AGENDA

Economic Development Council/Industrial Development Authority

EDC/IDA REGULAR MEETING

June 12, 2025, at 8:30 AM

COMMISSIONER CHAMBERS, 412 WEST ORANGE STREET, ROOM 102, WAUCHULA, FL 33873

BOARD MEMBERS

Chairman Lee Mikell
Vice-Chairman Barney Cherry
Calli Ward
Courtney Green
John Gill
Chris Idsardi
Rebekah Tucker

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1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

    1. **Lee Mikell -** April 2025 Regular Meeting Minutes

        ACTION RECOMMENDED: Motion to approve the April Meeting Minutes as presented.

4. **BOARD EDUCATION**

    1. **Emily Cockerham -** Chapter 2 of *Building a Vibrant Community*

5. **EXECUTIVE REPORT**

    1. **Emily Cockerham -** June's Executive Report

6. **AGENDA ITEMS**

    1. **Terry Atchley & Bobby Keene -** Regional Lift Station

        ACTION RECOMMENDED: Motion to approve funding request to Hardee County in the amount of $75,000 for a regional lift station.

    2. **Sarah Evers -** RFP for CPA Services

        ACTION RECOMMENDED: Motion to issue RFP 2025-01 for Professional Accounting Services.
        ACTION RECOMMENDED: Motion to approve the evaluation committee consisting of Calli Ward, Krystin Chapman, Denise Grimsley, Sarah Evers, and Lynn Landskroner.

    3. **Kaylee Tuck -** Authorization of Legal Action to Mitigate Code Enforcement Violations - CE 2500005, CE 2500006, and CE 2500007

        ACTION RECOMMENDED: Motion to approve and authorize staff to take proactive legal action, as required, to achieve compliance with code enforcement violations.

    4. **Sarah Evers** - RFQ Bostick Road Development Evaluation Committee Recommendation

ACTION RECOMMENDED: Motion to accept the RFQ Bostick Road Development Evaluation Committee's Recommendation and authorize staff to negotiate a contract to bring back to the Board for approval.

5. **Denise Grimsley** - CEO Contract Extension

   ACTION RECOMMENDED: Board's Discretion

6. **Lynn Landskroner -** Budget Amendment

   ACTION RECOMMENDED: Motion to adopt Resolution 25-05 for the Stripping Margin to the Ona Mine Budget and authorize the Chair or Vice Chair to sign.

7. **Lynn Landskroner -** Budget Amendment

   ACTION RECOMMENDED: Motion to adopt Resolution 25-06 for the Building a Vibrant Community Capital Outlay to the Ona Mine Budget and authorize the Chair or Vice Chair to sign.

8. **Lynn Landskroner -** Budget Amendment

   ACTION RECOMMENDED: Motion to adopt Resolution 25-08 for the Regional Lift Station to the Ona Mine Budget and authorize the Chair or Vice Chair to sign.

9. **Lynn Landskroner -** Budget Amendment

   ACTION RECOMMENDED: Motion to adopt Resolution 25-09 for the Gardens at Midtown RIF Grant to the General Fund and authorize the Chair or Vice Chair to sign.

10. **Lynn Landskroner -** Budget Amendment

    ACTION RECOMMENDED: Motion to adopt Resolution 25-10 for Repairs and Maintenance to the General Fund and authorize the Chair or Vice Chair to sign.

11. **Lynn Landskroner -** Budget Amendment

    ACTION RECOMMENDED: Motion to adopt Resolution 25-11 for Travel to the EDC Budget and authorize the Chair or Vice Chair to sign.

12. **Denise Grimsley** - Resolution to Donate Tractor/Mower

    ACTION RECOMMENDED: Motion to approve Resolution 25-12 designating the identified property as surplus property, providing for its disposition by donation, and authorizing the Chair or Vice Chair to sign.

13. **Sarah Evers** - Resolution to Accept Formal Bids For the Sale of the Triple Wide Unit and the Paint Booth

    ACTION RECOMMENDED: Motion to approve Resolution 25-13 designating the identified properties as surplus properties, providing for their disposition by a sealed bid process, and authorizing the Chair or Vice Chair to sign.

ACTION RECOMMENDED: Motion to approve the evaluation committee consisting of Krystin Chapman, Sarah Evers, and Lynn Landskroner.

14. **Kaylee Tuck** - Resolution to Authorize CEO to Authorize Internal Loans Between Accounts

    ACTION RECOMMENDED: Motion to approve Resolution 25-14, authorizing the CEO and one Board Member to approve internal loans between accounts and authorizing the Chair or Vice Chair to sign.

7. FINANCIAL REPORT

1. **Lynn Landskroner -** April & May's Financial Reports

   ACTION RECOMMENDED: Motion to approve the April & May Financial Reports as presented.

8. ANNOUNCEMENTS/OTHER BUSINESS/PUBLIC COMMENTS

9. ADJOURNMENT

AGENDA ITEM NO. 3.1

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: June 12, 2025

SUBMITTED BY: Emily Cockerham, Economic Development Council

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **APPROVAL OF MINUTES**

SUBJECT: **Lee Mikell -** April 2025 Regular Meeting Minutes

ACTION RECOMMENDED: Motion to approve the April Meeting Minutes as presented.

SUGGESTED ACTION:

ATTACHMENTS:
April Minutes [unsigned].docx

MINUTES

Economic Development Council/Industrial Development Authority

EDC/IDA REGULAR MEETING

April 10, 2025, at 8:30 AM

COMMISSIONER CHAMBERS, 412 WEST ORANGE STREET, ROOM 102,
WAUCHULA, FL 33873

1. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Lee Mikell	Chairman	Present	
Barney Cherry	Vice-Chairman	Present	
Calli Ward	Board Member	Present	
Courtney Green	Board Member	Present	
Chris Idsardi	Board Member	Present	
John Gill	Board Member	Present	via Remote
Rebekah Tucker	Board Member	Present	
Kenny Miller	Board Liaison	Present	
Denise Grimsley	President/CEO	Present	
Kaylee Tuck	EDC/IDA Board Attorney	Present	via Remote
Sarah Evers	Chief Operating Officer	Present	
Krystin Chapman	Chief Administrative Officer	Present	
Lynn Landskroner	Controller	Present	
Melanie Roberts	Project Manager	Present	
Emily Cockerham	Intern	Present	

Chair Mikell called the meeting to order at 8:31 AM.

Chair Mikell recognized dignitaries present: County Manager Terry Atchley, Assistant County Manager Doug Baber, County Commissioner and Board Liaison Kenny Miller, and Representative Kaylee Tuck.

2. APPROVAL OF AGENDA

Chair Mikell entertained a motion to approve the agenda.

Motion by Board Member Green and second by Board Member Gill to approve the agenda.

Motion carried unanimously.
Yes – Mikell, Cherry, Ward, Green, Idsardi, Gill, and Tucker
Opposed – none
Absent - none

3. APPROVAL OF MINUTES

1. March 2025 Regular Meeting Minutes

Chair Mikell entertained a motion to accept the March 2025 Regular Meeting Minutes as presented.

Motion by Board Member Ward and second by Board Member Tucker to accept the March 2025 Regular Meeting Minutes as presented.

Motion carried unanimously.
Yes – Mikell, Cherry, Ward, Green, Idsardi, Gill, and Tucker
Opposed – none
Absent - none

4. BOARD EDUCATION

Intern Emily Cockerham presented Chapter One of *Building a Vibrant Community*.

Board Member Idsardi asked when the next class session was, to which Ms. Cockerham answered May 1 – June 5 at the Bowling Green Community Center,

5. EXECUTIVE REPORT

Chief Administrative Officer Krystin Chapman and Chief Operating Officer Sarah Evers presented April's Executive Report.

Board Member Idsardi commented on Trussworks' efforts to get their business up and running and using a local contractor are being noticed.

Ms. Evers followed up that TDG had the opportunity to sit with Trussworks, SFSC, and the Hardee CTE program last week. They held a joint meeting and made introductions. Trussworks expressed interest in being a part of Hardee County's education system at the high school and college level.

6. AGENDA ITEMS

1. Termination of Vacant Land Contract Lots 34 & 39 between Hardee IDA and Ecosteris:

Chief Operating Officer Sarah Evers reminded the Board of a contract they approved last month for two Lots in the Commerce Park to be sold to Ecosteris – a company that provides the sterilization of medical and surgical equipment. They reached out to the IDA expressing interest in acquiring more property within the Commerce Park. After evaluating their footprint, specifically Phase Two of their project, they expect to expand quicker and larger than originally anticipated – ultimately creating more Hardee County jobs. They have requested that the IDA terminate the last contract, and enter a new one for three different lots instead of two. The first agenda item is to terminate the existing contract, and the next is to discuss the new contract.

Motion by Board Member Ward and second by Board Member Cherry to terminate the vacant land contract between Hardee IDA and Ecosteris and authorize the Chair or Vice Chair to sign.

Motion carried unanimously.
Yes – Mikell, Cherry, Ward, Green, Idsardi, Gill, and Tucker
Opposed – none
Absent - none

2. Vacant Land Contract Lots 37 & 38 between Hardee IDA and Ecosteris:

Chief Operating Officer Sarah Evers presented a new contract for Lots 37 and 38 of the Commerce Park. These are the lots where the olive test plot was located. This contract is in the same terms as the original contract, including the same price per acre. The difference is the addition of an exclusive option to purchase for a five-year term on a third lot. This contract is to purchase Lots 37 and 38, and will have an exclusive option for five years to purchase a third lot. The purchase price is built in as the same as Lots 37 and 38, but with the ability of the Board to adjust the purchase price based on job creation once Ecosteris executes the option to purchase.

Vice Chair Cherry asked which Lot the third one was. Mrs. Evers answered that it is Lot 36. Chair Mikell clarified that this contract is for the purchase of Lots 37 and 38 with the option of 36 to which Mrs. Evers answered yes.

Motion by Board Member Cherry and second by Board Member Green to approve the vacant land contract between Hardee IDA and Ecosteris and authorize the Chair or Vice Chair to sign.

Motion carried unanimously.
Yes – Mikell, Cherry, Ward, Green, Idsardi, Gill, and Tucker
Opposed – none
Absent - none

3. Budget Amendment:

Chief Administrative Officer Krystin Chapman reminded the Board of when the IDA initially budgeted and allocated funds for the Multi-Purpose Facility. They originally envisioned it to be where the current IDA office is located, at 101 – 111 East Main St. Since considering best and highest use of their buildings, the IDA determined that the R. Riveter building

would be better for the Multi-Purpose Facility. Since there have already been dollars invested and renovations done, the IDA feels that the grant they received for the Multi-Purpose Facility could cover the full renovation cost. When the IDA had anticipated for it to be located at 101 – 111 East Main St, they budgeted an additional $3 million, expecting construction costs to go past what was granted to them. Now that it will be located in the R. Riveter building, the IDA has an extra $3 million in their budget. They still want to move forward with renovations of 101 – 111 East Main St. for the purpose of commercial space. This Budget Amendment functions as a name change. There was a $2 million allocated for the Multi-Purpose Facility in the Ona Mine Budget. The funds will stay in the same place and be for the same building, but the name will be changed to 101 – 111 East Main St.

Board Member Ward asked if $300,000 will be subtracted from the $3 million that the IDA is "saving" by moving locations. Mrs. Chapman clarified that the IDA had $3 million allocated outside of the grant dollars, $2 million of that being in the Ona Mine Fund. That $2 million will still be going to this construction at 101 – 111 East Main St.

Motion by Board Member Ward and second by Board Member Tucker to adopt Resolution 25-04 and authorize the Chair or Vice Chair to sign.

Motion carried unanimously.
Yes – Mikell, Cherry, Ward, Green, Idsardi, Gill, and Tucker
Opposed – none
Absent - none

4. Highway 17 North Parking Lot Special Warranty Deed between the IDA and City of Wauchula:

Chief Operating Officer Sarah Evers reminded the Board of the partnership between the Community Redevelopment Agency (CRA) and the IDA to complete the parking lot project behind the R. Riveter buildings on Highway 17 North. The parking lot was always intended to be owned and maintained by the city. This is deeding the parking lot over to the City of Wauchula, removing it from IDA ownership.

Motion by Board Member Idsardi and second by Board Member Green to approve the Special Warranty Deed between the IDA and City of Wauchula.

Motion carried unanimously.
Yes – Mikell, Cherry, Ward, Green, Idsardi, Gill, and Tucker
Opposed – none
Absent - none

5. Delegation of Authority for Multi-Purpose Facility Grant Award Agreement:

Chief Operating Officer Sarah Evers reminded the Board of when they approved the grant award agreement for the Multi-Purpose Facility several months ago. The Department of Commerce sends an approved grant award agreement to the IDA, the Board has the opportunity to review it, approve it, and sign it. Once that happens, it gets sent back to the Department of Commerce to be taken through a 9-phase signatory process. Once that happens, the IDA will receive the fully executed agreement back. The IDA sent the signed copy to them, and have been waiting on the fully executed copy to be delivered back to them. The Department of Commerce reached out to the IDA a few weeks ago indicating that they could not send that agreement back to them yet because they would like to be provided with some form of authorization that the IDA Chairman may sign grant award agreements. Mrs. Evers pointed out that the resolution in front of the Board was to allow the Chair to sign those agreements, so that they can send it to the Department of Commerce, confidently expecting to receive the fully executed copy back.

Motion by Board Member Ward and second by Board Member Idsardi to approve the Resolution authorizing the authority of the Chair to sign the Multi-Purpose Facility Grant Award Agreement.

Motion carried unanimously.
Yes – Mikell, Cherry, Ward, Green, Idsardi, Gill, and Tucker
Opposed – none
Absent - none

6. Commercial Lease Extension Agreement between Hardee IDA and Florikan:

Chief Operating Officer Sarah Evers reminded the Board that Florikan currently has two facilities in the Commerce Park. They own the main one that they operate out of, and a second property which they are leasing from the IDA which is at the south end of the park which is mainly used for distribution. Florikan has a lease agreement that was valid for a three year term on that property, which expired in 2022, and they have been on a month-to-month lease since then. As the IDA has been evaluating their lease agreements, they sat down with Florikan several weeks ago to discuss entering a new lease agreement more toward the standard form that captures costs incurred, making sure they are seeing reimbursement for taxes and insurance and including annual rent inflators. Florikan requested that the IDA give them the opportunity to extend their existing lease and terms through the end of 2025. They've already budgeted out for this year, so they requested the opportunity to be able to stay on track for the year, and start January 2026 with the new lease and new terms. This document is an agreement that takes them to the end of 2025. Closer to the end of 2025, the IDA will bring the formal lease agreement that will begin in 2026.

Vice Chair Cherry asked how long they anticipate the new agreement to go. Mrs. Evers answered that Florikan indicated that they would like to see a 5-year term, and then renew it once that term ends.

Chair Mikell asked for clarification: if this takes a month-to-month contract and codifies it to year end, and Florikan is now committed through year-end rather than remaining on a month-to-month basis. Mrs. Evers confirmed yes.

Motion by Board Member Idsardi and second by Board Member Cherry to approve the commercial lease extension between Hardee IDA and Florikan and authorize the Chair or Vice Chair to sign.

Motion carried unanimously.
Yes – Mikell, Cherry, Ward, Green, Idsardi, Gill, and Tucker
Opposed – none
Absent - none

7. FINANCIAL REPORT

1. March 2025 Financials:

Controller Lynn Landskroner presented the March 2025 Financials including updated budget versus actual for S. Ft. Meade, General Fund, and Special Revenue.

Board Member Ward noted that the payroll expenses are shown at 51% expended, and we're in month four. She asked if this would require a budget modification in the future. Mrs. Chapman reminded Mrs. Ward that the IDA's fiscal year began in October, so they are in month six.

Board Member Ward recognized the budgeted Mosaic stripping margin and allocation, and how much that has increased this year. Mrs. Chapman noted that the IDA received the stripping margin in March, and it is budgeted at 0 each year so that the IDA does not spend funds that could potentially not be in income. Mrs. Ward clarified that the additional 2.8 was not considered to which Mrs. Chapman confirmed as correct.

Chair Mikell noted it as a nice cushion as they don't exactly know where the economy is headed.

Motion by Board Member Ward and second by Board Member Cherry to approve the March 2025 financials as presented.

Motion carried unanimously.
Yes – Mikell, Cherry, Ward, Green, Idsardi, Gill, and Tucker
Opposed – none

Absent - none

8. ANNOUNCEMENTS/OTHER BUSINESS/PUBLIC COMMENTS

Board Member Ward showed appreciation to Controller Landskroner for getting the budget organized, making it easier to look at.

Commissioner Miller showed thanks to the IDA for their increased collaboration with the Board of County Commissioners. He recognized how over the last few months, there has been a Workshop performed by The Development Group, and the Board has been "wowed" by the team. Mr. Miller recognized the transparency and great effort of TDG staff in doing this, showing professionalism and the power this group has to accomplish great things for Hardee County.

Chairman Mikell thanked Commissioner Miller for his comments and added that he feels the same way as a Board Member towards The Development Group staff, recognizing them as a strong team.

Board Member Idsardi made the point that you can't communicate too much. He recognized that the increased communication efforts have been great.

9. ADJOURNMENT

With no further business, the meeting was adjourned by Vice Chair Cherry at 9:24 a.m.

X

Lee Mikell
Chair, EDC/IDA

AGENDA ITEM NO. 4.1

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	June 12, 2025
SUBMITTED BY:	Emily Cockerham, Economic Development Council
ITEM TYPE:	Business Agenda - Action Items
AGENDA SECTION:	**BOARD EDUCATION**
SUBJECT:	**Emily Cockerham -** Chapter 2 of *Building a Vibrant Community*
SUGGESTED ACTION:	

AGENDA ITEM NO. 5.1

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	June 12, 2025
SUBMITTED BY:	Emily Cockerham, Economic Development Council
ITEM TYPE:	Business Agenda - Action Items
AGENDA SECTION:	**EXECUTIVE REPORT**
SUBJECT:	**Emily Cockerham -** June's Executive Report
SUGGESTED ACTION:	

AGENDA ITEM NO. 6.1

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	June 12, 2025
SUBMITTED BY:	Emily Cockerham, Economic Development Council
ITEM TYPE:	Business Agenda - Action Items
AGENDA SECTION:	**AGENDA ITEMS**
SUBJECT:	**Terry Atchley & Bobby Keene -** Regional Lift Station
	ACTION RECOMMENDED: Motion to approve funding request to Hardee County in the amount of $75,000 for a regional lift station.
SUGGESTED ACTION:	

AGENDA ITEM NO. 6.2

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: June 12, 2025

SUBMITTED BY: Emily Cockerham, Economic Development Council

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Sarah Evers -** RFP for CPA Services

ACTION RECOMMENDED: Motion to issue RFP 2025-01 for Professional Accounting Services.
ACTION RECOMMENDED: Motion to approve the evaluation committee consisting of Calli Ward, Krystin Chapman, Denise Grimsley, Sarah Evers, and Lynn Landskroner.

SUGGESTED ACTION:

ATTACHMENTS:
RFP CPA Services.pdf

HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY
REQUEST FOR PROPOSALS #2025-01
PROFESSIONAL ACCOUNTING SERVICES

Hardee County Industrial Development Authority, a body politic and corporate, ("IDA") together with the Hardee County Economic Development Council, Inc., a not-for-profit organization doing business as The Development Group ("The Development Group"), seeks written sealed responses and proposals from qualified firms for professional accounting services.

Sealed proposals must be received, by mail or hand-delivery, in The Development Group's office at 107 E. Main Street, Wauchula, Florida 33873 on or prior to:

3:00 p.m. on Monday, August 18, 2025.

Proposals must be placed in a sealed envelope containing the following: "Professional Accounting Services Proposal." Proposals received after the established deadline will not be opened and will be made available for return in their unopened state or for destruction at respondent's written instruction. A pre-response meeting will not be held for this RFP.

Important instructions and specifications regarding responses to this RFP are available upon request, Demand Star and online at thedevelopmentgroup.net. The bid information is located at the bottom of the home page. Failure to follow these instructions could result in disqualification. If, at the IDA's discretion, it becomes necessary to revise any part of this RFP before the response date, an addendum will be made available online at thedevelopmentgroup.net.

Questions regarding this response must be <u>in writing</u> and must be sent to The Development Group, Attn: Melanie Roberts, 107 E. Main Street, Wauchula, Florida 33873, or at mroberts@thedevelopmentgroup.net. All questions must be received by Friday, July 11, 2025, prior to 3:00 p.m.

Respondents to this solicitation or persons acting on their behalf may not contact, between the release of the RFP and the end of the 72-hour period following the agency posting the notice of intended award, excluding Saturdays, Sundays, and state holidays, any employee or director of the IDA concerning any aspect of this RFP, except in writing as provided herein. Violation of this provision may be grounds for rejecting a proposal under this RFP and/or any future response.

IDA does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of IDA's functions, including one's access to participation, employment, or treatment in its programs or activities. Anyone requiring reasonable accommodations as provided for in the Americans with Disabilities Act or Section 286.26 of the Florida Statutes should contact Sarah Evers, IDA ADA Coordinator at 863-773-3030, by Florida Relay Services 711, or by email at sarah.evers@thedevelopmentgroup.net. Request for CART or interpreter services should be made at least 24 hours in advance to permit coordination of the service.

A. INTRODUCTION

The Hardee County Industrial Development Authority and The Development Group seeks the submittal of proposals from qualified individuals, firms, or entities who are interested in providing professional accounting services to the IDA and the Hardee County Economic Development Council.

The selected individual, firm, or entity must be a certified public accountant or firm, have demonstrated knowledge and experience with Governmental Accounting Standard Board practices, and the general accounting needs of a Florida special district entity.

All interested parties must submit the requested information within the time frame provided herein. Proposals shall be prepared with the utmost attention to fair, ethical evaluation standards.

It is the intent of The Development Group to negotiate a contract for the work described. The contract will be for a period of two (2) years with negotiated options to extend or renew the contract. The contract shall be terminable without cause upon written notice to the engaged entity/individual/firm by The Development Group.

B. BACKGROUND

The Development Group is committed to enhancing the county's economic strength and long-term viability and vitality, and to leveraging Hardee County's natural strengths, including the availability of large tracts of developable land, the region's cherished quality of life, and Hardee County's superb natural beauty and environmental resources. In partnership with local business leaders, elected officials, and the state's economic development network, the IDA has been actively engaged in strategic economic development activities for several decades. The Development Group employs a full slate of economic development professionals and has a strong track record of successful economic development projects.

In addition to the appeal of its natural amenities, Hardee County has many other assets. It is ideally located within southwest Florida's major transportation corridors, including proximity to the Port of Tampa and Port of Manatee.

The Development Group staff recently concluded strategic planning sessions and will be doing business with a mission of 'inspiring economic growth.' The vision of the organization is to build 'a strong community of integrity where people want to be.' The Development Group has elevated the level of professionalism and services with the value of being engaged, innovative leaders that are purposeful.

C. SCOPE OF SERVICES

This Request for Proposals (RFP) seeks to solicit the services of a qualified professional accounting individual or team in support of the effective and efficient functions and day-to-day operations of the IDA and The Development Group.

The Scope of Services may include but are not limited to the following:

1. Reconcile capital assets and record depreciation.
2. Reconcile and roll-forward the long-term debt schedules and post necessary adjustments.
3. Record necessary OPEB liability adjustments.
4. Roll forward equity accounts and post any necessary adjustments.
5. Record any entries needed each month.
6. Calculate and prepare necessary adjustments to convert fund-level accounting information to the government-wide basis for financial statement preparation.
7. Work with IDA/EDC staff to prepare, review and finalize annual budgets.
8. Provide approved work papers and schedules to IDA/EDC staff and applicable auditors and be available to answer questions and assist, as needed, during the IDA's financial statement audits.
9. Prepare and submit any necessary schedules and reports, including Form 990s.
10. Make presentations to the IDA/EDC Board, IDA/EDC staff, and other governmental entities as necessary and required in matters relating to financial services.
11. Monitor changes in applicable laws, rules and regulations, and inform appropriate staff and make recommendations as needed.
12. Regularly inform staff of accounting requirements and best practices for governmental entities.
13. Perform all tasks using GASB accounting standards and procedures.

D. SUBMITTAL

Proposals should be prepared simply and economically, providing a straightforward, concise description of the respondent's ability to meet the requirements of the RFP. Respondents shall furnish all information requested on any response forms attached to this RFP. If there is not enough space on the applicable form, additional sheets may be attached. Proposals must be typed or printed in ink and contain an original signature of an individual authorized to bind the respondent. Submit one (1) original and four (4) copies of all required forms and data, and one (1) exact digitized copy in exact order of proposal on a USB drive.

All Proposals should include at least the following information:

1. Transmittal Letter: Indicating the respondent understands the scope of services and includes respondent's contact information, including business name, authorized representative, telephone number, email address, and physical/mailing address. An authorized representative of the respondent must sign.

2. Work Plan: Written narrative describing the manner in which the respondent is qualified to execute the Scope of Services. Include an overview of how the entity will work with The Development Group.

3. Experience: Describe the team's scope and breadth of experience with regard to all facets of professional accounting services, with particular emphasis on with governmental entities, local government budgets, annual financial audits, and GASB accounting practices and procedures. If desired, provide a case study for a client in a similar segment.

4. Qualifications: Describe, in sufficient detail, the qualifications and experience of any and all members included in the proposed team, including names of individuals proposed to satisfy the Services and their capacity, special technical capabilities, and expertise of the firm and individuals who will perform the Services, including an organization chart. Please indicate the involvement level of senior and junior staff members, including frequency of senior staff participation. Indicate the number of full-time employees/consultants.

5. References: Description of prior experience and examples of the same or similar services and list of references (including telephone number) that may be contacted.

6. Proof of Insurance: Proof of current Commercial General Liability Insurance with minimum coverage limits of $1,000,000 per occurrence, $2,000,000 aggregate. Proof of Workers Compensation in at least the limits required by law. The negotiated contract will contain additional insurance requirements the contractor must comply with.

7. Authorized Signature: An authorized representative of the respondent must sign and complete the response. Proof of authorization for the representative to bind the respondent may be required.

E. SELECTION AND EVALUATION PROCEDURES

IDA shall be the sole judge of its own best interest, the submission, and the resulting contract. In all instances, the IDA's decision shall be final. The selection decision shall be open to the public. The IDA is not obligated to award a contract and may decide to reject all responses.

Proposals will be reviewed by an evaluation committee, and the respondents will be scored based upon the RFP Evaluation Criteria below. Each evaluation committee member shall perform the member's own independent scoring for each respondent. The scores will be tallied, and the committee will make a recommendation to the Board of the IDA for award based on the highest-ranking respondent. In the event the successful respondent does not execute a contract within 30 days after the selection, the IDA reserves the right to award the contract to the next most qualified respondent.

Respondents will be evaluated based on the following RFP Evaluation Criteria:

1. Transmittal letter. (5 points)

2. Experience. Overall depth and breadth of experience and expertise in the realm of development, most specifically in those areas most often encountered in local government economic development (25 points)

3. Qualifications. Include individual team member qualifications. (25 points)

4. Work Plan (40 points)

5. References/Proof of Insurance (5 points)

Criteria for Evaluation	Maximum Possible Points	SCORE
Transmittal Letter	5	
Experience	25	
Qualifications	25	
Work Plan	40	
References/Proof of Insurance	5	
TOTAL	**100**	

F. GENERAL CONDITIONS

1. Hardee County Industrial Development Authority is an industrial development authority created pursuant to Chapter 159, Florida Statutes and authorized pursuant to resolution of the Hardee County Board of County Commissioners. The IDA is a public instrumentality for the purposes of industrial development, and the exercise of the powers conferred upon it by law are deemed and held to be the performance of an essential public purpose and function.

2. The Hardee County Economic Development Council, Inc., d/b/a The Development Group, is a private, not for profit corporation whose staff perform administrative functions for the IDA. The IDA and The Development Group operate under direction of a common Board of Directors.

3. This RFP provides guidelines for the submission of responses to the solicitation by the IDA for respondents to provide the services set forth herein. For purposes of this RFP, a "respondent" or "proposer" is an organization, firm, or other person or entity submitting a response/proposal to this RFP and "contractor" is the respondent that is awarded a contract under this RFP.

4. Respondents shall make no distribution of any part of their response beyond that made to the IDA. A respondent who shares information contained in their response with competing respondents may be subject to disqualification.

5. IDA reserves the right to accept or reject any or all responses or any parts thereof, and the award, if an award is made, will be made to the most responsive and responsible proposer whose bid and qualifications indicate that the award will be in the best interest of IDA. IDA reserves the right to waive irregularities or any informality in the response.

6. A respondent may withdraw its response by notifying IDA in writing at any time prior to the opening. Respondents may withdraw their submissions in person, or by an authorized representative. Respondents and authorized representatives must provide the letter of withdrawal, picture identification, proof of authorization (in the case of authorized representatives) and provide IDA with a signed receipt for return of the proposal. Proposals, once opened, become the property of the IDA and will not be returned to the respondent. Proposals, once opened, become "public records" and are subject to public disclosure in accordance with Chapter 119, Florida Statutes.

7. IDA anticipates entering into a contract with the respondent who submits the response judged by the IDA to be most advantageous to the IDA. IDA anticipates awarding a single contract to the sole respondent chosen but reserves the right to award this RFP in any fashion, in its sole determination, which it deems to be in the best interest of the IDA. By submission of a proposal, each respondent understands that this RFP does not constitute an agreement or a contract with the IDA. No contract or agreement is binding until the submission is reviewed and accepted by the IDA Board and executed by all parties. IDA reserves the right to award any contract to the next most qualified respondent if the successful respondent does not execute a contract within 30 days after the selection.

8. The failure or omission of any respondent to examine any form, instrument, site, or document shall in no way relieve any respondent from any obligation in respect to his/her response. The requirements applicable for the services sought under this RFP should be considered in full when respondent is compiling a response, including the terms and conditions of the contract attached to this RFP which will be entered into with the contractor. The contractor shall maintain insurance coverage reflecting the minimum amounts and conditions as required by the IDA. IDA reserves the right to cancel any contract under this RFP without cause by giving no more than 30 days written notice to the contractor. The initial term of the contract shall be for a term of two years, subject to renewal or extension by the IDA.

9. Neither the IDA nor its directors, agents, employees, or representatives shall be liable for any expenses incurred in connection with the preparation of a proposal for this RFP. Respondents should prepare their submittals simply and economically, providing a straightforward and concise description of the respondent's ability to meet the requirements of the RFP.

10. IDA recognizes fair and open competition as a basic tenet of public procurement and encourages participation by minority and women business enterprises.

11. Tax exemption certificates for IDA will be furnished upon request.

12. The contractor shall be responsible for acquiring all applicable Federal, State, County, and City licenses and permits and pay local business tax as may be appropriate. IDA does not charge any permit fees for the services contemplated.

13. IDA is a drug free workplace, and its policy regarding substance abuse encompasses alcohol, illegal drugs or other controlled substances. The possession, transfer or sale of any substance at the workplace is expressly prohibited and may be cause for immediate dismissal.

14. *Social, Political, or Ideological Interests, Section 287.05701, Florida Statutes*. The respondent understands that the IDA may not request documentation of or consider a respondent's social, political, or ideological interests when determining if the respondent is a responsible proposer. The IDA also may not give preference to a respondent based on the respondent's social, political, or ideological interests.

15. *Public Entity Crime, Section 287.133(3)(a), Florida Statutes*. The respondent certifies, by submission of a response or acceptance of a contract, that neither it nor an affiliate have been placed on the convicted vendor list following conviction for a public entity crime. A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

16. *Discrimination, Section 287.134, Florida Statutes*. The respondent certifies, by submission of a response or acceptance of a contract, that neither it nor an affiliate have been placed on the discriminatory vendor list. An entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity.

17. *Scrutinized Companies, Section 287.135, Florida Statutes.* The respondent certifies, by submission of a response and execution of a contract or contract renewal, that it is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List and that it does not have business operations in Cuba or Syria, and that the respondent is not participating in a boycott of Israel. Respondent shall immediately notify IDA if its certification set forth in this paragraph changes at any point during the response process or term of any contract. IDA may terminate any contract if respondent is found to have submitted a false certification or has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or been engaged in business operations in Cuba or Syria or is found to have been placed on the Scrutinized Companies that Boycott Israel List or is engaged in a boycott of Israel.

18. *Foreign Countries of Concern, Section 287.138, Florida Statutes*. The respondent certifies by submission of a response and execution of a contract or contract renewal, that: (1) respondent entity is not owned by the government of a foreign country of concern, (2) the

government of a foreign country of concern does not have a controlling interest in the respondent entity, and (3) the respondent entity is not organized under the laws of or have its principal place of business in a foreign country of concern. The IDA may not accept a bid on, a proposal for, or a reply to, or enter into, a contract with an entity which would grant the entity access to an individual's personal identifying information unless the entity provides the IDA with an affidavit signed by an officer or representative of the entity under penalty of perjury attesting that the entity does not meet any of the criteria described herein. Respondent shall immediately notify IDA if its certification set forth in this paragraph changes at any point during the proposal process or term of any contract. IDA may terminate any contract if respondent is found to have submitted a false certification or has met any of the disqualifying criteria herein.

19. This RFP and any contract entered into under this RFP shall be interpreted under and its performance governed by the laws of the State of Florida. In the event of litigation between the parties, venue shall be in Hardee County, Florida and no other place, and Florida law shall apply.

- End of RFP Terms -

[*RFP Attachments Below*]

HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY AND HARDEE COUNTY ECONOMIC DEVELOPMENT COUNCIL, INC.

REQUEST FOR PROPOSALS #2025-01
PROFESSIONAL ACCOUNTING SERVICES

RESPONSE FORM

By signing below, I certify that I have read and understand the specifications, conditions, and instructions contained in this Request for Proposals and the following addenda: ____ #1; ____ #2; ____ #3; ____ #4, and certify that I am in a position to authorize and carry out said conditions, specifications, and instructions on behalf of respondent. I further certify to the statements set forth in the RFP as to debarment and suspension, public entity crimes, discrimination, and scrutinized companies. I understand that the bid will be awarded to the most responsive and responsible proposer whose bid and qualifications indicate that the award will be in the best interest of IDA.

Completed documents / information included in this proposal include (*check*):

_____ Response Form
_____ Transmittal Letter
_____ Work Plan
_____ Experience
_____ Qualifications
_____ References
_____ Proof of Insurance

COMPANY NAME: _____
ADDRESS: _____
CONTACT PERSON: _____
TELEPHONE NUMBER: _____
EMAIL ADDRESS: _____

AUTHORIZED SIGNATURE: _____
Print Name: _____
Title: _____
Date of Submittal: _____

AGENDA ITEM NO. 6.3

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	June 12, 2025
SUBMITTED BY:	Emily Cockerham, Economic Development Council
ITEM TYPE:	Business Agenda - Action Items
AGENDA SECTION:	**AGENDA ITEMS**
SUBJECT:	**Kaylee Tuck -** Authorization of Legal Action to Mitigate Code Enforcement Violations - CE 2500005, CE 2500006, and CE 2500007
	ACTION RECOMMENDED: Motion to approve and authorize staff to take proactive legal action, as required, to achieve compliance with code enforcement violations.
SUGGESTED ACTION:	

AGENDA ITEM NO. 6.4

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: June 12, 2025

SUBMITTED BY: Emily Cockerham, Economic Development Council

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Sarah Evers** - RFQ Bostick Road Development Evaluation Committee Recommendation

ACTION RECOMMENDED: Motion to accept the RFQ Bostick Road Development Evaluation Committee's Recommendation and authorize staff to negotiate a contract to bring back to the Board for approval.

SUGGESTED ACTION:

ATTACHMENTS:
LM Properties - Response to RFQ 2025-01.pdf

LM PROPERTIES

Southern HOMES

RHINO

BARKDOLL Land Development

Statement of Qualification

—

Prepared for
Hardee County Industrial Development Authority & Hardee County Economic Council, Inc.

REQUEST FOR QUALIFICATIONS ENGINEERING AND CONSTRUCTION SERVICES #2025-01

From

- LM Properties of Polk County, Inc.
- Barkdoll Land Development LLC
- Rhino Construction
- Southern Homes of Polk County, Inc.

AUSTIN EVANS
LAND DEVELOPMENT MANAGER

JUNE 2025

June 2, 2025

Hardee County Industrial Development Authority
RE: Request for Qualifications #2025-01 Engineering and Construction Services
107 E Main St
Wauchula, FL 33873

Subject: Letter of Transmittal

To whom it may concern:

We, LM Properties of Polk County, Inc. and Barkdoll Land Development, LLC (Development Team) alongside Southern Homes of Polk County, Inc. and Rhino Construction, LLC (Home Building Team), understand the scope of services included in the Request for Qualifications documentation provided by the Hardee County Industrial Development Authority and Hardee County Economic Development Council, Inc.

Thank you for the opportunity. Your consideration is greatly appreciated.

Regards,

Austin Evans
(863) 581-5475
austin@lm-prop.com
Land Development Manager
1925 East Edgewood Drive, Ste 100
Lakeland, FL 33803

Sergio Jimenez
(863) 832-3214
sergio@homesbyrhino.com
President
321 Main Street
Zolfo Springs, FL 33890

Work Plan

LM Properties will serve as the developer for this Bostick Road project, utilizing our nearly 30 years of experience developing communities in Central Florida. We are partnering with Barkdoll Development as a consultant on the project. Barkdoll Development's principals have experience with numerous projects in Hardee County that will benefit this project. We are also partnering with Southern Homes and Rhino Construction, who will be the exclusive homebuilders in this community.

LM Properties and its partners work with local teams, land planners, and engineers to come up with the optimal subdivision layout based on market demand, compatibility with neighboring properties, and financial feasibility. We believe that at the subject property on Bostick Rd, a mix of 70-foot wide, 80-foot wide, 90-foot wide, and one-acre lots would be ideal. This will yield approximately 111 lots. The large acre lots would be accessed off the existing roadway, which would allow us to bring them to market and start home construction quickly while we continue developing the remainder of the subdivision. The 70-foot, 80-foot and 90-foot lots would be accessed through an entrance similar to a traditional subdivision layout. The community would include amenities like a playground, dog park, and walking trail. We are intentional about creating a sense of place for our residents by incorporating the existing landscape with new streetscapes, sidewalks, street lights, ponds, and landscaping to avoid the mundane grid-like systems of other developers.

The estimated timeframe of the development process is eighteen months from the commencement of the rezoning process. This includes any land use and zoning changes, engineering, permitting, and construction. Once the subdivision infrastructure is completed, home construction will start with build times in the four-to-six-month range. However, the acre lots with road frontage may come to market in as soon as six months if those lots can be served by the existing infrastructure.

Southern Homes and Rhino will each build a furnished model home in the community. The model will serve as the sales office and design center. Staffed with a full-time sales agent, the Southern Homes and Rhino Construction teams will be ready to meet with any prospective buyers. Southern Homes also has an online sales counselor and an interactive website to assist with inquiries and general questions about the subdivision and purchasing process. The Southern Homes marketing department will focus on local marketing as well as a digital marketing campaign to drive traffic to the community. It is crucial, especially in a new market, to have a well-executed marketing plan to bring attention to and let the public know about both the project and Hardee County. Both Southern Homes and Rhino Construction will leverage internal and external sales teams to draw local, regional, and national home buyers.

Southern Homes and Rhino Construction plan to start three to five quick move-in homes once the development is turned over for home construction. Sales will begin to be generated through quick move-in homes and pre-sales. Homes are expected to range from 1,200 – 3,000 square feet in size and we anticipate they will be priced in the upper $200k's to the $400k's. Designing a community with multiple lot sizes creates multiple price segments in the community, which helps increase sales absorption and create a subdivision with more variation in floor plans and streetscape. Our projected absorption with this plan is around two to three sales per month. At the outlined pace, all lots would be sold out in about 3 years of development being completed. In total, the project timeline is expected be 4.5 years.

We recognize that The Development Group knows the local market well, and we look forward to seeking your input to create a community that enriches Hardee County. We value your input on both community design and home offerings to ensure that we are meeting the market demands while also helping The Development Group improve the local community by building a product you can be proud to offer in your County. We believe that our development of a successful project will help spur housing growth in the area, and ultimately lead to a self-sustaining housing market. We look forward to being a part of that.

ELITE DESIGN
1748 SOUTH FLORIDA AVENUE
SUITE 4
LAKELAND, FLORIDA 33813
SHEET 02
MOSAIC
HARDEE COUNTY, FL
CONCEPT PLAN
DATE NO REVISIONS BY
12-21-23 1 ORIGINAL RELEASE
02-19-24 2 REVISED LAYOUT PER OWNER COMMENTS
03-14-24 3 REVISED LOT LAYOUT PER OWNER COMMENTS
03-19-25 4 REVISED LOT LAYOUT PER OWNER COMMENTS
SCALE: 1" = 100' (1" = 100')
TREE LEGEND
SHADE TREE 1
SHADE TREE 2
SHADE TREE 3
PALM TREE
SHRUB
SINGLE FAMILY LOT COUNT
MINIMUM LOT AREA
MINIMUM SIZE
NUMBER OF LOTS
70' x 130'
37
10,500 S.F.
80' x 130'
31
12,000 S.F.
85/90' x 130'
29
12,750 S.F.
105' x 130'
14
15,750 S.F.
TOTAL LOTS
111
BOSTICK ROAD
HANUSCH ROAD
ROAD 1
ROAD 2
RETENTION
WETLANDS
PROPOSED ENTRANCE

Experience

LM PROPERTIES

LM Properties of Polk County, Inc., has been in the land development business since 1996. The company was founded by Greg Masters and Ed Laderer, two veterans of the land development and home building industry in Central Florida. Mr. Laderer (President) and Mr. Masters (Vice President) are both still active in the day-to-day operations of the company.

For this project, LM Properties is partnering with Barkdoll Land Development, LLC, whose principals, John Raymond and Sergio Jimenez, have deep roots in Hardee County. The builder partners on this project will be Southern Homes and Rhino Construction. Southern Homes and Rhino Construction have worked together in the past, with both companies building homes in a recent project in Bowling Green.

LM Properties is a land development firm that:

- Engineers, permits, and constructs single-family residential subdivisions in Central Florida;
- Has experience developing projects of this size and scope, including a 234 lot subdivision in Bartow currently on the second phase consisting of 4 product types.
- Has substantial experience maintaining schedules and keeping costs within budget;
- Has the knowledge and experience to estimate costs of grading, utilities, and roads accurately;
- Develops conceptual layouts to generate a pro forma;
- Make informed decisions on both the aesthetic and financial aspects of the planned community;
- Maintains constant communication with contractors, suppliers, engineers, surveyors, and inspectors:
- Experience maintaining homeowners' associations with processes in place to ensure our communities are maintained to our standards once development work is completed;
- Has in place processes aimed at preventing delays and improving schedule efficiencies;
- Produces project reports maintained daily by our team members that are distributed weekly through Microsoft Project and the Monday.com project management software;
- Is familiar with the needs of our homebuilding clients and has gained experience over the last 28 years that allows us to deliver a product that meets the needs of a home builder and the needs of future residents.

Founded in Polk County by Greg Masters and Ed Laderer in 1991, Southern Homes now serves Polk, Highlands, and Hardee Counties. Southern Homes has:

- Built and closed more than 6,000 single family homes;
- Provides a "My Home, My Way" program, which allows for personalization options;
- Offers 23 floorplans, ranging from 1,100 SF to more than 3,000 SF to accommodate first-time homebuyers, move-up homebuyers, and retirees looking to downsize;
- Has local buying power which allows Southern Homes homebuyers good value
- Financing incentives for homeowners like interest rate buydowns
- Dedicated sales and marketing teams use digital marketing strategies to drive traffic to our communities
- Provides a one-year builder warranty and, through insurance provided to each homebuyer, a two-year systems warranty, and a ten-year structural warranty; and
- A responsive warranty team to support Southern Homes' homeowners after they close.

One project Southern Homes is particularly proud of is the Salvation Army's Community of Hope. Southern Homes was approached to help expand the Salvation Army's Community of Hope by building 12 three-bedroom, two bath single-family homes to support the community's growing need. Southern Homes worked with the non-profit organization by applying our processes and efficiencies to the project, enabling a successful implementation.

Rhino Construction and Barkdoll Development have extensive experience developing lots and building homes in Hardee County.

- Since 2022 they have pulled more new residential permits than anyone else in Hardee County;
- They bring unique experience when it comes to navigating the land development and home building process in Hardee County, having developed relationships with the Hardee County building department, development staff, and local subcontractors and suppliers; and
- The principals of Barkdoll Development have experience working with several non-profit organizations developing single-family and multifamily communities in Hardee County. Partners on these projects have included, Catholic Charities, the Diocese of Venice, and the Fuller Center for Housing of Hardee County.

Hardee County Project List - Rhino Construction & Barkdoll Land Development

Name	City	State	Project Type	Building Type	# of Units	Development Cost	Completion Date/Status	Status	Developer
4846 Doyle Parker Ave	Bowling Green	FL	For Sale	Single family	1	$ 247,000.00	2025	Complete	Rhino Construction
499 Bostick Rd.	Bowling Green	FL	For Sale	Single family	1	$ 300,000.00	2025	Complete	Rhino Construction
254 E. Seventh St.	Zolfo Springs	FL	For Sale	Single family	1	$ 263,000.00	2025	Complete	Rhino Construction
4826 Doyle Parker Ave	Bowing Green	FL	For Sale	Single family	1	$ 290,000.00	2025	Complete	Rhino Construction
510 Desoto St.	Bowling Green	FL	For Sale	Single family	1	$ 190,000.00	2022	Complete	Rhino Construction
706 Crosby Ln	Wauchula	Fl	For Sale	Single family	1	$ 365,000.00	2022	Complete	Rhino Construction
4723 Chester Ave.	Bowling Green	FL	For Sale	Single family	1	$ 190,000.00	2022	Complete	Rhino Construction
833 Redding St.	Zolfo Springs	FL	For Sale	Single family	1	$ 215,000.00	2022	Complete	Rhino Construction
815 S. 10th Ave.	Wauchula	FL	For Sale	Single family	1	$ 174,000.00	2022	Complete	Rhino Construction
825 Redding St.	Zolfo Springs	FL	For Sale	Single family	1	$ 215,000.00	2022	Complete	Rhino Construction
Casa San Alfonso	Zolfo Springs	FL	Affordable	Single family	21	$ 8,080,739	2023	Complete	Barkdoll Land Development, LLC
2536 Bessie Rd.	Wauchula	FL	For Sale	Single family	1	$ 385,000.00	2023	Complete	Rhino Construction
809 Redding St.	Zolfo Springs	FL	For Sale	Single family	2	$ 345,000.00	2023	Complete	Rhino Construction
4209 Chester Ave.	Bowling Green	FL	For Sale	Single family	1	$ 285,000.00	2023	Complete	Rhino Construction
4303 Chester Ave.	Bowling Green	FL	For Sale	Single family	1	$ 249,000.00	2024	Complete	Rhino Construction
813 Redding St.	Zolfo Springs	FL	For Sale	Multifamily	2	$ 360,500.00	2024	Complete	Rhino Construction
4221 Chester Ave.	Bowling Green	FL	For Sale	Single family	1	$ 245,000.00	2024	Complete	Rhino Construction
4227 Chester Ave.	Bowling Green	FL	For Sale	Single family	1	$ 245,000.00	2024	Complete	Rhino Construction
2853 Barkdoll Rd.	Bowling Green	FL	For Sale	Single family	1	$ 305,000.00	2024	Complete	Rhino Construction
2891 Barkdoll Rd.	Bowling Green	FL	For Sale	Single family	1	$ 315,000.00	2024	Complete	Rhino Construction
2835 Barkdoll Rd.	Bowling Green	FL	For Sale	Single family	1	$ 306,000.00	45553	Complete	Rhino Construction
Grove at Theater Road	Wauchula	FL	Affordable	Multifamily	48	$12,000,000	Proposed	Planning and Permitting	Barkdoll Land Development, LLC
Chester Grove	Bowling Green	FL	Market Rate	Single family	26	$3,250,000	Proposed	Proposed	Barkdoll Land Development, LLC
Barkdoll Estates	Wauchula	FL	Market Rate	Single family	110	$ 22,000,000	Proposed	Proposed	Barkdoll Land Development, LLC
Bay Street Subdivision	Wauchula	FL	Market Rate	Single family	42	$8,400,000	Proposed	Planning and Permitting	Barkdoll Land Development, LLC
Holy Child Villas	Bowling Green	FL	Affordable	Single family	25	$ 8,760,000	Under Construction	Under Construction	Barkdoll Land Development, LLC
Wauchula Place	Wauchula	FL	Affordable	Multifamily	22	$ 7,200,000	Under Construction	Under Construction	Barkdoll Land Development, LLC
1667 Popash Rd.	Wauchula	FL	For Sale	Single family	1	$ 447,000.00	Under Construction	Under Construction	Rhino Construction
2757 Barkdoll Rd.	Bowling Green	FL	For Sale	Single family	1	$ 350,000.00	Under Construction	Under Construction	Rhino Construction
0 Polk Rd.	Wauchula	FL	For Sale	Single family	1	$ 385,000.00	Under Construction	Under Construction	Rhino Construction
4809 Doyle Parker Ave	Bowling Green	FL	For Sale	Single family	1	$ 300,000.00	Under Construction	Under Construction	Rhino Construction
5011 Poplar Ave	Bowling Green	FL	For Sale	Single family	1	$ 260,000.00	Under Construction	Under Construction	Rhino Construction
3446 Poplar St.	Zolfo Springs	FL	For Sale	Single family	1	$ 273,000.00	Under Construction	Under Construction	Rhino Construction
2763 Barkdoll Rd.	Bowling Green	FL	For Sale	Single family	1	$ 307,000.00	Under Construction	Under Construction	Rhino Construction

	# of Projects	# of Units
Proposed	4	136
Planning and Permitting	2	90
Under Construction	9	54
Complete	21	133
	50	413







Qualifications

Greg Masters and Ed Laderer founded Southern Homes in 1991 and have been in the land development business since 1996. Greg's responsibilities include construction, accounting, purchasing, and land development, while Ed's responsibilities include sales, marketing, financing, and land acquisition. Both partners, as President and Vice President alike, are still active in the day-to-day operations of the companies.

The Southern Homes team is led by Wesley Clark, Ashley Link, Terry Corn, and Richie Johnson. These individuals lead their respective departments whose duties are as follows:

Wesley Clark's role within the organization is Director of Sales and he has been with Southern Homes since 2003. In this role, he heads up all sales efforts, leading what he describes as, an amazing group of sales professionals. His favorite part about Southern Homes is the people – he feels privileged to work with such experienced new home sales team members, who have individually been with Southern Homes for an average of five years.

Ashley Link, a member of the Southern Homes team since 2014, is the Director of Marketing, overseeing all advertising, public relations, marketing and point of sale efforts, to include the many model centers open across both Polk and Highlands counties. Along with a stellar team of analysts and coordinators, Ashley's success heading this division of the Southern Homes team is proven by the dozens of awards received over the past decade. She enjoys the family-like atmosphere within the company and feels blessed to come to work every day with so many of her friends.

As our Production Operations Manager, Terry Corn is responsible for managing the construction and warranty teams, ensuring excellent quality of homes, developing and safeguarding the construction schedule, maintaining strong trade partner relations, assessing and addressing customer service requests, and more. Since joining the team in 2004, Terry enjoys working with his fellow employees who he can also call his friends.

Finally, Richie Johnson, Purchasing Operations Manager, has been with the company since 2002. He leads a team of coordinators responsible for negotiating prices with our trade partners and helps ensure we maintain competitive pricing for materials and labor necessary for construction. His favorite part of working at Southern Homes is his team and working with many of his friends made over the years of being part of the Southern Homes family.

LM
PROPERTIES

The LM Properties development team is led by Austin Evans, with the help of Brad Pellegrini, and comprised of Kaitlyn Bibeau, Luke Yrastorza, Betsy Filipkowski, and Ned Laderer. LM properties has 8 full-time employees. Their duties are as follows:

Austin Evans has been leading the LM Properties team since 2019. His responsibilities as the Land Development Manager include but are not limited to managing and overseeing the development process from due diligence through engineering, permitting, construction and close out, preparing and maintaining budgets, and regularly meeting with vendors and the owners.

Kaitlyn Bibeau's responsibilities as Land Development Coordinator are to maintain a working relationship and keeping open communication with engineers, contractors, governmental agencies, and others to ensure the timely completion of each project. Joining the team in 2022, she contributes to the team by obtaining permits, distributing plans, assisting with the management of homeowners' associations, creating and documenting processes and procedures, and more. Kaitlyn is the point of contact for any administrative duties, concerns, or questions.

Brad Pellegrini has been the Senior Land Development Project Manager of LM Properties since 2021 and has been in the land development industry for decades. He is responsible for plan reviews during the engineering phase of development, managing the schedules of projects under construction, coordinating material deliveries, maintaining relationships with contractors and more. He also performs regular quality check inspections to ensure our projects are being built to the code and LM Properties' standard.

As project manager and/or superintendent, Luke Yrastorza handles much of the coordination and scheduling with subcontractors and other vendors to ensure projects are following their schedules and meeting key deadlines to timely deliver a completed product. He oversees the construction of any amenities such as gates, playgrounds, pools and more and has been since joining the team in 2023. Luke also inspects and reports on finished projects to ensure the products the LM team has created look as good years down the line as they did when they were first completed.

LM Properties accounting is handled by Betsy Filipkowski. Since 2012, with Southern Homes and in recent history for LM, she is responsible for the full accounting cycle – accounts payable, job costing, and financial statements. She assists in the preparation of company budgets and bank draws, and is responsible for the relationships with different lenders and officers.

Finally, Ned Laderer is a legal consultant working under the advice of Southern Homes' legal counsel. He consults on legal matters and disputes, performs document and contract creation and review, researches code and case law, and handles various other legal issues as they arise. He also assists in creating and managing automated organizational reports.





Sergio Jimenez

Sergio Jimenez is the President and Owner of Rhino Construction, a Florida-based construction and development firm recognized for its integrity, innovation, and commitment to community-building. A graduate of the University of Florida, Sergio brings over a decade of combined experience in real estate and construction, having successfully led projects ranging from detailed interior remodels to supporting multi-million-dollar developments. Sergio is a licensed real estate broker, building contractor and roofing contractor.

In just the past three years, Rhino Construction has delivered 23 new single-family homes within Hardee County and is currently on course to complete an additional 12 units before the end of the year within Hardee County. These homes are a testament to Sergio's commitment to quality construction, efficient project management, and thoughtful design tailored to the needs of families in Hardee County. Under Sergio's leadership, Rhino Construction continues to expand its impact—building homes that are sustainable, affordable, and built to last for families.

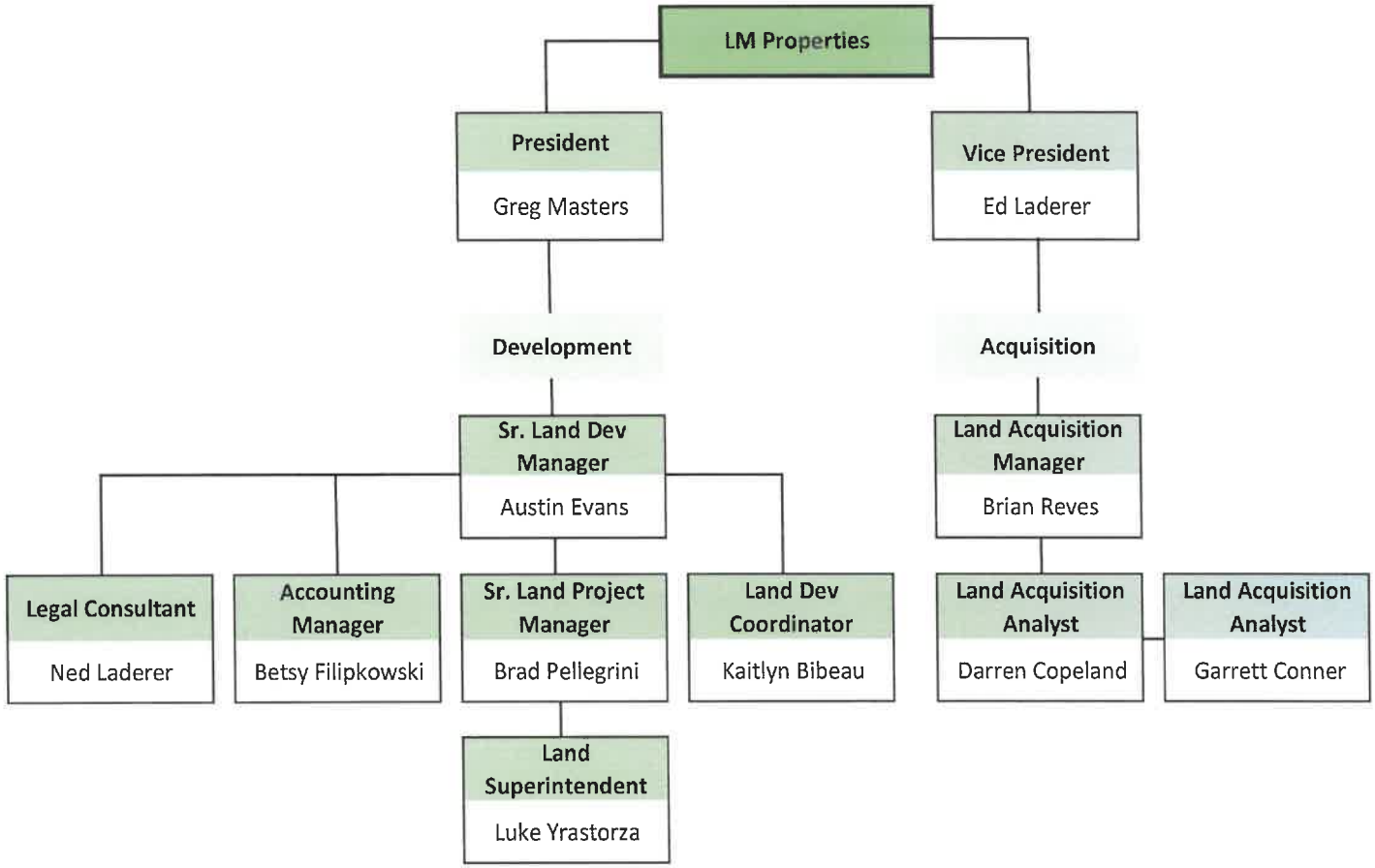
Lisette Jimenez

As a third-generation Hardee County native, Lisette has deep roots in the community and a strong commitment to its growth. Currently, she serves as a Project Manager at Rhino Construction, where she specializes in architectural design. With a background in consumer retail and experience as a licensed real estate agent and residential contractor, Lisette brings valuable insight into what homebuyers truly need—whether they're purchasing their first home or planning to purchase their retirement home.

With over half a decade of experience in both the business and construction industries, Lisette is passionate about helping individuals and families bring their vision of the perfect home to life. Her professional background includes managing a diverse range of projects, from medical facility renovations to the ground-up construction of single-family homes. This breadth of experience gives her a well-rounded perspective and a deep understanding of both functionality and aesthetics in every project she undertakes.

John Raymond

John serves as a Vice President and Principal of National Development and is the co-owner of Barkdoll Land Development. John has worked in real estate his entire career with a depth of experience across the US. He first began work in Hardee County in 2018 and has now delivered 49 single family home lots and 23 homes. His team has an additional 47 units under construction in Hardee County to be completed in 2025. In his role, he is responsible for sourcing new development opportunities and community partnerships. In addition, he works with clients to develop strategies for future growth and redevelopment. Prior to joining National Development, he oversaw the growth and repositioning of two international grocery stores.


LM Properties
President
Greg Masters
Vice President
Ed Laderer
Development
Acquisition
Sr. Land Dev Manager
Austin Evans
Land Acquisition Manager
Brian Reves
Legal Consultant
Ned Laderer
Accounting Manager
Betsy Filipkowski
Sr. Land Project Manager
Brad Pellegrini
Land Dev Coordinator
Kaitlyn Bibeau
Land Acquisition Analyst
Darren Copeland
Land Acquisition Analyst
Garrett Conner
Land Superintendent
Luke Yrastorza

References

LM Properties develops subdivisions across Central Florida, most of which are sold to Southern Homes to construct new homes. Over the past 28 years, we have developed a mutual understanding of qualities and components that are needed in a community to make it successful. These include aesthetic features like landscaping and amenities to appeal to homebuyers, as well as specific design qualities that make home construction more efficient for the builder.

We have developed valuable relationships in the industry with companies that have become true partners on our projects. From lenders, contractors, suppliers, engineers, and surveyors, these partners have been instrumental in LM Properties/Southern Homes being able to consistently build high quality homes and communities. Below is a list of recent communities like the Bostick project that we have completed, as well as a list of references from firms we work with on a regular basis.

Prior Projects

Village at Gresham Farms: A 77-lot gated community in Lakeland. Southern Homes completes construction of all the homes last year. The lots range from 60' to 70' wide, with average home prices in the upper $300's. Amenities include a playground and greenspace.

Woodland Oaks: A 83-lot gated community in Lakeland. Southern Homes completed construction of all the homes in 2023. The lots range from 50' to 70' wide, with home prices in the mid-$300's to upper $400's. Amenities included a playground, dog park, basketball and pickleball courts, cabana, and pool.

Sanctuary by the Lake: 129 lot gated community in Winter Haven on Lake Rochelle. Southern Homes completed construction of all the homes in 2023. Lots ranged from 50' to 90' wide with home prices ranging from the upper $200's to the $700's. Amenities included a playground and community dock on the lake.

Sand Lake Groves: A 90-lot gated community located in Bartow. We completed the first phase in 2023 and the second phase in early 2025. The lots are 70' wide with average home prices in the mid $300's. Amenities include a playground and walking trail.

James Farms: A 234 lot gated community located in Bartow. The first phase of 105 lots was completed in the Fall of 2024, and we are under construction on the second phase. The lots will range from 50' to 100' wide, with home prices from the low $300,000's to the $600,000's. Amenities include pool and cabana, playground, pickleball and basketball courts, dog parks, dock, and walking trail.

A&D and Construction Lender – LM

Bank of Central Florida
Randell Hollen
Senior Vice President
863-904-4119

Contractor - LM

Con-Sur, Inc.
Sheldon McVay
President
863-533-3001

Contractor – Barkdoll/Rhino

NDC Construction Company
Jason Bartz
Vice President
941-747-1062

Civil Engineer - LM

Kimley-Horn
Mark Wilson
Senior Vice President
863-701-8702

Surveyor - LM

Basepoint Surveying, Inc
Robby Lazenby
Owner
863-537-7413

Government - LM

City of Bartow
Bob Wiegers
Director, Planning Department
863-534-0100

Non-Profit – Barkdoll/Rhino

Fuller Center for Housing of Hardee County
Leslie Long
Executive Director
863-375-2160

SOUTHOM-01 DIBJO1

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 5/30/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Mulling Insurance Agency, Inc.
P.O. Box 308
Auburndale, FL 33823

CONTACT NAME: Joshua Dibling
PHONE (A/C, No, Ext): (863) 967-4454 FAX (A/C, No): (863) 967-7592
E-MAIL ADDRESS: joshd@mullinginsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Auto-Owners Ins. Co.	18988
INSURER B : Southern Owners Insurance Co.	10190
INSURER C : Bridgefield Casualty Ins. Co.	10335
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Southern Homes Of Polk County, Inc.
1925 E. Edgewood Dr., Ste. 100
Lakeland, FL 33803

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY PRO-JECT LOC OTHER:			72326315	10/1/2024	10/1/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY			4699636201	10/1/2024	10/1/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) PIP	$ 1,000,000 $ $ $ $ 10,000
B	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 10,000			4632631501	10/1/2024	10/1/2025	EACH OCCURRENCE AGGREGATE Pro/Com Ops Agg	$ 2,000,000 $ 2,000,000 $ 2,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N/A If yes, describe under DESCRIPTION OF OPERATIONS below			0196-50068	1/1/2025	1/1/2026	X PER STATUTE X OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	$ 1,000,000 $ 1,000,000 $ 1,000,000
A	Rented & leased equ			72326315	10/1/2024	10/1/2025	Limit	100,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

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

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



ACORD 25 (2016/03)

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SOUTHOM-01 DIBJO1

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 5/30/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Joshua Dibling	
Mulling Insurance Agency, Inc. P.O. Box 308 Auburndale, FL 33823	PHONE (A/C, No, Ext): (863) 967-4454	FAX (A/C, No): (863) 967-7592
	E-MAIL ADDRESS: joshd@mullinginsurance.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Auto-Owners Ins. Co.	18988
INSURED	INSURER B : Southern Owners Insurance Co.	10190
L M Properties of Polk County, Inc. 1925 E. Edgewood Dr., Ste. 100 Lakeland, FL 33803	INSURER C : Bridgefield Casualty Ins. Co.	10335
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			72326315	10/1/2024	10/1/2025	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			4699636201	10/1/2024	10/1/2025	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
							PIP	$ 10,000
B	X UMBRELLA LIAB X OCCUR			4632631501	10/1/2024	10/1/2025	EACH OCCURRENCE	$ 2,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 2,000,000
	DED X RETENTION $ 10,000						Pro/Com Ops Agg	$ 2,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N			0196-50068	1/1/2025	1/1/2026	X PER STATUTE X OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N/A						E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
A	Rented & leased equ			72326315	10/1/2024	10/1/2025	Limit	100,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

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

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



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HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY AND HARDEE COUNTY ECONOMIC DEVELOPMENT COUNCIL, INC.

REQUEST FOR QUALIFICATIONS #2025-01
ENGINEERING AND CONSTRUCTION SERVICES

RESPONSE FORM

By signing below, I certify that I have read and understand the specifications, conditions, and instructions contained in this Request for Qualifications and the following addenda: ✓ #1; ____ #2; ____ #3; ____ #4, and certify that I am in a position to authorize and carry out said conditions, specifications, and instructions on behalf of respondent. I further certify to the statements set forth in the RFQ as to debarment and suspension, public entity crimes, discrimination, and scrutinized companies. I understand that the bid will be awarded to the most responsive and responsible proposer whose bid and qualifications indicate that the award will be in the best interest of IDA.

Completed documents / information included in this proposal include (*check*):

✓ Response Form
✓ Transmittal Letter
✓ Work Plan
✓ Experience
✓ Qualifications
✓ References
✓ Proof of Insurance

COMPANY NAME: LM PROPERTIES
ADDRESS: 1925 E EDGEWOOD DR SUITE 100 LAKELAND, FL 33803
CONTACT PERSON: AUSTIN EVANS
TELEPHONE NUMBER: 863-581-5475
EMAIL ADDRESS: AUSTIN@LM-PROP.COM

AUTHORIZED SIGNATURE:
Print Name: AUSTIN EVANS
Title: LAND DEVELOPMENT MANAGER
Date of Submittal: 6/2/2025

AGENDA ITEM NO. 6.5

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	June 12, 2025
SUBMITTED BY:	Emily Cockerham, Economic Development Council
ITEM TYPE:	Business Agenda - Action Items
AGENDA SECTION:	**AGENDA ITEMS**
SUBJECT:	**Denise Grimsley** - CEO Contract Extension
	ACTION RECOMMENDED: Board's Discretion

SUGGESTED ACTION:

AGENDA ITEM NO. 6.6

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: June 12, 2025

SUBMITTED BY: Emily Cockerham, Economic Development Council

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Lynn Landskroner -** Budget Amendment

ACTION RECOMMENDED: Motion to adopt Resolution 25-05 for the Stripping Margin to the Ona Mine Budget and authorize the Chair or Vice Chair to sign.

SUGGESTED ACTION:

ATTACHMENTS:
Resolution 25-05 Amendments to Ona Mine.pdf

RESOLUTION NO. 2025-05

A RESOLUTION OF THE HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY AUTHORIZING A BUDGET AMENDMENT TO THE ADOPTED FISCAL YEAR 2024-2025 ONA MINE BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Hardee County Industrial Development Authority ("Authority") is a dependent special district subject to Chapter 189, Florida Statutes; and

WHEREAS, the Authority, by and through its governing body, adopted a budget for fiscal year 2024-2025 (the "Ona Mine Budget"); and

WHEREAS, an amendment to the Ona Mine Budget is desired; and

WHEREAS, Section 189.016(6), Florida Statutes, requires the governing body of each special district to adopt certain budget amendments by resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY THAT:

Section 1. The above recitals are true and correct and are hereby incorporated by reference.

Section 2. The Ona Mine Budget is hereby amended in accordance with "Composite Exhibit A – Ona Mine Special Revenue Funds – Amended Budget for the year ended September 30, 2025", copies of which are attached hereto.

Section 3. That the proper officers of the Authority are authorized and empowered to do all that is necessary to carry out and make effective the provisions of this Resolution.

Section 4. This Resolution shall become effective immediately upon adoption.

APPROVED AND ADOPTED this 12th day of June 2025.

HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

By: _____
Chairman

ATTEST:

By: _____

Name: _____

Hardee County Industrial Development Authority

Mosaic Ona Mine Special Revenue Funds - Workforce Development Fund

Budget Amendment June 12, 2025

For Fiscal Year October 1, 2024 through September 30, 2025

	Increase / (Decrease)	
Utilization and adjustment of Fund Balance Carry forward - Mosaic Ona Mine Workforce Development Fund Allocation:		
Revenues:		
Mosaic Income (Stripping Margin Adjustment)	$ 143,635	(1)
Total Fund Balance Carry forward adjustments for Mosaic Ona Mine Fund Allocations & Estimated Revenues	$ 143,635	
Adjustments:		
Capital Outlay:		
Future projects to be budgeted	$ 143,635	(1)
Total Adjustments	$ 143,635	

(1) - Increase revenue $143,635 for allocation from stripping margin adjustment's total of $2,872,702 to the Workforce Development Fund received during FY 2025 and increasing Capital Outlay - Future Projects to be budgeted.

Hardee County Industrial Development Authority

Mosaic Ona Mine Special Revenue Funds - Economic Development Fund

Budget Amendment June 12, 2025

For Fiscal Year October 1, 2024 through September 30, 2025

	Increase / (Decrease)	
Utilization and adjustment of Fund Balance Carry forward - Mosaic Ona Mine Economic Development Fund Allocation:		
Revenues:		
Mosaic Income (Stripping Margin Adjustment)	$ 2,154,527	(1)
Total Fund Balance Carry forward adjustments for Mosaic Ona Mine Fund Allocations & Estimated Revenues	$ 2,154,527	
Adjustments:		
Capital Outlay:		
Future projects to be budgeted	$ 2,154,527	(1)
Total Adjustments	$ 2,154,527	

(1) - Increase revenue $2,154,527 for allocation from stripping margin adjustment's total of $2,872,702 to the Economic Development Fund received during FY 2025 and increasing Capital Outlay - Future Projects to be budgeted.

Hardee County Industrial Development Authority

Mosaic Ona Mine Special Revenue Funds - Infrastructure Development Fund

Budget Amendment June 12, 2025

For Fiscal Year October 1, 2024 through September 30, 2025

	Increase / (Decrease)	
Utilization and adjustment of Fund Balance Carry forward - Mosaic Ona Mine Infrastructure Development Fund Allocation:		
Revenues:		
Mosaic Income (Stripping Margin Adjustment)	$ 574,540	(1)
Total Fund Balance Carry forward adjustments for Mosaic Ona Mine Fund Allocations & Estimated Revenues	$ 574,540	
Adjustments:		
Capital Outlay:		
Future projects to be budgeted	$ 574,540	(1)
Total Adjustments	$ 574,540	

(1) - Increase revenue $574,540 for allocation from stripping margin adjustment's total of $2,872,702 to the Infrastructure Development Fund received during FY 2025 and increasing Capital Outlay - Future Projects to be budgeted.

Hardee County Industrial Development Authority
Amended Budget for the year ended September 30, 2025

Ona Mine Special Revenue Funds

	Workforce Development Fund	Infrastructure Development Fund	General Economic Development Fund		
	Ona Mine - Mosaic Appropriation	Ona Mine - Mosaic Appropriation	Ona Mine - Mosaic Appropriation		Total Estimated Special Revenue Funds
Estimated Fund Balance Carryforward as of 10/1/24	$ 345,000	$ 3,759,000	$ 4,050,000		$ 8,154,000
Estimated Revenue					
Mosaic Income	100,000	400,000	1,500,000	*	2,000,000
Mosaic Income - Stripping Margin Adjustment	143,635	574,540	2,154,527	**	2,872,702
Rental Income - Solar Lease	-	-	356,739		356,739
Interest Income	5,000	35,000	35,000		75,000
Total Estimated Revenue	248,635	1,009,540	4,046,266		5,304,441
Total Fund Balance CF & Estimated Revenue	$ 593,635	$ 4,768,540	$ 8,096,266		$ 13,458,441
Appropriations					
Marketing	$ -	$ -	$ 380,000		$ 380,000
Insurance - solar	-	-	5,000		5,000
Rent expense - solar	-	-	75,000		75,000
Utilities - Digital Connectivity	25,000	-	-		25,000
Outside services - Corridor Study	-	-	64,500		64,500
Grant Expenditures - Hardee Education Foundation	105,000	-	-		105,000
Grant Expenditures - CRA Parking Facility project	-	759,000	-		759,000
Capital Outlay - Multi-Purpose Facility	-	-	-		-
Capital Outlay - 101 -111 E. Main	300,000	700,000	1,000,000		2,000,000
Capital Outlay - 122 W. Main renovation	-	-	1,400,000		1,400,000
Capital Outlay - Building a Vibrant Community	-	750,000	-		750,000
Capital Outlay - County Entryway Sign	-	80,000	-		80,000
Capital Outlay - Bostick Lift Station	-	75,000	-		75,000
Capital Outlay - Future projects to be approved	143,635	2,329,540	4,720,027		7,193,202
Transfers Out - EDC (Solar Revenue)	-	-	276,739		276,739
Transfers Out - EDC (Administrative Supplement)	-	75,000	175,000		250,000
Total Appropriations	573,635	4,768,540	8,096,266		13,438,441
Fund Balance Estimated Carryforward to FY 2026	20,000	-	-		20,000
Total Appropriations and Fund Balance CF to FY 2026	$ 593,635	$ 4,768,540	$ 8,096,266		$ 13,458,441
	-	-	-		-

*** Base Payment each year.**

**** See Stripping Margin Adjustment Payment Illustration; Ona Mine Local Development Agreement.**

AGENDA ITEM NO. 6.7

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: June 12, 2025

SUBMITTED BY: Emily Cockerham, Economic Development Council

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Lynn Landskroner -** Budget Amendment

ACTION RECOMMENDED: Motion to adopt Resolution 25-06 for the Building a Vibrant Community Capital Outlay to the Ona Mine Budget and authorize the Chair or Vice Chair to sign.

SUGGESTED ACTION:

ATTACHMENTS:
Resolution 25-06 Amendment to Ona Mine.pdf

RESOLUTION NO. 2025-06

A RESOLUTION OF THE HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY AUTHORIZING A BUDGET AMENDMENT TO THE ADOPTED FISCAL YEAR 2024-2025 ONA MINE BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Hardee County Industrial Development Authority ("Authority") is a dependent special district subject to Chapter 189, Florida Statutes; and

WHEREAS, the Authority, by and through its governing body, adopted a budget for fiscal year 2024-2025 (the "Ona Mine Budget"); and

WHEREAS, an amendment to the Ona Mine Budget is desired; and

WHEREAS, Section 189.016(6), Florida Statutes, requires the governing body of each special district to adopt certain budget amendments by resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY THAT:

Section 1. The above recitals are true and correct and are hereby incorporated by reference.

Section 2. The Ona Mine Budget is hereby amended in accordance with "Composite Exhibit A – Ona Mine Special Revenue Funds – Amended Budget for the year ended September 30, 2025", copies of which are attached hereto.

Section 3. That the proper officers of the Authority are authorized and empowered to do all that is necessary to carry out and make effective the provisions of this Resolution.

Section 4. This Resolution shall become effective immediately upon adoption.

APPROVED AND ADOPTED this 12th day of June 2025.

HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

By: _____
Chairman

ATTEST:

By: _____

Name: _____

Hardee County Industrial Development Authority

Mosaic Ona Mine Special Revenue Funds - Infrastructure Development Fund

Budget Amendment June 12, 2025

For Fiscal Year October 1, 2024 through September 30, 2025

	Increase / (Decrease)	
Adjustments:		
Capital Outlay:		
Building a Vibrant Community	750,000	(1)
Future projects to be budgeted	(750,000)	(1)
Total Adjustments	$ -	

(1) - To increase Capital Outlay for Building a Vibrant Community project to be funded by a decrease to Capital Outlay - Future Projects to be budged appropriations line item.

Hardee County Industrial Development Authority
Amended Budget for the year ended September 30, 2025

Ona Mine Special Revenue Funds

	Workforce Development Fund	Infrastructure Development Fund	General Economic Development Fund		
	Ona Mine - Mosaic Appropriation	Ona Mine - Mosaic Appropriation	Ona Mine - Mosaic Appropriation		Total Estimated Special Revenue Funds
Estimated Fund Balance Carryforward as of 10/1/24	$ 345,000	$ 3,759,000	$ 4,050,000		$ 8,154,000
Estimated Revenue					
Mosaic Income	100,000	400,000	1,500,000	*	2,000,000
Mosaic Income - Stripping Margin Adjustment	143,635	574,540	2,154,527	**	2,872,702
Rental Income - Solar Lease	-	-	356,739		356,739
Interest Income	5,000	35,000	35,000		75,000
Total Estimated Revenue	248,635	1,009,540	4,046,266		5,304,441
Total Fund Balance CF & Estimated Revenue	$ 593,635	$ 4,768,540	$ 8,096,266		$ 13,458,441
Appropriations					
Marketing	$ -	$ -	$ 380,000		$ 380,000
Insurance - solar	-	-	5,000		5,000
Rent expense - solar	-	-	75,000		75,000
Utilities - Digital Connectivity	25,000	-	-		25,000
Outside services - Corridor Study	-	-	64,500		64,500
Grant Expenditures - Hardee Education Foundation	105,000	-	-		105,000
Grant Expenditures - CRA Parking Facility project	-	759,000	-		759,000
Capital Outlay - Multi-Purpose Facility	-	-	-		-
Capital Outlay - 101 -111 E. Main	300,000	700,000	1,000,000		2,000,000
Capital Outlay - 122 W. Main renovation	-	-	1,400,000		1,400,000
Capital Outlay - Building a Vibrant Community	-	750,000	-		750,000
Capital Outlay - County Entryway Sign	-	80,000	-		80,000
Capital Outlay - Bostick Lift Station	-	75,000	-		75,000
Capital Outlay - Future projects to be approved	143,635	2,329,540	4,720,027		7,193,202
Transfers Out - EDC (Solar Revenue)	-	-	276,739		276,739
Transfers Out - EDC (Administrative Supplement)	-	75,000	175,000		250,000
Total Appropriations	573,635	4,768,540	8,096,266		13,438,441
Fund Balance Estimated Carryforward to FY 2026	20,000	-	-		20,000
Total Appropriations and Fund Balance CF to FY 2026	$ 593,635	$ 4,768,540	$ 8,096,266		$ 13,458,441
	-	-	-		-

*** Base Payment each year.**

**** See Stripping Margin Adjustment Payment Illustration; Ona Mine Local Development Agreement.**

AGENDA ITEM NO. 6.8

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: June 12, 2025

SUBMITTED BY: Emily Cockerham, Economic Development Council

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Lynn Landskroner -** Budget Amendment

ACTION RECOMMENDED: Motion to adopt Resolution 25-08 for the Regional Lift Station to the Ona Mine Budget and authorize the Chair or Vice Chair to sign.

SUGGESTED ACTION:

ATTACHMENTS:
Resolution 25-08 Amendment to Ona Mine.pdf

RESOLUTION NO. 2025-08

A RESOLUTION OF THE HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY AUTHORIZING A BUDGET AMENDMENT TO THE ADOPTED FISCAL YEAR 2024-2025 ONA MINE BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Hardee County Industrial Development Authority ("Authority") is a dependent special district subject to Chapter 189, Florida Statutes; and

WHEREAS, the Authority, by and through its governing body, adopted a budget for fiscal year 2024-2025 (the "Ona Mine Budget"); and

WHEREAS, an amendment to the Ona Mine Budget is desired; and

WHEREAS, Section 189.016(6), Florida Statutes, requires the governing body of each special district to adopt certain budget amendments by resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY THAT:

Section 1. The above recitals are true and correct and are hereby incorporated by reference.

Section 2. The Ona Mine Budget is hereby amended in accordance with "Composite Exhibit A – Ona Mine Special Revenue Funds – Amended Budget for the year ended September 30, 2025", copies of which are attached hereto.

Section 3. That the proper officers of the Authority are authorized and empowered to do all that is necessary to carry out and make effective the provisions of this Resolution.

Section 4. This Resolution shall become effective immediately upon adoption.

APPROVED AND ADOPTED this 12th day of June 2025.

HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

By: _____
Chairman

ATTEST:

By: _____

Name: _____

Hardee County Industrial Development Authority

Mosaic Ona Mine Special Revenue Funds - Infrastructure Development Fund

Budget Amendment June 12, 2025

For Fiscal Year October 1, 2024 through September 30, 2025

	Increase / (Decrease)	
Adjustments:		
Capital Outlay:		
Bostick Lift Station	75,000	(1)
Future projects to be budgeted	(75,000)	(1)
Total Adjustments	$ -	

(1) - To increase Capital Outlay for the Bostick Lift Station project to be funded by a decrease to Capital Outlay - Future Projects to be budged appropriations line item.

Hardee County Industrial Development Authority
Amended Budget for the year ended September 30, 2025

Ona Mine Special Revenue Funds

	Workforce Development Fund	Infrastructure Development Fund	General Economic Development Fund		
	Ona Mine - Mosaic Appropriation	Ona Mine - Mosaic Appropriation	Ona Mine - Mosaic Appropriation		Total Estimated Special Revenue Funds
Estimated Fund Balance Carryforward as of 10/1/24	$ 345,000	$ 3,759,000	$ 4,050,000		$ 8,154,000
Estimated Revenue					
Mosaic Income	100,000	400,000	1,500,000	*	2,000,000
Mosaic Income - Stripping Margin Adjustment	143,635	574,540	2,154,527	**	2,872,702
Rental Income - Solar Lease	-	-	356,739		356,739
Interest Income	5,000	35,000	35,000		75,000
Total Estimated Revenue	248,635	1,009,540	4,046,266		5,304,441
Total Fund Balance CF & Estimated Revenue	$ 593,635	$ 4,768,540	$ 8,096,266		$ 13,458,441
Appropriations					
Marketing	$ -	$ -	$ 380,000		$ 380,000
Insurance - solar	-	-	5,000		5,000
Rent expense - solar	-	-	75,000		75,000
Utilities - Digital Connectivity	25,000	-	-		25,000
Outside services - Corridor Study	-	-	64,500		64,500
Grant Expenditures - Hardee Education Foundation	105,000	-	-		105,000
Grant Expenditures - CRA Parking Facility project	-	759,000	-		759,000
Capital Outlay - Multi-Purpose Facility	-	-	-		-
Capital Outlay - 101 -111 E. Main	300,000	700,000	1,000,000		2,000,000
Capital Outlay - 122 W. Main renovation	-	-	1,400,000		1,400,000
Capital Outlay - Building a Vibrant Community	-	750,000	-		750,000
Capital Outlay - County Entryway Sign	-	80,000	-		80,000
Capital Outlay - Bostick Lift Station	-	75,000	-		75,000
Capital Outlay - Future projects to be approved	143,635	2,329,540	4,720,027		7,193,202
Transfers Out - EDC (Solar Revenue)	-	-	276,739		276,739
Transfers Out - EDC (Administrative Supplement)	-	75,000	175,000		250,000
Total Appropriations	573,635	4,768,540	8,096,266		13,438,441
Fund Balance Estimated Carryforward to FY 2026	20,000	-	-		20,000
Total Appropriations and Fund Balance CF to FY 2026	$ 593,635	$ 4,768,540	$ 8,096,266		$ 13,458,441
	-	-	-		-

*** Base Payment each year.**

**** See Stripping Margin Adjustment Payment Illustration; Ona Mine Local Development Agreement.**

AGENDA ITEM NO. 6.9

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: June 12, 2025

SUBMITTED BY: Emily Cockerham, Economic Development Council

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Lynn Landskroner -** Budget Amendment

ACTION RECOMMENDED: Motion to adopt Resolution 25-09 for the Gardens at Midtown RIF Grant to the General Fund and authorize the Chair or Vice Chair to sign.

SUGGESTED ACTION:

ATTACHMENTS:
Resolution 25-09 Amendment to General Fund.pdf

RESOLUTION NO. 2025-09

A RESOLUTION OF THE HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY AUTHORIZING A BUDGET AMENDMENT TO THE ADOPTED FISCAL YEAR 2024-2025 BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Hardee County Industrial Development Authority ("Authority") is a dependent special district subject to Chapter 189, Florida Statutes; and

WHEREAS, the Authority, by and through its governing body, adopted a budget for fiscal year 2024-2025 (the "Budget"); and

WHEREAS, an amendment to the Budget is desired; and

WHEREAS, Section 189.016(6), Florida Statutes, requires the governing body of each special district to adopt certain budget amendments by resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY THAT:

Section 1. The above recitals are true and correct and are hereby incorporated by reference.

Section 2. The Budget is hereby amended in accordance with "Exhibit A – General Fund", a copy of which is attached hereto.

Section 3. That the proper officers of the Authority are authorized and empowered to do all that is necessary to carry out and make effective the provisions of this Resolution.

Section 4. This Resolution shall become effective immediately upon adoption.

APPROVED AND ADOPTED this 12th day of June 2025.

HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

By: _____
Chairman

ATTEST:

By: _____

Name: _____

Hardee County Industrial Development Authority
General Fund (Including Grant Activity) - Budget Amendment June 12, 2025
For Fiscal Year October 1, 2024 through September 30, 2025

	Increase / (Decrease)	
Revenues:		
Intergovernmental revenue - Rural Infrastructure Fund Grant	$ 1,478,822	(1)
Total Fund Balance Carry forward adjustments to General Fund & Estimated Revenues	$ 1,478,822	
Adjustments:		
Capital Outlay:		
Gardens at Midtown	$ 1,478,822	(1)
Total Adjustments	$ 1,478,822	

(1) - To increase revenue for Rural Infrastructure Fund (RIF) Grant of $1,478,822 and increase Capital Outlay for Gardens at Midtown project for same amount.

Hardee County Industrial Development Authority
Budget for the year ended September 30, 2025
- General Fund / S. Ft. Meade Mine Agreement

	Spec Building 9 - Lot 27	Commerce Park Expansion	R. Riveter LLC	Multi-Purpose Facility	Digital Community	FL Job Growth Grant	Rural Infrast. Fund Grant				Administrative Supplement	Housing Program	Spec Building 8 - Main & 17	Spec Building 9 - Lot 27 South Ft. Meade - Mosaic	Spec Building 12 Lot 2 - Aloha	Other Mosaic Activity &		TOTAL ESTIMATED GF & SR FUNDS
	EDA Grant - FYE 2020	EDA Grant - FYE 2020	EDA Grant - FYE 2020	St. of FL - Commerce Dept	St. of FL - Commerce Dept	St. of FL - Commerce Dept	St. of FL - Commerce Dept	Property Management	General Fund - Other	Total Estimated General Fund	South Ft. Meade -Mosaic Appropriation	South Ft. Meade -Mosaic Appropriation	South Ft. Meade -Mosaic Appropriation	South Ft. Meade - Mosaic Appropriation	South Ft. Meade -Mosaic Appropriation	Mosaic Funds to be Awarded / Appropriated	Total Estimated Special Revenue	
Total Grant Award	$ 1,000,000	$ 2,000,000	$ 500,000	$ 4,000,000	$ 391,380	$ 6,000,000	$ 1,478,822				$ 250,000	$ 5,200,000	$ 1,000,000 330,000	$ 5,200,000	$ 3,750,000			
Fiscal Years Grant Expenditures estimated through 9/30/24	(356,000)	(1,420,000)	(375,000)	-	-	-	-				-	(20,000)	(430,000)	-	(1,750,000)			
Grant Award Available for FY 2025	644,000	580,000	125,000	4,000,000	391,380	6,000,000	1,478,822				250,000	5,180,000	900,000	5,200,000	2,000,000			
Estimated Fund Balance Carryforward as of 10/1/24	-	-	-	-	-	-	-	400,000	1,200,000	1,600,000	250,000	5,180,000	900,000	5,200,000	2,000,000	1,870,000	15,400,000	17,000,000
Estimated Revenue																		
Grant Proceeds	644,000	580,000	125,000	4,000,000	391,380	6,000,000	1,478,822	-	-	13,219,202	-	-	-	-	-	-	-	13,219,202
Interest Income	-	-	-	-	-	-	-	-	85,000	85,000	-	-	-	-	-	250,000	250,000	335,000
Rental Income	-	-	-	-	-	-	-	1,060,000	-	1,060,000	-	-	-	-	-	-	-	1,060,000
Mosaic Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Estimated Revenue	644,000	580,000	125,000	4,000,000	391,380	6,000,000	1,478,822	1,060,000	85,000	14,364,202	-	-	-	-	-	250,000	250,000	14,614,202
Total Fund Balance CF & Estimated Revenue	644,000	580,000	125,000	4,000,000	391,380	6,000,000	1,478,822	1,460,000	1,285,000	15,964,202	250,000	5,180,000	900,000	5,200,000	2,000,000	2,120,000	15,650,000	31,614,202
Appropriations																		
Professional Fees	-	-	-	-	-	-	-	-	300,000	300,000	-	-	-	-	-	-	-	300,000
Advertising	-	-	-	-	-	-	-	-	3,000	3,000	-	-	-	-	-	-	-	3,000
Landscaping and Grounds	-	-	-	-	-	-	-	40,000	-	40,000	-	-	-	-	-	-	-	40,000
Utilities	-	-	-	-	-	-	-	20,000	-	20,000	-	-	-	-	-	-	-	20,000
Insurance Expense	-	-	-	-	-	-	-	550,000	-	550,000	-	-	-	-	-	-	-	550,000
Repairs and Maintenance	-	-	-	-	-	-	-	450,000	-	450,000	-	-	-	-	-	-	-	450,000
Property Taxes	-	-	-	-	-	-	-	400,000	-	400,000	-	-	-	-	-	-	-	400,000
Travel	-	-	-	-	-	-	-	-	4,000	4,000	-	-	-	-	-	-	-	4,000
Grant Expenditures	-	-	125,000	-	391,380	-	-	-	-	516,380	-	3,180,000	-	-	-	-	3,180,000	3,696,380
Capital Outlay	644,000	580,000	-	4,000,000	-	6,000,000	-	-	-	11,224,000	-	-	900,000	5,200,000	2,000,000	-	8,100,000	19,324,000
Capital Outlay - Gardens at Midtown	-	-	-	-	-	-	1,478,822	-	-	1,478,822	-	1,000,000	-	-	-	-	1,000,000	2,478,822
Capital Outlay - Multi-Purpose Facility	-	-	-	-	-	-	-	-	-	-	-	1,000,000	-	-	-	-	1,000,000	1,000,000
Capital Outlay - Future projects to be approved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,870,000	1,870,000	1,870,000
Transfers Out - Economic Dev Commission	-	-	-	-	-	-	-	-	250,000	250,000	250,000	-	-	-	-	-	250,000	500,000
Total Appropriations	644,000	580,000	125,000	4,000,000	391,380	6,000,000	1,478,822	1,460,000	557,000	15,236,202	250,000	5,180,000	900,000	5,200,000	2,000,000	1,870,000	15,400,000	30,636,202
Fund Balance Estimated Carryforward to FY 2026	-	-	-	-	-	-	-	-	728,000	728,000	-	-	-	-	-	250,000	250,000	978,000
Total Appropriations and Fund Balance CF to FY 2026	**644,000**	**580,000**	**125,000**	**4,000,000**	**391,380**	**6,000,000**	**1,478,822**	**1,460,000**	**1,285,000**	**15,964,202**	**250,000**	**5,180,000**	**900,000**	**5,200,000**	**2,000,000**	**2,120,000**	**15,650,000**	**31,614,202**
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
								Spending from FB Carry forward		872,000						Spending from FB Carry forward		15,150,000

AGENDA ITEM NO. 6.10

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: June 12, 2025

SUBMITTED BY: Emily Cockerham, Economic Development Council

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **AGENDA ITEMS**

SUBJECT: **Lynn Landskroner -** Budget Amendment

ACTION RECOMMENDED: Motion to adopt Resolution 25-10 for Repairs and Maintenance to the General Fund and authorize the Chair or Vice Chair to sign.

SUGGESTED ACTION:

ATTACHMENTS:
Resolution 25-10 Amendment to General Fund.pdf

RESOLUTION NO. 2025-10

A RESOLUTION OF THE HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY AUTHORIZING A BUDGET AMENDMENT TO THE ADOPTED FISCAL YEAR 2024-2025 BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Hardee County Industrial Development Authority ("Authority") is a dependent special district subject to Chapter 189, Florida Statutes; and

WHEREAS, the Authority, by and through its governing body, adopted a budget for fiscal year 2024-2025 (the "Budget"); and

WHEREAS, an amendment to the Budget is desired; and

WHEREAS, Section 189.016(6), Florida Statutes, requires the governing body of each special district to adopt certain budget amendments by resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY THAT:

Section 1. The above recitals are true and correct and are hereby incorporated by reference.

Section 2. The Budget is hereby amended in accordance with "Exhibit A – General Fund", a copy of which is attached hereto.

Section 3. That the proper officers of the Authority are authorized and empowered to do all that is necessary to carry out and make effective the provisions of this Resolution.

Section 4. This Resolution shall become effective immediately upon adoption.

APPROVED AND ADOPTED this 12th day of June 2025.

HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

By: _____
Chairman

ATTEST:

By: _____

Name: _____

Hardee County Industrial Development Authority
General Fund (Including Grant Activity) - Budget Amendment June 12, 2025
For Fiscal Year October 1, 2024 through September 30, 2025

	Increase / (Decrease)	
Adjustments:		
Expenditures:		
Repairs and Maintenance	$ 350,000	(1)
Fund Balance Estimated Carry forward to FY 2026	(350,000)	(1)
Total Adjustments	$ -	

(1) - To increase the budget line item in the General Fund for repairs and maintenance by $350,000 and decrease fund balance carry forward into FY 2026 by $350,000. The new current Fund Balance Estimated Carry forward to FY 2026 is now $728,000.

Hardee County Industrial Development Authority
Budget for the year ended September 30, 2025
- General Fund / S. Ft. Meade Mine Agreement

	Spec Building 9 - Lot 27	Commerce Park Expansion	R. Riveter LLC	Multi-Purpose Facility	Digital Community	FL Job Growth Grant	Rural Infrast. Fund Grant				Administrative Supplement	Housing Program	Spec Building 8 - Main & 17	Spec Building 9 - Lot 27 South Ft. Meade - Mosaic	Spec Building 12 Lot 2 - Aloha	Other Mosaic Activity &		TOTAL ESTIMATED GF & SR FUNDS
	EDA Grant - FYE 2020	EDA Grant - FYE 2020	EDA Grant - FYE 2020	St. of FL - Commerce Dept	St. of FL - Commerce Dept	St. of FL - Commerce Dept	St. of FL - Commerce Dept	Property Management	General Fund - Other	Total Estimated General Fund	South Ft. Meade -Mosaic Appropriation	South Ft. Meade -Mosaic Appropriation	South Ft. Meade -Mosaic Appropriation	South Ft. Meade - Mosaic Appropriation	South Ft. Meade -Mosaic Appropriation	Mosaic Funds to be Awarded / Appropriated	Total Estimated Special Revenue	
Total Grant Award	$ 1,000,000	$ 2,000,000	$ 500,000	$ 4,000,000	$ 391,380	$ 6,000,000	$ 1,478,822				$ 250,000	$ 5,200,000	$ 1,000,000 330,000	$ 5,200,000	$ 3,750,000			
Fiscal Years Grant Expenditures estimated through 9/30/24	(356,000)	(1,420,000)	(375,000)	-	-	-	-				-	(20,000)	(430,000)	-	(1,750,000)			
Grant Award Available for FY 2025	644,000	580,000	125,000	4,000,000	391,380	6,000,000	1,478,822				250,000	5,180,000	900,000	5,200,000	2,000,000			
Estimated Fund Balance Carryforward as of 10/1/24	-	-	-	-	-	-	-	400,000	1,200,000	1,600,000	250,000	5,180,000	900,000	5,200,000	2,000,000	1,870,000	15,400,000	17,000,000
Estimated Revenue																		
Grant Proceeds	644,000	580,000	125,000	4,000,000	391,380	6,000,000	1,478,822	-	-	13,219,202	-	-	-	-	-	-	-	13,219,202
Interest Income	-	-	-	-	-	-	-	-	85,000	85,000	-	-	-	-	-	250,000	250,000	335,000
Rental Income	-	-	-	-	-	-	-	1,060,000	-	1,060,000	-	-	-	-	-	-	-	1,060,000
Mosaic Income	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Estimated Revenue	644,000	580,000	125,000	4,000,000	391,380	6,000,000	1,478,822	1,060,000	85,000	14,364,202	-	-	-	-	-	250,000	250,000	14,614,202
Total Fund Balance CF & Estimated Revenue	644,000	580,000	125,000	4,000,000	391,380	6,000,000	1,478,822	1,460,000	1,285,000	15,964,202	250,000	5,180,000	900,000	5,200,000	2,000,000	2,120,000	15,650,000	31,614,202
Appropriations																		
Professional Fees	-	-	-	-	-	-	-	-	300,000	300,000	-	-	-	-	-	-	-	300,000
Advertising	-	-	-	-	-	-	-	-	3,000	3,000	-	-	-	-	-	-	-	3,000
Landscaping and Grounds	-	-	-	-	-	-	-	40,000	-	40,000	-	-	-	-	-	-	-	40,000
Utilities	-	-	-	-	-	-	-	20,000	-	20,000	-	-	-	-	-	-	-	20,000
Insurance Expense	-	-	-	-	-	-	-	550,000	-	550,000	-	-	-	-	-	-	-	550,000
Repairs and Maintenance	-	-	-	-	-	-	-	450,000	-	450,000	-	-	-	-	-	-	-	450,000
Property Taxes	-	-	-	-	-	-	-	400,000	-	400,000	-	-	-	-	-	-	-	400,000
Travel	-	-	-	-	-	-	-	-	4,000	4,000	-	-	-	-	-	-	-	4,000
Grant Expenditures	-	-	125,000	-	391,380	-	-	-	-	516,380	-	3,180,000	-	-	-	-	3,180,000	3,696,380
Capital Outlay	644,000	580,000	-	4,000,000	-	6,000,000	-	-	-	11,224,000	-	-	900,000	5,200,000	2,000,000	-	8,100,000	19,324,000
Capital Outlay - Gardens at Midtown	-	-	-	-	-	-	1,478,822	-	-	1,478,822	-	1,000,000	-	-	-	-	1,000,000	2,478,822
Capital Outlay - Multi-Purpose Facility	-	-	-	-	-	-	-	-	-	-	-	1,000,000	-	-	-	-	1,000,000	1,000,000
Capital Outlay - Future projects to be approved	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,870,000	1,870,000	1,870,000
Transfers Out - Economic Dev Commission	-	-	-	-	-	-	-	-	250,000	250,000	250,000	-	-	-	-	-	250,000	500,000
Total Appropriations	644,000	580,000	125,000	4,000,000	391,380	6,000,000	1,478,822	1,460,000	557,000	15,236,202	250,000	5,180,000	900,000	5,200,000	2,000,000	1,870,000	15,400,000	30,636,202
Fund Balance Estimated Carryforward to FY 2026	-	-	-	-	-	-	-	-	728,000	728,000	-	-	-	-	-	250,000	250,000	978,000
Total Appropriations and Fund Balance CF to FY 2026	**644,000**	**580,000**	**125,000**	**4,000,000**	**391,380**	**6,000,000**	**1,478,822**	**1,460,000**	**1,285,000**	**15,964,202**	**250,000**	**5,180,000**	**900,000**	**5,200,000**	**2,000,000**	**2,120,000**	**15,650,000**	**31,614,202**
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
								Spending from FB Carry forward		872,000						Spending from FB Carry forward		15,150,000

AGENDA ITEM NO. 6.11

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	June 12, 2025
SUBMITTED BY:	Emily Cockerham, Economic Development Council
ITEM TYPE:	Business Agenda - Action Items
AGENDA SECTION:	**AGENDA ITEMS**
SUBJECT:	**Lynn Landskroner -** Budget Amendment
	ACTION RECOMMENDED: Motion to adopt Resolution 25-11 for Travel to the EDC Budget and authorize the Chair or Vice Chair to sign.
SUGGESTED ACTION:	

ATTACHMENTS:
6.11 Final Resolution 25-11 Amendment to EDC.pdf

RESOLUTION NO. 2025-11

A RESOLUTION OF THE HARDEE COUNTY ECONOMIC DEVELOPMENT COUNCIL, INC. AUTHORIZING A BUDGET AMENDMENT TO THE ADOPTED FISCAL YEAR 2024-2025 BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Hardee County Economic Development Council, Inc. ("Council") is a Florida not-for-profit corporation pursuant to Chapter 617, Florida Statutes; and

WHEREAS, the Council, by and through its governing body, adopted a budget for fiscal year 2024-2025 (the "Budget"); and

WHEREAS, an amendment to the Budget is desired; and

WHEREAS, the Council desires to adopt such amendment to the Budget by resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HARDEE COUNTY ECONOMIC DEVELOPMENT COUNCIL THAT:

Section 1. The above recitals are true and correct and are hereby incorporated by reference.

Section 2. The Budget is hereby amended in accordance with "Exhibit A – Hardee County Economic Development", a copy of which is attached hereto.

Section 3. That the proper officers of the Council are authorized and empowered to do all that is necessary to carry out and make effective the provisions of this Resolution.

Section 4. This Resolution shall become effective immediately upon adoption.

APPROVED AND ADOPTED this 12th day of June 2025.

HARDEE COUNTY ECONOMIC DEVELOPMENT COUNCIL

By: _____
Chairman

ATTEST:

By: _____

Name: _____

Hardee County Economic Development Council, Inc.
Budget Amendment June 12, 2025
For Fiscal Year October 1, 2024 through September 30, 2025

	Increase / (Decrease)	
Adjustments:		
Expenditures:		
Travel	$ 20,000	(1)
Fund Balance Estimated Carry forward to FY 2026	(20,000)	(1)
Total Adjustments	$ -	

(1) - To increase budget line item for travel $20,000 and decrease Estimated Fund Balance Carryforward to 2026 by 20,000. The revised estimated fund balance carryforward to 2026 is $273,639.

Hardee County Economic Development Council, Inc.
Budget for the year ended September 30, 2025

	Fiscal Year Oct '24 - Sep 25
Est Fund Balance Carry Forward at 10/1/2024	$ 70,000
Revenues	
Grant revenue	5,000
Grant revenue - EDA	150,000
Administrative Funding:	
Transfer in from General Fund	250,000
Transfer in from S. Ft Meade Fund	250,000
Transfer in from Ona Mine Funds	250,000
Transfer in from Ona Mine GED Solar Rent	276,739
Total Fund Balance CF & Estimated Revenues	1,251,739
Expenditures	
Payroll Expenses and related benefits	
Salary	505,000
Health insurance	160,000
Company 401(K) match	35,400
Employer taxes	38,700
Outside Services	45,000
Travel	32,000
Utilities	
Electric/Water/Sewer	7,500
Telephone/Internet	3,000
Insurance	3,500
Repairs & Maintenance	1,000
Promotional	
Annual Meeting	50,000
Building a Vibrant Community (BVC)	40,000
Community Engagement	3,000
CEO Support Group	2,000
Office Expense & Supplies	17,000
Employee Training	15,000
Books, Dues, & Subscriptions	20,000
Total Expenditures	978,100
Est FB Carry Forward to FY 2026	$ 273,639

AGENDA ITEM NO. 6.12

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	June 12, 2025
SUBMITTED BY:	Emily Cockerham, Economic Development Council
ITEM TYPE:	Business Agenda - Action Items
AGENDA SECTION:	**AGENDA ITEMS**
SUBJECT:	**Denise Grimsley** - Resolution to Donate Tractor/Mower **ACTION RECOMMENDED**: Motion to approve Resolution 25-12 designating the identified property as surplus property, providing for its disposition by donation, and authorizing the Chair or Vice Chair to sign.
SUGGESTED ACTION:	

ATTACHMENTS:
2025-12 Tractor Mower Surplus Property Resolution.pdf

RESOLUTION NO. 2025-12

A RESOLUTION OF THE HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY DECLARING CERTAIN PERSONAL PROPERTY AS SURPLUS AND AUTHORIZING THE BOARD TO DISPOSE OF SURPLUS PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Hardee County Industrial Development Authority ("Authority") is a dependent special district subject to Chapter 189, Florida Statutes; and

WHEREAS, Chapter 274, Florida Statutes designates the requirements for disposition of tangible personal property owned by local governmental units; and

WHEREAS, the Authority has determined that certain personal property owned by the Authority is obsolete, the continued use of which is uneconomical and inefficient, and serves no useful function; and

WHEREAS, the Authority finds that it is in the best interest of the Authority to dispose of such personal property by and through donation; and

WHEREAS, the School District of Hardee County, Florida has expressed an interest in acquiring the personal property by donation; and

WHEREAS, the Authority desires to designate the personal property as surplus and authorize staff to dispose of the personal property as provided herein.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY THAT:

Section 1. The above recitals are true and correct and are hereby incorporated by reference.

Section 2. The attached list of items ("Exhibit A") owned by the Authority are hereby determined to be surplus property.

Section 3. The Board hereby authorizes Authority staff to dispose of the surplus property listed in Exhibit A by and through donation to the School District of Hardee County, Florida.

Section 4. The Chair or Vice Chair of the Board is hereby authorized to execute any documentation necessary to effectuate the transfer as provided herein, including execution of a Bill of Sale for the transfer of the surplus property from the Authority to the School District of Hardee County, Florida.

Section 5. This Resolution shall become effective immediately upon adoption.

APPROVED AND ADOPTED this 12th day of June 2025.

HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

By: _____
W. Lee Mikell, Chairman

ATTEST:

By: _____

Name: _____

EXHIBIT A
Description of Surplus Property

Tractor:

- Product Identification Number: 1LV5085ETFY310092
- Brand/Type: John Deere H260

Mower:

- Product Identification Number: 1556
- Brand/Type: Landpride RC512

AGENDA ITEM NO. 6.13

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	June 12, 2025
SUBMITTED BY:	Emily Cockerham, Economic Development Council
ITEM TYPE:	Business Agenda - Action Items
AGENDA SECTION:	**AGENDA ITEMS**
SUBJECT:	**Sarah Evers** - Resolution to Accept Formal Bids For the Sale of the Triple Wide Unit and the Paint Booth **ACTION RECOMMENDED**: Motion to approve Resolution 25-13 designating the identified properties as surplus properties, providing for their disposition by a sealed bid process, and authorizing the Chair or Vice Chair to sign. **ACTION RECOMMENDED**: Motion to approve the evaluation committee consisting of Krystin Chapman, Sarah Evers, and Lynn Landskroner.
SUGGESTED ACTION:	

ATTACHMENTS:
2025-13 Paint Booth and Triple Wide Resolution.pdf

RESOLUTION NO. 2025-13

A RESOLUTION OF THE HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY DECLARING CERTAIN PERSONAL PROPERTY AS SURPLUS AND AUTHORIZING THE BOARD TO DISPOSE OF SURPLUS PROPERTY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Hardee County Industrial Development Authority ("Authority") is a dependent special district subject to Chapter 189, Florida Statutes; and

WHEREAS, Chapter 274, Florida Statutes designates the requirements for disposition of tangible personal property owned by local governmental units; and

WHEREAS, the Authority has determined that certain personal property owned by the Authority is obsolete, the continued use of which is uneconomical and inefficient, and serves no useful function; and

WHEREAS, the Authority finds that it is in the best interest of the Authority to dispose of such personal property by and through a sealed bidding process; and

WHEREAS, the Authority desires to designate the personal property as surplus and authorize staff to dispose of the personal property as provided herein.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY THAT:

Section 1. The above recitals are true and correct and are hereby incorporated by reference.

Section 2. The attached list of items ("Exhibit A") owned by the Authority are hereby determined to be surplus property.

Section 3. The Board hereby authorizes Authority staff to initiate the sealed bid process pursuant to Chapter 274, Florida Statutes, including publication of the sealed bidding process, formation of an evaluation committee, evaluation of the sealed bids, and award to the highest responsible bidder.

Section 4. The Chair or Vice Chair of the Board is hereby authorized to execute any documentation necessary to effectuate the transfer of the surplus property as provided herein, including, but not limited to, execution of a Bill of Sale for the transfer of the surplus property from the Authority to the highest responsible bidder.

Section 5. This Resolution shall become effective immediately upon adoption.

APPROVED AND ADOPTED this 12th day of June 2025.

HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

By: _____
W. Lee Mikell, Chairman

ATTEST:

By: _____

Name: _____

EXHIBIT A
Description of Surplus Property

Triple-Wide Trailer:

- Serial Number: SMM 19139
- Description: M-PLEX TRIPLE 36 X 50

Paint Booth:

- License Number: CSC1110300
- Certification Number: 970673
- Description: Autek Spray Booth

AGENDA ITEM NO. 6.14

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE:	June 12, 2025
SUBMITTED BY:	Emily Cockerham, Economic Development Council
ITEM TYPE:	Business Agenda - Action Items
AGENDA SECTION:	**AGENDA ITEMS**
SUBJECT:	**Kaylee Tuck** - Resolution to Authorize CEO to Authorize Internal Loans Between Accounts **ACTION RECOMMENDED**: Motion to approve Resolution 25-14, authorizing the CEO and one Board Member to approve internal loans between accounts and authorizing the Chair or Vice Chair to sign.
SUGGESTED ACTION:	

ATTACHMENTS:
2025-14 Short Term Loan Resolution.pdf

RESOLUTION NO. 2025-14

A RESOLUTION OF THE HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY APPROVING AND AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO INITIATE SHORT TERM LOANS BETWEEN BUDGET ACCOUNTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Hardee County Industrial Development Authority ("Authority") is a dependent special district subject to Chapter 189, Florida Statutes; and

WHEREAS, the Authority, by and through its governing body, and pursuant to Florida law, adopted a budget for fiscal year 2024-2025, inclusive of the "General Fund / S. Ft. Meade Mine Agreement Fund" and the "Ona Mine Special Revenue Fund"; and

WHEREAS, the Authority has identified a need to make short term loans between the budget accounts for working capital purposes; and

WHEREAS, the Authority has developed a standardized form to be completed for such short term loans, such form is attached hereto as Exhibit "A" (the "Authorization Form"); and

WHEREAS, the Authority has determined that it is in the best interests of the Authority to grant and authorize the Chief Executive Officer and one member of the Board to initiate and execute such short term loans between budget accounts under certain circumstances and in accordance with this Resolution; and

WHEREAS, the Authority desires to grant, authorize, and confirm the authority of the Chief Executive Officer and one member of the Board to initiate and execute such short term loans between budget accounts as provided herein.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY THAT:

Section 1. The above recitals are true and correct and are hereby incorporated by reference.

Section 2. The Board hereby grants, authorizes, and confirms the authority of the Chief Executive Officer and one member of the Board to initiate and execute short term loans between budget accounts, provided that the following conditions are met: (1) a single transfer shall not exceed One Million and 00/100 Dollars ($1,000,000.00), (2) the transfer shall be for working capital purposes, and (3) the source of reimbursement shall be reasonably identifiable.

Section 3. To properly effectuate a short term loan between budget accounts as provided herein, the Chief Executive Officer and one member of the Board shall be required to complete and execute the Authorization Form attached hereto as Exhibit "A".

Section 4. This Resolution shall become effective immediately upon adoption.

APPROVED AND ADOPTED this 12th day of June 2025.

HARDEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

By: _____
W. Lee Mikell, Chairman

ATTEST:

By: _____

Name: _____

EXHIBIT A
Authorization Form

[See Attached Authorization Form.]

Short Term Loan of Funds Between Accounts for Working Capital Purposes

The purpose of this document is to document approval of moving funds from one account to another account with the intent to reimburse the funds to the account they came from once, for example, monies are received for a Grant.

Request to Move Funds From: _____ to _____.

Purpose: _____

_____

_____

Expected Date of Reimbursement: _____

Approval by TDG CEO: _____

Printed Name: _____

Approval by IDA Board Member: _____

Printed Name: _____

AGENDA ITEM NO. 7.1

Item Cover Page

ECONOMIC DEVELOPMENT COUNCIL/INDUSTRIAL DEVELOPMENT AUTHORITY AGENDA ITEM REPORT

DATE: June 12, 2025

SUBMITTED BY: Emily Cockerham, Economic Development Council

ITEM TYPE: Business Agenda - Action Items

AGENDA SECTION: **FINANCIAL REPORT**

SUBJECT: **Lynn Landskroner -** April & May's Financial Reports

ACTION RECOMMENDED: Motion to approve the April & May Financial Reports as presented.

SUGGESTED ACTION:

ATTACHMENTS:
042025 EDC Balance Sheet.pdf
042025 EDC P&L Budget v Actual.pdf
042025 IDA Ona Mine Balance Sheet.pdf
042025 IDA Ona Mine P&L Budget v Actual All Classes.pdf
042025 IDA Ona Mine P&L Budget v Actual Gen Ec Dev Fd.pdf
042025 IDA Ona Mine P&L Budget v Actual Inf Dev Fd.pdf
042025 IDA Ona Mine P&L Budget v Actual WF Dev Fd.pdf
01 042025 IDA SFTMD Balance Sheet.pdf
042025 IDA GF P&L by Class.pdf
042025 IDA GF P&LBudget Versus Actual.pdf
042025 IDA SR P&L Budget Versus Actual.pdf
042025 IDA SR P&L by Class.pdf
052025 EDC Balance Sheet.pdf
052025 EDC P&L Budget v Actual.pdf
052025 IDA Ona Mine Balance Sheet.pdf
052025 IDA Ona Mine P&L Budget v Actual All Classes.pdf
052025 IDA Ona Mine P&L Budget v Actual Gen Ec Dev Fd.pdf
052025 IDA Ona Mine P&L Budget v Actual Inf Dev Fd.pdf
052025 IDA Ona Mine P&L Budget v Actual WF Dev Fd.pdf
01 052025 IDA SFTMD Balance Sheet.pdf
052025 IDA GF P&L by Class.pdf
052025 IDA GF P&LBudget Versus Actual.pdf
052025 IDA SR P&L Budget Versus Actual.pdf

052025 IDA SR P&L by Class.pdf

Hardee County Economic Development
Balance Sheet
As of April 30, 2025

	Apr 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Wauchula State Bank	684,968.37
Total Checking/Savings	684,968.37
Total Current Assets	684,968.37
Fixed Assets	
Office Equipment	40,494.05
Accum. Depreciation	-19,902.50
Total Fixed Assets	20,591.55
TOTAL ASSETS	**705,559.92**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts payable	15,915.30
Total Accounts Payable	15,915.30
Total Current Liabilities	15,915.30
Total Liabilities	15,915.30
Equity	
3010 · Unrestrict (retained earnings)	172,947.18
Net Income	516,697.44
Total Equity	689,644.62
TOTAL LIABILITIES & EQUITY	**705,559.92**

Hardee County Economic Development
Profit & Loss Budget vs. Actual
October 2024 through September 2025

	YTD Actual April	Budget	Remaining	% of Budget (58.33%)
Income				
Annual Meeting	1,231.05	0.00	-1,231.05	
Carry Forward	70,000	70,000	-	100.0%
Grants	-	155,000	155,000	0.0%
Transfer In - IDA	500,000	500,000	-	100.0%
Transfer In IDA- Ona Mine	525,368	526,739	1,371	99.74%
Total CF & Income	1,096,599	1,251,739	155,140	87.61%
Expense				
012-0 · Payroll Expenses	302,854	505,000	202,146	59.97%
021-0 · Payroll taxes	22,438	38,700	16,262	57.98%
022-0 · Retirement Contributions 401K	13,397	35,400	22,003	37.85%
023-0 · Life/Health Insurance	83,333	160,000	76,667	52.08%
031-0 · Outside Services	10,120	45,000	34,880	22.49%
040-0 · Travel	8,729	12,000	3,271	72.74%
043-1 · Utilities Electric/Water/Sewer	2,866	7,500	4,634	38.21%
043-2 · Utilities Telephone/Internet	1,908	3,000	1,092	63.59%
045-0 · Insurance	1,733	3,500	1,767	49.53%
046-0 · Repairs & Maintenance	90	1,000	910	9.0%
048-1 · Promotional Annual Meeting	16,889	50,000	33,111	33.78%
048-2 · Promotional Community Engagement	5,725	3,000	(2,725)	190.83%
048-3 · Promotional CEO Support Group	115	2,000	1,885	5.75%
048-4 · Promotional Other	1,096	-	(1,096)	
048-5 · Promotional BVC	759	40,000	39,241	1.9%
051-0 · Office Expense and Supplies	6,413	17,000	10,587	37.72%
054-0 · Books, Dues, & Subscriptions	25,553	20,000	(5,553)	127.76%
055-0 · Employee training	5,885	15,000	9,115	39.23%
Total Expense	509,901	958,100	448,199	53.22%
Net Income	**586,697**	**293,639**	(293,058)	

Hardee County Industrial Development Authority
Balance Sheet
As of April 30, 2025

	Apr 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Ona Mine- Mosaic	12,814,167.03
Total Checking/Savings	12,814,167.03
Accounts Receivable	
Accounts Receivable	-163.65
Total Accounts Receivable	-163.65
Other Current Assets	
Due from S. Ft. Meade SR Fund	1,350.60
Due From General Fund	51,498.76
Total Other Current Assets	52,849.36
Total Current Assets	12,866,852.74
TOTAL ASSETS	**12,866,852.74**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
***Accounts Payable**	19,185.00
Total Accounts Payable	19,185.00
Other Current Liabilities	
Sales Tax Payable	3,201.95
Total Other Current Liabilities	3,201.95
Total Current Liabilities	22,386.95
Total Liabilities	22,386.95
Equity	
Retained Earnings	7,785,129.70
Net Income	5,059,336.09
Total Equity	12,844,465.79
TOTAL LIABILITIES & EQUITY	**12,866,852.74**

Hardee County Industrial Development Authority Ona Mine
Profit & Loss Budget vs. Actual - All Classes
October 2024 through September 2025

	YTD April	Budget	Remaining	% of Budget (58.33%)
Income				
Carry Forward	8,154,000	8,154,000	-	100.0%
Mosaic Grant Budget 2M & Stripping Margin	4,872,702	2,000,000	(2,872,702)	243.64%
Interest Income	160,058	75,000	(85,058)	213.41%
Rental Income	212,758	356,739	143,981	59.64%
Sales	1,330,839	-	(1,330,839)	
Sales Tax Collection Allowance	133	-	(133)	
Total CF & Income	14,730,490	10,585,739	(4,144,751)	139.15%
Expense				
Outside Services - Corridor Study	-	64,500	64,500	0.0%
Insurance - Solar	-	5,000	5,000	0.0%
Marketing	146,695	380,000	233,305	38.6%
Rent - Solar	52,127	75,000	22,873	69.5%
Utilities - Digital Connectivity	-	25,000	25,000	0.0%
Solar Revenue Trans EDC	275,368	276,739	1,371	99.5%
Admin Funds Trans EDC	250,000	250,000	-	100.0%
Grant Expenditures - CRA Parking Facility	757,598	759,000	1,402	99.82%
Grant Expenditures - Hardee Ed Foundation	25,519	105,000	79,481	24.3%
Capital Outlay - 101-111 E. Main		2,000,000		0.0%
Capital Outlay - 122 W. Main	9,832	1,400,000		0.7%
Capital Outlay - Future Projects		5,225,500		0.0%
Capital Outlay - MM Wauchula	15	-	(15)	
Total Expense	1,517,154	10,565,739	9,048,585	14.36%
Net Income	**13,213,336**	**20,000**	**(13,193,336)**	

Hardee County Industrial Development Authority Ona Mine
Profit & Loss Budget vs. Actual - General Ec Dev Fund
October 2024 through September 2025

	YTD April	Budget	Remaining	% of Budget (58.33%)
Income				
Carry Forward	4,050,000	4,050,000	-	100.00%
Mosaic Grant Budget 1.5M & Stripping Margin	3,654,527	1,500,000	(2,154,527)	243.64%
Interest Income	74,694	35,000	(39,694)	213.41%
Rental - Solar	212,758	356,739	143,981	59.64%
Sales - MM2 & Sonni Property purchase that was sold to the county.	1,330,839	-	(1,330,839)	
Sales Tax Collection Allowance	133	-	(133)	
Total CF & Income	9,322,951	5,941,739	(3,381,212)	156.91%
Expense				
Outside Services - Corridor Study	-	64,500	64,500	0.00%
Insurance - Solar	-	5,000	5,000	0.00%
Marketing	146,695	380,000	233,305	38.60%
Rent - Solar	52,127	75,000	22,873	69.50%
Capital Outlay - MM Wauchula	15	-	(15)	
Capital Outlay - Future Projects		2,565,500		0.00%
Capital Outlay - 101-111 E. Main		1,000,000		0.00%
Capital Outlay - 122 W. Main St	9,832	1,400,000		0.70%
Admin Funds Trans EDC	175,000	175,000	-	100.00%
Solar Revenue Trans EDC	275,368	276,739	1,371	99.50%
Total Expense	659,037	5,941,739	5,282,702	11.09%
Net Income	**8,663,914**	**-**	(8,663,914)	

Hardee County Industrial Development Authority Ona Mine
Profit & Loss Budget vs. Actual - Infrastructure Dev Fund
October 2024 through September 2025

	YTD April	Budget	Remaining	% of Budget (58.33%)
Income				
Carry Forward	3,759,000	3,759,000	-	100.0%
Mosaic Grant Budget 400K & Stripping Margin	974,540	400,000	(574,540)	243.64%
Interest Income	74,694	35,000	(39,694)	213.41%
Total CF & Income	4,808,234	4,194,000	(614,234)	114.65%
Expense				
Admin Funds Trans EDC	75,000	75,000	-	100.0%
Grant Expenditures - CRA Parking Facility	757,598	759,000	1,402	99.82%
Capital Outlay - 101-111 E. Main		700,000		0.0%
Capital Outlay - Future Projects	-	2,660,000	2,660,000	0.0%
Total Expense	832,598	4,194,000	3,361,402	19.85%
Net Income	**3,975,636**	**-**	**(3,975,636)**	

Hardee County Industrial Development Authority Ona Mine
Profit & Loss Budget vs. Actual - Workforce Dev Fund
October 2024 through September 2025

	YTD April	Budget	Remaining	% of Budget (58.33%)
Income				
Carry Forward	345,000	345,000	-	100.0%
Mosaic Grant Budget 100K & Stripping Margin	243,635	100,000	(143,635)	243.64%
Interest Income	10,671	5,000	(5,671)	213.41%
Total CF & Income	599,306	450,000	(149,306)	133.18%
Expense				
Utilities - Digitial Connectivity	-	25,000	25,000	0.0%
Grant Expenditures - Hardee Ed Foundation	25,519	105,000	79,481	24.3%
Capital Outlay - 101-111 E. Main	-	300,000	300,000	0.0%
Total Expense	25,519	430,000	404,481	5.93%
Net Income	**573,786**	**20,000**	(553,786)	

Hardee County Industrial Development Authority
Balance Sheet
As of April 30, 2025

	Apr 30, 25	
ASSETS		
Current Assets		
Checking/Savings		
101009 · WSB Sales (GF)		502,174.23
101013 · WSB Mosaic CD 10/17/25 3.80%		6,508,157.13
101014 · WSB Mosaic Checking		10,390,442.42
Total Checking/Savings		17,400,773.78
Accounts Receivable		
115002 · Additional Site Development		-15,769.16
115001 · Accounts Receivable Rental Inc		122,691.47
Total Accounts Receivable		106,922.31
Other Current Assets		
133016 · R. Riverter LOC		77,731.81
Total Other Current Assets		77,731.81
Total Current Assets		17,585,427.90
Fixed Assets		
Land Available for Sale		
133010 · SR Inventory - Moye parcel	7,884.56	
161910 · Terrell Property	420,000.22	
161912 · Contribution of Lot 13B/improv	60,521.74	
Total Land Available for Sale		488,406.52
Total Fixed Assets		488,406.52
Other Assets		
Due From Other Funds		
140001 · SR's - Due from GF	700,640.59	
240000 · GF's - Due to SR	-688,687.20	
Total Due From Other Funds		11,953.39
014200 · Leases Receivable		5,316,090.64
1330132 · Allowance for Uncollectible		-72,013.70
Total Other Assets		5,256,030.33
TOTAL ASSETS		**23,329,864.75**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
220014 · SR's - Due to (from) Ona Mine		-8,771.99
220010 · GF's - Due to (from) Ona Mine		75,134.48
202001 · Deferred Inflow		125,000.00
220004 · Sales Tax Payable		15,096.75
220012 · Riveter Security Deposit		1,250.00
Total Other Current Liabilities		207,709.24
Total Current Liabilities		207,709.24
Long Term Liabilities		
029911 · Deferred Inflows - Leases		5,102,491.59
Total Long Term Liabilities		5,102,491.59
Total Liabilities		5,310,200.83
Equity		
Fund Balance		
3000 · GF - Nonspendable	658,723.38	
3001 · SR - Restriced for Eco Dev Proj	13,941,800.69	

Hardee County Industrial Development Authority
Balance Sheet
As of April 30, 2025

	Apr 30, 25
3003 · GF - Unassigned	1,445,727.49
Total Fund Balance	16,046,251.56
32000 · Unrestricted Net Assets	3,021,481.13
Net Income	-1,048,068.77
Total Equity	18,019,663.92
TOTAL LIABILITIES & EQUITY	**23,329,864.75**

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2024 through April 2025

	Commerce Park (General Fund)	1390 Mott Road (Rental House) (General Fund)	0 Alton Carlton Rd. (Shorewood) (General Fund)	120 N. 8th Ave (Cotton) (General Fund)	111 E. Main (Frontline Roofing) (General Fund)	122 W. Main St. (Reif) (General Fund)
Ordinary Income/Expense						
Income						
364001 · Disposition Fixed Assets - Land	0.00	0.00	0.00	0.00	0.00	0.00
337500 · EDA Proceeds Gen FD	0.00	0.00	0.00	0.00	0.00	0.00
361100 · Interest Income GF	0.00	0.00	0.00	0.00	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00	0.00	0.00	0.00
362001 · Rental Income	0.00	8,645.30	0.00	0.00	5,950.00	0.00
Total Income	0.00	8,645.30	0.00	0.00	5,950.00	0.00
Gross Profit	0.00	8,645.30	0.00	0.00	5,950.00	0.00
Expense						
5193105 · Professional Fees						
519320 · Professional Fee Acct/Audit	0.00	0.00	0.00	0.00	0.00	0.00
5193103 · Professional fees appraisals	0.00	0.00	0.00	0.00	0.00	0.00
5193100 · Professional Fees Legal	0.00	0.00	0.00	0.00	0.00	0.00
5193106 · Environmental Assessment	0.00	0.00	0.00	0.00	0.00	0.00
5193107 · Governmental Consulting	0.00	0.00	0.00	0.00	0.00	0.00
Total 5193105 · Professional Fees	0.00	0.00	0.00	0.00	0.00	0.00
5193400 · Landscaping and Grounds	0.00	0.00	0.00	2,450.00	0.00	0.00
5194301 · Utilities	0.00	0.00	0.00	0.00	0.00	0.00
519450 · Insurance Expense	0.00	0.00	0.00	0.00	0.00	4,918.92
519453 · Rent expense	0.00	0.00	0.00	0.00	0.00	0.00
5194601 · Repairs and Maintenance						
519460 · Repairs and Maintenance GF	0.00	0.00	0.00	1,975.00	1,400.00	0.00
5194601 · Repairs and Maintenance - Other	115.05	0.00	152,500.00	0.00	0.00	0.00
Total 5194601 · Repairs and Maintenance	115.05	0.00	152,500.00	1,975.00	1,400.00	0.00
519480 · Advertising	0.00	0.00	0.00	0.00	0.00	0.00
5194903 · Property Taxes	0.00	4,694.40	44.66	3,895.18	3,454.90	2,240.36
519510 · Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00
5195205 · Bank Service Charges Gen FD	0.00	0.00	0.00	0.00	0.00	0.00
51954 · Dues, Subscriptions, Membership	0.00	0.00	0.00	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	0.00	0.00	27,210.00	0.00
6001 · Transfer to EDC	0.00	0.00	0.00	0.00	0.00	0.00
6002 · Transfer to General Fund	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	115.05	4,694.40	152,544.66	8,320.18	32,064.90	7,159.28
Net Ordinary Income	-115.05	3,950.90	-152,544.66	-8,320.18	-26,114.90	-7,159.28
Other Income/Expense						
Other Income						
Sales Tax Collection Allowance	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	**-115.05**	**3,950.90**	**-152,544.66**	**-8,320.18**	**-26,114.90**	**-7,159.28**

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2024 through April 2025

	101-107 E. Main (EDC Office) (General Fund)	217 E. Main St (Riveter) (General Fund)	126 W. Main (Utilitech Bakery) (General Fund)	533 Carlton St. (General Fund)	943 S. 6th Ave (Crews Bowling) (General Fund)	897 S. 6th Ave (Old Incubator) (General Fund)
Ordinary Income/Expense						
Income						
364001 · Disposition Fixed Assets - Land	0.00	0.00	0.00	0.00	0.00	0.00
337500 · EDA Proceeds Gen FD	0.00	0.00	0.00	0.00	0.00	0.00
361100 · Interest Income GF	0.00	0.00	0.00	0.00	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00	0.00	0.00	0.00
362001 · Rental Income	17,800.00	27,911.24	27,797.69	0.00	40,950.00	42,094.50
Total Income	17,800.00	27,911.24	27,797.69	0.00	40,950.00	42,094.50
Gross Profit	17,800.00	27,911.24	27,797.69	0.00	40,950.00	42,094.50
Expense						
5193105 · Professional Fees						
519320 · Professional Fee Acct/Audit	0.00	0.00	0.00	0.00	0.00	0.00
5193103 · Professional fees appraisals	0.00	0.00	0.00	0.00	0.00	0.00
5193100 · Professional Fees Legal	0.00	0.00	0.00	250.00	0.00	2,700.00
5193106 · Environmental Assessment	0.00	0.00	0.00	0.00	0.00	0.00
5193107 · Governmental Consulting	0.00	0.00	0.00	0.00	0.00	0.00
Total 5193105 · Professional Fees	0.00	0.00	0.00	250.00	0.00	2,700.00
5193400 · Landscaping and Grounds	0.00	0.00	0.00	9,390.00	0.00	5,950.00
5194301 · Utilities	0.00	0.00	0.00	0.00	0.00	-7,350.03
519450 · Insurance Expense	0.00	0.00	0.00	0.00	0.00	57,231.70
519453 · Rent expense	0.00	412.00	0.00	0.00	0.00	0.00
5194601 · Repairs and Maintenance						
519460 · Repairs and Maintenance GF	0.00	954.35	800.00	0.00	0.00	0.00
5194601 · Repairs and Maintenance - Other	1,198.79	0.00	0.00	3,554.58	0.00	2,092.00
Total 5194601 · Repairs and Maintenance	1,198.79	954.35	800.00	3,554.58	0.00	2,092.00
519480 · Advertising	0.00	0.00	0.00	0.00	0.00	0.00
5194903 · Property Taxes	17,006.16	13,551.59	2,638.72	62,391.84	10,475.09	33,472.90
519510 · Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00
5195205 · Bank Service Charges Gen FD	0.00	0.00	0.00	0.00	0.00	0.00
51954 · Dues, Subscriptions, Membership	0.00	0.00	0.00	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00
6001 · Transfer to EDC	0.00	0.00	0.00	0.00	0.00	0.00
6002 · Transfer to General Fund	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	18,204.95	14,917.94	3,438.72	75,586.42	10,475.09	94,096.57
Net Ordinary Income	-404.95	12,993.30	24,358.97	-75,586.42	30,474.91	-52,002.07
Other Income/Expense						
Other Income						
Sales Tax Collection Allowance	12.58	20.93	20.86	10.62	30.73	31.57
Total Other Income	12.58	20.93	20.86	10.62	30.73	31.57
Net Other Income	12.58	20.93	20.86	10.62	30.73	31.57
Net Income	**-392.37**	**13,014.23**	**24,379.83**	**-75,575.80**	**30,505.64**	**-51,970.50**

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2024 through April 2025

	1499 US Hwy 17 N (Kinbro) (General Fund)	350 Mancini Pl (Mancini Foods) (General Fund)	2275 Commerce Ct (Florikan) (General Fund)	2280 Commerce Ct. (Cesaroni) (General Fund)	205 SR 62 (Moye) (General Fund)	1436 Old Bradenton Rd (A+ Env) (General Fund)
Ordinary Income/Expense						
Income						
364001 · Disposition Fixed Assets - Land	0.00	0.00	0.00	0.00	0.00	0.00
337500 · EDA Proceeds Gen FD	0.00	0.00	0.00	0.00	0.00	0.00
361100 · Interest Income GF	0.00	0.00	0.00	0.00	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00	0.00	0.00	0.00
362001 · Rental Income	6,000.00	39,112.50	0.00	92,692.25	0.00	4,287.50
Total Income	6,000.00	39,112.50	0.00	92,692.25	0.00	4,287.50
Gross Profit	6,000.00	39,112.50	0.00	92,692.25	0.00	4,287.50
Expense						
5193105 · Professional Fees						
519320 · Professional Fee Acct/Audit	0.00	0.00	0.00	0.00	0.00	0.00
5193103 · Professional fees appraisals	0.00	0.00	4,500.00	0.00	0.00	0.00
5193100 · Professional Fees Legal	0.00	1,880.99	0.00	0.00	0.00	0.00
5193106 · Environmental Assessment	0.00	0.00	0.00	0.00	0.00	0.00
5193107 · Governmental Consulting	0.00	0.00	0.00	0.00	0.00	0.00
Total 5193105 · Professional Fees	0.00	1,880.99	4,500.00	0.00	0.00	0.00
5193400 · Landscaping and Grounds	0.00	0.00	0.00	0.00	0.00	0.00
5194301 · Utilities	0.00	0.00	0.00	0.00	293.88	0.00
519450 · Insurance Expense	17,743.75	0.00	0.00	0.00	2,844.31	2,768.61
519453 · Rent expense	0.00	0.00	0.00	0.00	0.00	0.00
5194601 · Repairs and Maintenance						
519460 · Repairs and Maintenance GF	10,075.00	0.00	0.00	0.00	0.00	0.00
5194601 · Repairs and Maintenance - Other	0.00	0.00	4,277.34	0.00	0.00	0.00
Total 5194601 · Repairs and Maintenance	10,075.00	0.00	4,277.34	0.00	0.00	0.00
519480 · Advertising	0.00	0.00	0.00	0.00	0.00	0.00
5194903 · Property Taxes	22,076.41	57,190.12	36,508.24	22,479.69	0.00	602.85
519510 · Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00
5195205 · Bank Service Charges Gen FD	0.00	0.00	0.00	0.00	0.00	0.00
51954 · Dues, Subscriptions, Membership	0.00	0.00	0.00	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00
6001 · Transfer to EDC	0.00	0.00	0.00	0.00	0.00	0.00
6002 · Transfer to General Fund	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	49,895.16	59,071.11	45,285.58	22,479.69	3,138.19	3,371.46
Net Ordinary Income	-43,895.16	-19,958.61	-45,285.58	70,212.56	-3,138.19	916.04
Other Income/Expense						
Other Income						
Sales Tax Collection Allowance	0.00	47.27	8.15	69.51	0.00	5.17
Total Other Income	0.00	47.27	8.15	69.51	0.00	5.17
Net Other Income	0.00	47.27	8.15	69.51	0.00	5.17
Net Income	**-43,895.16**	**-19,911.34**	**-45,277.43**	**70,282.07**	**-3,138.19**	**921.21**

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2024 through April 2025

	0 Alton Carlton Rd (Parker) (General Fund)	2515 Commerce Ct (Mach Connect) (General Fund)	Spec Building 9- EDA Grant (General Fund)	Phase 2 Expansion- EDA Grant (General Fund)	Florida Job Growth Grant (General Fund)	Administrative (General Fund)
Ordinary Income/Expense						
Income						
364001 · Disposition Fixed Assets - Land	0.00	0.00	0.00	0.00	0.00	0.00
337500 · EDA Proceeds Gen FD	0.00	0.00	62,764.00	0.00	0.00	0.00
361100 · Interest Income GF	0.00	0.00	0.00	0.00	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00	0.00	0.00	0.00
362001 · Rental Income	0.00	69,895.25	0.00	0.00	0.00	0.00
Total Income	0.00	69,895.25	62,764.00	0.00	0.00	0.00
Gross Profit	0.00	69,895.25	62,764.00	0.00	0.00	0.00
Expense						
5193105 · Professional Fees						
519320 · Professional Fee Acct/Audit	0.00	0.00	0.00	0.00	0.00	14,484.00
5193103 · Professional fees appraisals	0.00	0.00	0.00	0.00	0.00	0.00
5193100 · Professional Fees Legal	0.00	0.00	0.00	0.00	0.00	0.00
5193106 · Environmental Assessment	0.00	0.00	0.00	0.00	0.00	0.00
5193107 · Governmental Consulting	0.00	0.00	0.00	0.00	0.00	52,500.00
Total 5193105 · Professional Fees	0.00	0.00	0.00	0.00	0.00	66,984.00
5193400 · Landscaping and Grounds	0.00	0.00	0.00	0.00	0.00	0.00
5194301 · Utilities	0.00	0.00	0.00	0.00	0.00	0.00
519450 · Insurance Expense	0.00	18,712.28	0.00	0.00	0.00	0.00
519453 · Rent expense	0.00	0.00	0.00	0.00	0.00	0.00
5194601 · Repairs and Maintenance						
519460 · Repairs and Maintenance GF	0.00	0.00	0.00	0.00	0.00	0.00
5194601 · Repairs and Maintenance - Other	0.00	0.00	0.00	0.00	0.00	0.00
Total 5194601 · Repairs and Maintenance	0.00	0.00	0.00	0.00	0.00	0.00
519480 · Advertising	0.00	0.00	0.00	0.00	0.00	0.00
5194903 · Property Taxes	679.04	15,788.45	0.00	0.00	0.00	0.00
519510 · Office Supplies	0.00	0.00	0.00	0.00	11.71	0.00
5195205 · Bank Service Charges Gen FD	0.00	0.00	0.00	0.00	0.00	0.00
51954 · Dues, Subscriptions, Membership	0.00	0.00	0.00	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	477,734.78	7,450.00	0.00	0.00
6001 · Transfer to EDC	0.00	0.00	0.00	0.00	0.00	250,000.00
6002 · Transfer to General Fund	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	679.04	34,500.73	477,734.78	7,450.00	11.71	316,984.00
Net Ordinary Income	-679.04	35,394.52	-414,970.78	-7,450.00	-11.71	-316,984.00
Other Income/Expense						
Other Income						
Sales Tax Collection Allowance	0.00	48.96	0.00	0.00	0.00	0.00
Total Other Income	0.00	48.96	0.00	0.00	0.00	0.00
Net Other Income	0.00	48.96	0.00	0.00	0.00	0.00
Net Income	**-679.04**	**35,443.48**	**-414,970.78**	**-7,450.00**	**-11.71**	**-316,984.00**

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2024 through April 2025

	Grove (General Fund)	Property Maintenance (General Fund)	Property Management (General Fund)	Spec Bldg 1&3 Florikan Rental (General Fund)	1510 US Hwy 17 N. (Innovar) (General Fund)	General Fund - Other (General Fund)	Total General Fund
Ordinary Income/Expense							
Income							
364001 · Disposition Fixed Assets - Land	0.00	0.00	0.00	0.00	0.00	59,457.38	59,457.38
337500 · EDA Proceeds Gen FD	0.00	0.00	0.00	0.00	0.00	0.00	62,764.00
361100 · Interest Income GF	0.00	0.00	0.00	0.00	0.00	19,884.50	19,884.50
361101 · Interest income Mosaic accts	0.00	0.00	0.00	0.00	0.00	103,009.73	103,009.73
362001 · Rental Income	0.00	0.00	5,257.62	76,107.22	61,250.00	250.00	526,001.07
Total Income	0.00	0.00	5,257.62	76,107.22	61,250.00	182,601.61	771,116.68
Gross Profit	0.00	0.00	5,257.62	76,107.22	61,250.00	182,601.61	771,116.68
Expense							
5193105 · Professional Fees							
519320 · Professional Fee Acct/Audit	0.00	0.00	0.00	0.00	0.00	0.00	14,484.00
5193103 · Professional fees appraisals	0.00	0.00	0.00	0.00	2,250.00	2,950.00	9,700.00
5193100 · Professional Fees Legal	0.00	0.00	0.00	0.00	675.00	59,693.59	65,199.58
5193106 · Environmental Assessment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5193107 · Governmental Consulting	0.00	0.00	0.00	0.00	0.00	0.00	52,500.00
Total 5193105 · Professional Fees	0.00	0.00	0.00	0.00	2,925.00	62,643.59	141,883.58
5193400 · Landscaping and Grounds	0.00	9,648.38	0.00	0.00	3,000.00	0.00	30,438.38
5194301 · Utilities	340.08	0.00	0.00	0.00	0.00	3,059.76	-3,656.31
519450 · Insurance Expense	0.00	0.00	27,171.86	117,707.27	0.00	99,286.71	348,385.41
519453 · Rent expense	0.00	0.00	0.00	0.00	0.00	0.00	412.00
5194601 · Repairs and Maintenance							
519460 · Repairs and Maintenance GF	594.11	0.00	0.00	0.00	0.00	0.00	15,798.46
5194601 · Repairs and Maintenance - Other	1,402.21	0.00	2,864.78	12,870.53	65,520.18	0.00	246,395.46
Total 5194601 · Repairs and Maintenance	1,996.32	0.00	2,864.78	12,870.53	65,520.18	0.00	262,193.92
519480 · Advertising	0.00	0.00	0.00	0.00	0.00	243.00	243.00
5194903 · Property Taxes	372.44	0.00	0.00	0.00	41,402.74	186.37	351,152.15
519510 · Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00	11.71
5195205 · Bank Service Charges Gen FD	0.00	0.00	0.00	0.00	0.00	15.00	15.00
51954 · Dues, Subscriptions, Membership	0.00	0.00	0.00	0.00	0.00	200.00	200.00
6000 · Capital Outlay	5,490.00	0.00	0.00	0.00	44,746.12	0.00	562,630.90
6001 · Transfer to EDC	0.00	0.00	0.00	0.00	0.00	0.00	250,000.00
6002 · Transfer to General Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	8,198.84	9,648.38	30,036.64	130,577.80	157,594.04	165,634.43	1,943,909.74
Net Ordinary Income	-8,198.84	-9,648.38	-24,779.02	-54,470.58	-96,344.04	16,967.18	-1,172,793.06
Other Income/Expense							
Other Income							
Sales Tax Collection Allowance	0.00	0.00	0.00	48.90	45.92	0.00	401.17
Total Other Income	0.00	0.00	0.00	48.90	45.92	0.00	401.17
Net Other Income	0.00	0.00	0.00	48.90	45.92	0.00	401.17
Net Income	**-8,198.84**	**-9,648.38**	**-24,779.02**	**-54,421.68**	**-96,298.12**	**16,967.18**	**-1,172,391.89**

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2024 through April 2025

	TOTAL
Ordinary Income/Expense	
Income	
364001 · Disposition Fixed Assets - Land	59,457.38
337500 · EDA Proceeds Gen FD	62,764.00
361100 · Interest Income GF	19,884.50
361101 · Interest income Mosaic accts	103,009.73
362001 · Rental Income	526,001.07
Total Income	771,116.68
Gross Profit	771,116.68
Expense	
5193105 · Professional Fees	
519320 · Professional Fee Acct/Audit	14,484.00
5193103 · Professional fees appraisals	9,700.00
5193100 · Professional Fees Legal	65,199.58
5193106 · Environmental Assessment	0.00
5193107 · Governmental Consulting	52,500.00
Total 5193105 · Professional Fees	141,883.58
5193400 · Landscaping and Grounds	30,438.38
5194301 · Utilities	-3,656.31
519450 · Insurance Expense	348,385.41
519453 · Rent expense	412.00
5194601 · Repairs and Maintenance	
519460 · Repairs and Maintenance GF	15,798.46
5194601 · Repairs and Maintenance - Other	246,395.46
Total 5194601 · Repairs and Maintenance	262,193.92
519480 · Advertising	243.00
5194903 · Property Taxes	351,152.15
519510 · Office Supplies	11.71
5195205 · Bank Service Charges Gen FD	15.00
51954 · Dues, Subscriptions, Membership	200.00
6000 · Capital Outlay	562,630.90
6001 · Transfer to EDC	250,000.00
6002 · Transfer to General Fund	0.00
Total Expense	1,943,909.74
Net Ordinary Income	-1,172,793.06
Other Income/Expense	
Other Income	
Sales Tax Collection Allowance	401.17
Total Other Income	401.17
Net Other Income	401.17
Net Income	**-1,172,391.89**

Hardee County Industrial Development Authority General Fund
Profit & Loss Budget vs. Actual
October 2024 through September 2025

	YTD Actual April	Budget	Remaining	% of Budget (58.33%)
Income				
Carry Forward	1,600,000	1,600,000	-	100.0%
364001 · Disposition Fixed Assets - Land	59,457		(59,457)	
337500 · EDA Proceeds Gen FD	62,764	11,740,380	11,677,616	0.54%
361100 · Interest Income GF	19,885	85,000	65,116	23.39%
361101 · Interest income Mosaic accts	103,010	-	(103,010)	
362001 · Rental Income	524,366	1,060,000	535,634	49.47%
Sales Tax & Collection Allowance	401	-	(401)	
Total CF & Income	2,369,883	14,485,380	12,115,497	16.36%
Expense				
5193105 · Professional Fees	142,209	300,000	157,791	47.4%
519322 · Travel	-	4,000	4,000	0.0%
5193400 · Landscaping and Grounds	30,438	40,000	9,562	76.1%
5194301 · Utilities	(6,619)	20,000	26,619	-33.09%
519450 · Insurance Expense	348,385	550,000	201,615	63.34%
519453 · Rent expense	412		(412)	
5194601 · Repairs and Maintenance	277,729	100,000	(177,729)	277.73%
519480 · Advertising	243	3,000	2,757	8.1%
5194903 · Property Taxes	351,152	400,000	48,848	87.79%
519510 · Office Supplies	12	-	(12)	
5195205 · Bank Service Charges Gen FD	15	-	(15)	
51954 · Dues, Subscriptions, Membership	200	-	(200)	
519840 · Grant expenses	-	516,380	516,380	0.0%
6000 · Capital Outlay	562,631	11,224,000	10,661,369	5.01%
6001 · Transfer to EDC	250,000	250,000	-	100.0%
Total Expense	1,956,807	13,407,380	11,450,573	14.6%
Net Income	**413,076**	**1,078,000**	**664,924**	

Hardee County Industrial Development Authority Special Revenue
Profit & Loss Budget vs. Actual
October 2024 through September 2025

	YTD Actual April	Budget	Remaining	% of Budget (58.33%)
Income				
Carry Forward	15,400,000	15,400,000	-	100%
361101 · Interest income Mosaic accts	198,078	250,000	51,922	79%
369905 · Mosaic Grant Revenue	1,688,217	-	(1,688,217)	
Total CF & Income	17,286,295	15,650,000	(1,636,295)	110%
Expense				
5193105 · Professional Fees	14,400	-	(14,400)	
519840 · Grant expenses	-	3,180,000	3,180,000	0%
6000 · Capital Outlay	1,498,450	8,100,000	6,601,550	18%
6006 · Cap Outlay - Gardens at Midtown	-	1,000,000	1,000,000	0%
6007 · Cap Outlay - Multi-Purpose Fac	-	1,000,000	1,000,000	0%
6008 · Cap Outlay - Future Projects	-	1,370,000	1,370,000	0%
6009 · Cap Outlay - 533 Carlton St	-	500,000	500,000	0%
6001 · Transfer to EDC	250,000	250,000	-	100%
Total Expense	1,762,850	15,400,000	13,637,150	11%
Net Income	**15,523,444**	**250,000**	(15,273,444)	

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2024 through April 2025

	Housing - Bostick Rd (Special Revenue)	Spec Bldg 12- Lot 2 (Special Revenue)	Administrative (Special Revenue)	Spec Building 8- Riveter (Special Revenue)	Spec Building 9- Lot 27 (Special Revenue)	Special Revenue - Other (Special Revenue)	Total Special Revenue
Ordinary Income/Expense							
Income							
361101 · Interest income Mosaic accts	0.00	0.00	0.00	0.00	0.00	198,077.62	198,077.62
369905 · Mosaic Grant Revenue	0.00	0.00	0.00	0.00	0.00	1,688,216.95	1,688,216.95
Total Income	0.00	0.00	0.00	0.00	0.00	1,886,294.57	1,886,294.57
Gross Profit	0.00	0.00	0.00	0.00	0.00	1,886,294.57	1,886,294.57
Expense							
5193105 · Professional Fees							
5193102 · Professional Fees Engineering	600.00	0.00	0.00	0.00	0.00	0.00	600.00
5193106 · Environmental Assessment	13,800.00	0.00	0.00	0.00	0.00	0.00	13,800.00
Total 5193105 · Professional Fees	14,400.00	0.00	0.00	0.00	0.00	0.00	14,400.00
6000 · Capital Outlay	0.00	1,245,190.27	0.00	60,966.93	192,293.09	0.00	1,498,450.29
6001 · Transfer to EDC	0.00	0.00	250,000.00	0.00	0.00	0.00	250,000.00
Total Expense	14,400.00	1,245,190.27	250,000.00	60,966.93	192,293.09	0.00	1,762,850.29
Net Ordinary Income	-14,400.00	-1,245,190.27	-250,000.00	-60,966.93	-192,293.09	1,886,294.57	123,444.28
Net Income	**-14,400.00**	**-1,245,190.27**	**-250,000.00**	**-60,966.93**	**-192,293.09**	**1,886,294.57**	**123,444.28**

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2024 through April 2025

	TOTAL
Ordinary Income/Expense	
Income	
361101 · Interest income Mosaic accts	198,077.62
369905 · Mosaic Grant Revenue	1,688,216.95
Total Income	1,886,294.57
Gross Profit	1,886,294.57
Expense	
5193105 · Professional Fees	
5193102 · Professional Fees Engineering	600.00
5193106 · Environmental Assessment	13,800.00
Total 5193105 · Professional Fees	14,400.00
6000 · Capital Outlay	1,498,450.29
6001 · Transfer to EDC	250,000.00
Total Expense	1,762,850.29
Net Ordinary Income	123,444.28
Net Income	**123,444.28**

Hardee County Economic Development
Balance Sheet
As of May 31, 2025

	May 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Wauchula State Bank	603,140.54
Total Checking/Savings	603,140.54
Total Current Assets	603,140.54
Fixed Assets	
Office Equipment	40,494.05
Accum. Depreciation	-19,902.50
Total Fixed Assets	20,591.55
TOTAL ASSETS	**623,732.09**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 · Accounts payable	15,915.30
Total Accounts Payable	15,915.30
Total Current Liabilities	15,915.30
Total Liabilities	15,915.30
Equity	
3010 · Unrestrict (retained earnings)	172,947.18
Net Income	434,869.61
Total Equity	607,816.79
TOTAL LIABILITIES & EQUITY	**623,732.09**

Hardee County Economic Development
Profit & Loss Budget vs. Actual
October 2024 through September 2025

	YTD Actual May	Budget	Remaining	% of Budget (66.67%)
Income				
Annual Meeting	1,231.05	0.00	(1,231.05)	
Carry Forward	70,000	70,000	-	100.0%
Grants	-	155,000	155,000	0.0%
Transfer In - IDA	500,000	500,000	-	100.0%
Transfer In IDA- Ona Mine	525,368	526,739	1,371	99.74%
Total CF & Income	1,096,599	1,251,739	155,140	87.61%
Expense				
012-0 · Payroll Expenses	342,205	505,000	162,795	67.76%
021-0 · Payroll taxes	25,304	38,700	13,396	65.38%
022-0 · Retirement Contributions 401K	15,166	35,400	20,234	42.84%
023-0 · Life/Health Insurance	97,985	160,000	62,015	61.24%
031-0 · Outside Services	11,253	45,000	33,747	25.01%
040-0 · Travel	10,083	12,000	1,917	84.02%
043-1 · Utilities Electric/Water/Sewer	3,324	7,500	4,176	44.31%
043-2 · Utilities Telephone/Internet	2,145	3,000	855	71.49%
045-0 · Insurance	3,572	3,500	(72)	102.04%
046-0 · Repairs & Maintenance	90	1,000	910	9.0%
048-1 · Promotional Annual Meeting	31,977	50,000	18,023	63.95%
048-2 · Promotional Community Engagement	4,451	3,000	(1,451)	148.37%
048-3 · Promotional CEO Support Group	135	2,000	1,865	6.75%
048-4 · Promotional Other	1,030	-	(1,030)	
048-5 · Promotional BVC	2,033	40,000	37,967	5.08%
051-0 · Office Expense and Supplies	6,749	17,000	10,251	39.7%
054-0 · Books, Dues, & Subscriptions	26,176	20,000	(6,176)	130.88%
055-0 · Employee training	8,055	15,000	6,945	53.7%
Total Expense	591,729	958,100	366,371	61.76%
Net Income	**504,870**	**293,639**	(211,231)	

Hardee County Industrial Development Authority
Balance Sheet
As of May 31, 2025

	May 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Ona Mine- Mosaic	12,800,874.55
Total Checking/Savings	12,800,874.55
Accounts Receivable	
Accounts Receivable	-163.65
Total Accounts Receivable	-163.65
Other Current Assets	
Due from S. Ft. Meade SR Fund	1,350.60
Due From General Fund	51,498.76
Total Other Current Assets	52,849.36
Total Current Assets	12,853,560.26
TOTAL ASSETS	**12,853,560.26**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to S Ft Meade	10,122.59
Sales Tax Payable	3,201.95
Total Other Current Liabilities	13,324.54
Total Current Liabilities	13,324.54
Total Liabilities	13,324.54
Equity	
Retained Earnings	7,775,007.11
Net Income	5,065,228.61
Total Equity	12,840,235.72
TOTAL LIABILITIES & EQUITY	**12,853,560.26**

Hardee County Industrial Development Authority Ona Mine
Profit & Loss Budget vs. Actual - All Classes
October 2024 through September 2025

	YTD May	Budget	Remaining	% of Budget (66.67%)
Income				
Carry Forward	8,154,000	8,154,000	-	100.0%
Mosaic Grant Budget 2M & Stripping Margin	4,872,702	2,000,000	(2,872,702)	243.64%
Interest Income	192,745	75,000	(117,745)	256.99%
Rental Income	235,705	356,739	121,034	66.07%
Sales	1,330,839	-	(1,330,839)	
Sales Tax Collection Allowance	150	-	(150)	
Total CF & Income	14,786,142	10,585,739	(4,200,403)	139.68%
Expense				
Outside Services - Corridor Study	-	64,500	64,500	0.0%
Insurance - Solar	-	5,000	5,000	0.0%
Marketing	171,072	380,000	208,928	45.02%
Rent - Solar	52,127	75,000	22,873	69.5%
Utilities - Digital Connectivity	-	25,000	25,000	0.0%
Solar Revenue Trans EDC	275,368	276,739	1,371	99.5%
Admin Funds Trans EDC	250,000	250,000	-	100.0%
Grant Expenditures - CRA Parking Facility	757,598	759,000	1,402	99.82%
Grant Expenditures - Hardee Ed Foundation	25,519	105,000	79,481	24.3%
Capital Outlay - 101-111 E. Main	10,000	2,000,000	1,990,000	0.5%
Capital Outlay - 122 W. Main	25,214	1,400,000		1.8%
Capital Outlay - Future Projects		5,225,500		0.0%
Capital Outlay - MM Wauchula	15	-	(15)	
Total Expense	1,566,913	10,565,739	8,998,826	14.83%
Net Income	**13,219,229**	**20,000**	**(13,199,229)**	

Hardee County Industrial Development Authority Ona Mine
Profit & Loss Budget vs. Actual - General Ec Dev Fund
October 2024 through September 2025

	YTD May	Budget	Remaining	% of Budget (66.67%)
Income				
Carry Forward	4,050,000	4,050,000	-	100.00%
Mosaic Grant Budget 1.5M & Stripping Margin	3,654,527	1,500,000	(2,154,527)	243.64%
Interest Income	89,947	35,000	(54,947)	256.99%
Rental - Solar	235,705	356,739	121,034	66.07%
Sales - MM2 & Sonni Property purchase that was sold to the county.	1,330,839	-	(1,330,839)	
Sales Tax Collection Allowance	150	-	(150)	
Total CF & Income	9,361,169	5,941,739	(3,419,430)	157.55%
Expense				
Outside Services - Corridor Study	-	64,500	64,500	0.00%
Insurance - Solar	-	5,000	5,000	0.00%
Marketing	171,072	380,000	208,928	45.02%
Rent - Solar	52,127	75,000	22,873	69.50%
Capital Outlay - MM Wauchula	15	-	(15)	
Capital Outlay - Future Projects		2,565,500		0.00%
Capital Outlay - 101-111 E. Main	10,000	1,000,000		1.00%
Capital Outlay - 122 W. Main St	25,214	1,400,000		1.80%
Admin Funds Trans EDC	175,000	175,000	-	100.00%
Solar Revenue Trans EDC	275,368	276,739	1,371	99.50%
Total Expense	708,796	5,941,739	5,232,943	11.93%
Net Income	**8,652,373**	**-**	(8,652,373)	

Hardee County Industrial Development Authority Ona Mine
Profit & Loss Budget vs. Actual - Infrastructure Dev Fund
October 2024 through September 2025

	YTD May	Budget	Remaining	% of Budget (66.67%)
Income				
Carry Forward	3,759,000	3,759,000	-	100.0%
Mosaic Grant Budget 400K & Stripping Margin	974,540	400,000	(574,540)	243.64%
Interest Income	89,947	35,000	(54,947)	256.99%
Total CF & Income	4,823,487	4,194,000	(629,487)	115.01%
Expense				
Admin Funds Trans EDC	75,000	75,000	-	100.0%
Grant Expenditures - CRA Parking Facility	757,598	759,000	1,402	99.82%
Capital Outlay - 101-111 E. Main		700,000		0.0%
Capital Outlay - Future Projects	-	2,660,000	2,660,000	0.0%
Total Expense	832,598	4,194,000	3,361,402	19.85%
Net Income	**3,990,889**	**-**	**(3,990,889)**	

Hardee County Industrial Development Authority Ona Mine
Profit & Loss Budget vs. Actual - Workforce Dev Fund
October 2024 through September 2025

	YTD May	Budget	Remaining	% of Budget (66.67%)
Income				
Carry Forward	345,000	345,000	-	100.0%
Mosaic Grant Budget 100K & Stripping Margin	243,635	100,000	(143,635)	243.64%
Interest Income	12,851	5,000	(7,851)	257.01%
Total CF & Income	601,486	450,000	(151,486)	133.66%
Expense				
Utilities - Digitial Connectivity	-	25,000	25,000	0.0%
Grant Expenditures - Hardee Ed Foundation	25,519	105,000	79,481	24.3%
Capital Outlay - 101-111 E. Main	-	300,000	300,000	0.0%
Total Expense	25,519	430,000	404,481	5.93%
Net Income	**575,966**	**20,000**	(555,966)	

Hardee County Industrial Development Authority
Balance Sheet
Accrual Basis — **As of May 31, 2025**

	May 31, 25	
ASSETS		
Current Assets		
Checking/Savings		
101009 · WSB Sales (GF)		228,840.76
101013 · WSB Mosaic CD 10/17/25 3.80%		6,508,157.13
101014 · WSB Mosaic Checking		10,355,780.56
Total Checking/Savings		17,092,778.45
Accounts Receivable		
115002 · Additional Site Development		(15,769.16)
115001 · Accounts Receivable Rental Inc		152,605.54
Total Accounts Receivable		136,836.38
Other Current Assets		
133016 · R. Riverter LOC		77,731.81
Total Other Current Assets		77,731.81
Total Current Assets		17,307,346.64
Fixed Assets		
Land Available for Sale		
133010 · SR Inventory - Moye parcel	7,884.56	
161910 · Terrell Property	420,000.22	
161912 · Contribution of Lot 13B/improv	60,521.74	
Total Land Available for Sale		488,406.52
Total Fixed Assets		488,406.52
Other Assets		
Due From Other Funds		
140001 · SR's - Due from GF	705,241.40	
240000 · GF's - Due to SR	(705,241.40)	
Total Due From Other Funds		0.00
014200 · Leases Receivable		5,316,090.64
1330132 · Allowance for Uncollectible		(72,013.70)
Total Other Assets		5,244,076.94
TOTAL ASSETS		**23,039,830.10**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		

Hardee County Industrial Development Authority
Balance Sheet
Accrual Basis — **As of May 31, 2025**

	May 31, 25	
202000 · Accounts Payable		32,361.38
Total Accounts Payable		32,361.38
Other Current Liabilities		
220014 · SR's - Due to (from) Ona Mine		(8,771.99)
220010 · GF's - Due to (from) Ona Mine		51,498.76
202001 · Deferred Inflow		125,000.00
220004 · Sales Tax Payable		15,081.00
220012 · Riveter Security Deposit		1,250.00
Total Other Current Liabilities		184,057.77
Total Current Liabilities		216,419.15
Long Term Liabilities		
029911 · Deferred Inflows - Leases		5,102,491.59
Total Long Term Liabilities		5,102,491.59
Total Liabilities		5,318,910.74
Equity		
Fund Balance		
3000 · GF - Nonspendable	658,723.38	
3001 · SR - Restriced for Eco Dev Proj	13,941,800.69	
3003 · GF - Unassigned	1,445,727.49	
Total Fund Balance		16,046,251.56
32000 · Unrestricted Net Assets		3,011,092.29
Net Income		(1,336,424.49)
Total Equity		17,720,919.36
TOTAL LIABILITIES & EQUITY		**23,039,830.10**

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2024 through May 2025

	Commerce Park (General Fund)	1390 Mott Road (Rental House) (General Fund)	0 Alton Carlton Rd. (Shorewood) (General Fund)	120 N. 8th Ave (Cotton) (General Fund)	111 E. Main (Frontline Roofing) (General Fund)	122 W. Main St. (Reif) (General Fund)
Ordinary Income/Expense						
Income						
364001 · Disposition Fixed Assets - Land	0.00	0.00	0.00	0.00	0.00	0.00
337500 · EDA Proceeds Gen FD	0.00	0.00	0.00	0.00	0.00	0.00
361100 · Interest Income GF	0.00	0.00	0.00	0.00	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00	0.00	0.00	0.00
362001 · Rental Income	0.00	9,510.30	0.00	0.00	6,800.00	0.00
Total Income	0.00	9,510.30	0.00	0.00	6,800.00	0.00
Gross Profit	0.00	9,510.30	0.00	0.00	6,800.00	0.00
Expense						
5193105 · Professional Fees						
519320 · Professional Fee Acct/Audit	0.00	0.00	0.00	0.00	0.00	0.00
5193103 · Professional fees appraisals	0.00	0.00	0.00	0.00	0.00	0.00
5193100 · Professional Fees Legal	1,125.00	0.00	0.00	0.00	0.00	0.00
5193106 · Environmental Assessment	0.00	0.00	0.00	0.00	0.00	0.00
5193107 · Governmental Consulting	0.00	0.00	0.00	0.00	0.00	0.00
Total 5193105 · Professional Fees	1,125.00	0.00	0.00	0.00	0.00	0.00
5193400 · Landscaping and Grounds	10,900.23	0.00	0.00	2,800.00	0.00	0.00
5194301 · Utilities	468.55	0.00	0.00	0.00	0.00	0.00
519450 · Insurance Expense	0.00	0.00	0.00	0.00	0.00	4,918.92
519453 · Rent expense	0.00	0.00	0.00	0.00	0.00	0.00
5194601 · Repairs and Maintenance						
519460 · Repairs and Maintenance GF	325.00	0.00	0.00	1,975.00	1,700.00	21.35
5194601 · Repairs and Maintenance - Other	115.05	0.00	152,500.00	0.00	0.00	0.00
Total 5194601 · Repairs and Maintenance	440.05	0.00	152,500.00	1,975.00	1,700.00	21.35
519480 · Advertising	0.00	0.00	0.00	0.00	0.00	0.00
5194903 · Property Taxes	0.00	4,694.40	44.66	3,895.18	3,454.90	2,240.36
519510 · Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00
5195205 · Bank Service Charges Gen FD	0.00	0.00	0.00	0.00	0.00	0.00
51954 · Dues, Subscriptions, Membership	0.00	0.00	0.00	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	0.00	0.00	27,210.00	0.00
6001 · Transfer to EDC	0.00	0.00	0.00	0.00	0.00	0.00
6002 · Transfer to General Fund	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	12,933.83	4,694.40	152,544.66	8,670.18	32,364.90	7,180.63
Net Ordinary Income	-12,933.83	4,815.90	-152,544.66	-8,670.18	-25,564.90	-7,180.63
Other Income/Expense						
Other Income						
Sales Tax Collection Allowance	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	**-12,933.83**	**4,815.90**	**-152,544.66**	**-8,670.18**	**-25,564.90**	**-7,180.63**

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2024 through May 2025

	101-107 E. Main (EDC Office) (General Fund)	217 E. Main St (Riveter) (General Fund)	126 W. Main (Utilitech Bakery) (General Fund)	533 Carlton St. (General Fund)	943 S. 6th Ave (Crews Bowling) (General Fund)	897 S. 6th Ave (Old Incubator) (General Fund)
Ordinary Income/Expense						
Income						
364001 · Disposition Fixed Assets - Land	0.00	0.00	0.00	0.00	0.00	0.00
337500 · EDA Proceeds Gen FD	0.00	0.00	0.00	0.00	0.00	0.00
361100 · Interest Income GF	0.00	0.00	0.00	0.00	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00	0.00	0.00	0.00
362001 · Rental Income	20,200.00	31,898.56	30,394.03	0.00	46,800.00	47,585.50
Total Income	20,200.00	31,898.56	30,394.03	0.00	46,800.00	47,585.50
Gross Profit	20,200.00	31,898.56	30,394.03	0.00	46,800.00	47,585.50
Expense						
5193105 · Professional Fees						
519320 · Professional Fee Acct/Audit	0.00	0.00	0.00	0.00	0.00	0.00
5193103 · Professional fees appraisals	0.00	0.00	0.00	0.00	0.00	0.00
5193100 · Professional Fees Legal	0.00	0.00	0.00	250.00	0.00	2,700.00
5193106 · Environmental Assessment	0.00	0.00	0.00	0.00	0.00	0.00
5193107 · Governmental Consulting	0.00	0.00	0.00	0.00	0.00	0.00
Total 5193105 · Professional Fees	0.00	0.00	0.00	250.00	0.00	2,700.00
5193400 · Landscaping and Grounds	0.00	0.00	0.00	10,756.10	0.00	6,800.00
5194301 · Utilities	0.00	0.00	0.00	0.00	0.00	-8,130.09
519450 · Insurance Expense	0.00	0.00	0.00	0.00	0.00	57,231.70
519453 · Rent expense	0.00	412.00	0.00	0.00	0.00	0.00
5194601 · Repairs and Maintenance						
519460 · Repairs and Maintenance GF	1,350.00	954.35	800.00	298.82	0.00	0.00
5194601 · Repairs and Maintenance - Other	1,221.29	0.00	0.00	3,554.58	0.00	2,302.00
Total 5194601 · Repairs and Maintenance	2,571.29	954.35	800.00	3,853.40	0.00	2,302.00
519480 · Advertising	0.00	0.00	0.00	0.00	0.00	0.00
5194903 · Property Taxes	17,006.16	13,551.59	2,638.72	62,391.84	10,475.09	33,472.90
519510 · Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00
5195205 · Bank Service Charges Gen FD	0.00	0.00	0.00	0.00	0.00	0.00
51954 · Dues, Subscriptions, Membership	0.00	0.00	0.00	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00
6001 · Transfer to EDC	0.00	0.00	0.00	0.00	0.00	0.00
6002 · Transfer to General Fund	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	19,577.45	14,917.94	3,438.72	77,251.34	10,475.09	94,376.51
Net Ordinary Income	622.55	16,980.62	26,955.31	-77,251.34	36,324.91	-46,791.01
Other Income/Expense						
Other Income						
Sales Tax Collection Allowance	14.27	23.92	22.60	10.62	35.12	36.08
Total Other Income	14.27	23.92	22.60	10.62	35.12	36.08
Net Other Income	14.27	23.92	22.60	10.62	35.12	36.08
Net Income	**636.82**	**17,004.54**	**26,977.91**	**-77,240.72**	**36,360.03**	**-46,754.93**

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2024 through May 2025

	1499 US Hwy 17 N (Kinbro) (General Fund)	350 Mancini Pl (Mancini Foods) (General Fund)	2275 Commerce Ct (Florikan) (General Fund)	2549 Commerce (Aloha) Spec 12 (General Fund)	2280 Commerce Ct. (Cesaroni) (General Fund)	205 SR 62 (Moye) (General Fund)
Ordinary Income/Expense						
Income						
364001 · Disposition Fixed Assets - Land	0.00	0.00	0.00	0.00	0.00	0.00
337500 · EDA Proceeds Gen FD	0.00	0.00	0.00	0.00	0.00	0.00
361100 · Interest Income GF	0.00	0.00	0.00	0.00	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00	0.00	0.00	0.00
362001 · Rental Income	50,080.00	39,112.50	0.00	0.00	105,934.00	0.00
Total Income	50,080.00	39,112.50	0.00	0.00	105,934.00	0.00
Gross Profit	50,080.00	39,112.50	0.00	0.00	105,934.00	0.00
Expense						
5193105 · Professional Fees						
519320 · Professional Fee Acct/Audit	0.00	0.00	0.00	0.00	0.00	0.00
5193103 · Professional fees appraisals	0.00	0.00	4,500.00	0.00	0.00	0.00
5193100 · Professional Fees Legal	0.00	1,930.99	0.00	0.00	0.00	0.00
5193106 · Environmental Assessment	0.00	0.00	0.00	0.00	0.00	0.00
5193107 · Governmental Consulting	0.00	0.00	0.00	0.00	0.00	0.00
Total 5193105 · Professional Fees	0.00	1,930.99	4,500.00	0.00	0.00	0.00
5193400 · Landscaping and Grounds	0.00	0.00	0.00	0.00	0.00	0.00
5194301 · Utilities	0.00	0.00	0.00	0.00	0.00	293.88
519450 · Insurance Expense	17,743.75	0.00	0.00	4,330.74	0.00	2,844.31
519453 · Rent expense	0.00	0.00	0.00	0.00	0.00	0.00
5194601 · Repairs and Maintenance						
519460 · Repairs and Maintenance GF	10,075.00	0.00	0.00	0.00	0.00	0.00
5194601 · Repairs and Maintenance - Other	0.00	0.00	4,277.34	0.00	0.00	0.00
Total 5194601 · Repairs and Maintenance	10,075.00	0.00	4,277.34	0.00	0.00	0.00
519480 · Advertising	0.00	0.00	0.00	0.00	0.00	0.00
5194903 · Property Taxes	22,076.41	57,190.12	36,508.24	0.00	22,479.69	0.00
519510 · Office Supplies	0.00	0.00	0.00	0.00	0.00	0.00
5195205 · Bank Service Charges Gen FD	0.00	0.00	0.00	0.00	0.00	0.00
51954 · Dues, Subscriptions, Membership	0.00	0.00	0.00	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00
6001 · Transfer to EDC	0.00	0.00	0.00	0.00	0.00	0.00
6002 · Transfer to General Fund	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	49,895.16	59,121.11	45,285.58	4,330.74	22,479.69	3,138.19
Net Ordinary Income	184.84	-20,008.61	-45,285.58	-4,330.74	83,454.31	-3,138.19
Other Income/Expense						
Other Income						
Sales Tax Collection Allowance	4.50	47.27	8.15	0.00	79.44	0.00
Total Other Income	4.50	47.27	8.15	0.00	79.44	0.00
Net Other Income	4.50	47.27	8.15	0.00	79.44	0.00
Net Income	**189.34**	**-19,961.34**	**-45,277.43**	**-4,330.74**	**83,533.75**	**-3,138.19**

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2024 through May 2025

	1436 Old Bradenton Rd (A+ Env) (General Fund)	0 Alton Carlton Rd (Parker) (General Fund)	2515 Commerce Ct (Mach Connect) (General Fund)	Spec Building 9- EDA Grant (General Fund)	Phase 2 Expansion- EDA Grant (General Fund)
Ordinary Income/Expense					
Income					
364001 · Disposition Fixed Assets - Land	0.00	0.00	0.00	0.00	0.00
337500 · EDA Proceeds Gen FD	0.00	0.00	0.00	62,764.00	0.00
361100 · Interest Income GF	0.00	0.00	0.00	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00	0.00	0.00
362001 · Rental Income	4,900.00	0.00	81,844.57	0.00	0.00
Total Income	4,900.00	0.00	81,844.57	62,764.00	0.00
Gross Profit	4,900.00	0.00	81,844.57	62,764.00	0.00
Expense					
5193105 · Professional Fees					
519320 · Professional Fee Acct/Audit	0.00	0.00	0.00	0.00	0.00
5193103 · Professional fees appraisals	0.00	0.00	0.00	0.00	0.00
5193100 · Professional Fees Legal	0.00	0.00	0.00	0.00	0.00
5193106 · Environmental Assessment	0.00	0.00	0.00	0.00	0.00
5193107 · Governmental Consulting	0.00	0.00	0.00	0.00	0.00
Total 5193105 · Professional Fees	0.00	0.00	0.00	0.00	0.00
5193400 · Landscaping and Grounds	0.00	0.00	0.00	0.00	0.00
5194301 · Utilities	0.00	0.00	0.00	0.00	0.00
519450 · Insurance Expense	2,768.61	0.00	43,990.78	0.00	0.00
519453 · Rent expense	0.00	0.00	0.00	0.00	0.00
5194601 · Repairs and Maintenance					
519460 · Repairs and Maintenance GF	0.00	0.00	0.00	0.00	0.00
5194601 · Repairs and Maintenance - Other	0.00	0.00	0.00	0.00	0.00
Total 5194601 · Repairs and Maintenance	0.00	0.00	0.00	0.00	0.00
519480 · Advertising	0.00	0.00	0.00	0.00	0.00
5194903 · Property Taxes	602.85	679.04	15,788.45	0.00	0.00
519510 · Office Supplies	0.00	0.00	0.00	0.00	0.00
5195205 · Bank Service Charges Gen FD	0.00	0.00	0.00	0.00	0.00
51954 · Dues, Subscriptions, Membership	0.00	0.00	0.00	0.00	0.00
6000 · Capital Outlay	0.00	5,490.00	0.00	781,632.04	7,450.00
6001 · Transfer to EDC	0.00	0.00	0.00	0.00	0.00
6002 · Transfer to General Fund	0.00	0.00	0.00	0.00	0.00
Total Expense	3,371.46	6,169.04	59,779.23	781,632.04	7,450.00
Net Ordinary Income	1,528.54	-6,169.04	22,065.34	-718,868.04	-7,450.00
Other Income/Expense					
Other Income					
Sales Tax Collection Allowance	5.63	0.00	57.92	0.00	0.00
Total Other Income	5.63	0.00	57.92	0.00	0.00
Net Other Income	5.63	0.00	57.92	0.00	0.00
Net Income	**1,534.17**	**-6,169.04**	**22,123.26**	**-718,868.04**	**-7,450.00**

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2024 through May 2025

	Florida Job Growth Grant (General Fund)	Administrative (General Fund)	Grove (General Fund)	Property Maintenance (General Fund)	Property Management (General Fund)	Spec Bldg 1&3 Florikan Rental (General Fund)	Spec Building 7 (MOBO) (General Fund)
Ordinary Income/Expense							
Income							
364001 · Disposition Fixed Assets - Land	0.00	0.00	0.00	0.00	0.00	0.00	0.00
337500 · EDA Proceeds Gen FD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
361100 · Interest Income GF	0.00	0.00	0.00	0.00	0.00	0.00	0.00
361101 · Interest income Mosaic accts	0.00	0.00	0.00	0.00	0.00	0.00	0.00
362001 · Rental Income	0.00	0.00	0.00	0.00	5,257.62	86,979.68	0.00
Total Income	0.00	0.00	0.00	0.00	5,257.62	86,979.68	0.00
Gross Profit	0.00	0.00	0.00	0.00	5,257.62	86,979.68	0.00
Expense							
5193105 · Professional Fees							
519320 · Professional Fee Acct/Audit	0.00	26,184.00	0.00	0.00	0.00	0.00	0.00
5193103 · Professional fees appraisals	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5193100 · Professional Fees Legal	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5193106 · Environmental Assessment	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5193107 · Governmental Consulting	0.00	57,500.00	0.00	0.00	0.00	0.00	0.00
Total 5193105 · Professional Fees	0.00	83,684.00	0.00	0.00	0.00	0.00	0.00
5193400 · Landscaping and Grounds	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5194301 · Utilities	0.00	0.00	372.08	0.00	0.00	0.00	0.00
519450 · Insurance Expense	0.00	0.00	0.00	0.00	28,136.41	117,707.27	886.15
519453 · Rent expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5194601 · Repairs and Maintenance							
519460 · Repairs and Maintenance GF	0.00	0.00	594.11	0.00	600.00	0.00	0.00
5194601 · Repairs and Maintenance - Other	0.00	0.00	1,402.21	0.00	2,864.78	12,870.53	0.00
Total 5194601 · Repairs and Maintenance	0.00	0.00	1,996.32	0.00	3,464.78	12,870.53	0.00
519480 · Advertising	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5194903 · Property Taxes	0.00	0.00	372.44	0.00	0.00	0.00	0.00
519510 · Office Supplies	11.71	0.00	0.00	0.00	0.00	0.00	0.00
5195205 · Bank Service Charges Gen FD	0.00	0.00	0.00	0.00	0.00	0.00	0.00
51954 · Dues, Subscriptions, Membership	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6000 · Capital Outlay	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6001 · Transfer to EDC	0.00	250,000.00	0.00	0.00	0.00	0.00	0.00
6002 · Transfer to General Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total Expense	11.71	333,684.00	2,740.84	0.00	31,601.19	130,577.80	886.15
Net Ordinary Income	-11.71	-333,684.00	-2,740.84	0.00	-26,343.57	-43,598.12	-886.15
Other Income/Expense							
Other Income							
Sales Tax Collection Allowance	0.00	0.00	0.00	0.00	0.00	57.05	0.00
Total Other Income	0.00	0.00	0.00	0.00	0.00	57.05	0.00
Net Other Income	0.00	0.00	0.00	0.00	0.00	57.05	0.00
Net Income	**-11.71**	**-333,684.00**	**-2,740.84**	**0.00**	**-26,343.57**	**-43,541.07**	**-886.15**

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2024 through May 2025

	1510 US Hwy 17 N. (Innovar) (General Fund)	General Fund - Other (General Fund)	Total General Fund	TOTAL
Ordinary Income/Expense				
Income				
364001 · Disposition Fixed Assets - Land	0.00	59,457.38	59,457.38	59,457.38
337500 · EDA Proceeds Gen FD	0.00	0.00	62,764.00	62,764.00
361100 · Interest Income GF	0.00	20,414.28	20,414.28	20,414.28
361101 · Interest income Mosaic accts	0.00	103,009.73	103,009.73	103,009.73
362001 · Rental Income	70,000.00	281.25	637,578.01	637,578.01
Total Income	70,000.00	183,162.64	883,223.40	883,223.40
Gross Profit	70,000.00	183,162.64	883,223.40	883,223.40
Expense				
5193105 · Professional Fees				
519320 · Professional Fee Acct/Audit	0.00	0.00	26,184.00	26,184.00
5193103 · Professional fees appraisals	2,250.00	2,950.00	9,700.00	9,700.00
5193100 · Professional Fees Legal	725.00	65,621.32	72,352.31	72,352.31
5193106 · Environmental Assessment	0.00	0.00	0.00	0.00
5193107 · Governmental Consulting	0.00	0.00	57,500.00	57,500.00
Total 5193105 · Professional Fees	2,975.00	68,571.32	165,736.31	165,736.31
5193400 · Landscaping and Grounds	3,500.00	0.00	34,756.33	34,756.33
5194301 · Utilities	0.00	3,059.76	-3,935.82	-3,935.82
519450 · Insurance Expense	0.00	99,286.71	379,845.35	379,845.35
519453 · Rent expense	0.00	0.00	412.00	412.00
5194601 · Repairs and Maintenance				
519460 · Repairs and Maintenance GF	0.00	0.00	18,693.63	18,693.63
5194601 · Repairs and Maintenance - Other	65,520.18	0.00	246,627.96	246,627.96
Total 5194601 · Repairs and Maintenance	65,520.18	0.00	265,321.59	265,321.59
519480 · Advertising	0.00	407.13	407.13	407.13
5194903 · Property Taxes	41,402.74	186.37	351,152.15	351,152.15
519510 · Office Supplies	0.00	0.00	11.71	11.71
5195205 · Bank Service Charges Gen FD	0.00	15.00	15.00	15.00
51954 · Dues, Subscriptions, Membership	0.00	200.00	200.00	200.00
6000 · Capital Outlay	44,746.12	0.00	866,528.16	866,528.16
6001 · Transfer to EDC	0.00	0.00	250,000.00	250,000.00
6002 · Transfer to General Fund	0.00	0.00	0.00	0.00
Total Expense	158,144.04	171,726.29	2,310,449.91	2,310,449.91
Net Ordinary Income	-88,144.04	11,436.35	-1,427,226.51	-1,427,226.51
Other Income/Expense				
Other Income				
Sales Tax Collection Allowance	52.48	0.00	455.05	455.05
Total Other Income	52.48	0.00	455.05	455.05
Net Other Income	52.48	0.00	455.05	455.05
Net Income	**-88,091.56**	**11,436.35**	**-1,426,771.46**	**-1,426,771.46**

Hardee County Industrial Development Authority General Fund
Profit & Loss Budget vs. Actual
October 2024 through September 2025

	YTD Actual May	Budget	Remaining	% of Budget (66.67%)
Income				
Carry Forward	1,600,000	1,600,000	-	100.0%
364001 · Disposition Fixed Assets - Land	59,457		(59,457)	
337500 · EDA Proceeds Gen FD	62,764	11,740,380	11,677,616	0.54%
361100 · Interest Income GF	20,414	85,000	64,586	24.02%
361101 · Interest income Mosaic accts	103,010	-	(103,010)	
362001 · Rental Income	643,531	1,060,000	416,469	60.71%
Sales Tax & Collection Allowance	455	-	(455)	
Total CF & Income	2,489,632	14,485,380	11,995,748	17.19%
Expense				
5193105 · Professional Fees	154,361	300,000	145,639	51.45%
519322 · Travel	-	4,000	4,000	0.0%
5193400 · Landscaping and Grounds	34,756	40,000	5,244	86.89%
5194301 · Utilities	(6,870)	20,000	26,870	-34.35%
519450 · Insurance Expense	379,845	550,000	170,155	69.06%
519453 · Rent expense	412	-	(412)	
5194601 · Repairs and Maintenance	280,857	100,000	(180,857)	280.86%
519480 · Advertising	304	3,000	2,696	10.13%
5194903 · Property Taxes	351,152	400,000	48,848	87.79%
519510 · Office Supplies	12	-	(12)	
5195205 · Bank Service Charges Gen FD	15	-	(15)	
51954 · Dues, Subscriptions, Membership	200	-	(200)	
519840 · Grant expenses	-	516,380	516,380	0.0%
6000 · Capital Outlay	845,970	11,224,000	10,378,030	7.54%
6001 · Transfer to EDC	250,000	250,000	-	100.0%
Total Expense	2,291,014	13,407,380	11,116,366	17.09%
Net Income	**198,617**	**1,078,000**	**879,383**	

Hardee County Industrial Development Authority Special Revenue
Profit & Loss Budget vs. Actual
October 2024 through September 2025

	YTD Actual May	Budget	Remaining	% of Budget (66.67%)
Income				
Carry Forward	15,400,000	15,400,000	-	100%
361101 · Interest income Mosaic accts	224,489	250,000	25,511	90%
369905 · Mosaic Grant Revenue	1,688,217	-	(1,688,217)	
Total CF & Income	17,312,706	15,650,000	(1,662,706)	111%
Expense				
5193105 · Professional Fees	14,400	-	(14,400)	
519840 · Grant expenses	-	3,180,000	3,180,000	0%
6000 · Capital Outlay	1,559,524	8,100,000	6,540,476	19%
6006 · Cap Outlay - Gardens at Midtown	-	1,000,000	1,000,000	0%
6007 · Cap Outlay - Multi-Purpose Fac	-	1,000,000	1,000,000	0%
6008 · Cap Outlay - Future Projects	-	1,370,000	1,370,000	0%
6009 · Cap Outlay - 533 Carlton St	-	500,000	500,000	0%
6001 · Transfer to EDC	250,000	250,000	-	100%
Total Expense	1,823,924	15,400,000	13,576,076	12%
Net Income	**15,488,782**	**250,000**	(15,238,782)	

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2024 through May 2025

	Housing - Bostick Rd (Special Revenue)	Spec Bldg 12- Lot 2 (Special Revenue)	Administrative (Special Revenue)	Spec Building 8- Riveter (Special Revenue)	Spec Building 9- Lot 27 (Special Revenue)	Special Revenue - Other (Special Revenue)	Total Special Revenue
Ordinary Income/Expense							
Income							
361101 · Interest income Mosaic accts	0.00	0.00	0.00	0.00	0.00	224,489.12	224,489.12
369905 · Mosaic Grant Revenue	0.00	0.00	0.00	0.00	0.00	1,688,216.95	1,688,216.95
Total Income	0.00	0.00	0.00	0.00	0.00	1,912,706.07	1,912,706.07
Gross Profit	0.00	0.00	0.00	0.00	0.00	1,912,706.07	1,912,706.07
Expense							
5193105 · Professional Fees							
5193102 · Professional Fees Engineering	600.00	0.00	0.00	0.00	0.00	0.00	600.00
5193106 · Environmental Assessment	13,800.00	0.00	0.00	0.00	0.00	0.00	13,800.00
Total 5193105 · Professional Fees	14,400.00	0.00	0.00	0.00	0.00	0.00	14,400.00
6000 · Capital Outlay	0.00	1,245,190.27	0.00	122,040.29	192,293.09	0.00	1,559,523.65
6001 · Transfer to EDC	0.00	0.00	250,000.00	0.00	0.00	0.00	250,000.00
Total Expense	14,400.00	1,245,190.27	250,000.00	122,040.29	192,293.09	0.00	1,823,923.65
Net Ordinary Income	-14,400.00	-1,245,190.27	-250,000.00	-122,040.29	-192,293.09	1,912,706.07	88,782.42
Net Income	**-14,400.00**	**-1,245,190.27**	**-250,000.00**	**-122,040.29**	**-192,293.09**	**1,912,706.07**	**88,782.42**

Hardee County Industrial Development Authority
Profit & Loss by Class
October 2024 through May 2025

	TOTAL
Ordinary Income/Expense	
Income	
361101 · Interest income Mosaic accts	224,489.12
369905 · Mosaic Grant Revenue	1,688,216.95
Total Income	1,912,706.07
Gross Profit	1,912,706.07
Expense	
5193105 · Professional Fees	
5193102 · Professional Fees Engineering	600.00
5193106 · Environmental Assessment	13,800.00
Total 5193105 · Professional Fees	14,400.00
6000 · Capital Outlay	1,559,523.65
6001 · Transfer to EDC	250,000.00
Total Expense	1,823,923.65
Net Ordinary Income	88,782.42
Net Income	**88,782.42**