

Sinclair Water Authority
126 Cay Drive Milledgeville, GA 31061
Phone (706) 485-8993 Fax (706) 485-8994

Agenda

Monday, September 12, 2022 ◊ 5:00 PM

Sinclair Water Plant

Opening

1. Call to Order
2. Public Participation

Minutes

3. Approval of Minutes
 - a. July 11, 2022 Regular Meeting
 - b. August 29, 2022 Called Meeting

Reports I

4. Operations Report presented by ESG, Inc.

New Business

5. 2023 SWA Operating Budget Presentation and Discussion
6. ARPA Application Update
7. 2023 GEFA Loan Discussion
8. Approval of the Audit for Fiscal Year 2021
9. Discussion of the role of external contracted CPA

Reports II

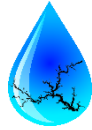
10. Plant Production Reports
11. Financial Reports

Closing

12. Next Meeting - November 14, 2022
13. Adjournment

File Attachments for Item:

- 3. Approval of Minutes
 - a. July 11, 2022 Regular Meeting
 - b. August 29, 2022 Called Meeting



Sinclair Water Authority
126 Cay Drive Milledgeville, GA 31061
Phone (706) 485-8993 Fax (706) 485-8994

Minutes
Monday, July 11, 2022 ◊ 5:00 PM
Sinclair Water Plant

The Sinclair Water Authority met on Monday, July 11, 2022 at approximately 5:00 PM at the Sinclair Water Plant, 126 Cay Drive, Milledgeville, Georgia.

PRESENT

- Chairman Robert Brown
- Member Sammy Hall
- Member Tommy Jefferson
- Member Ed Walker
- Member Billy Webster

STAFF PRESENT

- Plant Manager James Cupo
- Clerk Lynn Butterworth

OTHERS PRESENT

- ESG Regional Vice President Neil Counts
- ESG Operations Project Manager Brice Doolittle
- Baldwin County Water Distribution Superintendent Jason Kidd
- Jason Wright, Baldwin County Water & Sewer

Opening

1. Call to Order
Chairman Brown called the meeting to order at approximately 5:00 p.m.
(Copy of agenda made a part of the minutes.)

2. Public Participation
None

Minutes

3. Approval of Minutes - May 9, 2022 Regular Meeting
Motion to approve the May 9, 2022 Regular Meeting Minutes.
Motion made by Member Walker, Seconded by Member Jefferson.
Voting Yea: Chairman Brown, Member Hall, Member Jefferson, Member Walker, Member Webster

Minutes	Page 1 of 3	Approved
July 11, 2022		September 12, 2022

Reports I

4. Operations Report presented by ESG, Inc.

James Cupo reported the following:

- ESG Operations will begin handling the day-to-day financial and accounting requirements of the project
- Maintenance
- Safety
- Raw Water Intake
- Flocculation / Sedimentation Basins
- Membrane Filters
- Chemical Feed / CIP System
- Training
- Projects for the coming months

(Copy of detailed report made a part of the minutes.)

New Business

5. Discussion on Timeline Budget Dates

The budget process last year started at the September meeting and came back with a final budget at the November meeting.

Mr. Brice Doolittle advised that ESG Accounting will handle the day to day financials.

Chairman Brown appointed Member Jefferson and Member Hall to the Budget Committee.

No action was taken.

6. Accounting Plan

Mr. Brice Doolittle reviewed the accounting plan for SWA to include the following:

- Establish roles in QuickBooks: ESG will hold the Admin role, while Lorraine will be given a general user role. By establishing individual roles, information security will be at a higher level.
- ESG Accounting, along with Brice Doolittle, will take over billing. We will work to understand any intricacies that may occur from time to time.
- ESG Accounting will take over any banking related functions. Any transactions involving moving of funds will be reported to the board for their review and understanding.
- ESG Accounting will take over any board related financial reporting, including daily bookkeeping.

No action was taken.

7. Discussion of Effects of Inflation on 2023 Rates

Member Jefferson asked if the chemicals budget was still lower by \$60K. Mr. Doolittle advised, yes it is.

Member Webster asked if there were any difficulties with deliveries. Mr. Doolittle advised, yes and no.

Chairman Brown commented that increases to customers are more than likely coming.

No action taken.

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8. Discussion on Baldwin Water Discoloration

Member Hall advised that the discoloration has improved and that there is good communication between Baldwin County and SWA now.

Mr. Doolittle advised he has no idea why discoloration complaints are only coming from Baldwin.

No action taken.

Old Business

9. Discussion on Chemical Costs

This was discussed in previous items.

Reports II

10. Plant Production Reports

Plant Production reports are in the meeting package to review. No action was taken.

11. Financial Reports

Financial Reports are in the meeting package to review. No action was taken.

Member Jefferson did note that the \$250K payment came in from Baldwin County.

Mr. Doolittle gave a Capital items update:

- ceiling has been painted
- overall spending level is on target
- had a lightning strike at raw water intake and will make insurance claim

Closing

12. Next Meeting - September 12, 2022

The next meeting is scheduled for September 12, 2022.

13. Adjournment

Motion to adjourn the meeting.

Motion made by Member Jefferson, Seconded by Member Hall.

Voting Yea: Chairman Brown, Member Hall, Member Jefferson, Member Walker, Member Webster

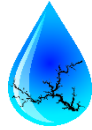
Meeting adjourned at approximately 5:31 p.m.

ATTEST:

Lynn Butterworth
Clerk

Robert Brown
Chairman

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July 11, 2022		September 12, 2022



Sinclair Water Authority
126 Cay Drive Milledgeville, GA 31061
Phone (706) 485-8993 Fax (706) 485-8994

**Called Meeting
Minutes
Monday, August 29, 2022 ◊ 5:00 PM
Sinclair Water Plant**

The Sinclair Water Authority met on Monday, August 29, 2022 at approximately 5:00 PM at the Sinclair Water Plant, 126 Cay Drive, Milledgeville, Georgia.

PRESENT

- Chairman Robert Brown
- Member Sammy Hall
- Member Tommy Jefferson
- Member Ed Walker
- Member Billy Webster

STAFF PRESENT

- Plant Manager James Cupo
- Clerk Lynn Butterworth

OTHERS PRESENT

- ESG Regional Vice President Neil Counts
- ESG Operations Project Manager Brice Doolittle
- ESG Engineering Project Manager Charlie Bridges

Opening

1. Call to Order
Chairman Brown called the meeting to order at approximately 5:01 p.m.
(Copy of agenda made a part of the minutes.)

Called Meeting

2. ARPA Funding Opportunity
Mr. Brice Doolittle explained that he was just made aware of this funding opportunity and there is a really tight deadline of September 9, 2022. He inquired if the board was interested in pursuing and introduced Mr. Charlie Bridges.

Mr. Bridges distributed copies of a handout for the 2022 ARPA Grant to Support Growth and reviewed it with the board.

Mr. Doolittle suggested some project ideas:

- Emergency backup generator (estimated cost \$1M+)
- Baffles
- A fifth membrane trane

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He also advised that the plant is running 20 hours a day to keep up with the demand and producing four million gallons of water a day.

Mr. Bridges advised that the focus of the application would be on the increase of the customer base and not necessarily the population. He also advised that ESG can prepare and submit the application for a not to exceed cost of \$5000.

Member Jefferson commented that he was not in favor of spending \$5000 because he doesn't believe there is a good chance to get the award. He asked if ESG would prepare and submit the application at no charge to SWA and if so he believed SWA could do a \$500K match.

Motion to apply for the ARPA Grant if ESG Engineering would prepare and submit at their expense with reimbursement from SWA if the grant is approved, with a \$400K match and using the Capital Budget List as the project list.

Motion made by Member Jefferson, Seconded by Member Webster.

Voting Yea: Chairman Brown, Member Hall, Member Jefferson, Member Walker, Member Webster

Mr. Bridges will get back with the board regarding ESG covering the cost of the application. (Copy of handout made a part of the minutes.)

Closing

13. Adjournment

Chairman Brown adjourned the meeting at approximately 6:06 p.m.

ATTEST:

Lynn Butterworth
Clerk

Robert Brown
Chairman

Called Meeting Minutes	Page 2 of 2	Approved
August 29, 2022		September 12, 2022

File Attachments for Item:

4. Operations Report presented by ESG, Inc.



Sinclair Water Authority

SWA BOARD MEETING
September 12, 2022



ESG management and staff are pleased to present this update to the Sinclair Water Authority Board of Directors covering operations and maintenance activities for the prior month. It is our privilege to serve our community with high quality utility services and support the citizens of Baldwin and Putnam Counties

EXECUTIVE SUMMARY

During the last reporting period, the raw water discharge piping was recoated and a new eighteen-inch flow meter was installed. Due to higher than expected manganese levels in the raw water, the flocc/sedimentation basins are now being drained every 4 weeks to prevent any pass through of manganese to the finished water. Finally, all the sludge from lagoon #2 was removed and was then put into service.

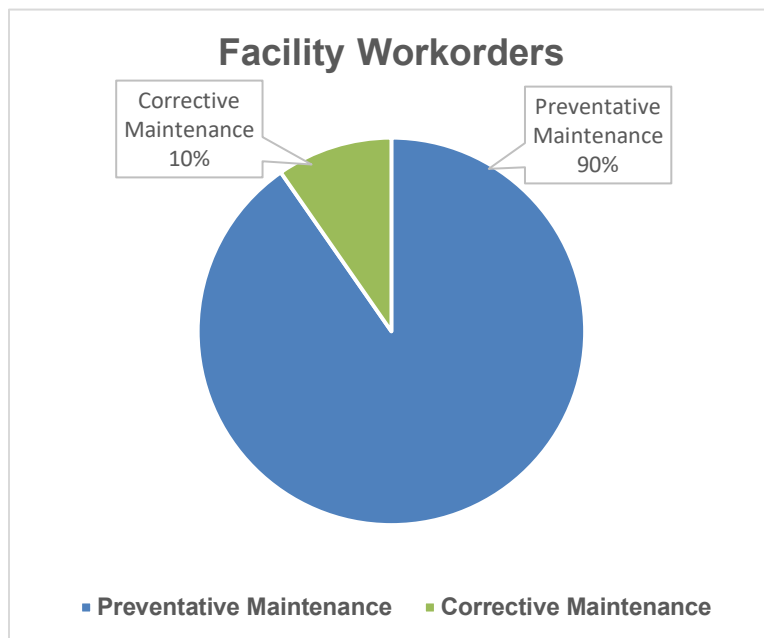
ADMINISTRATION

ESG Operations Perry Project sent an operator to assist with plant operation while new staff are in the process of being hired and trained.

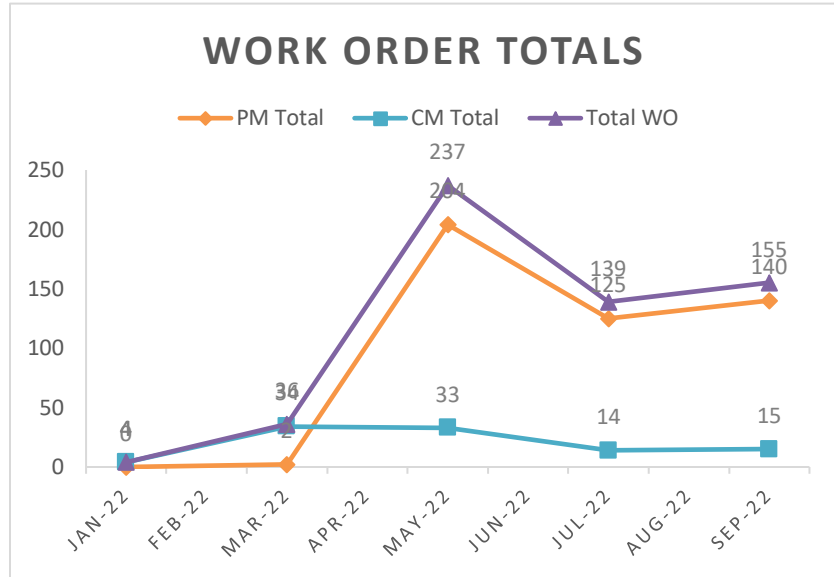
The 2021 financial audit has been completed and submitted to all proper authorities.

MAINTENANCE

ESG-operated projects utilize an asset management software, PSD, for tracking life cycle costs of client-owned assets. All physical assets managed by ESG at the SWA project are entered into the software and preventative maintenance schedules created where appropriate. These schedules auto-generate preventative maintenance work orders (PMs) to help us focus our maintenance efforts to extend the life cycle of SWAs’ assets. Since the last board meeting, SWA staff completed **140** preventative work orders and completed **15** corrective maintenance work orders.



The graph to the right represents a summary of all works orders completed since **January 2022**.



OPERATIONS

The ESG team has continued to work towards identifying and addressing all issues within the plant as well as finding ways to optimize each part of the treatment process. Several corrective actions and plant improvements have been completed or are currently in progress.

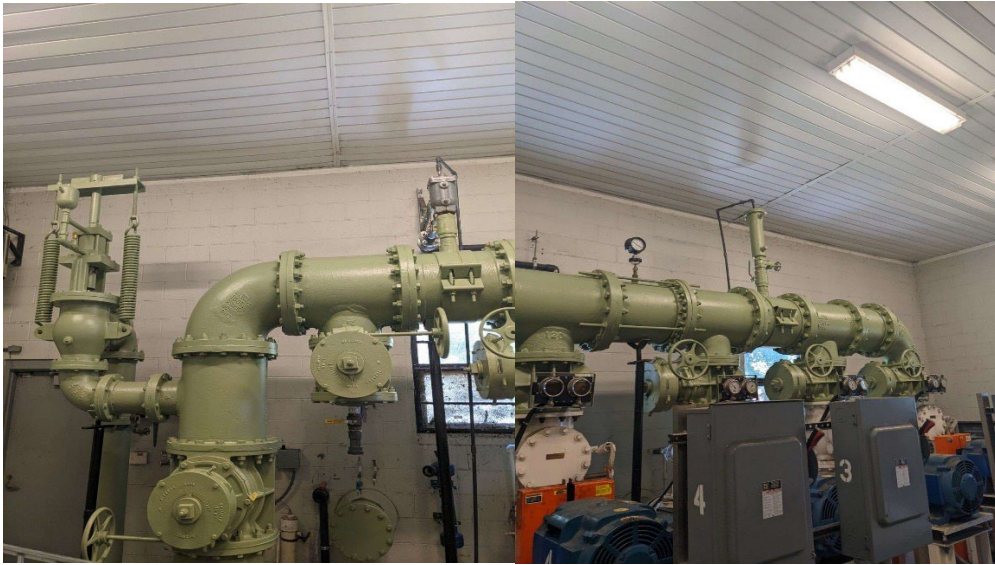
Raw Water Intake

- A full replacement of the raw water flow meter has been completed after the previous meter was struck by lightning.



- Worn eductor was replaced on Chlorine Dioxide generator.
- Critical spare parts for CLO2 generator have been received.
- A small leak was found on the CLO2 feed line. Repairs are in progress.

- Raw water intake piping was stripped and repainted.



- Raw water pump #4 is out of service. Parts needed are scheduled for delivery.
- Repairs were made on leaking streaming current monitor feed water tap.
- Forklifts were swapped after older Toyota stopped running several times and the brakes began to fail.
- A Toyota forklift repair technician completed a thorough inspection and repair of forklift. It is currently running, but the technician was not confident about the future lifespan of the forklift without completing more extensive repairs. Future options are being considered.

Flocculation / Sedimentation Basins

- Sedimentation Basin 1 and 2 were both drained and cleaned twice. This has helped us maintain low manganese levels.



**Pictured left, almost 6 feet of sludge accumulated in less than 5 weeks due to the increased ambient air temperatures. Pictured right, cleaned sedimentation basin.*

Membrane Filters

- Membrane permeability has continued to improve; however, plant recovery was left at 94%. This was decided due to loss of equipment and the increased stress placed on available membranes.
- Train 4 has been out of service for an extended period. After extensive troubleshooting, it was determined that air in the lines was preventing the pumps from pulling the necessary vacuum across the membranes. The issue was remedied after replacing the permeate discharge valve, the compressed air isolation valve, and cleaning the air relief valve.



- Several header couplings will need to be repaired or replaced.
- Repaired two broken airlines.
- Suez has notified us that the new membranes for Train 2 are currently in stock. They are scheduled for delivery the week of September 19th. We will begin making plans for their installation.

Lagoons

- Lagoon 1 has been dug out and sludge moved to hill for further drying before being hauled off.
- Repairs were made to lagoon 1 decanter.
- Flow has been diverter from Lagoon 2 to Lagoon 1 so it can begin drying.



Chemical Feed / CIP System

- CIP flow meter went out. A backup meter was available and has been installed.



- Our chlorine dioxide feed rate has continued to decline as manganese levels have remained low.
- We would like to discuss chemical options with Suez, as well as, reducing cleaning frequency. This may be a way to reduce our chemical costs.

Projects for the coming months:

- Installing new CIP heater.
- Installing new membranes in Train 2.
- Hauling off dried sludge
- Repairing Raw pump 4

File Attachments for Item:

8. Approval of the Audit for Fiscal Year 2021

SINCLAIR WATER AUTHORITY

Annual Financial Information Report

For the Fiscal Year Ended September 30, 2021

This Annual Financial Information Report pertains to the operations of the Sinclair Water Authority (herein referred to as the "Authority") for the fiscal year ended September 30, 2021.

This Annual Financial Information Report is intended to satisfy the Authority's obligation to provide annual financial information and operating data pursuant to SEC Rule 15c2-12 and as established in one or more Continuing Disclosure Agreements entered into by the Authority. Specifically, the following information is provided in accordance with the reporting obligations established in connection with the following Issue:

#	Issue Name	Dated Date	Listed Maturity Date	Revised Obligation End Date *	CUSIP-6
1	\$11,025,000 Sinclair Water Authority (Georgia) Revenue Refunding Bonds, Series 2019 (the "Issue").	October 17, 2019	April 1, 2048	N/A	829277

* Due to refunding or other action resulting in a change to disclosure obligation

Questions regarding information contained in this Annual Financial Information Report should be directed to Lorraine Neligan, Finance Director, Sinclair Water Authority, 126 Cay Drive, Milledgeville, GA 31061; telephone: 706-485-8993.

This Annual Financial Information Report is dated August 29, 2022.

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REGARDING THIS ANNUAL FINANCIAL INFORMATION REPORT

This Annual Financial Information Report does not constitute an offering of any security of the Authority and should not be construed as a contract with the owners of the Issue.

This Annual Financial Information Report, which includes the cover page and all information herein, has been prepared by the Authority, pursuant to a Continuing Disclosure Agreement entered into by the Authority in compliance with SEC Rule 15c2-12 (the "Rule") for outstanding obligations of the Authority. The information herein is subject to change without notice. The delivery of this Annual Financial Information Report shall not create any implication that there has been no change in the affairs of the Authority since the date hereof. The Continuing Disclosure Agreement requires the Authority to disclose only specific limited information at specific times and does not require disclosure of all information that may be material in determining the value of the Issue. If the Authority chooses, however, to include any information in any annual report, such as this Annual Financial Information Report, in addition to that which is specifically required by a Continuing Disclosure Agreement, then the Authority will have no obligation under the Continuing Disclosure Agreement to update such information or to include such information in any future annual report.

While the Authority or its representatives have reviewed this Annual Financial Information Report for accuracy, no other federal, state, municipal, or other governmental entity, agency, or instrumentality (including, but not limited to, the Securities and Exchange Commission ("SEC") and the Municipal Securities Rulemaking Board ("MSRB")) has passed, or been asked to pass, upon the accuracy or adequacy of this Annual Financial Information Report and the information contained herein.

This Annual Financial Information Report is not sufficient to base an investment decision on but should be read in conjunction with the original offering document and all subsequent updates. Other relevant information may exist for the fiscal year that ended on September 30, 2021, and matters may have occurred or become known during or since that period, which an investor would consider to be important when making an investment decision. The inclusion of certain information pertaining to post-fiscal year 2021 events, if any, is provided solely for convenience, and is not intended to suggest that other such information not so included is any less material or important to an investor. This Annual Financial Information Report does not contain all information that may be material to determining the value of the Issue and speaks only as of its date. The information contained herein is subject to change, and there is no duty to update the information more frequently than annually.

All financial and other information presented in this Annual Financial Information Report has been provided by the Authority from its records, except for information expressly attributed to other sources. The presentation of information, including tables of receipts from taxes and other sources, is intended to show recent historic information, and is not intended to indicate future or continuing trends in the financial position or other affairs of the Authority. No representation is made that past experience, as is shown by financial and other information, will necessarily continue or be repeated in the future, and no representation is made as to the materiality or completeness of that information.

Insofar as the statements contained in this Annual Financial Information Report involve matters of opinion, projections, or estimates, even if not expressly stated as such, such statements are made as such and not as representations of fact or certainty, no representation is made that any of such statements have been or will be realized, and such statements should be regarded as suggesting independent investigation or consultation of other sources prior to the making of investment decisions. Certain information may not be

current; however, attempts were made to date and document sources of information. No dealer, broker, salesman, or other person has been authorized by the Authority to give any information or to make any representations other than those contained in this Annual Financial Information Report, and, if given or made, such other information or representations should not be relied upon as having been authorized by the Authority.

As used in this Annual Financial Information Report, "State" or "GA" means the state of Georgia.

Additional Information concerning this Annual Financial Information Report, as well as copies of the basic documentation relating to any outstanding obligations of the Authority, is available from Lorraine Neligan, Finance Director, Sinclair Water Authority, 126 Cay Drive, Milledgeville, GA 31061; telephone: 706-485-8993.

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Sinclair Water Authority - Accounting Principles Change Statements

While the adoption of certain statements as dictated by applicable accounting standards boards can take place from time to time (the details of which can be found in the Authority's audited financial statements where applicable), the Authority did not change its core set of accounting principles or methodology in the fiscal year ending December 31, 2021.

Baldwin County - Accounting Principles Change Statements

While the adoption of certain statements as dictated by applicable accounting standards boards can take place from time to time (the details of which can be found in the County's audited financial statements where applicable), the County did not change its core set of accounting principles or methodology in the fiscal year ending December 31, 2021.

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Baldwin - Ad Valorem Property Tax Digest

Ad Valorem Property Tax Digest

The property tax digests, or the assessed valuations, of Baldwin County for the last five calendar years are shown below.

Property Type¹	2017	2018	2019	2020	2021
Residential ²	\$674,939,858	\$666,158,429	\$677,532,554	\$694,893,121	\$727,243,973
Historical	403,560	403,560	403,560	403,560	403,560
Agricultural	41,736,989	52,331,156	44,070,377	46,402,636	47,564,936
Conservation Use ³	38,888,041	38,318,035	38,474,914	39,977,209	39,962,817
Forest Land Conservation Use ³	4,682,040	4,682,040	4,682,040	4,848,600	4,625,408
Brownfield Property			16,560	0	0
Commercial	304,580,011	293,681,633	303,726,286	308,732,019	313,538,320
Industrial	55,111,396	55,278,344	57,644,543	50,394,940	50,315,105
Utility	82,237,389	81,918,257	82,227,756	84,258,099	86,708,032
Motor Vehicles	34,166,760	26,830,500	22,326,150	17,976,480	15,573,590
Mobile Home	8,978,846	8,939,383	8,823,115	9,287,296	9,291,182
Timber 100%	2,548,152	2,699,186	2,224,393	2,006,476	3,231,124
Heavy Equipment	10,595	22,713	21,010	34,730	33,157
Gross Tax Digest⁴	1,248,283,637	1,231,279,796	1,242,173,258	1,259,215,166	1,298,491,204
M&O Exemptions	144,201,979	142,965,473	144,581,786	148,707,928	186,498,070
Net M&O Tax Digest ⁴	\$1,104,081,658	\$1,088,314,323	\$1,097,591,472	\$1,110,507,238	\$1,111,993,134
Estimated Fair Market Value	\$3,116,886,865	\$3,074,150,711	\$3,102,096,556	\$3,145,028,201	\$3,241,381,324

¹ Most real property other than timber is assessed at 40% of its fair market value. Standing timber is assessed at 100% of its fair market value and is taxed upon its harvest and sale. Preferential Agricultural property is assessed at 30% of its fair market value. Conservation Use property is assessed at 40% of its "current use value" rather than its fair market value, and Forest Land Conservation Use property is assessed at 40% of its "forest land conservation use value" rather than its fair market value. Exempt property is assessed but is not included in Baldwin's ad valorem

² Includes the value of homes on land owned by Georgia Power.

³ A large proportion of amounts constituting real property on Baldwin's general tax digest is designated as Conservation Use property and similar designations.

⁴ The comparable table in the statistical section of the CAFR uses updated information from the tax assessor.

Source: Georgia Department of Revenue

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Baldwin - Tax Levies and Collections

Property Tax Levies and Collections - Baldwin County

The following table reflects the real and personal tax levy and collection record of Baldwin for the last five fiscal years.

Tax Year	Tax Levy ¹	Collections within the Fiscal Year of the Levy ²			Total Collections	
		Amount	Percentage of Levy	Collections in Subsequent Years ³	Amount	Percentage of Levy
2017	9,557,807	8,591,665	89.89	966,142	9,557,807	100.00
2018	10,346,913	8,649,373	83.59	1,693,756	10,343,129	99.96
2019	10,471,932	8,834,232	84.36	1,509,876	10,344,108	98.78
2020	10,650,920	9,052,213	84.99	1,577,711	9,052,213	84.99
2021	11,517,339	10,618,854	92.20	NA	10,618,854	92.20

¹ Amounts show represent the real and personal property taxes levied in each fiscal year (excludes mobile homes, motor vehicles, timber and heavy equipment). The real and personal property levy includes adjustments, interest, costs and penalties.

² Collections within that fiscal year. Excludes collections of taxes from prior levies.

³ Collections through December 31, 2021.

Source: Baldwin County Tax Commissioner

Baldwin - Property Tax Millage Rates

Property Tax Millage Rates

The following table contains the millage rates (*i.e.*, the tax rates per \$1,000 of assessed value) of the various taxing entities within Baldwin for the last five calendar years.

MILLAGE RATES BY CATEGORY:	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
State of Georgia	0.000	0.000	0.000	0.000	0.000
Baldwin County School District	15.650	15.650	15.630	15.600	15.290
Baldwin County	9.850	9.860	9.850	9.830	10.500
City of Milledgeville	9.120	10.120	10.120	10.120	10.120

Source: Georgia Department of Revenue

Baldwin - Ten Largest Taxpayers

Ten Largest Taxpayers - Baldwin County

The following table contains the ten largest taxpayers of Baldwin for the fiscal year ending December 31, 2021, based on their payment of Baldwin real and personal property taxes.

Rank	<u>Taxpayer</u>	Taxable Assessed <u>Value</u> ¹	Percentage of <u>Assessed Value</u> ²
1	Georgia Power	\$54,981,813	4.23%
2	GEO Group Inc The 197	16,099,826	1.24%
3	ASLM LLC	8,767,205	0.68%
4	Bostick Holdings LLC	7,054,327	0.54%
5	Zschimmer & Schwartz Inc	7,011,060	0.54%
6	Triumph Aerostructures LLC	6,709,856	0.52%
7	Southern Natural Gas Co	6,374,406	0.49%
8	Triumph Aerostructures	6,281,920	0.48%
9	DAMBC	4,974,337	0.38%
10	WalmartReal Estate Business Trust	4,148,540	0.32%
		<u>\$122,403,290</u>	<u>9.43%</u>

¹ Net of Freeport Exemptions.

² Based upon Baldwin's gross taxable assessed value of property of \$1,298,491,204. The comparable table in the statistical section of the CAFR measures the ten largest taxpayers against the real property only. This table uses the gross tax digest for consistency with Appendix B.

Source: Baldwin County Tax Commissioner.

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Putnam County - Accounting Principles Change Statements

While the adoption of certain statements as dictated by applicable accounting standards boards can take place from time to time (the details of which can be found in the County's audited financial statements where applicable), the County did not change its core set of accounting principles or methodology in the fiscal year ending September 30, 2021.

Putnam - Ad Valorem Property Tax Digest

Ad Valorem Property Tax Digest

The property tax digests, or the assessed valuations, of Putnam County for the last five calendar years are shown

Property Type¹	2017	2018	2019	2020	2021
Residential ²	\$1,029,497,782	\$1,027,417,519	\$1,097,414,107	\$1,161,569,884	\$1,260,443,666
Historical	278,125	308,485	142,989	154,810	142,422
Agricultural	57,773,107	59,793,463	60,241,975	57,049,132	63,514,654
Conservation Use ³	66,209,132	56,132,872	56,087,238	54,299,318	54,677,768
Forest Land Conservation Use ³	13,094,934	24,746,117	26,641,249	25,862,340	27,064,504
Commercial	116,814,387	118,362,156	121,958,738	129,400,891	134,546,743
Industrial	36,099,441	38,148,440	42,026,230	44,504,131	50,722,256
Utility	85,540,889 ⁴	85,546,665	87,824,972	91,310,829	92,069,325
Motor Vehicles	23,778,440	19,032,470	16,196,140	16,408,500	12,162,530
Mobile Home	4,781,396	5,023,453	5,194,575	5,807,932	6,094,521
Timber 100%	2,205,438	4,214,949	4,688,246	4,038,573	3,211,267
Heavy Equipment	573,775	230,097	293,831	488,484	400,564
Qualified Timber	--	--	--	968,502	905,335
Gross Tax Digest	1,436,646,846	1,438,956,686	1,518,710,290	1,591,863,326	1,705,955,555
M&O Exemptions	176,908,528	174,577,059	186,641,872	206,853,656	227,324,103
Net M&O Tax Digest	\$1,259,738,318	\$1,264,379,627	\$1,332,068,418	\$1,385,009,670	\$1,478,631,452
Estimated Fair Market Value	\$3,347,020,413	\$3,597,391,715	\$3,789,743,356	\$3,973,600,456	\$4,260,071,987

¹ Most real property other than timber is assessed at 40% of its fair market value. Standing timber is assessed at 100% of its fair market value and is taxed upon its harvest and sale. Preferential Agricultural property is assessed at 30% of its fair market value. Conservation Use property is assessed at 40% of its "current use value" rather than its fair market value, and Forest Land Conservation Use property is assessed at 40% of its "forest land conservation use value" rather than its fair market value.

² Includes the value of homes on land owned by Georgia Power.

³ A large proportion of amounts constituting real property on Putnam's general tax digest is designated as Conservation Use

⁴ In 2017, Georgia Power dissolved its operation of a coal-burning power plant in Putnam. As a result, the Utility Property Tax Digest decreased sharply.

Source: Georgia Department of Revenue

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Putnam - Tax Levies and Collections

Property Tax Levies and Collections - Putnam County

The following table reflects the real and personal tax levy and collection record of Putnam for the last four fiscal years and the current fiscal year.

<u>Tax Year</u>	<u>Fiscal Year</u> ¹	<u>Adjusted Tax Levy</u> ²	<u>Collections within the Fiscal Year</u>		<u>Collections in Subsequent Years</u> ⁴	<u>Total Collections</u>	
			<u>Amount</u>	<u>Percentage of Levy</u> ³		<u>Amount</u>	<u>Percentage of Levy</u>
2017	2018	10,313,335	10,163,197	98.54	122,205	10,285,402	99.73
2018	2019	10,358,413	10,215,529	98.62	117,043	10,332,572	99.75
2019	2020	10,786,881	10,617,890	98.43	164,341	10,782,231	99.96
2020	2021	11,003,810	10,897,522	99.03	98,341	10,995,863	99.93
2021	2022	11,260,132	11,178,680	99.28	NA	11,178,680	99.28

¹ The fiscal year levies relate to preceding calendar year tax digest and millage rates. For example, the 2021 digest and millage rates are used for the fiscal year 2022 levy.

² Original levy adjusted for the FLPA reimbursement and errors and release adjustments. The comparable table in the statistical section of the CAFR uses the original levy before adjustment. Excludes millage for the special service district.

³ Collections within that fiscal year. For example, the 2021 tax/2022 fiscal year levy includes collections through September 30, 2021. The comparable table in the statistical section of the ACFR uses a different measurement period. Excludes collections of taxes from prior levies.

⁴ Includes all collections after the end of the fiscal year of September 30, 2021. Collections through July 1, 2022.

Source: Putnam County Tax Commissioner

Putnam - Property Tax Millage Rates

Property Tax Millage Rates

The following table contains the millage rates (*i.e.*, the tax rates per \$1,000 of assessed value) of the various taxing entities within Putnam for the last five calendar years.

MILLAGE RATES BY CATEGORY:	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
State of Georgia	0.000	0.000	0.000	0.000	0.000
Putnam County (Incorporated)	8.846	8.333	8.203	8.078	7.720
Putnam County (Unincorporated)	8.277	8.333	8.203	8.078	7.720
Putnam County Uninc. Special Service	0.000	0.378	0.378	0.378	0.165
Putnam County School District	14.269	16.269	16.016	15.772	14.900
City of Eatonton	9.494	9.994	9.994	9.973	9.794

Source: Georgia Department of Revenue

Putnam - Ten Largest Taxpayers

Ten Largest Taxpayers - Putnam County

The following table contains the ten largest taxpayers of Putnam for the fiscal year ending September 30, 2021, based on their payment of Putnam real and personal property taxes.

Rank	<u>Taxpayer</u>	<u>Taxes Paid</u>	Percentage of <u>Taxes Levied</u> ¹
1	Georgia Power Company	\$589,070	5.2%
2	Tri-County EMC	87,885	0.8%
3	Gro Tec Inc	42,521	0.4%
4	Rose Acre Farms Inc	34,256	0.3%
5	Georgia Transmission Corp	29,807	0.3%
6	AT&T Mobility	26,369	0.2%
7	Oconee Golf Company	25,154	0.2%
8	Seed Orchard LLC	23,960	0.2%
9	Interfor US Inc	21,702	0.2%
10	Scott H. Lee Jr - Trustee of WalMart	20,215	0.2%
		<u>\$900,939</u>	<u>8.0%</u>

¹ Based upon Putnam's total taxes levied of \$11,260,132.

Source: Putnam County Tax Commissioner

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Regarding Audited Financial Statements – Sinclair Water Authority

The Authority's audited financial statements for the fiscal year ended December 31, 2021, have been filed with the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") and are hereby specifically incorporated herein by this reference. They can be found at: <https://emma.msrb.org/P21604813-P21237523-P21661022.pdf>. The Authority has neither requested nor received the written consent of the auditor to the inclusion of the audit report which is incorporated by reference as part of this Annual Financial Information Report.

Regarding Audited Financial Statements – Baldwin County

The County's audited financial statements for the fiscal year ended December 31, 2021, have been filed with the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") and are hereby specifically incorporated herein by this reference. They can be found at: <https://emma.msrb.org/P11615913-P11245788-P11669831.pdf>. The County has neither requested nor received the written consent of the auditor to the inclusion of the audit report which is incorporated by reference as part of this Annual Financial Information Report.

Regarding Audited Financial Statements – Putnam County

The County's audited financial statements for the fiscal year ended September 30, 2021, have been filed with the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") and are hereby specifically incorporated herein by this reference. They can be found at: <https://emma.msrb.org/P21574535-P21215958-P21637404.pdf>. The County has neither requested nor received the written consent of the auditor to the inclusion of the audit report which is incorporated by reference as part of this Annual Financial Information Report.

File Attachments for Item:

9. Discussion of the role of external contracted CPA

From: Lorraine Neligan
Sent: Friday, August 19, 2022 8:54 AM
To: Bobby Brown
Subject: Sinclair Water Authority

Good morning Mr. Brown,

I hope you are well.

It's hard to believe we are approaching the one year mark from when we first started discussions about my role with Sinclair Water Authority. As you know, much has changed in the operations of SWA from how it was first presented.

As an update, the audit report has been issued (earlier than usual I'm told). I've completed the requested information for the annual Continuing Disclosure and shared it with Ms. Whitney at Raymond James.

I'm working through some software issues with Heather Harris at ESG so that I can continue to reconcile the bank accounts and review the general ledger.

Please let me know if you think there is a continued need for my role with Sinclair Water Authority. I'd be happy to discuss in person if you prefer.

Thank you for your time.

Lorraine Neligan

File Attachments for Item:

10. Plant Production Reports

Aug-22

<u>Baldwin Gallons Usage</u>		<u>Baldwin Usage Info</u>	
Baldwin Main Meter	58,659,778	Baldwin Usage	58,290,703
Average of South Putnam Meters	369,075	Baldwin AUGUST Projected Usage	72,000,000
		Baldwin Excess Usage %	-24%
		Baldwin % of Total Usage	62%
BALDWIN GALLONS USED	58,290,703	Baldwin SEPTEMBER Projected Usage	71,000,000

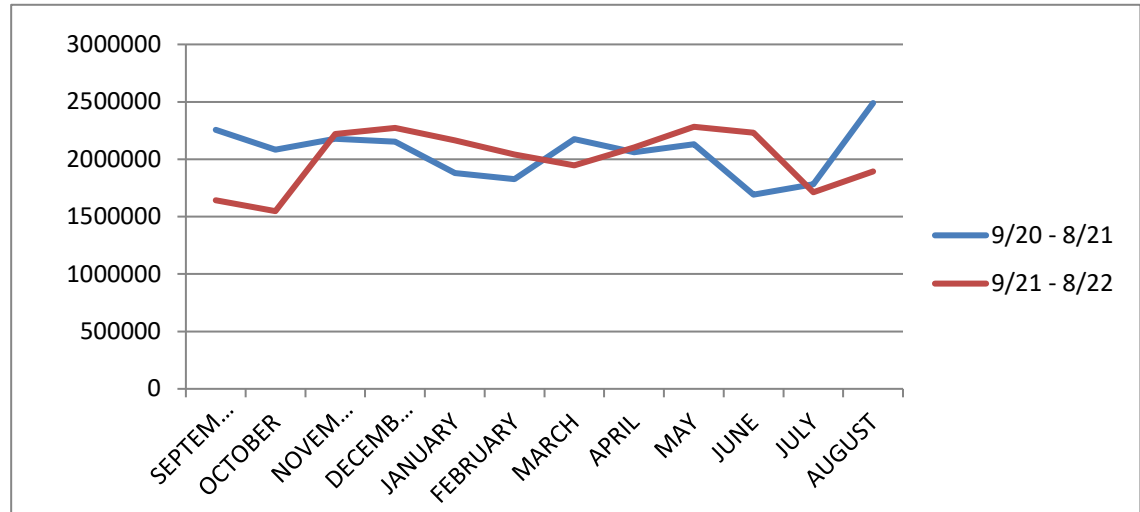
<u>Putnam Gallons Usage</u>		<u>Putnam Usage Info</u>	
Putnam Main Meter	34,897,268	Putnam Usage	35,266,343
Average of South Putnam Meters	369,075	Putnam AUGUST Projected Usage	36,752,000
		Putnam Excess Usage %	-4%
		Putnam % of Total Usage	38%
PUTNAM GALLONS USED	35,266,343	Putnam SEPTEMBER Projected Usage	34,216,000

Total of Gallons	93,557,046
Baldwin	62%
Putnam	38%
Total of Gallons	100%

MONTHLY FLOW RATES FOR BALDWIN COUNTY

September 2020 Thru AUGUST 2022

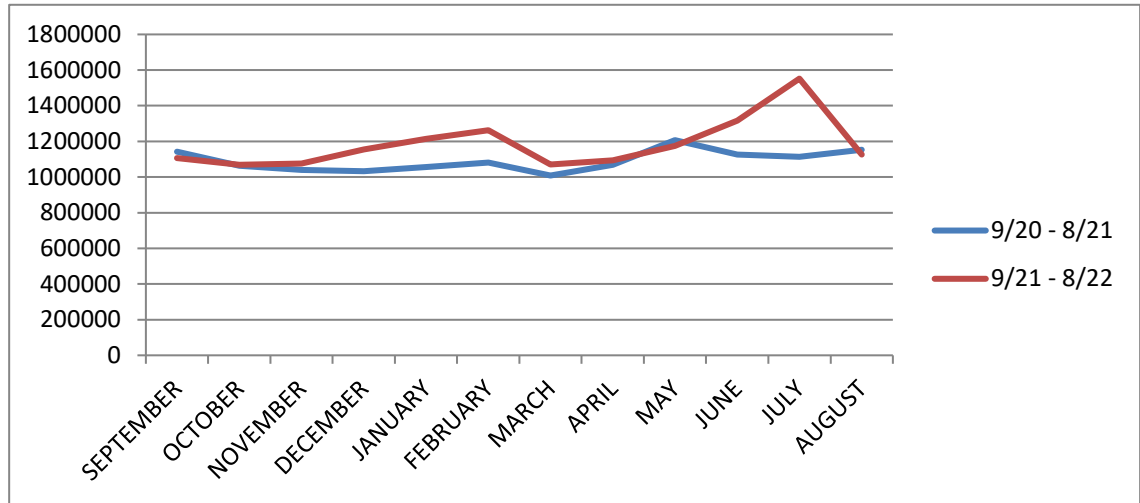
	FLOWRATES* 9/20 - 8/21	FLOWRATES* 9/21 - 8/22
SEPTEMBER	2257030	1641592
OCTOBER	2082316	1547717
NOVEMBER	2178749	2221084
DECEMBER	2152496	2272355
JANUARY	1880756	2163318
FEBRUARY	1825502	2041359
MARCH	2174246	1946109
APRIL	2060159	2101864
MAY	2129716	2282519
JUNE	1691384	2229860
JULY	1783030	1713138
AUGUST	2489230	1892251



*These figures are the average daily flow each month for Baldwin County
 These figures are based on the billable gallons for each month

MONTHLY FLOW RATES FOR PUTNAM COUNTY SEPTEMBER 2020 Thru AUGUST 2022

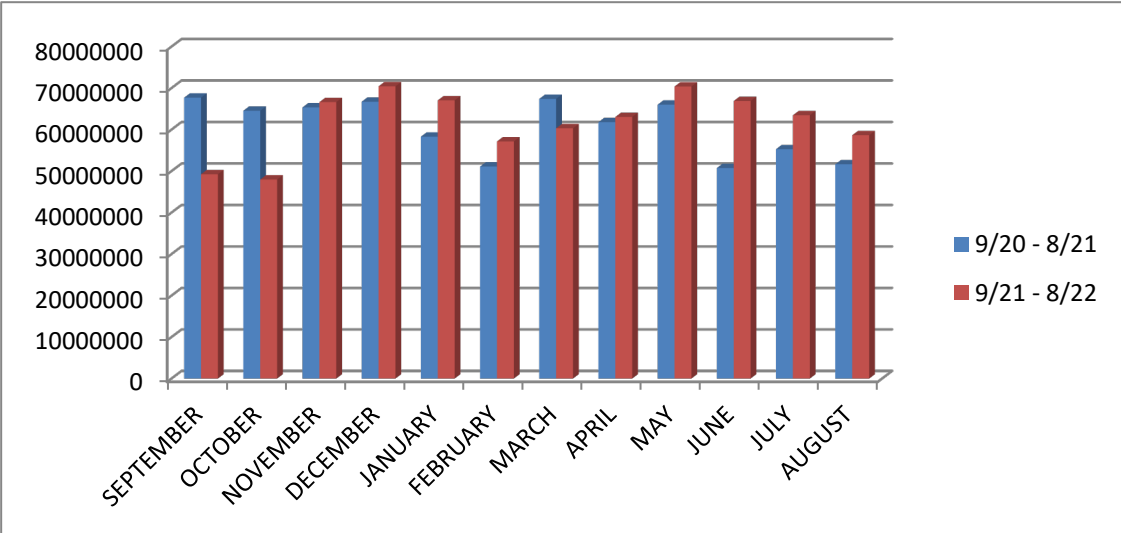
	FLOWRATES* 9/20 - 8/21	FLOWRATES* 9/21 - 8/22
SEPTEMBER	1142169	1106920
OCTOBER	1063571	1068774
NOVEMBER	1040281	1076051
DECEMBER	1032653	1155328
JANUARY	1055383	1214911
FEBRUARY	1081516	1262513
MARCH	1008491	1070069
APRIL	1068829	1092999
MAY	1206972	1175421
JUNE	1126380	1316430
JULY	1114231	1552043
AUGUST	1153002	1125718



*These figures are the average daily flow each month for Putnam County
These figures are based on the billable gallons for each month

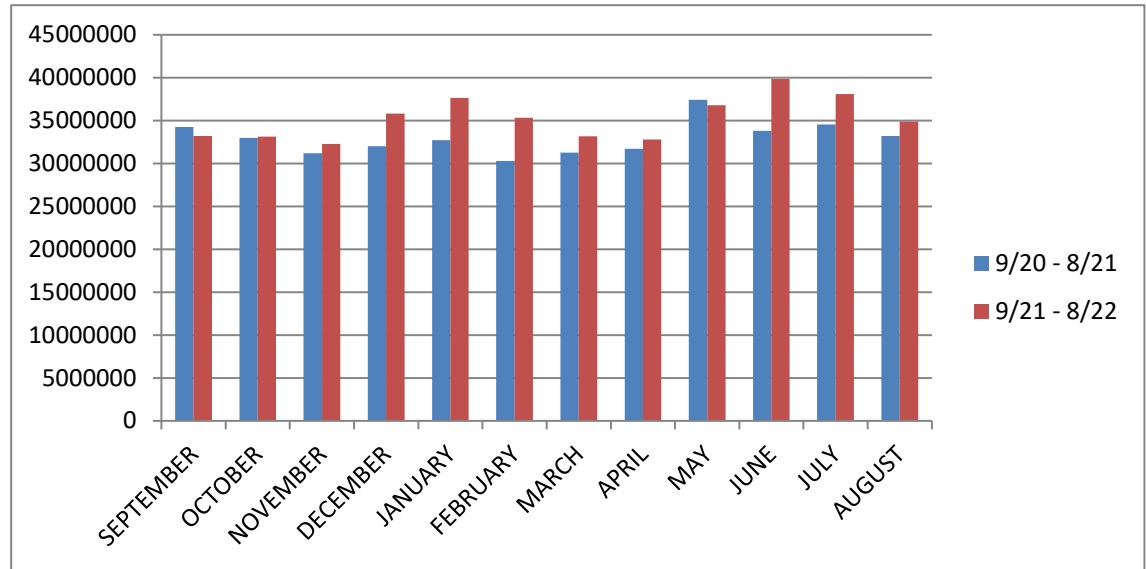
MONTHLY BILLABLE GALLONS FOR BALDWIN COUNTY SEPTEMBER 2020 Thru AUGUST 2022

	GALLONS 9/20 - 8/21	GALLONS 9/21 - 8/22
SEPTEMBER	67710920	49247764
OCTOBER	64551807	47979233
NOVEMBER	65362489	66632526
DECEMBER	66727391	70443011
JANUARY	58303452	67062860
FEBRUARY	51114067	57158054
MARCH	67401652	60329379
APRIL	61804775	63055942
MAY	66021197	70389040
JUNE	50741532	66895810
JULY	55273933	63466531
AUGUST	51650583	58659778



MONTHLY BILLABLE GALLONS FOR PUTNAM COUNTY SEPTEMBER 2020 Thru AUGUST 2022

	GALLONS 9/20 - 8/21	GALLONS 9/21 - 8/22
SEPTEMBER	34265077	33207606
OCTOBER	32970729	33132009
NOVEMBER	31208446	32281538
DECEMBER	32012246	35815196
JANUARY	32716898	37662243
FEBRUARY	30282459	35350379
MARCH	31263234	33172141
APRIL	31695822	32789981
MAY	37416135	36807128
JUNE	33791421	39861997
JULY	34541175	38087106
AUGUST	33207606	34897268



File Attachments for Item:

11. Financial Reports

Sinclair Water Authority
Balance Sheet
As of July 31, 2022

7:30 PM
09/08/2022
Accrual Basis
Jul 31, 22

ASSETS

Current Assets

Checking/Savings

58.2000 · Cash

11.1111 · Exchange Bank Operating 294,185.00

11.1120 · Exchange - Reserve 869,260.98

11.1200 · Cash With Fiscal Agent 228,685.36

Total 58.2000 · Cash 1,392,131.34

Total Checking/Savings 1,392,131.34

Accounts Receivable

11.1900 · Accounts Receivable 182,420.29

Total Accounts Receivable 182,420.29

Other Current Assets

11.3800 · Prepaid Assets 13,810.50

Total Other Current Assets 13,810.50

Total Current Assets 1,588,362.13

Fixed Assets

11.7100 · Land & Row 76,763.35

11.7400 · Water Treatment Plant 18,252,679.61

11.7410 · Accum Depr-Buildings -7,431,017.37

11.7500 · Machinery and Equipment 127,385.79

11.7510 · Accum Depr-Machinery & Equip -90,342.83

11.7635 · CIP-Chemical Storage Room 6,711.62

Total Fixed Assets 10,942,180.17

Other Assets

11.9000 · Deferred Outflows of Resources

11.9300 · Defrred Outflw of Resrc-Pension 10,838.00

Total 11.9000 · Deferred Outflows of Resources 10,838.00

11.9400 · Def Outfl of Res-Unam Bd Iss Cs 107,067.36

11.9500 · Def Outflows - Membrane Replace 182,203.13

Total Other Assets 300,108.49

TOTAL ASSETS 12,830,650.79

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

12.1110 · Accounts Payable 47,175.00

Total Accounts Payable 47,175.00

Credit Cards

12.1122 · VISA -0.97

Total Credit Cards -0.97

Other Current Liabilities

	<u>Jul 31, 22</u>
12.1190 · Accrued Payables	430.00
12.2400 · Acrued Interest Payable	117,501.60
Total Other Current Liabilities	<u>117,931.60</u>
Total Current Liabilities	165,105.63
Long Term Liabilities	
12.5265 · Net Pension Liability	43,666.00
12.5300 · Notes Payable non-current	
12.5320 · GEFA Loan Payable 2013	87,772.35
12.5330 · GEFA Loan Payable 2014	811,950.12
Total 12.5300 · Notes Payable non-current	<u>899,722.47</u>
12.5660 · Series 2019 Bonds Payable	10,805,000.00
12.9000 · Deferred Inflows of Resources	
12.9300 · Deferd Inflows of Resrs-Pension	17,586.00
Total 12.9000 · Deferred Inflows of Resources	17,586.00
12.9310 · Def Inflows of Res-S19 Bd Prem	1,591,348.23
Total Long Term Liabilities	<u>13,357,322.70</u>
Total Liabilities	<u>13,522,428.33</u>
Equity	
13.2400 · Contributed Capital-USDA	1,907,000.00
13.3700 · Retained Earnings	-2,937,156.22
13.3790 · Prior Period Adjustment	13,956.25
13.3791 · PPA-Change in Accounting Method	-46,757.57
13.3792 · PPA-Change in Acctg Principle	-114,216.00
13.3793 · PPA - Correction to Deferred Re	-5,771.51
Net Income	491,167.51
Total Equity	<u>-691,777.54</u>
TOTAL LIABILITIES & EQUITY	<u><u>12,830,650.79</u></u>

Sinclair Water Authority Profit & Loss Budget Performance January through July 2022

	<u>Jan - Jul 22</u>	<u>Budget</u>	<u>Jan - Jul 22</u>
Ordinary Income/Expense			
Income			
34.4200 · Water sales			
34.4210 · Water sales - Baldwin	701,788.08	701,788.08	701,788.08
34.4220 · Water sales - Putnam	574,190.26	574,190.26	574,190.26
Total 34.4200 · Water sales	<u>1,275,978.34</u>	<u>1,275,978.34</u>	<u>1,275,978.34</u>
36.1000 · Interest Earned	4,634.50	4,666.69	4,634.50
38.9000 · Other Income	502,257.88	44,563.00	502,257.88
Total Income	<u>1,782,870.72</u>	<u>1,325,208.03</u>	<u>1,782,870.72</u>
Gross Profit	1,782,870.72	1,325,208.03	1,782,870.72
Expense			
51 · Pers Serv & Benefits			
51.2000 · Employee Benefits			
51.2100 · Group Health Insurance	0.00		0.00
51.2120 · BCBS-Dental	392.25		392.25
51.2130 · BCBS-Vision	29.82		29.82
51.2460 · Pension Plan	6,408.00	3,500.00	6,408.00
51.2700 · Workers' Compensation	-344.00		-344.00
51.2900 · Group Life Insurance	205.39		205.39
Total 51.2000 · Employee Benefits	<u>6,691.46</u>	<u>3,500.00</u>	<u>6,691.46</u>
Total 51 · Pers Serv & Benefits	6,691.46	3,500.00	6,691.46
52 · Services			
52.1000 · Professional & technical			
52.1200 · Professional services			
52.1210 · Legal Fees	381.50	583.38	381.50
52.1220 · Accounting Services	2,800.00	13,125.00	2,800.00
52.1230 · Operations Management	608,694.94	608,694.94	608,694.94
Total 52.1200 · Professional services	<u>611,876.44</u>	<u>622,403.32</u>	<u>611,876.44</u>
52.1300 · Technical services			
52.1320 · Computer Services	1,355.91	3,720.50	1,355.91
52.1330 · Laboratory Testing	0.00		0.00
52.1340 · Payroll Processing	0.00		0.00
Total 52.1300 · Technical services	<u>1,355.91</u>	<u>3,720.50</u>	<u>1,355.91</u>
Total 52.1000 · Professional & technical	613,232.35	626,123.82	613,232.35
52.2000 · Property services			
52.2210 · Building Maintenance	0.00		0.00
52.2700 · Membrane Maintenance Services	19,278.00	19,278.00	19,278.00
Total 52.2000 · Property services	<u>19,278.00</u>	<u>19,278.00</u>	<u>19,278.00</u>
52.3000 · Other services			
52.3100 · Insurance Expense	17,044.00	16,333.38	17,044.00
52.3200 · Telephone (communications)	2,365.88	2,333.38	2,365.88

	<u>Jan - Jul 22</u>	<u>Budget</u>	<u>Jan - Jul 22</u>
52.3300 · Advertising	0.00	420.00	0.00
52.3850 · Contract Labor	2,100.00	4,083.38	2,100.00
Total 52.3000 · Other services	21,509.88	23,170.14	21,509.88
Total 52 · Services	654,020.23	668,571.96	654,020.23
53 · Supplies			
53.1200 · Utilities / Energy	116,028.27	96,250.00	116,028.27
53.1220 · Raw Water Withdrawal	0.00	30,916.69	0.00
Total 53 · Supplies	116,028.27	127,166.69	116,028.27
Total Expense	776,739.96	799,238.65	776,739.96
Net Ordinary Income	1,006,130.76	525,969.38	1,006,130.76
Other Income/Expense			
Other Expense			
Capital Project Reserve	46,250.00		46,250.00
56 · Depreciation & amortization			
56.1500 · Membrane Replacement Contract	0.00	121,500.00	0.00
Total 56 · Depreciation & amortization	0.00	121,500.00	0.00
58 · Debt service			
58.1330 · GEFA Loan #1 Principal	0.00	3,791.69	0.00
58.1340 · GEFA Loan #2 Principal	0.00	27,037.50	0.00
58.1350 · Series 2019 Principal	225,000.00	131,250.00	225,000.00
58.2310 · GEFA Loan #1 Interest Expense	1,117.03	1,055.88	1,117.03
58.2320 · GEFA Loan #2 Interest Expense	11,146.22	10,733.38	11,146.22
58.2350 · Series 2019 Interest	231,450.00	270,025.00	231,450.00
58.3000 · Fiscal Agent Fees	0.00	1,254.19	0.00
Total 58 · Debt service	468,713.25	445,147.64	468,713.25
Total Other Expense	514,963.25	566,647.64	514,963.25
Net Other Income	-514,963.25	-566,647.64	-514,963.25
Net Income	491,167.51	-40,678.26	491,167.51

Sinclair Water Authority
Profit & Loss Budget Performance
 January through July 2022

7:27 PM
 09/08/2022
 Accrual Basis

	YTD Budget	Annual Budget
Ordinary Income/Expense		
Income		
34.4200 · Water sales		
34.4210 · Water sales - Baldwin	701,788.08	1,203,065.00
34.4220 · Water sales - Putnam	574,190.26	984,326.00
Total 34.4200 · Water sales	1,275,978.34	2,187,391.00
36.1000 · Interest Earned	4,666.69	8,000.00
38.9000 · Other Income	44,563.00	44,563.00
Total Income	1,325,208.03	2,239,954.00
Gross Profit	1,325,208.03	2,239,954.00
Expense		
51 · Pers Serv & Benefits		
51.2000 · Employee Benefits		
51.2100 · Group Health Insurance		
51.2120 · BCBS-Dental		
51.2130 · BCBS-Vision		
51.2460 · Pension Plan	3,500.00	6,000.00
51.2700 · Workers' Compensation		
51.2900 · Group Life Insurance		
Total 51.2000 · Employee Benefits	3,500.00	6,000.00
Total 51 · Pers Serv & Benefits	3,500.00	6,000.00
52 · Services		
52.1000 · Professional & technical		
52.1200 · Professional services		
52.1210 · Legal Fees	583.38	1,000.00
52.1220 · Accounting Services	13,125.00	22,500.00
52.1230 · Operations Management	608,694.94	1,043,477.00
Total 52.1200 · Professional services	622,403.32	1,066,977.00
52.1300 · Technical services		
52.1320 · Computer Services	3,720.50	6,378.00
52.1330 · Laboratory Testing		
52.1340 · Payroll Processing		
Total 52.1300 · Technical services	3,720.50	6,378.00
Total 52.1000 · Professional & technical	626,123.82	1,073,355.00
52.2000 · Property services		
52.2210 · Building Maintenance		
52.2700 · Membrane Maintenance Services	19,278.00	19,278.00
Total 52.2000 · Property services	19,278.00	19,278.00
52.3000 · Other services		
52.3100 · Insurance Expense	16,333.38	28,000.00
52.3200 · Telephone (communications)	2,333.38	4,000.00

	<u>YTD Budget</u>	<u>Annual Budget</u>
52.3300 · Advertising	420.00	720.00
52.3850 · Contract Labor	4,083.38	7,000.00
Total 52.3000 · Other services	<u>23,170.14</u>	<u>39,720.00</u>
Total 52 · Services	668,571.96	1,132,353.00
53 · Supplies		
53.1200 · Utilities / Energy	96,250.00	165,000.00
53.1220 · Raw Water Withdrawal	30,916.69	53,000.00
Total 53 · Supplies	<u>127,166.69</u>	<u>218,000.00</u>
Total Expense	<u>799,238.65</u>	<u>1,356,353.00</u>
Net Ordinary Income	525,969.38	883,601.00
Other Income/Expense		
Other Expense		
Capital Project Reserve		
56 · Depreciation & amortization		
56.1500 · Membrane Replacement Contract	121,500.00	121,500.00
Total 56 · Depreciation & amortization	<u>121,500.00</u>	<u>121,500.00</u>
58 · Debt service		
58.1330 · GEFA Loan #1 Principal	3,791.69	6,500.00
58.1340 · GEFA Loan #2 Principal	27,037.50	46,350.00
58.1350 · Series 2019 Principal	131,250.00	225,000.00
58.2310 · GEFA Loan #1 Interest Expense	1,055.88	1,810.00
58.2320 · GEFA Loan #2 Interest Expense	10,733.38	18,400.00
58.2350 · Series 2019 Interest	270,025.00	462,900.00
58.3000 · Fiscal Agent Fees	1,254.19	2,150.00
Total 58 · Debt service	<u>445,147.64</u>	<u>763,110.00</u>
Total Other Expense	<u>566,647.64</u>	<u>884,610.00</u>
Net Other Income	-566,647.64	-884,610.00
Net Income	<u><u>-40,678.26</u></u>	<u><u>-1,009.00</u></u>