

**LAKE SHORE HOSPITAL AUTHORITY  
BOARD OF TRUSTEES**

**Minutes - Regular Meeting - August 8, 2022, 5:15 p.m.**

**This meeting was conducted as a public meeting and a Virtual meeting.**

**Present:** Brandon Beil, Chair  
Stephen M. Douglas, Vice-Chair

Lory Chancy – Secretary/Treasurer  
Don Kennedy, Trustee

**Absent:**

**Also**

**Present:** Dale Williams, Executive Director  
Fred Koberlein, Attorney  
Garrett Morrison  
Destiny Evans  
Cynthia Watson, LSHA Staff  
Austin Evans  
Matt Ganskop  
Rebecca Daight  
Rev. Lilly Cortes  
Ray and Azie Handy  
Aynslee Gunnells  
Payton Gonells  
Helen Colley  
Gabriel Hudson  
Zoraley Reed

Sonja Markham, LSHA Staff  
Virginia Wilson  
Karl Plenge, NOC  
Samuel Boadi, HCA Florida  
Barbara Lemley  
Themla Holmes  
April Ganskop  
Joseph Kirby  
Rev. Reifredo Chacom  
Tyleke Jernigan  
Bryneigh Robars  
Jeawif Tullery  
Morgan McMullen  
Pedro Perry

7 participants participated in the LSHA Virtual Regular Board Meeting.

**CALL TO ORDER**

Chairman Beil called the in person/Virtual Regular Meeting to order at 5:15 p.m. Due to not having a quorum at 5:15 p.m., Chairman Beil changed the order of the Agenda, to the presentations since no action would be taken on them.

Presentation by Garrett Morrison, representing Remnant Ministries. (please see attachment)

After the presentation by Mr. Morrison, the Authority had a quorum; therefore, Chairman Beil called for additions/deletions to the agenda. Mr. Dale Williams requested to comment on Multi-Specialty Research Associates at the appropriate time and to have a conversation re: RFP for Legal Services. Chairman Beil called for a Motion to approve the Agenda with the additions. **Motion** by Mr. Stephen Douglas to approve adoption of the Agenda. **Second** by Mrs. Lory Chancy. All in favor. **Motion carried.**

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August 8, 2022

**INDIVIDUAL APPEARANCES**

Comments by Ms. Barbara Lemley.

**CONSENT AGENDA**

Chairman Beil called for a Motion to approve the Consent Agenda. **Motion** by Mrs. Lory Chancy to approve adoption of the Consent Agenda. **Second** by Mr. Stephen Douglas. All in favor. **Motion carried.**

Mr. Dale Williams informed the Board there was not a representative for Multi-Specialty Research Associates at the meeting. He updated the Board that staff continues to work with Multi-Specialty regarding a partnership with an entity that may end up utilizing hospital campus space.

Presentation by Matthew Ganskop, representing The Worship Room. (please see attachment)

Chairman Beil asked for a break due to changing the recording tape.

Chairman Beil reconvened the Lake Shore Hospital Authority Board Meeting.

**Request for Approval – Final- U.S. Treasury Purchase Denominations**

Mr. Williams informed the Board staff purchased the Treasury Bonds as directed by the Trustees:

#1 - \$9,999,112.03, the yield is 3.021%, 10, 014 bonds were purchased. The interest distribution will be two (2) times a year and the interest will go into the LSHA operating account.

#2 - \$7,999,442.25, the yield is 2.915%, 7,967 bonds were purchased.

Mr. Williams is requesting acknowledgement from the Trustees that the transactions were made.

**Motion** by Mrs. Lory Chancy to acknowledge final purchase of the U.S. Treasury Notes. **Second** by Mr. Don Kennedy. All in favor. **Motion carried.**

**Update – Hope Bridges VA Transitional Housing Proposal and Your ER Solutions, LLC**

Mr. Williams informed the Trustees that contract negotiations were ongoing with each entity. Specific contract terms were being discussed.

Chairman Beil asked for a concrete plan from both companies by the September 12<sup>th</sup> Board Meeting.

An update was given by Mr. Williams on any efforts to assist Florida Gateway College and Meridian Behavioral Healthcare.

Mrs. Lory Chancy made a request to Mr. Fred Koberlein to research and give a legal opinion if the Authority may rent public property to a faith-based organization.

Mr. Williams informed the Board the responses for the RFP for Legal Services is due August 15<sup>th</sup>. A discussion on whether to call a special meeting or present the RFP responses at the September 12<sup>th</sup> Board Meeting. If proposals are received, or should a draft contract for Hope Bridges or Your ER Solutions, a Special Meeting will be set up depending on Trustee schedules.

FY 2022-2023 Budget Workshop

No action was requested at this time. The following was presented for Trustees to review prior to the First Budget Hearing scheduled for September 12<sup>th</sup>.

**LSHA FY2022-2023 Budget – Consolidation of Funds**

Richard Powell, CPA, External Auditor for the LSHA is recommending that the Authority consolidate the five (5) current funds of the Authority into three (3) funds. I have discussed this recommendation with staff and have no issues. A letter explaining the consolidation is attached.

**Medical Assistance Program**

An increase in Medical Assistance Program expenses is requested. This request is due to expected changes in the qualifying criteria for citizens applying for the program.

**Lake Shore Hospital Campus Buildings**

**1.) Lake Shore Hospital** – The hospital is expected to be leased in the coming fiscal year. Based on prior Trustee actions, the lease shall provide that the lessee pays for all repairs, maintenance and utility expenses. Upon execution of the lease, no expenses (other than insurance covering the exposures of the Authority) should accrue to the Authority. As the exact date a lease will become effective is unknown, I am recommending that we budget for 3 months of expenses in the new fiscal year.

**\*NOTE\***In the event the hospital lease should not be finalized, the Trustees have authorized the razing of the hospital facility. In this event, a budget amendment will be submitted to cover the estimated expenses.

**2.) Medical Plaza (2 Story – Women’s Center)** – This building is expected to be utilized as an Urgent Care Center in the next fiscal year. The building is currently in good shape. It is expected that the Authority will have to clean, paint, upgrade lighting, improve the landscape, and make parking lot repairs. It is expected that in addition to the capital repairs/improvements listed above, the Authority will have to subsidize operating costs for a period (estimated to be one

year). Due to this, budgeting a full year of operating expenses for FY 2022-2023 is recommended.

**3.) Physical Therapy Building (1 Story – Reye’s Office)** – No decision pertaining to this building has been made as of this date. Until a decision is made, it is recommended that the Authority budget a full year of expenses.

**\*NOTE\*** This building has documented issues with one AC unit and one section of the roof. These issues existed before CHS terminated their lease. No action was taken by the Authority pending a decision on the use of the building. The FY2022-2023 budget provides funding to make these repairs.

**Lake Shore Hospital Authority Office Building/Record Storage Building**

Full funding for annual operating cost for this building is recommended.

**\*NOTE\*** I will be recommending that the executive offices of the LSHA be moved in order to co-locate with the Urgent Care Center. The purpose of this recommendation is to be on site where the medical “point of service” is located. It is believed this move will streamline the process for qualifying eligible Columbia County residents. Should this move occur, these buildings become available for lease.

**Salaries**

I am requesting a raise for employees Cynthia Watson, Sonja Markham, and Dewayne Cunningham. Justification for the raises is attached.

Request by Mrs. Lory Chancy to make an adjustment for a Dental Lab.

**UNFINISHED BUSINESS**

None.

**STAFF REPORT**

Staff report included in the agenda packet.

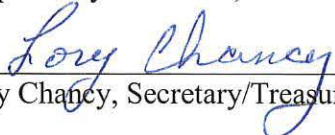
**BOARD MEMBER COMMENTS**


None.

Chairman Beil called for a Motion to adjourn meeting.

Meeting adjourned.

Respectfully submitted,

  
\_\_\_\_\_  
Lory Chancy, Secretary/Treasurer

  
\_\_\_\_\_  
Date of Approval

**LAKE SHORE HOSPITAL AUTHORITY**

**REQUEST FOR PROPOSALS REGARDING  
STATEMENTS OF INTEREST RESPONSE FORM**

**TO: Lake Shore Hospital Authority**  
259 N.E. Franklin Street, Suite 102  
Lake City, FL 32055

**RE: Statement of Interest Regarding the Lake Shore Hospital Authority and Lake  
Shore Hospital**

**FR: Company Name:** Bernast Ministries  
**Company Address:** 1226 Yorktown Glen  
Lake City FL 32025

**Contact Person:** Garrett Morrison  
**Contact Information: Phone:** 386-365-5683  
**E-Mail:** trippy1992@live.com

**Our entity would like to express an interest in working with Lake Shore Hospital  
Authority in the following capacity(ies): (Check all that apply)**

**Affiliation** \_\_\_\_\_  
**Lease**  \_\_\_\_\_  
**Merger** \_\_\_\_\_  
**Partnership** \_\_\_\_\_  
**Joint Venture** \_\_\_\_\_

**Please attach a narrative explaining your intended use and the specific  
building(s) you are interested in occupying on the Lake Shore Regional Medical  
Center campus.**

Remnant Ministries is a growing group of individuals striving to see growth in our community. Garrett Morrison is a pastor, basketball coach and small business owner of Everlasting Effect. Destiny Evans is a mental health counselor with a bachelors in elementary education, master's degree in professional counseling, targeted case manager, and working to obtain MCAP. Austin Evans works in finances as well as running a small online company.

### The Why:

Lake City, Florida is in real need of revival and we believe the area of Lake Desoto and Lake Shore Hospital is a prime candidate to bring about such change. This area is a hotspot with tons of potential that offers many activities for a wide range of individuals from different age groups, racial backgrounds, and different social classes. We, Remnant Ministries, have committed ourselves to dedicated prayer at the Darby pavilion every Tuesday since the very beginning of January of 2021 and have not missed a week. We have chosen this place due to it having a special place in our heart and during this process we have developed a passionate connection with it. We have had the privilege to reach people through our consistent efforts. During this time, we've seen the darkness that plagues our community through the brokenness of drugs, homelessness, and violence on full display. We are seeing many people, especially young people, perishing due to the lack of knowledge and due to their hopelessness turning to many outcomes that are crippling their future. Throughout it all, we have been moved with compassion on behalf of our community and have been privileged to witness mighty moves of God all year long. There is hope for our community and we believe that begins with a generation who will not simply stand aside but will become forerunners that are willing to get in the trenches and serve on the frontlines.

### Mission statement:

God has given us a vision for lake city and Lake shore hospital will serve as a lighthouse who will pierce through the darkness and permeate throughout all of Lake City. Remnant ministries want to work with the community to

**Hospital 1 level 2:**

Substance abuse and Recovering area, AA meeting area, individual counseling services, and providing for their needs.

**Hospital 1 level 3:**

Homeless care area, providing a place to get clean, new set of clothes, employment opportunities, place to sleep for a night, housing opportunities, and connections to health care opportunities.

**Hospital 1 level 4:**

Mothers and their Children area, providing a place for abused or struggling mothers and their children to get clean, new set of clothes, employment opportunities, place to sleep for a time, setting up with case management, health care, and housing opportunities.

**PT building front side:**

Adult's Mental Health care using insurance or additional resources. Providing case management, employment opportunities, group counseling, individual counseling, and smoke cessation program.

**PT building back side:**

Children's Mental Health care, Parenting assistance program for children with mental health struggles, signing up for youth programs, life skills classes, summer programs, jobs opportunities (16-18), Teacher assistance program for children with mental health struggles (working with local schools), and wraparound program.

**Large 2 story building level 1:**

Youth floor, after school care, tutoring/homework help, anti-bullying program working with local schools, Big brother/sister program, sports programs, Art program, Gardening and life skills program and youth services for church.

Large 2 story building level 2:

Teen level, after school care, tutoring/homework help, anti-bullying program working with local schools, Big brother/sister program, sports programs, Art program, Gardening and life skills program and teen services for church.

Back small building:

Providing a week's worth of food for those that apply and clothing twice a month to those who apply (working with the worship room business).

Storage building:

Everlasting Effect business building, screen print, office area, shipping area for merch sales. (working with the Everlasting Effect business)

Additional request of Helipad area and additional land space:

We visualize the creation of a basketball court for the youth and rec center as an addition to our after school programs for children and teens providing a space for the youth to occupy their time to keep them out of trouble. We will offer public access to different activities where people can share their same interests and hobbies such as cornhole, pickleball, volleyball etc. All while providing a central hub of basketball operations for youth and adult leagues, training facility, and use by the local schools as needed. We plan to work with already established resources and enlist the assistance of like minded individuals like Mario Coppick to work towards the vision for the youth.

The how:



To accomplish the mission, we plan to work to create a unified mission by recruiting like minded individuals to come alongside to accomplish this overall goal. Some of these individual/facilities Pastor Clyde Douglas Community Revival Center, Crystal Hair at Camp Anderson, The Worship Room, Lake City Humane Society, Christian Service Center, Lutheran Services, Pastor Michael Childs Saturate Lake City, Pastor Keith McDuffie Higher Heights, deeper depths, Pastor Travis Buchanan City Church, Pastor Mark Cady Christian Fellowship Church, Ramona Park Church, Pastor Terry Shiver Christ Community, Pastor Chad and Erin Rogers Wellspring Church, Brian Dicks Hopeful Baptist, and Jon Dugger Kingdom House. Nonetheless we hope that you too can believe in the vision for our communities future and overall well being.

**LAKE SHORE HOSPITAL AUTHORITY**

**REQUEST FOR PROPOSALS REGARDING  
STATEMENTS OF INTEREST RESPONSE FORM**

**TO: Lake Shore Hospital Authority**  
259 N.E. Franklin Street, Suite 102  
Lake City, FL 32055

**RE: Statement of Interest Regarding the Lake Shore Hospital Authority and Lake  
Shore Hospital**

**FR: Company Name:** The Workshop Room  
**Company Address:** 162 NW Ridge Wood Avenue  
Lake City FL 32055

**Contact Person:** Matthew Ganskop  
**Contact Information: Phone:** (386)867-0292  
**E-Mail:** mattganskop@gmail.com

**Our entity would like to express an interest in working with Lake Shore Hospital  
Authority in the following capacity(ies): (Check all that apply)**

<b>Affiliation</b>	<u>      </u>
<b>Lease</b>	<u>  X  </u>
<b>Merger</b>	<u>      </u>
<b>Partnership</b>	<u>  X  </u>
<b>Joint Venture</b>	<u>  X  </u>

**Please attach a narrative explaining your intended use and the specific  
building(s) you are interested in occupying on the Lake Shore Regional Medical  
Center campus.**

February 21, 2022

Lake Shore Hospital Authority  
259 N.E. Franklin Street, Suite 102  
Lake City, FL 32055

Dear Dale Williams and the Lake Shore Hospital Authority Board of Trustees,

Thanks for extending an invitation for a statement of interest. We're excited to share our vision for community service, partnership, and contribution in hopes for your consideration of providing facility(ies) for our purpose.

In 2019, we began with a mission of engaging the needs of the community, especially our local indigent population. Whether the needs were physical, emotional, or spiritual, we sought to identify goals, solve problems, and bring restoration in a way that confirms dignity and self-respect. Less than a year later, during the COVID pandemic, we successfully organized delivery of over a million pounds of food to families in need.

Since then, we've set up a clothing closet and created a space for weekly worship and monthly community engagement events among a list of other projects. During this time, we've helped many people experiencing homelessness and food insecurity and have had first-hand experience with the plight of these individuals. Also, we've connected and partnered with people having a wide range of experience including various degrees in counseling, mentorship, advocacy, and case management.

We've also worked with and created relationships with organizations providing food pantries, shelters, detox facilities, and various rehabilitation programs in Florida, Georgia, Texas, and Arkansas. One of our goals is not to re-create programs that other local organizations are already doing well, but to come alongside them for greater impact and effective, positive outcomes.

We are currently in the process of securing grants and corporate funding to expand and sustain the vision for our resource center. This will employ a staff including family support advocates, office assistants, supervisors, and intake specialists. Here's a condensed description for some of the services and roles:

**Intake Specialists:** To assist with immediate needs and help determine the best path towards self-sufficiency and successful community living.

**Advocates and Case Management / Counselors:** To provide regular appointments with help in the following areas:

- Apply for food, medical, and financial assistance
- Apply for housing
- Apply for Social Security benefits
- Help with homelessness
- Help with food insecurity
- Life skills

- Financial Literacy
- Medical Health assistance
- Substance abuse issues
- Employment
- Training
- Veteran Care
- Re-Entry institutions

**Community Engagement and Networking:** Consistently networking with agencies, resources, and community programs. Keeping updated accounts of partnerships and services for the agency as well as the families we serve.

**Transitional Housing and "Steps" Program:** A hands-up instead of hands-out approach providing shelter and mentorship to individuals in a recovery stage, especially recovering from substance abuse. This would require demonstration of commitment to betterment through taking "steps", completing curriculums, attending counseling and mentorship meetings to award housing and basic necessities for weeks or possibly months. This would be a major cornerstone of our program. Too often, individuals well on their way to recovery, hold a job for a short time only to end up finding no housing away from their prior substance abuse life. Sadly, this type of situation causes many to slip back into the life they were trying to break free from.

**Mental Health:** Proactive mental health improvement is one of the overarching goals in most of our programs and functions. Education and access to care are key elements.

- Support groups
- Healing activities
- Worship events / Spiritual guidance
- Community social meetings
- Exercise
- The arts

**Youth Activity and After School Program:** We are currently collaborating with multiple local organizations in planning a youth activity center.

**Long-term care:** Many people are living in a cycle of crisis and this is all that they've known. We are creating a team of counselors, mentors and life coaches that will walk with each client long-term, even after they have completed a program.

We are asking to lease the Bedoya building for the Transitional Housing program. We are also interested in more detailed discussions for possible use of other buildings.

Matthew Ganskop  
President, The Worship Room Inc.



**Powell & Jones**  
Certified Public Accountants

Richard C. Powell, Jr., CPA  
Marian Jones Powell, CPA

1359 S.W. Main Blvd.  
Lake City, Florida 32025  
386 / 755-4200

Fax: 386 / 719-5504  
admin@powellandjonescpa.com

July 6, 2022

Mr. Dale Williams  
Executive Director  
Lake Shore Hospital Authority  
259 NE Franklin St.  
Lake City, Florida 32055

Dear Dale,

**FUND STRUCTURE**

As we have discussed, the current fund structure of Lake Shore Hospital Authority (LSHA) is based upon compliance with the terms of the prior Lease Agreement which is no longer in effect.

To simplify and make LSHA's finances more transparent, I recommend the Board consolidate the funds as follows:

CURRENT FUNDS		CONSOLIDATED FUNDS
Operating Fund		Operating Fund
Patient Care - Hospital Services	>	Healthcare Services
Patient Care - Clinical Services		
Capital Improvement	>	Buildings Administration
Lake Shore Hospital Building		

This consolidation should be effective September 30, 2022.

**INVESTMENTS**

Under the consolidated structure the new funds would have the following approximate cash and investment balances based upon the June 30, 2022 balances:

FUND	BALANCE	AVERAGE INTEREST RATE	ESTIMATED ANNUAL EARNINGS
OPERATING	\$ 11,400,000	0.50%	\$ 57,000
HEALTHCARE SERVICES	8,600,000	0.50%	43,000
BUILDING ADMINISTRATION	1,000,000	0.40%	4,000
	<u>\$ 21,000,000</u>		<u>\$ 104,000</u>

**LSHA Operating Fund - Proposed Budget - October 2022 through September 2023**

	Oct '17 - Sep 18	Oct 18 - Sept 19	Actual Oct 20 - Sept21	Oct 21-June 22	Budget Oct 21-Sept 22	Proposed Oct 22-Sept 23
<b>Income</b>						
Interest Income	\$ 39,752	\$ 105,987	\$ 122,308	\$ 42,581	\$ 65,000	\$ 300,000
Miscellaneous Revenue	833	2,697	20	387	-	-
Other Income	6,839	315	5,601	243	-	-
Rental Income	441,596	440,684	187,222	-	-	-
<b>Total Income</b>	<b>489,020</b>	<b>549,683</b>	<b>315,151</b>	<b>43,211</b>	<b>65,000</b>	<b>300,000</b>
<b>Gross Profit</b>	<b>489,020</b>	<b>549,683</b>	<b>315,151</b>	<b>43,211</b>	<b>65,000</b>	<b>300,000</b>
<b>Expense</b>						
Accounting Services	22,169	15,184	23,053	3,300	25,000	25,000
Advertising	4,874	3,171	884	2,232	4,000	4,000
Bank Fees	38	150	-	150	500	500
Communications Expense	7,190	6,187	6,887	5,319	7,000	7,000
Dues & Subscriptions	1,604	1,444	4,192	483	2,500	2,500
Employee Expense	340	169	704	321	500	750
<b>Insurance</b>						
Property	7,191	7,038	8,062	1,286	7,500	8,000
Workers' Compensation	717	719	754	8,704	1,000	1,000
Directors & Officers Liability	-	19,890	24,024	50,000	24,000	50,000
General Liability	-	1,974	22,775	22,775	18,000	23,000
<b>Total Insurance</b>	<b>7,908</b>	<b>29,621</b>	<b>55,615</b>	<b>82,765</b>	<b>50,500</b>	<b>82,000</b>
Janitorial Expense	5,238	4,359	3,240	2,430	5,000	5,000
Lawn Maintenance	5,774	8,916	5,142	4,954	8,000	8,000
Legal Services	25,895	30,858	31,433	18,673	30,000	30,000
Licenses	75	75	75	2,769	1,800	3,000
Miscellaneous Expense	1,336	99	11,044	-	3,000	3,000
Office Expense	7,908	-	-	-	-	-
Computer/Network related	10,778	9,327	17,537	16,927	17,000	18,000
Miscellaneous Supplies	1,167	1,464	2,662	119	2,500	2,500

	Oct '17 - Sep 18	Oct 18 - Sept 19	Oct 20 - Sept21	Oct 21-June 22	Oct 21-Sept 22	Oct 22-Sept 23
Office Supplies	5,328	7,629	4,134	3,093	5,000	5,000
Website Maintenance	1,044	1,954	1,918	1,713	2,500	5,000
Office Expense - Other	1,408	96	3,122	1,579	2,000	2,000
<b>Total Office Expense</b>	<b>27,634</b>	<b>20,470</b>	<b>29,373</b>	<b>23,431</b>	<b>29,000</b>	<b>32,500</b>
Postage	401	413	421	434	500	500
Professional Services	1,850	-	731	-	2,000	2,000
Repair & Maintenance						
Building	370	295	-	-	2,000	2,000
Equipment	4,878	5,469	4,775	3,304	5,000	5,000
Repair & Maintenance - Other	190	-	1,738	1,550	2,000	2,000
<b>Total Repair &amp; Maintenance</b>	<b>5,437</b>	<b>5,764</b>	<b>6,513</b>	<b>4,854</b>	<b>9,000</b>	<b>9,000</b>
Sales Tax	34,814	34,792	-	-	-	-
Utilities						
Electric	7,830	7,556	5,468	4,583	7,000	7,000
Garbage Disposal	321	301	320	251	400	500
Water, Sewer, Gas	4,614	5,650	4,087	3,031	5,800	6,000
<b>Total Utilities</b>	<b>12,764</b>	<b>13,507</b>	<b>9,875</b>	<b>7,865</b>	<b>13,200</b>	<b>13,500</b>
66000 · Payroll Expenses						
Payroll Taxes	13,856	11,855	12,571	9,319	12,500	15,000
Retirement Contributions	26,138	16,625	12,761	9,854	13,500	19,400
Wages	181,130	154,973	148,986	98,548	176,610	194,271
66000 · Payroll Expenses - Other	242	232	-	1,502	300	300
<b>Total 66000 · Payroll Expenses</b>	<b>221,365</b>	<b>183,685</b>	<b>174,318</b>	<b>119,223</b>	<b>202,910</b>	<b>228,971</b>
66900 · Reconciliation Discrepancies	(37)	(1)	(0)	-	-	-
69800 · Uncategorized Expenses	531	215	20,431	2,070	-	-
Property taxes			187,222	-	-	-
<b>Total Expense</b>	<b>387,199</b>	<b>359,080</b>	<b>571,153</b>	<b>281,271</b>	<b>699,020</b>	<b>457,221</b>
Net Income	101,821	190,603	(256,002)	(238,060)	(329,410)	(157,221)
Interfund Transfer Out	-	-	-	-	-	(500,000)
Beginning Fund Balance	9,369,101	9,470,922	11,284,504	11,028,504	8,000,000	10,000,000
Ending Fund Balance	\$ 9,470,922	\$ 9,661,525	\$ 11,028,502	\$ 10,790,444	\$ 7,670,590	\$ 9,342,779

## LSHA Healthcare Services Fund

### Proposed Budget

October 2022 through September 2023

	Actual Oct '17 - Sep 18	Actual Oct 18 - Sept 19	Actual Oct 20 - Sept 21	Actual Oct 21-June 22	Budget Oct 21 - Sept 22	Proposed Oct 22-Sept 23
Ordinary Income/Expense						
Income						
Ad Valorem Tax - Current	\$ 2,289,064	\$ 2,476,258	\$ 1,143		\$ -	\$ -
Ad Valorem Tax - Delinquent	11,114	-	4,693	1,020	-	-
Interest Income	29,722	95,008	34,669	22,619	8,000	240,000
Miscellaneous Income	44,263	5,650	10,130	21,557	-	-
Total Income	2,374,163	2,576,916	50,635	45,196	8,000	240,000
Gross Profit	2,374,163	2,576,916	50,635	45,196	8,000	240,000
Expense						
Tax Collector Fees	37,261	36,240	-	-	-	-
Property Appraiser Fees	85,656	85,579	-	-	-	-
Other Expenses	35	723	94,729	-	-	-
Indigent Care	-	-	-	-	-	-
Physician Reimbursement	159,872	116,972	-	-	-	-
Indigent Care - Other	1,333,853	864,186	93,237	30,402	265,000	350,000
Total Indigent Care	1,493,725	981,158	93,237	30,402	265,000	350,000
Total Expense	1,616,677	1,103,700	187,966	30,402	265,000	350,000
Net Ordinary Income	757,486	1,473,216	(137,331)	(14,797)	(257,000)	(110,000)
Net Income	757,486	1,473,216	(137,331)	(14,797)	(257,000)	(110,000)
Beginning Fund Balance	5,232,585	5,990,072	9,986,759	9,849,428	10,250,000	9,900,000
	\$ 5,990,071	\$ 7,463,288	\$ 9,849,428	\$ 9,834,631	\$ 9,993,000	\$ 9,790,000



**LAKE SHORE HOSPITAL AUTHORITY  
BUILDINGS ADMINISTRATION FUND  
PROPOSED BUDGET 2022-2023 FISCAL YEAR**

	ACTUAL OCT 20-SEPT 21	ACTUAL OCT 21-JUNE 22	BUDGET OCT 21- SEPT 22	PROPOSED OCT 22-SEPT 23
Expenditures				
Computer/Internet	\$ 4,861	\$ 1,539	\$ 2,500	\$ 625
Insurance	296,063	-	130,000	32,500
Lawn Maintenance	32,010	26,205	35,000	8,750
Licenses	1,019	107	1,000	250
Office Expense	177	1,282	500	125
Total Payroll	317,087	87,452	250,000	33,000
Pest Control	7,036	5,193	8,000	2,000
Postage	8	-	10	-
Repair/Equipment	39,465	19,468	40,000	15,000
Security	135,416	101,401	150,000	37,500
Utility - Electric	188,319	115,248	190,000	50,000
Fire Alarm	1,619	2,285	2,000	2,000
Utility - Phone	14,059	4,068	15,000	3,000
Utility - Water/Sewage	133,621	87,449	150,000	32,000
WW Gay	1,819	-	5,000	1,250
Other Expenses	581	2,076	-	-
Renovations- Reyes Building	-	-	-	110,000
Renovations-Womens Center	-	-	-	260,000
<b>Total Expenditures</b>	<b>1,173,160</b>	<b>453,773</b>	<b>979,010</b>	<b>588,000</b>
Interfund Transfer In	740,000			500,000
BEGINNING CASH	1,557,964	1,124,804	1,100,000	200,000
<b>ENDING CASH</b>	<b>\$ 1,124,804</b>	<b>\$ 671,031</b>	<b>\$ 120,990</b>	<b>\$ 288,000</b>

August 4, 2022

TO: LSHA Trustees

FR: Dale Williams

RE: FY2022-2023 Budget – Salary Increase Justification

The last salary increase approved for Authority employees (Cynthia and Sonja. The Director of Facilities Operations position was not an Authority position at the time) was FY 2019-2020 (effective October 1, 2019). The amount of the increase was 3%. In addition, each employee received \$233 annually (approximately 11 cents per hour) due to the adjustment in the health insurance subsidy provided to each employee in lieu of health insurance.

At the end of the current fiscal year (September 31, 2022), it will have been two (2) full years since a salary adjustment has been authorized. FY 2022-2023 will begin the third year. During the past two years, the U.S. inflation rate has been 4.698 (Annual, 2021) and 9.060 (June, 2022). During these same years, local government agencies provided the following salary adjustments to their employees:

**Columbia County Schools –**

2020 – 3% + \$500 Bonus

2021 - \$2,000 Bonus

2022 – Not Determined

**City of Lake City –**

2020 – N/A

2021 – 2%

2022 – Not Determined

**Columbia County Board of County Commissioners –**

2020 - \$1,000 Bonus

2021 - \$2.00 per hour, per employee (minimum)

2022 – Not Determined

**For purposes of preparing the PRELIMINARY FY2022-2023 BUDGET, I have included an increase of 10% in wages for budgetary purposes. I am requesting that Trustees consider the information provided and authorize a salary adjustment to Authority employees.**

**City of Lake City**

The City did not receive a raise in the 2019 budget year but received a 2% raise for the budget year effective 10/1/2020.

2022 - Our budget meetings will be August 16 and 17 so I won't know officially until then.

**Board of County Commissioners**

2019 – 2020 Fiscal Year - \$1,500 for less than \$30K salaries, \$1,000 for \$30K - \$50K salaries, \$500 for more than \$50K salaries

2020 – 2021 Fiscal Year - \$1,000 bonus BCC app 12.17.20

2021 – 2022 Fiscal Year - \$2.00 minimum increase BCC app 9/2/21 & 9/16/21

**Columbia County School District**

2022: Nothing currently in the works.

2021: \$2,000 Bonus Only

2020: 3% and \$500 Bonus

2019: 3% and \$1,000 Bonus