

# **REGULAR EDA MEETING AGENDA**

**JUNE 8, 2018**

A regular meeting of the Economic Development Authority (EDA) of Stafford County will be held in the Board Chambers of the George L. Gordon, Jr. Administration Center, located at 1300 Courthouse Road, Stafford, Virginia at 9:00 A.M.

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**
  - A. May 11, 2018
- 3. PUBLIC PRESENTATIONS**
- 4. TREASURER'S REPORT**
  - A. February 2018
  - B. March 2018
  - C. April 2018
- 5. SECRETARY'S REPORT**
- 6. CHAIRMAN'S REPORT**
  - A. Formally Welcome John Holden
- 7. WORKING GROUP REPORTS**
  - A. Germanna Update
  - B. Stafford Town Center Update
  - C. 204 Thompson Update
  - D. US Rt. 1 Property
- 8. OLD BUSINESS**
  - A. LOK Grant Request
  - B. EDA Work Session Follow-Up
- 9. NEW BUSINESS**
  - A. Commercial Parking Update
- 10. ATTORNEY'S REPORT**
- 11. ADJOURNMENT**
  - A. Next Regular Meeting Scheduled for June 8, 2018

**AGENDA ITEM 2A**

### THE ECONOMIC DEVELOPMENT AUTHORITY OF STAFFORD COUNTY, VIRGINIA

REGULAR MEETING MINUTES  
May 11, 2018

#### 1. CALL TO ORDER

The regular meeting of The Economic Development Authority (“EDA”), of Stafford County, Virginia was held on April 13, 2018, in the Board Chambers of the George L. Gordon, Jr. Administration Center, located at 1300 Courthouse Road Stafford, Virginia at 9:00 A.M. A quorum was present.

##### Members Present

Joel Griffin	Chairman (arrived during item 4)
Don Newlin	Vice-Chairman
Jack Rowley	
Jo Knight	
Heather Hagerman	

##### Members Absent

Howard Owen	Treasurer
Skip Causey	

##### Also Present:

Kristen Shields	Counsel
Kelly Copley	Secretary

#### 2. APPROVAL OF MINUTES

A. April 13, 2018

Ms. Knight motioned for approval of the April 13, 2018 minutes. Mr. Rowley seconded.

**VOTE:** 4-0 Approved

**3. PUBLIC PRESENTATIONS**

A. Kilroy Robotics Demonstration

Mr. Shotwell and three (3) members of the Kilroy Robotics team brought two of their robots to demonstrate to the EDA.

Video can be seen at : [https://drive.google.com/file/d/1CfE\\_kPTrcIX\\_DbIKT6dfP-VgqwoKC7\\_8/view?usp=sharing](https://drive.google.com/file/d/1CfE_kPTrcIX_DbIKT6dfP-VgqwoKC7_8/view?usp=sharing)

Discussion Followed

**4. TREASURER'S REPORT**

A. February 2018

B. March 2018

Vote was held until Treasurer was present

C. Investment Policy Statement

Mr. Newlin read into the minutes:

EDA funds are to be invested in to AAA debt instruments only and will be restricted to federally insured certificated of deposits.

Mr. Rowley moved to accept the investment policy statement. Ms. Hagerman seconded.

**VOTE:** 5-0 Approved

**5. SECRETARY'S REPORT**

A. Business Appreciation Reception

Ms. Copley informed the EDA their Business Appreciation Reception preparations are moving forward.

6. **CHAIRMAN'S REPORT**

A. North Stafford Rotary Update

Mr. Cobert and Mr. Griffin spoke to the North Stafford Rotary on behalf of and marketing the EDA. Directly following, two businesses have inquired about moving to Stafford.

Discussion Followed

7. **WORKING GROUP REPORTS**

A. Germanna Update

Mr. Rowley informed the EDA that the deed to the 25 acres passed to the Germanna Foundation this week. Germanna will be having a grand opening of their new 15,000 sf facility near Aberly, Mr. Rowley will make sure the EDA is on the invite list to that opening.

B. Stafford Town Center Update

Mr. Griffin met with the developers that are working on the new Courthouse Complex and took a look at the concept drawings. The next meeting will be the 23<sup>rd</sup> of May.

Discussion Followed

C. 204 Thompson

Ms. Hagerman informed the EDA that the 204 Thompson working group had an initial call with Marshall Jones of Hirschler Fleishcer regarding the condo documents. The working group is in the process of hiring an architect in order for current and all future tenant/owners to be able to obtain occupancy permits. The offer on the table from the cabinet make is still on the table but he is willing to wait until we have everything sorted out.

Mr. Rowley updated the EDA that there are some tax questions still on the table. Ms. Copley, Mr. Rowley, Ms. Hagerman, Mr. Jones and Mr. Mayausky will hold a conference call to clarify all tax questions.

Mr. Copley informed the EDA that county's building official will walk the property the architects, contractors, brokers, EDA members and any others that are needed to help with the drawing and occupancy permits.

Mr. Rowley informed the EDA that phase I of the 204 Thompson bridge project will begin in days and would like a more accurate timeline as to when the EDA we be able to market and begin to lease the back side of the building.

D. US Rt. 1 Property

Mr. Griffin informed the EDA that the estimates were higher than expected and will need an additional \$9,716.70 for the erosion repair.

Mr. Newlin motioned to authorize to \$9,716.70 for the continued repair to the erosion of the US Rt. 1 property. Mr. Rowley seconded.

The EDA also request that the US R1 working group of Skip Causey and Tom O'Connor look into watering sources to better assist the grass to grow.

**VOTE:** 5-0 Approved

**8. OLD BUSINESS**

A. C-Pace Update

Mr. Smith updated the EDA that C-Pace was presented to the CEDC and at the time was deferred by the Board of Supervisors. Staff was working with Hirschler Fleishcer rather than the C-Pace program from Arlington.

Discussions Followed

B. EDA Retreat Follow-up

The EDA chose to meet on May 31<sup>st</sup> from 11-1:30pm.

**9. NEW BUSINESS**

A. LOK Grant Request

Ms. King requested a grant up to \$50,885 from the EDA to support 20 additional students by 2019.

No decision was made

Discussion Followed

B. Marine Corp Combat Dinner

Mr. Cobert requested the EDA support the Marine Corp Combat Dinner.

No Motion

**10. ATTORNEY'S REPORT**

NONE

**11. ADJOURNMENT**

A. There being no further business brought before the Economic Development Authority, Mr. Griffin adjourned the meeting at 10:24 A.M. The next Regular Meeting is scheduled for Friday, June 8, 2018.

**MINUTES SUBMITTED BY:**

\_\_\_\_\_  
Kelly Copley  
EDA Secretary

**MINUTES APPROVED BY:**

\_\_\_\_\_  
Joel Griffin  
EDA Chairman

**AGENDA ITEM 4A**



**EDA**  
**Balance Sheet**  
As of February 28, 2018

	<b>Feb 28, 18</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
10000 · Checking	689,118.39
<b>Total Checking/Savings</b>	689,118.39
<b>Total Current Assets</b>	689,118.39
<b>Fixed Assets</b>	
15000 · Land Stafford County	447,493.60
15100 · 204 Thompson Land	287,046.00
15200 · 204 Thompson Warehouse	1,054,261.74
16000 · Accum Depreciation	-5,800.00
<b>Total Fixed Assets</b>	1,783,001.34
<b>Other Assets</b>	
17100 · CD1-Barclays Bank DE	250,000.00
17400 · CD4-Banner	250,486.98
17500 · CD5-Homestreet Bank	250,000.00
<b>Total Other Assets</b>	750,486.98
<b>TOTAL ASSETS</b>	<b>3,222,606.71</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Other Current Liabilities</b>	
21000 · Unearned Revenue	660.92
22500 · Pass Thru CSX - Thompson Bridge	22,000.00
<b>Total Other Current Liabilities</b>	22,660.92
<b>Total Current Liabilities</b>	22,660.92
<b>Total Liabilities</b>	22,660.92
<b>Equity</b>	
31000 · Designated Fund Balance	12,000.00
32000 · Retained Earnings	1,213,443.96
33000 · Undesignated Fund Balance	1,956,696.76
Net Income	17,805.07
<b>Total Equity</b>	3,199,945.79
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,222,606.71</b>

EDA  
Profit & Loss  
February 2018

	<u>Feb 18</u>	<u>Jul '17 - Feb 18</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Billboard Income	400.00	6,613.16
Bond Issuance fees	0.00	5,890.13
Interest Inc	397.66	3,512.57
<b>Other Income</b>		
204 Thompson Ave Property	5,205.75	47,469.26
Rent Reimbursement	0.00	10,248.72
<b>Total Other Income</b>	<u>5,205.75</u>	<u>57,717.98</u>
<b>Total Income</b>	<u>6,003.41</u>	<u>73,733.84</u>
<b>Expense</b>		
Accounting	80.00	80.00
Administration	2,691.03	6,565.03
Legal Fees	1,000.00	16,985.50
<b>Program Support</b>	<u>8,500.00</u>	<u>13,569.51</u>
Rent	0.00	10,038.35
Rental Property Utilities	1,351.39	8,690.38
<b>Total Expense</b>	<u>13,622.42</u>	<u>55,928.77</u>
<b>Net Ordinary Income</b>	<u>-7,619.01</u>	<u>17,805.07</u>
<b>Net Income</b>	<u><u>-7,619.01</u></u>	<u><u>17,805.07</u></u>

**EDA**  
**General Ledger EDA**  
 As of February 28, 2018

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 04/05/18  
 Accrual Basis

Type	Date	Num	Name	Memo	Split	Amount	Balance
<b>10000 · Checking</b>							
Check	02/01/2018	01227	Columbia Gas	Acct: #20023...	Rental Propert...	-34.96	674,737.40
Check	02/01/2018	01228	Dominion Energy Virginia	Various Acct #'s	Rental Propert...	-69.81	674,702.44
Deposit	02/06/2018			CK Deposit	204 Thompson...	1,347.05	675,979.68
Deposit	02/06/2018			CK Deposit	204 Thompson...	400.00	676,379.68
Deposit	02/06/2018			CK Deposit	Billboard Income	200.00	676,579.68
Check	02/13/2018	01229	Quantico-Belvoir Regional Business Allian	FY-2018 One ...	22500 · Pass T...	22,000.00	698,579.68
Check	02/13/2018	01230	Commonwealth Governor's School Robotics	Kilroy Robotic...	Program Support	-500.00	698,079.68
Check	02/13/2018	01231	Dominion Energy Virginia	Various Acct #'s	Program Support	-8,000.00	690,079.68
Check	02/13/2018	01232	Stafford County - Utilities	Acct: 000176...	Rental Propert...	-680.66	689,399.02
Check	02/13/2018	01233	Hirschler Fleischer	Inv: #4795259	Rental Propert...	-418.60	688,980.42
Check	02/13/2018	01234	Columbia Gas	Acct: #20023...	Legal Fees	-1,000.00	687,980.42
Deposit	02/20/2018			CK Deposit	Rental Propert...	-147.36	687,833.06
Check	02/23/2018	01235	Worrell Management Group	Strategic Plan...	204 Thompson...	3,658.70	691,491.76
Check	02/23/2018	01236	Bishop, Farmer & Co, LLP	Invoice: #629...	Administration	-2,637.53	688,854.23
Check	02/23/2018	01237	Valley Business Forms II	Invoice: #206...	Accounting	-80.00	688,774.23
General Journal	02/26/2018	18sta9		Homestreet In...	Administration	-53.50	688,720.73
General Journal	02/28/2018	18sta10		Interest Income	Interest Inc	265.41	688,986.14
				Interest Income	Interest Inc	132.25	689,118.39
<b>Total 10000 · Checking</b>						<b>14,380.99</b>	<b>689,118.39</b>
<b>15000 · Land Stafford County</b>							
<b>Total 15000 · Land Stafford County</b>							<b>447,493.60</b>
<b>15100 · 204 Thompson Land</b>							
<b>Total 15100 · 204 Thompson Land</b>							<b>447,493.60</b>
<b>15200 · 204 Thompson Warehouse</b>							
<b>Total 15200 · 204 Thompson Warehouse</b>							<b>287,046.00</b>
<b>16000 · Accum Depreciation</b>							
<b>Total 16000 · Accum Depreciation</b>							<b>287,046.00</b>
<b>17100 · CD1-Barclays Bank DE</b>							
<b>Total 17100 · CD1-Barclays Bank DE</b>							<b>1,054,261.74</b>
<b>17400 · CD4-Banner</b>							
<b>Total 17400 · CD4-Banner</b>							<b>1,054,261.74</b>
<b>17500 · CD5-Homestreet Bank</b>							
<b>Total 17500 · CD5-Homestreet Bank</b>							<b>-5,800.00</b>
<b>21000 · Unearned Revenue</b>							
<b>Total 21000 · Unearned Revenue</b>							<b>-5,800.00</b>
<b>22500 · Pass Thru CSX - Thompson Bridge</b>							
<b>Deposit</b>	02/06/2018	8688	Walker Title, LLC	CSX Transpor...	10000 - Checki...	-22,000.00	0.00
<b>Total 22500 · Pass Thru CSX - Thompson Bridge</b>						<b>-22,000.00</b>	<b>-22,000.00</b>

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04/05/18

Accrual Basis

# EDA General Ledger EDA As of February 28, 2018

Type	Date	Num	Name	Memo	Split	Amount	Balance
<b>31000 - Designated Fund Balance</b>							
Total 31000 - Designated Fund Balance							-12,000.00
<b>32000 - Retained Earnings</b>							
Total 32000 - Retained Earnings							-1,213,443.96
<b>33000 - Undesignated Fund Balance</b>							
Total 33000 - Undesignated Fund Balance							-1,956,696.76
<b>Billboard Income</b>							
Deposit	02/06/2018	90936	Lamar Companies	US-1 Billboard	10000 - Checki...	-200.00	-6,213.16
General Journal	02/28/2018	18sta8		Reclassify La...	204 Thompson...	-200.00	-6,413.16
Total Billboard Income						-400.00	-6,613.16
<b>Bond Issuance fees</b>							
Total Bond Issuance fees							-5,890.13
<b>Interest Inc</b>							
General Journal	02/26/2018	18sta9		Homestreet In...	10000 - Checki...	-265.41	-3,114.91
General Journal	02/28/2018	18sta10		Interest Income	10000 - Checki...	-132.25	-3,380.32
Total Interest Inc						-397.66	-3,512.57
<b>Other Income</b>							
<b>204 Thompson Ave Property</b>							
Deposit	02/06/2018	523	S & S Auto Repairs Inc	Rent	10000 - Checki...	-1,347.05	-52,512.23
Deposit	02/06/2018	3447	Rogers Enterprises	Rent - Februa...	10000 - Checki...	-400.00	-42,263.51
Deposit	02/20/2018	997	Olde Towne Window Works	Rent - Februa...	10000 - Checki...	-3,658.70	-43,610.56
General Journal	02/28/2018	18sta8		Reclassify La...	Billboard Income	200.00	-44,010.56
Total 204 Thompson Ave Property						-5,205.75	-47,669.26
<b>Rent Reimbursement</b>							
Total Rent Reimbursement							-10,248.72
<b>Total Other Income</b>							
Total Other Income							-57,717.98
<b>Accounting</b>							
Check	02/23/2018	01236	Bishop, Farmer & Co, LLP	1099's Prepar...	10000 - Checki...	80.00	0.00
Total Accounting						80.00	80.00
<b>Administration</b>							
Check	02/23/2018	01235	Worrell Management Group	Retreat Costs	10000 - Checki...	2,637.53	3,874.00
Check	02/23/2018	01237	Valley Business Forms II	Notary Stamps	10000 - Checki...	53.50	6,511.53
Total Administration						2,691.03	6,565.03
<b>Legal Fees</b>							
Check	02/13/2018	01233	Hirschler Fleischer	Legal Fees th...	10000 - Checki...	1,000.00	15,985.50
Total Legal Fees						1,000.00	16,985.50

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04/05/18

Accrual Basis

**EDA**  
**General Ledger EDA**  
 As of February 28, 2018

Type	Date	Num	Name	Memo	Split	Amount	Balance
<b>Total Legal Fees</b>							
						1,000.00	16,985.50
<b>Program Support</b>							
Check	02/13/2018	01229	Quantico-Belvoir Regional Business Allian	FY-2018 One ...	10000 - Checki...	500.00	5,069.51
Check	02/13/2018	01230	Commonwealth Governor's School Robotics	Kitroy Robotic...	10000 - Checki...	8,000.00	5,569.51
<b>Total Program Support</b>							13,569.51
<b>Rent</b>							
<b>Total Rent</b>							10,038.35
<b>Rental Property Utilities</b>							
Check	02/01/2018	01227	Columbia Gas	Slmt Date: 1/...	10000 - Checki...	34.96	7,338.99
Check	02/01/2018	01228	Dominion Energy Virginia	Various Acct #'s	10000 - Checki...	69.81	7,373.95
Check	02/13/2018	01231	Dominion Energy Virginia	Various Acct #'s	10000 - Checki...	680.66	7,443.76
Check	02/13/2018	01232	Stafford County - Utilities	Period: 12/21...	10000 - Checki...	418.60	8,124.42
Check	02/13/2018	01234	Columbia Gas	Slmt Date: 0...	10000 - Checki...	147.36	8,543.02
<b>Total Rental Property Utilities</b>							8,690.38
<b>TOTAL</b>							<b>0.00</b>

**AGENDA ITEM 4B**

EDA  
**Balance Sheet**  
As of March 31, 2018

	<u>Mar 31, 18</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
10000 · Checking	938,081.55
<b>Total Checking/Savings</b>	<u>938,081.55</u>
<b>Total Current Assets</b>	938,081.55
<b>Fixed Assets</b>	
15000 · Land Stafford County	447,493.60
15100 · 204 Thompson Land	287,046.00
15200 · 204 Thompson Warehouse	1,063,561.74
16000 · Accum Depreciation	<u>-5,800.00</u>
<b>Total Fixed Assets</b>	1,792,301.34
<b>Other Assets</b>	
17100 · CD1-Barclays Bank DE	250,000.00
17500 · CD5-Homestreet Bank	<u>250,000.00</u>
<b>Total Other Assets</b>	500,000.00
<b>TOTAL ASSETS</b>	<b><u><u>3,230,382.89</u></u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
20000 · Accounts Payable	8,619.28
<b>Total Accounts Payable</b>	8,619.28
<b>Other Current Liabilities</b>	
21000 · Unearned Revenue	660.92
22500 · Pass Thru CSX - Thompson Bridge	<u>22,000.00</u>
<b>Total Other Current Liabilities</b>	22,660.92
<b>Total Current Liabilities</b>	<u>31,280.20</u>
<b>Total Liabilities</b>	31,280.20
<b>Equity</b>	
31000 · Designated Fund Balance	12,000.00
32000 · Retained Earnings	1,213,443.96
33000 · Undesignated Fund Balance	1,956,696.76
Net Income	<u>16,961.97</u>
<b>Total Equity</b>	<u>3,199,102.69</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>3,230,382.89</u></u></b>

**EDA**  
**Profit & Loss**  
**March 2018**

	<u>Mar 18</u>	<u>Jul '17 - Mar 18</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
41000 · Billboard Income	400.00	7,013.16
42000 · Bond Issuance fees	0.00	5,890.13
47000 · Interest Inc	2,014.43	5,527.00
48000 · Other Income		
48100 · 204 Thompson Ave Property	4,653.05	52,122.31
48400 · Rent Reimbursement	0.00	10,248.72
<b>Total 48000 · Other Income</b>	<u>4,653.05</u>	<u>62,371.03</u>
<b>Total Income</b>	<u>7,067.48</u>	<u>80,801.32</u>
<b>Expense</b>		
62000 · Administration	1,125.00	7,690.03
65000 · Legal Fees	931.00	17,916.50
66000 · Accounting	0.00	80.00
68000 · Repair & Maintenance	4,600.00	4,600.00
70000 · Program Support	0.00	13,569.51
80000 · Rent	0.00	10,038.35
82000 · Rental Property Utilities	1,254.58	9,944.96
<b>Total Expense</b>	<u>7,910.58</u>	<u>63,839.35</u>
<b>Net Ordinary Income</b>	<u>-843.10</u>	<u>16,961.97</u>
<b>Net Income</b>	<u><u>-843.10</u></u>	<u><u>16,961.97</u></u>



**EDA**  
**General Ledger EDA**  
**As of March 31, 2018**

Type	Date	Num	Name	Memo	Split	Amount	Balance
<b>10000 · Checking</b>							689,118.39
Check	03/02/2018	01239	Dominion Energy Virginia	VOID: Acct: #...	82000 · Rental ...	0.00	689,118.39
Check	03/02/2018	01238	Rappahannock Roofing Co., Inc.	Invoice: #152...	68000 · Repair...	-4,600.00	684,518.39
General Journal	03/02/2018	18sta17	Dominion Energy Virginia	For CHK 0123...	82000 · Rental ...	-571.25	683,947.14
Check	03/07/2018	01241	Dominion Energy Virginia	Acct: #17900...	82000 · Rental ...	-17.80	683,929.34
Check	03/07/2018	01240	Stafford County - Utilities	Acct: 000176...	82000 · Rental ...	-1,033.40	682,895.94
Deposit	03/09/2018			CK Deposit	48100 · 204 Th...	1,347.05	684,242.99
Deposit	03/09/2018			CK Deposit	48100 · 204 Th...	400.00	684,642.99
Deposit	03/09/2018			CK Deposit	41000 · Billboa...	200.00	684,842.99
General Journal	03/13/2018	18sta11		Sold Banner ...	17400 · CD4-B...	250,000.00	934,842.99
General Journal	03/13/2018	18sta15		Accrue Int inc...	47000 · Interes...	2,058.90	936,901.89
Deposit	03/22/2018			CK Deposit	48100 · 204 Th...	2,906.00	939,807.89
Bill Pmt -Check	03/23/2018	1300	Columbia Gas	20023389 00...	20000 · Accou...	-120.06	939,687.83
Bill Pmt -Check	03/23/2018	1301	Hirschler Fleischer	Inv: #4796863	20000 · Accou...	-931.00	938,756.83
Bill Pmt -Check	03/23/2018		Dominion Virginia Power Inc	To record pay...	20000 · Accou...	0.00	938,756.83
Bill Pmt -Check	03/23/2018		Hirschler Fleischer LLP	Hirschler Flei...	20000 · Accou...	0.00	938,756.83
Bill Pmt -Check	03/23/2018	1302	Columbia Gas	20023389 00...	20000 · Accou...	-57.49	938,699.34
General Journal	03/26/2018	18sta13		Homestreet In...	47000 · Interes...	239.73	938,939.07
General Journal	03/29/2018	18sta12		Interest Income	47000 · Interes...	202.78	939,141.85
Bill Pmt -Check	03/30/2018	1303	Dominion Energy Virginia		20000 · Accou...	-135.30	939,006.55
Bill Pmt -Check	03/30/2018	1304	Sullivan Donahoe & Ingalls	Invoice: #498...	20000 · Accou...	-1,125.00	937,881.55
Deposit	03/30/2018			CK Deposit	41000 · Billboa...	200.00	938,081.55
Total 10000 · Checking						248,963.16	938,081.55
<b>15000 · Land Stafford County</b>							447,493.60
Total 15000 · Land Stafford County							447,493.60
<b>15100 · 204 Thompson Land</b>							287,046.00
Total 15100 · 204 Thompson Land							287,046.00
<b>15200 · 204 Thompson Warehouse</b>							1,054,261.74
Bill	03/30/2018	15326	Rappahannock Roofing Co., Inc.	Repair Deckin...	20000 · Accou...	9,300.00	1,063,561.74
Total 15200 · 204 Thompson Warehouse						9,300.00	1,063,561.74
<b>16000 · Accum Depreciation</b>							-5,800.00
Total 16000 · Accum Depreciation							-5,800.00
<b>17100 · CD1-Barclays Bank DE</b>							250,000.00
Total 17100 · CD1-Barclays Bank DE							250,000.00
<b>17400 · CD4-Banner</b>							250,486.98
General Journal	03/13/2018	18sta11		Sold Banner ...	10000 · Checki...	-250,000.00	486.98
General Journal	03/13/2018	18sta14		Reverse Audit...	47000 · Interes...	-486.98	0.00
Total 17400 · CD4-Banner						-250,486.98	0.00
<b>17500 · CD5-Homestreet Bank</b>							250,000.00
Total 17500 · CD5-Homestreet Bank							250,000.00
<b>20000 · Accounts Payable</b>							0.00
Bill	03/09/2018	47968...	Hirschler Fleischer	Inv: #4796863	65000 · Legal ...	-931.00	-931.00
Bill	03/12/2018	20023...	Columbia Gas	Acct: #20023...	82000 · Rental ...	-120.06	-1,051.06
Bill	03/13/2018	20023...	Columbia Gas	Acct: #20023...	82000 · Rental ...	-57.49	-1,108.55
Bill	03/21/2018	20458...	Dominion Energy Virginia	Acct: #20458...	82000 · Rental ...	-22.20	-1,130.75
Bill	03/21/2018	33861...	Dominion Energy Virginia	Acct: #33861...	82000 · Rental ...	-13.18	-1,143.93
Bill	03/21/2018	53292...	Dominion Energy Virginia	Acct: #53292...	82000 · Rental ...	-16.11	-1,160.04
Bill	03/21/2018	65134...	Dominion Energy Virginia	Acct: #65134...	82000 · Rental ...	-83.81	-1,243.85
Bill Pmt -Check	03/23/2018	1300	Columbia Gas	20023389 00...	10000 · Checki...	120.06	-1,123.79
Bill Pmt -Check	03/23/2018	1301	Hirschler Fleischer	Inv: #4796863	10000 · Checki...	931.00	-192.79
Bill Pmt -Check	03/23/2018		Dominion Virginia Power Inc	To record pay...	10000 · Checki...	0.00	-192.79
Bill Pmt -Check	03/23/2018		Hirschler Fleischer LLP	Hirschler Flei...	10000 · Checki...	0.00	-192.79
Bill Pmt -Check	03/23/2018	1302	Columbia Gas	20023389 00...	10000 · Checki...	57.49	-135.30
Bill	03/23/2018	18179...	Dominion Energy Virginia	Acct: #18179...	82000 · Rental ...	-7.09	-142.39
Bill	03/26/2018	17900...	Dominion Energy Virginia	Acct: #17900...	82000 · Rental ...	-6.59	-148.98
Credit	03/28/2018	00017...	Stafford County - Utilities	Acct: #00017...	82000 · Rental ...	1,081.20	932.22
Bill	03/28/2018	00017...	Stafford County - Utilities	Acct: #00017...	82000 · Rental ...	-386.80	545.42
Bill	03/30/2018	49866	Sullivan Donahoe & Ingalls	Invoice: #498...	62000 · Admini...	-1,125.00	-579.58
Bill Pmt -Check	03/30/2018	1303	Dominion Energy Virginia		10000 · Checki...	135.30	-444.28
Bill Pmt -Check	03/30/2018	1304	Sullivan Donahoe & Ingalls	Invoice: #498...	10000 · Checki...	1,125.00	680.72
Bill	03/30/2018	15326	Rappahannock Roofing Co., Inc.	Invoice: 15326	15200 · 204 Th...	-9,300.00	-8,619.28
Total 20000 · Accounts Payable						-8,619.28	-8,619.28
<b>21000 · Unearned Revenue</b>							-660.92
Total 21000 · Unearned Revenue							-660.92
<b>22500 · Pass Thru CSX - Thompson Bridge</b>							-22,000.00
Total 22500 · Pass Thru CSX - Thompson Bridge							-22,000.00
<b>31000 · Designated Fund Balance</b>							-12,000.00
Total 31000 · Designated Fund Balance							-12,000.00
<b>32000 · Retained Earnings</b>							-1,213,443.96
Total 32000 · Retained Earnings							-1,213,443.96
<b>33000 · Undesignated Fund Balance</b>							-1,956,696.76
Total 33000 · Undesignated Fund Balance							-1,956,696.76
<b>41000 · Billboard Income</b>							-6,613.16
Deposit	03/09/2018	90950...	Lamar Companies	US-1 Billboard	10000 · Checki...	-200.00	-6,813.16
Deposit	03/30/2018	90965...	Lamar Companies	US -1 Billboard	10000 · Checki...	-200.00	-7,013.16

**EDA**  
**General Ledger EDA**  
**As of March 31, 2018**

Type	Date	Num	Name	Memo	Split	Amount	Balance
Total 41000 · Billboard Income						-400.00	-7,013.16
<b>42000 · Bond Issuance fees</b>							-5,890.13
Total 42000 · Bond Issuance fees							-5,890.13
<b>47000 · Interest Inc</b>							-3,512.57
General Journal	03/13/2018	18sta14		Reverse Audit...	17400 · CD4-B...	486.98	-3,025.59
General Journal	03/13/2018	18sta15		Accrue Int inc...	10000 · Checki...	-2,058.90	-5,084.49
General Journal	03/26/2018	18sta13		Homestreet In...	10000 · Checki...	-239.73	-5,324.22
General Journal	03/29/2018	18sta12		Interest Income	10000 · Checki...	-202.78	-5,527.00
Total 47000 · Interest Inc						-2,014.43	-5,527.00
<b>48000 · Other Income</b>							-57,717.98
<b>48100 · 204 Thompson Ave Property</b>							-47,469.26
Deposit	03/09/2018	572	S & S Auto Repairs Inc	Rent - March ...	10000 · Checki...	-1,347.05	-48,816.31
Deposit	03/09/2018	4513	Rogers Enterprises	Rent - March	10000 · Checki...	-400.00	-49,216.31
Deposit	03/22/2018	30068	Olde Towne Window Works	Rent - March	10000 · Checki...	-2,906.00	-52,122.31
Total 48100 · 204 Thompson Ave Property						-4,653.05	-52,122.31
<b>48400 · Rent Reimbursement</b>							-10,248.72
Total 48400 · Rent Reimbursement							-10,248.72
Total 48000 · Other Income						-4,653.05	-62,371.03
<b>62000 · Administration</b>							6,565.03
Bill	03/30/2018	49866	Sullivan Donahoe & Ingalls	Item I Parking...	20000 · Accou...	1,125.00	7,690.03
Total 62000 · Administration						1,125.00	7,690.03
<b>65000 · Legal Fees</b>							16,985.50
Bill	03/09/2018	47968...	Hirschler Fleischer	Legal Fees th...	20000 · Accou...	931.00	17,916.50
Total 65000 · Legal Fees						931.00	17,916.50
<b>66000 · Accounting</b>							80.00
Total 66000 · Accounting							80.00
<b>68000 · Repair &amp; Maintenance</b>							0.00
Check	03/02/2018	01238	Rappahannock Roofing Co., Inc.	Repairs Made...	10000 · Checki...	4,600.00	4,600.00
Total 68000 · Repair & Maintenance						4,600.00	4,600.00
<b>70000 · Program Support</b>							13,569.51
Total 70000 · Program Support							13,569.51
<b>80000 · Rent</b>							10,038.35
Total 80000 · Rent							10,038.35
<b>82000 · Rental Property Utilities</b>							8,690.38
Check	03/02/2018	01239	Dominion Energy Virginia	Acct: #71099...	10000 · Checki...	0.00	8,690.38
General Journal	03/02/2018	18sta17	Dominion Energy Virginia	For CHK 0123...	10000 · Checki...	571.25	9,261.63
Check	03/07/2018	01241	Dominion Energy Virginia	Acct: #17900...	10000 · Checki...	17.80	9,279.43
Check	03/07/2018	01240	Stafford County - Utilities	Period: 1/21/...	10000 · Checki...	1,033.40	10,312.83
Bill	03/12/2018	20023...	Columbia Gas	Stmnt Date: 3...	20000 · Accou...	120.06	10,432.89
Bill	03/13/2018	20023...	Columbia Gas	Stmnt Date: 3...	20000 · Accou...	57.49	10,490.38
Bill	03/21/2018	20458...	Dominion Energy Virginia	Period Cover...	20000 · Accou...	22.20	10,512.58
Bill	03/21/2018	33861...	Dominion Energy Virginia	Period Cover...	20000 · Accou...	13.18	10,525.76
Bill	03/21/2018	53292...	Dominion Energy Virginia	Period Cover...	20000 · Accou...	16.11	10,541.87
Bill	03/21/2018	65134...	Dominion Energy Virginia	Period Cover...	20000 · Accou...	83.81	10,625.68
Bill	03/23/2018	18179...	Dominion Energy Virginia	Period Cover...	20000 · Accou...	7.09	10,632.77
Bill	03/26/2018	17900...	Dominion Energy Virginia	Period Cover...	20000 · Accou...	6.59	10,639.36
Credit	03/28/2018	00017...	Stafford County - Utilities	Stmnt Date: 3/...	20000 · Accou...	-1,081.20	9,558.16
Bill	03/28/2018	00017...	Stafford County - Utilities	Stmnt Date: 3/...	20000 · Accou...	386.80	9,944.96
Total 82000 · Rental Property Utilities						1,254.58	9,944.96
<b>TOTAL</b>						<b>0.00</b>	<b>0.00</b>

**AGENDA ITEM 4C**

EDA  
**Balance Sheet**  
As of April 30, 2018

	<u>Apr 30, 18</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
10000 · Checking	918,403.29
<b>Total Checking/Savings</b>	918,403.29
<b>Other Current Assets</b>	
13000 · Prepaid Expense	200.00
<b>Total Other Current Assets</b>	200.00
<b>Total Current Assets</b>	918,603.29
<b>Fixed Assets</b>	
15000 · Land Stafford County	447,493.60
15100 · 204 Thompson Land	287,046.00
15200 · 204 Thompson Warehouse	1,063,561.74
16000 · Accum Depreciation	-5,800.00
<b>Total Fixed Assets</b>	1,792,301.34
<b>Other Assets</b>	
17100 · CD1-Barclays Bank DE	250,000.00
17500 · CD5-Homestreet Bank	250,000.00
<b>Total Other Assets</b>	500,000.00
<b>TOTAL ASSETS</b>	<b><u>3,210,904.63</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
20000 · Accounts Payable	29.70
<b>Total Accounts Payable</b>	29.70
<b>Other Current Liabilities</b>	
21000 · Unearned Revenue	660.92
22500 · Pass Thru CSX - Thompson Bridge	22,000.00
<b>Total Other Current Liabilities</b>	22,660.92
<b>Total Current Liabilities</b>	22,690.62
<b>Total Liabilities</b>	22,690.62
<b>Equity</b>	
31000 · Designated Fund Balance	12,000.00
32000 · Retained Earnings	1,213,443.96
33000 · Undesignated Fund Balance	1,956,696.76
Net Income	6,073.29
<b>Total Equity</b>	3,188,214.01
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>3,210,904.63</u></b>

**EDA**  
**Profit & Loss**  
**April 2018**

	<u>Apr 18</u>	<u>Jul '17 - Apr 18</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
41000 · Billboard Income	0.00	7,013.16
42000 · Bond Issuance fees	0.00	5,890.13
47000 · Interest Inc	551.33	6,078.33
48000 · Other Income		
48100 · 204 Thompson Ave Property	4,653.05	56,775.36
48400 · Rent Reimbursement	0.00	10,248.72
<b>Total 48000 · Other Income</b>	<u>4,653.05</u>	<u>67,024.08</u>
<b>Total Income</b>	5,204.38	86,005.70
<b>Expense</b>		
62000 · Administration	0.00	7,690.03
65000 · Legal Fees	1,693.00	19,609.50
66000 · Accounting	0.00	80.00
68000 · Repair & Maintenance	3,080.00	7,680.00
69000 · Fees & Charges		
Bank Fee	30.00	30.00
<b>Total 69000 · Fees &amp; Charges</b>	<u>30.00</u>	<u>30.00</u>
70000 · Program Support	12,000.00	25,569.51
75000 · Business Appreciation Event	600.00	600.00
80000 · Rent	0.00	10,038.35
82000 · Rental Property Utilities	-1,309.94	8,635.02
<b>Total Expense</b>	<u>16,093.06</u>	<u>79,932.41</u>
<b>Net Ordinary Income</b>	<u>-10,888.68</u>	<u>6,073.29</u>
<b>Net Income</b>	<u><u>-10,888.68</u></u>	<u><u>6,073.29</u></u>

**EDA**  
**General Ledger EDA**  
**As of April 30, 2018**

Type	Date	Num	Name	Memo	Split	Amount	Balance
<b>10000 · Checking</b>							938,081.55
General Journal	04/02/2018	18sta18		Interest Income	47000 · Interes...	7.71	938,089.26
Deposit	04/03/2018			CK Deposit	48100 · 204 Th...	400.00	938,489.26
General Journal	04/04/2018	18sta1...	Worrell Management Group	Reverse of G.J...	62000 · Admini...	2,637.53	941,126.79
General Journal	04/04/2018	18sta1...	Dominion Energy Virginia	Reverse of G.J...	82000 · Rental ...	571.25	941,698.04
Deposit	04/05/2018			CK Deposit	48100 · 204 Th...	1,347.05	943,045.09
General Journal	04/05/2018	18sta21		Stop Payment...	Bank Fee	-15.00	943,030.09
General Journal	04/09/2018	18sta22		Stop Payment...	Bank Fee	-15.00	943,015.09
Bill Pmt -Check	04/13/2018	1305	Mike Degen	Amy's Cafe G...	20000 · Accou...	-12,000.00	931,015.09
Bill Pmt -Check	04/13/2018	1306	Dominion Energy Virginia		20000 · Accou...	-13.68	931,001.41
Bill Pmt -Check	04/13/2018	1307	Heritage Contracting	Invoice: #6743	20000 · Accou...	-3,080.00	927,921.41
Bill Pmt -Check	04/13/2018	1308	Hirschler Fleischer		20000 · Accou...	-1,693.00	926,228.41
Bill Pmt -Check	04/13/2018	1309	Potomac Point Winery	Invoice: #005...	20000 · Accou...	-800.00	925,428.41
Bill Pmt -Check	04/13/2018	1310	Rappahannock Roofing Co., Inc.	Invoice: 15326	20000 · Accou...	-9,300.00	916,128.41
Check	04/13/2018	1311	Worrell Management Group	Strategic Plan...	62000 · Admini...	-2,637.53	913,490.88
Deposit	04/19/2018			CK Deposit	48100 · 204 Th...	2,906.00	916,396.88
Deposit	04/26/2018			CK Deposit	82000 · Rental ...	1,462.79	917,859.67
General Journal	04/26/2018	18sta19		Homestreet B...	47000 · Interes...	265.41	918,125.08
General Journal	04/30/2018	18sta20		Interest Income	47000 · Interes...	278.21	918,403.29
Total 10000 · Checking						-19,678.26	918,403.29
<b>13000 · Prepaid Expense</b>							0.00
Bill	04/09/2018	00530...	Potomac Point Winery	Refundable D...	20000 · Accou...	200.00	200.00
Total 13000 · Prepaid Expense						200.00	200.00
<b>15000 · Land Stafford County</b>							447,493.60
Total 15000 · Land Stafford County							447,493.60
<b>15100 · 204 Thompson Land</b>							287,046.00
Total 15100 · 204 Thompson Land							287,046.00
<b>15200 · 204 Thompson Warehouse</b>							1,063,561.74
Total 15200 · 204 Thompson Warehouse							1,063,561.74
<b>16000 · Accum Depreciation</b>							-5,800.00
Total 16000 · Accum Depreciation							-5,800.00
<b>17100 · CD1-Barclays Bank DE</b>							250,000.00
Total 17100 · CD1-Barclays Bank DE							250,000.00
<b>17500 · CD5-Homestreet Bank</b>							250,000.00
Total 17500 · CD5-Homestreet Bank							250,000.00
<b>20000 · Accounts Payable</b>							-8,619.28
Bill	04/03/2018	6743	Heritage Contracting	Invoice: #6743	68000 · Repair...	-3,080.00	-11,699.28
Bill	04/09/2018	00530...	Potomac Point Winery	Invoice: #005...	-SPLIT-	-800.00	-12,499.28
Bill	04/09/2018	47981...	Hirschler Fleischer	Inv: #4798179	65000 · Legal ...	-1,000.00	-13,499.28
Bill	04/09/2018	47981...	Hirschler Fleischer	Inv: #4798180	65000 · Legal ...	-693.00	-14,192.28
Bill	04/11/2018	20023...	Columbia Gas	Acct: #20023...	82000 · Rental ...	-77.04	-14,269.32
Bill	04/12/2018	20023...	Columbia Gas	Acct: #20023...	82000 · Rental ...	-28.53	-14,297.85
Bill	04/13/2018	Amy's ...	Mike Degen	Amy's Cafe G...	70000 · Progra...	-12,000.00	-26,297.85
Bill Pmt -Check	04/13/2018	1305	Mike Degen	Amy's Cafe G...	10000 · Checki...	12,000.00	-14,297.85
Bill Pmt -Check	04/13/2018	1306	Dominion Energy Virginia		10000 · Checki...	13.68	-14,284.17
Bill Pmt -Check	04/13/2018	1307	Heritage Contracting	Invoice: #6743	10000 · Checki...	3,080.00	-11,204.17
Bill Pmt -Check	04/13/2018	1308	Hirschler Fleischer		10000 · Checki...	1,693.00	-9,511.17
Bill Pmt -Check	04/13/2018	1309	Potomac Point Winery	Invoice: #005...	10000 · Checki...	800.00	-8,711.17
Bill Pmt -Check	04/13/2018	1310	Rappahannock Roofing Co., Inc.	Invoice: 15326	10000 · Checki...	9,300.00	-588.83
Bill	04/20/2018	20458...	Dominion Energy Virginia	Acct: #20458...	82000 · Rental ...	-9.16	579.67
Bill	04/20/2018	33861...	Dominion Energy Virginia	Acct: #33861...	82000 · Rental ...	-6.69	572.98
Bill	04/20/2018	53292...	Dominion Energy Virginia	Acct: #53292...	82000 · Rental ...	-7.91	565.07
Bill	04/20/2018	65134...	Dominion Energy Virginia	Acct: #65134...	82000 · Rental ...	-42.38	522.69
Bill	04/25/2018	17900...	Dominion Energy Virginia	Acct: #17900...	82000 · Rental ...	-6.59	516.10
Bill	04/26/2018	00017...	Stafford County - Utilities	Acct: #00017...	82000 · Rental ...	-545.80	-29.70
Total 20000 · Accounts Payable						8,589.58	-29.70
<b>21000 · Unearned Revenue</b>							-660.92
Total 21000 · Unearned Revenue							-660.92
<b>22500 · Pass Thru CSX - Thompson Bridge</b>							-22,000.00
Total 22500 · Pass Thru CSX - Thompson Bridge							-22,000.00
<b>31000 · Designated Fund Balance</b>							-12,000.00
Total 31000 · Designated Fund Balance							-12,000.00
<b>32000 · Retained Earnings</b>							-1,213,443.96
Total 32000 · Retained Earnings							-1,213,443.96
<b>33000 · Undesignated Fund Balance</b>							-1,956,696.76
Total 33000 · Undesignated Fund Balance							-1,956,696.76
<b>41000 · Billboard Income</b>							-7,013.16
Total 41000 · Billboard Income							-7,013.16
<b>42000 · Bond Issuance fees</b>							-5,890.13
Total 42000 · Bond Issuance fees							-5,890.13

EDA  
**General Ledger EDA**  
 As of April 30, 2018

Type	Date	Num	Name	Memo	Split	Amount	Balance
<b>47000 · Interest Inc</b>							-5,527.00
General Journal	04/02/2018	18sta18		Interest Income	10000 · Checki...	-7.71	-5,534.71
General Journal	04/26/2018	18sta19		Homestreet B...	10000 · Checki...	-265.41	-5,800.12
General Journal	04/30/2018	18sta20		Interest Income	10000 · Checki...	-278.21	-6,078.33
Total 47000 · Interest Inc						-551.33	-6,078.33
<b>48000 · Other Income</b>							-62,371.03
<b>48100 · 204 Thompson Ave Property</b>							-52,122.31
Deposit	04/03/2018	4572	Rogers Enterprises	Rent - April	10000 · Checki...	-400.00	-52,522.31
Deposit	04/05/2018	421	S & S Auto Repairs Inc	Rent - April 2...	10000 · Checki...	-1,347.05	-53,869.36
Deposit	04/19/2018	30091	Olde Towne Window Works	Rent	10000 · Checki...	-2,906.00	-56,775.36
Total 48100 · 204 Thompson Ave Property						-4,653.05	-56,775.36
<b>48400 · Rent Reimbursement</b>							-10,248.72
Total 48400 · Rent Reimbursement							-10,248.72
Total 48000 · Other Income						-4,653.05	-67,024.08
<b>62000 · Administration</b>							7,690.03
General Journal	04/04/2018	18sta1...	Worrell Management Group	Reverse of G.J...	10000 · Checki...	-2,637.53	5,052.50
Check	04/13/2018	1311	Worrell Management Group	Retreat Costs ...	10000 · Checki...	2,637.53	7,690.03
Total 62000 · Administration						0.00	7,690.03
<b>65000 · Legal Fees</b>							17,916.50
Bill	04/09/2018	47981...	Hirschler Fleischer	Legal Fees th...	20000 · Accou...	1,000.00	18,916.50
Bill	04/09/2018	47981...	Hirschler Fleischer	Legal Fees th...	20000 · Accou...	693.00	19,609.50
Total 65000 · Legal Fees						1,693.00	19,609.50
<b>66000 · Accounting</b>							80.00
Total 66000 · Accounting							80.00
<b>68000 · Repair &amp; Maintenance</b>							4,600.00
Bill	04/03/2018	6743	Heritage Contracting	R & M to Bloc...	20000 · Accou...	3,080.00	7,680.00
Total 68000 · Repair & Maintenance						3,080.00	7,680.00
<b>69000 · Fees &amp; Charges</b>							0.00
<b>Bank Fee</b>							0.00
General Journal	04/05/2018	18sta21		Stop Payment...	10000 · Checki...	15.00	15.00
General Journal	04/09/2018	18sta22		Stop Payment...	10000 · Checki...	15.00	30.00
Total Bank Fee						30.00	30.00
Total 69000 · Fees & Charges						30.00	30.00
<b>70000 · Program Support</b>							13,569.51
Bill	04/13/2018	Amy's ...	Mike Degen	Amy's Cafe G...	20000 · Accou...	12,000.00	25,569.51
Total 70000 · Program Support						12,000.00	25,569.51
<b>75000 · Business Appreciation Event</b>							0.00
Bill	04/09/2018	00530...	Potomac Point Winery	Ballroom Rental	20000 · Accou...	600.00	600.00
Total 75000 · Business Appreciation Event						600.00	600.00
<b>80000 · Rent</b>							10,038.35
Total 80000 · Rent							10,038.35
<b>82000 · Rental Property Utilities</b>							9,944.96
General Journal	04/04/2018	18sta1...	Dominion Energy Virginia	Reverse of GJ...	10000 · Checki...	-571.25	9,373.71
Bill	04/11/2018	20023...	Columbia Gas	Stmnt Date: 4...	20000 · Accou...	77.04	9,450.75
Bill	04/12/2018	20023...	Columbia Gas	Stmnt Date: 4...	20000 · Accou...	28.53	9,479.28
Bill	04/20/2018	20458...	Dominion Energy Virginia	Period Cover...	20000 · Accou...	9.16	9,488.44
Bill	04/20/2018	33861...	Dominion Energy Virginia	Period Cover...	20000 · Accou...	6.69	9,495.13
Bill	04/20/2018	53292...	Dominion Energy Virginia	Period Cover...	20000 · Accou...	7.91	9,503.04
Bill	04/20/2018	65134...	Dominion Energy Virginia	Period Cover...	20000 · Accou...	42.38	9,545.42
Bill	04/25/2018	17900...	Dominion Energy Virginia	Period Cover...	20000 · Accou...	6.59	9,552.01
Bill	04/26/2018	00017...	Stafford County - Utilities	Stmnt Date: 4/...	20000 · Accou...	545.80	10,097.81
Deposit	04/26/2018	23044...	Dominion Energy Virginia	Refund Renta...	10000 · Checki...	-1,462.79	8,635.02
Total 82000 · Rental Property Utilities						-1,309.94	8,635.02
<b>TOTAL</b>						<b>0.00</b>	<b>0.00</b>