SPEICAL-CALLED
HAPEVILLE DEVELOPMENT AUTHORITY MEETING

700 Doug Davis Drive
Hapeville, GA 30354

March 16, 2023 6:30 PM

AGENDA

Katrina Bradbury
Chairman

James Newton
Vice Chairman

Alan Hallman
Mayor

Cecilia Reme
Board member

J. Allen Poole
Board member

Matt Morrison
Board member

John Stalvey
Board member

Susan Bailey
Board member

1. CALL TO ORDER:

2. ROLL CALL:

Katrina Bradbury, Chairman
James Newton, Vice Chairman
Alan Hallman
Cecilia Reme
J. Allen Poole
Matt Morrison
John Stalvey
Susan Bailey

3. WELCOME:

4. ELECTION OF OFFICERS:

4.I. - Chairman
- Vice-Chairman
- Secretary/Treasurer

5. APPROVAL OF MINUTES:

5.I. Approval of Minutes: July 7, 2022 Meeting Minutes.

Supporting Document(s):
1. HDA Minutes 7-7-2022

5.II. Approval of Minutes: December 8, 2022, Meeting Minutes.

Supporting Document(s):
1. HDA Minutes 12-8-2022

6. OLD BUSINESS:

7. NEW BUSINESS:

7.I. Discussion on Lawn Service for Development property.

8. FINANCIAL REPORT:

8.I. HDA Monthly Reports: November- December 2022

Supporting Document(s):
1. HDA 11-2022 Monthly Report
2. HDA 12-2022 Monthly Report

8.II. HDA Monthly Reports: January- February 2023

Supporting Document(s):

1. HDA 01-2023 Monthly Report
2. HDA 02-2023 Monthly Report

9. ECONOMIC DEVELOPMENT UPDATE:

10. PUBLIC COMMENTS:

11. EXECUTIVE SESSION: *When Executive Session is Required one will be called for the following issues: 1) Litigation O.C.G.A. §50-14-2; 2) Real Estate O.C.G.A. §50-14-3(b)(1); or 3) Personnel O.C.G.A. §50-14-3(b)(2).*

12. ADJOURN:

HAPEVILLE DEVELOPMENT AUTHORITY

Join in person at 700 Doug Davis Drive, Hapeville, GA 30354 Or, or visit the City's Website for live stream at https://hapevillega.civicclerk.com/Web/Player.aspx?id=689&key=-1&mod=-1&mk=-1&nov=0

July 7, 2022 6:30 PM

MINUTES

1. **CALL TO ORDER:** by Chairman Bradbury at 6:35PM
2. **ROLL CALL:**
   - ✓ Katrina Bradbury, Chairman
   - ✓ James Newton, Vice Chairman
   - × Alan Hallman
   - ✓ Cecilia Reme
   - ✓ J. Allen Poole
   - ✓ John Stalvey
   - ✓ Kayla Fortner
   - × Matt Morrison
   - × Susan Bailey
3. **WELCOME:** Chairman Bradbury welcomed all to the July 7th Meeting.
4. **APPROVAL OF MINUTES:**

4.I. Approval of the March 3rd Meeting Minutes.

MOTION: Board Member Stalvey made a motion to approve the March 3rd Meeting Minutes, Board Member Poole provided the second. **Motion carried 5-0**

4.II. Approval of the June 2nd Special-Called Meeting Minutes.

MOTION: Board Member Stalvey made a motion to approve the June 2nd Special-Called Meeting Minutes, Board Member Poole provided the second. **Motion carried 5-0**

5. **OLD BUSINESS:** None
6. **NEW BUSINESS:**

6.I. Approval of posting of a request for proposals for Central Park lots.

Economic Development Consultant David Burt presented a timeline outlining the plan for selling the Central Park lots to the Board. Mr. Burt briefly summarized concerns about the two vacant lots to the Board. He recommended that the Board create and publicize an RFP for the empty lots. He indicated that he would draft the RFP for the Board's attorney to review. Mr. Burt indicated that the RFP would be sent to builders familiar with the building in the City and publicized on the City's website. He stated that a timeline would be created. Mr. Burt further suggested creating a scoring committee and matrix and allowing the Board to review the data once the scoring was completed. He stated that this could expedite the process.

MOTION: Board Member Poole made a motion to approve the outline process of the request proposal as presented by Mr. David Burt for the Central Park lots and to authorize the Chairman to hire and work on the paperwork with the attorney, Board Member Stalvey provided the second. **Motion carried 5-0**

7. FINANCIAL REPORT:

7.I. HDA monthly report for April 2022

- No major changes

No action was taken-this was a discussion item only.

7.II. HDA monthly report for May 2022

- No major changes

No action was taken-this was a discussion item only.

8. ECONOMIC DEVELOPMENT UPDATE:

- Economic Development Consultant David Burt explained why the gas station project was delayed. Mr. Burt stated that two primary reasons for the delays were the Marvin windows' late delivery and the electrical panel's completion. Once the electrical panel is installed, the building should be ready to move the large printing equipment inside.

- Chairman Katrina Bradbury informed the Board of the status of the Willingham project. Chairman Bradbury stated that the project is currently under legal review.

- Board member Poole inquired about the update on the demolishment of the Wells House.

- Board member Stalvey advised the Board of the discussion for the Comprehensive Plan by the Steering Committee.

- Chairman Katrina Bradbury advised the Board of the transfer Perkins property between the City and the Board. She stated that the documents are currently under legal review.

9. PUBLIC COMMENTS: None

10. EXECUTIVE SESSION: An Executive Session was not conducted at this meeting

11. ADJOURN:

MOTION: Board member Stalvey made a motion to adjourn at 7:20 PM, Vice-Chairman Newton provided the second. **Motion carried 5-0**.

Respectfully submitted,

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Katrina Bradbury, Chairman

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Sharee Steed, City Clerk

HAPEVILLE DEVELOPMENT AUTHORITY

700 Doug Davis Drive
Hapeville, GA 30354

December 8, 2022 6:30 PM

MINUTES

1. **CALL TO ORDER:** by Chairman Bradbury at 6:33PM

2. **ROLL CALL:**
   - ✓ Katrina Bradbury, Chairman
   - ✓ James Newton, Vice Chairman
   - ✓ Alan Hallman
   - × Cecilia Reme
   - ✓ J. Allen Poole
   - × Matt Morrison
   - ✓ John Stalvey
   - ✓ Susan Bailey

3. **WELCOME:** Chairman Bradbury welcomed all to the December 8th Meeting.

4. **OLD BUSINESS:** None

5. **NEW BUSINESS:**

   5.I. Consideration and Action the resolution for the Hapeville Development Authority 2023 Meeting Schedule.

   MOTION: Mayor Hallman made a motion to approve the Hapeville Development Authority 2023 Meeting Schedule, Board Member Stalvey provided the second.

   AMEND MOTION: Mayor Hallman made a motion to amend the previous action by changing the scheduled meeting date for July from July 6 to July 13, 2023, Board Member Stalvey provided the second. **Motion carried 5-0**.

   5.II. Consideration and Action to approve Chairman with authorization to sign all necessary documents pending legal review related to the sale of properties at 3560 and 3572 Perkins.

   MOTION: Board member Stalvey made a motion to approve approve Chairman with authorization to sign all necessary documents pending legal review related to the sale of properties at 3560 and 3572 Perkins, Vice-Chairman Newton provided the second. **Motion carried 5-0.**

6. **FINANCIAL REPORT:**

   6.I. HDA monthly reports: June - October

   The Board reviewed the reports, and Chairman Bradbury updated the Board on the payment active of tenants, which were Butter Sweets (Hoe Cakes) Bakery and TowerCom.

7. **ECONOMIC DEVELOPMENT UPDATE:**

Economic Development Consultant David Burt informed the Board of the grand opening for Printmakers. Mr. Burt stated that an invite was sent to the Chair and the City Clerk to share with the Board. All board members should receive an email about the Grand opening/ribbon cutting later this week. He encourages all to attend and show support. Mr. Burt stated that he worked with Attorney Danielle Matricardi to draft documents for the two Central Park lots to send to local developers. He said he spoke with a real estate agent Alicia Redland who indicated that she had several builders interested in the property. Mr. Burt also spoke with EPIC, who stated that they are interested but concerned about the shape of the lots. Mr. Burt noted that to cover the Board, he told the builders that they would have to do the diligence and search on the lots. He indicated that he never said that the lots were buildable. However, if the builders are interested, they must make the Board an offer.

This was a discussion item only. No action was taken.

MOTION: Mayor Hallman made a motion to move the HDA- Annual Meeting Resolution 2023 to the February 9, 2023 meeting, Board Member Stalvey provided the second. **Motion carried 5-0**.

8. PUBLIC COMMENTS: None

9. EXECUTIVE SESSION: An Executive Session was not conducted at this meeting.

10. ADJOURN:

MOTION: Mayor Hallman made a motion to adjourn at 6:45 PM, Board member Stalvey provided the second. **Motion carried 5-0**.

Respectfully submitted,

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Katrina Bradbury, Chairman

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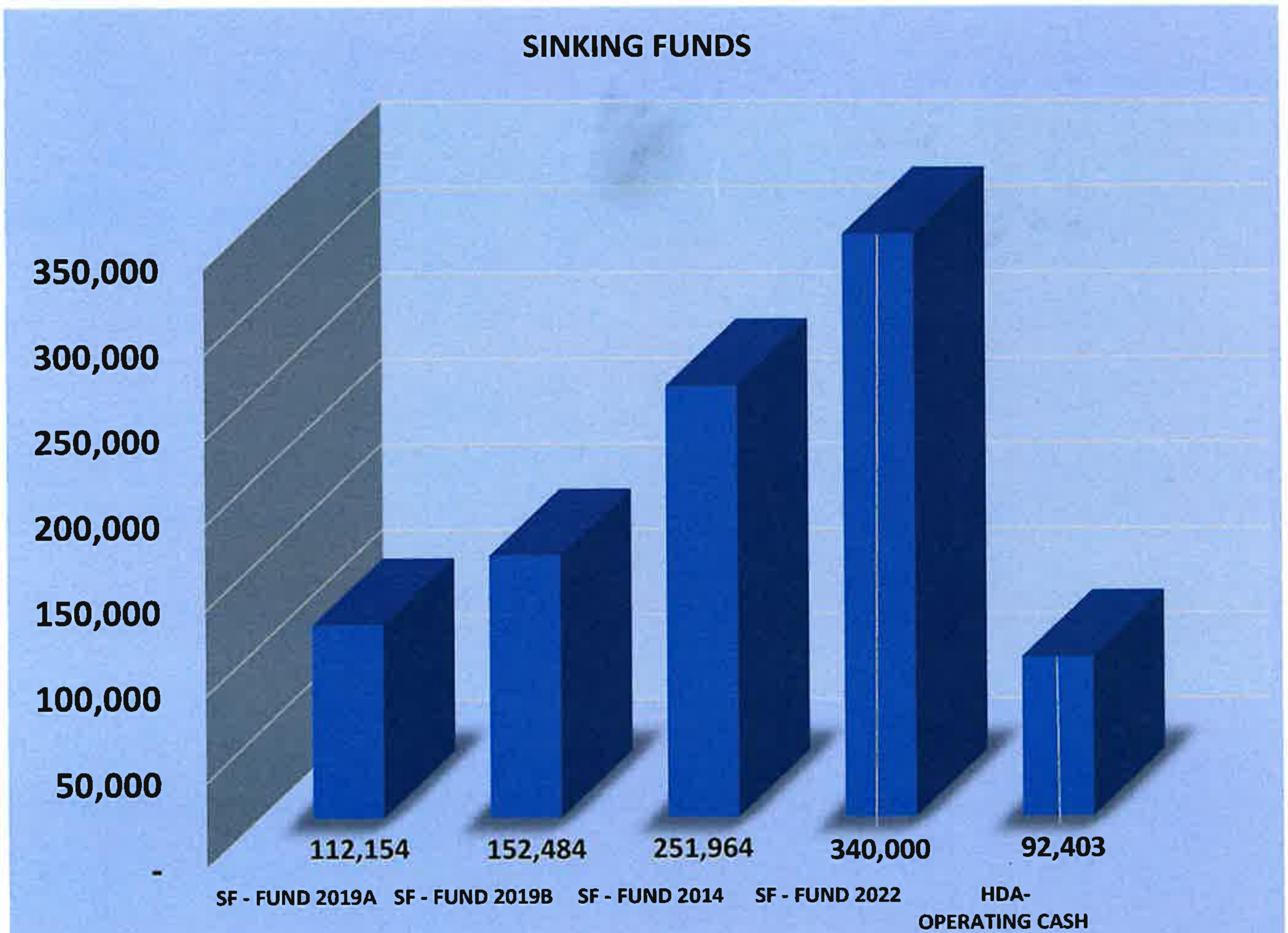
Sharee Steed, City Clerk

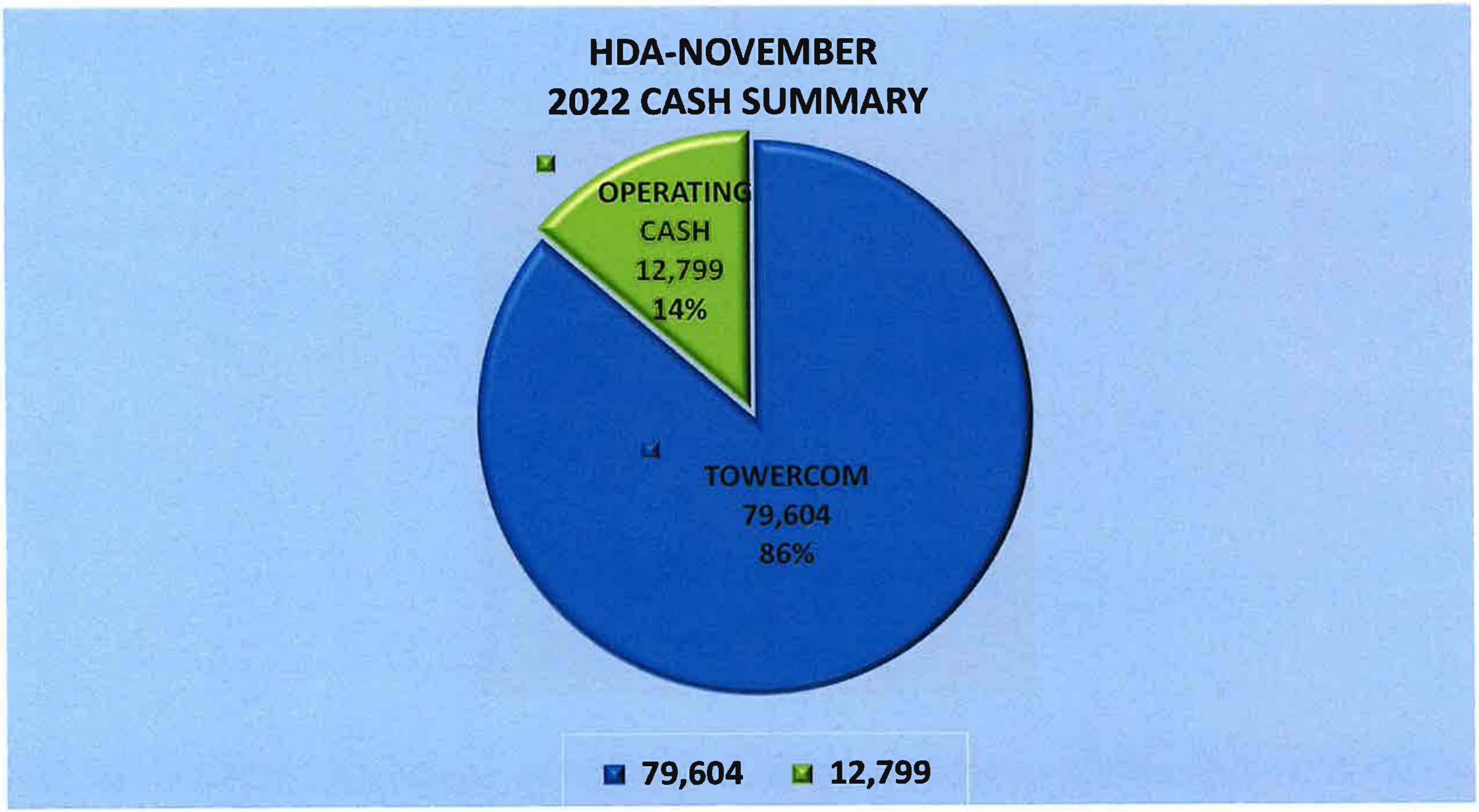
HAPEVILLE DEVELOPMENT AUTHORITY
CASH SUMMARY

		NOVEMBER 2022
SF - FUND 2019A	$	112,154
SF - FUND 2019B		152,484
SF - FUND 2014		251,964
SF - FUND 2022		340,000
HDA- OPERATING CASH		92,403
TOTAL	$	949,006



HAPEVILLE DEVELOPMENT AUTHORITY
OPERATING ACCOUNT

		NOVEMBER 2022
TOWERCOM (Transfer Due to City)	$	79,604
OPERATING CASH BALANCE (HDA)		12,799
TOTAL	**$**	**92,403**



TOWERCOM PAYMENTS

Deposit Date	POLICE	MASTER PK		Dev Auth Pmts to city		Balance Due City
	381102	381101				
06/28/2021		2,926.32				2,926.32
07/01/2021	1,639.09					1,639.09
07/27/2021		2,926.32				2,926.32
08/02/2021	1,639.09					1,639.09
08/31/2021		2,926.32				2,926.32
09/01/2021	1,688.26					1,688.26
09/29/2021		2,926.32				2,926.32
10/04/2021	1,688.26					1,688.26
10/29/2021		2,926.32				2,926.32
11/02/2021	1,688.26					1,688.26
11/30/2021		2,926.32				2,926.32
12/02/2021	1,688.26					1,688.26
12/30/2021		**2,926.32**				2,926.32
01/03/2022	1,688.26					1,688.26
01/31/2022		2,926.32				2,926.32
02/01/2022	1,688.26					1,688.26
02/28/2022		2,931.99				2,931.99
03/02/2022	1,688.26					1,688.26
03/30/2022		3,014.11				3,014.11
04/01/2022	1,688.26					1,688.26
04/29/2022		3,014.11				3,014.11
05/02/2022	1,688.26					1,688.26
05/31/2022		3,014.11				3,014.11
06/01/2022	1,688.26					1,688.26
06/30/2022		3,014.11				3,014.11
06/30/2022	**TRANSFER TO GENERAL FUND**					(52,619.34)
07/01/2022	1,688.26					1,688.26
07/29/2022		3,014.11				3,014.11
08/01/2022	1,688.26					1,688.26
08/31/2022		3,014.11				3,014.11
09/01/2022	1,738.91					1,738.91
09/06/2022	50,000.00					50,000.00
09/30/2022		3,014.11				3,014.11
10/03/2022	1,738.91					1,738.91
10/31/2022		3,014.11				3,014.11
11/01/2022	1,738.91					1,738.91
11/30/2022		3,014.11				3,014.11
						0.00
						0.00
						0.00
TOTAL						**79,604.23**

BALANCE SHEET

AS OF: NOVEMBER 30TH, 2022

295-DEVELOPMENT AUTHORITY

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
295-0-0000-111100	CLAIM ON CASH - DEV AUTHORITY	345,019.85		
295-0-0000-111109	Cash Project-HDA-(2022 Bond)	994,990.00		
295-0-0000-111114	Cash - Sinking Fd - 2014	251,963.69		
295-0-0000-111118	Cash- Dev Auth-COH	4,525.96		
295-0-0000-111120	Cash -- Hapeville Dev Auth	92,403.32		
295-0-0000-111121	Cash Sinking-HDA-(2022 Bond)	340,000.00		
295-0-0000-111122	Cash-Bond Sink Fd-Ser 2019A	112,154.42		
295-0-0000-111123	Cash-Bd Sink Fd-Ser 2019B	152,484.36		
295-0-0000-111125	Regions - Sinking Fund 2014	57.56		
295-0-0000-112800	N/R - 625 N Central - Short	8,619.09		
295-0-0000-112801	Note Receivable - 625 N Centra	79,102.02		
295-0-0000-112810	Lease Receivable	1,313,203.90		
295-0-0000-116201	Property and Land	99,873.00		
295-0-0000-116202	Delta Property - Land & Bldg	67,998.00		
295-0-0000-116205	Land - 840 S Central Ave	73,733.35		
295-0-0000-116208	Dearborn Plaza Property	406,314.01		
295-0-0000-117600	Construction in Progress	1,991,741.55		
295-0-0000-119100	Loss on Issuance 2019 Bond Ser	10,564.63		
			6,344,748.71	
	TOTAL ASSETS			6,344,748.71
LIABILITIES				
295-0-0000-121100	A/P - DEVELOPMENT AUTHORITY	1,772.10		
295-0-0000-121700	Retainage Payable	78,095.05		
295-0-0000-122404	Accrued Interest on 2014 Bds	69,131.50		
295-0-0000-122407	Accrued Int - 2019 Ser A Bonds	10,445.83		
295-0-0000-122408	Accrued Int - 2019 Ser B Bonds	12,302.70		
295-0-0000-125100	Due to General Fund	201,914.99		
295-0-0000-125599	Bonds Payable - Short term	1,085,000.00		
295-0-0000-125600	Bonds Pay (ST)-Contra	(1,085,000.00)		
295-0-0000-125605	Series 2014 A1 W-S Cap Proj	3,140,700.00		
295-0-0000-125606	Series 2014 A1 - Gen Fd Proj	469,300.00		
295-0-0000-125607	Bonds Payable 2019 A (City)	1,150,000.00		
295-0-0000-125608	Bonds Payable 2019 B (HDA)	1,110,000.00		
295-0-0000-125609	Bonds Payable 2022 Bd (HDA)	3,400,000.00		
295-0-0000-125700	Deferred Inflow-TowerCom	1,348,574.76		
	TOTAL LIABILITIES		10,992,236.93	
EQUITY				
295-0-0000-134200	Fund Balance	(3,852,741.59)		
	TOTAL BEGINNING EQUITY	(3,852,741.59)		
	TOTAL REVENUE	592,272.50		
	TOTAL EXPENSES	1,387,019.13		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	(794,746.63)		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		(4,647,488.22)	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			6,344,748.71

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2022

295-DEVELOPMENT AUTHORITY
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 41.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
INVESTMENT INCOME	0	8.92	48.70	0.00	(48.70)	0.00
MISC REVENUE	0	4,753.02	78,223.80	0.00	(78,223.80)	0.00
OTHER FINANCING SOURCES	0	104,000.00	514,000.00	0.00	(514,000.00)	0.00
TOTAL REVENUES	0	108,761.94	592,272.50	0.00	(592,272.50)	0.00
EXPENDITURE SUMMARY						
Operating Expense						
CONTRACTED SERVICES	0	300.00	600.00	0.00	(600.00)	0.00
SUPPLIES & MINOR EQPT	0	80.24	134,498.96	0.00	(134,498.96)	0.00
CAPITAL OUTLAYS > $5000	0	1,772.10	200,277.33	0.00	(200,277.33)	0.00
DEBT SERVICE	0	0.00	1,051,642.84	0.00	(1,051,642.84)	0.00
TOTAL Operating Expense	0	2,152.34	1,387,019.13	0.00	(1,387,019.13)	0.00
TOTAL EXPENDITURES	0	2,152.34	1,387,019.13	0.00	(1,387,019.13)	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	106,609.60	(794,746.63)	0.00	794,746.63	0.00

295-DEVELOPMENT AUTHORITY

% OF YEAR COMPLETED: 41.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
INVESTMENT INCOME						
295-0-0000-361100 Interest on Note	0	8.92	48.70	0.00	(48.70)	0.00
TOTAL INVESTMENT INCOME	0	8.92	48.70	0.00	(48.70)	0.00
CONTRIBUTIONS						
MISC REVENUE						
295-0-0000-381100 Mortgage Income	0	0.00	4,560.00	0.00	(4,560.00)	0.00
295-0-0000-381101 Cell Tower Lease - MPa	0	3,014.11	15,070.55	0.00	(15,070.55)	0.00
295-0-0000-381102 Cell Phone Lease - PD	0	1,738.91	58,593.25	0.00	(58,593.25)	0.00
TOTAL MISC REVENUE	0	4,753.02	78,223.80	0.00	(78,223.80)	0.00
OTHER FINANCING SOURCES						
295-0-0000-395108 Trf from Gen Fd-2019A	0	11,650.00	58,250.00	0.00	(58,250.00)	0.00
295-0-0000-395109 Trf from Gen Fd-2019B	0	13,800.00	64,400.00	0.00	(64,400.00)	0.00
295-0-0000-395114 Trf from Gen Fd - 2014	0	6,125.00	31,125.04	0.00	(31,125.04)	0.00
295-0-0000-395508 Trf from W&S - 2019A	0	13,350.00	66,750.00	0.00	(66,750.00)	0.00
295-0-0000-395509 Trf from W&S - 2019 B	0	16,200.00	75,600.00	0.00	(75,600.00)	0.00
295-0-0000-395514 Trf fr W&S -2014	0	42,875.00	217,874.96	0.00	(217,874.96)	0.00
TOTAL OTHER FINANCING SOURCES	0	104,000.00	514,000.00	0.00	(514,000.00)	0.00
TOTAL REVENUE	0	108,761.94	592,272.50	0.00	(592,272.50)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2022

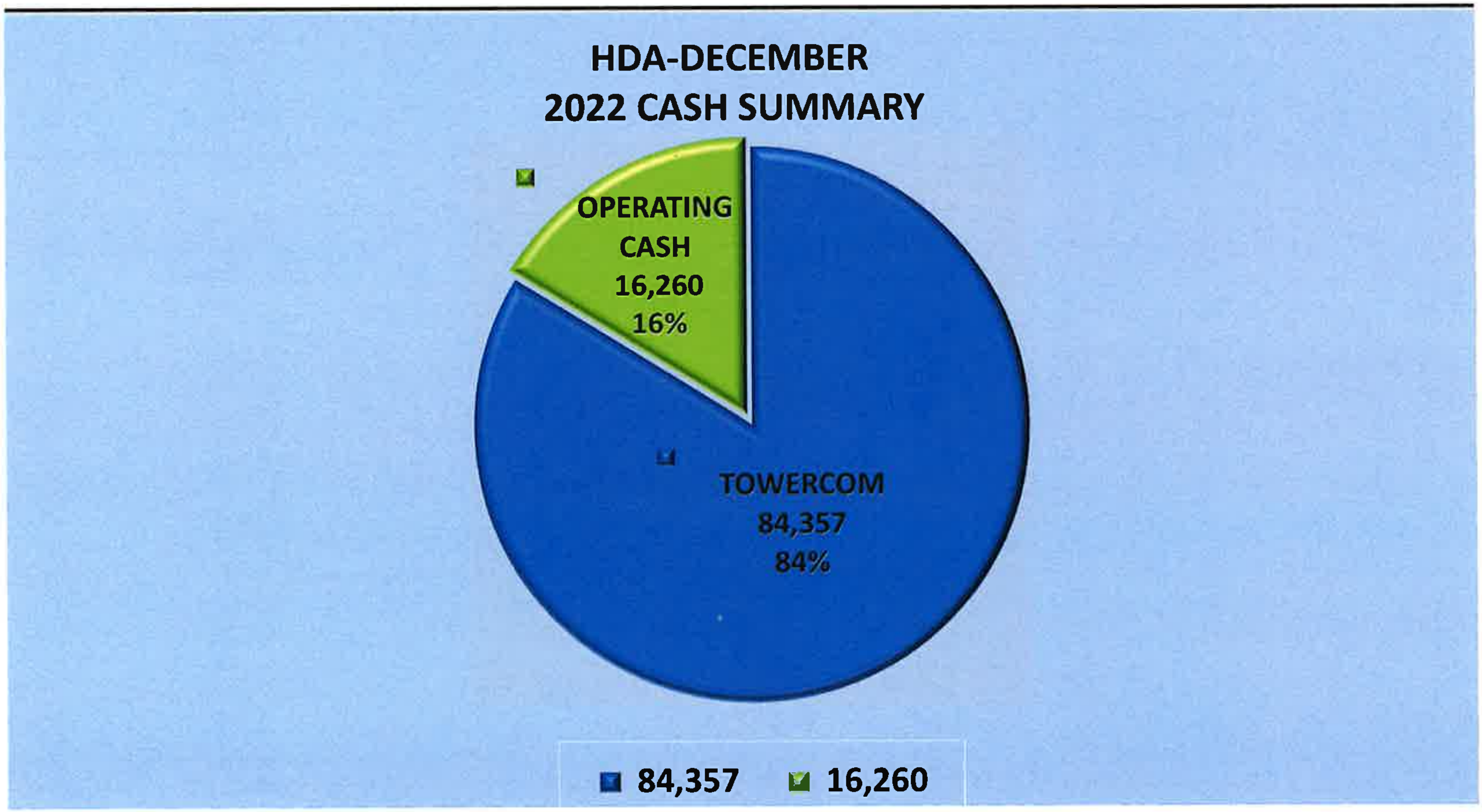
295-DEVELOPMENT AUTHORITY
DEPARTMENT - Operating Expense

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CONTRACTED SERVICES						
295-5-7520-522201 Maintenance Expense	0	300.00	600.00	0.00	(600.00)	0.00
TOTAL CONTRACTED SERVICES	0	300.00	600.00	0.00	(600.00)	0.00
SUPPLIES & MINOR EQPT						
295-5-7520-531200 Bank Charges	0	80.24	354.75	0.00	(354.75)	0.00
295-5-7520-531300 Closing Costs and Fees	0	0.00	134,144.21	0.00	(134,144.21)	0.00
TOTAL SUPPLIES & MINOR EQPT	0	80.24	134,498.96	0.00	(134,498.96)	0.00
CAPITAL OUTLAYS > $5000						
295-5-7520-541245 Remediation - 748 VA	0	1,772.10	16,991.51	0.00	(16,991.51)	0.00
295-5-7520-541246 Construction - 748 VA	0	0.00	183,285.82	0.00	(183,285.82)	0.00
TOTAL CAPITAL OUTLAYS > $5000	0	1,772.10	200,277.33	0.00	(200,277.33)	0.00
DEPRECIATION & AMORT						
OTHER COSTS (NOC)						
DEBT SERVICE						
295-5-7520-582108 Principal - 2019 B Bon	0	0.00	355,000.00	0.00	(355,000.00)	0.00
295-5-7520-582109 Interest Exp - 2019 B	0	0.00	14,763.01	0.00	(14,763.01)	0.00
295-5-7520-582207 Principal - 2019A Bond	0	0.00	135,000.00	0.00	(135,000.00)	0.00
295-5-7520-582208 Int Exp - 2019A Bonds	0	0.00	12,535.00	0.00	(12,535.00)	0.00
295-5-7520-582400 Int Exp - 2014 Bonds	0	0.00	69,131.50	0.00	(69,131.50)	0.00
295-5-7520-582410 Principal - 2014 Bonds	0	0.00	460,000.00	0.00	(460,000.00)	0.00
295-5-7520-583400 Int Exp - 2022 Bond	0	0.00	5,213.33	0.00	(5,213.33)	0.00
TOTAL DEBT SERVICE	0	0.00	1,051,642.84	0.00	(1,051,642.84)	0.00
INTERFUND TRANSACTIONS						
TOTAL Operating Expense	0	2,152.34	1,387,019.13	0.00	(1,387,019.13)	0.00
TOTAL EXPENDITURES	0	2,152.34	1,387,019.13	0.00	(1,387,019.13)	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	106,609.60	(794,746.63)	0.00	794,746.63	0.00

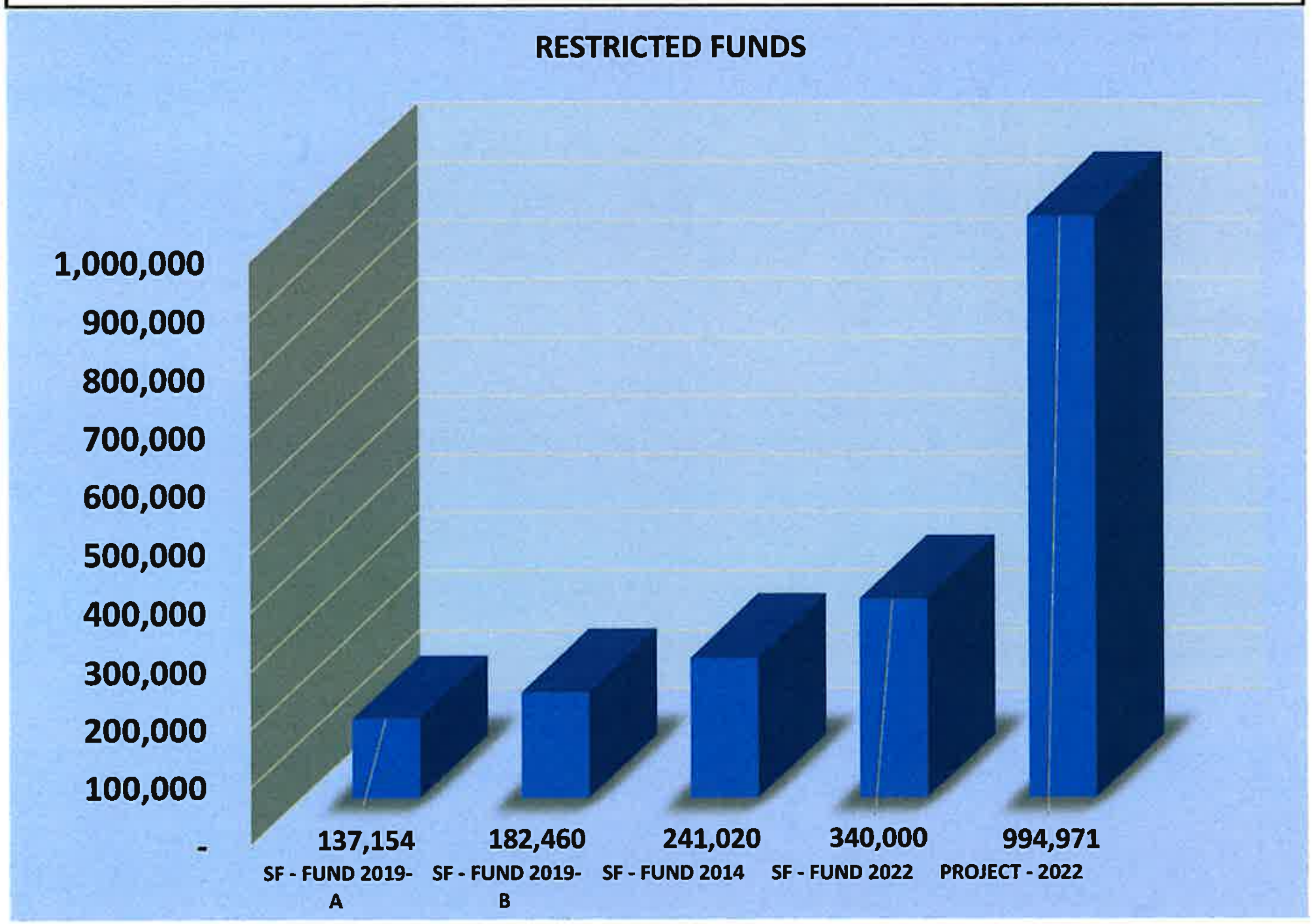
HAPEVILLE DEVELOPMENT AUTHORITY
OPERATING ACCOUNT

	DECEMBER 2022
TOWERCOM (Transfer Due to City)	$ 84,357
OPERATING CASH BALANCE (HDA)	16,260
TOTAL	**$ 100,617**



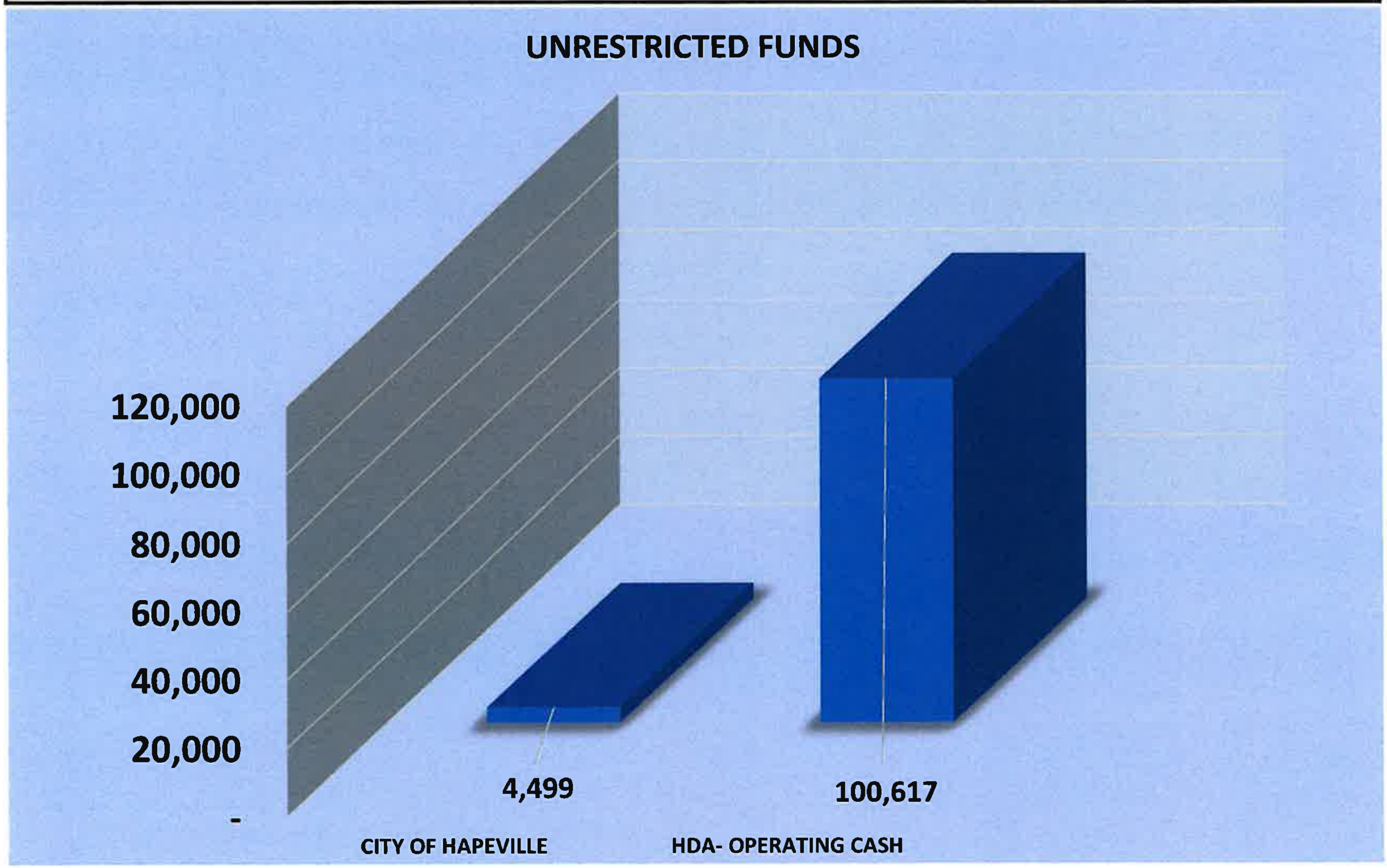
HAPEVILLE DEVELOPMENT AUTHORITY
SINKING FUNDS
CASH SUMMARY

		DECEMBER 2022
SF - FUND 2019-A	$	137,154
SF - FUND 2019-B		182,460
SF - FUND 2014		241,020
SF - FUND 2022		340,000
PROJECT - 2022		994,971
TOTAL	$	1,895,605



HAPEVILLE DEVELOPMENT AUTHORITY
OPERATING CASH SUMMARY

		DECEMBER 2022
CITY OF HAPEVILLE	$	4,499
HDA- OPERATING CASH		100,617
TOTAL	$	105,116



TOWERCOM PAYMENTS

Deposit Date	POLICE	MASTER PK		Dev Auth Pmts to city		Balance Due City
	381102	381101				
06/28/2021		2,926.32				2,926.32
07/01/2021	1,639.09					1,639.09
07/27/2021		2,926.32				2,926.32
08/02/2021	1,639.09					1,639.09
08/31/2021		2,926.32				2,926.32
09/01/2021	1,688.26					1,688.26
09/29/2021		2,926.32				2,926.32
10/04/2021	1,688.26					1,688.26
10/29/2021		2,926.32				2,926.32
11/02/2021	1,688.26					1,688.26
11/30/2021		2,926.32				2,926.32
12/02/2021	1,688.26					1,688.26
12/30/2021		**2,926.32**				2,926.32
01/03/2022	1,688.26					1,688.26
01/31/2022		2,926.32				2,926.32
02/01/2022	1,688.26					1,688.26
02/28/2022		2,931.99				2,931.99
03/02/2022	1,688.26					1,688.26
03/30/2022		3,014.11				3,014.11
04/01/2022	1,688.26					1,688.26
04/29/2022		3,014.11				3,014.11
05/02/2022	1,688.26					1,688.26
05/31/2022		3,014.11				3,014.11
06/01/2022	1,688.26					1,688.26
06/30/2022		3,014.11				3,014.11
06/30/2022	**TRANSFER TO GENERAL FUND**					(52,619.34)
07/01/2022	1,688.26					1,688.26
07/29/2022		3,014.11				3,014.11
08/01/2022	1,688.26					1,688.26
08/31/2022		3,014.11				3,014.11
09/01/2022	1,738.91					1,738.91
09/06/2022	50,000.00					50,000.00
09/30/2022		3,014.11				3,014.11
10/03/2022	1,738.91					1,738.91
10/31/2022		3,014.11				3,014.11
11/01/2022	1,738.91					1,738.91
11/30/2022		3,014.11				3,014.11
12/01/2022	1,738.91					1,738.91
12/30/2022		3,014.11				3,014.11
						0.00
TOTAL						**84,357.25**

BALANCE SHEET
AS OF: DECEMBER 31ST, 2022

295-DEVELOPMENT AUTHORITY

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
======				
295-0-0000-111100	CLAIM ON CASH - DEV AUTHORITY	314,959.65		
295-0-0000-111109	Cash Project-HDA-(2022 Bond)	994,971.18		
295-0-0000-111114	Cash - Sinking Fd - 2014	241,019.57		
295-0-0000-111118	Cash- Dev Auth-COH	4,499.04		
295-0-0000-111120	Cash -- Hapeville Dev Auth	100,617.13		
295-0-0000-111121	Cash Sinking-HDA-(2022 Bond)	340,000.00		
295-0-0000-111122	Cash-Bond Sink Fd-Ser 2019A	137,154.42		
295-0-0000-111123	Cash-Bd Sink Fd-Ser 2019B	182,459.85		
295-0-0000-111125	Regions - Sinking Fund 2014	57.56		
295-0-0000-112800	N/R - 625 N Central - Short	8,619.09		
295-0-0000-112801	Note Receivable - 625 N Centra	79,102.02		
295-0-0000-112810	Lease Receivable	1,313,203.90		
295-0-0000-116201	Property and Land	99,873.00		
295-0-0000-116202	Delta Property - Land & Bldg	67,998.00		
295-0-0000-116205	Land - 840 S Central Ave	73,733.35		
295-0-0000-116208	Dearborn Plaza Property	406,314.01		
295-0-0000-117600	Construction in Progress	1,991,741.55		
295-0-0000-119100	Loss on Issuance 2019 Bond Ser	10,564.63		
			6,366,887.95	
	TOTAL ASSETS			6,366,887.95
				==============
LIABILITIES				
===========				
295-0-0000-121700	Retainage Payable	78,095.05		
295-0-0000-122404	Accrued Interest on 2014 Bds	69,131.50		
295-0-0000-122407	Accrued Int - 2019 Ser A Bonds	10,445.83		
295-0-0000-122408	Accrued Int - 2019 Ser B Bonds	12,302.70		
295-0-0000-125100	Due to General Fund	201,914.99		
295-0-0000-125599	Bonds Payable - Short term	1,085,000.00		
295-0-0000-125600	Bonds Pay (ST)-Contra	(1,085,000.00)		
295-0-0000-125605	Series 2014 A1 W-S Cap Proj	3,140,700.00		
295-0-0000-125606	Series 2014 A1 - Gen Fd Proj	469,300.00		
295-0-0000-125607	Bonds Payable 2019 A (City)	1,150,000.00		
295-0-0000-125608	Bonds Payable 2019 B (HDA)	1,110,000.00		
295-0-0000-125609	Bonds Payable 2022 Bd (HDA)	3,400,000.00		
295-0-0000-125700	Deferred Inflow-TowerCom	1,348,574.76		
	TOTAL LIABILITIES		10,990,464.83	
EQUITY				
======				
295-0-0000-134200	Fund Balance	(3,852,741.59)		
	TOTAL BEGINNING EQUITY	(3,852,741.59)		
	TOTAL REVENUE	704,872.87		
	TOTAL EXPENSES	1,475,708.16		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	(770,835.29)		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		(4,623,576.88)	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			6,366,887.95
				==============

CITY OF HAPEVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2022

295-DEVELOPMENT AUTHORITY
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 50.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
INVESTMENT INCOME	0	387.35	436.05	0.00	(436.05)	0.00
MISC REVENUE	0	8,213.02	86,436.82	0.00	(86,436.82)	0.00
OTHER FINANCING SOURCES	0	104,000.00	618,000.00	0.00	(618,000.00)	0.00
TOTAL REVENUES	0	112,600.37	704,872.87	0.00	(704,872.87)	0.00
EXPENDITURE SUMMARY						
Operating Expense						
CONTRACTED SERVICES	0	0.00	600.00	0.00	(600.00)	0.00
SUPPLIES & MINOR EQPT	0	78.43	134,577.39	0.00	(134,577.39)	0.00
CAPITAL OUTLAYS > $5000	0	28,288.10	228,565.43	0.00	(228,565.43)	0.00
DEBT SERVICE	0	60,322.50	1,111,965.34	0.00	(1,111,965.34)	0.00
TOTAL Operating Expense	0	88,689.03	1,475,708.16	0.00	(1,475,708.16)	0.00
TOTAL EXPENDITURES	0	88,689.03	1,475,708.16	0.00	(1,475,708.16)	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	23,911.34	(770,835.29)	0.00	770,835.29	0.00

295-DEVELOPMENT AUTHORITY

% OF YEAR COMPLETED: 50.00

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
INVESTMENT INCOME						
295-0-0000-361100 Interest on Note	0	387.35	436.05	0.00	(436.05)	0.00
TOTAL INVESTMENT INCOME	0	387.35	436.05	0.00	(436.05)	0.00
CONTRIBUTIONS						
MISC REVENUE						
295-0-0000-381100 Mortgage Income	0	0.00	4,560.00	0.00	(4,560.00)	0.00
295-0-0000-381101 Cell Tower Lease - MPa	0	3,014.11	18,084.66	0.00	(18,084.66)	0.00
295-0-0000-381102 Cell Phone Lease - PD	0	1,738.91	60,332.16	0.00	(60,332.16)	0.00
295-0-0000-381110 Misc Revenue	0	3,460.00	3,460.00	0.00	(3,460.00)	0.00
TOTAL MISC REVENUE	0	8,213.02	86,436.82	0.00	(86,436.82)	0.00
OTHER FINANCING SOURCES						
295-0-0000-395108 Trf from Gen Fd-2019A	0	11,650.00	69,900.00	0.00	(69,900.00)	0.00
295-0-0000-395109 Trf from Gen Fd-2019B	0	13,800.00	78,200.00	0.00	(78,200.00)	0.00
295-0-0000-395114 Trf from Gen Fd - 2014	0	6,125.00	37,250.04	0.00	(37,250.04)	0.00
295-0-0000-395508 Trf from W&S - 2019A	0	13,350.00	80,100.00	0.00	(80,100.00)	0.00
295-0-0000-395509 Trf from W&S - 2019 B	0	16,200.00	91,800.00	0.00	(91,800.00)	0.00
295-0-0000-395514 Trf fr W&S -2014	0	42,875.00	260,749.96	0.00	(260,749.96)	0.00
TOTAL OTHER FINANCING SOURCES	0	104,000.00	618,000.00	0.00	(618,000.00)	0.00
TOTAL REVENUE	0	112,600.37	704,872.87	0.00	(704,872.87)	0.00

CITY OF HAPEVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2022

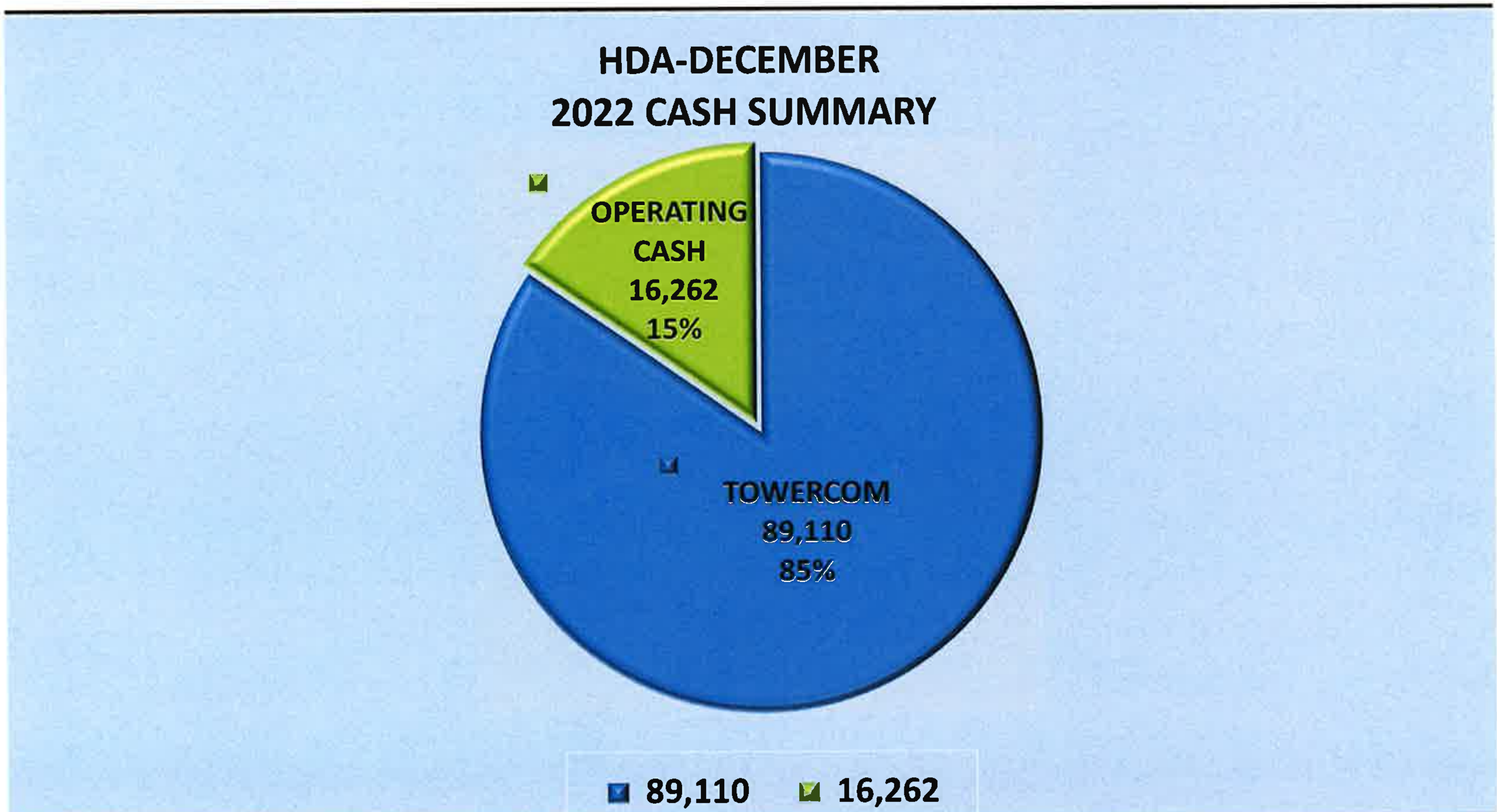
295-DEVELOPMENT AUTHORITY
DEPARTMENT - Operating Expense

% OF YEAR COMPLETED: 50.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CONTRACTED SERVICES						
295-5-7520-522201 Maintenance Expense	0	0.00	600.00	0.00	(600.00)	0.00
TOTAL CONTRACTED SERVICES	0	0.00	600.00	0.00	(600.00)	0.00
SUPPLIES & MINOR EQPT						
295-5-7520-531200 Bank Charges	0	78.43	433.18	0.00	(433.18)	0.00
295-5-7520-531300 Closing Costs and Fees	0	0.00	134,144.21	0.00	(134,144.21)	0.00
TOTAL SUPPLIES & MINOR EQPT	0	78.43	134,577.39	0.00	(134,577.39)	0.00
CAPITAL OUTLAYS > $5000						
295-5-7520-541245 Remediation - 748 VA	0	28,288.10	30,981.38	0.00	(30,981.38)	0.00
295-5-7520-541246 Construction - 748 VA	0	0.00	197,584.05	0.00	(197,584.05)	0.00
TOTAL CAPITAL OUTLAYS > $5000	0	28,288.10	228,565.43	0.00	(228,565.43)	0.00
DEPRECIATION & AMORT						
OTHER COSTS (NOC)						
DEBT SERVICE						
295-5-7520-582108 Principal - 2019 B Bon	0	0.00	355,000.00	0.00	(355,000.00)	0.00
295-5-7520-582109 Interest Exp - 2019 B	0	0.00	14,763.01	0.00	(14,763.01)	0.00
295-5-7520-582207 Principal - 2019A Bond	0	0.00	135,000.00	0.00	(135,000.00)	0.00
295-5-7520-582208 Int Exp - 2019A Bonds	0	0.00	12,535.00	0.00	(12,535.00)	0.00
295-5-7520-582400 Int Exp - 2014 Bonds	0	60,322.50	129,454.00	0.00	(129,454.00)	0.00
295-5-7520-582410 Principal - 2014 Bonds	0	0.00	460,000.00	0.00	(460,000.00)	0.00
295-5-7520-583400 Int Exp - 2022 Bond	0	0.00	5,213.33	0.00	(5,213.33)	0.00
TOTAL DEBT SERVICE	0	60,322.50	1,111,965.34	0.00	(1,111,965.34)	0.00
INTERFUND TRANSACTIONS						
TOTAL Operating Expense	0	88,689.03	1,475,708.16	0.00	(1,475,708.16)	0.00
TOTAL EXPENDITURES	0	88,689.03	1,475,708.16	0.00	(1,475,708.16)	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	23,911.34	(770,835.29)	0.00	770,835.29	0.00

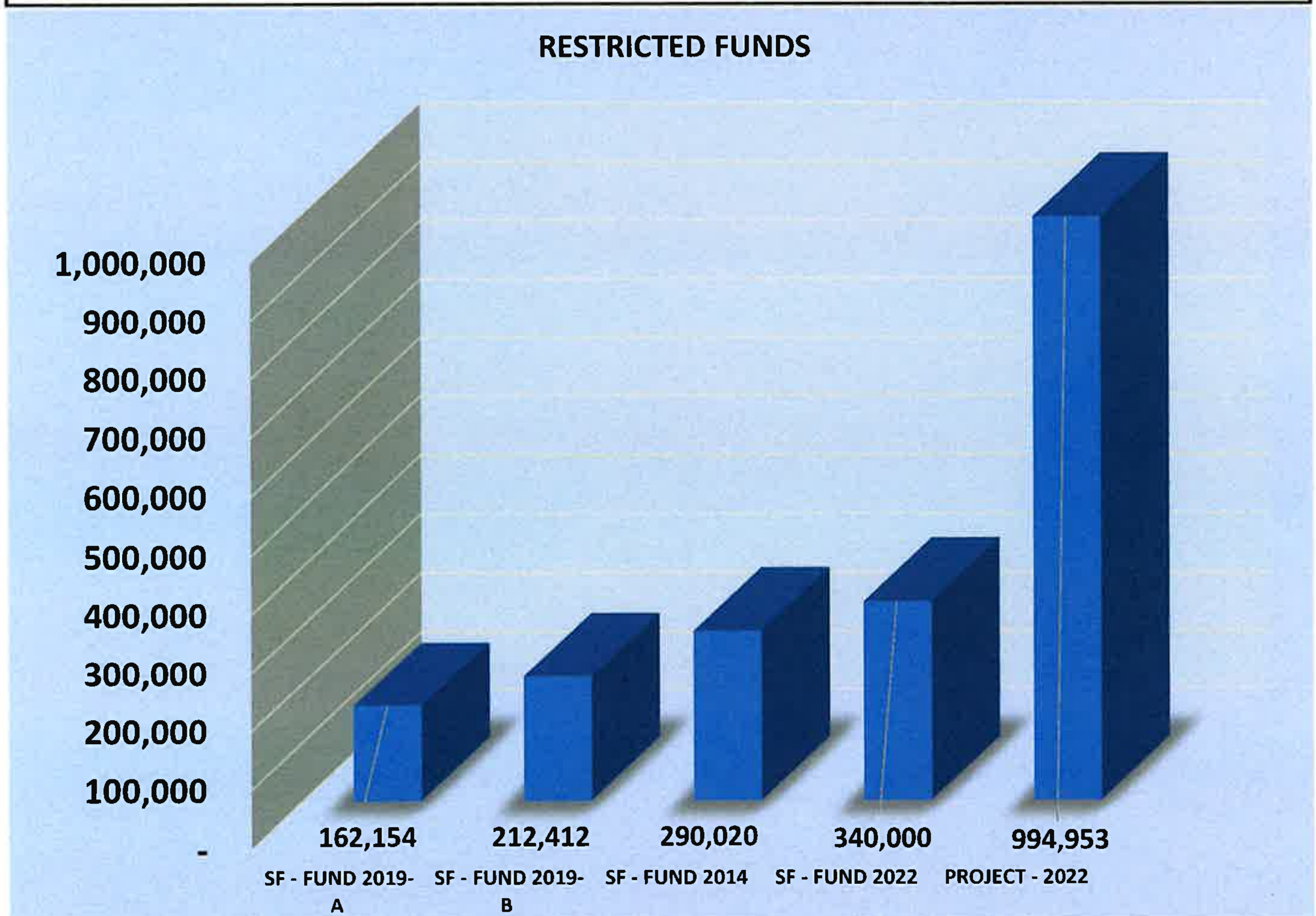
HAPEVILLE DEVELOPMENT AUTHORITY
OPERATING ACCOUNT

		JANUARY 2023
TOWERCOM (Transfer Due to City)	$	89,110
OPERATING CASH BALANCE (HDA)		16,262
TOTAL	**$**	**105,373**



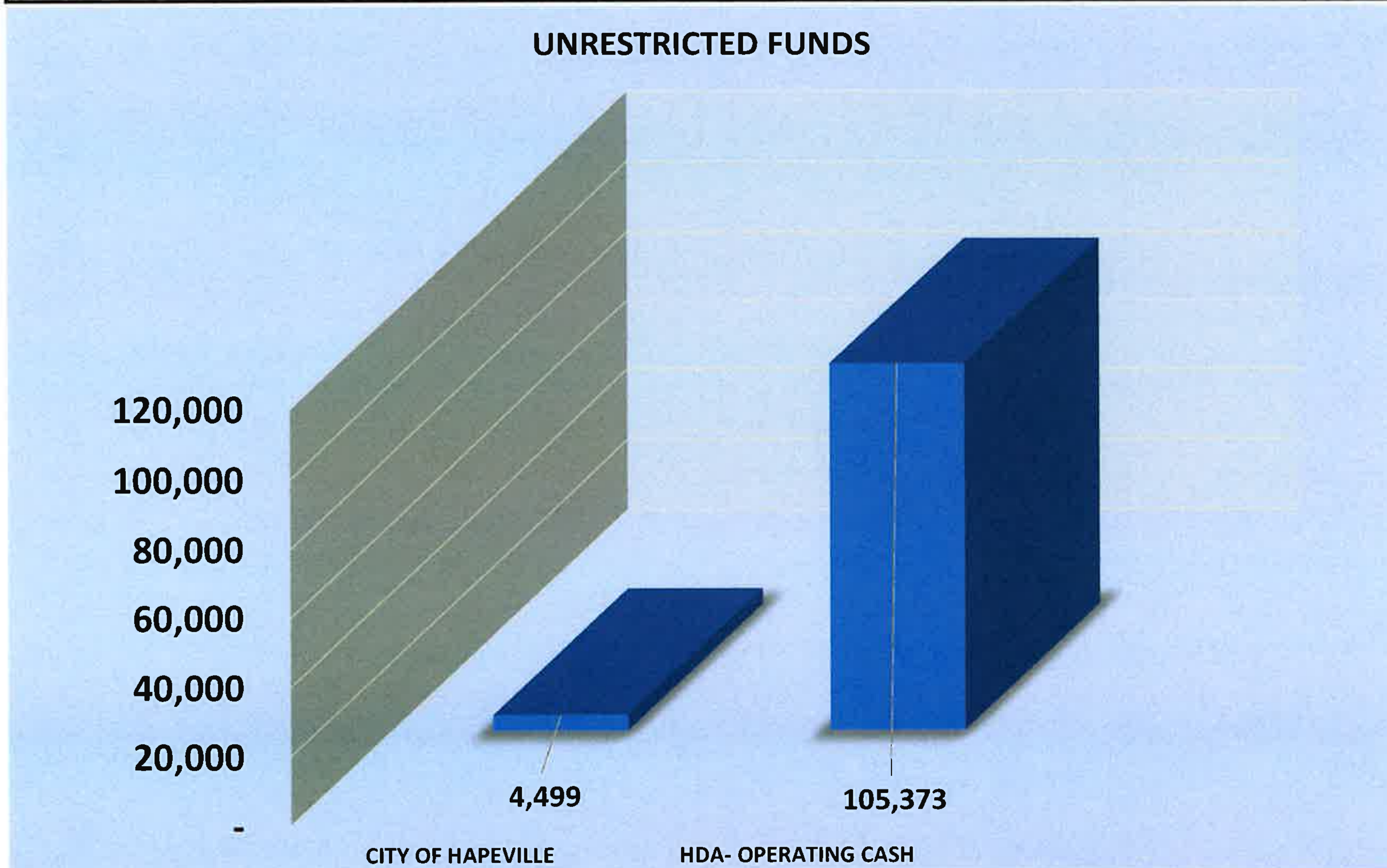
HAPEVILLE DEVELOPMENT AUTHORITY
SINKING FUNDS
CASH SUMMARY

		JANUARY 2023
SF - FUND 2019-A	$	162,154
SF - FUND 2019-B		212,412
SF - FUND 2014		290,020
SF - FUND 2022		340,000
PROJECT - 2022		994,953
TOTAL	$	1,999,539



HAPEVILLE DEVELOPMENT AUTHORITY
OPERATING CASH SUMMARY

		JANUARY 2023
CITY OF HAPEVILLE	$	4,499
HDA- OPERATING CASH		105,373
TOTAL	$	109,872



Deposit Date	POLICE	MASTER PK		Dev Auth Pmts to city		Balance Due City
	381102	381101				
BALANCE FORWARD FROM 12/31/2022						$ 84,357.25
01/01/2023	1,738.91					1,738.91
01/31/2023		3,014.11				3,014.11
						0.00
						0.00
						0.00
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						0.00
TOTAL						$ 89,110.27

BALANCE SHEET
AS OF: JANUARY 31ST, 2023

295-DEVELOPMENT AUTHORITY

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
295-0-0000-111100	CLAIM ON CASH - DEV AUTHORITY	100,204.65		
295-0-0000-111109	Cash Project-HDA-(2022 Bond)	994,952.90		
295-0-0000-111114	Cash - Sinking Fd - 2014	290,019.57		
295-0-0000-111118	Cash- Dev Auth-COH	4,499.04		
295-0-0000-111120	Cash -- Hapeville Dev Auth	105,372.53		
295-0-0000-111121	Cash Sinking-HDA-(2022 Bond)	340,000.00		
295-0-0000-111122	Cash-Bond Sink Fd-Ser 2019A	162,154.42		
295-0-0000-111123	Cash-Bd Sink Fd-Ser 2019B	212,412.05		
295-0-0000-111125	Regions - Sinking Fund 2014	57.56		
295-0-0000-112800	N/R - 625 N Central - Short	8,619.09		
295-0-0000-112801	Note Receivable - 625 N Centra	79,102.02		
295-0-0000-112810	Lease Receivable	1,313,203.90		
295-0-0000-116201	Property and Land	99,873.00		
295-0-0000-116202	Delta Property - Land & Bldg	67,998.00		
295-0-0000-116205	Land - 840 S Central Ave	73,733.35		
295-0-0000-116208	Dearborn Plaza Property	406,314.01		
295-0-0000-117600	Construction in Progress	1,991,741.55		
295-0-0000-119100	Loss on Issuance 2019 Bond Ser	10,564.63		
			6,260,822.27	
	TOTAL ASSETS			6,260,822.27
LIABILITIES				
295-0-0000-121700	Retainage Payable	78,095.05		
295-0-0000-122404	Accrued Interest on 2014 Bds	69,131.50		
295-0-0000-122407	Accrued Int - 2019 Ser A Bonds	10,445.83		
295-0-0000-122408	Accrued Int - 2019 Ser B Bonds	12,302.70		
295-0-0000-125100	Due to General Fund	201,914.99		
295-0-0000-125599	Bonds Payable - Short term	1,085,000.00		
295-0-0000-125600	Bonds Pay (ST)-Contra	(1,085,000.00)		
295-0-0000-125605	Series 2014 A1 W-S Cap Proj	3,140,700.00		
295-0-0000-125606	Series 2014 A1 - Gen Fd Proj	469,300.00		
295-0-0000-125607	Bonds Payable 2019 A (City)	1,150,000.00		
295-0-0000-125608	Bonds Payable 2019 B (HDA)	1,110,000.00		
295-0-0000-125609	Bonds Payable 2022 Bd (HDA)	3,400,000.00		
295-0-0000-125700	Deferred Inflow-TowerCom	1,348,574.76		
	TOTAL LIABILITIES		10,990,464.83	
EQUITY				
295-0-0000-134200	Fund Balance	(3,852,741.59)		
	TOTAL BEGINNING EQUITY	(3,852,741.59)		
	TOTAL REVENUE	813,636.99		
	TOTAL EXPENSES	1,690,537.96		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	(876,900.97)		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		(4,729,642.56)	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			6,260,822.27

CITY OF HAPEVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2023

295-DEVELOPMENT AUTHORITY
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 58.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
INVESTMENT INCOME	0	11.10	447.15	0.00	(447.15)	0.00
MISC REVENUE	0	4,753.02	91,189.84	0.00	(91,189.84)	0.00
OTHER FINANCING SOURCES	0	104,000.00	722,000.00	0.00	(722,000.00)	0.00
TOTAL REVENUES	0	108,764.12	813,636.99	0.00	(813,636.99)	0.00
EXPENDITURE SUMMARY						
Operating Expense						
CONTRACTED SERVICES	0	0.00	600.00	0.00	(600.00)	0.00
SUPPLIES & MINOR EQPT	0	74.80	134,652.19	0.00	(134,652.19)	0.00
CAPITAL OUTLAYS > $5000	0	0.00	228,565.43	0.00	(228,565.43)	0.00
DEBT SERVICE	0	214,755.00	1,326,720.34	0.00	(1,326,720.34)	0.00
TOTAL Operating Expense	0	214,829.80	1,690,537.96	0.00	(1,690,537.96)	0.00
TOTAL EXPENDITURES	0	214,829.80	1,690,537.96	0.00	(1,690,537.96)	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	(106,065.68)	(876,900.97)	0.00	876,900.97	0.00

CITY OF HAPEVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2023

295-DEVELOPMENT AUTHORITY

% OF YEAR COMPLETED: 58.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
INVESTMENT INCOME						
295-0-0000-361100 Interest on Note	0	11.10	447.15	0.00	(447.15)	0.00
TOTAL INVESTMENT INCOME	0	11.10	447.15	0.00	(447.15)	0.00
CONTRIBUTIONS						
MISC REVENUE						
295-0-0000-381100 Mortgage Income	0	3,420.00	7,980.00	0.00	(7,980.00)	0.00
295-0-0000-381101 Cell Tower Lease - MPa	0	3,014.11	21,098.77	0.00	(21,098.77)	0.00
295-0-0000-381102 Cell Phone Lease - PD	0	1,738.91	62,071.07	0.00	(62,071.07)	0.00
295-0-0000-381110 Misc Revenue	0	(3,420.00)	40.00	0.00	(40.00)	0.00
TOTAL MISC REVENUE	0	4,753.02	91,189.84	0.00	(91,189.84)	0.00
OTHER FINANCING SOURCES						
295-0-0000-395108 Trf from Gen Fd-2019A	0	11,650.00	81,550.00	0.00	(81,550.00)	0.00
295-0-0000-395109 Trf from Gen Fd-2019B	0	30,000.00	108,200.00	0.00	(108,200.00)	0.00
295-0-0000-395114 Trf from Gen Fd - 2014	0	6,125.00	43,375.04	0.00	(43,375.04)	0.00
295-0-0000-395508 Trf from W&S - 2019A	0	13,350.00	93,450.00	0.00	(93,450.00)	0.00
295-0-0000-395509 Trf from W&S - 2019 B	0	0.00	91,800.00	0.00	(91,800.00)	0.00
295-0-0000-395514 Trf fr W&S -2014	0	42,875.00	303,624.96	0.00	(303,624.96)	0.00
TOTAL OTHER FINANCING SOURCES	0	104,000.00	722,000.00	0.00	(722,000.00)	0.00
TOTAL REVENUE	0	108,764.12	813,636.99	0.00	(813,636.99)	0.00

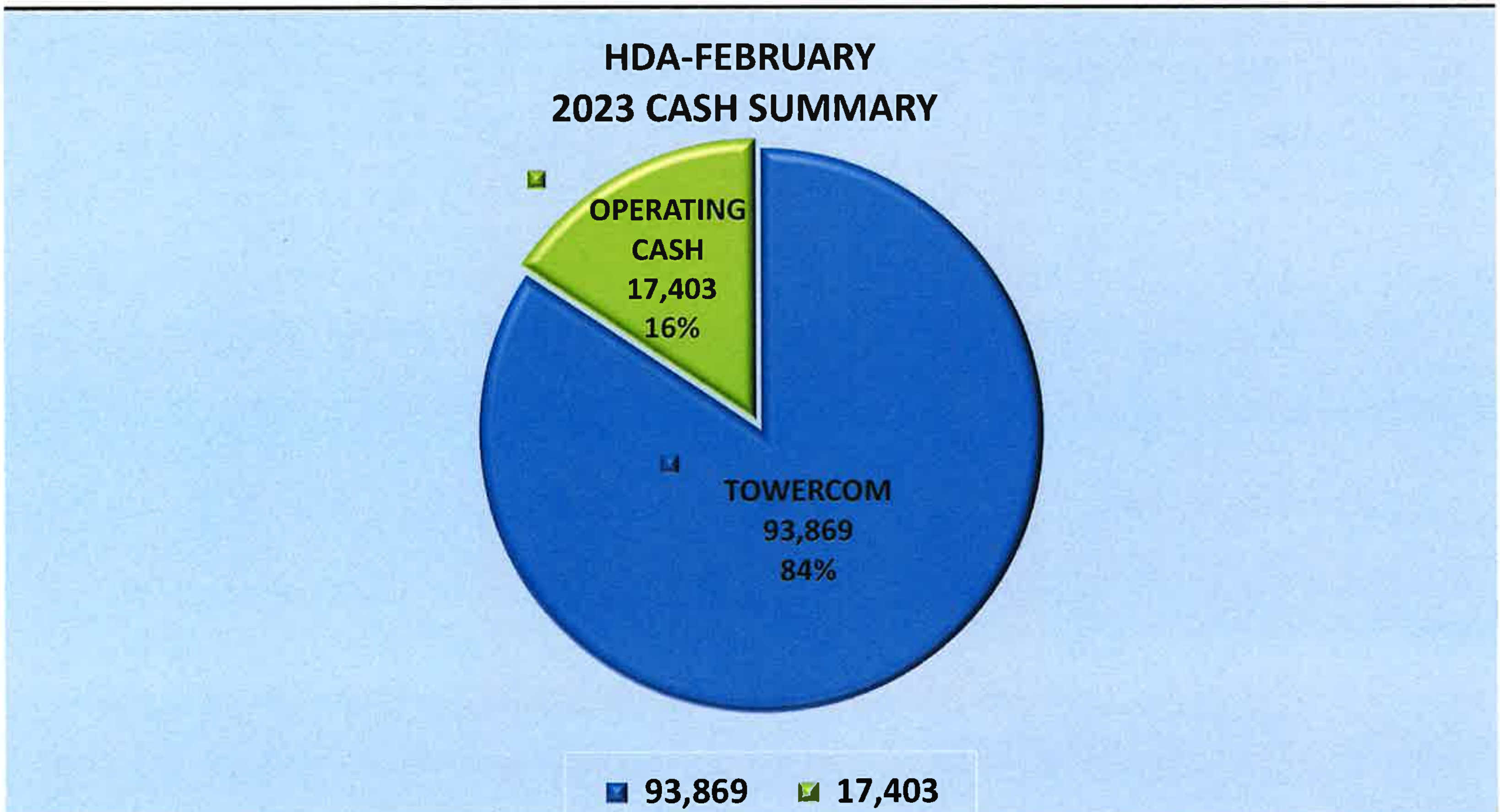
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JANUARY 31ST, 2023

295-DEVELOPMENT AUTHORITY
DEPARTMENT - Operating Expense % OF YEAR COMPLETED: 58.33

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CONTRACTED SERVICES						
295-5-7520-522201 Maintenance Expense	0	0.00	600.00	0.00	(600.00)	0.00
TOTAL CONTRACTED SERVICES	0	0.00	600.00	0.00	(600.00)	0.00
SUPPLIES & MINOR EQPT						
295-5-7520-531200 Bank Charges	0	74.80	507.98	0.00	(507.98)	0.00
295-5-7520-531300 Closing Costs and Fees	0	0.00	134,144.21	0.00	(134,144.21)	0.00
TOTAL SUPPLIES & MINOR EQPT	0	74.80	134,652.19	0.00	(134,652.19)	0.00
CAPITAL OUTLAYS > $5000						
295-5-7520-541245 Remediation - 748 VA	0	0.00	30,981.38	0.00	(30,981.38)	0.00
295-5-7520-541246 Construction - 748 VA	0	0.00	197,584.05	0.00	(197,584.05)	0.00
TOTAL CAPITAL OUTLAYS > $5000	0	0.00	228,565.43	0.00	(228,565.43)	0.00
DEPRECIATION & AMORT						
OTHER COSTS (NOC)						
DEBT SERVICE						
295-5-7520-582108 Prin-2019 B Bonds	0	0.00	355,000.00	0.00	(355,000.00)	0.00
295-5-7520-582109 Int Exp-2019 B Bonds	0	10,041.50	24,804.51	0.00	(24,804.51)	0.00
295-5-7520-582207 Prin-2019A Bonds	0	135,000.00	270,000.00	0.00	(270,000.00)	0.00
295-5-7520-582208 Int Exp - 2019A Bonds	0	11,063.50	23,598.50	0.00	(23,598.50)	0.00
295-5-7520-582400 Int Exp - 2014 Bonds	0	0.00	129,454.00	0.00	(129,454.00)	0.00
295-5-7520-582410 Principal - 2014 Bonds	0	0.00	460,000.00	0.00	(460,000.00)	0.00
295-5-7520-583400 Int Exp - 2022 Bond	0	58,650.00	63,863.33	0.00	(63,863.33)	0.00
TOTAL DEBT SERVICE	0	214,755.00	1,326,720.34	0.00	(1,326,720.34)	0.00
INTERFUND TRANSACTIONS						
TOTAL Operating Expense	0	214,829.80	1,690,537.96	0.00	(1,690,537.96)	0.00
TOTAL EXPENDITURES	0	214,829.80	1,690,537.96	0.00	(1,690,537.96)	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	(106,065.68)	(876,900.97)	0.00	876,900.97	0.00

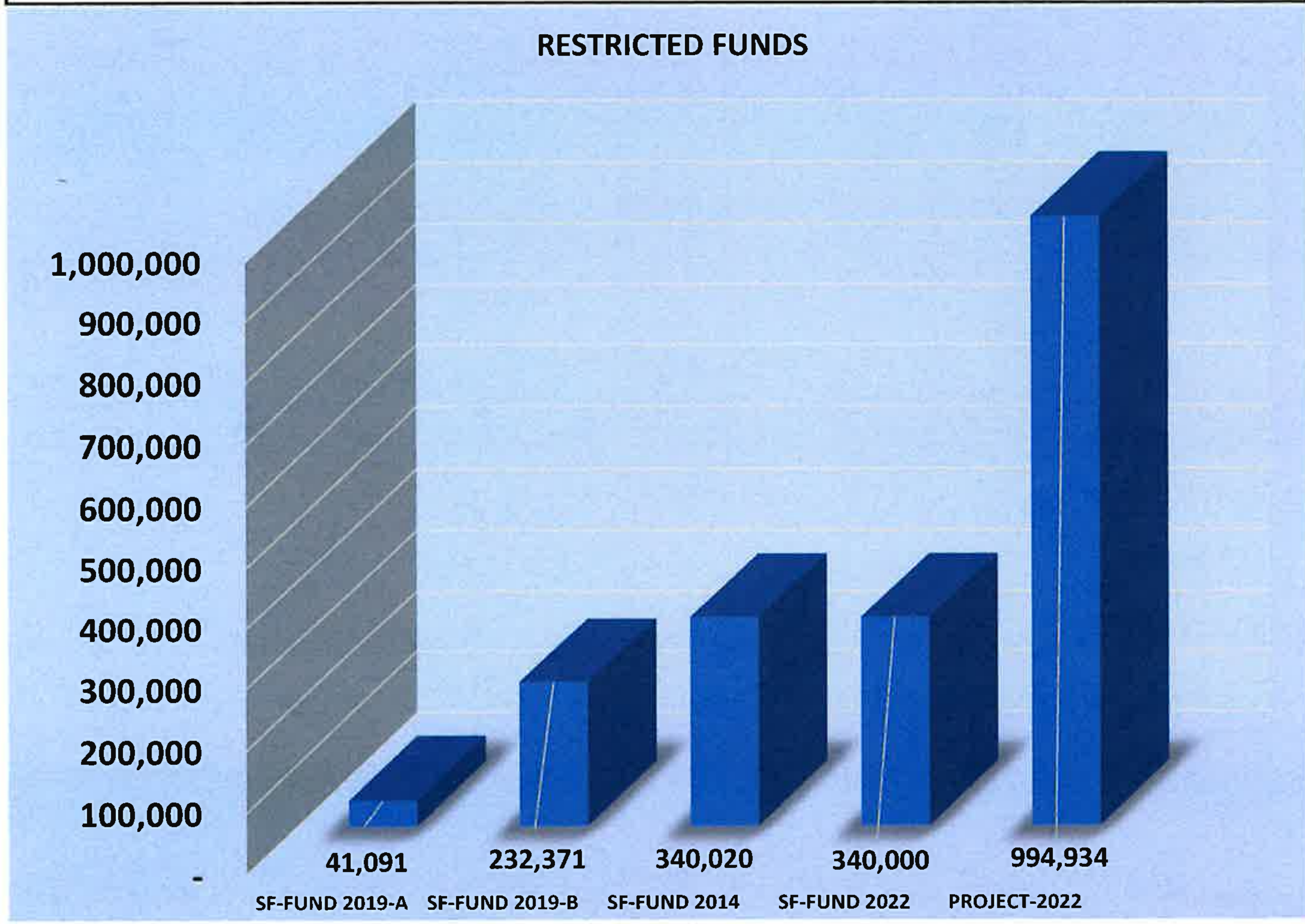
HAPEVILLE DEVELOPMENT AUTHORITY
OPERATING ACCOUNT

		FEBRUARY 2023
TOWERCOM (Transfer Due to City)	$	93,869
OPERATING CASH BALANCE (HDA)		17,403
TOTAL	**$**	**111,272**



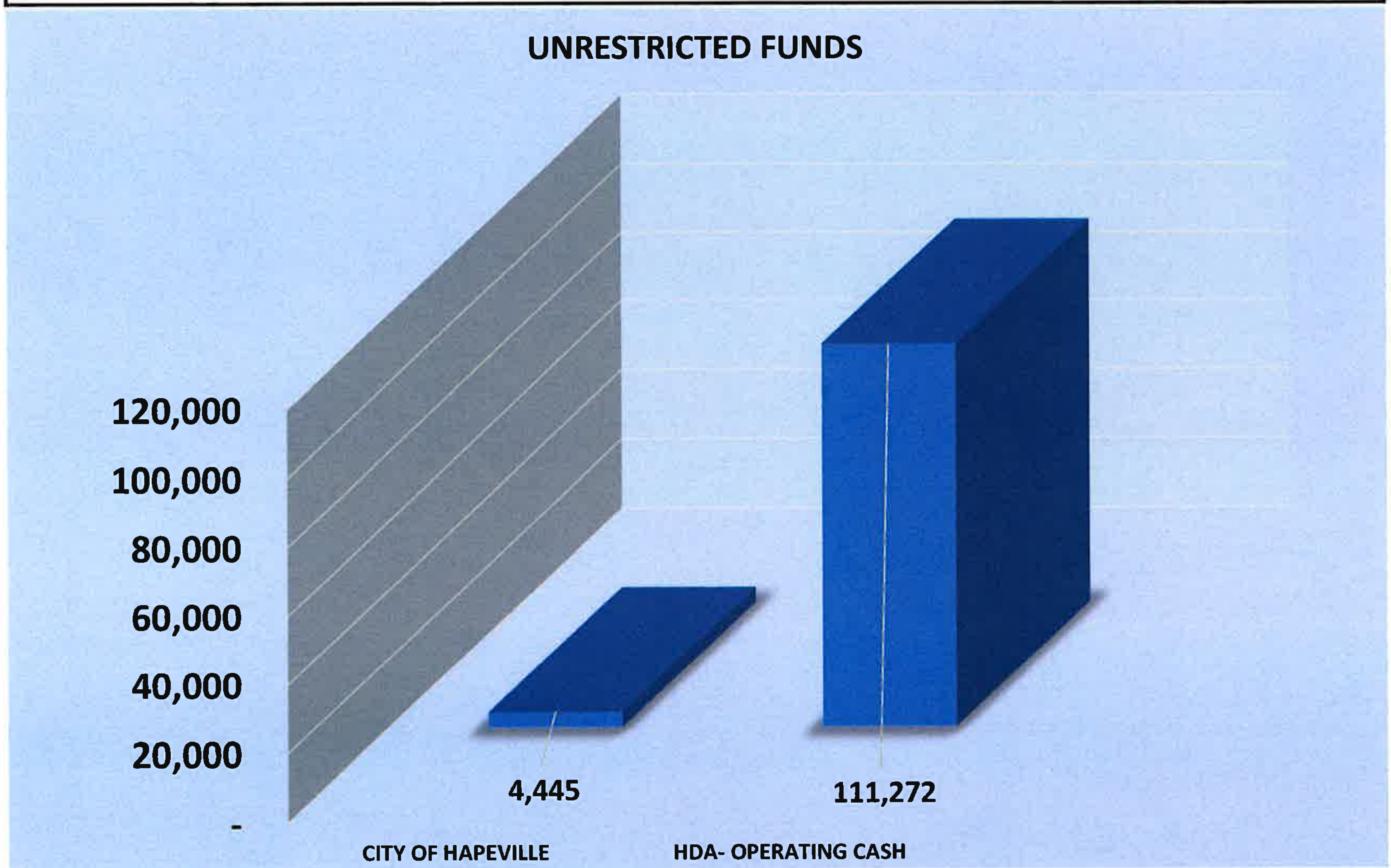
HAPEVILLE DEVELOPMENT AUTHORITY
SINKING FUNDS
CASH SUMMARY

		FEBRUARY 2023
SF-FUND 2019-A	$	41,091
SF-FUND 2019-B		232,371
SF-FUND 2014		340,020
SF-FUND 2022		340,000
PROJECT-2022		994,934
TOTAL	$	1,948,415



HAPEVILLE DEVELOPMENT AUTHORITY
OPERATING CASH SUMMARY

		FEBRUARY 2023
CITY OF HAPEVILLE	$	4,445
HDA- OPERATING CASH		111,272
TOTAL	$	115,717



Deposit Date	POLICE	MASTER PK		Dev Auth Pmts to city		Balance Due City
	381102	381101				
BALANCE FORWARD FROM 12/31/2022						$ 84,357.25
01/01/2023	1,738.91					1,738.91
01/31/2023		3,014.11				3,014.11
02/01/2023	1,738.91					1,738.91
02/28/2023		3,019.94				3,019.94
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TOTAL						$ 93,869.12

BALANCE SHEET
AS OF: FEBRUARY 28TH, 2023

295-DEVELOPMENT AUTHORITY

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
295-0-0000-111100	CLAIM ON CASH - DEV AUTHORITY	(1,621,215.31)		
295-0-0000-111109	Cash Project-HDA-(2022 Bond)	994,933.53		
295-0-0000-111114	Cash - Sinking Fd - 2014	340,019.57		
295-0-0000-111118	Cash- Dev Auth-COH	4,445.25		
295-0-0000-111120	Cash -- Hapeville Dev Auth	111,272.21		
295-0-0000-111121	Cash Sinking-HDA-(2022 Bond)	340,000.00		
295-0-0000-111122	Cash-Bond Sink Fd-Ser 2019A	41,090.92		
295-0-0000-111123	Cash-Bd Sink Fd-Ser 2019B	232,370.55		
295-0-0000-111125	Regions - Sinking Fund 2014	57.56		
295-0-0000-112800	N/R - 625 N Central - Short	8,619.09		
295-0-0000-112801	Note Receivable - 625 N Centra	79,102.02		
295-0-0000-112810	Lease Receivable	1,313,203.90		
295-0-0000-116201	Property and Land	99,873.00		
295-0-0000-116202	Delta Property - Land & Bldg	67,998.00		
295-0-0000-116205	Land - 840 S Central Ave	73,733.35		
295-0-0000-116208	Dearborn Plaza Property	406,314.01		
295-0-0000-117600	Construction in Progress	1,991,741.55		
295-0-0000-119100	Loss on Issuance 2019 Bond Ser	10,564.63		
			4,494,123.83	
	TOTAL ASSETS			4,494,123.83
LIABILITIES				
295-0-0000-121700	Retainage Payable	78,095.05		
295-0-0000-122404	Accrued Interest on 2014 Bds	69,131.50		
295-0-0000-122407	Accrued Int - 2019 Ser A Bonds	10,445.83		
295-0-0000-122408	Accrued Int - 2019 Ser B Bonds	12,302.70		
295-0-0000-125100	Due to General Fund	201,914.99		
295-0-0000-125599	Bonds Payable - Short term	1,085,000.00		
295-0-0000-125600	Bonds Pay (ST)-Contra	(1,085,000.00)		
295-0-0000-125605	Series 2014 A1 W-S Cap Proj	3,140,700.00		
295-0-0000-125606	Series 2014 A1 - Gen Fd Proj	469,300.00		
295-0-0000-125607	Bonds Payable 2019 A (City)	1,150,000.00		
295-0-0000-125608	Bonds Payable 2019 B (HDA)	1,110,000.00		
295-0-0000-125609	Bonds Payable 2022 Bd (HDA)	3,400,000.00		
295-0-0000-125700	Deferred Inflow-TowerCom	1,348,574.76		
	TOTAL LIABILITIES		10,990,464.83	
EQUITY				
295-0-0000-134200	Fund Balance	(3,852,741.59)		
	TOTAL BEGINNING EQUITY	(3,852,741.59)		
	TOTAL REVENUE	924,544.30		
	TOTAL EXPENSES	3,568,143.71		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	(2,643,599.41)		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		(6,496,341.00)	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			4,494,123.83

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2023

295-DEVELOPMENT AUTHORITY
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 66.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
INVESTMENT INCOME	0	8.46	455.61	0.00	(455.61)	0.00
MISC REVENUE	0	5,898.85	97,088.69	0.00	(97,088.69)	0.00
OTHER FINANCING SOURCES	0	105,000.00	827,000.00	0.00	(827,000.00)	0.00
TOTAL REVENUES	0	110,907.31	924,544.30	0.00	(924,544.30)	0.00
EXPENDITURE SUMMARY						
Operating Expense						
CONTRACTED SERVICES	0	0.00	600.00	0.00	(600.00)	0.00
SUPPLIES & MINOR EQPT	0	53.89	134,732.98	0.00	(134,732.98)	0.00
CAPITAL OUTLAYS > $5000	0	74,855.80	326,179.99	0.00	(326,179.99)	0.00
DEBT SERVICE	0	0.00	1,262,857.01	0.00	(1,262,857.01)	0.00
INTERFUND TRANSACTIONS	0	0.00	1,843,773.73	0.00	(1,843,773.73)	0.00
TOTAL Operating Expense	0	74,909.69	3,568,143.71	0.00	(3,568,143.71)	0.00
TOTAL EXPENDITURES	0	74,909.69	3,568,143.71	0.00	(3,568,143.71)	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	35,997.62	(2,643,599.41)	0.00	2,643,599.41	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2023

295-DEVELOPMENT AUTHORITY

% OF YEAR COMPLETED: 66.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
INVESTMENT INCOME						
295-0-0000-361100 Interest on Note	0	8.46	455.61	0.00	(455.61)	0.00
TOTAL INVESTMENT INCOME	0	8.46	455.61	0.00	(455.61)	0.00
CONTRIBUTIONS						
MISC REVENUE						
295-0-0000-381100 Mortgage Income	0	1,140.00	9,120.00	0.00	(9,120.00)	0.00
295-0-0000-381101 Cell Tower Lease - MPa	0	3,019.94	24,118.71	0.00	(24,118.71)	0.00
295-0-0000-381102 Cell Phone Lease - PD	0	1,738.91	63,809.98	0.00	(63,809.98)	0.00
295-0-0000-381110 Misc Revenue	0	0.00	40.00	0.00	(40.00)	0.00
TOTAL MISC REVENUE	0	5,898.85	97,088.69	0.00	(97,088.69)	0.00
OTHER FINANCING SOURCES						
295-0-0000-395108 Trf from Gen Fd-2019A	0	11,650.00	93,200.00	0.00	(93,200.00)	0.00
295-0-0000-395109 Trf from Gen Fd-2019B	0	30,000.00	138,200.00	0.00	(138,200.00)	0.00
295-0-0000-395114 Trf from Gen Fd - 2014	0	6,250.00	49,625.04	0.00	(49,625.04)	0.00
295-0-0000-395508 Trf from W&S - 2019A	0	13,350.00	106,800.00	0.00	(106,800.00)	0.00
295-0-0000-395509 Trf from W&S - 2019 B	0	0.00	91,800.00	0.00	(91,800.00)	0.00
295-0-0000-395514 Trf fr W&S -2014	0	43,750.00	347,374.96	0.00	(347,374.96)	0.00
TOTAL OTHER FINANCING SOURCES	0	105,000.00	827,000.00	0.00	(827,000.00)	0.00
TOTAL REVENUE	0	110,907.31	924,544.30	0.00	(924,544.30)	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2023

295-DEVELOPMENT AUTHORITY
DEPARTMENT - Operating Expense

% OF YEAR COMPLETED: 66.67

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
CONTRACTED SERVICES						
295-5-7520-522201 Maintenance Expense	0	0.00	600.00	0.00	(600.00)	0.00
TOTAL CONTRACTED SERVICES	0	0.00	600.00	0.00	(600.00)	0.00
SUPPLIES & MINOR EQPT						
295-5-7520-531200 Bank Charges	0	53.89	588.77	0.00	(588.77)	0.00
295-5-7520-531300 Closing Costs and Fees	0	0.00	134,144.21	0.00	(134,144.21)	0.00
TOTAL SUPPLIES & MINOR EQPT	0	53.89	134,732.98	0.00	(134,732.98)	0.00
CAPITAL OUTLAYS > $5000						
295-5-7520-541245 Remediation - 748 VA	0	0.00	53,740.14	0.00	(53,740.14)	0.00
295-5-7520-541246 Construction - 748 VA	0	74,855.80	272,439.85	0.00	(272,439.85)	0.00
TOTAL CAPITAL OUTLAYS > $5000	0	74,855.80	326,179.99	0.00	(326,179.99)	0.00
DEPRECIATION & AMORT						
OTHER COSTS (NOC)						
DEBT SERVICE						
295-5-7520-582108 Prin-2019 B Bonds	0	0.00	355,000.00	0.00	(355,000.00)	0.00
295-5-7520-582109 Int Exp-2019 B Bonds	0	0.00	24,804.51	0.00	(24,804.51)	0.00
295-5-7520-582207 Prin-2019A Bonds	0	0.00	270,000.00	0.00	(270,000.00)	0.00
295-5-7520-582208 Int Exp - 2019A Bonds	0	0.00	23,598.50	0.00	(23,598.50)	0.00
295-5-7520-582400 Int Exp - 2014 Bonds	0	0.00	129,454.00	0.00	(129,454.00)	0.00
295-5-7520-582410 Principal - 2014 Bonds	0	0.00	460,000.00	0.00	(460,000.00)	0.00
TOTAL DEBT SERVICE	0	0.00	1,262,857.01	0.00	(1,262,857.01)	0.00
INTERFUND TRANSACTIONS						
295-5-7520-595100 T'fer Proceeds to GF	0	0.00	1,843,773.73	0.00	(1,843,773.73)	0.00
TOTAL INTERFUND TRANSACTIONS	0	0.00	1,843,773.73	0.00	(1,843,773.73)	0.00
TOTAL Operating Expense	0	74,909.69	3,568,143.71	0.00	(3,568,143.71)	0.00
TOTAL EXPENDITURES	0	74,909.69	3,568,143.71	0.00	(3,568,143.71)	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	35,997.62	(2,643,599.41)	0.00	2,643,599.41	0.00