

Development Authority of Lumpkin County
Meeting Agenda
Tuesday, September 20, 2016 9:00am
Lumpkin County Administration Building Conference Room

1. Welcome, call to order – Jim Higdon
2. Approve agenda
3. Approve August 16, 2016 minutes
4. Associate Members Reports
5. Financial Reports June, July & Aug financial statements – Kathy Crafton
6. Update on Arcadia Project
7. Resolution to enter into contract with Refrigiwear, Inc. for sale of 165 Breakstone Dr.
8. Other Business
9. Adjourn

Development Authority of Lumpkin County Meeting Minutes
August 16, 2016
Conference Room, Lumpkin County Administration Building

Board Members in attendance: Jim Higdon, Jim Curtis, John Gaston, Wyman Walden, Donna Minnich, , Steven Ferguson, J B Jones

Associate Members/Guests in attendance: Steve Gooch, Joy Edelberg, David Miller, Sean Phipps, Ben Cohen, Herman Brown, Rob Brown, Greg Trammell

Meeting called to order by Chairman Jim Higdon at 9:03 am

Motion to approve agenda: J.B. Jones. Second: John Gaston. Motion carried.

Motion to approve June 21 2016 minutes: Steven Ferguson. Second: Donna Minnich. Motion carried.

Financial Report – in absence of Treasurer financial report acceptance postponed until next meeting.

Bones Safety Signs – Herman Brown and Ben Cohen. Traffic signs and highway and internet aluminum sign recycling. Currently located in Alpharetta and Dublin. Contemplating moving businesses to Lumpkin County

Arcadia – punch list completed. Arcadia finishing up some customization to interiors prior to hold open house.

Refrigiwear expansion project – Refrigiwear has notified the Development Authority of their intent to exercise their option to purchase the building located at 165 Breakstone Dr as well as the adjacent 3 acre lot owned by the Authority. Working toward closing by October 1, 2016.

Motion to adjourn Wyman Walden. Second: J. B. Jones. Meeting adjourned at 9:58.

Approved

Development Authority of Lumpkin County
Profit & Loss Budget vs. Actual
January through June 2016

	TOTAL			
	Jun 16	Jan - Jun 16	Budget	% of Budget
Ordinary Income/Expense				
Income				
381000 · Rental Income	18,150.00	97,150.00	281,000.00	34.57%
389003 · Misc. Income	0.00	104.05		
Total Income	18,150.00	97,254.05	281,000.00	34.61%
Expense				
Operational Expenses				
521001 · Legal Services	0.00	1,375.00	4,500.00	30.56%
521002 · Audit Services	5,970.00	5,970.00	5,995.00	99.58%
522205 · R & M 400 Industrial Park	0.00	0.00	700.00	0.0%
523201 · Postage	5.34	13.60	100.00	13.6%
523202 · Telephone	0.00	0.00	250.00	0.0%
523300 · Marketing/Advertising	0.00	10.00	3,500.00	0.29%
523500 · Travel	0.00	0.00	2,000.00	0.0%
523601 · Dues & Subscriptions	0.00	0.00	500.00	0.0%
523700 · Meetings/Training	0.00	795.00	2,000.00	39.75%
531100 · Supplies/Materials	83.66	304.37	2,000.00	15.22%
55220 · Bookkeeping & Payroll Services	250.00	1,328.98	3,500.00	37.97%
55400 · Bank Fees	0.00	0.14	100.00	0.14%
55600 · Insurance	1,350.00	2,348.00	7,500.00	31.31%
55760 · Minor Equipment Purchases	0.00	0.00	500.00	0.0%
Total Operational Expenses	7,659.00	12,145.09	33,145.00	36.64%
521201 · Intergovernmental Expense	0.00	5,625.00	5,625.00	100.0%
55100 · Payroll Expenses				
511100 · Wages	6,973.40	46,671.70	90,000.00	51.86%
512300 · Medicare Benefits	0.00	0.00	2,500.00	0.0%
512400 · Retirement Benefit	0.00	0.00	6,000.00	0.0%
55102 · Payroll Taxes	538.98	3,660.49	11,100.00	32.98%
Total 55100 · Payroll Expenses	7,512.38	50,332.19	109,600.00	45.92%
Total Expense	15,171.38	68,102.28	148,370.00	45.9%
Net Ordinary Income	2,978.62	29,151.77	132,630.00	21.98%
Other Income/Expense				
Other Income				
361000 · Interest Income	10.73	34.96	100.00	34.96%
Total Other Income	10.73	34.96	100.00	34.96%
Other Expense				
582000 · Interest Expense	5,827.45	30,739.75	70,000.00	43.91%
Total Other Expense	5,827.45	30,739.75	70,000.00	43.91%
Net Other Income	-5,816.72	-30,704.79	-69,900.00	43.93%
Net Income	-2,838.10	-1,553.02	62,730.00	-2.48%

Development Authority of Lumpkin County
Balance Sheet
 As of June 30, 2016

	<u>Jun 30, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
10100 · Debt Service Fund	1,900.97
111122 · Operating Account	468,586.73
11250 · Construction Account	192,327.73
Total Checking/Savings	<u>662,815.43</u>
Accounts Receivable	
112700 · Interfund Receivable	68.55
Total Accounts Receivable	<u>68.55</u>
Other Current Assets	
113801 · Prepaid Insurance	2,513.67
118001 · Issuance Costs	1,790.10
Total Other Current Assets	<u>4,303.77</u>
Total Current Assets	<u>667,187.75</u>
Fixed Assets	
115203 · Land held for resale	203,915.13
115204 · Building held for resale	1,377,227.33
11700 · Machinery & Equipment	1,137.66
11710 · Accumulated Depr. Mach. & Equip	-1,137.66
117410 · Accumulated Depr. Buildings	-334,395.20
117505 · Furniture & Fixtures	14,833.77
117506 · Accumulated Depr. Furn. & Fixt.	-9,641.94
117520 · Construction In Progress	1,941,683.86
Total Fixed Assets	<u>3,193,622.95</u>
TOTAL ASSETS	<u><u>3,860,810.70</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
121100 · Accounts Payable	170,890.00
Total Accounts Payable	<u>170,890.00</u>
Credit Cards	
11350 · BB&T Credit Card x3508	0.14
Total Credit Cards	<u>0.14</u>
Other Current Liabilities	
112450 · Payroll Liabilities	
Federal Taxes (941/944)	1,600.66
Federal Unemployment (940)	83.53
GA Income Tax	333.48
GA Unemployment Tax	1.19
Total 112450 · Payroll Liabilities	<u>2,018.86</u>
121101 · Retainage Payable	175,644.25
122400 · Accrued Interest Payable	2,392.64
122425 · Accrued Salaries	5,222.38
122706 · Notes Payable - Current- Ethan	30,488.32
22050 · Arcadia Project Deposit	10,085.00
25000 · Due to Lumpkin County	73.41
Total Other Current Liabilities	<u>225,924.86</u>
Total Current Liabilities	<u>396,815.00</u>

2:26 PM
07/15/16
Accrual Basis

Development Authority of Lumpkin County
Balance Sheet
As of June 30, 2016

	<u>Jun 30, 16</u>
Long Term Liabilities	
112705 · Notes Payable-Breakstone Drive	1,246,780.29
112706 · Notes Payable Ethan Allen Dr	-17,667.29
125302 · LOC--Ethan Allen Project	1,202,349.62
Total Long Term Liabilities	<u>2,431,462.62</u>
Total Liabilities	2,828,277.62
Equity	
131100 · Net Investment - Capital Asset	434,250.32
134220 · Fund Balance	86,491.44
30000 · Opening Balance Equity	42,936.18
32000 · Retained Earnings	470,408.16
Net Income	-1,553.02
Total Equity	<u>1,032,533.08</u>
TOTAL LIABILITIES & EQUITY	<u><u>3,860,810.70</u></u>

Development Authority of Lumpkin County
Balance Sheet
 As of July 31, 2016

	Jul 31, 16
ASSETS	
Current Assets	
Checking/Savings	
10100 · Debt Service Fund	1,900.97
111122 · Operating Account	467,633.20
11250 · Construction Account	192,329.36
Total Checking/Savings	661,863.53
Accounts Receivable	
112700 · Interfund Receivable	68.55
Total Accounts Receivable	68.55
Other Current Assets	
113801 · Prepaid Insurance	2,513.67
118001 · Issuance Costs	1,790.10
Total Other Current Assets	4,303.77
Total Current Assets	666,235.85
Fixed Assets	
115203 · Land held for resale	203,915.13
115204 · Building held for resale	1,377,227.33
11700 · Machinery & Equipment	1,137.66
11710 · Accumulated Depr. Mach. & Equip	-1,137.66
117410 · Accumulated Depr. Buildings	-334,395.20
117505 · Furniture & Fixtures	14,833.77
117506 · Accumulated Depr. Furn. & Fixt.	-9,641.94
117520 · Construction In Progress	1,941,683.86
Total Fixed Assets	3,193,622.95
TOTAL ASSETS	3,859,858.80
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
121100 · Accounts Payable	170,890.00
Total Accounts Payable	170,890.00
Credit Cards	
11350 · BB&T Credit Card x3508	0.14
Total Credit Cards	0.14
Other Current Liabilities	
112450 · Payroll Liabilities	
Federal Taxes (941/944)	2,397.67
Federal Unemployment (940)	84.00
GA Income Tax	499.44
GA Unemployment Tax	1.70
Total 112450 · Payroll Liabilities	2,982.81
121101 · Retainage Payable	175,644.25
122400 · Accrued Interest Payable	2,392.64
122425 · Accrued Salaries	5,222.38
122706 · Notes Payable - Current- Ethan	30,488.32
22050 · Arcadia Project Deposit	10,085.00
25000 · Due to Lumpkin County	73.41
Total Other Current Liabilities	226,888.81
Total Current Liabilities	397,778.95

3:04 PM
08/12/16
Accrual Basis

Development Authority of Lumpkin County
Balance Sheet
As of July 31, 2016

	<u>Jul 31, 16</u>
Long Term Liabilities	
112705 · Notes Payable-Breakstone Drive	1,241,825.81
112706 · Notes Payable Ethan Allen Dr	-17,667.29
125302 · LOC-Ethan Allen Project	<u>1,202,349.62</u>
Total Long Term Liabilities	<u>2,426,508.14</u>
Total Liabilities	2,824,287.09
Equity	
131100 · Net Investment - Capital Asset	434,250.32
134220 · Fund Balance	86,491.44
30000 · Opening Balance Equity	42,936.18
32000 · Retained Earnings	470,408.16
Net Income	<u>1,485.61</u>
Total Equity	<u>1,035,571.71</u>
TOTAL LIABILITIES & EQUITY	<u><u>3,859,858.80</u></u>

Development Authority of Lumpkin County
Profit & Loss Budget vs. Actual
January through July 2016

	TOTAL			
	Jul 16	Jan - Jul 16	Budget	% of Budget
Ordinary Income/Expense				
Income				
381000 · Rental Income	18,150.00	115,300.00	281,000.00	41.03%
389003 · Misc. Income	0.00	104.05		
Total Income	18,150.00	115,404.05	281,000.00	41.07%
Expense				
Operational Expenses				
521001 · Legal Services	825.00	2,200.00	4,500.00	48.89%
521002 · Audit Services	0.00	5,970.00	5,995.00	99.58%
522205 · R & M 400 Industrial Park	0.00	0.00	700.00	0.0%
523201 · Postage	0.00	13.60	100.00	13.6%
523202 · Telephone	0.00	0.00	250.00	0.0%
523300 · Marketing/Advertising	0.00	10.00	3,500.00	0.29%
523500 · Travel	0.00	0.00	2,000.00	0.0%
523601 · Dues & Subscriptions	0.00	0.00	500.00	0.0%
523700 · Meetings/Training	0.00	795.00	2,000.00	39.75%
531100 · Supplies/Materials	207.00	511.37	2,000.00	25.57%
55220 · Bookkeeping & Payroll Services	500.00	1,828.98	3,500.00	52.26%
55400 · Bank Fees	0.00	0.14	100.00	0.14%
55600 · Insurance	0.00	2,348.00	7,500.00	31.31%
55760 · Minor Equipment Purchases	0.00	0.00	500.00	0.0%
Total Operational Expenses	1,532.00	13,677.09	33,145.00	41.26%
521201 · Intergovernmental Expense	0.00	5,625.00	5,625.00	100.0%
55100 · Payroll Expenses				
511100 · Wages	10,447.10	57,118.80	90,000.00	63.47%
512300 · Medicare Benefits	0.00	0.00	2,500.00	0.0%
512400 · Retirement Benefit	0.00	0.00	6,000.00	0.0%
55102 · Payroll Taxes	800.19	4,460.68	11,100.00	40.19%
Total 55100 · Payroll Expenses	11,247.29	61,579.48	109,600.00	56.19%
Total Expense	12,779.29	80,881.57	148,370.00	54.51%
Net Ordinary Income	5,370.71	34,522.48	132,630.00	26.03%
Other Income/Expense				
Other Income				
361000 · Interest Income	5.63	40.59	100.00	40.59%
Total Other Income	5.63	40.59	100.00	40.59%
Other Expense				
582000 · Interest Expense	2,337.71	33,077.46	70,000.00	47.25%
Total Other Expense	2,337.71	33,077.46	70,000.00	47.25%
Net Other Income	-2,332.08	-33,036.87	-69,900.00	47.26%
Net Income	3,038.63	1,485.61	62,730.00	2.37%

Development Authority of Lumpkin County
Balance Sheet
 As of August 31, 2016

	<u>Aug 31, 16</u>
ASSETS	
Current Assets	
Checking/Savings	
10100 · Debt Service Fund	1,900.97
111122 · Operating Account	472,007.57
11250 · Construction Account	192,323.62
Total Checking/Savings	<u>666,232.16</u>
Accounts Receivable	
112700 · Interfund Receivable	68.55
Total Accounts Receivable	<u>68.55</u>
Other Current Assets	
113801 · Prepaid Insurance	2,513.67
118001 · Issuance Costs	1,790.10
Total Other Current Assets	<u>4,303.77</u>
Total Current Assets	<u>670,604.48</u>
Fixed Assets	
115203 · Land held for resale	203,915.13
115204 · Building held for resale	1,377,227.33
11700 · Machinery & Equipment	1,137.66
11710 · Accumulated Depr. Mach. & Equip	-1,137.66
117410 · Accumulated Depr. Buildings	-334,395.20
117505 · Furniture & Fixtures	14,833.77
117506 · Accumulated Depr. Furn. & Fixt.	-9,641.94
117520 · ACADIA Building	1,941,683.86
Total Fixed Assets	<u>3,193,622.95</u>
TOTAL ASSETS	<u><u>3,864,227.43</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
121100 · Accounts Payable	170,890.00
Total Accounts Payable	<u>170,890.00</u>
Other Current Liabilities	
112450 · Payroll Liabilities	
Federal Taxes (941/944)	1,617.04
Federal Unemployment (940)	84.00
GA Income Tax	337.38
GA Unemployment Tax	0.88
Total 112450 · Payroll Liabilities	<u>2,039.30</u>
121101 · Retainage Payable	175,644.25
122400 · Accrued Interest Payable	2,392.64
122425 · Accrued Salaries	5,222.38
122706 · Notes Payable - Current- Ethan	30,488.32
22050 · Arcadia Project Deposit	10,085.00
25000 · Due to Lumpkin County	73.41
Total Other Current Liabilities	<u>225,945.30</u>
Total Current Liabilities	<u>396,835.30</u>
Long Term Liabilities	
112705 · Notes Payable-Breakstone Drive	1,237,090.18
112706 · Notes Payable Ethan Allen Dr	-17,667.29
125302 · LOC—Ethan Allen Project	1,202,349.62
Total Long Term Liabilities	<u>2,421,772.51</u>
Total Liabilities	<u>2,818,607.81</u>

8:34 PM
09/16/16
Accrual Basis

Development Authority of Lumpkin County
Balance Sheet
As of August 31, 2016

	<u>Aug 31, 16</u>
Equity	
131100 · Net Investment - Capital Asset	434,250.32
134220 · Fund Balance	86,491.44
30000 · Opening Balance Equity	42,936.18
32000 · Retained Earnings	470,408.16
Net Income	11,533.52
Total Equity	<u>1,045,619.62</u>
TOTAL LIABILITIES & EQUITY	<u><u>3,864,227.43</u></u>

Development Authority of Lumpkin County
Profit & Loss Budget vs. Actual
January through August 2016

	TOTAL			
	Aug 16	Jan - Aug 16	Budget	% of Budget
Ordinary Income/Expense				
Income				
381000 · Rental Income	21,773.00	137,073.00	281,000.00	48.78%
389003 · Misc. Income	583.00	687.05		
Total Income	22,356.00	137,760.05	281,000.00	49.03%
Expense				
Operational Expenses				
521001 · Legal Services	1,221.00	3,421.00	4,500.00	76.02%
521002 · Audit Services	0.00	5,970.00	5,995.00	99.58%
522205 · R & M 400 Industrial Park	50.00	50.00	700.00	7.14%
523201 · Postage	0.00	13.60	100.00	13.6%
523202 · Telephone	0.00	0.00	250.00	0.0%
523300 · Marketing/Advertising	588.88	598.88	3,500.00	17.11%
523500 · Travel	0.00	0.00	2,000.00	0.0%
523601 · Dues & Subscriptions	0.00	0.00	500.00	0.0%
523700 · Meetings/Training	0.00	795.00	2,000.00	39.75%
531100 · Supplies/Materials	56.32	567.69	2,000.00	28.39%
55220 · Bookkeeping & Payroll Services	250.00	2,078.98	3,500.00	59.4%
55400 · Bank Fees	16.00	16.14	100.00	16.14%
55600 · Insurance	0.00	2,348.00	7,500.00	31.31%
55760 · Minor Equipment Purchases	0.00	0.00	500.00	0.0%
Total Operational Expenses	2,182.20	15,859.29	33,145.00	47.85%
521201 · Intergovernmental Expense	0.00	5,625.00	5,625.00	100.0%
55100 · Payroll Expenses				
511100 · Wages	7,038.40	64,157.20	90,000.00	71.29%
512300 · Medicare Benefits	0.00	0.00	2,500.00	0.0%
512400 · Retirement Benefit	0.00	0.00	6,000.00	0.0%
55102 · Payroll Taxes	538.79	4,999.47	11,100.00	45.04%
Total 55100 · Payroll Expenses	7,577.19	69,156.67	109,600.00	63.1%
Total Expense	9,759.39	90,640.96	148,370.00	61.09%
Net Ordinary Income	12,596.61	47,119.09	132,630.00	35.53%
Other Income/Expense				
Other Income				
361000 · Interest Income	7.86	48.45	100.00	48.45%
Total Other Income	7.86	48.45	100.00	48.45%
Other Expense				
582000 · Interest Expense	2,556.56	35,634.02	70,000.00	50.91%
Total Other Expense	2,556.56	35,634.02	70,000.00	50.91%
Net Other Income	-2,548.70	-35,585.57	-69,900.00	50.91%
Net Income	10,047.91	11,533.52	62,730.00	18.39%



September 8, 2016

Steve Gooch, Executive Director
The Development Authority
194 Courthouse Hill, Annex A
Dahlonega, Georgia 30533

Re: Change of Ownership (CHOW)

Dear Mr. Gooch:

This letter is an official notification that Southern Health Corporation of Dahlonega Inc., (d/b/a) Chestatee Regional Hospital, has been sold (asset purchase) to Durall Capital Holdings LLC, (d/b/a) Chestatee Regional Hospital effective with close of business August 19th, 2016.

All appropriate notifications are in process and the facility will continue to provide quality healthcare to patients in our service areas.

Please give me a call if you have any questions.

Sincerely,

Jim Yarborough

Jim Yarborough, FACHE
Chief Executive Officer
Chestatee Regional Hospital
(706) 867 4350/e-mail: Jim.Yarborough@chestateerh.com

JY:mba