</u>
TOTAL ASSETS	<u><u>32,872.77</u></u>
LIABILITIES & EQUITY	
Equity	
3010 - Unrestrict (retained earnings)	100,009.68
Net Income	<u>-67,136.91</u>
Total Equity	<u>32,872.77</u>
TOTAL LIABILITIES & EQUITY	<u><u>32,872.77</u></u>

Hardee County Economic Development

Profit & Loss

May 2016

06/10/16

Cash Basis

	<u>May 16</u>
Ordinary Income/Expense	
Income	
Rent	5,139.31
Total Income	<u>5,139.31</u>
Expense	
023-0 · Life/Health Insurance	3,819.23
025-0 · Payroll Expenses	14,382.64
031-0 · Professional Services	320.22
040-0 · Travel	2,887.83
043-0 · Utilities	463.81
044-0 · Rentals/Leases	2,297.32
051-0 · Office Supplies	1,224.44
052-0 · Operating Supplies	956.55
054-0 · Books, Dues, & Subscriptions	2,019.89
Total Expense	<u>28,371.93</u>
Net Ordinary Income	<u>-23,232.62</u>
Net Income	<u><u>-23,232.62</u></u>

10:40 AM
06/10/16
Cash Basis

**Hardee County Economic Development
General Ledger
As of May 31, 2016**

Type	Date	Num	Name	Memo	Original Amount	Balance
Wauchula State Bank						
Check	05/02/2016	3608	FI Revell	May 2016	-2,297.32	56,105.39
Check	05/02/2016	3609	William R Lambert	travel and purchase reimburse...	-1,749.25	53,808.07
Check	05/02/2016	3610	Sarah Pelham	March and April 2016 gotomypc	-47.80	52,058.82
Check	05/02/2016	3611	Sandy Meeks	April 2016	-60.00	52,011.02
Check	05/02/2016	3612	City of Wauchula	120260005	-295.48	51,951.02
Check	05/02/2016	3613	Ullrich's Water Conditioning	#753460	-17.50	51,655.54
Check	05/02/2016	3614	Hardee County Chamber of...	March, April and May copier ch...	-939.05	51,638.04
Check	05/02/2016	3615	Office Depot	#833532150001	-82.56	50,698.99
Check	05/02/2016	3616	Cardmember Service	#3114	-4,400.32	50,616.43
Deposit	05/03/2016			Deposit	4,220.31	46,216.11
Check	05/05/2016	debit	ADP		-7,254.36	50,436.42
Deposit	05/13/2016			Deposit	919.00	43,182.06
Check	05/13/2016	debit	ADP		-86.96	44,101.06
Check	05/16/2016	3617	Rapid Systems	Inv# 338503	-168.33	44,014.10
Check	05/16/2016	debit	Florida Blue		-3,819.23	43,845.77
Check	05/19/2016	debit	ADP		-6,954.36	40,026.54
Check	05/24/2016	3618	We Clean Windows	May cleaning	-37.45	33,072.18
Check	05/24/2016	3619	Jessie Wiggins	Inv# 435	-75.00	33,034.73
Check	05/27/2016	debit	ADP		-86.96	32,959.73
Total Wauchula State Bank						32,872.77
1110 - Accounts receivable						0.00
Payment	05/03/2016	6172	Marie Lambert		-4,220.31	-4,220.31
Payment	05/03/2016	6172	Marie Lambert		-4,220.31	-1,838.00
Payment	05/03/2016	6172	Marie Lambert		-4,220.31	0.00
Payment	05/13/2016	0068...	Monica Reas		-919.00	-919.00
Payment	05/13/2016	0068...	Monica Reas		-919.00	0.00
Total 1110 - Accounts receivable						0.00
1299 - Undeposited Funds						0.00
Payment	05/03/2016	6172	Marie Lambert		4,220.31	4,220.31
Deposit	05/03/2016	6172	Marie Lambert	Deposit	-4,220.31	0.00
Payment	05/13/2016	0068...	Monica Reas		919.00	919.00
Deposit	05/13/2016	0068...	Monica Reas	Deposit	-919.00	0.00
Total 1299 - Undeposited Funds						0.00
3010 - Unrestrict (retained earnings)						-100,009.68
Total 3010 - Unrestrict (retained earnings)						-100,009.68
Grants						-100,000.00
Total Grants						-100,000.00
Reimbursements						0.00
Total Reimbursements						0.00
Rent						-7,071.04
Invoice	05/03/2016	107	Marie Lambert	India trip charges 3/27/16-4/1/1...	-2,382.31	-9,453.35
Invoice	05/03/2016	107	Marie Lambert	Business Class upgrade	-1,838.00	-11,291.35
Invoice	05/13/2016	108	Monica Reas	Business Class Upgrade to trip...	-919.00	-12,210.35
Total Rent						-12,210.35
Transfer In - IDA						-12,053.16
Total Transfer In - IDA						-12,053.16
023-0 - Life/Health Insurance						26,181.75
Check	05/16/2016	debit	Florida Blue		3,819.23	30,000.98
Total 023-0 - Life/Health Insurance						30,000.98
025-0 - Payroll Expenses						93,876.02
Check	05/05/2016	debit	ADP		7,254.36	101,130.38
Check	05/13/2016	debit	ADP		86.96	101,217.34
Check	05/19/2016	debit	ADP		6,954.36	108,171.70
Check	05/27/2016	debit	ADP		86.96	108,258.66

10:40 AM
 06/10/16
 Cash Basis

**Hardee County Economic Development
 General Ledger
 As of May 31, 2016**

Type	Date	Num	Name	Memo	Original Amount	Balance
Total 025-0 · Payroll Expenses						108,258.66
031-0 · Professional Services						2,064.21
Check	05/02/2016	3611	Sandy Meeks	April 2016	60.00	2,124.21
Check	05/02/2016	3616	Cardmember Service	lunch meetings and travel dinner	147.77	2,271.98
Check	05/24/2016	3618	We Clean Windows	May Cleaning	37.45	2,309.43
Check	05/24/2016	3619	Jessie Wiggins	Inv# 435	75.00	2,384.43
Total 031-0 · Professional Services						2,384.43
040-0 · Travel						15,637.39
Check	05/02/2016	3609	William R Lambert	travel	656.37	16,293.76
Check	05/02/2016	3616	Cardmember Service	India travel expenses	5,157.77	21,451.53
Check	05/02/2016	3616	Cardmember Service	credit of David Royal's ticket	-2,926.31	18,525.22
Total 040-0 · Travel						18,525.22
043-0 · Utilities						3,296.83
Check	05/02/2016	3612	City of Wauchula	120260005	295.48	3,592.31
Check	05/16/2016	3617	Rapid Systems	Inv# 338503	168.33	3,760.64
Total 043-0 · Utilities						3,760.64
044-0 · Rentals/Leases						16,081.24
Check	05/02/2016	3608	FI Revell	May 2016	2,297.32	18,378.56
Total 044-0 · Rentals/Leases						18,378.56
046-0 · Repairs & Maintenance						148.73
Total 046-0 · Repairs & Maintenance						148.73
048-0 · Promotional						225.48
Total 048-0 · Promotional						225.48
051-0 · Office Supplies						1,547.12
Check	05/02/2016	3609	William R Lambert	2 computers(\$499 each) and of...	1,092.88	2,640.00
Check	05/02/2016	3615	Office Depot	#833532150001	82.56	2,722.56
Check	05/02/2016	3616	Cardmember Service	stamps	49.00	2,771.56
Total 051-0 · Office Supplies						2,771.56
052-0 · Operating Supplies						2,500.85
Check	05/02/2016	3613	Ullrich's Water Conditioning	#753460	17.50	2,518.35
Check	05/02/2016	3614	Hardee County Chamber of...	March, April and May copier ch...	939.05	3,457.40
Total 052-0 · Operating Supplies						3,457.40
054-0 · Books, Dues, & Subscriptions						1,212.81
Check	05/02/2016	3610	Sarah Pelham	March and April gotomypc	47.80	1,260.61
Check	05/02/2016	3616	Cardmember Service	FASD, IEDC, gotomypc, godad...	1,972.09	3,232.70
Total 054-0 · Books, Dues, & Subscriptions						3,232.70
8500 · Misc expenses						256.06
8590 · Other expenses						216.68
Total 8590 · Other expenses						216.68
8500 · Misc expenses - Other						39.38
Total 8500 · Misc expenses - Other						39.38
Total 8500 · Misc expenses						256.06
TOTAL						<u>0.00</u>

Hardee County Economic Development
Profit & Loss
October 2015 through May 2016

	<u>Oct '15 - May 16</u>
Ordinary Income/Expense	
Income	
Grants	100,000.00
Reimbursements	0.00
Rent	12,210.35
Transfer In - IDA	12,053.16
	<hr/>
Total Income	124,263.51
Expense	
023-0 · Life/Health Insurance	30,000.98
025-0 · Payroll Expenses	108,258.66
031-0 · Professional Services	2,384.43
040-0 · Travel	18,525.22
043-0 · Utilities	3,760.64
044-0 · Rentals/Leases	18,378.56
046-0 · Repairs & Maintenance	148.73
048-0 · Promotional	225.48
051-0 · Office Supplies	2,771.56
052-0 · Operating Supplies	3,457.40
054-0 · Books, Dues, & Subscriptions	3,232.70
8500 · Misc expenses	
8590 · Other expenses	216.68
8500 · Misc expenses - Other	39.38
	<hr/>
Total 8500 · Misc expenses	256.06
	<hr/>
Total Expense	191,400.42
	<hr/>
Net Ordinary Income	-67,136.91
	<hr/>
Net Income	<u><u>-67,136.91</u></u>

Payroll Summary

Check Date	Name	Hours	Total Paid	Tax Withheld	Deductions	Net Pay	Check No	Employer Liability	Total Expense
05/19/2016	Lambert Jr, William R	0.00	3,758.05	980.57	0.00	2,777.48	DD	287.49	4,045.54
05/19/2016	Pelham, Sarah W	0.00	1,553.85	232.82	47.53	1,273.50	DD	115.23	1,669.08
05/19/2016	Schierling, Kristi L	0.00	1,250.00	156.28	90.00	1,003.72	DD	88.74	1,338.74
05/05/2016	Lambert Jr, William R	0.00	3,858.05	980.56	0.00	2,877.49	DD	287.49	4,145.54
05/05/2016	Pelham, Sarah W	0.00	1,653.85	232.82	47.53	1,373.50	DD	115.23	1,769.08
05/05/2016	Schierling, Kristi L	0.00	1,350.00	156.28	90.00	1,103.72	DD	88.74	1,438.74
Pay Frequency Totals: Biweekly			\$13,423.80	\$2,739.33	\$275.06	\$10,409.41		\$982.92	\$14,406.72
Total Net Pays for Biweekly frequency: 6									
Company Totals:			\$13,423.80	\$2,739.33	\$275.06	\$10,409.41		\$982.92	\$14,406.72
Total Net Pays for Company: 6									

1 of 1

Company: Hardee County Economic Development
 Check dates from: 5/5/2016 - Payroll 1 to: 5/19/2016 - Payroll 1
 Pay Period from: 04/18/2016 to: 05/15/2016

Date Printed: 06/10/2016 10:37
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Hardee County Economic Development Profit & Loss Budget vs. Actual May 2016

	May 16	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Carry Forward	0.00	8,583.33	-8,583.33	0.0%
Grants	0.00	12,500.00	-12,500.00	0.0%
Reimbursements	0.00	0.00	0.00	0.0%
Rent	5,139.31	916.66	4,222.65	560.7%
Transfer In - IDA	0.00	8,133.34	-8,133.34	0.0%
Total Income	5,139.31	30,133.33	-24,994.02	17.1%
Expense				
Bank Charges	0.00	0.00	0.00	0.0%
Marketing	0.00	0.00	0.00	0.0%
012-0 · Regular Salaries	0.00	0.00	0.00	0.0%
023-0 · Life/Health Insurance	3,819.23	4,166.66	-347.43	91.7%
025-0 · Payroll Expenses	14,382.64	13,333.33	1,049.31	107.9%
031-0 · Professional Services	320.22	833.33	-513.11	38.4%
040-0 · Travel	2,887.83	666.67	2,221.16	433.2%
043-0 · Utilities	463.81	625.00	-161.19	74.2%
044-0 · Rentals/Leases	2,297.32	2,500.00	-202.68	91.9%
045-0 · Insurance	0.00	250.00	-250.00	0.0%
046-0 · Repairs & Maintenance	0.00	83.33	-83.33	0.0%
048-0 · Promotional	0.00	0.00	0.00	0.0%
051-0 · Office Supplies	1,224.44	250.00	974.44	489.8%
052-0 · Operating Supplies	956.55	0.00	956.55	100.0%
054-0 · Books, Dues, & Subscriptions	2,019.89	291.67	1,728.22	692.5%
Total Expense	28,371.93	22,999.99	5,371.94	123.4%
Net Ordinary Income	-23,232.62	7,133.34	-30,365.96	-325.7%
Net Income	-23,232.62	7,133.34	-30,365.96	-325.7%

Hardee County Economic Development Profit & Loss Budget Performance October 2015 through September 2016

	Oct '15 - Sep 16	Budget	Oct '15 - Sep 16	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Carry Forward	0.00	103,000.00	0.00	103,000.00	103,000.00
Grants	100,000.00	150,000.00	100,000.00	150,000.00	150,000.00
Reimbursements	0.00	0.00	0.00	0.00	0.00
Rent	12,210.35	11,000.00	12,210.35	11,000.00	11,000.00
Transfer In - IDA	12,053.16	97,600.00	12,053.16	97,600.00	97,600.00
Total Income	124,263.51	361,600.00	124,263.51	361,600.00	361,600.00
Expense					
Bank Charges	0.00	0.00	0.00	0.00	0.00
Marketing	0.00	0.00	0.00	0.00	0.00
Office Furniture & Equipment	0.00	0.00	0.00	0.00	0.00
012-0 · Regular Salaries	0.00	0.00	0.00	0.00	0.00
023-0 · Life/Health Insurance	30,000.98	50,000.00	30,000.98	50,000.00	50,000.00
025-0 · Payroll Expenses	108,258.66	160,000.00	108,258.66	160,000.00	160,000.00
031-0 · Professional Services	3,723.51	10,000.00	3,723.51	10,000.00	10,000.00
040-0 · Travel	19,139.26	8,000.00	19,139.26	8,000.00	8,000.00
043-0 · Utilities	4,115.46	7,500.00	4,115.46	7,500.00	7,500.00
044-0 · Rentals/Leases	20,675.88	30,000.00	20,675.88	30,000.00	30,000.00
045-0 · Insurance	0.00	3,000.00	0.00	3,000.00	3,000.00
046-0 · Repairs & Maintenance	148.73	1,000.00	148.73	1,000.00	1,000.00
048-0 · Promotional	225.48	0.00	225.48	0.00	0.00
051-0 · Office Supplies	2,942.95	3,000.00	2,942.95	3,000.00	3,000.00
052-0 · Operating Supplies	3,474.90	0.00	3,474.90	0.00	0.00
053-0 · Cell phone reimbursement	0.00	2,000.00	0.00	2,000.00	2,000.00
054-0 · Books, Dues, & Subscriptions	3,445.64	3,500.00	3,445.64	3,500.00	3,500.00
8500 · Misc expenses					
8590 · Other expenses	216.68		216.68		
8500 · Misc expenses - Other	39.38		39.38		
Total 8500 · Misc expenses	256.06		256.06		
Total Expense	196,407.51	278,000.00	196,407.51	278,000.00	278,000.00
Net Ordinary Income	-72,144.00	83,600.00	-72,144.00	83,600.00	83,600.00
Net Income	-72,144.00	83,600.00	-72,144.00	83,600.00	83,600.00

Hardee County Economic Development
Profit & Loss Budget Overview
October 2015 through September 2016

	Oct '16	Nov '15	Dec '15	Jan '16	Feb '16	Mar '16	Apr '16	May '16	Jun '16	Jul '16	Aug '16	Sep '16	TOTAL Oct '15 - Sep '16
Ordinary Income/Expense													
Income													
Carry Forward	8,583.34	8,583.34	8,583.34	8,583.33	8,583.33	8,583.33	8,583.33	8,583.33	8,583.33	8,583.33	8,583.33	8,583.34	103,000.00
Grants	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	150,000.00
Reimbursements	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rent	916.67	916.67	916.67	916.67	916.67	916.67	916.68	916.68	916.68	916.68	916.67	916.67	11,000.00
Transfer In - IDA	8,133.33	8,133.27	8,133.34	8,133.34	8,133.34	8,133.34	8,133.34	8,133.34	8,133.34	8,133.34	8,133.34	8,133.34	87,600.00
Total Income	30,133.34	30,133.28	30,133.35	30,133.34	30,133.34	30,133.34	30,133.33	30,133.33	30,133.33	30,133.33	30,133.34	30,133.35	361,600.00
Expense													
Bank Charges	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Marketing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Office Furniture & Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
012-0 - Regifer Salaries	4,186.67	4,186.67	4,186.67	4,186.67	4,186.67	4,186.67	4,186.68	4,186.68	4,186.68	4,186.68	4,186.67	4,186.67	50,000.00
023-0 - Life/Health Insurance	13,333.34	13,333.33	13,333.33	13,333.33	13,333.33	13,333.33	13,333.33	13,333.33	13,333.33	13,333.33	13,333.34	13,333.34	160,000.00
031-0 - Payroll Expenses	833.34	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.34	833.34	10,000.00
040-0 - Professional Services	686.67	686.66	686.66	686.66	686.67	686.67	686.67	686.67	686.67	686.67	686.67	686.67	8,000.00
043-0 - Travel	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	7,500.00
044-0 - Utilities	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	30,000.00
045-0 - Insurance	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
046-0 - Repairs & Maintenance	83.34	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.33	83.34	83.34	1,000.00
049-0 - Promotional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
051-0 - Office Supplies	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	3,000.00
052-0 - Operating Supplies	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
053-0 - Call phone reimbursement	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	5,000.00
054-0 - Books, Dues, & Subscriptions	291.67	291.66	291.66	291.66	291.66	291.67	291.67	291.67	291.67	291.67	291.67	291.67	3,500.00
Total Expense	23,400.03	23,398.98	23,399.98	23,399.98	23,399.98	23,399.98	23,399.98	23,399.98	23,399.98	23,399.98	23,399.98	23,399.98	278,000.00
Net Ordinary Income	6,733.31	6,733.30	6,733.37	6,733.36	6,733.36	6,733.36	6,733.35	6,733.35	6,733.35	6,733.35	6,733.36	6,733.37	83,600.00
Net Income	6,733.31	6,733.30	6,733.37	6,733.36	6,733.36	6,733.36	6,733.35	6,733.35	6,733.35	6,733.35	6,733.36	6,733.37	83,600.00

Hardee County Economic Development Reconciliation Detail

Wauchula State Bank, Period Ending 05/31/2016

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						
Cleared Transactions						56,763.00
Checks and Payments - 18 items						
Check	04/07/2016	3604	William R Lambert	X	-1,032.75	-1,032.75
Check	04/07/2016	3605	We Clean Windows	X	-37.45	-1,070.20
Check	05/02/2016	3616	Cardmember Service	X	-4,400.32	-5,470.52
Check	05/02/2016	3608	FI Revell	X	-2,297.32	-7,767.84
Check	05/02/2016	3609	William R Lambert	X	-1,749.25	-9,517.09
Check	05/02/2016	3614	Hardee County Cha...	X	-939.05	-10,456.14
Check	05/02/2016	3612	City of Wauchula	X	-295.48	-10,751.62
Check	05/02/2016	3615	Office Depot	X	-82.56	-10,834.18
Check	05/02/2016	3611	Sandy Meeks	X	-60.00	-10,894.18
Check	05/02/2016	3610	Sarah Pelham	X	-47.80	-10,941.98
Check	05/02/2016	3613	Ullrich's Water Cond...	X	-17.50	-10,959.48
Check	05/05/2016	debit	ADP	X	-7,254.36	-18,213.84
Check	05/13/2016	debit	ADP	X	-86.96	-18,300.80
Check	05/16/2016	debit	Florida Blue	X	-3,819.23	-22,120.03
Check	05/16/2016	3617	Rapid Systems	X	-168.33	-22,288.36
Check	05/19/2016	debit	ADP	X	-6,954.36	-29,242.72
Check	05/24/2016	3619	Jessie Wiggins	X	-75.00	-29,317.72
Check	05/27/2016	debit	ADP	X	-86.96	-29,404.68
Total Checks and Payments					-29,404.68	-29,404.68
Deposits and Credits - 2 Items						
Deposit	05/03/2016			X	4,220.31	4,220.31
Deposit	05/13/2016			X	919.00	5,139.31
Total Deposits and Credits					5,139.31	5,139.31
Total Cleared Transactions					-24,265.37	-24,265.37
Cleared Balance					-24,265.37	32,497.63
Uncleared Transactions						
Checks and Payments - 1 item						
Check	05/24/2016	3618	We Clean Windows		-37.45	-37.45
Total Checks and Payments					-37.45	-37.45
Deposits and Credits - 2 Items						
General Journal	12/04/2013	wbw10R	The Economist		179.95	179.95
Deposit	05/27/2015				232.64	412.59
Total Deposits and Credits					412.59	412.59
Total Uncleared Transactions					375.14	375.14
Register Balance as of 05/31/2016					-23,890.23	32,872.77
Ending Balance					-23,890.23	32,872.77

Hardee County Industrial Development Authority
Balance Sheet
 As of May 31, 2016

	May 31, 16
ASSETS	
Current Assets	
Checking/Savings	
101004 · WSB Mosaic (SR)	8,774,194.95
101007 · WSB-Florikan Deposit Acct (SR)	100,106.97
101009 · WSB Sales (GF)	618,902.25
101011 · Mosaic Disbursement Acct (SR)	79.77
101012 · Incubator Account (GF)	38.30
Total Checking/Savings	9,493,322.24
Accounts Receivable	
115001 · Accounts Receivable Rental Inc	6,133.53
Total Accounts Receivable	6,133.53
Other Current Assets	
133006 · Prepaid Insurance	7,094.69
Total Other Current Assets	7,094.69
Total Current Assets	9,506,550.46
Fixed Assets	
Land Available for Sale	
161908 · Original Purchase Hwy 62 Propert	887,943.00
161909 · Original Purchase Park Improvem	73,008.61
161910 · Terrel Property	1,141,500.00
161911 · Original Purchase less propsold	-811,468.54
161912 · Contribution of Lot 13B/improv	34,525.00
Total Land Available for Sale	1,325,508.07
Total Fixed Assets	1,325,508.07
Other Assets	
Due From Other Funds	
140001 · Due from GF	1,038,547.73
240000 · Due to SR	-1,038,547.73
Total Due From Other Funds	0.00
Due From Other Governments	
133001 · Due from EDA	516,528.88
Total Due From Other Governments	516,528.88
1330131 · Rapid Systems Note	127,878.00
1330132 · Allowance for Uncollectible Not	-127,878.00
Total Other Assets	516,528.88
TOTAL ASSETS	11,348,587.41
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
202000 · Accounts Payable	8,100.00
Total Accounts Payable	8,100.00
Other Current Liabilities	
220000 · Prepaid Rent	8,872.00
220002 · Rental Deposit - Florikan	100,106.97
220004 · Sales Tax Payable	538.55
Total Other Current Liabilities	109,517.52
Total Current Liabilities	117,617.52

Hardee County Industrial Development Authority

Balance Sheet

As of May 31, 2016

	May 31, 16
Total Liabilities	<u>117,617.52</u>
Equity	
Fund Balance	
3000 · Nonspendable	1,325,508.07
3001 · Restriced for Economic Dev Proj	7,331,806.04
3002 · Assigned	27,933.00
3003 · Unassigned	<u>-274,566.71</u>
Total Fund Balance	8,410,680.40
Net Income	<u>2,820,289.49</u>
Total Equity	<u>11,230,969.89</u>
TOTAL LIABILITIES & EQUITY	<u><u>11,348,587.41</u></u>

Hardee County Industrial Development Authority

Profit & Loss

May 2016

06/10/16

Accrual Basis

	<u>May 16</u>
Ordinary Income/Expense	
Income	
337500 · EDA Proceeds Gen FD	476,291.65
361100 · Interest Income gen fd	15.41
361101 · Interest income Mosaic accts	639.39
362001 · Rental Income	19,660.18
369901 · Fruit Income	14,440.53
369902 · Misc. Income Gen Fd	59.01
369905 · Mosaic Grant Revenue	4,000,000.00
Total Income	<u>4,511,106.17</u>
Expense	
5193100 · Professional Fees Legal	3,915.00
5193105 · Professional Fees	7,920.00
519320 · Accounting and audlt	8,000.00
519321 · Meeting Security	105.00
5193400 · Landscaping and Grounds	1,280.00
5194301 · Utilities	4,395.19
519450 · Insurance Expense	4,722.87
519460 · Repairs and Maintenance GF	3,162.00
5194601 · Repairs and Maintenance	586.50
519480 · Advertising	71.15
5195206 · Grove Caretaking/Fertilizer	1,474.00
51954 · Dues, Subscriptions, Membership	75.00
519840 · Grant expenses	232,309.47
519843 · Grant expense- Stream 2 Sea	28,368.64
519844 · Grant Expenses- Bees&Botanicals	9,000.00
6000 · Capital Outlay	122,982.03
Total Expense	<u>428,366.85</u>
Net Ordinary Income	<u>4,082,739.32</u>
Net Income	<u><u>4,082,739.32</u></u>

Hardee County Industrial Development Authority
Profit & Loss by Class
 May 2016

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 06/10/16
 Accrual Basis

	Administrative (General Fund)	Corridor Group (General Fund)	Grove (General Fund)
Ordinary Income/Expense			
Income			
337500 · EDA Proceeds Gen FD	0.00	422,749.65	0.00
361100 · Interest Income gen fd	0.00	0.00	0.00
361101 · Interest Income Mosaic accts	0.00	0.00	0.00
362001 · Rental Income	0.00	0.00	0.00
369901 · Fruit Income	0.00	0.00	14,440.53
369902 · Misc. Income Gen Fd	0.00	0.00	0.00
369905 · Mosaic Grant Revenue	0.00	0.00	0.00
Total Income	0.00	422,749.65	14,440.53
Expense			
5193100 · Professional Fees Legal	3,915.00	0.00	0.00
5193105 · Professional Fees	0.00	0.00	0.00
519320 · Accounting and audit	8,000.00	0.00	0.00
519321 · Meeting Security	0.00	0.00	0.00
5193400 · Landscaping and Grounds	0.00	0.00	0.00
5194301 · Utilities	0.00	0.00	0.00
519450 · Insurance Expense	0.00	0.00	0.00
519460 · Repairs and Maintenance GF	0.00	0.00	0.00
5194601 · Repairs and Maintenance	0.00	0.00	0.00
519480 · Advertising	0.00	0.00	0.00
5195206 · Grove Caretaking/Fertilizer	0.00	0.00	1,474.00
51954 · Dues, Subscriptions, Membership	0.00	0.00	0.00
519840 · Grant expenses	0.00	0.00	0.00
519843 · Grant expense- Stream 2 Sea	0.00	0.00	0.00
519844 · Grant Expenses- Bees&Botanicals	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	0.00
Total Expense	11,915.00	0.00	1,474.00
Net Ordinary Income	-11,915.00	422,749.65	12,966.53
Net Income	-11,915.00	422,749.65	12,966.53

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Accrual Basis

Hardee County Industrial Development Authority

Profit & Loss by Class

May 2016

	Incubator (General Fund)	Property Management (General Fund)	Spec Building 4 (TechRiver) (General Fund)
Ordinary Income/Expense			
Income			
337500 · EDA Proceeds Gen FD	53,542.00	0.00	0.00
361100 · Interest Income gen fd	0.00	0.00	0.00
361101 · Interest Income Mosaic accts	0.00	0.00	0.00
362001 · Rental Income	0.00	1,094.22	7,693.50
369901 · Fruit Income	0.00	0.00	0.00
369902 · Misc. Income Gen Fd	0.00	0.00	0.00
369805 · Mosaic Grant Revenue	0.00	0.00	0.00
Total Income	53,542.00	1,094.22	7,693.50
Expense			
5193100 · Professional Fees Legal	0.00	0.00	0.00
5193105 · Professional Fees	7,920.00	0.00	0.00
519320 · Accounting and audit	0.00	0.00	0.00
519321 · Meeting Security	0.00	0.00	0.00
5193400 · Landscaping and Grounds	0.00	1,100.00	0.00
5194301 · Utilities	0.00	404.93	1,704.71
519450 · Insurance Expense	0.00	0.00	0.00
519460 · Repairs and Maintenance GF	0.00	0.00	0.00
5194601 · Repairs and Maintenance	0.00	0.00	2,987.00
519480 · Advertising	0.00	0.00	0.00
5195206 · Grove Caretaking/Fertilizer	0.00	0.00	0.00
51954 · Dues, Subscriptions, Membership	0.00	0.00	0.00
519840 · Grant expenses	83,152.30	0.00	75.00
519843 · Grant expense- Stream 2 Sea	28,368.64	0.00	0.00
519844 · Grant Expenses- Bees&Botanicals	9,000.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	0.00
Total Expense	128,440.94	1,504.93	4,766.71
Net Ordinary Income	-74,898.94	-410.71	2,926.79
Net Income	-74,898.94	-410.71	2,926.79

Hardee County Industrial Development Authority
Profit & Loss by Class
 May 2016

	Spec Building 5 (PFM) (General Fund)	Spec Building 6 (Florikan) (General Fund)	Spec Buildings 1 & 3 (Keyplex) (General Fund)
Ordinary Income/Expense			
Income			
337500 · EDA Proceeds Gen FD	0.00	0.00	0.00
361100 · Interest Income gen fd	0.00	0.00	0.00
361101 · Interest Income Mosaic accts	0.00	0.00	0.00
362001 · Rental Income	0.00	0.00	10,872.46
369901 · Fruit Income	0.00	0.00	0.00
369902 · Misc. Income Gen Fd	0.00	0.00	0.00
369905 · Mosaic Grant Revenue	0.00	0.00	0.00
Total Income	0.00	0.00	10,872.46
Expense			
5193100 · Professional Fees Legal	0.00	0.00	0.00
5193105 · Professional Fees	0.00	0.00	0.00
519320 · Accounting and audit	0.00	0.00	0.00
519321 · Meeting Security	0.00	0.00	0.00
5193400 · Landscaping and Grounds	0.00	0.00	0.00
5194301 · Utilities	0.00	0.00	0.00
519450 · Insurance Expense	1,010.56	3,712.31	0.00
519460 · Repairs and Maintenance GF	0.00	0.00	0.00
5194601 · Repairs and Maintenance	0.00	0.00	0.00
519480 · Advertising	0.00	0.00	0.00
5195206 · Grove Caretaking/Fertilizer	0.00	0.00	0.00
51954 · Dues, Subscriptions, Membership	0.00	0.00	0.00
519840 · Grant expenses	0.00	0.00	0.00
519843 · Grant expense- Stream 2 Sea	0.00	0.00	0.00
519844 · Grant Expenses- Bees&Botanicals	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	0.00
Total Expense	1,010.56	3,712.31	0.00
Net Ordinary Income	-1,010.56	-3,712.31	10,872.46
Net Income	-1,010.56	-3,712.31	10,872.46

Hardee County Industrial Development Authority
Profit & Loss by Class
 May 2016

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 Accrual Basis

	General Fund - Other (General Fund)	Total General Fund	Florida Hospital Relocation (Special Revenue)
Ordinary Income/Expense			
Income			
337500 · EDA Proceeds Gen FD	0.00	476,291.65	0.00
361100 · Interest Income gen fd	15.41	15.41	0.00
361101 · Interest Income Mosaic accts	0.00	0.00	0.00
362001 · Rental Income	0.00	19,660.18	0.00
369901 · Fruit Income	0.00	14,440.53	0.00
369902 · Misc. Income Gen Fd	59.01	59.01	0.00
369905 · Mosaic Grant Revenue	0.00	0.00	0.00
Total Income	74.42	510,466.78	0.00
Expense			
5193100 · Professional Fees Legal	0.00	3,915.00	0.00
5193105 · Professional Fees	0.00	7,920.00	0.00
519320 · Accounting and audit	0.00	8,000.00	0.00
519321 · Meeting Security	105.00	105.00	0.00
5193400 · Landscaping and Grounds	0.00	1,100.00	0.00
5194301 · Utilities	0.00	2,109.64	0.00
519450 · Insurance Expense	0.00	4,722.87	0.00
519460 · Repairs and Maintenance GF	0.00	2,987.00	0.00
5194601 · Repairs and Maintenance	0.00	0.00	0.00
519480 · Advertising	71.15	71.15	0.00
5195206 · Grove Caretaking/Fertilizer	0.00	1,474.00	0.00
51954 · Dues, Subscriptions, Membership	0.00	75.00	0.00
519840 · Grant expenses	0.00	83,152.30	0.00
519843 · Grant expense- Stream 2 Sea	0.00	28,368.64	142,000.00
519844 · Grant Expenses- Bees&Botanicals	0.00	9,000.00	0.00
6000 · Capital Outlay	5,880.00	5,880.00	0.00
Total Expense	6,056.15	158,880.60	142,000.00
Net Ordinary Income	-5,981.73	351,586.18	-142,000.00
Net Income	-5,981.73	351,586.18	-142,000.00

Hardee County Industrial Development Authority
Profit & Loss by Class
 May 2016

	IDA Marketing Program (Special Revenue)	Incubator (Special Revenue)	Special Revenue - Other (Special Revenue)
Ordinary Income/Expense			
Income			
337500 · EDA Proceeds Gen FD	0.00	0.00	0.00
361100 · Interest Income gen fd	0.00	0.00	0.00
361101 · Interest Income Mosaic accts	0.00	0.00	639.39
362001 · Rental Income	0.00	0.00	0.00
369901 · Fruit Income	0.00	0.00	0.00
369902 · Misc. Income Gen Fd	0.00	0.00	0.00
369905 · Mosaic Grant Revenue	0.00	0.00	4,000,000.00
Total Income	0.00	0.00	4,000,639.39
Expense			
5193100 · Professional Fees Legal	0.00	0.00	0.00
5193105 · Professional Fees	0.00	0.00	0.00
519320 · Accounting and audit	0.00	0.00	0.00
519321 · Meeting Security	0.00	0.00	0.00
5193400 · Landscaping and Grounds	0.00	180.00	0.00
5194307 · Utilities	0.00	2,285.55	0.00
519450 · Insurance Expense	0.00	0.00	0.00
519460 · Repairs and Maintenance GF	0.00	175.00	0.00
5194607 · Repairs and Maintenance	0.00	586.50	0.00
519480 · Advertising	0.00	0.00	0.00
5195206 · Grove Caretaking/Fertilizer	0.00	0.00	0.00
51954 · Dues, Subscriptions, Membership	0.00	0.00	0.00
519840 · Grant expenses	11,009.67	0.00	0.00
519843 · Grant expense- Stream 2 Sea	0.00	0.00	0.00
519844 · Grant Expenses- Bees&Botanicals	0.00	0.00	0.00
6000 · Capital Outlay	0.00	117,102.03	0.00
Total Expense	11,009.67	120,329.08	0.00
Net Ordinary Income	-11,009.67	-120,329.08	4,000,639.39
Net Income	-11,009.67	-120,329.08	4,000,639.39

Hardee County Industrial Development Authority
Profit & Loss by Class
 May 2016

	Total Special Revenue	Unclassified	TOTAL
Ordinary Income/Expense			
Income			
337500 · EDA Proceeds Gen FD	0.00	0.00	476,291.65
361100 · Interest Income gen fd	0.00	0.00	15.41
381101 · Interest Income Mosaic accts	639.39	0.00	639.39
362001 · Rental Income	0.00	0.00	19,660.18
369901 · Fruit Income	0.00	0.00	14,440.53
369902 · Misc. Income Gen Fd	0.00	0.00	59.01
369905 · Mosaic Grant Revenue	4,000,000.00	0.00	4,000,000.00
Total Income	4,000,639.39	0.00	4,511,106.17
Expense			
5193100 · Professional Fees Legal	0.00	0.00	3,915.00
5193105 · Professional Fees	0.00	0.00	7,920.00
519320 · Accounting and audit	0.00	0.00	8,000.00
519321 · Meeting Security	0.00	0.00	105.00
5193400 · Landscaping and Grounds	180.00	0.00	1,280.00
5194301 · Utilities	2,285.55	0.00	4,395.19
519450 · Insurance Expense	0.00	0.00	4,722.87
519460 · Repairs and Maintenance GF	175.00	0.00	3,162.00
5194601 · Repairs and Maintenance	586.50	0.00	586.50
519480 · Advertising	0.00	0.00	71.15
5195206 · Grove Caretaking/Fertilizer	0.00	0.00	1,474.00
51954 · Dues, Subscriptions, Membership	0.00	0.00	75.00
519840 · Grant expenses	153,009.67	-3,852.50	232,309.47
519843 · Grant expense- Stream 2 Sea	0.00	0.00	28,368.64
519844 · Grant Expenses- Bees&Botanicals	0.00	0.00	9,000.00
6000 · Capital Outlay	117,102.03	0.00	122,982.03
Total Expense	273,338.75	-3,852.50	428,366.85
Net Ordinary Income	3,727,300.64	3,852.50	4,082,739.32
Net Income	<u>3,727,300.64</u>	<u>3,852.50</u>	<u>4,082,739.32</u>

Hardee County Industrial Development Authority

06/10/16

General Ledger

Accrual Basis

As of May 31, 2016

Type	Date	Num	Name	Memo	Amount	Balance
101004 · WSB Mosaic (SR)						
Check	05/02/2016	1171	Hardee County IDA	transfer for In...	-118,617.11	5,041,329.84
General Journal	05/16/2016	wbw1...	Tucker Hall	Reverse of G...	3,852.50	4,922,712.73
Check	05/16/2016	1172	Tucker Hall	Inv# 04269	-7,157.17	4,926,565.23
Check	05/16/2016	1173	Tucker Hall	Inv# 04202	-3,852.50	4,919,408.06
Check	05/24/2016	1174	City of Wauchula	Conveyance ...	-142,000.00	4,915,555.56
Deposit	05/31/2016			Deposit	639.39	4,773,555.56
Deposit	05/31/2016			Deposit	4,000,000.00	4,774,194.95
Total 101004 · WSB Mosaic (SR)					3,732,865.11	8,774,194.95
101007 · WSB-Florikan Deposit Acct (SR)						
Transfer	05/31/2016			Funds Transfer	4.24	100,102.73
Total 101007 · WSB-Florikan Deposit Acct (SR)					4.24	100,106.97
101009 · WSB Sales (GF)						
Deposit	05/02/2016			Deposit	14,440.53	83,656.59
Check	05/02/2016	2032	Kenneth Evers PA	Inv# 10604	-600.00	98,097.12
Check	05/02/2016	2033	Century Link	#430282943	-123.93	97,497.12
Check	05/02/2016	2034	City of Wauchula	#130519000	-276.86	97,373.19
Check	05/02/2016	2035	Halfacre Construction	Inv# 3324	-7,920.00	97,096.33
Deposit	05/05/2016			Deposit	3,278.48	89,176.33
Deposit	05/05/2016			Deposit	62,276.14	92,454.81
Check	05/09/2016	2036	Hardee County Dis...	Inv# U32161	-342.63	154,730.95
Check	05/09/2016	2037	Herald Advocate	ad for corrido...	-71.15	154,388.32
Check	05/09/2016	2038	Conley Grove Servi...	Grove	-1,474.00	154,317.17
Check	05/09/2016	2039	CliftonLarsonAllen, ...	Inv# 1261232	-8,000.00	152,843.17
Check	05/09/2016	2040	Redding Lawn & La...	Inv# 3931	-1,100.00	144,843.17
Check	05/09/2016	2041	Kenneth Evers PA	Inv# 10614	-1,080.00	143,743.17
Check	05/09/2016	2042	Gator Heating and ...	Inv # 6588 A...	-2,987.00	142,663.17
Deposit	05/09/2016			Deposit	663.59	139,676.17
Check	05/11/2016	2044	Debut Development	Reimburse...	-29,610.30	140,339.76
Check	05/11/2016	2045	Stream 2 Sea, LLC	April reimbur...	-13,538.66	110,729.46
Deposit	05/11/2016			Deposit	5,653.32	97,190.80
Deposit	05/13/2016			Deposit	189.80	102,844.12
Deposit	05/13/2016			Deposit	1,094.22	103,033.92
Deposit	05/16/2016			Deposit	420,760.83	104,128.14
Check	05/16/2016	2046	Seed Media, Inc	Inv# 3033	-9,000.00	524,888.97
Check	05/16/2016	2047	PRECO	#111163001	-2,542.08	515,888.97
Check	05/16/2016	2048	Eric Harrison	IDA meeting ...	-105.00	513,346.89
Check	05/16/2016	2049	Stream 2 Sea, LLC	April reimbur...	-14,829.98	513,241.89
Check	05/16/2016	2050	Kenneth Evers PA	Inv# 10617	-990.00	498,411.91
Deposit	05/17/2016			Deposit	10,872.46	497,421.91
Deposit	05/18/2016			Deposit	832.67	508,294.37
Deposit	05/24/2016			Deposit	2,785.77	509,127.04
Deposit	05/24/2016			Deposit	104,766.12	511,912.81
Deposit	05/24/2016			Deposit	9,812.84	616,678.93
Check	05/24/2016	2051	Bureau of Elevator ...	License# 497...	-75.00	626,491.77
Check	05/24/2016	2052	PRECO	111163002,1...	-404.93	626,416.77
Check	05/24/2016	2053	Kenneth Evers PA	Inv# 10619	-1,245.00	626,011.84
Check	05/24/2016	2054	Chastain Skillman	Inv# 126014	-5,880.00	624,766.84
Deposit	05/31/2016			Deposit	15.41	618,886.84
Total 101009 · WSB Sales (GF)					535,245.66	618,902.25
101011 · Mosaic Disbursement Acct (SR)						
Check	05/02/2016	1171	Hardee County IDA	Transfer for l...	118,617.11	1,791.74
Check	05/02/2016	1256	City of Wauchula	#140261002	-2,000.74	120,408.85
Check	05/02/2016	1257	Halfacre Construction	Incubator Mis...	-116,616.37	118,408.11
Check	05/09/2016	1258	Mid State Fire Equi...	Inv# 60677	-586.50	1,791.74
Check	05/09/2016	1259	Redding Lawn & La...	Inv# 3931	-180.00	1,205.24
Check	05/09/2016	1260	Rapid Systems	Inv# 338502	-165.21	1,025.24
Check	05/16/2016	1261	Wells Fargo Equip...	Inv# 3001590...	-485.66	860.03
Check	05/16/2016	1262	Clarke Pest Control...	Inv# 76167	-175.00	374.37
Check	05/24/2016	1263	Century Link	#438987601	-119.60	199.37
Total 101011 · Mosaic Disbursement Acct (SR)					-1,711.97	79.77
101012 · Incubator Account (GF)						
						38.30

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General Ledger

Accrual Basis

As of May 31, 2016

Type	Date	Num	Name	Memo	Amount	Balance	
Total 101012 · Incubator Account (GF)						38.30	
115001 · Accounts Receivable Rental Inc						6,264.32	
Invoice	05/02/2016	133	Caresync, Inc		9,812.84	16,077.16	
Invoice	05/02/2016	134	Keyplex		10,872.46	26,949.62	
Invoice	05/06/2016	135	Kelly Griffin		53.70	27,003.32	
Payment	05/12/2016		Don Chancey		-136.10	26,867.22	
Payment	05/12/2016		Kelly Griffin		-53.70	26,813.52	
Payment	05/17/2016	2713	Keyplex		-10,872.46	15,941.06	
Payment	05/24/2016	3551	Caresync, Inc		-9,812.84	6,128.22	
Invoice	05/31/2016	136	Henry Kuhlman		5.31	6,133.53	
Total 115001 · Accounts Receivable Rental Inc						-130.79	6,133.53
133003 · Due from EDC						0.00	
Total 133003 · Due from EDC						0.00	
12000 · Undeposited Funds						0.00	
Payment	05/12/2016		Don Chancey		136.10	136.10	
Payment	05/12/2016		Kelly Griffin		53.70	189.80	
Deposit	05/13/2016		Don Chancey	Deposit	-136.10	53.70	
Deposit	05/13/2016		Kelly Griffin	Deposit	-53.70	0.00	
Payment	05/17/2016	2713	Keyplex		10,872.46	10,872.46	
Deposit	05/17/2016	2713	Keyplex	Deposit	-10,872.46	0.00	
Payment	05/24/2016	3551	Caresync, Inc		9,812.84	9,812.84	
Deposit	05/24/2016	3551	Caresync, Inc	Deposit	-9,812.84	0.00	
Total 12000 · Undeposited Funds						0.00	0.00
133006 · Prepaid Insurance						11,817.56	
General Journal	05/31/2016	wbw1...		To expense ...	-1,010.56	10,807.00	
General Journal	05/31/2016	wbw1...		To expense ...	-3,712.31	7,094.69	
Total 133006 · Prepaid Insurance						-4,722.87	7,094.69
133007 · Due from Incubator subgrantees						87,177.06	
Deposit	05/05/2016	1229		Debut repay...	-3,278.48	83,898.58	
Deposit	05/09/2016	1450		repayment of...	-663.59	83,234.99	
Deposit	05/11/2016	1452		repayment of...	-5,653.32	77,581.67	
Deposit	05/18/2016			repayment of...	-4.74	77,576.93	
Deposit	05/18/2016	1243		repayment of...	-827.93	76,749.00	
Deposit	05/24/2016	1465		repayment of...	-921.51	75,827.49	
Deposit	05/24/2016	1466		correction ma...	-1,864.26	73,963.23	
General Journal	05/31/2016	wbw1...		To reverse p...	-53,542.00	20,421.23	
General Journal	05/31/2016	wbw1...		to reclass du...	-20,421.23	0.00	
Total 133007 · Due from Incubator subgrantees						-87,177.06	0.00
Land Available for Sale						1,325,508.07	
161908 · Original Purchase Hwy 62 Propert						887,943.00	
Total 161908 · Original Purchase Hwy 62 Propert						887,943.00	
161909 · Original Purchase Park Improvem						73,008.61	
Total 161909 · Original Purchase Park Improvem						73,008.61	
161910 · Terrel Property						1,141,500.00	
Total 161910 · Terrel Property						1,141,500.00	
161911 · Original Purchase less propsold						-811,468.54	
Total 161911 · Original Purchase less propsold						-811,468.54	
161912 · Contribution of Lot 13B/improv						34,525.00	
Total 161912 · Contribution of Lot 13B/improv						34,525.00	
Total Land Available for Sale						1,325,508.07	
Due From Other Funds						0.00	
140001 · Due from GF						919,930.62	
Check	05/02/2016	1171	Hardee County IDA	transfer for In...	118,617.11	1,038,547.73	

Hardee County Industrial Development Authority

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General Ledger

Accrual Basis

As of May 31, 2016

Type	Date	Num	Name	Memo	Amount	Balance
Total 140001 · Due from GF					118,617.11	1,038,547.73
240000 · Due to SR						
Check	05/02/2016	1171	Hardee County IDA	transfer for In...	-118,617.11	-919,930.62
Total 240000 · Due to SR					-118,617.11	-1,038,547.73
Total Due From Other Funds					0.00	0.00
Due From Other Governments						607,619.09
133001 · Due from EDA						607,619.09
Deposit	05/05/2016	416		Incubator yea...	-14,357.25	593,261.84
Deposit	05/05/2016	417		Incubator yea...	-19,703.93	573,557.91
Deposit	05/05/2016	412		Incubator yea...	-12,558.00	560,999.91
Deposit	05/05/2016	413		Incubator yea...	-4,357.62	556,642.29
Deposit	05/05/2016	414		Incubator yea...	-10,454.34	546,187.95
Deposit	05/05/2016	415		Incubator yea...	-845.00	545,342.95
Deposit	05/16/2016	420		Incubator yea...	-24,506.82	520,836.13
Deposit	05/16/2016	421		Incubator yea...	-54,946.08	465,890.05
Deposit	05/16/2016	427		Incubator yea...	-23,936.48	441,953.57
Deposit	05/16/2016	426		Incubator yea...	-50,122.98	391,830.59
Deposit	05/16/2016	428		Incubator yea...	-84,231.71	307,598.88
Deposit	05/16/2016	418		Incubator yea...	-32,653.29	274,945.59
Deposit	05/16/2016	423		Incubator yea...	-44,882.56	230,063.03
Deposit	05/16/2016	419		Incubator yea...	-27,097.66	202,965.37
Deposit	05/16/2016	424		Incubator yea...	-19,336.08	183,629.29
Deposit	05/16/2016	422		Incubator yea...	-44,628.88	139,000.41
Deposit	05/16/2016	425		Incubator yea...	-14,418.29	124,582.12
Deposit	05/24/2016	432		Incubator yea...	-33,020.97	91,561.15
Deposit	05/24/2016	431		Incubator yea...	-27,353.65	64,207.50
Deposit	05/24/2016	430		Incubator yea...	-15,785.12	48,422.38
Deposit	05/24/2016	429		Incubator yea...	-28,606.38	19,816.00
General Journal	05/31/2016	wbw1...		To reverse p...	53,542.00	73,358.00
General Journal	05/31/2016	wbw1...		To record Co...	259,415.97	332,773.97
General Journal	05/31/2016	wbw1...		To record Co...	113,104.53	445,878.50
General Journal	05/31/2016	wbw1...		To record Co...	46,489.75	492,368.25
General Journal	05/31/2016	wbw1...		To record Co...	3,739.40	496,107.65
General Journal	05/31/2016	wbw1...		to reclass du...	20,421.23	516,528.88
Total 133001 · Due from EDA					-91,090.21	516,528.88
Total Due From Other Governments					-91,090.21	516,528.88
1330131 · Rapid Systems Note						127,878.00
Total 1330131 · Rapid Systems Note						127,878.00
1330132 · Allowance for Uncollectible Not						-127,878.00
Total 1330132 · Allowance for Uncollectible Not						-127,878.00
202000 · Accounts Payable						-8,100.00
Total 202000 · Accounts Payable						-8,100.00
220000 · Prepaid Rent						-8,872.00
Total 220000 · Prepaid Rent						-8,872.00
220002 · Rental Deposit - Florikan						-100,102.73
Transfer	05/31/2016			Funds Transfer	-4.24	-100,106.97
Total 220002 · Rental Deposit - Florikan					-4.24	-100,106.97
220004 · Sales Tax Payable						0.00
Invoice	05/02/2016	133	Caresync, Inc		-538.55	-538.55
Total 220004 · Sales Tax Payable					-538.55	-538.55
Fund Balance						-8,410,680.40
3000 · Nonspendable						-1,325,508.07
Total 3000 · Nonspendable						-1,325,508.07
3001 · Restrictd for Economic Dev Proj						-7,331,806.04

Hardee County Industrial Development Authority

06/10/16

General Ledger

Accrual Basis

As of May 31, 2016

Type	Date	Num	Name	Memo	Amount	Balance
Total 3001 · Restrictd for Economic Dev Proj						-7,331,806.04
3002 · Assigned						-27,933.00
Total 3002 · Assigned						-27,933.00
3003 · Unassigned						274,566.71
Total 3003 · Unassigned						274,566.71
Total Fund Balance						-8,410,680.40
32000 · Unrestricted Net Assets						0.00
Total 32000 · Unrestricted Net Assets						0.00
337500 · EDA Proceeds Gen FD						-887,532.84
General Journal	05/31/2016	wbw1...		To reverse p...	-53,542.00	-941,074.84
General Journal	05/31/2016	wbw1...		To record Co...	-259,415.97	-1,200,490.81
General Journal	05/31/2016	wbw1...		To record Co...	-113,104.53	-1,313,595.34
General Journal	05/31/2016	wbw1...		To record Co...	-46,489.75	-1,360,085.09
General Journal	05/31/2016	wbw1...		To record Co...	-3,739.40	-1,363,824.49
Total 337500 · EDA Proceeds Gen FD						-476,291.65
361100 · Interest Income gen fd						-69.64
Deposit	05/31/2016			Deposit	-15.41	-85.05
Total 361100 · Interest Income gen fd						-15.41
361101 · Interest income Mosaic accts						-4,798.69
Deposit	05/31/2016			Deposit	-639.39	-5,438.08
Total 361101 · Interest income Mosaic accts						-639.39
362001 · Rental Income						-133,866.13
Invoice	05/02/2016	133	Caresync, Inc	May 2016	-7,693.50	-141,559.63
Invoice	05/02/2016	134	Keyplex	May 2016	-2,000.00	-143,559.63
Invoice	05/02/2016	134	Keyplex	May 2016	-8,872.46	-152,432.09
Deposit	05/13/2016	1219		April 2016	-1,094.22	-153,526.31
Total 362001 · Rental Income						-19,660.18
369901 · Fruit Income						-12,401.53
Deposit	05/02/2016	150979		Valencia's	-14,440.53	-26,842.06
Total 369901 · Fruit Income						-14,440.53
369902 · Misc. Income Gen Fd						-1,738.38
Invoice	05/06/2016	135	Kelly Griffin	research labo...	-8.75	-1,747.13
Invoice	05/06/2016	135	Kelly Griffin	copies	-43.95	-1,791.08
Invoice	05/06/2016	135	Kelly Griffin	CD	-1.00	-1,792.08
Invoice	05/31/2016	136	Henry Kuhlman	Records requ...	-5.31	-1,797.39
Total 369902 · Misc. Income Gen Fd						-59.01
369905 · Mosaic Grant Revenue						0.00
Deposit	05/31/2016			annual paym...	-4,000,000.00	-4,000,000.00
Total 369905 · Mosaic Grant Revenue						-4,000,000.00
5193100 · Professional Fees Legal						58,590.12
Check	05/02/2016	2032	Kenneth Evers PA	Inv# 10604	600.00	59,190.12
Check	05/09/2016	2041	Kenneth Evers PA	Inv# 10614	1,080.00	60,270.12
Check	05/16/2016	2050	Kenneth Evers PA	Inv# 10617	990.00	61,260.12
Check	05/24/2016	2053	Kenneth Evers PA	Inv# 10619	1,245.00	62,505.12
Total 5193100 · Professional Fees Legal						3,915.00
5193105 · Professional Fees						5,525.36
Check	05/02/2016	2035	Halfacre Construction	Inv#3324-des...	7,920.00	13,445.36
Total 5193105 · Professional Fees						7,920.00
519320 · Accounting and audit						32,766.00

Hardee County Industrial Development Authority

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General Ledger

Accrual Basis

As of May 31, 2016

Type	Date	Num	Name	Memo	Amount	Balance
Check	05/09/2016	2039	CliftonLarsonAllen, ...	Inv# 1261232	8,000.00	40,766.00
Total 519320 · Accounting and audit					8,000.00	40,766.00
519321 · Meeting Security						
Check	05/16/2016	2048	Eric Harrison	IDA meeting ...	105.00	705.00
Total 519321 · Meeting Security					105.00	810.00
5193400 · Landscaping and Grounds						
Check	05/09/2016	2040	Redding Lawn & La...	Inv# 3931	1,100.00	16,677.12
Check	05/09/2016	1259	Redding Lawn & La...	Inv# 3931	180.00	17,777.12
Total 5193400 · Landscaping and Grounds					1,280.00	17,957.12
5194301 · Utilities						
Invoice	05/02/2016	133	Caresync, Inc	City of Wauc...	-138.43	37,452.91
Invoice	05/02/2016	133	Caresync, Inc	Hardee Coun...	-171.32	37,314.48
Invoice	05/02/2016	133	Caresync, Inc	PRECO	-1,271.04	37,143.16
Check	05/02/2016	2033	Century Link	#430282943	123.93	35,872.12
Check	05/02/2016	2034	City of Wauchula	#130519000	276.86	35,996.05
Check	05/02/2016	1256	City of Wauchula	#140261002	2,000.74	36,272.91
Check	05/09/2016	2036	Hardee County Dis...	Inv# U32161	342.63	38,273.65
Check	05/09/2016	1260	Rapid Systems	Inv# 338502	165.21	38,616.28
Check	05/16/2016	2047	PRECO	#111163001	2,542.08	38,781.49
Check	05/24/2016	2052	PRECO	111163002,1...	404.93	41,323.57
Check	05/24/2016	1263	Century Link	Acct# 43898...	119.60	41,728.50
Total 5194301 · Utilities					4,395.19	41,848.10
519450 · Insurance Expense						
General Journal	05/31/2016	wbw1...		To expense ...	1,010.56	93,908.65
General Journal	05/31/2016	wbw1...		To expense ...	3,712.31	94,919.21
Total 519450 · Insurance Expense					4,722.87	98,631.52
519460 · Repairs and Maintenance GF						
Check	05/09/2016	2042	Gator Heating and ...	Inv# 6588 AC...	2,987.00	20,100.68
Check	05/16/2016	1262	Clarke Pest Control...	Inv# 76167	175.00	23,087.68
Total 519460 · Repairs and Maintenance GF					3,162.00	23,262.68
5194601 · Repairs and Maintenance						
Check	05/09/2016	1258	Mid State Fire Equi...	Inv# 60677- ...	586.50	6,233.50
Total 5194601 · Repairs and Maintenance					586.50	6,820.00
519480 · Advertising						
Check	05/09/2016	2037	Herald Advocate	ad for corrido...	71.15	170.00
Total 519480 · Advertising					71.15	241.15
5194903 · Property Taxes						
Total 5194903 · Property Taxes						97,220.61
						97,220.61
519510 · Office Supplies						
Total 519510 · Office Supplies						427.12
						427.12
5195206 · Grove Caretaking/Fertilizer						
Check	05/09/2016	2038	Conley Grove Servi...	Grove	1,474.00	6,075.57
Total 5195206 · Grove Caretaking/Fertilizer					1,474.00	7,549.57
51954 · Dues, Subscriptions, Membership						
Check	05/24/2016	2051	Bureau of Elevator ...	License# 497...	75.00	0.00
Total 51954 · Dues, Subscriptions, Membership					75.00	75.00
519840 · Grant expenses						
Check	05/11/2016	2044	Debut Development	Reimbursem...	29,610.30	174,406.49
General Journal	05/16/2016	wbw1...	Tucker Hall	Reverse of G...	-3,852.50	204,016.79
Check	05/16/2016	1172	Tucker Hall	Inv # 04269	7,157.17	200,164.29
						207,321.46

Hardee County Industrial Development Authority

06/10/16

General Ledger

Accrual Basis

As of May 31, 2016

Type	Date	Num	Name	Memo	Amount	Balance
Check	05/16/2016	1173	Tucker Hall	Inv# 04202	3,852.50	211,173.96
Check	05/24/2016	1174	City of Wauchula	Conveyance ...	142,000.00	353,173.96
General Journal	05/31/2016	wbw1...		To reverse p...	53,542.00	406,715.96
Total 519840 · Grant expenses					232,309.47	406,715.96
519841 · Grant Expense - Paddle Sports						67,208.86
Total 519841 · Grant Expense - Paddle Sports						67,208.86
519843 · Grant expense- Stream 2 Sea						178,574.01
Check	05/11/2016	2045	Stream 2 Sea, LLC	April reimbur...	13,538.66	192,112.67
Check	05/16/2016	2049	Stream 2 Sea, LLC	April reimbur...	14,829.98	206,942.65
Total 519843 · Grant expense- Stream 2 Sea					28,368.64	206,942.65
519844 · Grant Expenses- Bees&Botanicals						0.00
Check	05/16/2016	2046	Seed Media, Inc	Inv# 3033	9,000.00	9,000.00
Total 519844 · Grant Expenses- Bees&Botanicals					9,000.00	9,000.00
6000 · Capital Outlay						1,494,746.85
Check	05/02/2016	1257	Halfacre Construction	Incubator Mis...	116,616.37	1,611,363.22
Check	05/16/2016	1261	Wells Fargo Equip...	Inv# 3001590...	485.66	1,611,848.88
Check	05/24/2016	2054	Chastain Skillman	Inv# 126014-...	5,880.00	1,617,728.88
Total 6000 · Capital Outlay					122,982.03	1,617,728.88
6001 · Transfer to EDC						12,053.16
Total 6001 · Transfer to EDC						12,053.16
Sales Tax Collection Allowance						-89.97
Total Sales Tax Collection Allowance						-89.97
Sales Tax Expense						105.00
Total Sales Tax Expense						105.00
TOTAL					0.00	0.00

Hardee County Industrial Development Authority

Profit & Loss

06/10/16

October 2015 through May 2016

Accrual Basis

	Oct '15 - May 16
Ordinary Income/Expense	
Income	
337500 · EDA Proceeds Gen FD	1,363,824.49
361100 · Interest Income gen fd	85.05
361101 · Interest income Mosaic accts	5,438.08
362001 · Rental Income	153,526.31
369901 · Fruit Income	26,842.06
369902 · Misc. Income Gen Fd	1,797.39
369905 · Mosaic Grant Revenue	4,000,000.00
Total Income	5,551,513.38
Expense	
5193100 · Professional Fees Legal	62,505.12
5193105 · Professional Fees	13,445.36
519320 · Accounting and audit	40,766.00
519321 · Meeting Security	810.00
5193400 · Landscaping and Grounds	17,957.12
5194301 · Utilities	41,848.10
519450 · Insurance Expense	98,631.52
519460 · Repairs and Maintenance GF	23,262.68
5194601 · Repairs and Maintenance	6,820.00
519480 · Advertising	241.15
5194903 · Property Taxes	97,220.61
519510 · Office Supplies	427.12
5195206 · Grove Caretaking/Fertilizer	7,549.57
51954 · Dues, Subscriptions, Membership	75.00
519840 · Grant expenses	406,715.96
519841 · Grant Expense - Paddle Sports	67,208.86
519843 · Grant expense- Stream 2 Sea	206,942.65
519844 · Grant Expenses- Bees&Botanicals	9,000.00
6000 · Capital Outlay	1,617,728.88
6001 · Transfer to EDC	12,053.16
Total Expense	2,731,208.86
Net Ordinary Income	2,820,304.52
Other Income/Expense	
Other Income	
Sales Tax Collection Allowance	89.97
Total Other Income	89.97
Other Expense	
Sales Tax Expense	105.00
Total Other Expense	105.00
Net Other Income	-15.03
Net Income	2,820,289.49

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2015 through May 2016

10:48 AM
 06/10/16
 Accrual Basis

	Administrative (General Fund)	Corridor Group (General Fund)	Grove (General Fund)	Incubator (General Fund)
Ordinary Income/Expense				
Income				
337500 · EDA Proceeds Gen FD	0.00	608,435.64	0.00	755,388.85
361100 · Interest Income gen fd	0.00	0.00	0.00	0.00
361101 · Interest Income Mosaic accts	0.00	0.00	0.00	0.00
362001 · Rental Income	0.00	0.00	0.00	0.00
369901 · Fruit Income	0.00	0.00	26,842.06	0.00
369902 · Misc. Income Gen Fd	0.00	0.00	0.00	0.00
369905 · Mosaic Grant Revenue	0.00	0.00	0.00	0.00
Total Income	0.00	608,435.64	26,842.06	755,388.85
Expense				
5193100 · Professional Fees Legal	62,505.12	0.00	0.00	0.00
5193105 · Professional Fees	0.00	0.00	0.00	0.00
519320 · Accounting and audit	40,766.00	0.00	0.00	7,920.00
519321 · Meeting Security	0.00	0.00	0.00	0.00
5193400 · Landscaping and Grounds	0.00	0.00	0.00	0.00
5194301 · Utilities	0.00	0.00	0.00	1,150.00
519450 · Insurance Expense	0.00	0.00	0.00	6,898.33
519460 · Repairs and Maintenance GF	0.00	0.00	0.00	0.00
5194601 · Repairs and Maintenance	0.00	0.00	0.00	5,118.75
519480 · Advertising	0.00	0.00	0.00	0.00
5194903 · Property Taxes	0.00	0.00	0.00	0.00
519510 · Office Supplies	0.00	0.00	0.00	0.00
5195206 · Grove Caretaking/Fertilizer	0.00	0.00	7,549.57	0.00
51954 · Dues, Subscriptions, Membership	0.00	0.00	0.00	0.00
519840 · Grant expenses	0.00	0.00	0.00	0.00
519841 · Grant Expense - Paddle Sports	0.00	0.00	0.00	165,499.67
519843 · Grant expense- Stream 2 Sea	0.00	0.00	0.00	67,208.86
519844 · Grant Expenses- Bees&Botanicals	0.00	0.00	0.00	206,942.65
6000 · Capital Outlay	0.00	467,922.80	0.00	9,000.00
6001 · Transfer to EDC	0.00	0.00	0.00	42,200.68
Total Expense	103,271.12	467,922.80	7,549.57	511,938.94
Net Ordinary Income	-103,271.12	140,512.84	19,292.49	243,449.91
Other Income/Expense				
Other Income				
Sales Tax Collection Allowance	0.00	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00	0.00
Other Expense				
Sales Tax Expense	0.00	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00	0.00
Net Income	-103,271.12	140,512.84	19,292.49	243,449.91

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2015 through May 2016

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 06/10/16
 Accrual Basis

	Property Management (General Fund)	Spec Building 4 (TechRiver) (General Fund)	Spec Building 5 (PFM) (General Fund)	Spec Building 6 (Florikan) (General Fund)
Ordinary Income/Expense				
Income				
337500 · EDA Proceeds Gen FD	0.00	0.00	0.00	0.00
361100 · Interest Income gen fd	0.00	0.00	0.00	0.00
361101 · Interest Income Mosaic accts	0.00	0.00	0.00	0.00
362001 · Rental Income	9,270.86	57,275.77	0.00	0.00
369901 · Fruit Income	0.00	0.00	0.00	0.00
369902 · Misc. Income Gen Fd	0.00	0.00	0.00	0.00
369905 · Mosaic Grant Revenue	0.00	0.00	0.00	0.00
Total Income	9,270.86	57,275.77	0.00	0.00
Expense				
5193100 · Professional Fees Legal	0.00	0.00	0.00	0.00
5193105 · Professional Fees	0.00	340.00	0.00	0.00
519320 · Accounting and audit	0.00	0.00	0.00	0.00
519324 · Meeting Security	0.00	0.00	0.00	0.00
5193400 · Landscaping and Grounds	9,600.00	575.00	0.00	0.00
5194301 · Utilities	8,008.76	21,475.34	0.00	0.00
519450 · Insurance Expense	17,799.99	0.00	21,406.80	0.00
519460 · Repairs and Maintenance GF	885.36	16,908.57	0.00	29,698.48
5194601 · Repairs and Maintenance	0.00	0.00	0.00	0.00
519480 · Advertising	0.00	0.00	0.00	0.00
5194903 · Property Taxes	97,220.61	0.00	0.00	0.00
519510 · Office Supplies	0.00	191.60	0.00	0.00
5195206 · Grove Caretaking/Fertilizer	0.00	0.00	0.00	0.00
51954 · Dues, Subscriptions, Membership	0.00	75.00	0.00	0.00
519840 · Grant expenses	0.00	0.00	0.00	0.00
519841 · Grant Expense - Paddle Sports	0.00	0.00	0.00	0.00
519843 · Grant expense- Stream 2 Sea	0.00	0.00	0.00	0.00
519844 · Grant Expenses- Bees&Botanicals	0.00	0.00	0.00	0.00
6000 · Capital Outlay	0.00	2,424.96	0.00	0.00
6001 · Transfer to EDC	0.00	0.00	0.00	0.00
Total Expense	133,514.72	41,990.47	21,406.80	29,698.48
Net Ordinary Income	-124,243.86	15,285.30	-21,406.80	-29,698.48
Other Income/Expense				
Other Income				
Sales Tax Collection Allowance	89.97	0.00	0.00	0.00
Total Other Income	89.97	0.00	0.00	0.00
Other Expense				
Sales Tax Expense	105.00	0.00	0.00	0.00
Total Other Expense	105.00	0.00	0.00	0.00
Net Other Income	-15.03	0.00	0.00	0.00
Net Income	-124,258.89	15,285.30	-21,406.80	-29,698.48

**Hardee County Industrial Development Authority
Profit & Loss by Class
October 2015 through May 2016**

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Accrual Basis

	Spec Buildings 1 & 3 (Keyplex) (General Fund)	General Fund - Other (General Fund)	Total General Fund	City of Wauchula CRA (Special Revenue)
Ordinary Income/Expense				
Income				
337500 · EDA Proceeds Gen Fd	0.00	0.00	1,363,824.49	0.00
361100 · Interest Income gen fd	0.00	85.05	85.05	0.00
361101 · Interest Income Mosaic accts	0.00	0.00	0.00	0.00
362001 · Rental Income	86,979.68	0.00	153,526.31	0.00
369901 · Fruit Income	0.00	0.00	26,842.06	0.00
369902 · Misc. Income Gen Fd	0.00	1,797.39	1,797.39	0.00
369905 · Mosaic Grant Revenue	0.00	0.00	0.00	0.00
Total Income	86,979.68	1,882.44	1,546,075.30	0.00
Expense				
5193100 · Professional Fees Legal	0.00	0.00	62,505.12	0.00
5193105 · Professional Fees	0.00	4,530.29	12,790.29	0.00
519320 · Accounting and audit	0.00	0.00	40,766.00	0.00
519321 · Meeting Security	0.00	810.00	810.00	0.00
5193400 · Landscaping and Grounds	0.00	0.00	11,325.00	0.00
5194301 · Utilities	16,868.81	500.00	36,882.43	0.00
519450 · Insurance Expense	0.00	0.00	85,774.08	0.00
519460 · Repairs and Maintenance GF	0.00	0.00	22,912.68	0.00
5194601 · Repairs and Maintenance	0.00	0.00	0.00	0.00
519480 · Advertising	0.00	241.15	241.15	0.00
5194903 · Property Taxes	0.00	0.00	97,220.61	0.00
519510 · Office Supplies	0.00	0.00	191.60	0.00
5195206 · Grove Caretaking/Fertilizer	0.00	0.00	7,549.57	0.00
51954 · Dues, Subscriptions, Membership	0.00	0.00	75.00	0.00
519840 · Grant expenses	0.00	0.00	165,499.67	50,000.00
519841 · Grant Expense - Paddle Sports	0.00	0.00	67,208.86	0.00
519843 · Grant expense- Stream 2 Sea	0.00	0.00	206,942.65	0.00
519844 · Grant Expenses- Bees&Botanicals	0.00	0.00	9,000.00	0.00
6000 · Capital Outlay	0.00	11,967.50	524,515.94	0.00
6001 · Transfer to EDC	0.00	0.00	0.00	0.00
Total Expense	16,868.81	18,048.94	1,352,210.65	50,000.00
Net Ordinary Income	70,110.87	-16,166.50	193,864.65	-50,000.00
Other Income/Expense				
Other Income				
Sales Tax Collection Allowance	0.00	0.00	89.97	0.00
Total Other Income	0.00	0.00	89.97	0.00
Other Expense				
Sales Tax Expense	0.00	0.00	105.00	0.00
Total Other Expense	0.00	0.00	105.00	0.00
Net Other Income	0.00	0.00	-15.03	0.00
Net Income	70,110.87	-16,166.50	193,849.62	-50,000.00

**Hardee County Industrial Development Authority
Profit & Loss by Class
October 2015 through May 2016**

	Florida Hospital Relocation (Special Revenue)	IDA Marketing Program (Special Revenue)	Incubator (Special Revenue)	Phillips/FL Grows (Special Revenue)
Ordinary Income/Expense				
Income				
337500 · EDA Proceeds Gen FD	0.00	0.00		0.00
361100 · Interest Income gen fd	0.00	0.00		0.00
361101 · Interest Income Mosaic accts	0.00	0.00		0.00
362001 · Rental Income	0.00	0.00		0.00
369901 · Fruit Income	0.00	0.00		0.00
369902 · Misc. Income Gen Fd	0.00	0.00		0.00
369905 · Mosaic Grant Revenue	0.00	0.00		0.00
Total Income	0.00	0.00	0.00	0.00
Expense				
5193100 · Professional Fees Legal	0.00	0.00		0.00
5193105 · Professional Fees	0.00	0.00	655.07	0.00
519320 · Accounting and audit	0.00	0.00	0.00	0.00
519321 · Meeting Security	0.00	0.00	0.00	0.00
5193400 · Landscaping and Grounds	0.00	0.00	6,632.12	0.00
5194301 · Utilities	0.00	0.00	4,965.67	0.00
519450 · Insurance Expense	0.00	0.00	12,857.44	0.00
519460 · Repairs and Maintenance GF	0.00	0.00	350.00	0.00
5194601 · Repairs and Maintenance	0.00	0.00	6,820.00	0.00
519480 · Advertising	0.00	0.00	0.00	0.00
5194903 · Property Taxes	0.00	0.00	0.00	0.00
519510 · Office Supplies	0.00	0.00	0.00	0.00
5195206 · Grove Caretaking/Fertilizer	0.00	0.00	0.00	0.00
51954 · Dues, Subscriptions, Membership	0.00	0.00	0.00	0.00
519840 · Grant expenses	142,000.00	49,216.29	0.00	0.00
519841 · Grant Expense - Paddle Sports	0.00	0.00	0.00	0.00
519843 · Grant Expense- Stream 2 Sea	0.00	0.00	0.00	0.00
519844 · Grant Expenses- Bees&Botanicals	0.00	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	171,180.90	0.00
6001 · Transfer to EDC	0.00	12,053.16	0.00	738,575.71
Total Expense	142,000.00	61,269.45	203,461.20	738,575.71
Net Ordinary Income	-142,000.00	-61,269.45	-203,461.20	-738,575.71
Other Income/Expense				
Other Income				
Sales Tax Collection Allowance	0.00	0.00		0.00
Total Other Income	0.00	0.00	0.00	0.00
Other Expense				
Sales Tax Expense	0.00	0.00		0.00
Total Other Expense	0.00	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00	0.00
Net Income	-142,000.00	-61,269.45	-203,461.20	-738,575.71

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2015 through May 2016

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 Accrual Basis

	Spec Building 5 (PFM) (Special Revenue)	Special Revenue - Other (Special Revenue)	Total Special Revenue	Unclassified
Ordinary Income/Expense				
Income				
337500 · EDA Proceeds Gen FD	0.00	0.00	0.00	0.00
361100 · Interest Income gen fd	0.00	0.00	0.00	0.00
361101 · Interest Income Mosaic accts	0.00	5,438.08	5,438.08	0.00
362001 · Rental Income	0.00	0.00	0.00	0.00
369901 · Fruit Income	0.00	0.00	0.00	0.00
369902 · Misc. Income Gen Fd	0.00	0.00	0.00	0.00
369905 · Mosaic Grant Revenue	0.00	4,000,000.00	4,000,000.00	0.00
Total Income	0.00	4,005,438.08	4,005,438.08	0.00
Expense				
5193100 · Professional Fees Legal	0.00	0.00	0.00	0.00
5193105 · Professional Fees	0.00	0.00	0.00	0.00
519320 · Accounting and audit	0.00	0.00	655.07	0.00
519321 · Meeting Security	0.00	0.00	0.00	0.00
5193400 · Landscaping and Grounds	0.00	0.00	6,632.12	0.00
5194301 · Utilities	0.00	0.00	4,965.67	0.00
519450 · Insurance Expense	0.00	0.00	12,857.44	0.00
519460 · Repairs and Maintenance GF	0.00	0.00	350.00	0.00
5194601 · Repairs and Maintenance	0.00	0.00	6,820.00	0.00
519480 · Advertising	0.00	0.00	0.00	0.00
5194903 · Property Taxes	0.00	0.00	0.00	0.00
519510 · Office Supplies	0.00	235.52	235.52	0.00
5195206 · Grove Caretaking/Fertilizer	0.00	0.00	0.00	0.00
51954 · Dues, Subscriptions, Membership	0.00	0.00	0.00	0.00
519840 · Grant expenses	0.00	0.00	241,216.29	0.00
519841 · Grant Expense - Paddle Sports	0.00	0.00	0.00	0.00
519843 · Grant expense- Stream 2 Sea	0.00	0.00	0.00	0.00
519844 · Grant Expenses- Bees&Botanicals	0.00	0.00	0.00	0.00
6000 · Capital Outlay	183,456.33	0.00	1,093,212.94	0.00
6001 · Transfer to EDC	0.00	0.00	12,053.16	0.00
Total Expense	183,456.33	235.52	1,378,998.21	0.00
Net Ordinary Income	-183,456.33	4,005,202.56	2,626,439.87	0.00
Other Income/Expense				
Other Income				
Sales Tax Collection Allowance	0.00	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00	0.00
Other Expense				
Sales Tax Expense	0.00	0.00	0.00	0.00
Total Other Expense	0.00	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00	0.00
Net Income	-183,456.33	4,005,202.56	2,626,439.87	0.00

**Hardee County Industrial Development Authority
Profit & Loss by Class
October 2015 through May 2016**

	TOTAL
Ordinary Income/Expense	
Income	
337500 · EDA Proceeds Gen FD	1,363,824.49
361100 · Interest Income gen fd	85.05
361101 · Interest Income Mosaic accts	5,438.08
362001 · Rental Income	153,526.31
369901 · Fruit Income	26,842.06
369902 · Misc. Income Gen Fd	1,797.39
369905 · Mosaic Grant Revenue	4,000,000.00
Total Income	5,551,513.38
Expense	
5193100 · Professional Fees Legal	62,505.12
5193105 · Professional Fees	13,445.36
519320 · Accounting and audit	40,766.00
519321 · Meeting Security	810.00
5193400 · Landscaping and Grounds	17,957.12
5194301 · Utilities	41,848.10
519450 · Insurance Expense	98,631.52
519460 · Repairs and Maintenance GF	23,262.68
5194601 · Repairs and Maintenance	6,820.00
519480 · Advertising	241.15
5194903 · Property Taxes	97,220.61
519510 · Office Supplies	427.12
5195206 · Grove Caretaking/Fertilizer	7,549.57
51954 · Dues, Subscriptions, Membership	75.00
519840 · Grant expenses	406,715.96
519841 · Grant expense - Paddle Sports	67,208.86
519843 · Grant expense - Stream 2 Sea	206,942.65
519844 · Grant Expenses- Bees&Botanicals	9,000.00
6000 · Capital Outlay	1,617,728.88
6001 · Transfer to EDC	12,053.16
Total Expense	2,731,208.86
Net Ordinary Income	2,820,304.52
Other Income/Expense	
Other Income	
Sales Tax Collection Allowance	89.97
Total Other Income	89.97
Other Expense	
Sales Tax Expense	105.00
Total Other Expense	105.00
Net Other Income	-15.03
Net Income	2,820,289.49

Hardee County Industrial Development Authority Reconciliation Detail

06/01/16

101009 - WSB Sales (GF), Period Ending 05/31/2016

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						
Cleared Transactions						118,583.57
Checks and Payments - 26 items						
Check	04/26/2016	2031	CliftonLarsonAllen, L...	X	-17,750.00	-17,750.00
Check	04/26/2016	2027	Chastain Skillman	X	-11,096.93	-28,846.93
Check	04/26/2016	2029	PRECO	X	-2,551.77	-31,398.70
Check	04/26/2016	2030	Auger Fabrications, ...	X	-2,161.00	-33,559.70
Check	04/26/2016	2025	PRECO	X	-1,035.86	-34,595.56
Check	04/26/2016	2028	Ferguson Enterprises	X	-331.42	-34,926.98
Check	05/02/2016	2035	Halfacre Construction	X	-7,920.00	-42,846.98
Check	05/02/2016	2032	Kenneth Evers PA	X	-600.00	-43,446.98
Check	05/02/2016	2034	City of Wauchula	X	-276.86	-43,723.84
Check	05/02/2016	2033	Century Link	X	-123.93	-43,847.77
Check	05/09/2016	2039	CliftonLarsonAllen, L...	X	-8,000.00	-51,847.77
Check	05/09/2016	2042	Gator Heating and A...	X	-2,987.00	-54,834.77
Check	05/09/2016	2038	Conley Grove Servic...	X	-1,474.00	-56,308.77
Check	05/09/2016	2040	Redding Lawn & La...	X	-1,100.00	-57,408.77
Check	05/09/2016	2041	Kenneth Evers PA	X	-1,080.00	-58,488.77
Check	05/09/2016	2036	Hardee County Disp...	X	-342.63	-58,831.40
Check	05/09/2016	2037	Herald Advocate	X	-71.15	-58,902.55
Check	05/11/2016	2044	Debut Development	X	-29,610.30	-88,512.85
Check	05/11/2016	2045	Stream 2 Sea, LLC	X	-13,538.66	-102,051.51
Check	05/16/2016	2049	Stream 2 Sea, LLC	X	-14,829.98	-116,881.49
Check	05/16/2016	2046	Seed Media, Inc	X	-9,000.00	-125,881.49
Check	05/16/2016	2047	PRECO	X	-2,542.08	-128,423.57
Check	05/16/2016	2050	Kenneth Evers PA	X	-990.00	-129,413.57
Check	05/24/2016	2054	Chastain Skillman	X	-5,880.00	-135,293.57
Check	05/24/2016	2053	Kenneth Evers PA	X	-1,245.00	-136,538.57
Check	05/24/2016	2052	PRECO	X	-404.93	-136,943.50
Total Checks and Payments					-136,943.50	-136,943.50
Deposits and Credits - 14 items						
Deposit	05/02/2016			X	14,440.53	14,440.53
Deposit	05/05/2016			X	3,278.48	17,719.01
Deposit	05/05/2016			X	62,276.14	79,995.15
Deposit	05/09/2016			X	663.59	80,658.74
Deposit	05/11/2016			X	5,653.32	86,312.06
Deposit	05/13/2016			X	189.80	86,501.86
Deposit	05/13/2016			X	1,094.22	87,596.08
Deposit	05/16/2016			X	420,760.83	508,356.91
Deposit	05/17/2016			X	10,872.46	519,229.37
Deposit	05/18/2016			X	832.67	520,062.04
Deposit	05/24/2016			X	2,785.77	522,847.81
Deposit	05/24/2016			X	9,812.84	532,660.65
Deposit	05/24/2016			X	104,766.12	637,426.77
Deposit	05/31/2016			X	15.41	637,442.18
Total Deposits and Credits					637,442.18	637,442.18
Total Cleared Transactions					500,498.68	500,498.68
Cleared Balance					500,498.68	619,082.25
Uncleared Transactions						
Checks and Payments - 2 items						
Check	05/16/2016	2048	Eric Harrison		-105.00	-105.00
Check	05/24/2016	2051	Bureau of Elevator S...		-75.00	-180.00
Total Checks and Payments					-180.00	-180.00
Total Uncleared Transactions					-180.00	-180.00
Register Balance as of 05/31/2016					500,318.68	618,902.25

**Hardee County Industrial Development Authority
Reconciliation Detail**

101009 · WSB Sales (GF), Period Ending 05/31/2016

Type	Date	Num	Name	Clr	Amount	Balance
New Transactions						
Checks and Payments - 1 item						
Check	06/01/2016	debit	Florida Dept. of Rev...		-525.09	-525.09
Total Checks and Payments					-525.09	-525.09
Deposits and Credits - 2 items						
Deposit	06/01/2016				13.38	13.38
Deposit	06/01/2016				1,085.34	1,098.72
Total Deposits and Credits					1,098.72	1,098.72
Total New Transactions					573.63	573.63
Ending Balance					500,892.31	619,475.88

Hardee County Industrial Development Authority
Reconciliation Detail
101004 · WSB Mosaic (SR), Period Ending 05/31/2016

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						
Cleared Transactions						5,045,182.34
Checks and Payments - 5 Items						
General Journal	04/07/2016	wbw161	Tucker Hall	X	-3,852.50	-3,852.50
Check	05/02/2016	1171	Hardee County IDA	X	-118,617.11	-122,469.61
Check	05/16/2016	1172	Tucker Hall	X	-7,157.17	-129,626.78
Check	05/16/2016	1173	Tucker Hall	X	-3,852.50	-133,479.28
Check	05/24/2016	1174	City of Wauchula	X	-142,000.00	-275,479.28
Total Checks and Payments					-275,479.28	-275,479.28
Deposits and Credits - 4 items						
Check	04/07/2016	1168	Tucker Hall	X		0.00
General Journal	05/16/2016	wbw1...	Tucker Hall	X	3,852.50	3,852.50
Deposit	05/31/2016			X	639.39	4,491.89
Deposit	05/31/2016			X	4,000,000.00	4,004,491.89
Total Deposits and Credits					4,004,491.89	4,004,491.89
Total Cleared Transactions					3,729,012.61	3,729,012.61
Cleared Balance					3,729,012.61	8,774,194.95
Register Balance as of 05/31/2016					3,729,012.61	8,774,194.95
Ending Balance					<u>3,729,012.61</u>	<u>8,774,194.95</u>

Hardee County Industrial Development Authority
Reconciliation Detail
 101011 - Mosaic Disbursement Acct (SR), Period Ending 05/31/2016

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						
Cleared Transactions						1,911.32
Checks and Payments - 8 items						
Check	04/26/2016	1255	Century Link	X	-119.58	-119.58
Check	05/02/2016	1257	Haffacre Construction	X	-116,616.37	-116,735.95
Check	05/02/2016	1256	City of Wauchula	X	-2,000.74	-118,736.69
Check	05/09/2016	1258	Mid State Fire Equip...	X	-586.50	-119,323.19
Check	05/09/2016	1259	Redding Lawn & La...	X	-180.00	-119,503.19
Check	05/09/2016	1260	Rapid Systems	X	-165.21	-119,668.40
Check	05/16/2016	1261	Wells Fargo Equipm...	X	-485.66	-120,154.06
Check	05/16/2016	1262	Clarke Pest Control ...	X	-175.00	-120,329.06
Total Checks and Payments					-120,329.06	-120,329.06
Deposits and Credits - 1 item						
Check	05/02/2016	1171	Hardee County IDA	X	118,617.11	118,617.11
Total Deposits and Credits					118,617.11	118,617.11
Total Cleared Transactions					-1,711.95	-1,711.95
Cleared Balance					-1,711.95	199.37
Uncleared Transactions						
Checks and Payments - 1 item						
Check	05/24/2016	1263	Century Link		-119.60	-119.60
Total Checks and Payments					-119.60	-119.60
Total Uncleared Transactions					-119.60	-119.60
Register Balance as of 05/31/2016					-1,831.55	79.77
Ending Balance					-1,831.55	79.77

Hardee County Industrial Development Authority

Reconciliation Detail

101007 - WSB-Florikan Deposit Acct (SR), Period Ending 05/31/2016

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						100,102.73
Cleared Transactions						
Deposits and Credits - 1 item						
Transfer	05/31/2016			X	4.24	4.24
Total Deposits and Credits					4.24	4.24
Total Cleared Transactions					4.24	4.24
Cleared Balance					4.24	100,106.97
Register Balance as of 05/31/2016					4.24	100,106.97
Ending Balance					4.24	100,106.97

Hardee County Industrial Development Authority Reconciliation Detail

101012 - Incubator Account (GF), Period Ending 05/31/2016

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Beginning Balance						38.30
Cleared Balance						38.30
Register Balance as of 05/31/2016						38.30
Ending Balance						38.30
