



HAPEVILLE DEVELOPMENT AUTHORITY

700 Doug Davis Drive
Hapeville, GA 30354

August 3, 2023 6:30 PM

AGENDA

Katrina Bradbury
Chairman

James Newton
Vice Chairman

Alan Hallman
Mayor

J. Allen Poole
Board member

John Stalvey
Board member

Matt Morrison
Board member

Susan Bailey
Board member

1. CALL TO ORDER:

2. ROLL CALL:

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

3. WELCOME:

4. APPROVAL OF MINUTES:

4.I. Approval of Minutes: April 6th Meeting Minutes.

Supporting Document(s):

1. April 6th Meeting Mins.

4.II. Approval of Minutes: April 6th Executive Session meeting Minutes.

5. OLD BUSINESS:

6. NEW BUSINESS:

6.I. Discussion to amend the Bylaws regarding the required meetings schedule.

Background:

Under the current bylaws, the Board must meet on the 1st Thursday after the 1st Tuesday of every month. Due to a decline in agenda items, Staff proposes that the meetings within the bylaws be changed from required monthly meetings to required quarterly meetings. Additional meetings can be called as needed. The drafted Resolution is included in the agenda packet for the Board's review.

Supporting Document(s):

1. HDA- Bylaws Amendment- Quarterly Meetings

7. FINANCIAL REPORT:

7.I. HDA Monthly Reports: April - June 2023

Supporting Document(s):

1. HDA 04-2023 Monthly Report
2. HDA 05-2023 Monthly Report
3. HDA 06-2023 Monthly Report

- 8. ECONOMIC DEVELOPMENT UPDATE:**
- 9. PUBLIC COMMENTS:**
- 10. 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).*
- 11. ADJOURN:**



HAPEVILLE DEVELOPMENT AUTHORITY

700 Doug Davis Drive
Hapeville, GA 30354

April 6, 2023 6:30 PM

MINUTES

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: 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. APPROVAL OF MINUTES:

3.I. Approval of Minutes: March 16, 2023, Special-Called Meeting Minutes.

MOTION: Mayor Hallman made a motion to approve all presented minutes, Bandmember Poole provided the second. **Motion carried 4-0**

4. OLD BUSINESS:

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

DISCUSSION: Mayor Hallman informed the board that he emailed the City Manager and asked if the property could be added to a current city's lawn contract. He stated that because the property is smaller, it should not be a significant upcharge.

5. NEW BUSINESS: None

6. FINANCIAL REPORT:

6.I. HDA Monthly Reports: March 2023

DISCUSSION: Chairman Bradbury updated the board on the payments received and process within the Month of March.

7. ECONOMIC DEVELOPMENT UPDATE: None

8. PUBLIC COMMENTS: None

9. 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).*

MOTION: Board member Stalvey made a motion to go into recess, Mayor Hallman provided the second. **Motion carried 4-0.**

Mayor Hallman made a motion to go into executive session at 6:36 PM. Board member Stalvey provided the second. **Motion carried 4-0.**

MOTION: Board member Stalvey made a motion to exit the executive session and enter back into regular meeting at 6:53 PM. Mayor Hallman provided the second. **Motion carried 4-0.**

EXECUTIVE ITEM:

Consideration and Action to approve Resolution 2023-02.

MOTION: Board member Stalvey made a motion approving Resolution 2023-02. Board member Bailey provided the second. **Motion carried 4-0.**

10. ADJOURN:

Mayor Hallman made a motion to adjourn at 6:55PM, Board member Stalvey provided the second. **Motion carried 4-0.**

Respectfully submitted,

Katrina Bradbury, Chairman

Sharee Steed, City Clerk

1 STATE OF GEORGIA

2 CITY OF HAPEVILLE

3 **RESOLUTION NO. _____**

4 **A RESOLUTION BY THE HAPEVILLE DEVELOPMENT AUTHORITY AMENDING**
5 **ITS BYLAWS TO PROVIDE FOR QUARTERLY MEETINGS OF THE BOARD OF**
6 **DIRECTORS.**

7 **WHEREAS**, the Hapeville Development Authority (the “Authority”) is a public body
8 corporate and politic activated by an Act of the Georgia General Assembly, Ga. Laws, 1982 p.
9 2524 and 2618, and by resolution of the Mayor and Council of the City of Hapeville, Georgia duly
10 adopted on April 6, 1982;

11 **WHEREAS**, the Georgia General Assembly authorized the Authority to adopt rules and
12 regulations for its own government, such as bylaws;

13 **WHEREAS**, Section 8.1 in Article VIII (“Meetings”) of the Amended Bylaws of the
14 Hapeville Development Authority, duly adopted by the Authority on October 4, 2018 states,
15 “There shall be a monthly meeting of the Board of Directors, unless otherwise suspended by action
16 of the Board.”

17 **WHEREAS**, the Authority desires to amend said section to provide for quarterly instead
18 of monthly meetings.

19 **NOW THEREFORE, BE IT RESOLVED**, the Hapeville Development Authority hereby
20 amends Section 8.1 in Article VIII (“Meetings”) of the Bylaws to be read as follows:

21 **“Section 8.1.** There shall be a quarterly meeting of the Board of Directors unless otherwise
22 suspended by action of the Board. The annual meeting of the Board shall be held at such
23 time and place as determined by the Board by resolution.”

24 **BE IT FURTHER RESOLVED,** that this Resolution shall become effective upon
25 adoption.

26 **SO RESOLVED,** this _____ day of _____, 2023.

27
28 **HAPEVILLE DEVELOPMENT AUTHORITY,**

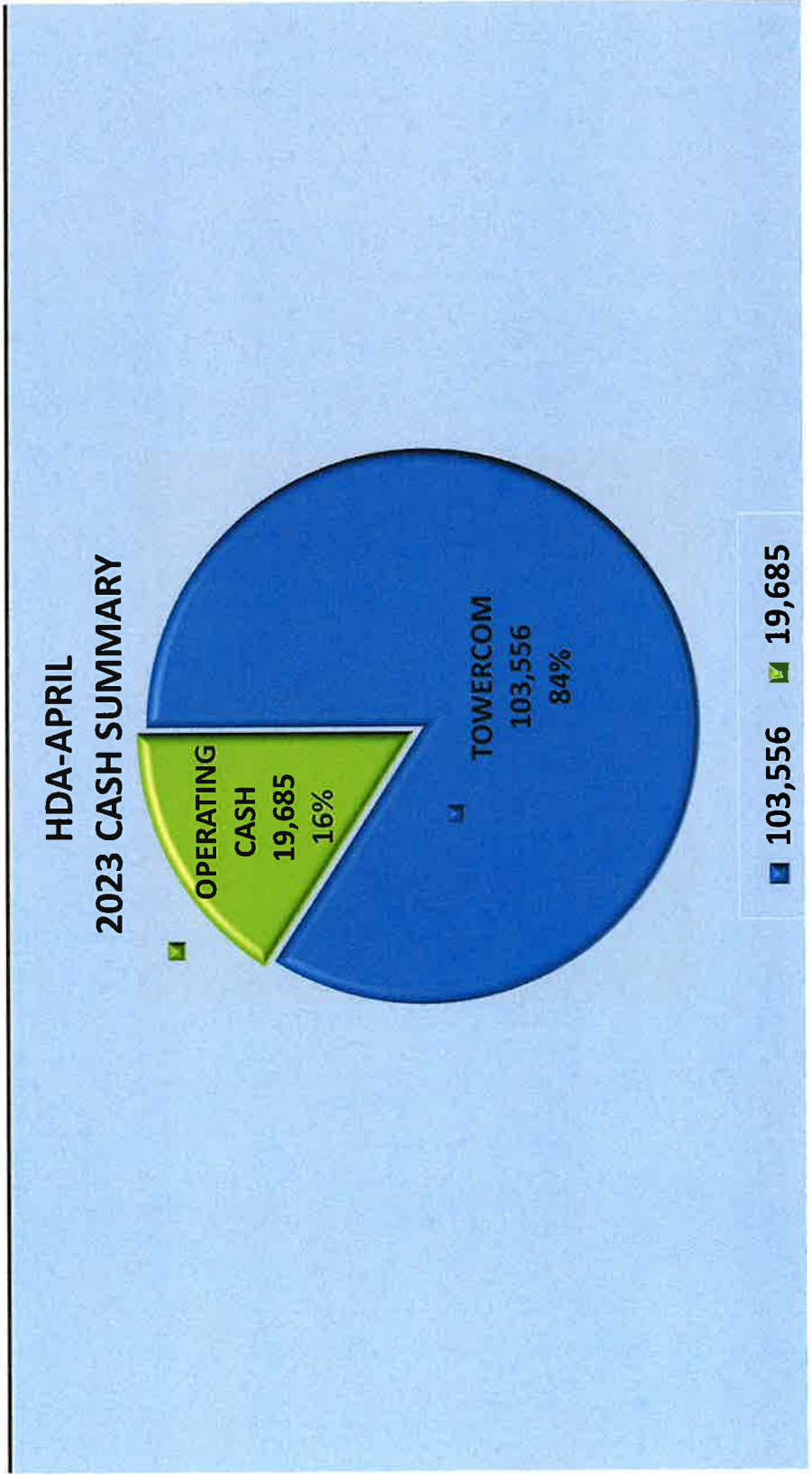
29
30
31 _____
32 **KATRINA BRADBURY, CHAIRMAN**

33
34 ATTEST:

35
36
37 _____
38 **SECRETARY**

**HAPEVILLE DEVELOPMENT AUTHORITY
OPERATING ACCOUNT**

	APRIL 2023
TOWERCOM (Transfer Due to City)	\$ 103,556
OPERATING CASH BALANCE (HDA)	19,685
TOTAL	\$ 123,241

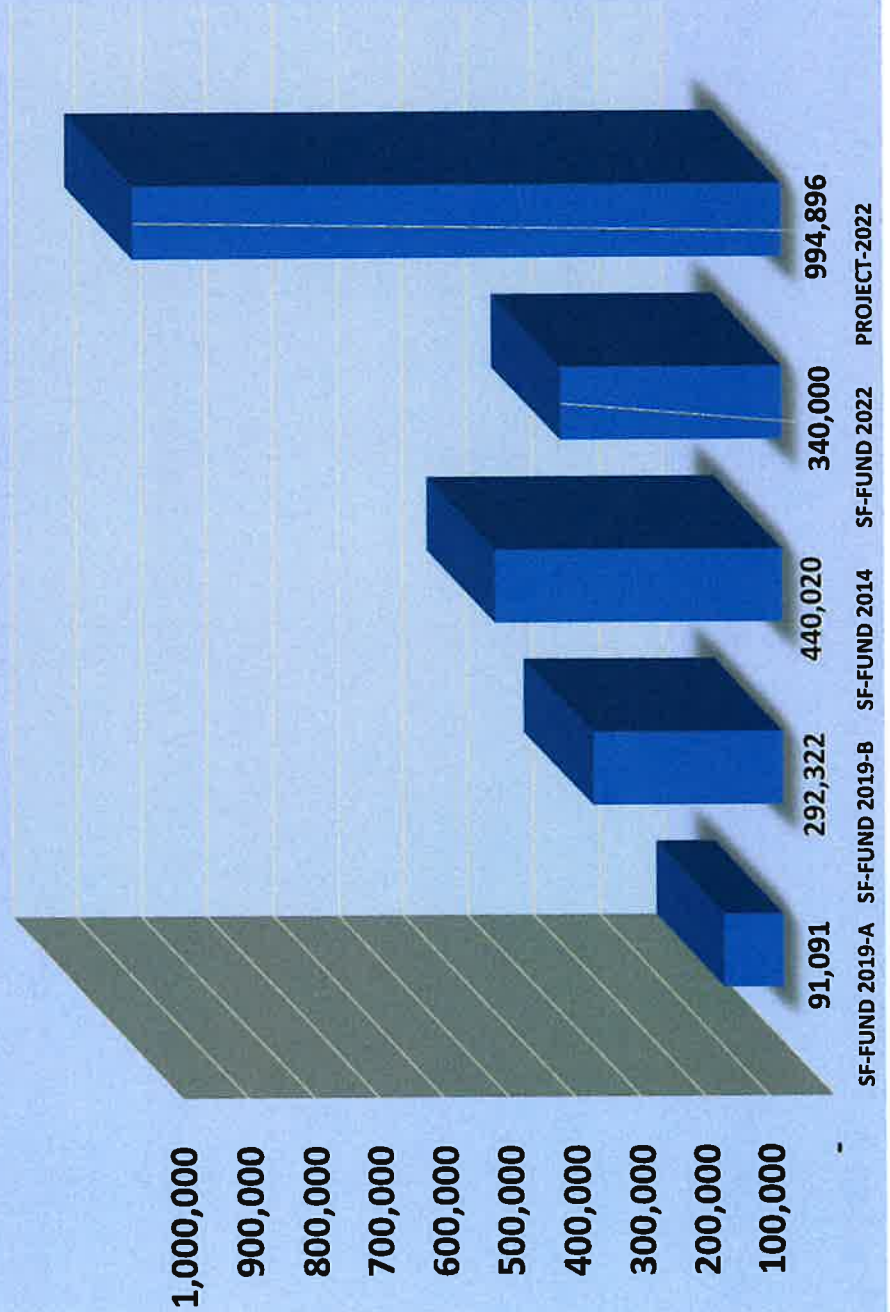


**HAPEVILLE DEVELOPMENT AUTHORITY
SINKING FUNDS
CASH SUMMARY**

**APRIL
2023**

SF-FUND 2019-A	\$	91,091
SF-FUND 2019-B		292,322
SF-FUND 2014		440,020
SF-FUND 2022		340,000
PROJECT-2022		994,896
TOTAL	\$	2,158,328

RESTRICTED FUNDS

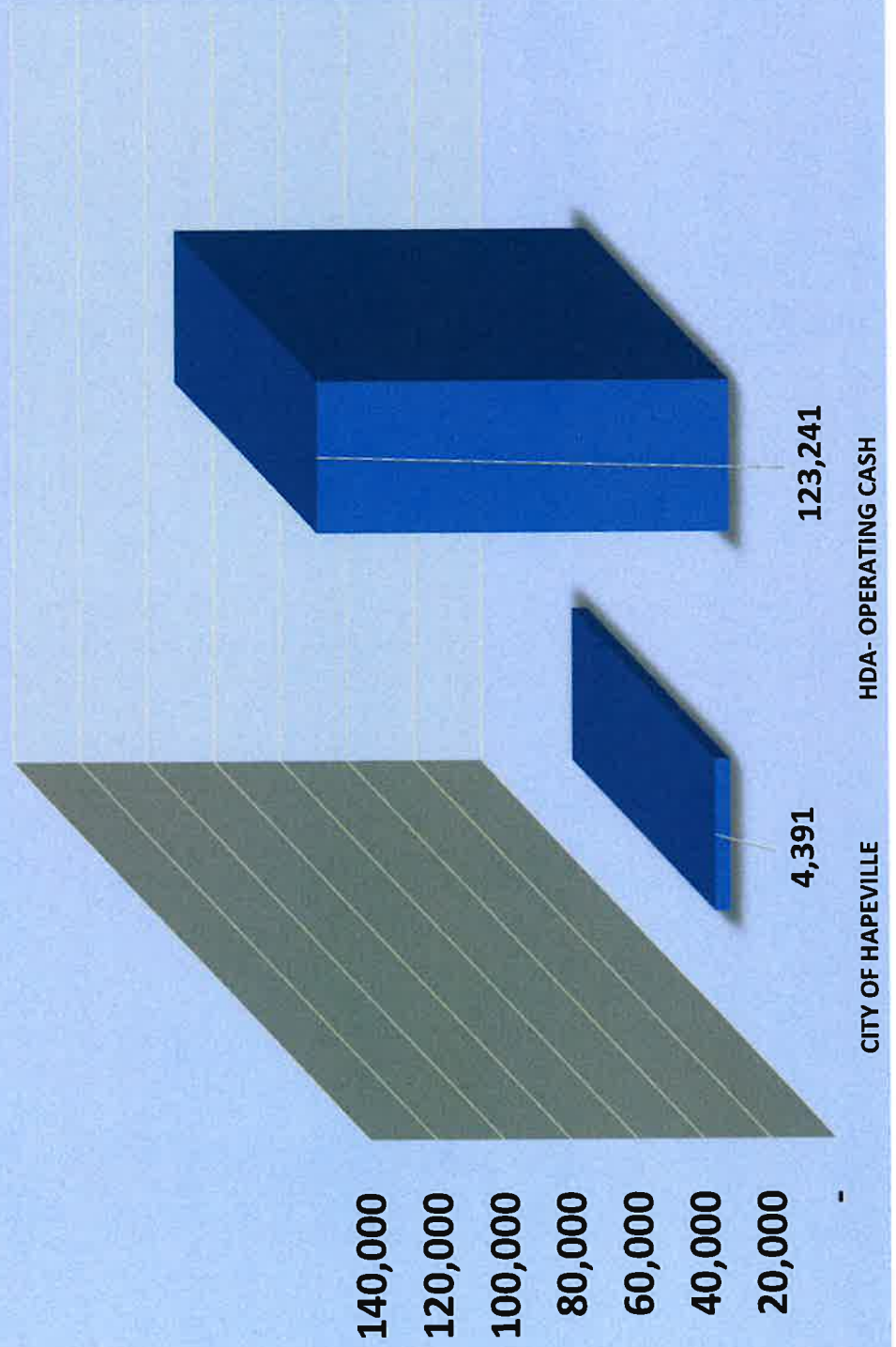


HAPEVILLE DEVELOPMENT AUTHORITY OPERATING CASH SUMMARY

APRIL
2023

CITY OF HAPEVILLE	\$	4,391
HDA - OPERATING CASH		123,241
TOTAL	\$	127,632

UNRESTRICTED FUNDS



[illegible]

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)	994,895.61
295-0-0000-111114	Cash - Sinking Fd - 2014	440,019.57
295-0-0000-111118	Cash- Dev Auth-COH	4,391.39
295-0-0000-111120	Cash -- Hapeville Dev Auth	123,240.98
295-0-0000-111121	Cash Sinking-HDA-(2022 Bond)	340,000.00
295-0-0000-111122	Cash-Bond Sink Fd-Ser 2019A	91,090.92
295-0-0000-111123	Cash-Bd Sink Fd-Ser 2019B	292,322.05
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
		<u>4,715,952.32</u>
TOTAL ASSETS		<u>4,715,952.32</u>
=====		
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		<u>10,990,464.83</u>
EQUITY		
=====		
295-0-0000-134200	Fund Balance	(3,852,741.59)
TOTAL BEGINNING EQUITY		(3,852,741.59)
TOTAL REVENUE		1,146,529.15
TOTAL EXPENSES		<u>3,568,300.07</u>
TOTAL REVENUE OVER/(UNDER) EXPENSES		(2,421,770.92)
TOTAL EQUITY & REV. OVER/(UNDER) EXP.		(6,274,512.51)
TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.		<u>4,715,952.32</u>
=====		

CITY OF HAPEVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: APRIL 30TH, 2023

295-DEVELOPMENT AUTHORITY
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 83.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
INVESTMENT INCOME	0	8.55	473.58	0.00 (	473.58)	0.00
MISC REVENUE	0	5,983.44	109,055.57	0.00 (	109,055.57)	0.00
OTHER FINANCING SOURCES	0	0.00	1,037,000.00	0.00 (	1,037,000.00)	0.00
TOTAL REVENUES	0	5,991.99	1,146,529.15	0.00 (	1,146,529.15)	0.00
<u>EXPENDITURE SUMMARY</u>						
Operating Expense						
CONTRACTED SERVICES	0	0.00	600.00	0.00 (	600.00)	0.00
SUPPLIES & MINOR EQPT	0	53.89	134,889.34	0.00 (	134,889.34)	0.00
CAPITAL OUTLAYS > \$5000	0	0.00	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	53.89	3,568,300.07	0.00 (	3,568,300.07)	0.00
TOTAL EXPENDITURES	0	53.89	3,568,300.07	0.00 (	3,568,300.07)	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	5,938.10 (	2,421,770.92)	0.00	2,421,770.92	0.00

CITY OF HAPEVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: APRIL 30TH, 2023

295-DEVELOPMENT AUTHORITY

% OF YEAR COMPLETED: 83.33

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>INVESTMENT INCOME</u>						
295-0-0000-361100 Interest on Note	0	8.55	473.58	0.00	(473.58)	0.00
TOTAL INVESTMENT INCOME	0	8.55	473.58	0.00	(473.58)	0.00
<u>CONTRIBUTIONS</u>						
<u>MISC REVENUE</u>						
295-0-0000-381100 Mortgage Income	0	1,140.00	11,400.00	0.00	(11,400.00)	0.00
295-0-0000-381101 Cell Tower Lease - MPa	0	3,104.53	30,327.77	0.00	(30,327.77)	0.00
295-0-0000-381102 Cell Phone Lease - PD	0	1,738.91	67,287.80	0.00	(67,287.80)	0.00
295-0-0000-381110 Misc Revenue	0	0.00	40.00	0.00	(40.00)	0.00
TOTAL MISC REVENUE	0	5,983.44	109,055.57	0.00	(109,055.57)	0.00
<u>OTHER FINANCING SOURCES</u>						
295-0-0000-395108 Trf from Gen Fd-2019A	0	0.00	116,500.00	0.00	(116,500.00)	0.00
295-0-0000-395109 Trf from Gen Fd-2019B	0	0.00	198,200.00	0.00	(198,200.00)	0.00
295-0-0000-395114 Trf from Gen Fd - 2014	0	0.00	62,125.04	0.00	(62,125.04)	0.00
295-0-0000-395508 Trf from W&S - 2019A	0	0.00	133,500.00	0.00	(133,500.00)	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	0.00	434,874.96	0.00	(434,874.96)	0.00
TOTAL OTHER FINANCING SOURCES	0	0.00	1,037,000.00	0.00	(1,037,000.00)	0.00
TOTAL REVENUE	0	5,991.99	1,146,529.15	0.00	(1,146,529.15)	0.00

295-DEVELOPMENT AUTHORITY
DEPARTMENT - Operating Expense

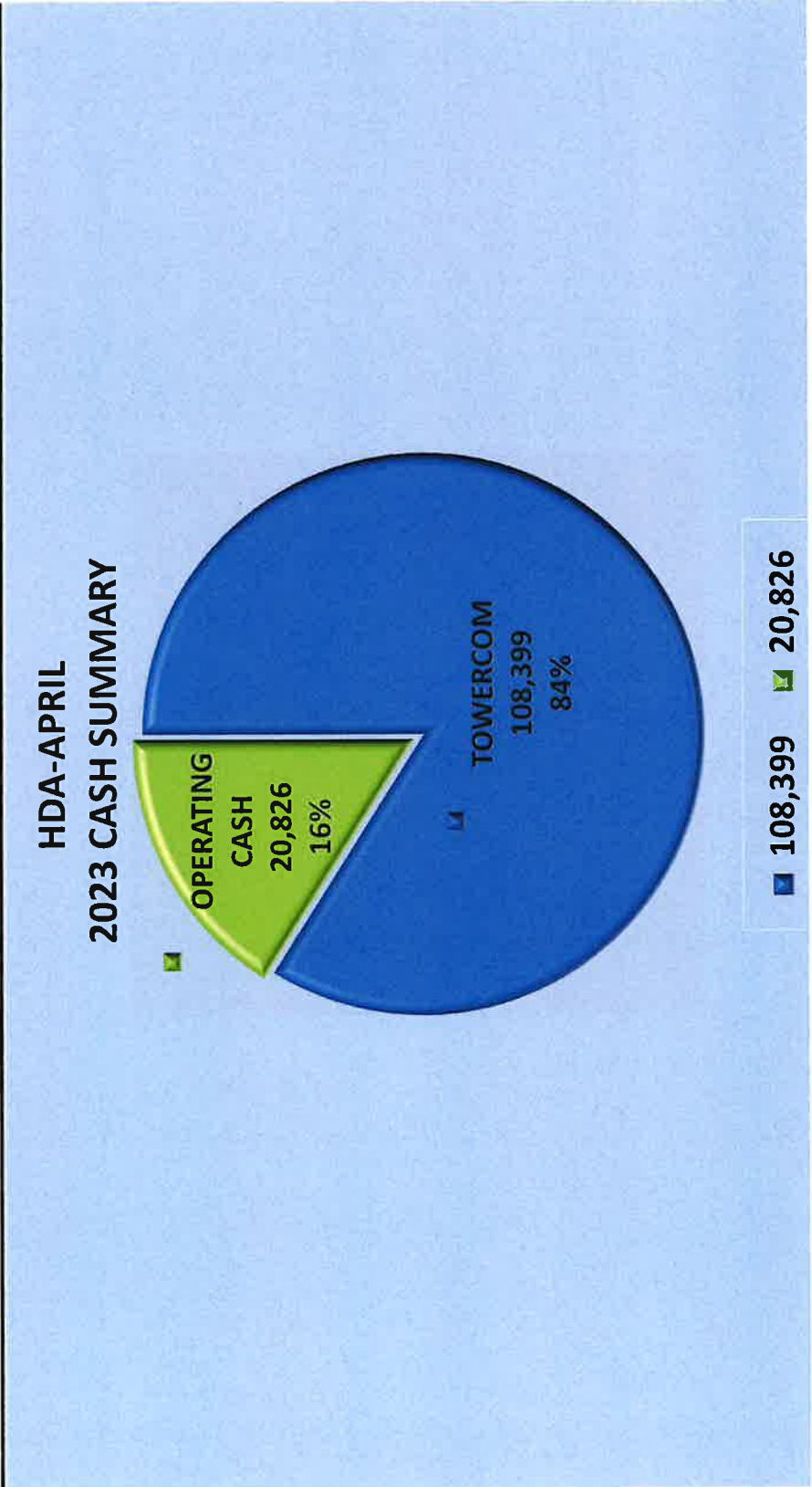
% OF YEAR COMPLETED: 83.33

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	53.89	745.13	0.00	(745.13)	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	134,889.34	0.00	(134,889.34)	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	0.00	272,439.85	0.00	(272,439.85)	0.00
TOTAL CAPITAL OUTLAYS > \$5000	0	0.00	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	53.89	3,568,300.07	0.00	(3,568,300.07)	0.00
TOTAL EXPENDITURES	0	53.89	3,568,300.07	0.00	(3,568,300.07)	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	5,938.10	(2,421,770.92)	0.00	2,421,770.92	0.00

**HAPEVILLE DEVELOPMENT AUTHORITY
OPERATING ACCOUNT**

**MAY
2023**

TOWERCOM (Transfer Due to City)	\$ 108,399
OPERATING CASH BALANCE (HDA)	20,826
TOTAL	\$ 129,226

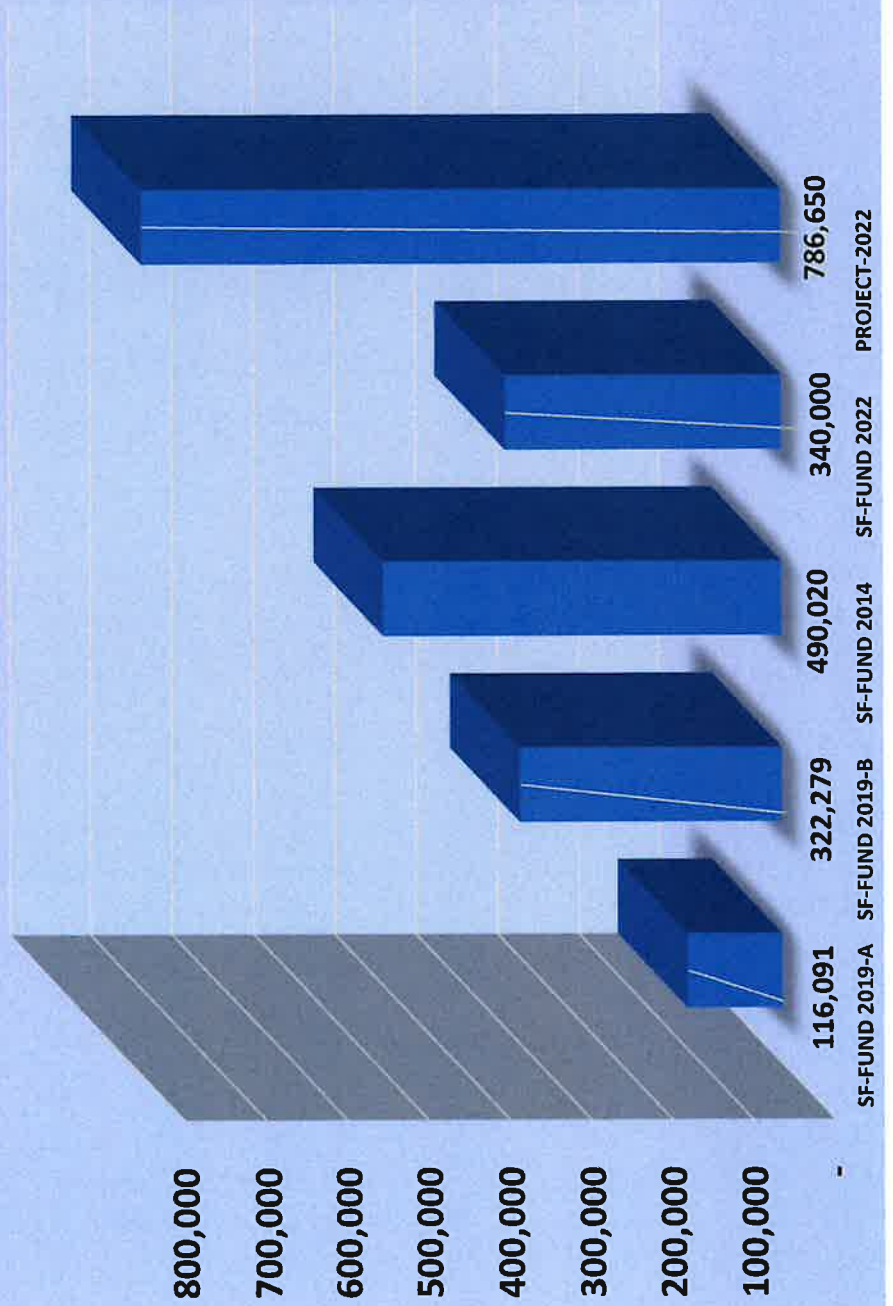


**HAPEVILLE DEVELOPMENT AUTHORITY
SINKING FUNDS
CASH SUMMARY**

**MAY
2023**

SF-FUND 2019-A	\$ 116,091
SF-FUND 2019-B	322,279
SF-FUND 2014	490,020
SF-FUND 2022	340,000
PROJECT-2022	786,650
TOTAL	\$ 2,055,039

RESTRICTED FUNDS

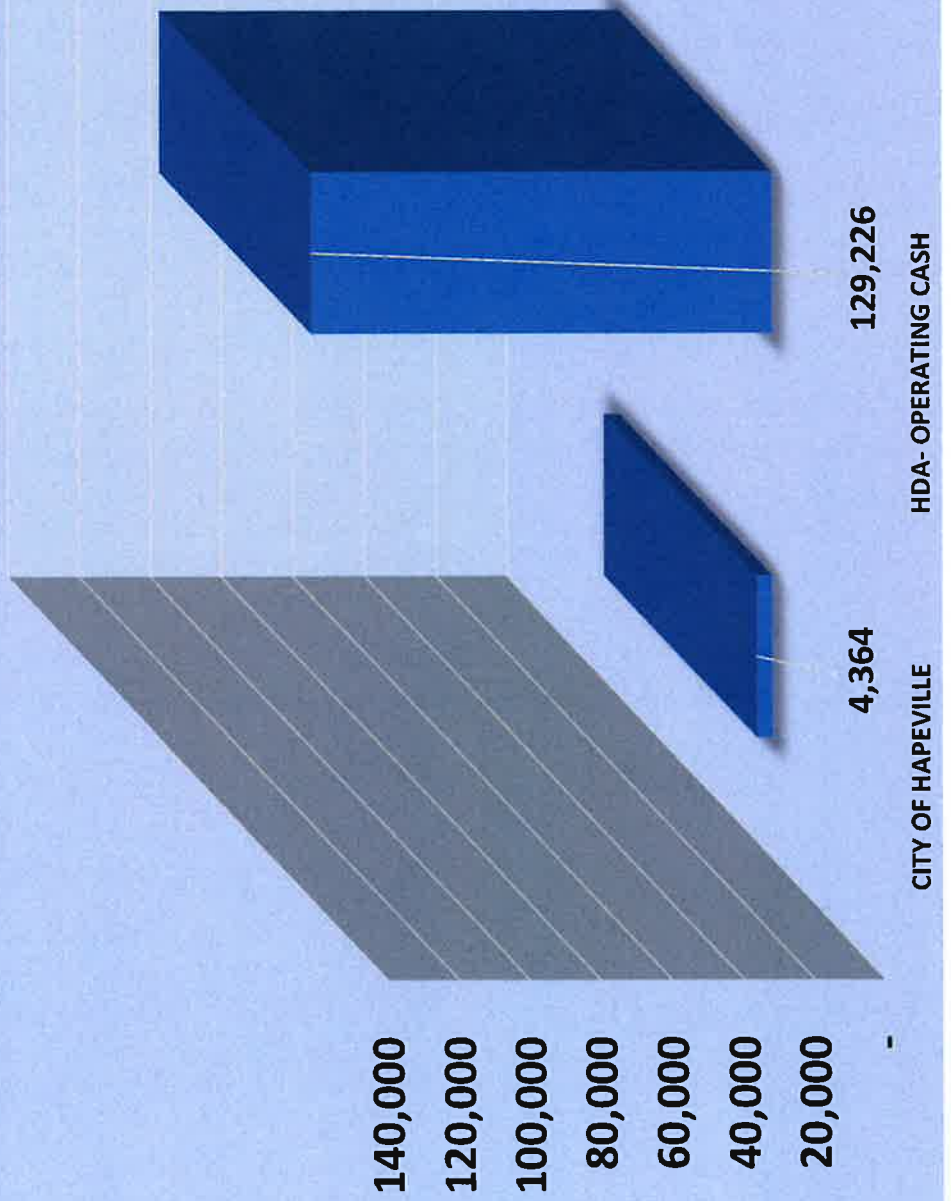


HAPEVILLE DEVELOPMENT AUTHORITY OPERATING CASH SUMMARY

MAY
2023

CITY OF HAPEVILLE	\$	4,364
HDA- OPERATING CASH		129,226
TOTAL	\$	133,590

UNRESTRICTED FUNDS



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
03/01/2023	1,738.91					1,738.91
03/31/2023		3,104.53				3,104.53
04/03/2023	1,738.91					1,738.91
04/25/2023		3,104.53				3,104.53
05/01/2023	1,738.91					1,738.91
05/24/2023		3,104.53				3,104.53
						0.00
						0.00
						0.00
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TOTAL						\$ 108,399.44

295-DEVELOPMENT AUTHORITY

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
295-0-0000-111100	CLAIM ON CASH - DEV AUTHORITY (	2,048,242.88)
295-0-0000-111109	Cash Project-HDA-(2022 Bond)	786,650.16
295-0-0000-111114	Cash - Sinking Fd - 2014	490,019.57
295-0-0000-111118	Cash- Dev Auth-COH	4,364.47
295-0-0000-111120	Cash -- Hapeville Dev Auth	129,225.56
295-0-0000-111121	Cash Sinking-HDA-(2022 Bond)	340,000.00
295-0-0000-111122	Cash-Bond Sink Fd-Ser 2019A	116,090.92
295-0-0000-111123	Cash-Bd Sink Fd-Ser 2019B	322,278.74
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
		<u>4,191,593.65</u>
TOTAL ASSETS		<u>4,191,593.65</u>
		=====
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		<u>10,990,464.83</u>
EQUITY		
=====		
295-0-0000-134200	Fund Balance	(3,852,741.59)
TOTAL BEGINNING EQUITY		(3,852,741.59)
TOTAL REVENUE		1,257,521.36
TOTAL EXPENSES		<u>4,203,650.95</u>
TOTAL REVENUE OVER/(UNDER) EXPENSES		(2,946,129.59)
TOTAL EQUITY & REV. OVER/(UNDER) EXP.		<u>(6,798,871.18)</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.		<u>4,191,593.65</u>
		=====

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

295-DEVELOPMENT AUTHORITY
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 91.67

REVENUE SUMMARY		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
INVESTMENT INCOME	0		8.77	482.35	0.00 (	482.35)	0.00
MISC REVENUE	0		5,983.44	115,039.01	0.00 (	115,039.01)	0.00
OTHER FINANCING SOURCES	0		105,000.00	1,142,000.00	0.00 (	1,142,000.00)	0.00
TOTAL REVENUES	0		110,992.21	1,257,521.36	0.00 (	1,257,521.36)	0.00
EXPENDITURE SUMMARY							
Operating Expense							
CONTRACTED SERVICES	0		0.00	600.00	0.00 (	600.00)	0.00
SUPPLIES & MINOR EQPT	0		97.23	134,986.57	0.00 (	134,986.57)	0.00
CAPITAL OUTLAYS > \$5000	0		0.00	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		635,253.65	2,479,027.38	0.00 (	2,479,027.38)	0.00
TOTAL Operating Expense	0		635,350.88	4,203,650.95	0.00 (	4,203,650.95)	0.00
TOTAL EXPENDITURES	0		635,350.88	4,203,650.95	0.00 (	4,203,650.95)	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0 (		524,358.67)	(2,946,129.59)	0.00	2,946,129.59	0.00

295-DEVELOPMENT AUTHORITY

% OF YEAR COMPLETED: 91.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>INVESTMENT INCOME</u>						
295-0-0000-361100 Interest on Note	0	8.77	482.35	0.00	(482.35)	0.00
TOTAL INVESTMENT INCOME	0	8.77	482.35	0.00	(482.35)	0.00
<u>CONTRIBUTIONS</u>						
<u>MISC REVENUE</u>						
295-0-0000-381100 Mortgage Income	0	1,140.00	12,540.00	0.00	(12,540.00)	0.00
295-0-0000-381101 Cell Tower Lease - MPa	0	3,104.53	33,432.30	0.00	(33,432.30)	0.00
295-0-0000-381102 Cell Phone Lease - PD	0	1,738.91	69,026.71	0.00	(69,026.71)	0.00
295-0-0000-381110 Misc Revenue	0	0.00	40.00	0.00	(40.00)	0.00
TOTAL MISC REVENUE	0	5,983.44	115,039.01	0.00	(115,039.01)	0.00
<u>OTHER FINANCING SOURCES</u>						
295-0-0000-395108 Trf from Gen Fd-2019A	0	11,650.00	128,150.00	0.00	(128,150.00)	0.00
295-0-0000-395109 Trf from Gen Fd-2019B	0	30,000.00	228,200.00	0.00	(228,200.00)	0.00
295-0-0000-395114 Trf from Gen Fd - 2014	0	6,250.00	68,375.04	0.00	(68,375.04)	0.00
295-0-0000-395508 Trf from W&S - 2019A	0	13,350.00	146,850.00	0.00	(146,850.00)	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	478,624.96	0.00	(478,624.96)	0.00
TOTAL OTHER FINANCING SOURCES	0	105,000.00	1,142,000.00	0.00	(1,142,000.00)	0.00
<u>TOTAL REVENUE</u>						
	0	110,992.21	1,257,521.36	0.00	(1,257,521.36)	0.00

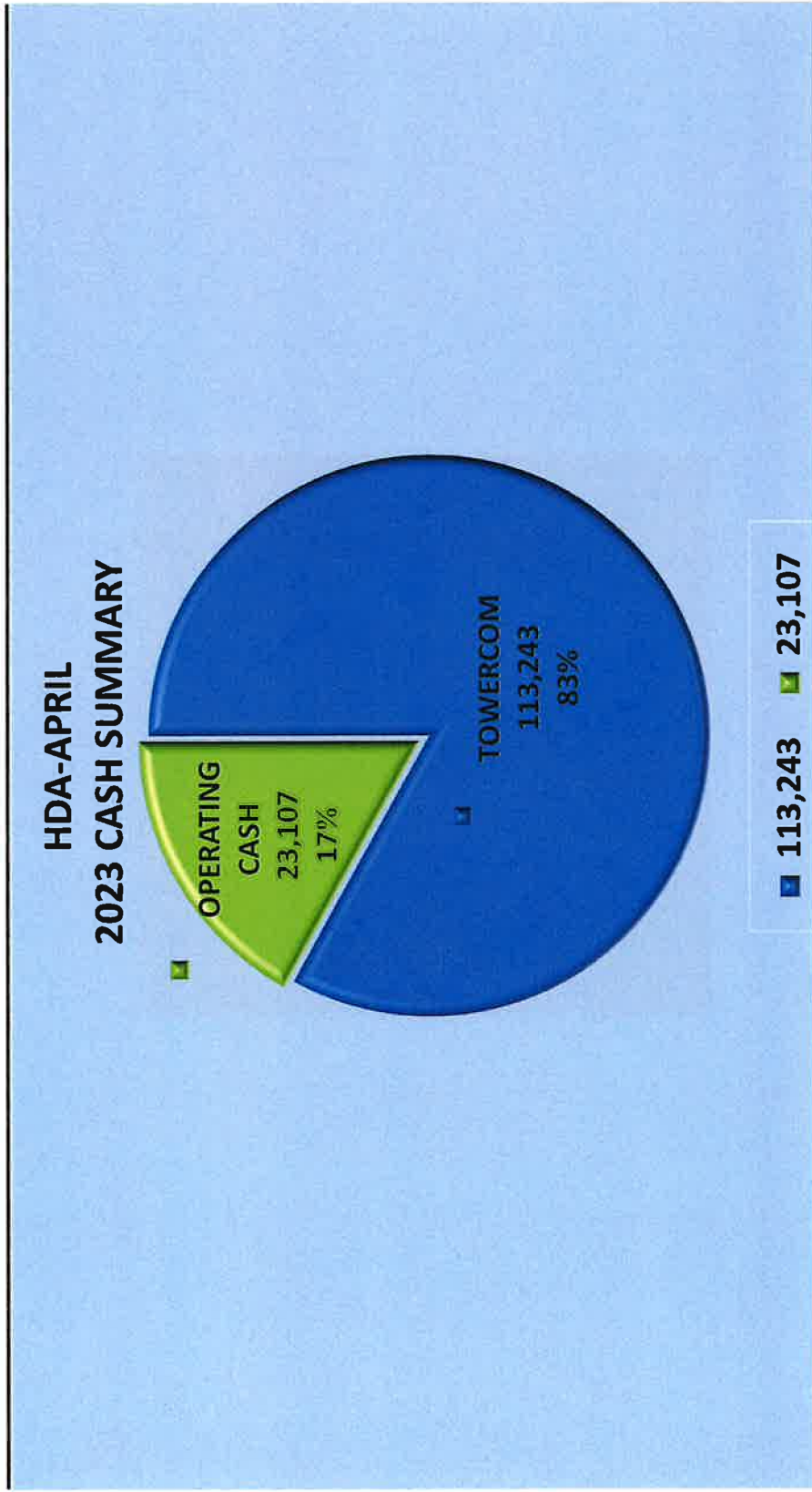
295-DEVELOPMENT AUTHORITY
DEPARTMENT - Operating Expense

% OF YEAR COMPLETED: 91.67

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	97.23	842.36	0.00	(842.36)	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	97.23	134,986.57	0.00	(134,986.57)	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	0.00	272,439.85	0.00	(272,439.85)	0.00
TOTAL CAPITAL OUTLAYS > \$5000	0	0.00	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	635,253.65	2,479,027.38	0.00	(2,479,027.38)	0.00
TOTAL INTERFUND TRANSACTIONS	0	635,253.65	2,479,027.38	0.00	(2,479,027.38)	0.00
TOTAL Operating Expense	0	635,350.88	4,203,650.95	0.00	(4,203,650.95)	0.00
TOTAL EXPENDITURES	0	635,350.88	4,203,650.95	0.00	(4,203,650.95)	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	(524,358.67)	(2,946,129.59)	0.00	2,946,129.59	0.00

**HAPEVILLE DEVELOPMENT AUTHORITY
OPERATING ACCOUNT**

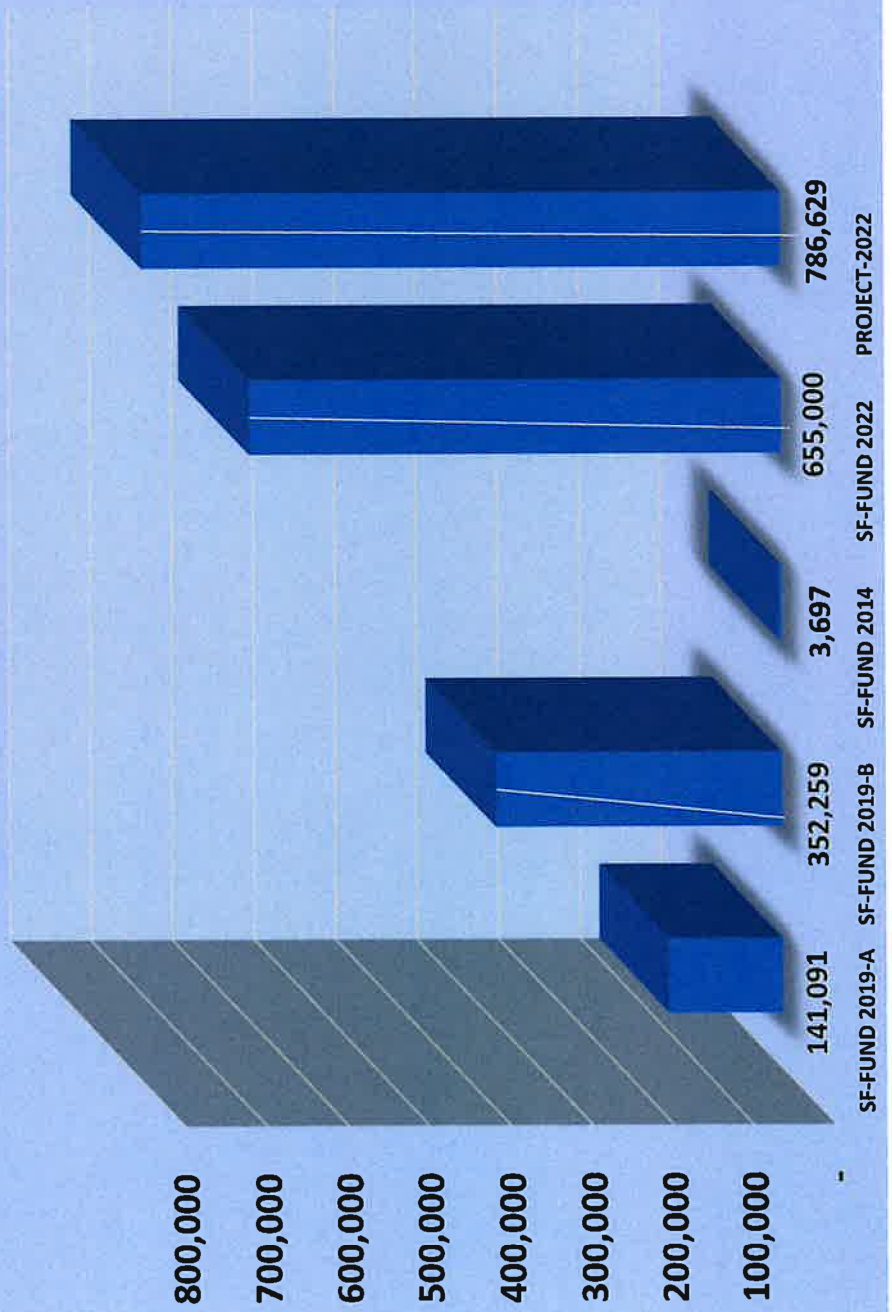
	JUNE 2023
TOWERCOM (Transfer Due to City)	\$ 113,243
OPERATING CASH BALANCE (HDA)	23,107
TOTAL	\$ 136,350



**HAPEVILLE DEVELOPMENT AUTHORITY
SINKING FUNDS
CASH SUMMARY**

	JUNE 2023
SF-FUND 2019-A	\$ 141,091
SF-FUND 2019-B	352,259
SF-FUND 2014	3,697
SF-FUND 2022	655,000
PROJECT-2022	786,629
TOTAL	\$ 1,938,676

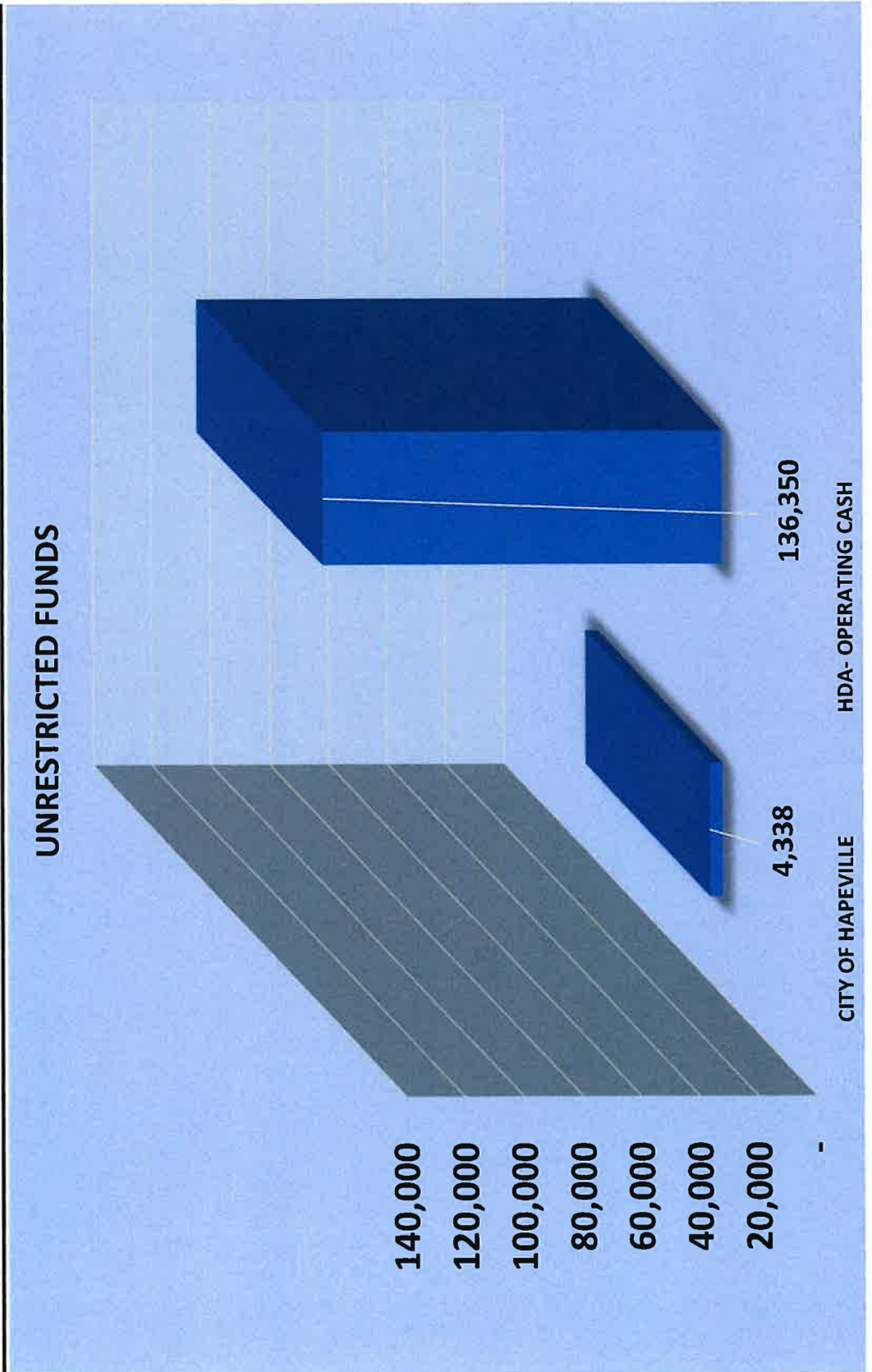
RESTRICTED FUNDS



HAPEVILLE DEVELOPMENT AUTHORITY OPERATING CASH SUMMARY

JUNE
2023

CITY OF HAPEVILLE	\$	4,338
HDA- OPERATING CASH		136,350
TOTAL	\$	140,688



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
03/01/2023	1,738.91					1,738.91
03/31/2023		3,104.53				3,104.53
04/03/2023	1,738.91					1,738.91
04/25/2023		3,104.53				3,104.53
05/01/2023	1,738.91					1,738.91
05/24/2023		3,104.53				3,104.53
06/05/2023	1,738.91					1,738.91
06/26/2023		3,104.53				3,104.53
						0.00
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TOTAL						\$ 113,242.88

295-DEVELOPMENT AUTHORITY

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE
ASSETS		
=====		
295-0-0000-111109	Cash Project-HDA-(2022 Bond)	786,629.33
295-0-0000-111114	Cash - Sinking Fd - 2014	3,697.07
295-0-0000-111118	Cash- Dev Auth-COH	4,337.57
295-0-0000-111120	Cash -- Hapeville Dev Auth	136,350.09
295-0-0000-111121	Cash Sinking-HDA-(2022 Bond)	655,000.00
295-0-0000-111122	Cash-Bond Sink Fd-Ser 2019A	141,090.92
295-0-0000-111123	Cash-Bd Sink Fd-Ser 2019B	352,258.87
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
295-0-0000-113801	Prepaid Expenses	535,322.50
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
		<u>6,665,893.46</u>
TOTAL ASSETS		<u>6,665,893.46</u>
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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	2,251,297.87
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		<u>13,039,847.71</u>
EQUITY		
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295-0-0000-134200	Fund Balance	(3,852,741.59)
TOTAL BEGINNING EQUITY		(3,852,741.59)
TOTAL REVENUE		1,682,512.36
TOTAL EXPENSES		<u>4,203,725.02</u>
TOTAL REVENUE OVER/(UNDER) EXPENSES		(2,521,212.66)
TOTAL EQUITY & REV. OVER/(UNDER) EXP.		<u>(6,373,954.25)</u>
TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.		<u>6,665,893.46</u>
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CITY OF HAPEVILLE
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: JUNE 30TH, 2023

295-DEVELOPMENT AUTHORITY
FINANCIAL SUMMARY

% OF YEAR COMPLETED: 100.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
INVESTMENT INCOME	0	7.56	489.91	0.00 (	489.91)	0.00
MISC REVENUE	0	5,983.44	121,022.45	0.00 (	121,022.45)	0.00
OTHER FINANCING SOURCES	0	419,000.00	1,561,000.00	0.00 (	1,561,000.00)	0.00
TOTAL REVENUES	0	424,991.00	1,682,512.36	0.00 (	1,682,512.36)	0.00
<u>EXPENDITURE SUMMARY</u>						
Operating Expense	0	0.00	600.00	0.00 (	600.00)	0.00
CONTRACTED SERVICES	0	74.07	135,060.64	0.00 (	135,060.64)	0.00
SUPPLIES & MINOR EQPT	0	0.00	326,179.99	0.00 (	326,179.99)	0.00
CAPITAL OUTLAYS > \$5000	0	0.00	1,262,857.01	0.00 (	1,262,857.01)	0.00
DEBT SERVICE	0	0.00	2,479,027.38	0.00 (	2,479,027.38)	0.00
INTERFUND TRANSACTIONS	0	0.00	4,203,725.02	0.00 (	4,203,725.02)	0.00
TOTAL Operating Expense	0	74.07	4,203,725.02	0.00 (	4,203,725.02)	0.00
TOTAL EXPENDITURES	0	74.07	4,203,725.02	0.00 (	4,203,725.02)	0.00
REVENUE OVER/ (UNDER) EXPENDITURES	0	424,916.93 (	2,521,212.66)	0.00	2,521,212.66	0.00

295-DEVELOPMENT AUTHORITY

% OF YEAR COMPLETED: 100.00

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	7.56	489.91	0.00	489.91	0.00
TOTAL INVESTMENT INCOME	0	7.56	489.91	0.00	489.91	0.00
CONTRIBUTIONS						
MISC REVENUE						
295-0-0000-381100 Mortgage Income	0	1,140.00	13,680.00	0.00	13,680.00	0.00
295-0-0000-381101 Cell Tower Lease - MPa	0	3,104.53	36,536.83	0.00	36,536.83	0.00
295-0-0000-381102 Cell Phone Lease - PD	0	1,738.91	70,765.62	0.00	70,765.62	0.00
295-0-0000-381110 Misc Revenue	0	0.00	40.00	0.00	40.00	0.00
TOTAL MISC REVENUE	0	5,983.44	121,022.45	0.00	121,022.45	0.00
OTHER FINANCING SOURCES						
295-0-0000-395108 Trf from Gen Fd-2019A	0	11,650.00	139,800.00	0.00	139,800.00	0.00
295-0-0000-395109 Trf from Gen Fd-2019B	0	30,000.00	258,200.00	0.00	258,200.00	0.00
295-0-0000-395114 Trf from Gen Fd - 2014	0	6,125.00	74,500.04	0.00	74,500.04	0.00
295-0-0000-395508 Trf from W&S - 2019A	0	13,350.00	160,200.00	0.00	160,200.00	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	521,499.96	0.00	521,499.96	0.00
295-0-0000-395520 Trf from Trade & Touri	0	315,000.00	315,000.00	0.00	315,000.00	0.00
TOTAL OTHER FINANCING SOURCES	0	419,000.00	1,561,000.00	0.00	1,561,000.00	0.00
TOTAL REVENUE						
	0	424,991.00	1,682,512.36	0.00	1,682,512.36	0.00

295-DEVELOPMENT AUTHORITY
DEPARTMENT - Operating Expense

% OF YEAR COMPLETED: 100.00

DEPARTMENTAL EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>CONTRACTED SERVICES</u>						
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
<u>SUPPLIES & MINOR EQPT</u>						
295-5-7520-531200 Bank Charges	0	74.07	916.43	0.00	916.43	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	74.07	135,060.64	0.00	135,060.64	0.00
<u>CAPITAL OUTLAYS > \$5000</u>						
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	0.00	272,439.85	0.00	272,439.85	0.00
TOTAL CAPITAL OUTLAYS > \$5000	0	0.00	326,179.99	0.00	326,179.99	0.00
<u>DEPRECIATION & AMORT</u>						
<u>OTHER COSTS (NOC)</u>						
<u>DEBT SERVICE</u>						
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
<u>INTERFUND TRANSACTIONS</u>						
295-5-7520-595100 T'fer Proceeds to GF	0	0.00	2,479,027.38	0.00	2,479,027.38	0.00
TOTAL INTERFUND TRANSACTIONS	0	0.00	2,479,027.38	0.00	2,479,027.38	0.00
TOTAL Operating Expense	0	74.07	4,203,725.02	0.00	4,203,725.02	0.00
TOTAL EXPENDITURES	0	74.07	4,203,725.02	0.00	4,203,725.02	0.00
REVENUE OVER/ (UNDER) EXPENDITURES	0	424,916.93	2,521,212.66	0.00	2,521,212.66	0.00