

# AGENDA

## Hardee County Economic Development Council Hardee County Industrial Development Authority

Commission Chambers 412 W. Orange, Room 102, Wauchula, FL 33873 Regular Meeting

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6/13/2017 8:30 AM

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### BOARD MEMBERS

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Vanessa Hernandez, Chairwoman | Gene Davis, Vice-Chairman | Monica Reas | Courtney Green |  
Dorothy Conerly | Lory Durrance | Calli Ward | Tommy Watkins | Bill Lambert

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|-----------|-----------------------------------|--|
| Item 1.   | Call to Order                     |  |
| Item 2.   | Approval of Agenda                |  |
| Item 3.   | Approval of Minutes               |  |
| Item 3.1. | May 2017 EDC/IDA Minutes          |  |
| Item 4.   | Agenda Items                      |  |
| Item 4.1. | Botanicals & Extract Facility     |  |
| Item 4.2. | Florida Olive Council             | Dr. Folta, Michael Garcia and Tomas Pollmann |
| Item 4.3. | Mote Marine                       | Dr. Kevin Mane and Lyndsay Lynch             |
| Item 4.4. | Bees & Botanicals Update          | Leslie Cantu                                 |
| Item 4.5. | RFP for Engineering Services      |  |
| Item 4.6. | Hardee Fresh, LLC- Draft Contract | Tyler Jacoby and Halton Peters               |
| Item 5.   | Chair Updates/Project Updates     |  |
| Item 6.   | Financial Report                  |  |
| Item 6.1. | May 2017 EDC/IDA Financials       |  |

- Item 6.2.           General Fund Budget Amendments
- Item 6.3.           Special Revenue Budget Amendments
- Item 7.             Announcements/Other Business/Public Comments
- Item 8.             Adjournment

# MINUTES

## Hardee County Economic Development Council Hardee County Industrial Development Authority

Commission Chambers 412 W. Orange, Room 102, Wauchula, FL 33873 Regular Meeting

5/09/2017 8:30 AM

### BOARD MEMBERS

Vanessa Hernandez, Chairwoman | Gene Davis, Vice-Chairman | Monica Reas | Courtney Green | Dorothy Conerly | Lory Durrance | Calli Ward | Tommy Watkins | Bill Lambert

#### 1. Call to Order

Attendee Name	Title	Status	Arrived
Vanessa Hernandez	Chairwoman	Present	
Gene Davis	Vice-Chairman	Present	
Monica Reas	Board Member	Present	
Courtney Green	Board Member	Present	
Dorothy Conerly	Board Member	Absent	
Lory Durrance	Board Member	Present	
Calli S Ward	Board Member	Present	
Tommy Watkins	Board Member	Present	
Bill Lambert	Economic Development Director	Present	
Sarah W Pelham	Economic Development Corrdinator	Present	
Kristi Schierling	Economic Development Office Manager	Present	

**Visiting:** Charlie Cox, Peter McClure, Kevin Cundiff, Bruce Stayer, Tom Schenk, David Royal, Kevin Zollner, Brian Patterson, Steven Southwell, Clay Cobb, Sharon Moye and Dillard Albritton.

**County Commissioners:** Mike Thompson

**County Attorney:** Ken Evers

**Press:** Michael Kelly

#### 2. Approval of Agenda

Item 2.1. Motion to approve agenda as presented

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Gene Davis, Vice-Chairman
<b>SECONDER:</b>	Monica Reas, Board Member
<b>AYES:</b>	Hernandez, Davis, Reas, Green, Durrance, Ward, Watkins
<b>ABSENT:</b>	Conerly

### 3. Approval of Minutes

#### Item 3.1. April 2017 EDC/IDA minutes

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Monica Reas, Board Member
<b>SECONDER:</b>	Tommy Watkins, Board Member
<b>AYES:</b>	Hernandez, Davis, Reas, Green, Durrance, Ward, Watkins
<b>ABSENT:</b>	Conerly

### 4. Agenda Items

#### Item 4.1. -Florikan Contract for Purchase and Maintain Jobs Agreement

Director Lambert gave background information to the Board. Attorney Ken Evers told the Board that we would be in 3rd position. Florikan will have 2 notes ahead of ours. The IDA would subordinate to the 1st and 2nd. An Indemnity Agreement was added late yesterday. Florikan hired a contractor to perform work. Florikan paid this contractor but they did not pay their subcontractor, Cobb Construction. The contractor has since went bankrupt and Cobb has been unable to be paid. They have went to Florikan looking to settle this. This is why an Indemnity Agreement has been added, so no one can hold the IDA liable for this situation. There was a clause in the agreement that if Florikan drops below 24 employees at any given time, even if for one day, they will owe the IDA \$350,000 for each year this occurs through 2024. We agreed to sell the lot next to them at \$60,000. Discussion was had regarding the payment of Florikan possibly dropping below 24 jobs. Some felt that it should be the same number as the compliance credit if they maintain the required number of jobs. It was decided to have both numbers match. The default payment and compliance credit will be \$384,615. The purchase price is \$4,500,000 with a jobs creation credit of \$2,500,000.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Gene Davis, Vice-Chairman
<b>SECONDER:</b>	Calli S Ward, Board Member
<b>AYES:</b>	Hernandez, Davis, Reas, Green, Durrance, Ward, Watkins
<b>ABSENT:</b>	Conerly

#### Item 4.2. EDA grant application submissions

The EDA cycle is now open and we plan to submit 3 applications this cycle. They will be EDC funding, water/sewer for Zolfo Springs design and City of Wauchula construction for MLK, and design for extending Carlton through NB Hwy 17 through to MLK. Director Lambert told the Board that we could transfer money to the EDA if needed to fund some of the projects, maybe \$500,000 to \$1,000,000. Director Lambert also announced that Park Winter and Lex Albritton have decided not to move forward with the pretreatment facility. This would now free up the \$250,000 that we had allocated to couple with the EDA grant that was awarded.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Monica Reas, Board Member
<b>SECONDER:</b>	Lory Durrance, Board Member
<b>AYES:</b>	Hernandez, Reas, Green, Durrance, Ward, Watkins
<b>ABSENT:</b>	Conerly
<b>EXCUSED:</b>	Davis

Item 4.3. Florida Olive Council Request- Will present at June's meeting

Director Lambert let the Board know that this item will be postponed until our next meeting.

Item 4.4. Terviva- Continued Discussion

This is continued discussion from last month's meeting. They are asking for our help in building a crushing plant. Director Lambert would like for the board to allow us to seek professional help for the construction of the plant, possibly a feasibility study. Terviva does have a site plan already for the crushing plant. Director Lambert hopes to have an extraction consultant here next month to give more information. We could go ahead and earmark \$1,000,000 in the budget for the plant and move forward with a consultant.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Calli S Ward, Board Member
<b>SECONDER:</b>	Monica Reas, Board Member
<b>AYES:</b>	Hernandez, Reas, Green, Durrance, Ward, Watkins
<b>ABSENT:</b>	Conerly
<b>EXCUSED:</b>	Davis

## 5. Chair Updates/Project Updates

Item 5.1. Director's Report May 2017

A written update was provided in the agenda packet.

## 6. Financial Report

Item 6.1. April 2017 EDC/IDA Financials

Sarah Pelham reviewed the financials.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Monica Reas, Board Member
<b>SECONDER:</b>	Tommy Watkins, Board Member
<b>AYES:</b>	Hernandez, Reas, Green, Durrance, Ward, Watkins
<b>ABSENT:</b>	Conerly
<b>EXCUSED:</b>	Davis

## 7. Announcements/Other Business/Public Comments

Sarah Pelham mentioned that the IEDC is holding the Economic Future Forum next month. They will have a seminar on Ag in Economic Development that Sarah thought the Board members would like to attend. If there is any interest, contact our office. It is June 4-6 in Little Rock, AR.

## 8. Adjournment

## COMMERCIAL LEASE

This lease is made and executed in duplicate in the City of Wauchula, County of Hardee, State of Florida, by and between the **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 referred to as "Lessor"), and **HARDEE FRESH I LLC**, a Florida limited liability company, whose address is 6113 Savoy Circle, Lutz, Florida 33558 (hereinafter referred to as "Lessee").

### Section I

#### Description of Premises; Delivery of Premises; Term; Use

Subject to the terms and conditions set forth herein, Lessor leases to Lessee, the premises located at 1340 US Highway 17 North, County of Hardee, State of Florida, and described as follows (hereinafter referred to as the "Land"):

4.09 acres

Begin at the NE corner of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  and run S 747 LKS, thence W 457 LKS to R/W of ACL RR, thence N 14°30' W 761 LKS, thence run E 616 LKS to POB, Section 33, Township 33 South, Range 25 East, Hardee County, Florida.

Parcel I.D. No.: 33-33-25-0000-08730-0000

AND

5 acres

Begin at the NW corner of the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section, run N 89°48'39" E 441.66 feet, S 00°10'53" E 493.96 feet, N 89°58'39" W 441.66 feet, N 00°10'54" W 492.33 feet to POB, Section 33, Township 33 South, Range 25 East, Hardee County, Florida.

Parcel I.D. No.: 33-33-25-0000-05350-0000

Excluding mobile unit at front of building on west side. ***The mobile unit on the west side of the property shall be removed by Lessor within sixty (60) days of Lessee's provision of written request for removal of same.***

The Land, together with the building containing approximately \_\_\_\_\_ square feet located thereon (the "Building"), all other structures and improvements on the Land (except mobile unit at front of building on west side), and all easements, rights, and privileges appurtenant thereto, shall collectively be referred to herein as the "Premises". The Premises

shall be used during the lease by Lessee and any Affiliate (as defined in Section XXI hereof), and their respective employees, for the researching, growing, developing, packing, manufacturing and distributing of agricultural products, food supplements and biopesticides, and all ancillary and related activities thereto, and all other lawful purposes consistent with the same (the "Permitted Use"). The Premises shall be used for no other purpose other than the Permitted Use without prior written approval from the Lessor, which approval shall not be unreasonably withheld, conditioned or delayed. Lessee shall have sole and exclusive possession of the Premises during the Term (as hereinafter defined).

The initial term (the "Term") of this lease shall commence upon the Commencement Date and expire on the date that is the last day of the tenth (10) year following the month in which the Commencement Date occurs, unless otherwise renewed, extended or terminated as provided herein. For purposes hereof, the "Commencement Date" shall be the date that is two (2) business days after Lessor has given notice to Lessee that the Premises shall be delivered to Lessee vacant, broom-clean and free of all tenancies and other occupants, with Lessor's Work Substantially Complete, with all mechanical and utility systems serving the Premises in good working order and condition, free from Hazardous Materials, and in compliance with all applicable federal, state and local laws, regulations and ordinances, including, without limitation, the Americans With Disabilities Act and all regulations promulgated thereunder. For all purposes hereof, the terms "Substantial Completion", "Substantially Complete" and like variations thereof shall mean that (A) Lessor's Work is complete, except for minor, insubstantial items or adjustments of work, i.e., punch-list items, which shall not adversely affect Lessee's use or occupancy of the Premises (collectively, "Punch List Items"), and (B) Lessor has obtained all required permits and approvals from all applicable governmental authorities in connection with Lessor's Work and that the Premises may be legally used and occupied by Lessee for the Permitted Use. Provided Lessee is not in default beyond applicable notice and cure periods under this lease, Lessee shall have two (2) options to renew the Term of this lease, for successive renewal periods of three (3) years (each a "Renewal Term"). During each Renewal Term all of the terms and conditions of this lease shall be in effect, except that the rent shall be adjusted as provided below. If at any time the Term of this lease expires or is terminated, all remaining renewal options shall be void. Each option shall be exercisable by written notice to Lessor, given at least six (6) months prior to the time that the Term of this lease would otherwise have expired. As used in this lease, "Term" means the initial Term and all applicable Renewal Terms.

Lessor shall record in the public records of Hardee County, Florida a memorandum of lease describing the parties, term and option described herein.

Upon execution of this lease, Lessee shall deposit with Lessor, in an interest-bearing account, an initial sum of Ten Thousand Dollars (\$10,000.00).

Lessee shall make additional deposits in a like manner, within ten (10) days of receipt of written demand from Lessor for same. Any additional deposits shall be calculated by Lessor as ten percent (10%) of the cost of any custom improvement requested by Lessee in writing. A "custom improvement" shall be defined as any improvement requested by Lessee in writing, accompanied by a written cost estimate. Any such request shall include a check from Lessee for ten percent (10%) of the cost estimate and shall be considered an additional deposit hereunder.

The initial and any additional deposit, together with accrued interest thereon, shall be forfeited to Lessor in the event Lessee is deemed in default of this lease past all applicable notice and cure periods. In the event Lessee exercises the option described in Section XXI below, the entire deposit, together with accrued interest, shall be applied to the Purchase Price (as defined in Section XXI below). If at the conclusion of the initial ten (10) year term, the purchase option described in Section XXI below has not been exercised, the deposit, together with accrued interest thereon, shall be disbursed to Lessor. This deposit is not intended to be a security deposit but as a performance deposit to ensure Lessee's performance thereunder.

## **Section II Rent**

From and after the Rent Commencement Date (hereinafter defined), Lessee shall pay to Lessor as rent for the Premises an amount equal to seven (7%) annually of IDA's Gross Investment (as hereinafter defined), on a monthly basis, together with sales tax. For purposes herein, "IDA's Gross Investment" means the total amount of Lessor's actual and reasonable costs and expenses (as evidenced by supporting invoices) expended towards the construction and improvement of the Premises. Provided, however, in no event shall IDA's Gross Investment be less than \$2,100,000 or greater than \$4,000,000. For example, if IDA's Gross Investment in the Premises is \$2,100,000, the annual rent payable by Lessee for the first year of the initial Term would be \$147,000.00, payable in monthly installments of \$12,250.00, plus sales



tax due. The first payment of rent under this lease shall be due the 1<sup>st</sup> day of the month that is twenty-four (24) full calendar months following the Commencement Date (the "Rent Commencement Date"). No later than forty-five (45) days after the Premises Delivery Date, Lessor shall provide Lessee written notice of Lessor's determination of the IDA's Gross Investment. Prior to the Rent Commencement Date, Lessee, at its expense, shall have the right to audit Lessor's books and records relating to any items affecting Lessor's Work and Lessor's determination of the IDA's Gross Investment. Within fifteen (15) days after Lessee's notice of election to perform an audit, Lessor shall afford Lessee or any of Lessee's employees or consultants designated by Lessee, full access to such documents (including documents which may be stored in an electronic medium) (in a mutually agreed upon location) as are in Lessor's possession or control and which are necessary or desirable to conduct the audit including, canceled checks, invoices, and such other documents as may be reasonably requested by Lessee, all of which documents shall be in accordance with generally accepted accounting standards, consistently applied. Lessor shall reasonably cooperate with Lessee as to facilitate the performance of Lessee's audit. ***If as a result of such audit Lessee reasonably determines there is an error in Lessor's determination of the IDA Gross investment, the dispute shall be submitted to a mutually agreeable third party CPA for final and binding determination.***

Lessee shall have the right to prepay rent at any time. In the event Lessee exercises this right to prepay rent, the prepaid rent shall be assigned its present day value, together with interest rate based on current ten (10) year treasury note.

Additionally, Lessee agrees to reimburse the Lessor the ad valorem taxes and property casualty insurance paid by Lessor from the Commencement Date through the Rent Commencement Date within thirty (30) days of invoice from IDA for same.

### **Section III Repairs and Maintenance; Lessor's Right to Inspect or Repair**

From and after the Commencement Date, except as otherwise set forth herein this lease, (i) Lessee agrees to make all necessary repairs to the interior and exterior of the Premises and to maintain the same in materially the same condition which existed on the Commencement Date, at its sole cost and expense, and (ii) Lessor agrees to make all necessary repairs to the interior and exterior of the Premises necessitated by the acts or omissions of Lessor, its agents, employees or contractors or the failure of Lessor to perform its obligations hereunder; provided

Lessee shall give Lessor written notice of the necessity for such repairs with respect to the Premises and provided that the necessity for such repairs shall not arise from nor be caused by the negligence or willful acts of Lessee, its agents, concessionaires, officers, employees, licensees or contractors. In the event that Lessor fails to make the repairs it is obligated to make hereunder after receipt of thirty (30) days written notice, Lessee will be permitted to make said repairs and offset said cost from future payments of rent.

Lessee agrees that Lessor and Lessor's agents or other representatives shall have the right to enter the Premises, or any part of the Premises, during regular business hours and upon reasonable prior notice to Lessor (except in case of emergency, in which event Lessor shall use commercially reasonable efforts to give Lessee telephonic notice prior to such entry) for the purpose of examining them or making such repairs or alterations as may be necessary to make them safe and to preserve them. Lessor agrees to use commercially reasonable efforts to minimize any disruption to or interference with Lessee's business operations in the Premises during any such entry and shall indemnify and hold harmless Lessee and its partners, directors, officers, agents and employees from and against any and all claims for bodily injury and property damage arising from or in connection with Lessee's entry, except to the extent resulting from the negligence of Lessee, its agents, contractors or employees.

#### **Section IV Compliance by Lessee with Laws, Rules, and Regulations; Fire Prevention**

Lessee agrees to comply with all local, state and federal laws, rules, regulations, and requirements applicable to the Premises, and in particular with those for the correction, prevention, and abatement of nuisances or other grievances in, on, or connected with the premises during the Term of this lease. Lessee further agrees that it will not permit the Premises to be occupied for any purpose deemed to be extra-hazardous on account of fire; provided Lessor acknowledges Lessee's use of the Premises in accordance with the Permitted Use shall not be deemed a breach of the preceding sentence. Lessee shall comply with all the sanitary laws, ordinances, rules, orders of appropriate governmental authorities.

#### **Section V Assignment and Sublease**

Lessee agrees not to assign this lease without first obtaining Lessor's written consent to the assignment; provided, however, Lessee

may (A) assign this lease, without obtaining Lessor's written consent, to (i) an Affiliate (as defined in Section XXI), (ii) a successor of Lessee or an Affiliate (by merger, reorganization, consolidation, or transfer of all or substantially all of Lessee's (or such Affiliate's) assets, partnership or other equity interests), or (iii) any operating division, group, department, or group of individuals of Lessee or an Affiliate (collectively an "Operating Unit"), which has ceased to be an Affiliate as a result of a spin-off from Lessee or otherwise (regardless of whether such assignment or sublet is to a new entity formed by such Operating Unit, or to an existing entity of which the Operating Unit becomes a part), or (B) transfer any interest in Lessee including, without limitation, a majority or controlling interest in Lessee. Lessor agrees not to withhold, condition or delay consent unreasonably. Lessee shall have the right to sublet or underlet the Premises for any purpose permitted by Section I, provided such sublettings or underlettings shall be subject to the terms and conditions of this lease, and further provided that Lessee shall notify Lessor in writing of such sublettings promptly. Such sublettings or underlettings shall not release Lessee from any of its obligations under this lease.

**Section VI**  
**Effect of Damage to or Destruction**  
**of Premises**

If the Premises are damaged or destroyed in whole or in part by fire or other casualty during the Term of this lease, Lessor agrees, with due diligence, to repair, restore, rebuild, or replace the Premises or portion destroyed or damaged, so that the Premises shall be substantially the same as it was before the damage. If the destruction or damage amounts to more than fifty (50%) percent of the insurable value of the Premises (as determined in writing by an independent architect or contractor licensed in the State of Florida), Lessor or Lessee may, at its option, cancel and terminate the lease by giving written notice to the other party within thirty (30) days after the date of such independent architect or contractor's written determination. In such event, this lease shall terminate on the date specified in such notice, and Lessor shall not be obligated to repair or rebuild the Premises. In the event of such damage or destruction, rent under this lease will be abated for the term during which, and to the extent to which, the Premises may not be used by Lessee for the Permitted Use or the normal conduct of Lessee's business in the Premises. Lessee shall have the absolute right to make application for and be paid and receive all proceeds of any casualty insurance maintained by Lessee. Lessee shall be entitled to receive a pro rata refund out of any advance rent paid by it for the period during which the Premises were unused by reason of destruction or damage.

## **Section VII Insurance**

Lessee, during the Term of this lease, shall carry public liability insurance at its own cost, insuring Lessor and Lessee against all claims for injuries to persons or property occurring in, upon or about the Premises, said policy of insurance at all times to be in an amount not less than \$1,000,000 for injuries to each person in one accident and not less than \$2,000,000 for bodily injury and property damage for each occurrence. Lessee shall be responsible for insuring all of Lessee's tangible personal property on the Premises.

## **Section VIII Lessee's Right to Place Signs; Removal of Signs when Repairing Building**

Lessee shall have the privilege of placing on the Premises, at its sole cost and expense, such signs as it deems necessary and proper in the conduct of its business.

## **Section IX Utilities; Indemnity**

**Utilities.** Lessee shall pay for all utilities (electric, phone, etc.) used in the Premises during the Term of this lease and of any renewal or extension of this lease, and for any other substances used for heat or light. Lessee shall pay to the water company supplying water to the premises all charges for water furnished the Premises and all sewer charges which may, during the Term of this lease, be assessed or imposed for water used or consumed on the premises, whether determined by meter or otherwise, as soon as they are assessed or imposed. If such charges or rentals are not paid by Lessee during the month in which they are due, they may be paid by Lessor and shall be added to the next month's rent after that to become due. Lessee agrees to maintain heating and hot water systems at its own expense.

**Indemnity.** Except to the extent caused by the negligence, gross negligence or willful misconduct of Lessor or any Lessor Indemnitees (defined below), Lessee shall, during the Term of this lease, protect, indemnify, defend and hold Lessor, its officers, directors, employees and agents ("Lessor Indemnitees") harmless against and from all liabilities, obligations, damages, penalties, claims, actions, costs, charges and expenses, including, without limitation, reasonable attorneys' fees and other professional fees (if and to the extent permitted by law), which may be imposed upon, incurred by or asserted against Lessor or any of the

Lessor Indemnites and arising out of or in connection with (A) the acts or omissions (including violations of law) of Lessee, the Lessee Indemnites (defined below) or any of Lessee's contractors, and/or (B) the actual or alleged presence of Hazardous Substances on the Premises caused by Lessee after the Commencement Date, or any other environmental claim related in any way to the use of the Premises by Lessee after the Commencement Date. As conditioned and limited by Florida Statute, including but not limited to F.S. § 768.28, except to the extent caused by the negligence, gross negligence or willful misconduct of Lessee or Lessee Indemnities, Lessor shall, during the Term of this lease, protect, indemnify, hold harmless, and defend Lessee, its officers, directors, agents, and employees of, and the shareholders, partners, and members therein (collectively, "Lessee Indemnites"), from and against any and all loss, cost, damage, liability or expense (including but not limited to reasonable attorneys' fees and legal costs) of any kind or nature whatsoever that may at any time be incurred by, imposed on, or asserted against any Lessee Indemnites, directly or indirectly, based on, or arising or resulting from (A) the acts or omissions (including violations of law) of Lessor, Lessor Indemnites, or any of Lessor's contractors, and/or (B) the actual or alleged presence of Hazardous Substances on the Premises prior to the Commencement Date, or any other environmental claim related in any way to the use of the Premises prior to the Commencement Date. Lessor will promptly, upon demand, pay Lessee for any damage, expenses, or liabilities caused to or incurred by Lessee or Lessee Indemnites due to the failure to comply with Environmental Laws or other applicable laws by Lessor prior to the Commencement Date or due to any pollution created by, caused by, or contributed to by Lessor. Without limitation, such expenses may include all expenses reasonably incurred by Lessee or Lessee Indemnites for containment or remediation of any unpermitted discharge.

For purposes herein, "Environmental Laws" means any and all federal, state, regional or local statutory or common laws relating to pollution or protection of the environment and any related regulations, rules, orders, directives or other requirements. Environmental Laws include (by way of example and not as a limitation) any common law of nuisance or trespass and any law, regulation, rule, order or directive relating to emissions, discharges, releases or threatened releases of pollutants, contaminants, chemicals, or industrial, toxic or hazardous substances or wastes into the environment (including without limitation, ambient air, surface water, ground water, land surface or subsurface strata) or otherwise relating to the manufacture, processing, distribution, use, treatment, storage, disposal, presence, transportation, or handling of pollutants, contaminants, chemicals, or industrial, toxic or hazardous substances, wastes or other substances deemed hazardous or potentially hazardous to persons or the environment. "Hazardous Substances"

means any substance regulated by any Environmental Law. The provisions of this section shall survive the termination or expiration of this lease with respect to any claims or liability occurring prior to such termination or expiration.

**Section X  
Notices, Generally**

All notices, requests, consents, claims, demands, waivers, and other communications hereunder shall be in writing and shall be deemed to have been given: (a) when delivered by hand (with written confirmation of receipt); (b) when received by the addressee if sent by a nationally recognized overnight courier (receipt requested); (c) on the date sent by e-mail of a PDF document (with confirmation of transmission) if sent during normal business hours of the recipient, and on the next business day if sent after normal business hours of the recipient; or (d) on the third day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid; or (e) upon receipt of confirmation of transmission by facsimile transmission. Such communications must be sent to the respective parties at the following addresses (or at such other address for a party as shall be specified in a notice given in accordance with this paragraph):

If to LESSOR:

**HARDEE COUNTY INDUSTRIAL,  
DEVELOPMENT AUTHORITY**  
107 East Main Street  
Wauchula, FL 33873

If to LESSEE:

**HARDEE FRESH I LLC**  
6113 Savoy Circle  
Lutz, Florida 33558  
Attn: Halton A. Peters  
Phone: (650) 776-4271  
Email: [hpeters@nrcapmgt.com](mailto:hpeters@nrcapmgt.com)

With copy to:

**KENNETH B. EVERS, of  
KENNETH B. EVERS, P.A.**  
424 West Main Street  
Post Office Drawer 1308  
Wauchula, FL 33873-1308  
Phone: (863) 773-5600  
Facsimile: (866) 547-4362  
Email: [office@hardeelaw.com](mailto:office@hardeelaw.com)

**Section XI  
Manner of Giving Notice of Default or Omission**

It is agreed that there is to be no enforceable default against Lessee or the exercise of any option or right granted to Lessor under any provision of the lease in the event of Lessee's default or omission, unless notice shall have been given by Lessor to Lessee, with such notice specifying the default or omission complained of, and Lessee shall have had fifteen (15) days from such notice to comply with or remedy the default or omission. If the default or omission complained of is of such nature that it cannot be completely cured within such fifteen (15) day period, such default nevertheless shall not be enforceable against Lessee if Lessee shall have begun curing it within the fifteen (15) day period, and shall, with reasonable diligence and in good faith, proceed to remedy it. If Lessor defaults in the performance of any of Lessor's obligations hereunder, or if Lessor fails to make any payment which Lessor is obligated to make under the terms of the Lease (including without limitation, any payment, refund or reimbursement due Lessee hereunder, whether under the terms of this lease or as a result of a judgment against Lessor for default hereunder), then Lessee, without being obligated to and without thereby waiving such default, will have the following remedies, which remedies are cumulative and in addition to those remedies Lessee has at law or in equity: (a) after prior notice to Lessor reasonable under the circumstances (but in no event more than 30 days), Lessee may perform such obligation (to the extent such obligation relates to the Premises), or, in the case of a payment Lessor is obligated to make, make such payment, as Lessor's agent. The full amount of the cost and expenses incurred by Lessee (including attorneys' fees in connection with Lessee performing such obligation) or the payment so made, together with the amount of any attorneys' fees in instituting, prosecuting or defending any action or proceeding by reason of any default of Lessor hereunder, shall be paid by Lessor to Lessee. If Lessor fails to pay such costs and expenses within ten (10) days after written demand therefor, Lessee may deduct such amounts as an offset from rent then due or thereafter coming due hereunder.

## **Section XII**

### **Subordination of Lease to Encumbrances**

This lease is subject and subordinate to any mortgages or trust deeds now on or, after the making of this lease, may be placed against the premises, and to all advances made or that may be made on account of the encumbrances, to the full extent of the principal sums secured by it and interest on such sums, unless the holder of any such mortgage or trust deeds elect by recorded instrument that this lease shall be prior to such mortgage or deed of trust, and provided that each such mortgage or trust deed shall provide that on any default under such mortgage or trust deed, the holder thereof shall not disturb this lease and will abide by its terms so long as Lessee is not in default of this lease. Subject to

the foregoing, such subordination shall be self-executing and effective without any further action by Lessee or Lessor. At the option of any such mortgagee, Lessee, within ten (10) days after receiving a written request, shall execute an Attornment and Nondisturbance Agreement which shall provide in substance that this lease shall not be terminated so long as Lessee is not in default of its obligations hereunder and that Lessee shall attorn to such mortgagee or its successor in interest or to any purchaser of the Premises upon foreclosure or sale. Lessee shall, from time to time, within ten (10) days of request by Lessor or Lessor's lender, execute such instruments, certificates and Lessee estoppel letters as may be requested by Lessor to evidence and confirm such subordination and deliver such instruments, certificates and letters to mortgagees or prospective mortgagees designated by Lessor.

**Section XIII**  
**Beginning Date of Lease Term; Rent**  
**Before Term Begins**

- a. Lessor and Lessee agree to execute and deliver, within ten (10) days after the Rent Commencement Date, an instrument certifying the Commencement Date, the Rent Commencement Date, the Term, and the rent under this lease, and acknowledging the Purchase Option set forth herein.
- b. Lessee will pay a pro rata rent for the portion of the month from the Rent Commencement Date of the Term to the first of the month immediately succeeding.

**Section XIV**  
**Fixtures Installed by Lessee**

All fixtures installed by the Lessee in the Premises shall be and remain the property of Lessee and may be removed by it at any time during the Term of this lease or within ten (10) business days following the expiration of this lease, provided the same can be removed without damage to the real property. Any such fixtures remaining in the Premises after the date that is ten (10) business days following the expiration of the Term of this lease shall be deemed abandoned by the Lessee and shall become the property of Lessor. Any damage to the Premises, caused by the removal of such fixtures, shall be repaired by Lessee, at Lessee's sole cost and expense.

Lessee shall require payment and performance bonds be posted by any entity with whom it contracts for performance of labor and supply of materials in the Premises in a form approved by Lessor prior to commencement of improvements.



**Section XV**  
**Lessee's Right to Make Payments on Encumbrances**  
**or Taxes on Lessor's Default**

In the event Lessor fails to make any payment on account of principal or interest on any mortgage or trust deed note affecting the Premises, or to pay any tax or assessment assessed or levied against the premises during the period within which such payment may be made without penalty or interest, Lessee, on written notice to Lessor, shall have the right to make the payment and to deduct the sum so paid from the next or any subsequent installment of rent upon adequate proof of such payment.

**Section XVI**  
**Eminent Domain**

If the premises or any part thereof shall be taken by or pursuant to authority or through the exercise of eminent domain, or if any part is taken and the balance of said premises in the opinion of Lessee is not suitable for its ongoing operations, this lease, at the option of the Lessee, shall terminate without further liability on the part of Lessee, or the rent hereunder shall be reduced in proportion to the reduction in area of the premises, but nothing herein shall be deemed a waiver of the right of Lessee to an award for any damages compensable under Florida law from the condemning authority caused by such taking whether made separately or as part of a general award.

Whether or not this lease is terminated pursuant to the preceding paragraph, Lessee shall be entitled to actively participate in and appear in any condemnation proceedings and any negotiations with respect to a conveyance in lieu of such proceedings, either separately or in conjunction with Lessor. Lessee's written consent shall be required for the compromise or settlement of any action for condemnation. Lessor shall provide Lessee copies of all documents and correspondence with regard to the condemnation and the condemnation proceedings, and shall give written notice to Lessee of any meetings with the condemning authority, its agents or representatives, and permit Lessee to attend all such meetings. Lessor shall not object to any attempt by Lessee to formally intervene into any condemnation suit as a party.

**Section XVIII**

## **Time of the Essence; Estoppel**

Time is of the essence of each and every provision, covenant, and condition contained in this lease, and on the part of the Lessee or Lessor to be done and performed. Lessor agrees at any time and from time to time upon not less than fifteen (15) days' prior notice by Lessee to execute, acknowledge and deliver to Lessee a statement (the "Lessor Estoppel") in writing certifying that this lease is unmodified and in full force and effect (or if there shall have been modifications that the same is in full force and effect as modified and stating the modifications) and the dates to which the rent and other charges have been paid in advance, if any, and stating whether or not, to the best knowledge of the Lessor, Lessee is in default in the performance of any covenant, agreement or condition contained in this lease and, if so, specifying each such default of which the Lessor may have knowledge, it being intended that any such statement delivered pursuant to this Section may be relied upon by any prospective subLessee of all or a portion of the Premises and any prospective assignee of Lessee's interest in this lease.

### **Section XIX Lessor's Specific Covenants and Warranties**

Lessor covenants and warrants that:

- a. Lessor is the owner of the Premises and has the right to make this lease to Lessee in accordance with the terms of this lease.
- b. Lessee, on paying the rent reserved in this lease and on performing all of the terms and conditions of this lease on its part to be performed, shall at all times during the lease term peacefully and quietly hold and enjoy the Premises.
- c. The Premises are now free from all encumbrances, except covenants and restrictions of record.
- d. The person executing this lease has been duly authorized by all requisite action and this lease is binding upon and enforceable against Lessor in accordance with its terms.
- e. Lessee's use of the Premises will not violate any restrictions or agreements applicable to the Premises.

Lessor further covenants and warrants that at the time of the delivery of possession of the Premises to Lessee:

- f. The premises shall be clear of all mechanics' liens.

- g. The building shall be free from latent defects.
- h. A certificate of occupancy shall have been duly issued for the building, if required.
- i. The Building lawfully may be used for the Permitted Use.
- j. The Premises and the Building shall be in full compliance with all Legal Requirements.
- k. No Hazardous Materials shall be on or in the Land or the Building in violation of applicable law or which would materially adversely affect Lessee's proposed use of the Premises.

These covenants of Lessor shall be binding upon Lessor and its successors. In the event the Building is sold or repossessed all provisions of this lease shall remain intact and Lessee shall not be held subject to any mortgage holder's requirements, if those requirements are different from the Lease. Lessee shall have unrestricted access to the Premises at all times during the Term of this lease.

**Section XX**  
**Lessor's Re-Entry on Default or Abandonment**

If Lessee abandons or vacates the Premises (except as authorized pursuant to this lease) or is dispossessed for cause by Lessor before the termination of this lease, or any renewal of this lease, for more than thirty (30) days, Lessor may, on giving twenty (20) days written notice to Lessee, declare this lease forfeited and shall in the event of forfeiture, make reasonable efforts to relet the Premises for similar rental rates. Lessee shall be liable to Lessor for all damages suffered by reason of such forfeiture. Such damages shall include, but are not limited to, the following: (1) all rent not received by Lessor until the property is relet, including reasonable expenses incurred in attempting to relet; and (2) the difference between the rent received when the property is relet and the rent reserved under this lease.

Until the premises have been relet, Lessee agrees to pay to Lessor, on the day as rental payments are due under this lease, the lost rent due Lessor after the last payment was made.

After the premises have been relet, Lessee agrees to pay to Lessor, on the last day of each rental period, the difference between the rent received for the period from reletting the rent reserved under this lease for that period.

Lessor agrees to use commercially reasonable efforts to mitigate its damages hereunder. In no event shall Lessee be liable for consequential, punitive, and/or direct damages.

### **Section XXI** **Option to Purchase Premises**

Lessor hereby grants unto Lessee an option (the "Purchase Option") to buy the Premises (including all improvements contained on the Premises) at any point during the Term, including any extensions or renewals thereof, for the Purchase Price (as hereinafter defined), subject to the following terms and conditions:

- (a) At such time as Lessee shall desire to exercise this Purchase Option, Lessee shall give Lessor written notice thereof (the "Exercise Notice").
- (b) Lessee shall close on the Purchase Option on a date that is no earlier than sixty (60) days after determination of the Purchase Price in accordance with (d) hereinbelow ("Option Closing Date").
- (c) Lessor shall determine the title company at which settlement shall occur and shall inform Lessee. Closing costs shall be allocated pursuant to the local custom. Lessor shall be responsible for the pro-rated share of the ad valorem taxes due at the time of closing. The Premises shall be conveyed to Lessee pursuant to a general warranty deed, with no liens, encumbrances or restrictions other than the Permitted Title Exceptions and any other matters expressly approved by Lessee or imposed on the Premises by Lessee.
- (d) The total purchase price (the "Purchase Price") for the Premises pursuant to the Purchase Option shall be equal to the lesser of (i) the Fair Market Value (as hereinafter defined) of the Premises as of the date of the Exercise Notice (as hereinafter defined), or (ii) subject to reductions and adjustments expressly set forth herein, the IDA's Gross Investment. The Purchase Price shall be determined as follows:
  - (i) With respect to the determination of the Fair Market Value, within 15 days after Lessor receives the Exercise Notice, Lessor shall notify Lessee of its selection of a real

estate appraiser, whom shall determine and promptly report (and in no event later than the 30th day following Lessor's receipt of the Exercise Notice) to both Lessor and Lessee in writing his or her determination of the Fair Market Value. Any appraiser appointed pursuant to this paragraph must be an independent qualified Member of the Appraisal Institute (MAI) (or any successor organization thereto) registered in the State of Florida and must be an appraiser who has no less than 10 years' experience in commercial leasing transactions in the area. Any appraisal required or permitted by the terms of this lease shall be conducted in a manner consistent with sound appraisal practice and in accordance with this paragraph. At closing, unless otherwise agreed upon by the parties hereto, Lessee and Lessor shall equally pay all costs and expenses incurred in connection with such appraisal. Within 10 days after appointment of the appraiser each party shall provide to the appraiser all customary information as may be requested by the appraiser, including, but not limited to, a complete history of operating costs and expenses for the Premises. The appraised value determined in accordance with this paragraph shall be final and binding upon Lessor and Lessee. The parties shall work together and coordinate efforts to obtain such appraiser's report in writing no later than 30 days following the date of Lessor's receipt of the Exercise Notice. The parties hereto acknowledge that the provisions to determine the Fair Market Value are fair and reasonable. For purposes herein, "Fair Market Value" means the appraised value of the Premises as of date of the Exercise Notice.

(ii) With respect to the determination of the IDA's Gross Investment, Lessor agrees to credit a percentage of all rent payments made by Lessee under this lease (less any actual payments of ad valorem taxes and any property insurance obligations made by Lessor during the Term of the lease as of the date of the Exercise Notice) as of the date of Option Closing Date in accordance with the following:

A. Fifty percent (50%) of all rent payments paid by Lessee shall be applied from and after such time as Lessee creates, fills and maintains twelve (12) full-time jobs;

B. Seventy-Five percent (75%) of all rent payments paid by Lessee shall be applied from and after such time as Lessee creates, fills and maintains sixteen (16) full-time jobs; and

C. One Hundred percent (100%) of all rent payments paid by Lessee shall be applied from and after such time as Lessee creates, fills and maintains twenty-four (24) full-time jobs.

- 1.
- 2.

For every job created, filled, and maintained over twelve (12), Lessee shall be credited an additional 4.2% option purchase rent credit in recognition of the capital improvements to be made by Lessee in the Premises. The rent credit shall not exceed 100% in any circumstance. For example, if Lessee creates, fills, and maintains thirteen jobs at the Premises, Lessee shall be entitled to 54.2% of each rent payment as credit against option purchase price.

(e) Within 5 business days after the establishment of the Purchase Price, Lessor will provide a purchase and sale contract and Lessor and Lessee agree to negotiate in good faith and use commercially reasonable efforts to finalize and enter into a purchase and sale agreement to evidence the exercise of the Purchase Option. In addition, such contract for sale shall contain all reasonable standard provisions for contracts for similar sales. The consideration for this Purchase Option is One Dollar (\$1.00) at the execution of this agreement. Lessee's failure to remain in good standing (including making timely rent payments) under the lease shall terminate this option; provided, however, that if Lessee cures any such default, the option shall remain. Lessee may assign Lessee's rights under this Section to an Affiliate.

For all purposes of this lease, the term "Affiliate" means and includes any other person or entity that directly, or indirectly through one or more intermediaries, controls, is controlled by, or is under common control with, Lessee. For purposes hereof, "control," including the terms "controlled by" and "under common control with" (and variations thereof), means (i) the

ownership of not less than fifty percent (50%) of the equity or other ownership interests of the entity in question or (ii) the possession, directly or indirectly, of the power to direct or control, or cause the direction or control of, the operations, management, or policies of the entity in question, whether through the ownership of voting securities, as trustee or executors, as general partner or managing member, by contract or otherwise. For the avoidance of doubt, Affiliate(s) of Lessee include, but are not limited to, members of Lessee, Affiliate(s) of members of Lessee, or Affiliate(s) of such Affiliate(s) of Lessee, whether currently in existence or formed hereafter.

**Section XXII**  
**Attorneys' Fees and Costs**

In connection with any litigation, including appellate or bankruptcy proceedings, arising out of the lease or any action brought for the enforcement of this lease, the prevailing party shall be entitled to recover reasonable attorneys' fees and costs.

**Section XXIII**  
**Governing Law; Venue**

This lease shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any legal proceeding to enforce or interpret rights hereunder shall be Hardee County, Florida.

**Section XXIV**  
**Binding Effect on Successors and Assigns**

The covenants and agreements contained in this lease shall be binding on the parties to this lease and on their respective successors, heirs, executors, administrators, and assigns.

**Section XXV**  
**Miscellaneous**

This lease may be executed in separate counterparts, each of which shall be deemed an original, and all of which shall be deemed one and the same instrument. Facsimile signatures and electronically-transmitted copies of signatures (e.g., in an Adobe PDF file) shall be deemed valid and binding to the same extent as the original. Captions used herein are for convenience only and do not limit or amplify the provisions hereof. Whenever herein the singular number is used, the same shall include the plural, and words of any gender shall include each other gender. The use of the term "including" herein shall be construed as meaning "including, but not limited to". If any clause or

provisions of this lease is illegal, invalid or unenforceable, then it is the intention of the parties that the remainder of this lease shall not be affected thereby. This lease shall be effective only when it is signed by both the Lessor and Lessee. This lease and the exhibits and schedules attached hereto contain the entire agreement between the parties, and no agreement shall be effective to supplement, change, modify or terminate this lease in whole or in part unless such agreement is in writing and duly signed by the party against whom enforcement is sought.

[SIGNATURE PAGES FOLLOW]

DRAFT



[LESSOR'S SIGNATURE PAGE TO COMMERCIAL LEASE]

N WITNESS WHEREOF, \_\_\_\_\_,  
Chairman of **HARDEE COUNTY INDUSTRIAL DEVELOPMENT  
AUTHORITY, a public agency organized under the laws of the State  
of Florida**, has hereunto set his hand and seal on this agreement as  
LESSOR this \_\_\_\_ day of \_\_\_\_\_, 20XX.

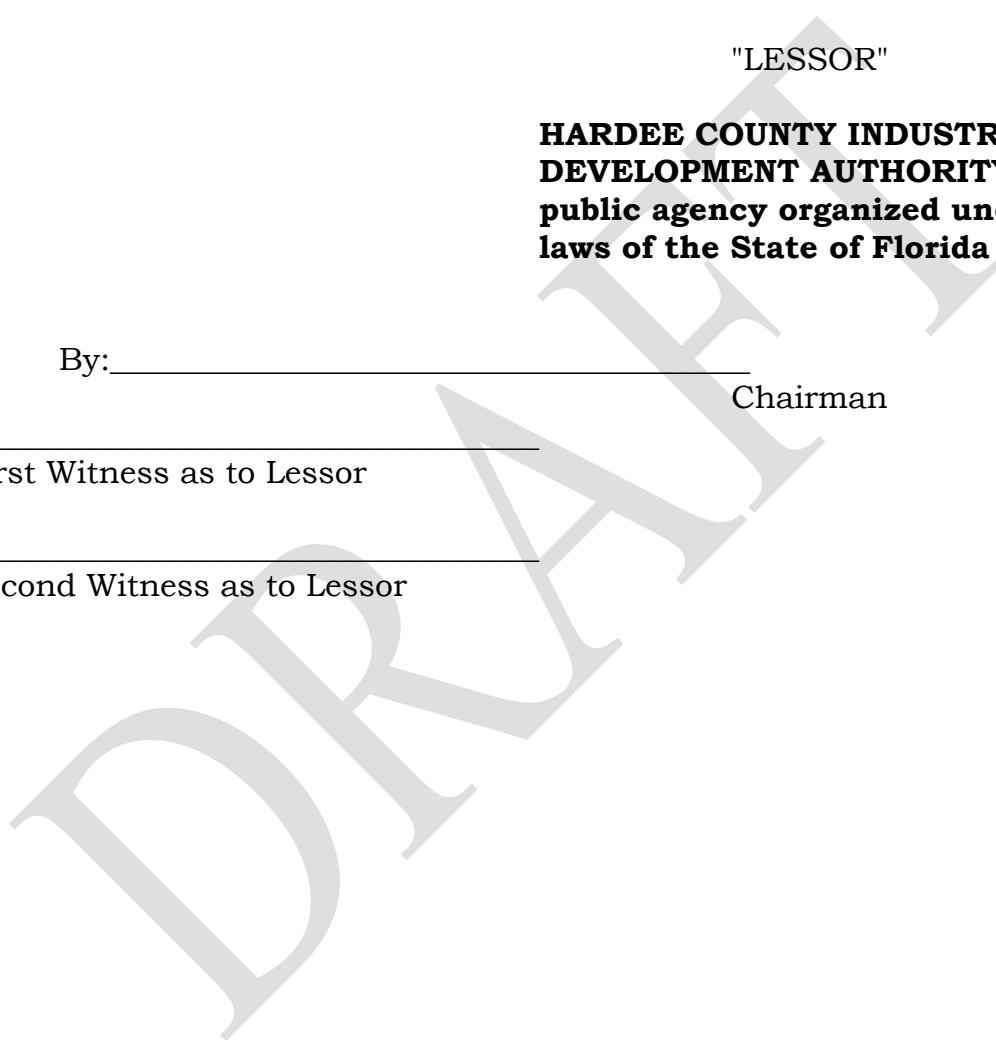
"LESSOR"

**HARDEE COUNTY INDUSTRIAL  
DEVELOPMENT AUTHORITY, a  
public agency organized under the  
laws of the State of Florida**

By: \_\_\_\_\_  
Chairman

\_\_\_\_\_  
First Witness as to Lessor

\_\_\_\_\_  
Second Witness as to Lessor



[LESSEE'S SIGNATURE PAGE TO COMMERCIAL LEASE]

IN WITNESS WHEREOF, \_\_\_\_\_,  
\_\_\_\_\_ of HARDEE FRESH I LLC as hereunto set his/her  
hand and seal on this agreement as LESSEE this \_\_\_\_ day of \_\_\_\_\_,  
20XX.

“LESSEE”

**HARDEE FRESH I LLC**

By: \_\_\_\_\_

\_\_\_\_\_  
First Witness as to Lessee

\_\_\_\_\_  
Second Witness as to Lessee

DRAFT

Exhibit A

Memorandum of Lease

DRAFT

## Hardee County Economic Development

**Balance Sheet**

As of May 31, 2017

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	<u>May 31, 17</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Wauchula State Bank	13,437.94
Total Checking/Savings	<u>13,437.94</u>
Total Current Assets	<u>13,437.94</u>
<b>TOTAL ASSETS</b>	<b><u>13,437.94</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
3010 · Unrestrict (retained earnings)	87,064.84
Net Income	<u>-73,626.90</u>
Total Equity	<u>13,437.94</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>13,437.94</u></b>

## Hardee County Industrial Development Authority

06/09/17

## Profit &amp; Loss

Accrual Basis

May 2017

	<u>May 17</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
337500 · EDA Proceeds Gen FD	52,520.69
361100 · Interest Income gen fd	30.72
361101 · Interest income Mosaic accts	786.85
362001 · Rental Income	15,252.70
369902 · Misc. Income Gen Fd	33.47
<b>Total Income</b>	<u>68,624.43</u>
<b>Expense</b>	
5193100 · Professional Fees Legal	3,930.00
519320 · Accounting and audit	1,202.10
519321 · Meeting Security	90.00
519322 · Travel	308.70
5193400 · Landscaping and Grounds	1,280.00
5194301 · Utilities	5,372.97
519450 · Insurance Expense	4,416.35
519460 · Repairs and Maintenance GF	3,889.70
5195206 · Grove Caretaking/Fertilizer	4,059.93
519840 · Grant expenses	1,431.95
519844 · Grant Expenses- Bees&Botanicals	0.00
6000 · Capital Outlay	28,171.42
<b>Total Expense</b>	<u>54,153.12</u>
<b>Net Ordinary Income</b>	14,471.31
<b>Other Income/Expense</b>	
<b>Other Income</b>	
Sales Tax Collection Allowance	44.78
<b>Total Other Income</b>	<u>44.78</u>
<b>Net Other Income</b>	44.78
<b>Net Income</b>	<u><u>14,516.09</u></u>

Hardee County Economic Development

06/09/17

General Ledger

Cash Basis

As of May 31, 2017

Type	Date	Num	Name	Memo	Original Amount	Balance
<b>Wauchula State Bank</b>						47,984.16
Check	05/02/2017	3763	FI Revell	May 2017	-2,297.32	45,686.84
Check	05/02/2017	3764	Cardmember Service	#3114	-1,216.13	44,470.71
Check	05/02/2017	3765	Sandy Meeks	April 2017	-60.00	44,410.71
Check	05/02/2017	3766	Office Depot	919813121001,919813287001,...	-98.07	44,312.64
Check	05/02/2017	3767	City of Wauchula	#120260005	-291.37	44,021.27
Check	05/02/2017	3768	Ullrich's Water Conditioning	#753460	-17.50	44,003.77
Check	05/02/2017	3769	William R Lambert	travel	-145.52	43,858.25
Check	05/03/2017	debit	ADP		-9,129.95	34,728.30
Deposit	05/04/2017			Deposit	1,506.74	36,235.04
Check	05/05/2017	debit	ADP		-20.00	36,215.04
Check	05/05/2017	debit	Avon Leasing		-255.73	35,959.31
Check	05/10/2017	3770	Kristi Schierling	reimbursement for passport fee	-110.00	35,849.31
Check	05/10/2017	3771	Rapid Systems	Inv# 371162	-168.09	35,681.22
Check	05/12/2017	debit	ADP		-93.07	35,588.15
Check	05/15/2017	debit	Florida Blue		-4,165.14	31,423.01
Deposit	05/17/2017			Deposit	1,000.00	32,423.01
Check	05/18/2017	debit	ADP		-8,794.48	23,628.53
Check	05/19/2017	debit	ADP		-20.00	23,608.53
Check	05/22/2017	3772	Dex Imaging	Inv# AR2779192	-115.67	23,492.86
Check	05/22/2017	3773	Dillard Albritton	travel	-179.76	23,313.10
Check	05/22/2017	3774	Sarah Pelham	travel	-68.69	23,244.41
Check	05/22/2017	3775	We Clean Windows	May 2017	-37.45	23,206.96
Check	05/22/2017	3776	Office Depot	#927749948001	-115.21	23,091.75
Check	05/26/2017	debit	ADP		-90.91	23,000.84
Check	05/26/2017	debit	ADP		-9,094.48	13,906.36
Check	05/31/2017	10006	Ryan Durden		-468.42	13,437.94
Total Wauchula State Bank						13,437.94
<b>1110 - Accounts receivable</b>						0.00
Payment	05/04/2017	76131	Community Redevelopment...		-1,000.00	-1,000.00
Payment	05/04/2017	76131	Community Redevelopment...		-1,000.00	0.00
Payment	05/04/2017		Hardee County Industrial D...		-506.74	-506.74
Payment	05/04/2017		Hardee County Industrial D...		-506.74	-48.04
Payment	05/04/2017		Hardee County Industrial D...		-506.74	0.00
Payment	05/16/2017	76231	Community Redevelopment...		-1,000.00	-1,000.00
Payment	05/16/2017	76231	Community Redevelopment...		-1,000.00	0.00
Total 1110 - Accounts receivable						0.00
<b>1299 - Undeposited Funds</b>						0.00
Payment	05/04/2017	76131	Community Redevelopment...		1,000.00	1,000.00
Payment	05/04/2017		Hardee County Industrial D...		506.74	1,506.74
Deposit	05/04/2017	76131	Community Redevelopment...	Deposit	-1,000.00	506.74
Deposit	05/04/2017		Hardee County Industrial D...	Deposit	-506.74	0.00
Payment	05/16/2017	76231	Community Redevelopment...		1,000.00	1,000.00
Deposit	05/17/2017	76231	Community Redevelopment...	Deposit	-1,000.00	0.00
Total 1299 - Undeposited Funds						0.00
<b>3010 - Unrestrict (retained earnings)</b>						-87,064.84
Total 3010 - Unrestrict (retained earnings)						-87,064.84
<b>Grants</b>						-142,000.00
Total Grants						-142,000.00
<b>Reimbursements</b>						-1,024.81
Invoice	05/04/2017	126	Hardee County Industrial D...	Heartland Growers Supply	-458.70	-1,483.51
Invoice	05/04/2017	126	Hardee County Industrial D...	Orchard Valley Supply	-48.04	-1,531.55
Total Reimbursements						-1,531.55
<b>Rent</b>						-6,000.00
Invoice	05/04/2017	125	Community Redevelopment...	May 2017	-1,000.00	-7,000.00
Invoice	05/16/2017	124	Community Redevelopment...	April 2017	-1,000.00	-8,000.00
Total Rent						-8,000.00
<b>Transfer In - IDA</b>						-16,512.50

11:23 AM  
 06/09/17  
 Cash Basis

Hardee County Economic Development  
 General Ledger  
 As of May 31, 2017

Type	Date	Num	Name	Memo	Original Amount	Balance
Total Transfer In - IDA						-16,512.50
<b>023-0 · Life/Health Insurance</b>						29,155.98
Check	05/15/2017	debit	Florida Blue		4,165.14	33,321.12
Total 023-0 · Life/Health Insurance						33,321.12
<b>025-0 · Payroll Expenses</b>						128,324.60
Check	05/03/2017	debit	ADP		9,129.95	137,454.55
Check	05/05/2017	debit	ADP		20.00	137,474.55
Check	05/12/2017	debit	ADP		93.07	137,567.62
Check	05/18/2017	debit	ADP		8,794.48	146,362.10
Check	05/19/2017	debit	ADP		20.00	146,382.10
Check	05/26/2017	debit	ADP		90.91	146,473.01
Check	05/26/2017	debit	ADP		9,094.48	155,567.49
Check	05/31/2017	10006	Ryan Durden		468.42	156,035.91
Total 025-0 · Payroll Expenses						156,035.91
<b>031-0 · Professional Services</b>						6,657.78
Check	05/02/2017	3765	Sandy Meeks	April 2017	60.00	6,717.78
Check	05/05/2017	debit	Avon Leasing		255.73	6,973.51
Check	05/22/2017	3772	Dex Imaging	Inv# AR2779192	115.67	7,089.18
Check	05/22/2017	3775	We Clean Windows	May 2017	37.45	7,126.63
Total 031-0 · Professional Services						7,126.63
<b>040-0 · Travel</b>						8,425.73
Check	05/02/2017	3764	Cardmember Service	Tampa parking garage	6.40	8,432.13
Check	05/02/2017	3769	William R Lambert	travel	145.52	8,577.65
Check	05/10/2017	3770	Kristi Schierling	reimbursement for passport fee	110.00	8,687.65
Check	05/22/2017	3773	Dillard Albritton	travel	179.76	8,867.41
Check	05/22/2017	3774	Sarah Pelham	travel	68.69	8,936.10
Total 040-0 · Travel						8,936.10
<b>043-0 · Utilities</b>						3,082.21
Check	05/02/2017	3767	City of Wauchula	#120260005	291.37	3,373.58
Check	05/10/2017	3771	Rapid Systems	Inv# 371162	168.09	3,541.67
Total 043-0 · Utilities						3,541.67
<b>044-0 · Rentals/Leases</b>						16,081.24
Check	05/02/2017	3763	FI Revell	May 2017	2,297.32	18,378.56
Total 044-0 · Rentals/Leases						18,378.56
<b>045-0 · Insurance</b>						1,621.42
Total 045-0 · Insurance						1,621.42
<b>046-0 · Repairs &amp; Maintenance</b>						60.99
Total 046-0 · Repairs & Maintenance						60.99
<b>048-0 · Promotional</b>						16.00
Total 048-0 · Promotional						16.00
<b>051-0 · Office Supplies</b>						1,786.59
Check	05/02/2017	3764	Cardmember Service	stamps, amazon, walmart	341.21	2,127.80
Check	05/02/2017	3766	Office Depot	919813121001,919813287001,...	98.07	2,225.87
Check	05/22/2017	3776	Office Depot	#927749948001	115.21	2,341.08
Total 051-0 · Office Supplies						2,341.08
<b>052-0 · Operating Supplies</b>						131.72
Check	05/02/2017	3768	Ullrich's Water Conditioning	#753460	17.50	149.22
Total 052-0 · Operating Supplies						149.22
<b>054-0 · Books, Dues, &amp; Subscriptions</b>						8,325.88
Check	05/02/2017	3764	Cardmember Service	godaddy, Norton renewal, drop...	363.82	8,689.70

11:23 AM  
 06/09/17  
 Cash Basis

**Hardee County Economic Development**  
**General Ledger**  
 As of May 31, 2017

Type	Date	Num	Name	Memo	Original Amount	Balance
Total 054-0 · Books, Dues, & Subscriptions						8,689.70
<b>8500 · Misc expenses</b>						947.85
<b>8510 · Interest expense - general</b>						0.00
Check	05/02/2017	3764	Cardmember Service	interest reversal by credit card ...	-2.04	-2.04
Total 8510 · Interest expense - general						-2.04
<b>8570 · Advertising expenses</b>						60.68
Total 8570 · Advertising expenses						60.68
<b>8500 · Misc expenses - Other</b>						887.17
Check	05/02/2017	3764	Cardmember Service	to be reimbursed by IDA	506.74	1,393.91
Total 8500 · Misc expenses - Other						1,393.91
Total 8500 · Misc expenses						1,452.55
<b>TOTAL</b>						<b>0.00</b>



## Hardee County Industrial Development Authority

06/09/17

## Balance Sheet

Accrual Basis

As of May 31, 2017

	May 31, 17
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
101004 · WSB Mosaic (SR)	6,328,333.69
101009 · WSB Sales (GF)	689,512.93
101011 · Mosaic Disbursement Acct (SR)	171.04
101012 · Incubator Account (GF)	38.30
<b>Total Checking/Savings</b>	7,018,055.96
<b>Accounts Receivable</b>	
115001 · Accounts Receivable Rental Inc	16,239.28
<b>Total Accounts Receivable</b>	16,239.28
<b>Other Current Assets</b>	
12000 · Undeposited Funds	-5,350.00
133006 · Prepaid Insurance	5,477.78
<b>Total Other Current Assets</b>	127.78
<b>Total Current Assets</b>	7,034,423.02
<b>Fixed Assets</b>	
<b>Land Available for Sale</b>	
161908 · Original Purchase Hwy 62 Propert	887,943.00
161909 · Original Purchase Park Improvem	16,911.87
161910 · Terrell Property	1,141,500.00
161911 · Original Purchase less propsold	-811,468.54
161912 · Contribution of Lot 13B/improv	90,621.74
161913 · Fair value writedown - FYE 2016	-526,600.00
<b>Total Land Available for Sale</b>	798,908.07
<b>Total Fixed Assets</b>	798,908.07
<b>Other Assets</b>	
<b>Due From Other Funds</b>	
140001 · Due from GF	830,462.14
240000 · Due to SR	-830,462.14
<b>Total Due From Other Funds</b>	0.00
<b>Due From Other Governments</b>	
133001 · Due from EDA	375,130.23
<b>Total Due From Other Governments</b>	375,130.23
1330131 · Rapid Systems Note	127,878.00
1330132 · Allowance for Uncollectible Not	-127,878.00
<b>Total Other Assets</b>	375,130.23
<b>TOTAL ASSETS</b>	<b>8,208,461.32</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
202000 · Accounts Payable	8,100.00
<b>Total Accounts Payable</b>	8,100.00
<b>Other Current Liabilities</b>	
220000 · Prepaid Rent	8,872.00
220004 · Sales Tax Payable	2,184.50
<b>Total Other Current Liabilities</b>	11,056.50
<b>Total Current Liabilities</b>	19,156.50

## Hardee County Industrial Development Authority

## Balance Sheet

06/09/17

As of May 31, 2017

Accrual Basis

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	<u>May 31, 17</u>
Total Liabilities	19,156.50
Equity	
Fund Balance	
3000 · Nonspendable	798,908.07
3001 · Restricted for Economic Dev Proj	8,387,971.35
3002 · Assigned	37,171.00
3003 · Unassigned	-939,640.28
Total Fund Balance	8,284,410.14
Net Income	-95,105.32
Total Equity	8,189,304.82
TOTAL LIABILITIES & EQUITY	<u>8,208,461.32</u>

## Hardee County Economic Development

## Profit &amp; Loss

May 2017

06/09/17

Cash Basis

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	<u>May 17</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Reimbursements	506.74
Rent	2,000.00
<b>Total Income</b>	<u>2,506.74</u>
<b>Expense</b>	
023-0 · Life/Health Insurance	4,165.14
025-0 · Payroll Expenses	27,711.31
031-0 · Professional Services	468.85
040-0 · Travel	510.37
043-0 · Utilities	459.46
044-0 · Rentals/Leases	2,297.32
051-0 · Office Supplies	554.49
052-0 · Operating Supplies	17.50
054-0 · Books, Dues, & Subscriptions	363.82
8500 · Misc expenses	
8510 · Interest expense - general	-2.04
8500 · Misc expenses - Other	506.74
<b>Total 8500 · Misc expenses</b>	<u>504.70</u>
<b>Total Expense</b>	<u>37,052.96</u>
<b>Net Ordinary Income</b>	<u>-34,546.22</u>
<b>Net Income</b>	<u><u>-34,546.22</u></u>

## Hardee County Industrial Development Authority

06/09/17

## General Ledger

Accrual Basis

As of May 31, 2017

Type	Date	Num	Name	Memo	Amount	Balance
<b>101004 · WSB Mosaic (SR)</b>						5,864,165.06
Check	05/03/2017	1224	Hardee County IDA	transfer for e...	-9,600.00	5,854,565.06
Check	05/03/2017	1225	City of Wauchula	deposit and a...	-125.00	5,854,440.06
Check	05/10/2017	1226	Hardee County IDA	VOID: transfe...	0.00	5,854,440.06
Check	05/10/2017	2350	Hardee County IDA	repayment of...	500,000.00	6,354,440.06
Check	05/10/2017	1227	Hardee County IDA	transfer for e...	-26,405.00	6,328,035.06
Check	05/11/2017	1228	Hardee County Buil...	Command C...	-488.22	6,327,546.84
Deposit	05/31/2017			Deposit	786.85	6,328,333.69
Total 101004 · WSB Mosaic (SR)					464,168.63	6,328,333.69
<b>101009 · WSB Sales (GF)</b>						1,015,706.42
Check	05/03/2017	2343	William Lambert	travel	-308.70	1,015,397.72
Check	05/03/2017	2344	PRECO	#111163002,...	-450.71	1,014,947.01
Check	05/03/2017	2345	Ulrich's Pitcher Pump	Inv# 98738	-3,889.70	1,011,057.31
Check	05/03/2017	2346	City of Wauchula	#130519000	-301.68	1,010,755.63
Check	05/03/2017	2347	Kenneth Evers PA	Inv# 10989	-1,095.00	1,009,660.63
Check	05/03/2017	2348	Century Link	#430282943	-127.39	1,009,533.24
Check	05/03/2017	2349	Bees & Botanicals, ...	VOID: reimbu...		1,009,533.24
Deposit	05/04/2017			Deposit	535.00	1,010,068.24
Deposit	05/05/2017			Deposit	124.84	1,010,193.08
Deposit	05/05/2017			Deposit	10,700.00	1,020,893.08
Check	05/10/2017	2350	Hardee County IDA	repayment of...	-500,000.00	520,893.08
Check	05/10/2017	2351	Redding Lawn & La...	Inv# 4605	-1,100.00	519,793.08
Check	05/10/2017	2352	Kenneth Evers PA	Inv# 10995	-1,680.00	518,113.08
Check	05/10/2017	2353	Brian LaFlam	5/9/17 meeting	-90.00	518,023.08
Check	05/10/2017	2354	Hardee County Dis...	Inv# U35680	-317.63	517,705.45
Deposit	05/10/2017			Deposit	12,727.75	530,433.20
Check	05/12/2017	2355	Hardee County Buil...	VOID: fire pe...		530,433.20
Check	05/12/2017	2356	hardee County Fire ...	fire permit fe...	-75.00	530,358.20
Deposit	05/15/2017			Deposit	11,295.20	541,653.40
Check	05/18/2017	Debit	Florida Dept. of Rev...	Sales Tax PFM	-341.25	541,312.15
Check	05/18/2017	Debit	Florida Dept. of Rev...	Sales Tax- In...	-87.59	541,224.56
Check	05/18/2017	Debit	Florida Dept. of Rev...	Sales Tax- T...	-540.83	540,683.73
Check	05/18/2017	Debit	Florida Dept. of Rev...	Sales Tax- V...	-34.12	540,649.61
Check	05/18/2017	Debit	Florida Dept. of Rev...	Sales Tax Ke...	-742.04	539,907.57
Check	05/22/2017	2357	Kenneth Evers PA	Inv# 10999	-1,155.00	538,752.57
Check	05/22/2017	2358	PRECO	Inv# 1111630...	-485.40	538,267.17
Check	05/22/2017	2359	PRECO	Inv# 1111630...	-2,475.45	535,791.72
Check	05/22/2017	2360	Wicks, Brown, Willi...	Inv# 75890	-1,202.10	534,589.62
Deposit	05/26/2017			Deposit	154,859.12	689,448.74
Deposit	05/26/2017			Deposit	33.47	689,482.21
Deposit	05/31/2017			Deposit	30.72	689,512.93
Total 101009 · WSB Sales (GF)					-326,193.49	689,512.93
<b>101011 · Mosaic Disbursement Acct (SR)</b>						83.22
Check	05/03/2017	1471	Intercoastal Builder...	Wells job	-2,750.00	-2,666.78
Check	05/03/2017	1472	Hardee County Eco...	Inv# 126	-506.74	-3,173.52
Check	05/03/2017	1473	Florida Fertilizer Co...	Acct# 6213	-4,059.93	-7,233.45
Check	05/03/2017	1474	City of Wauchula	#140261002	-2,304.05	-9,537.50
Check	05/03/2017	1224	Hardee County IDA	transfer for e...	9,600.00	62.50
Check	05/10/2017	1475	Williams Trucking C...	Inv# 10299	-3,114.72	-3,052.22
Check	05/10/2017	1476	S & S Irrigation	Inv# 46393	-233.70	-3,285.92
Check	05/10/2017	1477	Rapid Systems	Inv# 371161	-165.05	-3,450.97
Check	05/10/2017	1478	Gulf Coast Fencing ...	Inv# 022-17	-3,700.00	-7,150.97
Check	05/10/2017	1479	PRECO	#111163008	-168.00	-7,318.97
Check	05/10/2017	1480	Gator Heating and ...	Inv# 7916	-15,400.00	-22,718.97
Check	05/10/2017	1481	Redding Lawn & La...	Inv# 4606	-180.00	-22,898.97
Check	05/10/2017	1482	Marketing Alliance, ...	Inv# 21706	-1,431.95	-24,330.92
Check	05/10/2017	1226	Hardee County IDA	transfer for e...	0.00	-24,330.92
Check	05/10/2017	1483	Hardee County Buil...	MOBO permi...	-1,903.04	-26,233.96
Check	05/10/2017	1227	Hardee County IDA	transfer for e...	26,405.00	171.04
Total 101011 · Mosaic Disbursement Acct (SR)					87.82	171.04
<b>101012 · Incubator Account (GF)</b>						38.30
Total 101012 · Incubator Account (GF)						38.30

## Hardee County Industrial Development Authority

06/09/17

## General Ledger

Accrual Basis

As of May 31, 2017

Type	Date	Num	Name	Memo	Amount	Balance
<b>115001 · Accounts Receivable Rental Inc</b>						28,480.88
Invoice	05/01/2017	206	PFMan		5,350.00	33,830.88
Invoice	05/01/2017	207	Skills That Change		72.23	33,903.11
Invoice	05/01/2017	208	Southeast Steel		1,248.34	35,151.45
Payment	05/04/2017		Vesta Modular		-535.00	34,616.45
Payment	05/05/2017	8377...	Innovation Pack & ...		-124.84	34,491.61
Payment	05/05/2017	1503	PFMan		-5,350.00	29,141.61
Payment	05/10/2017	3070	Keyplex		-11,633.53	17,508.08
Payment	05/15/2017	2026	Southeast Steel		-1,248.34	16,259.74
Payment	05/15/2017	4708	Caresync, Inc		-10,046.86	6,212.88
Invoice	05/22/2017	210	Caresync, Inc		10,026.40	16,239.28
Total 115001 · Accounts Receivable Rental Inc					-12,241.60	16,239.28
<b>133003 · Due from EDC</b>						0.00
Total 133003 · Due from EDC						0.00
<b>12000 · Undeposited Funds</b>						0.00
Payment	05/04/2017		Vesta Modular		535.00	535.00
Deposit	05/04/2017		Vesta Modular	Deposit	-535.00	0.00
Payment	05/05/2017	8377...	Innovation Pack & ...		124.84	124.84
Deposit	05/05/2017	8377...	Innovation Pack & ...	Deposit	-124.84	0.00
Payment	05/05/2017	1503	PFMan		5,350.00	5,350.00
Deposit	05/05/2017	1503	PFMan	Deposit	-5,350.00	0.00
Deposit	05/05/2017	1504	PFMan	Deposit	-5,350.00	-5,350.00
Payment	05/10/2017	3070	Keyplex		11,633.53	6,283.53
Deposit	05/10/2017	3070	Keyplex	Deposit	-11,633.53	-5,350.00
Payment	05/15/2017	2026	Southeast Steel		1,248.34	-4,101.66
Payment	05/15/2017	4708	Caresync, Inc		10,046.86	5,945.20
Deposit	05/15/2017	2026	Southeast Steel	Deposit	-1,248.34	4,696.86
Deposit	05/15/2017	4708	Caresync, Inc	Deposit	-10,046.86	-5,350.00
Total 12000 · Undeposited Funds					-5,350.00	-5,350.00
<b>133006 · Prepaid Insurance</b>						9,894.13
General Journal	05/31/2017	wbw2...		To expense ...	-3,306.16	6,587.97
General Journal	05/31/2017	wbw2...		To expense ...	-1,110.19	5,477.78
Total 133006 · Prepaid Insurance					-4,416.35	5,477.78
<b>Land Available for Sale</b>						798,908.07
<b>161908 · Original Purchase Hwy 62 Propert</b>						887,943.00
Total 161908 · Original Purchase Hwy 62 Propert						887,943.00
<b>161909 · Original Purchase Park Improvem</b>						16,911.87
Total 161909 · Original Purchase Park Improvem						16,911.87
<b>161910 · Terrell Property</b>						1,141,500.00
Total 161910 · Terrell Property						1,141,500.00
<b>161911 · Original Purchase less propsold</b>						-811,468.54
Total 161911 · Original Purchase less propsold						-811,468.54
<b>161912 · Contribution of Lot 13B/improv</b>						90,621.74
Total 161912 · Contribution of Lot 13B/improv						90,621.74
<b>161913 · Fair value writedown - FYE 2016</b>						-526,600.00
Total 161913 · Fair value writedown - FYE 2016						-526,600.00
Total Land Available for Sale						798,908.07
<b>Due From Other Funds</b>						0.00
<b>140001 · Due from GF</b>						1,330,462.14
Check	05/10/2017	2350	Hardee County IDA	repayment of...	-500,000.00	830,462.14
Check	05/12/2017	2355	Hardee County Buil...	VOID: fire pe...	0.00	830,462.14
Total 140001 · Due from GF					-500,000.00	830,462.14
<b>240000 · Due to SR</b>						-1,330,462.14
Check	05/10/2017	2350	Hardee County IDA	repayment of...	500,000.00	-830,462.14
Check	05/12/2017	2355	Hardee County Buil...	VOID: fire pe...	0.00	-830,462.14

Hardee County Industrial Development Authority

06/09/17

General Ledger

Accrual Basis

As of May 31, 2017

Type	Date	Num	Name	Memo	Amount	Balance
Check	05/12/2017	2356	hardee County Fire ...	fire permit fe...	-75.00	-830,537.14
Check	05/12/2017	2356	hardee County Fire ...	fire permit fe...	75.00	-830,462.14
Total 240000 · Due to SR					500,000.00	-830,462.14
Total Due From Other Funds					0.00	0.00
<b>Due From Other Governments</b>						477,468.66
<b>133001 · Due from EDA</b>						477,468.66
General Journal	05/11/2017	wbw2...		Record inc c...	52,520.69	529,989.35
Deposit	05/26/2017	567		Incubator yea...	-478.14	529,511.21
Deposit	05/26/2017	566		Will Duke dra...	-115,891.71	413,619.50
Deposit	05/26/2017	565		Incubator yea...	-3,103.65	410,515.85
Deposit	05/26/2017	564		Incubator yea...	-29,173.26	381,342.59
Deposit	05/26/2017	563		Incubator yea...	-6,212.36	375,130.23
Total 133001 · Due from EDA					-102,338.43	375,130.23
Total Due From Other Governments					-102,338.43	375,130.23
<b>1330131 · Rapid Systems Note</b>						127,878.00
Total 1330131 · Rapid Systems Note						127,878.00
<b>1330132 · Allowance for Uncollectible Not</b>						-127,878.00
Total 1330132 · Allowance for Uncollectible Not						-127,878.00
<b>202000 · Accounts Payable</b>						-8,100.00
Total 202000 · Accounts Payable						-8,100.00
<b>220000 · Prepaid Rent</b>						-8,872.00
Total 220000 · Prepaid Rent						-8,872.00
<b>220004 · Sales Tax Payable</b>						-2,984.01
Invoice	05/01/2017	206	PfMan		-350.00	-3,334.01
Invoice	05/01/2017	207	Skills That Change		-4.73	-3,338.74
Invoice	05/01/2017	208	Southeast Steel		-81.67	-3,420.41
Check	05/18/2017	Debit	Florida Dept. of Rev...	Sales Tax PFM	350.00	-3,070.41
Check	05/18/2017	Debit	Florida Dept. of Rev...	Sales Tax- In...	89.84	-2,980.57
Check	05/18/2017	Debit	Florida Dept. of Rev...	Sales Tax Te...	554.70	-2,425.87
Check	05/18/2017	Debit	Florida Dept. of Rev...	Sales Tax Ve...	35.00	-2,390.87
Check	05/18/2017	Debit	Florida Dept. of Rev...	Sales Tax Ke...	761.07	-1,629.80
Invoice	05/22/2017	210	Caresync, Inc		-554.70	-2,184.50
Total 220004 · Sales Tax Payable					799.51	-2,184.50
<b>Fund Balance</b>						-8,284,410.14
<b>3000 · Nonspendable</b>						-798,908.07
Total 3000 · Nonspendable						-798,908.07
<b>3001 · Restrictd for Economic Dev Proj</b>						-8,387,971.35
Total 3001 · Restrictd for Economic Dev Proj						-8,387,971.35
<b>3002 · Assigned</b>						-37,171.00
Total 3002 · Assigned						-37,171.00
<b>3003 · Unassigned</b>						939,640.28
Total 3003 · Unassigned						939,640.28
Total Fund Balance						-8,284,410.14
<b>32000 · Unrestricted Net Assets</b>						0.00
Total 32000 · Unrestricted Net Assets						0.00
<b>337500 · EDA Proceeds Gen FD</b>						-1,687,427.35
General Journal	05/11/2017	wbw2...		Record inc c...	-52,520.69	-1,739,948.04
Total 337500 · EDA Proceeds Gen FD					-52,520.69	-1,739,948.04
<b>361100 · Interest Income gen fd</b>						-109.26
Deposit	05/31/2017			Deposit	-30.72	-139.98

Hardee County Industrial Development Authority

06/09/17

General Ledger

Accrual Basis

As of May 31, 2017

Type	Date	Num	Name	Memo	Amount	Balance
Total 361100 · Interest Income gen fd					-30.72	-139.98
<b>361101 · Interest income Mosaic accts</b>						
Deposit	05/31/2017			Deposit	-786.85	-5,632.45
						-6,419.30
Total 361101 · Interest income Mosaic accts					-786.85	-6,419.30
<b>362001 · Rental Income</b>						
Invoice	05/01/2017	206	PFMan	May 2017	-5,000.00	-235,336.42
Invoice	05/01/2017	207	Skills That Change	May 2017	-67.50	-240,403.92
Invoice	05/01/2017	208	Southeast Steel	May 2017	-1,166.67	-241,570.59
Deposit	05/10/2017	1246		April 2017	-1,094.22	-242,664.81
Invoice	05/22/2017	210	Caresync, Inc	May 2017	-7,924.31	-250,589.12
Total 362001 · Rental Income					-15,252.70	-250,589.12
<b>369902 · Misc. Income Gen Fd</b>						
Deposit	05/26/2017		Don Chancey	records requ...	-33.47	-1,043.50
						-1,076.97
Total 369902 · Misc. Income Gen Fd					-33.47	-1,076.97
<b>5193100 · Professional Fees Legal</b>						
Check	05/03/2017	2347	Kenneth Evers PA	Inv# 10989	1,095.00	22,485.00
Check	05/10/2017	2352	Kenneth Evers PA	Inv# 10995	1,680.00	23,580.00
Check	05/22/2017	2357	Kenneth Evers PA	Inv# 10999	1,155.00	25,260.00
						26,415.00
Total 5193100 · Professional Fees Legal					3,930.00	26,415.00
<b>519320 · Accounting and audit</b>						
Check	05/22/2017	2360	Wicks, Brown, Willi...	Inv# 75890	1,202.10	58,456.18
						59,658.28
Total 519320 · Accounting and audit					1,202.10	59,658.28
<b>519321 · Meeting Security</b>						
Check	05/10/2017	2353	Brian LaFlam	5/9/17 meeting	90.00	675.00
						765.00
Total 519321 · Meeting Security					90.00	765.00
<b>519322 · Travel</b>						
Check	05/03/2017	2343	William Lambert	travel	308.70	1,471.30
						1,780.00
Total 519322 · Travel					308.70	1,780.00
<b>5193400 · Landscaping and Grounds</b>						
Check	05/10/2017	1481	Redding Lawn & La...	Inv# 4606	180.00	11,808.15
Check	05/10/2017	2351	Redding Lawn & La...	Inv# 4605	1,100.00	11,988.15
						13,088.15
Total 5193400 · Landscaping and Grounds					1,280.00	13,088.15
<b>5194301 · Utilities</b>						
Check	05/03/2017	1474	City of Wauchula	#140261002	2,304.05	40,534.90
Check	05/03/2017	2344	PRECO	#111163002,...	450.71	42,838.95
Check	05/03/2017	2346	City of Wauchula	#130519000	301.68	43,289.66
Check	05/03/2017	2348	Century Link	#430282943	127.39	43,591.34
Check	05/03/2017	1225	City of Wauchula	deposit and a...	125.00	43,718.73
Check	05/10/2017	1477	Rapid Systems	Inv# 371161	165.05	43,843.73
Check	05/10/2017	1479	PRECO	#111163008	168.00	44,008.78
Check	05/10/2017	2354	Hardee County Dis...	Inv# U35680	317.63	44,176.78
Check	05/22/2017	2358	PRECO	Inv# 1111630...	485.40	44,494.41
Check	05/22/2017	2359	PRECO	#111163001	2,475.45	44,979.81
Invoice	05/22/2017	210	Caresync, Inc	City of Wauc...	-150.84	47,455.26
Invoice	05/22/2017	210	Caresync, Inc	Hardee Coun...	-158.82	47,304.42
Invoice	05/22/2017	210	Caresync, Inc	PRECO	-1,237.73	47,145.60
						45,907.87
Total 5194301 · Utilities					5,372.97	45,907.87
<b>519450 · Insurance Expense</b>						
General Journal	05/31/2017	wbw2...		To expense ...	3,306.16	91,642.88
General Journal	05/31/2017	wbw2...		To expense ...	1,110.19	94,949.04
						96,059.23
Total 519450 · Insurance Expense					4,416.35	96,059.23

Hardee County Industrial Development Authority

General Ledger

As of May 31, 2017

06/09/17

Accrual Basis

Type	Date	Num	Name	Memo	Amount	Balance
<b>519460 · Repairs and Maintenance GF</b>						21,319.81
Check	05/03/2017	2345	Ullrich's Pitcher Pump	Inv# 98738	3,889.70	25,209.51
Total 519460 · Repairs and Maintenance GF					3,889.70	25,209.51
<b>5194601 · Repairs and Maintenance</b>						6,871.10
Total 5194601 · Repairs and Maintenance						6,871.10
<b>519480 · Advertising</b>						677.36
Total 519480 · Advertising						677.36
<b>5194903 · Property Taxes</b>						178,983.06
Total 5194903 · Property Taxes						178,983.06
<b>519510 · Office Supplies</b>						338.24
Total 519510 · Office Supplies						338.24
<b>5195206 · Grove Caretaking/Fertilizer</b>						5,092.20
Check	05/03/2017	1473	Florida Fertilizer Co...	Acct# 6213	4,059.93	9,152.13
Total 5195206 · Grove Caretaking/Fertilizer					4,059.93	9,152.13
<b>51954 · Dues, Subscriptions, Membership</b>						175.00
Total 51954 · Dues, Subscriptions, Membership						175.00
<b>519840 · Grant expenses</b>						171,378.63
Check	05/10/2017	1482	Marketing Alliance, ...	Inv# 21706	1,431.95	172,810.58
Total 519840 · Grant expenses					1,431.95	172,810.58
<b>519841 · Grant Expense - Paddle Sports</b>						4,478.14
Total 519841 · Grant Expense - Paddle Sports						4,478.14
<b>519843 · Grant expense- Stream 2 Sea</b>						128,991.96
Total 519843 · Grant expense- Stream 2 Sea						128,991.96
<b>519844 · Grant Expenses- Bees&amp;Botanicals</b>						23,278.23
Check	05/03/2017	2349	Bees & Botanicals, ...	reimburseme...	0.00	23,278.23
Total 519844 · Grant Expenses- Bees&Botanicals					0.00	23,278.23
<b>6000 · Capital Outlay</b>						1,253,625.64
Check	05/03/2017	1471	Intercoastal Builder...	Wells job	2,750.00	1,256,375.64
Check	05/03/2017	1472	Hardee County Eco...	reimburseme...	506.74	1,256,882.38
Check	05/10/2017	1475	Williams Trucking C...	Inv# 10299	3,114.72	1,259,997.10
Check	05/10/2017	1476	S & S Irrigation	Inv# 46393	233.70	1,260,230.80
Check	05/10/2017	1478	Gulf Coast Fencing ...	Inv# 022-17	3,700.00	1,263,930.80
Check	05/10/2017	1480	Gator Heating and ...	Inv# 7916- n...	15,400.00	1,279,330.80
Check	05/10/2017	1483	Hardee County Buil...	MOBO permi...	1,903.04	1,281,233.84
Check	05/11/2017	1228	Hardee County Buil...	Command C...	488.22	1,281,722.06
Check	05/12/2017	2355	Hardee County Buil...	fire permit for...	0.00	1,281,722.06
Check	05/12/2017	2356	hardee County Fire ...	fire permit for...	75.00	1,281,797.06
Total 6000 · Capital Outlay					28,171.42	1,281,797.06
<b>6001 · Transfer to EDC</b>						16,512.50
Total 6001 · Transfer to EDC						16,512.50
<b>Sales Tax Collection Allowance</b>						-184.32
Check	05/18/2017	Debit	Florida Dept. of Rev...	Sales Tax PFM	-8.75	-193.07
Check	05/18/2017	Debit	Florida Dept. of Rev...	Sales Tax- In...	-2.25	-195.32
Check	05/18/2017	Debit	Florida Dept. of Rev...	Sales Tax Te...	-13.87	-209.19
Check	05/18/2017	Debit	Florida Dept. of Rev...	Sales Tax- V...	-0.88	-210.07
Check	05/18/2017	Debit	Florida Dept. of Rev...	Sales Tax Ke...	-19.03	-229.10
Total Sales Tax Collection Allowance					-44.78	-229.10
<b>Sales Tax Expense</b>						559.43
Total Sales Tax Expense						559.43
<b>TOTAL</b>					<b>0.00</b>	<b>0.00</b>



11:25 AM  
 06/09/17  
 Accrual Basis

**Hardee County Industrial Development Authority**  
**Profit & Loss by Class**  
 May 2017

	Incubator- Capital Improvements (General Fund)	Administrative (General Fund)	Incubator Year 3 (General Fund)
<b>Ordinary Income/Expense</b>			
Income			
337500 · EDA Proceeds Gen FD	52,520.69		0.00
361100 · Interest Income gen fd	0.00		0.00
361101 · Interest income Mosaic accts	0.00		0.00
362001 · Rental Income	0.00		0.00
369902 · Misc. Income Gen Fd	0.00		0.00
<b>Total Income</b>	<b>52,520.69</b>		<b>0.00</b>
Expense			
5193100 · Professional Fees Legal	0.00	3,930.00	0.00
519320 · Accounting and audit	0.00	1,202.10	0.00
519321 · Meeting Security	0.00	0.00	0.00
519322 · Travel	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
5195206 · Grove Caretaking/Fertilizer	0.00	0.00	0.00
519840 · Grant expenses	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
<b>Total Expense</b>	<b>0.00</b>	<b>5,132.10</b>	<b>0.00</b>
<b>Net Ordinary Income</b>	<b>52,520.69</b>	<b>-5,132.10</b>	<b>0.00</b>
<b>Other Income/Expense</b>			
Other Income			
Sales Tax Collection Allowance	0.00		0.00
<b>Total Other Income</b>	<b>0.00</b>		<b>0.00</b>
<b>Net Other Income</b>	<b>0.00</b>		<b>0.00</b>
<b>Net Income</b>	<b>52,520.69</b>	<b>-5,132.10</b>	<b>0.00</b>

11:25 AM

06/09/17

Accrual Basis

# Hardee County Industrial Development Authority

## Profit & Loss by Class

May 2017

	Property Management (General Fund)	Spec Building 4 (TechRiver) (General Fund)	Spec Building 5 (PFM) (General Fund)
<b>Ordinary Income/Expense</b>			
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	2,260.89	7,991.81	5,000.00
369902 · Misc. Income Gen Fd	0.00	0.00	0.00
<b>Total Income</b>	<b>2,260.89</b>	<b>7,991.81</b>	<b>5,000.00</b>
<b>Expense</b>			
5193100 · Professional Fees Legal	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
519322 · Travel	0.00	0.00	0.00
5193400 · Landscaping and Grounds	1,100.00	0.00	0.00
5194301 · Utilities	936.11	1,674.76	0.00
519450 · Insurance Expense	0.00	0.00	0.00
519460 · Repairs and Maintenance GF	0.00	3,889.70	1,110.19
5195206 · Grove Caretaking/Fertilizer	0.00	0.00	0.00
519840 · Grant expenses	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
<b>Total Expense</b>	<b>2,036.11</b>	<b>5,564.46</b>	<b>1,110.19</b>
<b>Net Ordinary Income</b>	<b>224.78</b>	<b>2,427.35</b>	<b>3,889.81</b>
<b>Other Income/Expense</b>			
Other Income			
Sales Tax Collection Allowance	3.13	13.87	8.75
<b>Total Other Income</b>	<b>3.13</b>	<b>13.87</b>	<b>8.75</b>
<b>Net Other Income</b>	<b>3.13</b>	<b>13.87</b>	<b>8.75</b>
<b>Net Income</b>	<b>227.91</b>	<b>2,441.22</b>	<b>3,898.56</b>

**Hardee County Industrial Development Authority**  
**Profit & Loss by Class**  
 May 2017

	Spec Building 6 (Florikan) (General Fund)	Spec Buildings 1 & 3 (Keyplex) (General Fund)	General Fund - Other (General Fund)
<b>Ordinary Income/Expense</b>			
Income			
337500 · EDA Proceeds Gen FD	0.00	0.00	0.00
361100 · Interest Income gen fd	0.00	0.00	30.72
361101 · Interest income Mosaic accts	0.00	0.00	0.00
362001 · Rental Income	0.00	0.00	0.00
369902 · Misc. Income Gen Fd	0.00	0.00	33.47
<b>Total Income</b>	<b>0.00</b>	<b>0.00</b>	<b>64.19</b>
<b>Expense</b>			
5193100 · Professional Fees Legal	0.00	0.00	0.00
519320 · Accounting and audit	0.00	0.00	0.00
519321 · Meeting Security	0.00	0.00	90.00
519322 · Travel	0.00	0.00	308.70
5193400 · Landscaping and Grounds	0.00	0.00	0.00
5194301 · Utilities	0.00	0.00	0.00
519450 · Insurance Expense	3,306.16	0.00	0.00
519460 · Repairs and Maintenance GF	0.00	0.00	0.00
5195206 · Grove Caretaking/Fertilizer	0.00	0.00	0.00
519840 · Grant expenses	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
<b>Total Expense</b>	<b>3,306.16</b>	<b>0.00</b>	<b>398.70</b>
<b>Net Ordinary Income</b>	<b>-3,306.16</b>	<b>0.00</b>	<b>-334.51</b>
<b>Other Income/Expense</b>			
Other Income			
Sales Tax Collection Allowance	0.00	19.03	0.00
<b>Total Other Income</b>	<b>0.00</b>	<b>19.03</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>19.03</b>	<b>0.00</b>
<b>Net Income</b>	<b>-3,306.16</b>	<b>19.03</b>	<b>-334.51</b>

# Hardee County Industrial Development Authority Profit & Loss by Class May 2017

	Total General Fund	Command Ctr Addition (Special Revenue)	Hidden Creek (Special Revenue)
<b>Ordinary Income/Expense</b>			
Income			
337500 · EDA Proceeds Gen FD	52,520.69	0.00	0.00
361100 · Interest Income gen fd	30.72	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00
362001 · Rental Income	15,252.70	0.00	0.00
369902 · Misc. Income Gen Fd	33.47	0.00	0.00
<b>Total Income</b>	<b>67,837.58</b>	<b>0.00</b>	<b>0.00</b>
<b>Expense</b>			
5193100 · Professional Fees Legal	3,930.00	0.00	0.00
519320 · Accounting and audit	1,202.10	0.00	0.00
519321 · Meeting Security	90.00	0.00	0.00
519322 · Travel	308.70	0.00	0.00
5193400 · Landscaping and Grounds	1,100.00	0.00	0.00
5194301 · Utilities	2,610.87	0.00	0.00
519450 · Insurance Expense	4,416.35	0.00	0.00
519460 · Repairs and Maintenance GF	3,889.70	0.00	0.00
5195206 · Grove Caretaking/Fertilizer	0.00	0.00	0.00
519840 · Grant expenses	0.00	0.00	0.00
519844 · Grant Expenses- Bees&Botanicals	0.00	0.00	0.00
6000 · Capital Outlay	0.00	488.22	3,114.72
<b>Total Expense</b>	<b>17,547.72</b>	<b>488.22</b>	<b>3,114.72</b>
<b>Net Ordinary Income</b>	<b>50,289.86</b>	<b>-488.22</b>	<b>-3,114.72</b>
<b>Other Income/Expense</b>			
Other Income			
Sales Tax Collection Allowance	44.78	0.00	0.00
<b>Total Other Income</b>	<b>44.78</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>44.78</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>50,334.64</b>	<b>-488.22</b>	<b>-3,114.72</b>

Hardee County Industrial Development Authority  
**Profit & Loss by Class**  
 May 2017

11:25 AM  
 06/09/17  
 Accrual Basis

	IDA Marketing Program (Special Revenue)	Incubator (Special Revenue)	Project Olive (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
369902 · Misc. Income Gen Fd	0.00	0.00	0.00
Total Income	0.00	0.00	0.00
Expense			
5193100 · Professional Fees Legal	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
519322 · Travel	0.00	0.00	0.00
5193400 · Landscaping and Grounds	0.00	180.00	0.00
5194301 · Utilities	0.00	2,594.10	168.00
519450 · Insurance Expense	0.00	0.00	0.00
519460 · Repairs and Maintenance GF	0.00	0.00	0.00
5195206 · Grove Caretaking/Fertilizer	0.00	0.00	4,059.93
519840 · Grant expenses	1,431.95	0.00	0.00
519844 · Grant Expenses- Bees&Botanicals	0.00	0.00	0.00
6000 · Capital Outlay	0.00	21,850.00	740.44
Total Expense	1,431.95	24,624.10	4,968.37
Net Ordinary Income	-1,431.95	-24,624.10	-4,968.37
Other Income/Expense			
Other Income			
Sales Tax Collection Allowance	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00
Net Income	-1,431.95	-24,624.10	-4,968.37

11:25 AM

06/09/17

Accrual Basis

**Hardee County Industrial Development Authority**  
**Profit & Loss by Class**  
 May 2017

	Spec Building 7 (MOBO) (Special Revenue)	Special Revenue - Other (Special Revenue)	Total Special Revenue
<b>Ordinary Income/Expense</b>			
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	786.85	786.85
362001 · Rental Income	0.00	0.00	0.00
369902 · Misc. Income Gen Fd	0.00	0.00	0.00
<b>Total Income</b>	<b>0.00</b>	<b>786.85</b>	<b>786.85</b>
<b>Expense</b>			
5193100 · Professional Fees Legal	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
519322 · Travel	0.00	0.00	0.00
5193400 · Landscaping and Grounds	0.00	0.00	180.00
5194301 · Utilities	0.00	0.00	2,762.10
519450 · Insurance Expense	0.00	0.00	0.00
519460 · Repairs and Maintenance GF	0.00	0.00	0.00
5195206 · Grove Caretaking/Fertilizer	0.00	0.00	4,059.93
519840 · Grant expenses	0.00	0.00	1,431.95
519844 · Grant Expenses- Bees&Botanicals	0.00	0.00	0.00
6000 · Capital Outlay	1,978.04	0.00	28,171.42
<b>Total Expense</b>	<b>1,978.04</b>	<b>0.00</b>	<b>36,605.40</b>
<b>Net Ordinary Income</b>	<b>-1,978.04</b>	<b>786.85</b>	<b>-35,818.55</b>
<b>Other Income/Expense</b>			
Other Income			
Sales Tax Collection Allowance	0.00	0.00	0.00
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Net Income</b>	<b>-1,978.04</b>	<b>786.85</b>	<b>-35,818.55</b>

11:25 AM  
 06/09/17  
 Accrual Basis

**Hardee County Industrial Development Authority**  
**Profit & Loss by Class**  
 May 2017

	TOTAL
Ordinary Income/Expense	
Income	
337500 · EDA Proceeds Gen Fd	52,520.69
361100 · Interest Income gen fd	30.72
361101 · Interest income Mosaic accts	786.85
362001 · Rental Income	15,252.70
369902 · Misc. Income Gen Fd	33.47
<b>Total Income</b>	<b>68,624.43</b>
Expense	
5193100 · Professional Fees Legal	3,930.00
519320 · Accounting and audit	1,202.10
519321 · Meeting Security	90.00
519322 · Travel	308.70
5193400 · Landscaping and Grounds	1,280.00
5194301 · Utilities	5,372.97
519450 · Insurance Expense	4,416.35
519460 · Repairs and Maintenance GF	3,889.70
5195206 · Grove Caretaking/Fertilizer	4,059.93
519840 · Grant expenses	1,431.95
519844 · Grant Expenses- Bees&Botanicals	0.00
6000 · Capital Outlay	28,171.42
<b>Total Expense</b>	<b>54,153.12</b>
<b>Net Ordinary Income</b>	<b>14,471.31</b>
Other Income/Expense	
Other Income	
Sales Tax Collection Allowance	44.78
<b>Total Other Income</b>	<b>44.78</b>
<b>Net Other Income</b>	<b>44.78</b>
<b>Net Income</b>	<b>14,516.09</b>

**Hardee County Industrial Development Authority**  
**General Fund (Including EDA Grant Activity) - Budget Amendment June 13, 2017**  
**For Fiscal Year October 1, 2016 through September 30, 2017**

	Increase / (Decrease)
<b>Utilization of General Fund Balance Carry Forward</b>	
<b>Revenue Increases (Decrease):</b>	
<b>EDA Proceeds:</b>	
Commerce Park Pretreatment Facility FYE 2017 Grant	\$          (300,000) (1)
<b>Total Fund Balance Carry Forward and Additional Revenues</b>	\$          (300,000)
 <b>Appropriations:</b>	
<b>Capital Outlay:</b>	
Commerce Park Pretreatment Facility FYE 2017 Grant	\$          (300,000) (1)
<b>Total Appropriations</b>	\$          (300,000)

(1) - Unappropriate capital outlay for the Commerce Park Pretreatment Facility.



**Hardee County Industrial Development Authority**  
**Mosaic Special Revenue Fund - Budget Amendment June 13th, 2017**  
**For Fiscal Year October 1, 2016 through September 30, 2017**

			<b>Increase / (Decrease)</b>
<b>Utilization and adjustment of Grant Fund Balance Carry forward - Mosaic Fund Allocation:</b>			
Housing and/or "mixed use" property initiatives	\$	(450,000)	(1)
Hidden Creek		450,000	(1)
Commerce Park Pretreatment Facility		(250,000)	(2)
Florikan Expansion		(800,000)	(3)
Processing Plant		1,000,000	(4)
Spec Building 7		350,000	(5)
<b>Total Fund Balance Carry forward adjustments for Mosaic Fund Allocations</b>	<b>\$</b>	<b>300,000</b>	

**Appropriations:**

<b>Grant Expenditures:</b>			
Housing and/or "mixed use" property initiatives	\$	(450,000)	(1)
<b>Capital Outlay:</b>			
Hidden Creek		450,000	(1)
Commerce Park Pretreatment Facility		(250,000)	(2)
Florikan Expansion		(800,000)	(3)
Processing Plant		1,000,000	(4)
Spec Building 7		350,000	(5)
<b>Total Appropriations:</b>	<b>\$</b>	<b>300,000</b>	

(1) - Appropriate capital outlay for Hidden Creek from the housing and/or "mixed use" property initiatives Mosaic fund allocation.

(2) - Unappropriate capital outlay for the Commerce Park Pretreatment Facility.

(3) - Unappropriate capital outlay for the Florikan Expansion.

(4) - Appropriate capital outlay for a Processing Plant.

(5) - Appropriate additional capital outlay for Spec Building 7.