

AGENDA

Hardee County Economic Development Council Hardee County Industrial Development Authority

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

7/10/2018 8:30 AM

BOARD MEMBERS

Gene Davis, Chairman | Tommy Watkins, Vice-Chairman | Courtney Green | Lory Durrance | Calli Ward | Vanessa Hernandez | |

- Item 1. Call to Order
- Item 2. Approval of Agenda
- Item 3. Approval of Minutes
 - Item 3.1. May 2018 EDC/IDA Minutes
- Item 4. Agenda Items
 - Item 4.1. DRAFT Budget EDC Fiscal Year 2018-2019
 - Item 4.2. DRAFT Budget IDA General Fund & South Ft. Meade Mine Fiscal Year 2018-2019
 - Item 4.3. DRAFT IDA Budget Ona Mine FY 2018-2019
 - Item 4.4. Florida Hospital
 - Item 4.5. South Florida State College- Presentation
- Item 5. Financial Report
 - Item 5.1. May 2018 EDC/IDA Financials
 - Item 5.2. June 2018 EDC/IDA Financials
 - Item 5.3. General Fund Budget Amendments FYE 2018
 - Item 5.4. Special Revenue Fund Budget Amendments FYE 2018

Item 6. Announcements/Other Business/Public Comments

Item 7. Adjournment



MINUTES

Hardee County Economic Development Council Hardee County Industrial Development Authority

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

5/08/2018 8:30 AM

BOARD MEMBERS

Gene Davis, Chairman | Tommy Watkins, Vice-Chairman | Courtney Green | Lory Durrance | Calli Ward | Vanessa Hernandez | |

1. Call to Order

Attendee Name	Title	Status	Arrived
Gene Davis	Chairman	Present	
Tommy Watkins	Vice-Chairman	Absent	
Courtney Green	Board Member	Present	
Lory Durrance	Board Member	Present	
Calli Ward	Board Member	Present	
Vanessa Hernandez	Board Member	Present	

Visiting: Michael Noel, Charlie Cox, Bruce Stayer, Henry Kuhlman, Rhonda Cole and Virginia Brown.
County Commissioners: Mike Thompson and Sue Birge
Press: Michael Kelly
Staff: Bill Lambert, Sarah Pelham and Kristi Schierling

2. Approval of Agenda

Item 2.1. Motion to approve with the change made

Director Lambert asked to postpone the Fill line item on the agenda to a later date.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Calli Ward, Board Member
SECONDER:	Courtney Green, Board Member
AYES:	Davis, Green, Durrance, Ward, Hernandez
ABSENT:	Watkins

3. Approval of Minutes

Item 3.1. April 2018 EDC/IDA Minutes

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Courtney Green, Board Member
SECONDER:	Vanessa Hernandez, Board Member
AYES:	Davis, Green, Durrance, Ward, Hernandez
ABSENT:	Watkins

4. Agenda Items

Item 4.1. Hardee Fresh discussion

We have finally closed on the building. Director Lambert thanked the staff and Ken Evers for all of their hard work on getting this closing done. We do have a second on the \$500,000 difference that can be paid in cash or retried with job creation over 10 years. The technology for this building is very exciting. Hopefully with this technology, it will establish a new industry here in Hardee County.

Item 4.2. Spec Building lot discussion

The only property we have left to development on is the remaining 30 acres on the south side of the creek which was part of the original commerce park. We have money budgeted for the additional retention pond. It is 5-7 acres. Instead of moving the dirt twice, we will move the dirt to a location for a spec building. The block plant's first funding group backed by there are two other groups lined up. If the block plant comes to fruition, this site will be ready for them. If not, then we could build another spec building on that property.

Sarah Pelham wanted to mention that she was in a meeting yesterday with Enterprise Florida. As a part of the discussion, the fl job growth grant fund was brought up. They did acknowledge that they knew about our application. The applications that were not funded in the current pot of money are able to be considered for the next pot coming up. Sarah will reach out to Enterprise Florida to remind them about our application and hopefully it will be funded. All \$85 million in this pot has been allocated to different projects. Hendry County did get funded monies from this pot. The Southeast corner of our County was designated as an Opportunity Zone. There are tax credits available for this zone. Sarah submitted 5 tracts and they(the Governor and Department of Economic Opportunity) only chose one of ours and it was the lowest ranked by what was submitted by Sarah.

Item 4.3. Fill Line appraisal discussion

This item was postponed to a later date during the approval of the agenda.

RESULT:	CONTINUED [UNANIMOUS]
MOVER:	Calli Ward, Board Member
SECONDER:	Courtney Green, Board Member
AYES:	Davis, Green, Durrance, Ward, Hernandez
ABSENT:	Watkins

Item 4.4. FHERO Strategic Plan

A handout was provided. This plan is for the 6 County FHERO region. It shows who we are and where we are. Sarah is a FEDC director for the south central region. There was a forum held yesterday. There was a panel and discussion was had based around the past legislation session, how the session represented the rural communities and moved into the education and workforce training and how it works hand in hand with economic development. Director Lambert discussed parts of the FHERO strategic plan and how we are unique since we have a phosphate company in our County that employs a large majority of our workforce. We have a large commuter population too. Director Lambert described how we are linked to each of our surrounding counties. Additional discussion and comments were made related to housing and the workforce.

5. Project Updates/Chair Updates

The block plant is looking for alternate funding. PFM will reopen their doors tomorrow. We are still working on plans for Winn Dixie. Multiple groups are looking at the old hospital property. Peace River Center is extremely interested in the building. They are coming back tomorrow to walk through it again. An ALF is also interested in it. FINR has looked at it as well. The deed is still being worked on. There is a proposal for the Techriver building and Director Lambert will discuss that after the next few meetings.

6. Financial Report

Item 6.1. April 2018 EDC/IDA Financials

Sarah Pelham pointed out that the Due from EDA balance is higher than normal. This is due to the restructuring of their board and having to get new signers for the accounts so checks can be issued. This should be cleared up by next month's meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lory Durrance, Board Member
SECONDER:	Vanessa Hernandez, Board Member
AYES:	Davis, Green, Durrance, Ward, Hernandez
ABSENT:	Watkins

7. Announcements/Other Business/Public Comments

Commissioner Thompson brought up a discussion that was had during the last BOCC meeting regarding Parnell Rd and the closing of the bridge and repair there. The BOCC was made aware that the Highlands County engineer's office will recommend to their board to permanently close the road through Highlands Hammock and the Hardee BOCC object this recommendation. They prepared a resolution to send over to Highlands County. Our BOCC has been in contact some of the Commissioners there. This topic has not went before their board yet. Mike believes the bridge is in pretty bad repair and the Highlands County engineer is worried about traffic safety and the cost to repair. They are short on money since the hurricane. If this bridge is to close, it will impact our citizens that travel to Highlands County.

8. Adjournment

DRAFT EDC BUDGET
10/1/18 -9/30/19

	TOTAL
	Oct '18 - Sep 19
Revenues	
Est Carry Forward - 10/1/2018	25,000
EDA FYE 2018-2019 Appropriation	150,000
Rent	12,000
Transfer in from IDA	250,000
Total Revenues	<u>437,000</u>
Expense	
012-0 · Payroll Expenses	240,000
023-0 · Life/Health Insurance	50,000
031-0 · Professional Services	8,000
040-0 · Travel	10,000
043-0 · Utilities	7,500
044-0 · Rentals/Leases	30,000
045-0 · Insurance	3,000
046-0 · Repairs & Maintenance	1,000
051-0 · Office Supplies	3,500
054-0 · Books, Dues, & Subscriptions	15,000
Total Expense	<u>368,000</u>
Est Carry Forward - 9/30/2019	<u>69,000</u>

Hardee County Industrial Development Authority
Draft Budget for the year ended September 30, 2019

	MLK Water/Sewer Corridor #2	Carlton Street Extension	Steele Equine	Specialty Crop Bloc Grant	Carlton Street Extension	Will-Duke to Sterner Rd Water/Sewer Corridor	Commerce Park Expansion	Pretreatment Facility	Innovation Place	Tech River	Winn Dixie	Florida Hospital Building	Commerce Park Keyplex/PPM/ Residential Rentals	General Fund - Other	Total Estimated General Fund	IDA Commerce Park Expansion South Ft. Meade - Mosaic Appropriation	Pretreatment Facility South Ft. Meade - Mosaic Appropriation	Administrative Fee Supplement South Ft. Meade - Mosaic Appropriation	City of Wauchula CRA - L. Cobb LLC South Ft. Meade - Mosaic Appropriation	City of Wauchula Palmetto 9 South Ft. Meade - Mosaic Appropriation	IDA Marketing South Ft. Meade - Mosaic Appropriation	Innovation Place South Ft. Meade - Mosaic Appropriation	Hogan Street South Ft. Meade - Mosaic Appropriation	Carlton Street South Ft. Meade - Mosaic Appropriation	Aq Test Plot South Ft. Meade - Mosaic Appropriation	Spec Building South Ft. Meade - Mosaic Appropriation	Rapid Systems Expansion South Ft. Meade - Mosaic Appropriation	Other Mosaic Activity & to be Awarded / Appropriated	Total Estimated Special Revenue	TOTAL ESTIMATED ALL FUNDS		
Total Grant Award	\$ 1,460,500	\$ 156,940	\$ 555,141	\$ 150,102	\$ 500,000	\$ 500,000	\$ 500,000	\$ 300,000							\$ 1,500,000	\$ 25,000	\$ 300,000	\$ 200,000	\$ 200,000	\$ 50,000	\$ 400,000	\$ 300,000	\$ 500,000	\$ 150,000	\$ 1,000,000	\$ 1,000,000						
Fiscal Years Grant Expenditures estimated through 9/30/18																																
Grant Award Available for FY 2019																																
Estimated Fund Balance Carryforward as of 9/30/18													2,000,000	2,000,000	1,500,000	25,000	300,000	200,000	200,000	50,000	400,000	300,000	500,000	150,000	1,000,000	1,000,000	2,500,000	8,125,000	10,125,000			
Estimated Revenue																																
Grant Proceeds	1,460,500	156,940	555,141	150,102	500,000	500,000	500,000	300,000						4,122,683																		4,122,683
Interest Income	-	-	-	-	-	-	-	-	-	-	-	-	500	500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	36,500	36,500
Rental Income	-	-	-	-	-	-	-	-	58,400	93,138	-	190,464	-	342,002	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	342,002
Misc. Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mosaic Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer In	-	-	-	-	-	-	-	-	-	-	-	-	300,000	300,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,500,000
Total Estimated Revenue	1,460,500	156,940	555,141	150,102	500,000	500,000	500,000	300,000	58,400	93,138	-	190,464	300,500	4,765,185	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,536,000	8,301,185
Total Fund Balance CF & Estimated Revenue	1,460,500	156,940	555,141	150,102	500,000	500,000	500,000	300,000	58,400	93,138	-	190,464	2,300,500	6,765,185	1,500,000	25,000	300,000	200,000	200,000	50,000	400,000	300,000	500,000	150,000	1,000,000	1,000,000	6,036,000	11,661,000	18,426,185			
Appropriations																																
Professional Fees	-	-	-	-	-	-	-	-	-	-	-	-	150,000	150,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	150,000
Advertising	-	-	-	-	-	-	-	-	-	-	-	-	1,500	1,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,500
Meeting Security	-	-	-	-	-	-	-	-	-	-	-	-	2,500	2,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,500
Landscaping and Grounds	-	-	-	-	-	-	-	-	3,500	5,000	-	8,400	10,000	26,900	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	26,900
Property Management	-	-	-	-	-	-	-	-	-	-	-	2,000	-	2,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,000
Utilities	-	-	-	-	-	-	-	-	22,000	30,000	-	17,000	5,000	74,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	74,000
Insurance Expense	-	-	-	-	-	-	-	-	12,000	8,000	-	24,600	10,000	54,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	54,600
Repairs and Maintenance	-	-	-	-	-	-	-	-	15,000	15,000	-	10,000	5,000	45,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	45,000
Property Taxes	-	-	-	-	-	-	-	-	25,000	23,000	-	55,000	15,000	118,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	118,000
Travel	-	-	-	-	-	-	-	-	-	-	-	5,000	5,000	5,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000
Grant Expenses	-	-	555,141	150,102	-	-	-	-	-	-	-	-	-	705,243	-	-	-	200,000	200,000	50,000	-	-	-	-	-	-	-	-	-	-	-	1,525,000
Capital Outlay	1,460,500	156,940	-	-	500,000	500,000	500,000	300,000	-	-	-	-	-	3,417,440	1,500,000	25,000	-	-	-	-	400,000	300,000	500,000	75,000	1,000,000	1,000,000	-	-	-	-	3,800,000	
Transfers Out - EDC	-	-	-	-	-	-	-	-	-	-	-	-	150,000	150,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	150,000	
Transfers Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	300,000	-	-	-	-	-	-	-	-	-	-	-	-	-	300,000	
Total Appropriations	1,460,500	156,940	555,141	150,102	500,000	500,000	500,000	300,000	77,500	81,000	-	117,090	354,000	4,752,273	1,500,000	25,000	300,000	200,000	200,000	50,000	400,000	300,000	500,000	150,000	1,000,000	1,000,000	-	-	-	5,625,000	10,377,273	
Total Estimated Revenue Over (Under) Appropriations	-	-	-	-	-	-	-	-	(19,100)	12,138	-	73,374	(53,500)	12,912	(1,500,000)	(25,000)	(300,000)	(200,000)	(200,000)	(50,000)	(400,000)	(300,000)	(500,000)	(150,000)	(1,000,000)	(1,000,000)	3,536,000	(2,089,000)	(2,076,088)			
Fund Balance Carryforward and Estimated Revenue Over (Under) Appropriations	-	-	-	-	-	-	-	-	(19,100)	12,138	-	73,374	1,946,500	2,012,912	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,036,000	8,048,912	

DRAFT IDA Budget Ona Mine FY 2018-2019
Appointment
From the ClearLine
Kristi Schierling, Office Manager

Attachments:
Draft IDA FY 18-19 Budget Ona Mine Agreement

**THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:**

Borron J. Owen, Jr., Esq.
GrayRobinson, P.A.
301 E. Pine Street, Suite 1400
Orlando, FL 32801
(407) 843-8880

Parcel ID: 09-34-25-0000-07520-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 14th day of June, 2018, by **ADVENTIST HEALTH SYSTEM/SUNBELT, INC.**, a Florida not-for-profit corporation, whose mailing address is 4200 Sun 'N Lake Blvd., Sebring, FL 33872 (hereinafter referred to as "**Grantor**"), to the **HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY**, a dependent special district created under the laws of the State of Florida, whose mailing address is 107 East Main Street, Wauchula, FL 33873 (hereinafter referred to as "**Grantee**").

(All references to the parties herein shall include their heirs, personal and legal representatives, successors, and assigns; and when applicable the singular shall include the plural, and the masculine shall include the feminine and neuter.)

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to said Grantor, the receipt of which is hereby acknowledged, hereby grants, bargains, aliens, remises, releases, conveys and confirms unto the Grantee, all right, title and interest in and to that certain land situate in Hardee County, Florida ("**Property**"), more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof by this reference.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the same in fee simple forever;

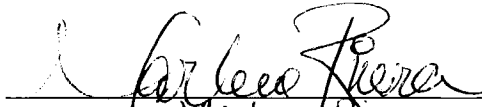
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other;

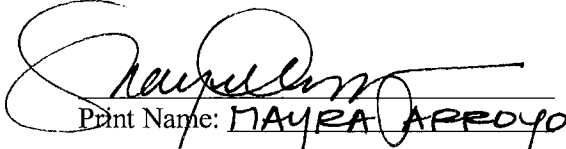
SUBJECT TO all easements, conditions and restrictions of record, if any, the reference to which shall not operate to reimpose the same, and real property taxes for the year 2018, if any, and thereafter, which are not yet due and payable.

BEING FURTHER SUBJECT TO a specific deed restriction that hereby prohibits the use of the Property for any activity, business or enterprise that would or could compete with Grantor or any of its physician practices, without Grantor's written consent, which consent Grantor may grant, withhold or condition in Grantor's sole and absolute discretion.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

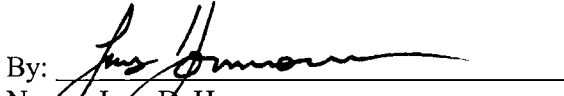
WITNESSETH:


Print Name: Mariene Rivera


Print Name: MAYRA ARROYO

GRANTOR:

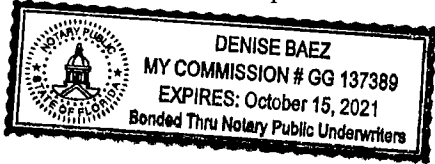
ADVENTIST HEALTH SYSTEM/SUNBELT, INC., a Florida not-for-profit corporation

By: 
Name: Lars D. Houmann
Title: Vice President


[CORPORATE SEAL]

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 6th day of June, 2018 by Lars D. Houmann as Vice President of Adventist Health System/Sunbelt, Inc., a Florida not-for-profit corporation, on behalf of the corporation.



AFFIX NOTARY STAMP


Signature of Notary Public
(Print Notary Name) Denise Baez

My Commission Expires: 10/15/21
Commission No.: GG137389
 Personally known, or
 Produced Identification
Type of Identification Produced: N/A

EXHIBIT "A"

PARCEL 1:

The following described real property conveyed to Grantor by that certain Special Warranty Deed recorded in Official Records Book 468, Page 592 of the Public Records of Hardee County, Florida:

The Northwest ¼ of the Northwest ¼ of the Southeast ¼ of Section 9, Township 34 South, Range 25 East, Hardee County, Florida, LESS road right of way on the North and West sides of said property and LESS the South ten (10) feet and LESS the East 15 feet of said property.

LESS AND EXCEPT:

- A. The following described real property conveyed by Grantor by that certain Special Warranty Deed recorded in Official Records Book 577, Page 469 of the Public Records of Hardee County, Florida:

The East 200.00 feet of the Northwest 1/4 of the Northwest ¼ of the Southeast ¼ of Section 9, Township 34 South, Range 25 East, Hardee County, Florida, LESS AND EXCEPT the North 25.00 feet, the East 15.00 feet, and the South 10.00 feet thereof; and

- B. The following described real property conveyed by Grantor by that certain Special Warranty Deed recorded in Official Records Book 594, Page 907 of the Public Records of Hardee County, Florida:

The West 40 feet of the East 240 feet of the North 245 feet of the Northwest ¼ of the Northwest ¼ of the Southeast ¼ of Section 9, Township 34 South, Range 25 East, Hardee County, Florida, LESS AND EXCEPT the North 25.00 feet thereof.

PARCEL 2:

The following described real property conveyed to Grantor by that certain Special Warranty Deed recorded in Official Records Book 594, Page 909 of the Public Records of Hardee County, Florida:

The East 200.00 feet of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 9, Township 34 South, Range 25 East, Hardee County, Florida, LESS AND EXCEPT the North 245 feet thereof, the East 15 feet thereof and the South 10 feet thereof.

DISBURSEMENT STATEMENT
(Existing Hospital Property)

GRANTOR: **ADVENTIST HEALTH SYSTEM/SUNBELT, INC.**, a Florida not-for-profit corporation

GRANTOR: **HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY**, a dependent special district created under the laws of the State of Florida

SUBJECT PROPERTY: See Exhibit "A" attached hereto

DATE OF CLOSING: June 14, 2018


CLOSING AGENT: GRAYROBINSON, P.A.
301 East Pine Street, Suite 1400
Orlando, Florida 32801

SUMMARY OF EXPENSES

	<u>Grantor</u>	<u>Grantee</u>
1. Hardee County Clerk of Court		
a) Recording Special Warranty Deed	31.00	
b) Documentary Stamp Tax (on \$1,300,000.00)	<u>9,100.00</u>	
TOTAL EXPENSES:	<u>\$9,131.00</u>	<u>\$0.00</u>

GRANTOR:

ADVENTIST HEALTH
SYSTEM/SUNBELT, INC., a Florida
not-for-profit corporation

By: 
Name: Lars D. Houmann
Title: Vice President



GRANTEE:


HARDEE COUNTY INDUSTRIAL
DEVELOPMENT AUTHORITY, a dependent
special district created under the laws of the
State of Florida

By: _____
Name: _____
Title: _____

Center of Excellence (CoE)

Partnering to Create Health Science Career Pathways






Creating Partnerships

Partnerships promote the alignment of goals between community leaders and academic settings.

"Meet Meghan"





Key Points

- Data-driven decision making
- Preparation for sustainable, quality careers
- Vision for Hardee County





Demographics and Data

- Local Demographics
- Nursing Supply and Demand
- LPN Workforce West Central Region
- Estimated Full and Part-Time LPN Vacancies and Growth
- Occupational Trend Data
- Workforce Outlook





Quality Careers

- First step on the Pathway
- High job demand
- Specializes in care of the older adult
- Can work in a variety of settings
- Allows for career exploration



Nursing Assistant (CNA)





Home Health Aide




- Supports rehabilitation and recovery at home
- Demand for home care providers is high due to local demographics and healthcare trends
- Integral component of health care
- Next step in health care pathway


 **Practical Nursing**


- Eleven-month program
- Licensed in the State of Florida
- Streamlined entry process
- Quality jobs in a variety of settings
- 100% Employment



 **Employment Settings**

- Hospitals
- Schools
- Hospice
- Home Health
- Medical Offices
- Skilled Nursing Facilities
- Assisted Living Facilities



 **Vision for Hardee County**

- Economic Impact of Additional Healthcare Programming
- Stronger, Healthier Communities
- Jobs for Today and Tomorrow
- Revitalizing Workforce Education in the Region
- Future Planning for SFSC's CoE



Short-term

- Budget to update facility space and purchase equipment for the Hardee campus
- Hire two instructors with strong clinical expertise and nursing credentials required for vocational nursing programs
- Enroll ~ 30 students in an LPN cohort 2018-2019 Academic Year (AY) and each year thereafter
- Enroll ~ 12 students each term in a Nursing Assistant/Home Health Aide program



Long Term

- Explore options for additional classroom enhancements with appropriate technology for continuing workforce education initiatives and future program development
- Offer additional vocational certificate programs based on dynamic community needs and healthcare trends
- Explore options partnerships with K-12 in Hardee County to promote caring career pathways for students



Thank you for the opportunity...



- We believe in providing competent and compassionate caregivers for our community.
- We believe in the creation of a caring culture.
- We believe in the worth of each of our students and, through all of our educational programs and services, we seek to develop human potential and to create brighter futures.

Hardee County Health Sciences Lab - IDA Funding

Budget outlined below would cover 3 LPN cohorts (1 Fall start and 1 Spring start) and 8 CNA cohorts (1 Fall, 1 Spring, and 1 Summer) annually. Summer Cycle Home Health Aide/Phlebotomy														
	Summer 2018	Fall 2018	Spring 2019	Summer 2019	Fall 2019	Spring 2020	Summer 2020	Fall 2020	Spring 2021	Summer 2021				
LPN Spring Cohort (30 students)	<i>Upgrade Facilities</i>			LPN Spring Cohort			LPN Spring Cohort 2			Summer 2021				
CNA Cohorts	Program Approval	CNA Cohort 1	CNA Cohort 2	HHA/Phleb	CNA Cohort 3	CNA Cohort 4	HHA/Phleb	CNA Cohort 5	CNA Cohort 6	HHA/Phleb	LPN Cohort 3			
2018-2019											2019-2020	2020-2021		TOTAL COST
Senior Personnel														
Nursing Faculty	\$ 52,222	\$ 35,529	\$ 17,754	\$ 105,504								11 month, Master's at 100% in yr 1, 67% in yr 2, and 33% in year 3		
Nursing Faculty	\$ 47,747	\$ 32,484	\$ 16,232	\$ 96,464								11 month, Bachelor's at 100% in yr 1, 67% in yr 2, and 33% in year 3		
Coordinator, Health Sciences	\$ 12,634	\$ 8,595	\$ 4,295	\$ 25,524								12 month, BSN, Part-time teaching load, 50% in yr 1, 33% in yr 2, and 16% in year 3		
TOTAL SENIOR PERSONNEL	\$ 112,603	\$ 76,608	\$ 38,281	\$ 227,492										
Adjunct Instructors														
LPN Adjunct Instructors	\$ 38,539.00	\$ 25,962.57	\$ 12,973.50	\$ 77,475.07								\$30.00/hour, 100% in yr 1, 67% in yr 2, and 33% in year 3		
CNA Adjunct Instructors	\$ 9,450.00	\$ 6,366.18	\$ 3,181.18	\$ 18,997.36								100% in yr 1, 67% in yr 2, and 33% in year 3		
TOTAL OTHER PERSONNEL	\$ 47,989.00	\$ 32,328.75	\$ 16,154.68	\$ 96,472.43										
TOTAL ALL PERSONNEL	\$ 160,591.60	\$ 108,936.80	\$ 54,435.74	\$ 323,964.14										
Fringe Benefits														
32% estimate	\$ 36,729	\$ 24,983	\$ 12,484	\$ 74,196								32% of FT personnel, 1.45% of adjunct instructors		
TOTAL FRINGE BENEFITS	\$ 36,729	\$ 24,983	\$ 12,484	\$ 74,196										
Equipment (\$5,000+ per item)														
Instructional Equipment	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00								CNA/LPN Equipment Package		
Computers (15)	\$ 9,000.00	\$ -	\$ -	\$ 9,000.00								Student lab - 15 desktops for charting medical records		
Medical Equipment	\$ 20,000.00	\$ -	\$ -	\$ 20,000.00								blood pressure cuffs, electronic BP arms, assessment equipment		
TOTAL EQUIPMENT	\$ 79,000.00	\$ -	\$ -	\$ 79,000.00										
TRAVEL														
Local Travel	\$ 3,000.00	\$ 2,500.00	\$ 2,000.00	\$ 7,500.00										
TOTAL TRAVEL	\$ 3,000.00	\$ 2,500.00	\$ 2,000.00	\$ 7,500.00										
OTHER DIRECT COSTS														
Marketing and Promotional Materials	\$ 2,000	\$ 1,000	\$ 1,000	\$ 4,000										
Materials and Supplies	\$ 5,000	\$ 3,840	\$ 2,500	\$ 11,340								Consumable materials and supplies		
TOTAL OTHER DIRECT COSTS	\$ 7,000	\$ 4,840	\$ 3,500	\$ 15,340.00										
TOTAL DIRECT COSTS	\$ 286,320	\$ 141,260	\$ 72,420	\$ 500,000										
											\$0.00	\$70,535.00	\$135,967.00	\$206,502.00
Expected SFSC Match														

Hardee County Economic Development
Balance Sheet
As of May 31, 2018

	<u>May 31, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
Wauchula State Bank	58,982.75
Total Checking/Savings	<u>58,982.75</u>
Total Current Assets	<u>58,982.75</u>
TOTAL ASSETS	<u>58,982.75</u>
LIABILITIES & EQUITY	
Equity	
3010 - Unrestrict (retained earnings)	61,078.83
Net Income	<u>-2,096.08</u>
Total Equity	<u>58,982.75</u>
TOTAL LIABILITIES & EQUITY	<u>58,982.75</u>

Hardee County Economic Development
Profit & Loss
May 2018

	<u>May 18</u>
Ordinary Income/Expense	
Income	
Grants	45,000.00
Rent	1,000.00
	<hr/>
Total Income	46,000.00
Expense	
023-0 · Life/Health Insurance	4,726.65
025-0 · Payroll Expenses	25,810.10
031-0 · Professional Services	493.03
040-0 · Travel	3,195.61
043-0 · Utilities	1,143.38
044-0 · Rentals/Leases	2,297.32
051-0 · Office Supplies	214.83
052-0 · Operating Supplies	348.82
054-0 · Books, Dues, & Subscriptions	978.32
8500 · Misc expenses	120.84
	<hr/>
Total Expense	39,328.90
	<hr/>
Net Ordinary Income	6,671.10
	<hr/>
Net Income	<u><u>6,671.10</u></u>

Hardee County Industrial Development Authority

07/03/18

Balance Sheet

Accrual Basis

As of May 31, 2018

	<u>May 31, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
101009 · WSB Sales (GF)	2,212,084.75
101013 · WSB Mosaic CD	5,991,017.43
101014 · WSB Mosaic Checking	237,789.09
101015 · MOBO Deposit	0.50
Total Checking/Savings	<u>8,440,891.77</u>
Accounts Receivable	
115001 · Accounts Receivable Rental Inc	19,356.30
Total Accounts Receivable	<u>19,356.30</u>
Other Current Assets	
133012 · Fla Hospital Prop for resale	1,174,347.59
133013 · PFM LOC	412,118.97
Total Other Current Assets	<u>1,586,466.56</u>
Total Current Assets	<u>10,046,714.63</u>
Fixed Assets	
Land Available for Sale	
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	-852,300.81
161912 · Contribution of Lot 13B/improv	90,621.74
161913 · Fair value writedown - FYE 2016	-526,600.00
161914 · Fair Value writedown - FYE 2017	-225,000.00
Total Land Available for Sale	<u>533,075.80</u>
Total Fixed Assets	<u>533,075.80</u>
Other Assets	
Due From Other Funds	
140001 · Due from GF	-67,654.71
240000 · Due to SR	67,654.71
Total Due From Other Funds	<u>0.00</u>
Due From Other Governments	
133001 · Due from EDA	660,290.62
Total Due From Other Governments	<u>660,290.62</u>
1330131 · Rapid Systems Note	127,878.00
1330132 · Allowance for Uncollectible Not	-127,878.00
Total Other Assets	<u>660,290.62</u>
TOTAL ASSETS	<u><u>11,240,081.05</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
202001 · Deferred Inflow	55,232.03
220000 · Prepaid Rent - Keyplex	8,872.00
220004 · Sales Tax Payable	5,948.56
220005 · Rental Deposit - MOBO	0.50
Total Other Current Liabilities	<u>70,053.09</u>
Total Current Liabilities	<u>70,053.09</u>
Total Liabilities	<u>70,053.09</u>

Hardee County Industrial Development Authority

Balance Sheet

As of May 31, 2018

	<u>May 31, 18</u>
Equity	
Fund Balance	
3000 · Nonspendable	536,554.44
3001 · Restrictd for Economic Dev Proj	9,702,713.31
3003 · Unassigned	<u>2,049,048.04</u>
Total Fund Balance	12,288,315.79
Net Income	<u>-1,118,287.83</u>
Total Equity	<u>11,170,027.96</u>
TOTAL LIABILITIES & EQUITY	<u><u>11,240,081.05</u></u>

Hardee County Industrial Development Authority

Profit & Loss

07/03/18

May 2018

Accrual Basis

	<u>May 18</u>
Ordinary Income/Expense	
Income	
337500 · EDA Proceeds Gen FD	107,009.26
361100 · Interest Income gen fd	571.53
361101 · Interest income Mosaic accts	16.63
362001 · Rental Income	29,969.28
369902 · Misc. Income Gen Fd	1,250,022.05
Total Income	<u>1,387,588.75</u>
Expense	
5193100 · Professional Fees Legal	14,395.00
519320 · Accounting and audit	1,245.20
519321 · Meeting Security	120.00
519322 · Travel	488.39
5193400 · Landscaping and Grounds	3,100.00
5194301 · Utilities	4,283.59
519450 · Insurance Expense	239.50
519460 · Repairs and Maintenance GF	613.05
5194903 · Property Taxes	4,940.73
5195206 · Grove Caretaking/Fertilizer	192.14
519840 · Grant expenses	200,000.00
519844 · Grant Expenses- Bees&Botanicals	11,509.49
519845 · Grant expense- Steele Equine	38,954.39
6000 · Capital Outlay	106,621.85
Total Expense	<u>386,703.33</u>
Net Ordinary Income	1,000,885.42
Other Income/Expense	
Other Income	
Sales Tax Collection Allowance	17.19
Total Other Income	<u>17.19</u>
Net Other Income	17.19
Net Income	<u><u>1,000,902.61</u></u>

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Hardee County Industrial Development Authority
Profit & Loss by Class
May 2018

07/03/18

Accrual Basis

	MLK Water/Sewer #2 -EDA (General Fund)	MLK Water Extension - EDA (General Fund)	Carlton St. Extension - EDA (General Fund)
Ordinary Income/Expense			
Income			
337500 · EDA Proceeds Gen FD	0.00	1,795.50	29,674.55
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	1,795.50	29,674.55
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	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
5194903 · Property Taxes	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
519845 · Grant expense- Steele Equine	0.00	0.00	0.00
6000 · Capital Outlay	104,915.48	1,408.75	0.00
Total Expense	104,915.48	1,408.75	0.00
Net Ordinary Income	-104,915.48	386.75	29,674.55
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	-104,915.48	386.75	29,674.55

Hardee County Industrial Development Authority
Profit & Loss by Class
May 2018

07/03/18

Accrual Basis

	Steele Equine- EDA Grant (General Fund)	Incubator Year 3 - EDA (General Fund)	Administrative (General Fund)
Ordinary Income/Expense			
Income			
337500 · EDA Proceeds Gen FD	38,954.39	36,584.82	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	38,954.39	36,584.82	0.00
Expense			
5193100 · Professional Fees Legal	0.00	0.00	1,070.00
519320 · Accounting and audit	0.00	0.00	1,245.20
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
5194903 · Property Taxes	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	11,509.49	0.00
519845 · Grant expense- Steele Equine	38,954.39	0.00	0.00
6000 · Capital Outlay	0.00	0.00	0.00
Total Expense	38,954.39	11,509.49	2,315.20
Net Ordinary Income	0.00	25,075.33	-2,315.20
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	0.00	25,075.33	-2,315.20

Hardee County Industrial Development Authority
Profit & Loss by Class
May 2018

07/03/18

Accrual Basis

	Property Management (General Fund)	Incubator Overhead (General Fund)	Fla Hospital Overhead (General Fund)
Ordinary Income/Expense			
Income			
337500 · EDA Proceeds Gen FD	0.00	0.00	0.00
361100 · Interest Income gen fd	0.00	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00
362001 · Rental Income	5,934.78	0.00	0.00
369902 · Misc. Income Gen Fd	0.00	0.00	0.00
Total Income	5,934.78	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	700.00	430.00	0.00
5194301 · Utilities	450.35	2,253.27	0.00
519450 · Insurance Expense	0.00	239.50	0.00
519460 · Repairs and Maintenance GF	0.00	0.00	613.05
5194903 · Property Taxes	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
519845 · Grant expense- Steele Equine	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	0.00
Total Expense	1,150.35	2,922.77	613.05
Net Ordinary Income	4,784.43	-2,922.77	-613.05
Other Income/Expense			
Other Income			
Sales Tax Collection Allowance	3.09	0.00	0.00
Total Other Income	3.09	0.00	0.00
Net Other Income	3.09	0.00	0.00
Net Income	4,787.52	-2,922.77	-613.05

Hardee County Industrial Development Authority
Profit & Loss by Class
May 2018

07/03/18

Accrual Basis

	Spec Buildings 1 & 3 (Keyplex) (General Fund)	Spec Building 4 (TechRiver) (General Fund)	Spec Building 5 (PFM) (General Fund)
Ordinary Income/Expense			
Income			
337500 · EDA Proceeds Gen FD	0.00	0.00	0.00
361100 · Interest Income gen fd	0.00	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00
362001 · Rental Income	10,872.46	8,162.04	5,000.00
369902 · Misc. Income Gen Fd	0.00	0.00	0.00
Total Income	10,872.46	8,162.04	5,000.00
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	820.00	0.00
5194301 · Utilities	0.00	1,480.97	0.00
519450 · Insurance Expense	0.00	0.00	0.00
519460 · Repairs and Maintenance GF	0.00	0.00	0.00
5194903 · Property Taxes	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
519845 · Grant expense- Steele Equine	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	0.00
Total Expense	0.00	2,300.97	0.00
Net Ordinary Income	10,872.46	5,861.07	5,000.00
Other Income/Expense			
Other Income			
Sales Tax Collection Allowance	0.00	14.10	0.00
Total Other Income	0.00	14.10	0.00
Net Other Income	0.00	14.10	0.00
Net Income	10,872.46	5,875.17	5,000.00

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Accrual Basis

Hardee County Industrial Development Authority

Profit & Loss by Class

May 2018

	Spec Building 7 (MOBO) (General Fund)	General Fund - Other (General Fund)	Total General Fund
Ordinary Income/Expense			
Income			
337500 · EDA Proceeds Gen FD	0.00	0.00	107,009.26
361100 · Interest Income gen fd	0.00	571.53	571.53
361101 · Interest income Mosaic accts	0.00	0.00	0.00
362001 · Rental Income	0.00	0.00	29,969.28
369902 · Misc. Income Gen Fd	1,250,000.00	22.05	1,250,022.05
Total Income	1,250,000.00	593.58	1,387,572.12
Expense			
5193100 · Professional Fees Legal	13,325.00	0.00	14,395.00
519320 · Accounting and audit	0.00	0.00	1,245.20
519321 · Meeting Security	0.00	120.00	120.00
519322 · Travel	0.00	457.87	457.87
5193400 · Landscaping and Grounds	0.00	0.00	1,950.00
5194301 · Utilities	0.00	0.00	4,184.59
519450 · Insurance Expense	0.00	0.00	239.50
519460 · Repairs and Maintenance GF	0.00	0.00	613.05
5194903 · Property Taxes	4,940.73	0.00	4,940.73
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	11,509.49
519845 · Grant expense- Steele Equine	0.00	0.00	38,954.39
6000 · Capital Outlay	0.00	0.00	106,324.23
Total Expense	18,265.73	577.87	184,934.05
Net Ordinary Income	1,231,734.27	15.71	1,202,638.07
Other Income/Expense			
Other Income			
Sales Tax Collection Allowance	0.00	0.00	17.19
Total Other Income	0.00	0.00	17.19
Net Other Income	0.00	0.00	17.19
Net Income	1,231,734.27	15.71	1,202,655.26

Hardee County Industrial Development Authority

Profit & Loss by Class

May 2018

	Ag Test Plot (Special Revenue)	City of Wauchula CRA (Special Revenue)	Spec Building 7 (MOBO) (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	30.52	0.00	0.00
5193400 · Landscaping and Grounds	0.00	0.00	350.00
5194301 · Utilities	99.00	0.00	0.00
519450 · Insurance Expense	0.00	0.00	0.00
519460 · Repairs and Maintenance GF	0.00	0.00	0.00
5194903 · Property Taxes	0.00	0.00	0.00
5195206 · Grove Caretaking/Fertilizer	192.14	0.00	0.00
519840 · Grant expenses	0.00	200,000.00	0.00
519844 · Grant Expenses- Bees&Botanicals	0.00	0.00	0.00
519845 · Grant expense- Steele Equine	0.00	0.00	0.00
6000 · Capital Outlay	297.62	0.00	0.00
Total Expense	619.28	200,000.00	350.00
Net Ordinary Income	-619.28	-200,000.00	-350.00
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	-619.28	-200,000.00	-350.00

Hardee County Industrial Development Authority
Profit & Loss by Class
May 2018

	Winn Dixie Property (Special Revenue)	Special Revenue - Other (Special Revenue)	Total 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	16.63	16.63
362001 · Rental Income	0.00	0.00	0.00
369902 · Misc. Income Gen Fd	0.00	0.00	0.00
Total Income	0.00	16.63	16.63
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	30.52
5193400 · Landscaping and Grounds	800.00	0.00	1,150.00
5194301 · Utilities	0.00	0.00	99.00
519450 · Insurance Expense	0.00	0.00	0.00
519460 · Repairs and Maintenance GF	0.00	0.00	0.00
5194903 · Property Taxes	0.00	0.00	0.00
5195206 · Grove Caretaking/Fertilizer	0.00	0.00	192.14
519840 · Grant expenses	0.00	0.00	200,000.00
519844 · Grant Expenses- Bees&Botanicals	0.00	0.00	0.00
519845 · Grant expense- Steele Equine	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	297.62
Total Expense	800.00	0.00	201,769.28
Net Ordinary Income	-800.00	16.63	-201,752.65
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	-800.00	16.63	-201,752.65

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Accrual Basis

Hardee County Industrial Development Authority
Profit & Loss by Class
May 2018

	<u>TOTAL</u>
Ordinary Income/Expense	
Income	
337500 · EDA Proceeds Gen FD	107,009.26
361100 · Interest Income gen fd	571.53
361101 · Interest income Mosaic accts	16.63
362001 · Rental Income	29,969.28
369902 · Misc. Income Gen Fd	1,250,022.05
Total Income	1,387,588.75
Expense	
5193100 · Professional Fees Legal	14,395.00
519320 · Accounting and audit	1,245.20
519321 · Meeting Security	120.00
519322 · Travel	488.39
5193400 · Landscaping and Grounds	3,100.00
5194301 · Utilities	4,283.59
519450 · Insurance Expense	239.50
519460 · Repairs and Maintenance GF	613.05
5194903 · Property Taxes	4,940.73
5195206 · Grove Caretaking/Fertilizer	192.14
519840 · Grant expenses	200,000.00
519844 · Grant Expenses- Bees&Botanicals	11,509.49
519845 · Grant expense- Steele Equine	38,954.39
6000 · Capital Outlay	106,621.85
Total Expense	386,703.33
Net Ordinary Income	1,000,885.42
Other Income/Expense	
Other Income	
Sales Tax Collection Allowance	17.19
Total Other Income	17.19
Net Other Income	17.19
Net Income	1,000,902.61

Hardee County Economic Development
Balance Sheet
As of June 30, 2018

	<u>Jun 30, 18</u>
ASSETS	
Current Assets	
Checking/Savings	
Wauchula State Bank	38,361.59
Total Checking/Savings	<u>38,361.59</u>
Other Current Assets	
1299 · Undeposited Funds	1,000.00
Total Other Current Assets	<u>1,000.00</u>
Total Current Assets	<u>39,361.59</u>
TOTAL ASSETS	<u>39,361.59</u>
LIABILITIES & EQUITY	
Equity	
3010 · Unrestrict (retained earnings)	61,078.83
Net Income	<u>-21,717.24</u>
Total Equity	<u>39,361.59</u>
TOTAL LIABILITIES & EQUITY	<u>39,361.59</u>

Hardee County Economic Development
Profit & Loss
June 2018

	<u>Jun 18</u>
Ordinary Income/Expense	
Income	
Rent	1,000.00
Total Income	1,000.00
Expense	
025-0 · Payroll Expenses	17,153.80
031-0 · Professional Services	116.80
040-0 · Travel	124.26
044-0 · Rentals/Leases	2,297.32
046-0 · Repairs & Maintenance	155.70
051-0 · Office Supplies	117.36
052-0 · Operating Supplies	59.87
054-0 · Books, Dues, & Subscriptions	596.05
Total Expense	20,621.16
Net Ordinary Income	-19,621.16
Net Income	<u><u>-19,621.16</u></u>

Hardee County Industrial Development Authority

Balance Sheet

As of June 30, 2018

	Jun 30, 18
ASSETS	
Current Assets	
Checking/Savings	
101009 · WSB Sales (GF)	2,112,093.82
101013 · WSB Mosaic CD	5,991,017.43
101014 · WSB Mosaic Checking	3,734,577.10
101015 · MOBO Deposit	0.50
Total Checking/Savings	11,837,688.85
Accounts Receivable	
115001 · Accounts Receivable Rental Inc	8,885.53
Total Accounts Receivable	8,885.53
Other Current Assets	
133012 · Fla Hospital Prop for resale	1,174,347.59
133013 · PFM LOC	412,118.97
Total Other Current Assets	1,586,466.56
Total Current Assets	13,433,040.94
Fixed Assets	
Land Available for Sale	
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	-852,300.81
161912 · Contribution of Lot 13B/improv	90,621.74
161913 · Fair value writedown - FYE 2016	-526,600.00
161914 · Fair Value writedown - FYE 2017	-225,000.00
Total Land Available for Sale	533,075.80
Total Fixed Assets	533,075.80
Other Assets	
Due From Other Funds	
140001 · Due from GF	-67,654.71
240000 · Due to SR	67,654.71
Total Due From Other Funds	0.00
Due From Other Governments	
133001 · Due from EDA	638,834.68
Total Due From Other Governments	638,834.68
1330131 · Rapid Systems Note	127,878.00
1330132 · Allowance for Uncollectible Not	-127,878.00
Total Other Assets	638,834.68
TOTAL ASSETS	14,604,951.42
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
202001 · Deferred Inflow	55,232.03
220000 · Prepaid Rent - Keyplex	8,872.00
220004 · Sales Tax Payable	2,553.10
220005 · Rental Deposit - MOBO	0.50
Total Other Current Liabilities	66,657.63
Total Current Liabilities	66,657.63
Total Liabilities	66,657.63

Hardee County Industrial Development Authority

Balance Sheet

As of June 30, 2018

	<u>Jun 30, 18</u>
Equity	
Fund Balance	
3000 · Nonspendable	536,554.44
3001 · Restrictd for Economic Dev Proj	9,702,713.31
3003 · Unassigned	<u>2,049,048.04</u>
Total Fund Balance	12,288,315.79
Net Income	<u>2,249,978.00</u>
Total Equity	<u>14,538,293.79</u>
TOTAL LIABILITIES & EQUITY	<u><u>14,604,951.42</u></u>

Hardee County Industrial Development Authority

Profit & Loss

07/03/18

June 2018

Accrual Basis

	<u>Jun 18</u>
Ordinary Income/Expense	
Income	
337500 · EDA Proceeds Gen FD	48,968.50
361100 · Interest Income gen fd	618.48
361101 · Interest income Mosaic accts	144.83
362001 · Rental Income	25,851.20
369902 · Misc. Income Gen Fd	41.64
369903 · Misc. Income Mosaic Fd	383.16
369905 · Mosaic Grant Revenue	3,500,000.00
Total Income	<u>3,576,007.81</u>
Expense	
5193100 · Professional Fees Legal	1,570.00
519322 · Travel	371.69
5193400 · Landscaping and Grounds	3,080.00
5194301 · Utilities	14,382.53
519450 · Insurance Expense	17,330.79
519460 · Repairs and Maintenance GF	850.00
5194601 · Repairs and Maintenance	205.44
5195206 · Grove Caretaking/Fertilizer	588.61
519840 · Grant expenses	2,459.85
519844 · Grant Expenses- Bees&Botanicals	6,224.15
519845 · Grant expense- Steele Equine	22,430.25
6000 · Capital Outlay	138,340.54
Total Expense	<u>207,833.85</u>
Net Ordinary Income	3,368,173.96
Other Income/Expense	
Other Income	
Sales Tax Collection Allowance	91.87
Total Other Income	<u>91.87</u>
Net Other Income	91.87
Net Income	<u><u>3,368,265.83</u></u>

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Hardee County Industrial Development Authority
Profit & Loss by Class
June 2018

07/03/18

Accrual Basis

	MLK Water/Sewer #2 -EDA (General Fund)	Steele Equine- EDA Grant (General Fund)	Incubator Year 3 - EDA (General Fund)
Ordinary Income/Expense			
Income			
337500 · EDA Proceeds Gen FD	0.00	7,476.75	41,491.75
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
369903 · Misc. Income Mosaic Fd	0.00	0.00	0.00
369905 · Mosaic Grant Revenue	0.00	0.00	0.00
Total Income	0.00	7,476.75	41,491.75
Expense			
5193100 · Professional Fees Legal	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
5194601 · Repairs and Maintenance	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	6,224.15
519845 · Grant expense- Steele Equine	0.00	22,430.25	0.00
6000 · Capital Outlay	138,285.46	0.00	0.00
Total Expense	138,285.46	22,430.25	6,224.15
Net Ordinary Income	-138,285.46	-14,953.50	35,267.60
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	-138,285.46	-14,953.50	35,267.60

Hardee County Industrial Development Authority
Profit & Loss by Class
June 2018

07/03/18

Accrual Basis

	Administrative (General Fund)	Property Management (General Fund)	Incubator Overhead (General Fund)
Ordinary Income/Expense			
Income			
337500 · EDA Proceeds Gen FD	0.00	0.00	0.00
361100 · Interest Income gen fd	0.00	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00
362001 · Rental Income	0.00	1,816.67	0.00
369902 · Misc. Income Gen Fd	0.00	0.00	0.00
369903 · Misc. Income Mosaic Fd	0.00	0.00	0.00
369905 · Mosaic Grant Revenue	0.00	0.00	0.00
Total Income	0.00	1,816.67	0.00
Expense			
5193100 · Professional Fees Legal	1,570.00	0.00	0.00
519322 · Travel	0.00	0.00	0.00
5193400 · Landscaping and Grounds	0.00	1,100.00	180.00
5194301 · Utilities	0.00	450.09	2,298.79
519450 · Insurance Expense	0.00	0.00	0.00
519460 · Repairs and Maintenance GF	0.00	0.00	0.00
5194601 · Repairs and Maintenance	0.00	0.00	0.00
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
519845 · Grant expense- Steele Equine	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	0.00
Total Expense	1,570.00	1,550.09	2,478.79
Net Ordinary Income	-1,570.00	266.58	-2,478.79
Other Income/Expense			
Other Income			
Sales Tax Collection Allowance	0.00	17.99	0.00
Total Other Income	0.00	17.99	0.00
Net Other Income	0.00	17.99	0.00
Net Income	-1,570.00	284.57	-2,478.79

Hardee County Industrial Development Authority
Profit & Loss by Class
June 2018

07/03/18

Accrual Basis

	Fla Hospital Overhead (General Fund)	Spec Buildings 1 & 3 (Keyplex) (General Fund)	Spec Building 4 (TechRiver) (General Fund)
Ordinary Income/Expense			
Income			
337500 · EDA Proceeds Gen FD	0.00	0.00	0.00
361100 · Interest Income gen fd	0.00	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00
362001 · Rental Income	0.00	10,872.49	8,162.04
369902 · Misc. Income Gen Fd	0.00	0.00	0.00
369903 · Misc. Income Mosaic Fd	0.00	0.00	0.00
369905 · Mosaic Grant Revenue	0.00	0.00	0.00
Total Income	0.00	10,872.49	8,162.04
Expense			
5193100 · Professional Fees Legal	0.00	0.00	0.00
519322 · Travel	0.00	0.00	0.00
5193400 · Landscaping and Grounds	1,000.00	0.00	0.00
5194301 · Utilities	9,595.71	0.00	1,986.94
519450 · Insurance Expense	17,330.79	0.00	0.00
519460 · Repairs and Maintenance GF	0.00	850.00	0.00
5194601 · Repairs and Maintenance	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
519845 · Grant expense- Steele Equine	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	0.00
Total Expense	27,926.50	850.00	1,986.94
Net Ordinary Income	-27,926.50	10,022.49	6,175.10
Other Income/Expense			
Other Income			
Sales Tax Collection Allowance	0.00	30.00	13.88
Total Other Income	0.00	30.00	13.88
Net Other Income	0.00	30.00	13.88
Net Income	-27,926.50	10,052.49	6,188.98

Hardee County Industrial Development Authority
Profit & Loss by Class
June 2018

07/03/18

Accrual Basis

	Spec Building 5 (PFM) (General Fund)	General Fund - Other (General Fund)	Total General Fund
Ordinary Income/Expense			
Income			
337500 · EDA Proceeds Gen FD	0.00	0.00	48,968.50
361100 · Interest Income gen fd	0.00	618.48	618.48
361101 · Interest income Mosaic accts	0.00	0.00	0.00
362001 · Rental Income	5,000.00	0.00	25,851.20
369902 · Misc. Income Gen Fd	0.00	41.64	41.64
369903 · Misc. Income Mosaic Fd	0.00	0.00	0.00
369905 · Mosaic Grant Revenue	0.00	0.00	0.00
Total Income	5,000.00	660.12	75,479.82
Expense			
5193100 · Professional Fees Legal	0.00	0.00	1,570.00
519322 · Travel	0.00	371.69	371.69
5193400 · Landscaping and Grounds	0.00	0.00	2,280.00
5194301 · Utilities	0.00	0.00	14,331.53
519450 · Insurance Expense	0.00	0.00	17,330.79
519460 · Repairs and Maintenance GF	0.00	0.00	850.00
5194601 · Repairs and Maintenance	0.00	0.00	0.00
5195206 · Grove Caretaking/Fertilizer	0.00	420.00	420.00
519840 · Grant expenses	0.00	0.00	0.00
519844 · Grant Expenses- Bees&Botanicals	0.00	0.00	6,224.15
519845 · Grant expense- Steele Equine	0.00	0.00	22,430.25
6000 · Capital Outlay	0.00	0.00	138,285.46
Total Expense	0.00	791.69	204,093.87
Net Ordinary Income	5,000.00	-131.57	-128,614.05
Other Income/Expense			
Other Income			
Sales Tax Collection Allowance	30.00	0.00	91.87
Total Other Income	30.00	0.00	91.87
Net Other Income	30.00	0.00	91.87
Net Income	5,030.00	-131.57	-128,522.18

Hardee County Industrial Development Authority
Profit & Loss by Class
June 2018

07/03/18

Accrual Basis

	Ag Test Plot (Special Revenue)	IDA Marketing Program (Special Revenue)	Spec Building 7 (MOBO) (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
369903 · Misc. Income Mosaic Fd	0.00	0.00	383.16
369905 · Mosaic Grant Revenue	0.00	0.00	0.00
Total Income	0.00	0.00	383.16
Expense			
5193100 · Professional Fees Legal	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	51.00	0.00	0.00
519450 · Insurance Expense	0.00	0.00	0.00
519460 · Repairs and Maintenance GF	0.00	0.00	0.00
5194601 · Repairs and Maintenance	205.44	0.00	0.00
5195206 · Grove Caretaking/Fertilizer	168.61	0.00	0.00
519840 · Grant expenses	0.00	2,459.85	0.00
519844 · Grant Expenses- Bees&Botanicals	0.00	0.00	0.00
519845 · Grant expense- Steele Equine	0.00	0.00	0.00
6000 · Capital Outlay	55.08	0.00	0.00
Total Expense	480.13	2,459.85	0.00
Net Ordinary Income	-480.13	-2,459.85	383.16
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	-480.13	-2,459.85	383.16

Hardee County Industrial Development Authority
Profit & Loss by Class
June 2018

07/03/18

Accrual Basis

	Winn Dixie Property (Special Revenue)	Special Revenue - Other (Special Revenue)	Total 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	144.83	144.83
362001 · Rental Income	0.00	0.00	0.00
369902 · Misc. Income Gen Fd	0.00	0.00	0.00
369903 · Misc. Income Mosaic Fd	0.00	0.00	383.16
369905 · Mosaic Grant Revenue	0.00	3,500,000.00	3,500,000.00
Total Income	0.00	3,500,144.83	3,500,527.99
Expense			
5193100 · Professional Fees Legal	0.00	0.00	0.00
519322 · Travel	0.00	0.00	0.00
5193400 · Landscaping and Grounds	800.00	0.00	800.00
5194301 · Utilities	0.00	0.00	51.00
519450 · Insurance Expense	0.00	0.00	0.00
519460 · Repairs and Maintenance GF	0.00	0.00	0.00
5194601 · Repairs and Maintenance	0.00	0.00	205.44
5195206 · Grove Caretaking/Fertilizer	0.00	0.00	168.61
519840 · Grant expenses	0.00	0.00	2,459.85
519844 · Grant Expenses- Bees&Botanicals	0.00	0.00	0.00
519845 · Grant expense- Steele Equine	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	55.08
Total Expense	800.00	0.00	3,739.98
Net Ordinary Income	-800.00	3,500,144.83	3,496,788.01
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	-800.00	3,500,144.83	3,496,788.01

Hardee County Industrial Development Authority
Profit & Loss by Class
June 2018

	TOTAL
Ordinary Income/Expense	
Income	
337500 · EDA Proceeds Gen FD	48,968.50
361100 · Interest Income gen fd	618.48
361101 · Interest income Mosaic accts	144.83
362001 · Rental Income	25,851.20
369902 · Misc. Income Gen Fd	41.64
369903 · Misc. Income Mosaic Fd	383.16
369905 · Mosaic Grant Revenue	3,500,000.00
Total Income	3,576,007.81
Expense	
5193100 · Professional Fees Legal	1,570.00
519322 · Travel	371.69
5193400 · Landscaping and Grounds	3,080.00
5194301 · Utilities	14,382.53
519450 · Insurance Expense	17,330.79
519460 · Repairs and Maintenance GF	850.00
5194601 · Repairs and Maintenance	205.44
5195206 · Grove Caretaking/Fertilizer	588.61
519840 · Grant expenses	2,459.85
519844 · Grant Expenses- Bees&Botanicals	6,224.15
519845 · Grant expense- Steele Equine	22,430.25
6000 · Capital Outlay	138,340.54
Total Expense	207,833.85
Net Ordinary Income	3,368,173.96
Other Income/Expense	
Other Income	
Sales Tax Collection Allowance	91.87
Total Other Income	91.87
Net Other Income	91.87
Net Income	3,368,265.83

Hardee County Industrial Development Authority
General Fund (Including EDA Grant Activity) - Budget Amendment July 10, 2018
For Fiscal Year October 1, 2017 through September 30, 2018

	Increase / (Decrease)
Utilization of General Fund Balance Carry Forward:	
Unassigned	\$ 5,000 (1)
Revenue Increases (Decreases):	
	-
Total Fund Balance Carry Forward and Additional Revenues	\$ 5,000
Appropriations:	
Expenditures:	
Property Taxes	\$ 5,000 (1)
Total Appropriations	\$ 5,000

(1) - Additional property taxes incurred in FYE 2018 due to a proration between buyer and seller at the closing of the MOBO/Spec Building 7 sale.

Hardee County Industrial Development Authority
Mosaic Special Revenue Fund - Budget Amendment July 10, 2018
For Fiscal Year October 1, 2017 through September 30, 2018

		Increase / (Decrease)
Utilization and adjustment of Grant Fund Balance Carry forward - Mosaic Fund Allocation:		
City of Wauchula CRA - Marauder Properties	\$	(150,000) (1)
Mote Marine		(500,000) (5)
Project Evergreen		(1,000,000) (6)
Total Fund Balance Carry forward adjustments for Mosaic Fund Allocations	\$	(1,650,000)
Adjustments:		
Grant Expenditures:		
City of Wauchula CRA - Marauder Properties	\$	(150,000) (1)
Innovation Place		20,000 (2)
Winn Dixie Property		10,000 (3)
Spec Building 8		20,000 (4)
Mote Marine		(500,000) (5)
Capital Outlay:		
Innovation Place		(20,000) (2)
Winn Dixie Property		(10,000) (3)
Spec Building 8		(20,000) (4)
Project Evergreen		(1,000,000) (6)
Total Adjustments	\$	(1,650,000)

(1) - Decrease allocated grant expenditures on CRA/Marauder to zero.

(2) - To reclass a portion of Innovation Place capital outlay budget to grant expenditures.

(3) - To reclass a portion of Winn Dixie Property capital outlay budget to grant expenditures.

(4) - To reclass a portion of Spec Building 8 capital outlay budget to grant expenditures.

(5) - Decrease allocated grant expenditures on Mote Marine to zero.

(6) - Decrease allocated capital outlay on Project Evergreen to zero.