

**Charlton County Board of Commissioners
Regular Meeting Minutes
Commissioners Conference Room
68 Kingsland Drive, Suite B
Folkston, GA 31537
Thursday, January 22, 2026
6:00 PM**

1/22/2026 - Minutes

Call to Order

The meeting was called to order at 6:00 PM.

Present was Commissioner Jesse Crews, Chairwoman Alphya Benefield, Vice Chairman Luke Gowen, Commissioner Drew Jones, Commissioner James Everett, County Attorney John Adams, Interim County Administrator Rebecca Harden, and County Clerk Madeline Nettles.

All guests are recorded hereafter.

Invocation and Pledge to the Flag

The invocation was led by Commissioner Crews.

Adoption of the Agenda

Commissioner Everett made a motion to Adopt the Agenda as Presented. Vice Chairman Gowen seconded the motion. The motion passed unanimously.

Adoption of Minutes

1. Motion to adopt the January 8th, 2026 Regular Meeting Minutes

Commissioner Crews made a motion to Adopt the Minutes as Presented. Commissioner Everett seconded the motion. The motion passed unanimously.

Presentations

2. Hear Presentations from 4-H Students attending District Project Achievement in February
Rena Potter, the 4-H County Program Assistant, was present.

Mrs. Potter explained what District Achievement is and introduced students who will be presenting.

- A. Hear from Brenton Crews on the "History of PI"

Brenton Crews presented on History of PI and had a presentation board.

Commissioners Crews spoke to Mr. Crews about his family.

Chairwoman Benefield asked why Mr. Crews was interested in PI. Mr. Crews said he liked how many things are influenced by math and wanted to learn how it influenced our daily lives. PI is one of the most important influences, so he learned about PI and then thought about making it his DPA project.

Vice Chairman Gowen asked Mr. Crews what he wanted to do when he grew up. Mr. Crews did not have an answer.

The Board expressed compliments to the presenter.

B. Hear from Fallon Altman on "Marine Biology"

Fallon Altman presented her PowerPoint on Marine Biology.

Chairwoman Benefield asked Ms. Altman why she chose marine biology. Ms. Altman loves the beach and says it is a big part of her. Ms. Altman is very interested because "they" have only discovered a small part of the ocean and she would like to be a part of the group that discovers more.

The Board expressed compliments to the presenter.

C. Hear from Emmaline Poirier on "The Stress Associated with Planning Your Future"

Emmaline Poirier presented on The Stress Associated with Planning Your Future."

Chairwoman Benefield asked Ms. Poirier what profession she wants to be in. Ms. Poirier would like to either be a pediatric nurse or possibly go into politics.

Commissioner Crews expressed compliments on Poirier's presentation.

D. Hear from Rhett Brooks on "Playing Drums"

Rhett Brooks presented his DPA category, which is instrumental. For his presentation, Mr. Brooks played the snare drum.

Chairwoman Benefield asked what made him want to play that specific piece for the board. Mr. Brooks stated that he has always been good at percussion and found out after last DPA that there was an instrumental category, which made him interested in pursuing it.

The Board expressed compliments to the presenter, and then again expressed compliments to all of the 4-H student presenters.

Public Hearings

Petitions

3. Hear from Antwon Nixon of Sowing Seeds Outside the Walls on a Project Proposal

Antwon Nixon of Sowing Seeds Outside the Walls was present.

Mr. Nixon spoke to the Board about Project Betty Reads.

In 2024, Mr. Nixon began reading again as an adult. . During this time, a lesson taught by Mrs. Betty Johnson came back to Mr. Nixon that reading allows him to dream bigger and is more than just fundamental.

Once Sowing Seeds was able to procure the park, Mr. Nixon knew he wanted to do something in her name. Sowing Seeds has a reading club for children and wants to have a reading area. Sowing Seeds has gotten the family's blessing to do something in her honor.

Mr. Nixon is asking the county to partner with the non-profit to make the project come true.

Commissioner Crews asked County Attorney East if the county can donate to a non-profit. County Attorney East has researched it and found that the county cannot make donations to non-profits or private organizations under state law.

Commissioner Crews stated that he will donate personally to support the project. Commissioner Crews asked the paper to put the project in the upcoming paper and to see if people will make personal contributions.

Commissioner Benefield asked Mr. Nixon to contact her husband as well to donate.

Commissioner Everett will donate personally as well.

Purchasing Items

4. Motion to Authorize the Repair of the Heating and AC Unit at the EMS building
Charles Smith, Facility Maintenance Coordinator was present.

The AC Unit at the EMS Station on Rosa Park Road is out. Mr. Smith has received several quotes.

Two of the AC technicians recommended repairing the unit because of the year of the unit, leading them to think the county could get a few more years out of it.

Vice Chairman Gowen made a motion to Authorize Gantt AC Heating & Electrical Repair the Compressor. Commissioner Jones seconded the motion. The motion passed unanimously.

Grants and SPLOST Project

Agreements

5. Motion to Execute an Agreement with the Chamber of Commerce for Tourism

Vice Chairman Gowen asked if County Attorney East has read through the contract. County Attorney East has read the contract and has no recommended changes.

Melodey Martindale, the Executive Director of the Okefenokee Chamber of Commerce was present. Vice Chairman Gowen asked if the Chamber is okay with the agreement. Mrs. Martindale would like to move forward with the agreement as presented.

Commissioner Jones asked Mrs. Martindale for an update on the audit and training requirements. County Administrator Harden stated that those requirements were for the Development Authority. The Chamber has provided audit documents to the Administrative office as well.

Vice Chairman Gowen made a motion to Execute the Agreement with the Chamber of Commerce for Tourism. Commissioner Crews seconded the motion. The motion passed unanimously.

6. Motion to Execute an Agreement with the City of Folkston and Charlton County Development Authority

Vice Chairman Gowen made a motion to Table. Commissioner Crews seconded the motion. The motion passed unanimously.

7. Motion to Execute an Agreement with Tri Scapes for ROW Mowing

Ronnie Pollock, Director of Road and Infrastructure, was present.

The county sent out the agreement to bid and only received one response from Tri Scapes. Tri Scapes has increased in price from last year. The county is still saving money by contracting the

service out. The quote is priced for 3 mowings.

Director Pollock stated Commissioner Jones had previously asked him about off season trash pickups. Tri Scapes could do that, but it is \$125 a mile. Director Pollock is asking for authority to negotiate that price, as he feels that he could possibly get the price down.

Vice Chairman Gowen made a motion to Execute the Agreement with Tri Scapes for ROW Mowing. Commissioner Jones seconded the motion. The motion passed unanimously.

Vice Chairman Gowen stated for record that the funds will come from TSPLOST.

Commissioner Jones asked if would the county would need 2 pickups. Director Pollock said yes. Vice Chairman told Director Pollock to get with County Administrator Harden and try to negotiate price.

Ordinances

Resolutions

Miscellaneous

8. Motion to Approve the December 2025 Financial Report

Vice Chairman Gowen would like to keep the Budget Year Analysis Report in their packets moving forward. County Administrator Harden explained that the report is broken down by department.

Vice Chairman Gowen made a motion to Approve the December 2025 Financial Report as presented. Commissioner Everett seconded the motion. The motion passed unanimously.

9. Motion to Approve Increase in Move- On Permit Fee and Add Additional Inspection to Process

Ronnie Pollock, Director of Road and Infrastructure, was present.

The county had trouble with a recent mobile home that was set up and did not meet setback requirements. The permit office is suggesting adding an extra inspection before the utilities are hooked up and before mobile home is moved on the property. In order to cover the cost of the extra inspection, they are also requesting to raise the move-on permit fee from \$625 to \$650. This extra inspection would help avoid the issues of mobile homes not being set up properly.

Vice Chairman Gowen recommended changing the re-inspection fee for failed inspections from \$50 to \$100.

Vice Chairman Gowen motioned to raise the move-on fee to \$650 and increase the re-inspection fee to \$100. Commissioner Jones seconded the motion. There were four votes in favor of the motion, with Commissioner Everett voting against the motion. The motion passed 4-1.

Commissioner Jones stated that the whole purpose of the move-on permit and inspections is to prevent mobile homes from being moved in without meeting the setback requirements and the board having to grant exceptions and variances to prevent citizens from having to pay to reset the mobile homes.

Chairwoman Benefield shared expressed her opinions on the matter regarding permits and variances.

10. Receive 2024 Financial Audit

County Administrator Harden provided summary of the audit.

The county received a clean opinion. County Administrator Harden explained the two findings the county received and how the county is planning to resolve them. County Administrator Harden talked about compliance issues with departments going over entire budget for the year and stressed the importance of mindful spending and budget amendments.

County Administrator Harden reported that the county's auditor has been transferred. The county's account is being transferred to a new auditor in Maudin & Jenkins firm. The new auditor can present the audit at another time, if the Board would like.

11. Receive Update on Emergency Alert Services (EAS) from EMA Director, Tiffany Yearwood

Tiffany Yearwood, Director of Emergency Management, was present.

Director Yearwood is receiving communications about the Winter Storm in the event that it does change and becomes more of a direct impact and will continue to provide updates. The storm is predicted to impact Northern and Middle GA. Charlton County may experience some by-products of the storm, including communication issues.

The Emergency Alert Service software vendor selection process has been delayed due to information discovered about 9 emergency sirens existing in the county. There is going to be testing done on the sirens. If they work, Director Yearwood wants to select software that works with sirens as well. If they don't work, Director Yearwood will keep in mind the plan to revive that siren system at a later time.

The siren assessment will begin on January 30th at 10:00 AM, weather permitting.

Vice Chairman Gowen had questions about the sirens. Vice Chairman Gowen asked what instance the sirens would be used. Director Yearwood said the county has to have multiple methods of connecting with the community. The sirens would only be used monthly for testing and then with things such as tornadoes or imminent threats. More updated systems have voice commands that say what the threat is and what citizens should do, but Director Yearwood is unsure what the current sirens' capabilities are.

Public Comments

Public Comments are limited to 3 minutes.

Felicia Harvey of Prescott Rd in Folkston, GA was present.

Mrs. Harvey stated that Prescott Rd sits below Indian Trail. Mrs. Harvey stated that when it rains and during hurricane season, they are underwater. Mrs. Harvey asked the board if there is anything they can do to improve the road including widening the road.

Mrs. Harvey is concerned that a mobile home park is being placed on neighboring property where the entrance will be on Prescott Rd. Mrs. Harvey has met with Bobby Canipe from the Department of Public Health about it as well.

Commissioner Crews asked Director Pollock what he knew about the situation. Director Pollock stated that the property owners called in about a culvert pipe installation. Mrs. Harvey stated that there is no sewage hook up at all on the property.

Commissioner Jones asked if the Right-of-Way is 30 ft. Mrs. Harvey said it is a one way in and one way out. Director Pollock said he is unsure but believes it would be roughly 30 ft.

Director Powell stated the property owners have called about getting permits and putting mobile homes out there. Since there are wetlands on property, the owners were told to contact Mr. Canipe and the Georgia Environmental Protection Department. The property owners have not gotten permits and the office has not heard from them since December. The property will have entrances on both sides.

Commissioner Everett asked about the road's ownership. Director Pollock stated that he thinks the road

existed first and then the county took it over. Chairwoman Benefield believes that the question was asked about 6 years ago about when the county took it over and believes no information was found at that time.

Vice Chairman Gowen excused himself from meeting at 7:18 PM and returned at 7:21 PM.

Chairwoman Benefield stated that she remembers that the road is not wide enough to be asphalted, which would have to be corrected first. Chairwoman Benefield thanked Mrs. Harvey and thanked those that came to support the county. Chairwoman Benefield stated the Board works for the people and is willing to do research for their various districts to resolve issues.

Kevin Harvey of Folkston GA was present.

Mr. Harvey is looking for a firing range that he can go to and asked if there is one in Charlton County. Captain Mike King, of the Sheriff's Office, shared locations of ranges in Waycross and Camden.

Gary Tippins of Folkston GA was present.

Mr. Tippins provided updates on Station 4. The interior is almost painted. They have started building columns up today. Flooring is hoping to begin on February 2nd.

On the Tax Assessor side, Mr. Tippins got the new updated contract with GMASS today. GMASS will do the field work on new mobile home permits like they do for structured homes. The price is \$94,000 annually. County Administrator Harden asked if they removed the personal property section from the agreement. Mr. Tippins has to go back over it and ensure that they removed that section.

Ron Williams of Folkston GA was present.

Mr. Williams gave an update on the dog issue. Things have not gotten any better. Commissioner Crews has been assisting and contacted the State Ag Commissioner, who sent someone to do an inspection. The property owners do not have a license to operate an animal rescue. The property owners didn't take the inspector out to the back corner where they are piling up grass trimmings and dog waste.

Mr. Williams stated that the property owners are vengeful people and have called the sheriff's office to him and Mike Peacock, making accusations against them after they called to complain about the dog's barking.

The Sheriff was supposed to communicate with health department about the concerns.

Mr. Williams alleges that more dogs are being dropped off consistently.

Vice Chairman Gowen asked what the state said. Mr. Williams reported that the state just told the property owners to get a license and did not find any violations.

Mr. Williams stated that he does not believe that Sheriff's Office is fining them for violating the nuisance ordinance.

Commissioner Crews asked if he got the name of person from state department. Mr. Williams did not.

Vice Chairman Gowen asked if Captain King knew anything that was going on. Captain King stated that the Sheriff has been working on it, but he does not have details about it.

County Administrator Comments

County Administrator Harden stated that W-2s and 10-99s have been completed.

The county has received the 2026 LMIG funds totaling \$454,720.00.

The county had an issue at Bethune Gym where the sinks were broken off the wall. The county has ordered stainless steel sinks and will bolt them to the wall once received.

Easton Prescott Rd is pretty much completed. Director Pollock reported that DOT put a 5 ton limit on the bridge at Sardis Rd. Chad Hofstadter is working on that. Director Pollock stated that they are looking at

totaling dump truck after the accident, but are waiting on final words from the insurance about it.

Commissioners' Comments

Vice Chairman Gowen asked Chief Lewis for an update on the fire department. Chief Lewis reported that the station is set up for the state to come in and conduct an inspection. If there were worse winds, the county might have been in trouble with fires. Chief Lewis reported that it is dry out there. After everything is completed with Station 4, they will set up a grand opening. Commissioner Jones shared accolades from the Forestry Department about the fire response and assistance county volunteers provided.

Commissioner Everett stated don't throw trash on the ground, highway, parking lot and asked that we keep our county clean.

Commissioner Everett asked about the Tire Amnesty program. County Administrator Harden reported that it is over. Director Powell reported that they cut the program down to once a year. The county shipped out 2 semi loads last year. The county had to do an amended agreement because it was \$3,000 more than what was requested.

Chairwoman Benefield thanked everyone for their support and thanked law enforcement for being present for them. Chairwoman Benefield put a shout-out to Mr. John Adams. He and his wife are both having health issues. Chairwoman Benefield asked that they keep the family in their prayers along with the community members.

County Attorney's Action Items

12. Motion to Enter Executive Session to Discuss Real Estate

Commissioner Crews made a motion to Enter Executive Session to Discuss Real Estate. Vice Chairman Gowen seconded the motion. The motion passed unanimously.

The Board and staff entered Executive Session at 7:46 PM.

The Board and staff exited Executive Session at 7:57 PM. No action was taken.

The Board discussed planning a SPLOST related special called meeting with both cities.

Next Meeting

The next regular called meeting will be on February 5th, 2026, in the Board of Commissioners meeting room.

Adjourn

Vice Chairman Gowen made a motion to Adjourn. Commissioner Everett seconded the motion. The motion passed unanimously.

The meeting was adjourned at 8:03 PM.

Alpha Benefield, Chairman

Madeline Nettles, County Clerk



Sowing Seeds Outside the Walls

501c3

Post Office Box 721

Folkston, Georgia 31537

sowingseedsoutsidethewalls@gmail.com

January 13th, 2026

To Charlton County Commissioners Board and Administration: **PROJECT BETTY READS**

I am Antwon Nixon, the president of Sowing Seeds Outside the Walls. At Sowing Seeds, our mission is to **Empower, Encourage, and Enrich** the lives of our community through Educational and Social development via Mentorship and Financial investment. We firmly believe that with a shared interest, a coordinated approach, and a commitment to centralizing our resources, a community can be rebuilt, revitalized, and restored. It indeed takes a village to educate a community. Thanks to the generosity of this community, through our Educate and Expose program, we have had the privilege of taking several of our children to D.C., where they toured The White House, the State Senate Building, the U.S. Capitol Building, and explored the many wonderful museums and sites throughout Washington. And we've done so much more.

As you are aware, Sowing Seeds obtained the park from the county nearly two years ago and has since introduced new bleachers, benches, picnic tables, stadium lights, water fountains, and a playground. We appreciate your trust in us with that 'field of dreams.' Although we have made significant progress, Sowing Seeds still has much to achieve. We require your support for our upcoming project, "**BETTY READS**" a 10ft 3 tier stone bench with stone pavers, dedicated to one of the most outstanding educators this community has ever known, Ms. Betty Johnson.

Would you be willing to contribute \$5000 to help us achieve our mission? I have included a photograph along with a detailed invoice that describes this project. Furthermore, I will be present at the upcoming meeting to share in-depth information about the personal importance of this project to me, which originates from a lesson I learned as a student in her World History class, a lesson that has taken me thirty years to fully understand, the significance of her actions, and the positive effect it would have on our community and her children (whom I have contacted and received permission from to pursue this initiative). Should you have any inquiries, I would be glad to offer you additional information on how you can assist in supporting our efforts at Sowing Seeds.

We greatly appreciate your donation, and community investment. With your help, the impact will be beyond measure.

Please join us! With your donation, we're one step closer to our goal.

Respectfully,

Antwon Nixon, President
-904-504-4966

ESTIMATE

Cascioli Landscapes, LLC
86112 Meadowwood Dr
Yulee, FL 32097-6422

casciolilandscapes@gmail.com
+1 (914) 640-0539



Bill to
Antwon Nixon

Estimate details

Estimate no.: 1493
Estimate date: 12/30/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Tremron 3pc Old Towne (Sand Dune)	124 sq/ft per unit. Total area of coverage is approximately 342 sq/ft.	3	\$399.00	\$1,197.00
2.	Crush Crete (Bulk)	Crushed concrete fines used to create a compacted base layer. Coverage per unit is approximately 100 sq/ft at a 2" depth. Total area of coverage is approximately 350 sq/ft at a 4" depth.	7	\$85.00	\$595.00
3.	Masonry Sand (Bulk)	Masonry Sand used to create bed layer prior to installation of pavers, coverage per unit is approximately 100 sq/ft at a 2" depth. Total area of coverage is approximately 350 sq/ft at a +/- 1/2" depth.	1	\$69.95	\$69.95
4.	Polymeric Sand (Bag)	Polymeric sand to sand sweep joints on completion of all pavers to create interlock throughout. Coverage per unit is approximately 100 sq/ft.	4	\$54.99	\$219.96
5.	Tremron Stonegate (Sand Dune)	Wall block for 3 course high seating wall. Coverage per unit is approximately 26 cubic feet, 46-52 linear feet. Total area of coverage is approximately 24 linear feet per course.	2	\$489.99	\$979.98
6.	Wall Block Caps	All caps needed for all block work to provide a clean, finished look.	40	\$7.99	\$319.60
7.	Masonry Adhesive	Used to glue wall caps to masonry block.	6	\$11.99	\$71.94
8.	Masonry Cement (Bags)	Masonry cement used for paver edging/border.	3	\$11.99	\$35.97

9. Plate Compactor	Plate compactor need to compact base layer prior to installation of sand layer, also used across entire patio and pathway when finished laying. One unit reflects one day.	1	\$79.00	\$79.00
10. Machine Work (Cut-off Saw)	Cut-off saw used to make all necessary cuts on the pavers. Unit reflects 1 day.	2	\$79.00	\$158.00
11. Delivery Fees	All delivery fees for pavers, block, and base material.	1	\$450.00	\$450.00
12. Labor	All labor to level and compact sub soil, spread and compact base material, spread masonry sand for screed layer, install and cut pavers, install block, cut and glue caps, spread polymeric sand throughout joints, and concrete edge.	1	\$4,500.00	\$4,500.00

Subtotal \$8,676.40

Note to customer

Please keep in mind this is an estimate, all materials and labor are estimated and may increase or decrease based on actual site conditions.

Sales tax \$292.35

Total \$8,968.75

Accepted date

Accepted by



PROPOSAL

GANTT AIR CONDITION & HEAT

141 Love Street • Folkston, GA 31537 • (912) 496-2603

PROPOSAL SUBMITTED TO:	PHONE:	DATE:
Charlton County Commissioners	912-496-2549	14-Jan-26
STREET:	JOB NAME:	
68 KingsInd Drive	Charles 912-276-0601	
CITY, STATE and ZIP CODE:	JOB LOCATION:	
Folkston, GA 31537	Charlton County EMT Building	

We hereby submit specifications and estimates to:

We will install a new 7 1/2 Ton compressor. We will remove the existing compressor and install the new compressor. We will supply all material and labor to install the new compressor.

We will install the new compressor for the sum of \$5,400.00

This system comes with a one year parts and labor warranty and 5 years warranty on the compressor This system has the new Freon R454B

• ACCEPTANCE OF PROPOSAL •

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be outlined above.

Date of Acceptance: _____

NOTE: This proposal may be withdrawn by us if not accepted within _____ days.

Seller's Signature: _____

Buyer's Signature: _____

P.O. BOX 796
Waycross,, GA 31502

Date	Estimate #
1/13/2026	1299

Name / Address
CHARLTON COUNTY BOARD OF COMMISSIONERS

Description
OFFICES AT OLD SCHOOL BUILDING:
Estimate: Heating & Air Conditioning TO REPLACE THE EXISTING 7 1/2 TON SPLIT SYSTEM HEAT PUMP WITH A NEW INDOOR AND OUTDOOR UNIT INCLUDING AUXILIARY HEAT STRIPS THERMOSTAT AND INLINE FILTER DRYER.
TOTAL REPLACEMENT PRICE.....\$24,775.00
TO REPLACE DEFECTIVE 7 1/2 TON CARRIER COMPRESSOR IN EXISTING HEAT PUMP COMPLETE WITH ALL NECESSARY PIPING, FITTINGS, WIRING, FILTER DRYER AND REFRIGERANT.
TOTAL PRICE INCLUDING LABOR.....\$5,255.00
Total
\$0.00



HendrixAir, Plumbing & Electrical
5 Church St, Nahunta, Ga 31553
www.hendrixair.com
(912) 462-6794

BILL TO

Charlton County Tag Office
68 Kingsland Drive
Folkston, GA 31537 USA

ESTIMATE
111661182

ESTIMATE DATE
Jan 08, 2026

JOB ADDRESS

EMS
426 Rosa Parks Road
Folkston, GA 31537 USA

Job: 83190

ESTIMATE DETAILS

EMS Compressor Replacement: Repair

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
1	Repair Compressor and Refrigerant System UPT-3000: Install new compressor Install inline refrigerant filter Recharge and calibrate refrigerant	1.00	\$8,868.00	\$8,868.00

POTENTIAL SAVINGS	\$887.00
SUB-TOTAL	\$8,868.00
TAX	\$0.00
TOTAL	\$8,868.00
EST. FINANCING	\$110.85

Thank you for choosing HendrixAir. Did you know you could use the invoice number listed above to earn extra CASH by referring friends and family to HendrixAir & Plumbing? Earn up to \$200 for each referral that makes us their HVAC or Plumbing provider. See details @ www.hendrixair.com/referral-program/

CUSTOMER AUTHORIZATION

I hereby authorize HendrixAir, Plumbing & Electrical to complete the above work in the amount of \$8,868.00 to be performed with the knowledge that this is an estimate and can be changed. Estimates guaranteed for 30 days.

Payment is expected on all approved and performed work, according to account terms. Any account found to be delinquent for more than 45 days will subsequently turned over to a collections agency. A collections fee equal to 22% of the outstanding balance will be added to the total amount due. This fee is intended to cover the administrative expenses and other costs associated with pursuing overdue payments. By accepting this estimate, the undersigned agrees to pay this additional fee in full.

Sign here

Date

TERMS AND CONDITIONS

Change Orders and Substitutions. During the progress of the work under this Agreement, if Customer should order extra work not specified in the Agreement, Contractor may require such extra work to be considered an agreement separate and aside from this Agreement and may require payment for said extra work in advance. Should Contractor be unable to obtain any material(s) specified in the Agreement or any Change Order, Contractor shall have the right at its sole discretion to substitute comparable materials and such substitution shall not affect the Purchase Price.

Warranty. Customer understands that each manufacturer of products may provide factory warranties governing repair and replacement. Customer understands it is Customer's responsibility to refer to each specific manufacturer's warranty guidelines and that it may be necessary for Customer as the owner to register the equipment with the manufacturer and maintain it according to the manufacturer's specifications.

Additional Work. Contractor is not responsible for any drywall, fixtures, structural, or other damage that may occur or be necessary in order to complete the scope of work or any other damage that may occur as a result of the electrical, plumbing, sewer, or HVAC system, or other problems related to the premises. Contractor is not obligated to correct or repair pre-existing structural deficiencies or problems resulting from existing conditions to the property, or the work of others. For example, unless otherwise specified, Contractor is not responsible for any painting, patchwork, or repair work that may be required following any work, nor for any leveling of tubs, shower bases, or floors; repair of damage occurring; correction or repairs to sewer lines, to include, but not limited to, cutting into drywall/concrete, or roof/gutter repairs; correction to landscaping or property damaged in the normal course of operations.

Zoning, Conditions, Permits. Customer agrees to timely furnish all information necessary for Contractor to secure plans and permits for the work called for under this Agreement, and Customer warrants the work as contracted for does not violate any applicable zoning, classification, and building codes. Customer agrees to disclose to Contractor the location of all property lines, underground restrictions or underground utilities, easements or rights of way, pipes, power lines, septic tanks, utility lines, or drain fields that may impact or affect the planned project, and shall indemnify Contractor and hold Contractor harmless from any loss or liability, including attorney fees and costs, resulting from any suits, claims, disputes, losses, or problems related to the above. In the event that the applicable public authority or other government agency subsequently requires modifications or additional labor or materials that were not included in the Agreement, then the Purchase Price may be adjusted. Contractor is not responsible for any special inspections, analysis, or reports that are not ordinarily provided.

Contractor's Right to Cancel. If Contractor determines that this Agreement cannot be performed as intended due, for example, to incorrect pricing, unforeseen structural defects, or conditions to Customer's property, Contractor may cancel this Agreement, notify Customer in writing, and return all monies paid.

Customer's Representations: Customer(s) represents and warrants that (a) Customer(s) owns the premises where the products and services are being provided by Contractor; (b) Customer(s) will provide Contractor with reasonable access to the premises, including access to electrical as may be required by Contractor; and (c) Customer(s) shall be responsible for the preparation, protection, moving, and reinstalling of all items as required by Contractor under this Agreement.

Condensation, Mold and Related Matters. Customer(s) agrees to indemnify and hold Contractor and its employees, agents, and subcontractors harmless from any claims as to the identification, detection, abatement, encapsulation, or removal of mold, asbestos, lead-based products, or other hazardous substances inside or outside of the property at which work is performed. Contractor does not provide mold testing or remediation services.

HVAC, Plumbing, Electrical and Generator Terms & Conditions

Order Structure and Installation. Customer understands that it is Customer's responsibility that certain specifications with regard to existing electrical box and natural gas or liquid propane must be met to install a standby power generation system. Contractor will aid the Customer, but it is Customer's responsibility to contact the local natural gas or liquid propane service provider to confirm the meter and/or tanks are sufficient to handle the new equipment. Contractor will provide assistance in preparing and filing documentation to obtain permits from the appropriate municipalities. Customer understands that it may be necessary to drill a hole into the house foundation for the electrical and gas connections, and Customer will not hold Contractor liable for any damage to the foundation.

Design Conditions. All HVAC equipment is designed by manufacturers according to the standard design temperatures. Contractor is not responsible for cooling/heating beyond standard design temperatures, high humidity levels, system reaching dew point, ductwork sweating/producing condensate due to home infiltration rates, or any other reason. R-values, structural tightness, ductwork conditions, home infiltration, leakage of ductwork, building materials, and any other factor in the load calculation will be determined by the information the Customer provides to Contractor upon initial consultation. Contractor is not responsible for any problems incurred due to incorrect information provided by Customer at the time of consultation and load calculation. If Customer does not authorize Contractor to conduct its own testing to determine load calculations and all insulation values, Contractor shall size the new HVAC system based on the size of the Customer's existing HVAC system. In such case, Contractor shall not be responsible for problems caused by over-sizing (including without limitation short cycling, humidity control, and mold growth) or under-sizing (including without limitation inability to heat or cool within standard design temperatures).

Performance or Condition of Existing Equipment. Contractor is not responsible for the performance, functionality, or compatibility of existing equipment, ductwork, duct board, controls, or other equipment/materials that are not repaired or replaced during a job installation and that Customer agrees to keep in place.

Existing Line Set. Contractor is not responsible for any problems with heating or cooling due to the existing line set, which may require repair and replacement for an additional cost to the Customer in the event Contractor is unable to pull a proper vacuum on an existing line set.

Existing Gas Pipe. Contractor is not responsible for the condition of any existing gas pipe that is not readily accessible. Customer is responsible for any additional costs incurred if pressure testing is required to identify leaks and necessary repairs.

Existing Attic Access Stairs. In the event Customer's existing stairs/attic access cannot be safely utilized for the removal and installation of equipment, an alternate method or access may be required. Contractor is not responsible for (a) the replacement or repair of steps, stairs or panels that must be removed to complete removal or installation work; and/or (b) any property damage resulting from the removal of access steps, stairs, or panels.

Condensate Line. These services do not warranty any condensate or water leaks related to existing plumbing issues, PVC joints that separate, or due to improper slope of condensate lines between cooling coil and plumbing. It is understood and agreed to by Customer that the condensate lines are part of the plumbing system and that over a period of time dirt, sludge, and debris can accumulate in the condensate line. Under no circumstances does the Contractor warranty any part of a building's existing condensate piping and related plumbing; or damages related to existing condensate piping.

Drain Clearing. Should any drain cleaning cable become stuck in the line it is the responsibility of the Customer for removal and/or additional repairs. If a sewage spill occurs, including one deemed hazardous material, the cost of cleanup is the responsibility of the Customer.

PROPOSAL

GANTT AIR CONDITION & HEAT

141 Love Street • Folkston, GA 31537 • (912) 496-2603

PROPOSAL SUBMITTED TO:	PHONE:	DATE:
Charlton County Commissioners	912-496-2549	14-Jan-26
STREET:	JOB NAME:	
68 KingsInd Drive	Charles 912-276-0601	
CITY, STATE and ZIP CODE:	JOB LOCATION:	
Folkston, GA 31537	Charlton County EMT Building	

We hereby submit specifications and estimates to:

We will install a new 7 1/2 Ton Carrier Heat Pump split system. We will remove the existing split system unit and install the new split system unit to existing duct system. We will install a new thermostat and new heat strips. We will hook to existing electrical wiring supplied to the existing unit. We will supply all material and labor to install the new system. All systems will conform to local and state codes.

7 1/2 Ton Carrier Split System

Carrier Heat Pump	Model # 38AXQM08A0B5-0A0A0
Carrier Air Handler	Model # 40RLQA08A2A5-0A0A0
Carrier Thermostat	Model # T2-NHP01-A
Carrier Heat Strips	Model # CAELHEAT055A00

We will install this system for the sum of \$ 18,500.00

This system comes with a one year parts and labor warranty and 5 years warranty on the compressor This system has the new Freon R454B

• ACCEPTANCE OF PROPOSAL •

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be outlined above.

Date of Acceptance: _____

NOTE: This proposal may be withdrawn by us if not accepted within _____ days.

Seller's Signature: _____

Buyer's Signature: _____



HendrixAir, Plumbing & Electrical
5 Church St, Nahunta, Ga 31553
www.hendrixair.com
(912) 462-6794

BILL TO

Charlton County Tag Office
68 Kingsland Drive
Folkston, GA 31537 USA

ESTIMATE
111586341

ESTIMATE DATE
Jan 07, 2026

JOB ADDRESS

EMS
426 Rosa Parks Road
Folkston, GA 31537 USA

Job: 83031

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
1	7.5 Ton Split Heat Pump System: Complete installation of a split air conditioning and heating system including all duct connections, piping, and wiring, equipment rental, drop ceiling removal and reinstallation. 5 Year Parts Warranty 1 Year Labor Warranty	1.00	\$23,427.00	\$23,427.00

POTENTIAL SAVINGS	\$0.00
SUB-TOTAL	\$23,427.00
TAX	\$0.00
TOTAL	\$23,427.00
EST. FINANCING	\$292.84

Thank you for choosing HendrixAir

CUSTOMER AUTHORIZATION

I hereby authorize HendrixAir, Plumbing & Electrical to complete the above work in the amount of \$23,427.00 to be performed with the knowledge that this is an estimate and can be changed. Estimates guaranteed for 30 days.

Payment is expected on all approved and performed work, according to account terms. Any account found to be delinquent for more than 45 days will subsequently be turned over to a collections agency. A collections fee equal to 22% of the outstanding balance will be added to the total amount due. This fee is intended to cover the administrative expenses and other costs associated with pursuing overdue payments. By accepting this estimate, the undersigned agrees to pay this additional fee in full.

Sign here

Date

TERMS AND CONDITIONS

Change Orders and Substitutions. During the progress of the work under this Agreement, if Customer should order extra work not specified in the Agreement, Contractor may require such extra work to be considered an agreement separate and aside from this Agreement and may require payment for said extra work in advance. Should Contractor be unable to obtain any material(s) specified in the Agreement or any Change Order, Contractor shall have the right at its sole discretion to substitute comparable materials and such substitution shall not affect the Purchase Price.

Warranty. Customer understands that each manufacturer of products may provide factory warranties governing repair and replacement. Customer understands it is Customer's responsibility to refer to each specific manufacturer's warranty guidelines and that it may be necessary for Customer as the owner to register the equipment with the manufacturer and maintain it according to the manufacturer's specifications.

Additional Work. Contractor is not responsible for any drywall, fixtures, structural, or other damage that may occur or be necessary in order to complete the scope of work or any other damage that may occur as a result of the electrical, plumbing, sewer, or HVAC system, or other problems related to the premises. Contractor is not obligated to correct or repair pre-existing structural deficiencies or problems resulting from existing conditions to the property, or the work of others. For example, unless otherwise specified, Contractor is not responsible for any painting, patchwork, or repair work that may be required following any work, nor for any leveling of tubs, shower bases, or floors; repair of damage occurring; correction or repairs to sewer lines, to include, but not limited to, cutting into drywall/concrete, or roof/gutter repairs; correction to landscaping or property damaged in the normal course of operations.

Zoning, Conditions, Permits. Customer agrees to timely furnish all information necessary for Contractor to secure plans and permits for the work called for under this Agreement, and Customer warrants the work as contracted for does not violate any applicable zoning, classification, and building codes. Customer agrees to disclose to Contractor the location of all property lines, underground restrictions or underground utilities, easements or rights of way, pipes, power lines, septic tanks, utility lines, or drain fields that may impact or affect the planned project, and shall indemnify Contractor and hold Contractor harmless from any loss or liability, including attorney fees and costs, resulting from any suits, claims, disputes, losses, or problems related to the above. In the event that the applicable public authority or other government agency subsequently requires modifications or additional labor or materials that were not included in the Agreement, then the Purchase Price may be adjusted. Contractor is not responsible for any special inspections, analysis, or reports that are not ordinarily provided.

Contractor's Right to Cancel. If Contractor determines that this Agreement cannot be performed as intended due, for example, to incorrect pricing, unforeseen structural defects, or conditions to Customer's property, Contractor may cancel this Agreement, notify Customer in writing, and return all monies paid.

Customer's Representations: Customer(s) represents and warrants that (a) Customer(s) owns the premises where the products and services are being provided by Contractor; (b) Customer(s) will provide Contractor with reasonable access to the premises, including access to electrical as may be required by Contractor; and (c) Customer(s) shall be responsible for the preparation, protection, moving, and reinstalling of all items as required by Contractor under this Agreement.

Condensation, Mold and Related Matters. Customer(s) agrees to indemnify and hold Contractor and its employees, agents, and subcontractors harmless from any claims as to the identification, detection, abatement, encapsulation, or removal of mold, asbestos, lead-based products, or other hazardous substances inside or outside of the property at which work is performed. Contractor does not provide mold testing or remediation services.

HVAC, Plumbing, Electrical and Generator Terms & Conditions

Order Structure and Installation. Customer understands that it is Customer's responsibility that certain specifications with regard to existing electrical box and natural gas or liquid propane must be met to install a standby power generation system. Contractor will aid the Customer, but it is Customer's responsibility to contact the local natural gas or liquid propane service provider to confirm the meter and/or tanks are sufficient to handle the new equipment. Contractor will provide assistance in preparing and filing documentation to obtain permits from the appropriate municipalities. Customer understands that it may be necessary to drill a hole into the house foundation for the electrical and gas connections, and Customer will not hold Contractor liable for any damage to the foundation.

Design Conditions. All HVAC equipment is designed by manufacturers according to the standard design temperatures. Contractor is not responsible for cooling/heating beyond standard design temperatures, high humidity levels, system reaching dew point, ductwork sweating/producing condensate due to home infiltration rates, or any other reason. R-values, structural tightness, ductwork conditions, home infiltration, leakage of ductwork, building materials, and any other factor in the load calculation will be determined by the information the Customer provides to Contractor upon initial consultation. Contractor is not responsible for any problems incurred due to incorrect information provided by Customer at the time of consultation and load calculation. If Customer does not authorize Contractor to conduct its own testing to determine load calculations and all insulation values, Contractor shall size the new HVAC system based on the size of the Customer's existing HVAC system. In such case, Contractor shall not be responsible for problems caused by over-sizing (including without limitation short cycling, humidity control, and mold growth) or under-sizing (including without limitation inability to heat or cool within standard design temperatures).

Performance or Condition of Existing Equipment. Contractor is not responsible for the performance, functionality, or compatibility of existing equipment, ductwork, duct board, controls, or other equipment/materials that are not repaired or replaced during a job installation and that Customer agrees to keep in place.

Existing Line Set. Contractor is not responsible for any problems with heating or cooling due to the existing line set, which may require repair and replacement for an additional cost to the Customer in the event Contractor is unable to pull a proper vacuum on an existing line set.

Existing Gas Pipe. Contractor is not responsible for the condition of any existing gas pipe that is not readily accessible. Customer is responsible for any additional costs incurred if pressure testing is required to identify leaks and necessary repairs.

Existing Attic Access Stairs. In the event Customer's existing stairs/attic access cannot be safely utilized for the removal and installation of equipment, an alternate method or access may be required. Contractor is not responsible for (a) the replacement or repair of steps, stairs or panels that must be removed to complete removal or installation work; and/or (b) any property damage resulting from the removal of access steps, stairs, or panels.

Condensate Line. These services do not warranty any condensate or water leaks related to existing plumbing issues, PVC joints that separate, or due to improper slope of condensate lines between cooling coil and plumbing. It is understood and agreed to by Customer that the condensate lines are part of the plumbing system and that over a period of time dirt, sludge, and debris can accumulate in the condensate line. Under no circumstances does the Contractor warranty any part of a building's existing condensate piping and related plumbing; or damages related to existing condensate piping.

Drain Clearing. Should any drain cleaning cable become stuck in the line it is the responsibility of the Customer for removal and/or additional repairs. If a sewage spill occurs, including one deemed hazardous material, the cost of cleanup is the responsibility of the Customer.

Contract Between the Charlton County Board of Commissioners and the Okefenokee Chamber of Commerce for the Promotion of Tourism In and Throughout Charlton County.

This contract, entered into by and between Charlton County, a political entity of the State of Georgia (the “County”) and the Charlton County Okefenokee Chamber of Commerce, a nonprofit corporation under the laws of the State of Georgia (“the Chamber”), as follows:

WHEREAS, Charlton County has approved funding for promoting Charlton County; and

WHEREAS, the County intends that a portion of such funds as may be collected shall be expended for the purpose of promoting tourism, conventions, and trade shows; and

WHEREAS, the County desires to contract with a private nonprofit organization for the implementation and management of said promotion; and

WHEREAS, the Chamber has performed such promotion in its capacity, and the County and Chamber wish to enter into a formal contract setting out the respective responsibilities of the parties for such services to promote economic opportunities for Charlton County;

NOW THEREFORE, in consideration of the mutual agreements contained herein and hereafter, subject to the terms and conditions stated, the parties agree as follows:

1. The purpose of this contract is to provide for the promotion of tourism, conventions, and trade shows for Charlton County.
2. To fund this promotion, Charlton County will provide \$20,000.00. Public money is not to be used to directly support staffing or used to cover travel expenses for staff or Chamber members.
3. It is the intent of the parties that this contract shall be implemented in order to assist the development of the tourism industry by increasing support for targeted and enhanced tourism services. The Chamber shall focus on the promotion of that portion of the County outside the city limits and in accordance with guidelines supported by the County.

4. The Chamber will conduct its operations in the most efficient and business-like manner possible, including the highest ethical standards in its promotions to enhance the image of Charlton County, its citizens, and its attractions.
5. All promotions that bear the County's branding must meet the County's guidelines and be finalized by the County's endorsement.
6. The County will remit payment in one lump sum to the Chamber by March 31st, 2026, provided receipt of the Chamber's 2025 Financial Year statements have been received. Payment will not be released until the County has received the audited statements as required by the 2025 Agreement and the interim statement of use of provided funds required by the 2026 Agreement. If the requirements are not met by March 31st, the County will hold the funds and will release them within 30 days of verification of completion of all requirements.
7. The Chamber will provide an audit verification each year.
8. An interim statement of the uses of the provided funds through December 31st, 2026, shall be presented by the first meeting in February 2026.
9. The Chamber will provided quarterly reports to the County, outlining expenditures, promotional activities, measurable action progress (including metrics like audience reach, engagement, anticipated visitor impact), the results of tourism initiatives and upcoming tourism events.
10. All reports and documentation provided to the county shall be addressed to the Charlton County Administrator.
11. This contract shall be for the period beginning January 1st, 2026, and ending on December 31st, 2026. This contract may be terminated at any time within a 60-day written notice by either party.
12. The Chamber will operate as an independent contractor. The Chamber will be responsible for its own taxes, audits, insurance, and compliance requirements.
13. This contract is governed by the law of the State of Georgia, with any issues resolved collaboratively in the courts of Charlton County, Georgia, for clarify and fairness.

14. If any portion of this contract is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will continue in full force and effect without being impaired or invalidated in any way.
15. This Agreement supersedes any and all agreements, both oral and written, between the parties with respect to the rendering of services by the Chamber for the County and contains all covenants and agreements between the parties with respect to the rendering of these services in any matter whatsoever. Any modification of this contract will be effective if set forth in writing and signed by both parties.

IN WITNESS THEREOF, the parties have executed this agreement on dates indicated below;

ADOPTED this ____ day of _____, 2026 in legal assembly by the Charlton County Board of Commissioners.

Charlton County Board of Commissioners

Attest:

Alphya Benefield, Chairwoman

Rebecca Harden, County Administrator

Charlton County Okefenokee Chamber of Commerce

Attest:

Melodey Martindale, Executive Director

Charlene Carter, CFO

Contract Between the Charlton County Board of Commissioners and the Development Authority of the City of Folkston and Charlton County for Economic Development Initiatives

This contract, entered into by and between Charlton County, a political entity of the State of Georgia (the “County”) and the Charlton County Development Authority of the City of Folkston and Charlton County, a nonprofit corporation under the laws of the State of Georgia (“the Development Authority”), as follows:

WHEREAS, Charlton County has approved funding for promoting economic development in Charlton County; and

WHEREAS, the County intends that a portion of such funds as may be collected shall be expended for the purpose of economic, industrial, and community development; and

WHEREAS, the Authority is a public body corporate and politic created pursuant to the laws of the State of Georgia and is subject to the compliance requirements set forth by the Georgia Department of Community Affairs (DCA); and

WHEREAS, the County, in its support of economic and community development, wishes to provide funding to assist the Authority in maintaining compliance with DCA regulations;

WHEREAS, the County and the Authority are authorized under Article IX, Section III, Paragraph I of the Georgia Constitution to enter into this Agreement for the provision of services and funding;

WHEREAS, the Development Authority has performed such promotion in its capacity, and the County and Development Authority wish to enter into a formal contract setting out the respective responsibilities of the parties for such services to promote economic opportunities for Charlton County;

NOW THEREFORE, in consideration of the mutual agreements contained herein and hereafter, subject to the terms and conditions stated, the parties agree as follows:

1. The purpose of this contract is to provide for the economic, industrial, and community development of Charlton County.
2. To fund this promotion, Charlton County will provide \$25,000.00. Public money is not to be used to directly support staffing or used to cover travel expenses for staff or Development Authority board members.

3. It is the intent of the parties that this contract shall be implemented in order to assist the development of Charlton County by increasing support for targeted and enhanced economic development services. The Development Authority shall focus on the promotion of that portion of the County outside the city limits and in accordance with guidelines supported by the County.
4. The Development Authority will conduct its operations in the most efficient and business-like manner possible, including the highest ethical standards in its promotions to enhance the image of Charlton County, its citizens, and its attractions.
5. All promotions that bear the County's branding must meet the County's guidelines and be finalized by the County's endorsement.
6. The County will remit payment in one lump sum to the Development Authority by March 31st, 2026, provided receipt of the Development Authority's 2025 Financial Year statements have been received. Payment will not be released until the County has received the audit statements as required by the 2025 Agreement and the interim statement of use of provided funds required by the 2026 Agreement. If the requirements are not met by March 31st, the County shall hold the funds and will release them within 30 days of verification of completion of all requirements.
7. The Development Authority will provide an audit verification each year.
8. An interim statement of the uses of the provided funds through December 31st, 2026, shall be presented by the first meeting in February 2026.
9. The Development Authority will provide quarterly reports to the County, outlining expenditures, promotional activities, measurable action progress (including metrics like audience reach, engagement, anticipated visitor impact), the results of economic development initiatives and any upcoming changes or developments.
10. All reports and documentation provided to the county shall be addressed to the Charlton County Administrator.
11. This contract shall be for the period beginning January 1st, 2026, and ending on December 31st, 2026. This contract may be terminated at any time within a 60-day written notice by either party.
12. The Development Authority will operate as an independent contractor. The Development Authority will be responsible for its own taxes, audits, insurance, and compliance requirements.
13. This contract is governed by the law of the State of Georgia, with any issues resolved collaboratively in the courts of Charlton County, Georgia, for clarity and fairness.
14. If any portion of this contract is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions will continue in full force and effect without being impaired or invalidated in any way.

15. This Agreement supersedes any and all agreements, both oral and written, between the parties with respect to the rendering of services by the Development Authority for the County and contains all covenants and agreements between the parties with respect to the rendering of these services in any matter whatsoever. Any modification of this contract will be effective if set forth in writing and signed by both parties.

IN WITNESS THEREOF, the parties have executed this agreement on dates indicated below;

ADOPTED this ____ day of _____, 2026 in legal assembly by the Charlton County Board of Commissioners.

Charlton County Board of Commissioners

Attest:

Alpha Benefield, Chairwoman

Rebecca Harden, County Administrator

Development Authority of the City of Folkston
and Charlton County

Attest:

Abbi Taylor, Executive Director

Andy Gowen, Board Chairman



Branch	Savannah	Created Date	12/12/2025
Company Address	1200 Bluegrass Lakes Parkway Alpharetta, GA 30004 United States	Quote Number	00014137
Reference	Charlton County ROW Mowing__2026		
Prepared By	Lindy Blount	Contact Name	Ronnie Pollock
Bill To Name	Charlton County	Ship To Name	Charlton County

Product	Line Item Description	Quantity	UOM	Unit Price	TSI Total Price
ENH Lump Sum	Price is based on a \$344 mile rate and for 3 mows	75.40	Miles	\$344.00	\$77,812.80
Total Price					\$77,812.80

Proposal Notes

Proposal Notes

The following quote is for Charlton County. Price is good for 3 mows of 75.4 centerline miles in / near Folkston, GA. Price includes

1. Mobilization / Demobilization
2. Mowing along identified rights-of-way
3. Trash collection prior to mowing

*Price does not include disposal fees associated with trash collection.

*Price includes weed eating.

***Customer Notes:

1. On the first mow of the season, yellow flowers will not be cut. After the first mow, all flowers can be cut.

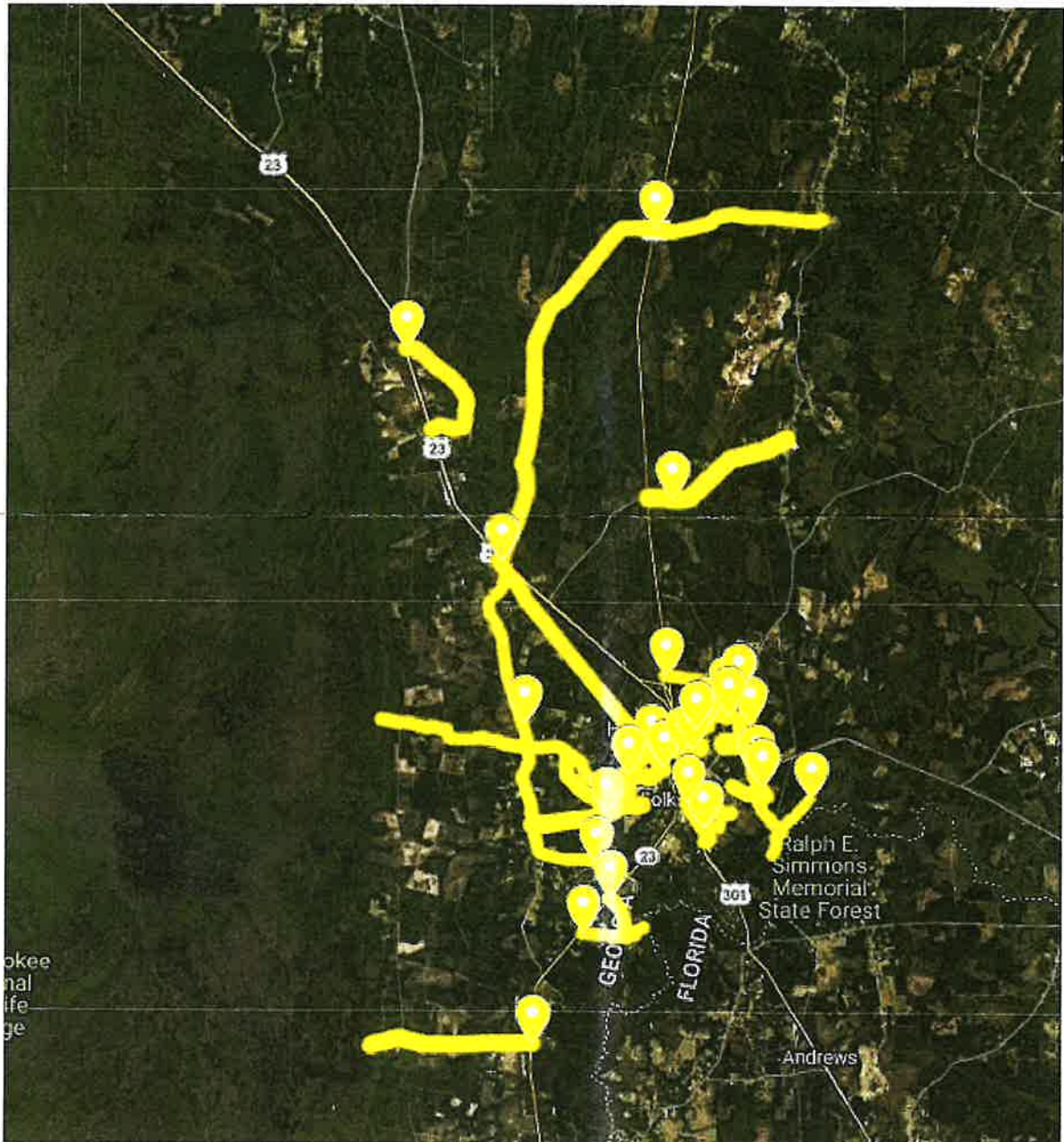
****Proposed Route:

- Target Cutting Range: 3-5 miles with one tractor and 10 miles per day with two tractors.
- Crews will follow the cut order listed below:

Folkston Route:

1. Suwanee Canal Rd – 4.14 miles
2. Tracy Ferry Rd – 1.61 miles
3. Traders Hill Rd – 1.01 miles
4. Sardis Rd – 2.47 miles
5. Spanish Creek Rd – 9.7 miles
6. Gibson Road- 3 miles
7. Altman Rd – 1.97 miles
8. Paxton Rd – 2.5 miles
9. Nixon Jones Rd – 0.55 miles
10. Old Dixie Hwy – 6.96 miles
11. Carter Community Rd – 3.7 miles
12. Crews Community Rd – 9.9 miles
13. Newell Rd – 1.00 mile
14. Winokur Rock Rd – 4.3 miles

16. Forest Lake Rd – 0.6 miles
17. Forest Lake Ct – 0.3 miles
18. Clearwater Rd – 0.21 miles
19. Springlake Dr – 1.61 miles
20. Reynolds Rd – 1.58 miles
21. Pinckney Dr – 0.89 miles
22. Camp Pickney Rd – 0.97 miles
23. Rosa Parks Rd – 0.4 miles
24. Mary Bethune Rd – 0.53 miles
25. Pinewood Rd – 0.25 miles
26. Third Street – 1.6 miles
27. Settler's Way – 0.37 miles
28. Colonial Way – 0.72 miles
29. Briarwood – 0.32 miles
30. Homeland Park Rd – 0.51 miles
31. Lloyd Lane – 0.42 miles
32. Hoofprint Ln – 0.46 miles
33. Country Club Rd – 0.54 miles
34. Humphries Rd – 0.91 miles



Re: Corrected Bid Due Date

From Joanna Powell <jpowell@charltoncountyga.gov>

Date Wed 12/17/2025 9:17 AM

To LM Guy <servuslandmanagement@gmail.com>

Just wanted to remind you the deadline to submit a bid for the ROW mowing is this Friday, Dec 19th. That is if you were going to submit a bid.

Thanks,

Joanna Powell

Charlton County Community Development Director

912-496-4321 (Rd/ PW)

912-496-3826 (Permitting)

From: Joanna Powell <jpowell@charltoncountyga.gov>

Sent: Tuesday, November 25, 2025 1:55 PM

To: LM Guy <servuslandmanagement@gmail.com>

Subject: Corrected Bid Due Date

December 19th.

Joanna Powell

Charlton County Community Development Director

912-496-4321 (Rd/ PW)

912-496-3826 (Permitting)

From: Joanna Powell <jpowell@charltoncountyga.gov>

Sent: Monday, November 24, 2025 4:47 PM

To: servuslandmanagemnt@gmail.com <servuslandmanagemnt@gmail.com>

Subject: Sealed Bids

Charlton County is trying to get bids on ROW mowing for year 2026. If you are interested in sending in a bid please mail or hand deliver the bids to the following address by December 21, 2025 by 12 noon. Attached is the road list with mileage. If you have any questions, please call Ronnie at 912-276-0264.

Charlton County Road Department

Attn: Ronnie Pollock

68 Kingsland Dr. Ste. B

Folkston, Ga 31537

Thanks,

Joanna Powell

Re: Corrected Bid Due Date

From Joanna Powell <jpowell@charltoncountyga.gov>

Date Wed 12/17/2025 9:15 AM

To Nick Perkins <4gpropertyllc@gmail.com>

JUat wanted to check and see if you were going to submit a bid for the ROW mowing. The Deadline is this Friday, Dec 19th.

Joanna Powell

Charlton County Community Development Director

912-496-4321 (Rd/ PW)

912-496-3826 (Permitting)

From: Joanna Powell <jpowell@charltoncountyga.gov>

Sent: Tuesday, November 25, 2025 1:45 PM

To: Nick Perkins <4gpropertyllc@gmail.com>

Subject: Corrected Bid Due Date

December 19th

Joanna Powell

Charlton County Community Development Director

912-496-4321 (Rd/ PW)

912-496-3826 (Permitting)

From: Joanna Powell <jpowell@charltoncountyga.gov>

Sent: Monday, November 24, 2025 4:49 PM

To: Nick Perkins <4gpropertyllc@gmail.com>

Subject: Sealed Bids

Charlton County is trying to get bids on ROW mowing for year 2026. If you are interested in sending in a bid please mail or hand deliver the bids to the following address by December 21, 2025 by 12 noon. Attached is the road list with mileage. If you have any questions, please call Ronnie at 912-276-0264.

Charlton County Road Department

Attn: Ronnie Pollock

68 Kingsland Dr. Ste. B

Folkston, Ga 31537

Thanks,

Joanna Powell

Charlton County Community Development Director

Charlton County Financial Narrative – December 2025



As of December 2025, Charlton County's financial position remains stable with continued fiscal activity across various funds. The overall performance shows a mix of conservative spending, strategic utilization of special-purpose funds, and responsible revenue management.

General Fund

The General Fund began December with a balance of \$2,654,791.64 and ended at \$2,301,867.37, reflecting a net decrease. Revenues totaled \$299,617.84, offset by \$652,542.11 in expenses.

Special-Purpose Local Option Sales Tax (SPLOST) Funds

- **2014 SPLOST:** The account showed no revenue and \$125,523.69 expenses in the month of December.
- **2020 SPLOST:** Active usage continued with \$216,446.78 in expenses. Revenue inflow of \$151,803.70 helped cushion the outflow, bringing the balance to **\$2,575,030.25**
- **TSPLOST:** Maintained steady growth with \$44,585.67 in revenue against only \$18,095.55 in expenses. The ending balance stood at **\$1,849,944.07**.

Grants & Projects

This fund remained dynamic, with \$6,371,838.30 in revenue and \$5,618,775.35 in expenses, resulting in a balance of **\$2,062,317.27**.

Emergency Services (EMS) & Related Programs

- **EMS Fund:** The fund increased slightly to **\$287,161.67**, with revenue of \$54,050.08 cushioning against expenditures of \$10,133.14.
- **EMS Education Program:** Saw a slight increase, ending with a stable balance of \$24,851.22.
- **911 Emergency Telephone Fund:** Consistently accruing monthly revenue of \$13,748.06, the fund now holds **\$163,370.68**.

Recreation Fund

The Recreation account saw \$24,295.00 in revenue and \$1,134.82 in expenses, leading to a stable month-end balance of **\$52,497.68**

Reserves (previously) Assigned and Excess Funds

- **Reserves (previously Assigned Funds Account)** saw revenue of \$15,543.69 and expenses of \$904,546.08, ending with **\$337,970.78**.
- **Excess Funds** saw no revenue or expenses in the month of December.

ARPA & Donation Accounts

- The **ARPA Account** saw \$940,963.45 in expenses in December, ending with a balance of **\$8,273.96**.
- The **Donation Account** also held steady at **\$10,474.77**, with revenue of \$1,296.00 and expenses of \$350.00.

Other Notable Accounts

- **Senior Center** received a one-time revenue of \$24.00 and no expenditures, bringing the overall balance to **\$2,390.19**.
- **Folkston Ice Processing Center** saw an increase in balance, with \$5,482,998.45 revenue and no expenditures, bringing its balance to **\$5,483,098.45**.
- **Junior Firefighter Donation Account** maintained static balances with no recent activity.
- **Juvenile Account** saw no movement either.

Conclusion

Charlton County's December 2025 financial report reflects an overall healthy balance of revenue and expenditures. The county demonstrated a continued commitment to financial sustainability by carefully utilizing available funds while being mindful of incoming revenue.

Charlton County Bank Account Information												
Account Name	JAN	FEB	MARCH	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
General Fund												
Old Balance	\$783,101.82	\$4,308,592.22	\$3,840,802.66	\$3,824,991.15	\$4,332,719.66	\$3,785,413.28	\$2,901,540.73	\$3,126,352.88	\$2,715,955.46	\$2,117,870.77	\$2,497,047.74	\$2,654,791.64
Revenue	\$5,109,849.65	\$596,410.41	\$972,545.21	\$1,567,411.51	\$364,996.24	\$380,107.60	\$1,297,591.76	\$897,875.40	\$506,842.62	\$1,247,773.46	\$1,143,975.59	\$299,617.84
Expenses	\$1,584,359.25	\$1,064,199.97	\$988,356.72	\$1,059,683.00	\$912,302.62	\$1,263,980.15	\$1,072,779.61	\$1,308,272.82	\$1,104,927.31	\$868,596.49	\$986,231.69	\$652,542.11
New Balance	\$4,308,592.22	\$3,840,802.66	\$3,824,991.15	\$4,332,719.66	\$3,785,413.28	\$2,901,540.73	\$3,126,352.88	\$2,715,955.46	\$2,117,870.77	\$2,497,047.74	\$2,654,791.64	\$2,301,867.37
Outstanding Checks	\$200,565.51	\$159,819.08	\$358,972.77	\$158,225.60	\$95,520.74	\$31,753.77	\$85,950.96	\$78,090.72	\$54,922.52	\$157,582.83	\$68,268.08	\$122,289.27
2014 SPLOST												
Old Balance	\$515,777.51	\$515,777.51	\$515,777.51	\$514,172.48	\$514,172.48	\$452,486.31	\$452,486.31	\$452,486.31	\$445,079.31	\$445,079.31	\$391,568.29	\$391,568.29
Revenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Expenses	\$0.00	\$0.00	\$1,605.03	\$0.00	\$61,686.17	\$0.00	\$0.00	\$7,407.00	\$0.00	\$53,511.02	\$0.00	\$125,523.69
New Balance	\$515,777.51	\$515,777.51	\$514,172.48	\$514,172.48	\$452,486.31	\$452,486.31	\$452,486.31	\$445,079.31	\$445,079.31	\$391,568.29	\$391,568.29	\$266,044.60
Outstanding Checks	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,407.00	\$0.00	\$53,511.02	\$0.00	\$0.00	\$11,200.00
Drug Education												
Old Balance	\$97,182.66	\$91,032.29	\$89,762.29	\$90,070.29	\$88,419.83	\$87,834.83	\$87,552.76	\$87,488.09	\$85,972.44	\$80,271.54	\$79,619.09	\$79,043.87
Revenue	\$919.00	\$0.00	\$308.00	\$641.00	\$0.00	\$1,267.28	\$528.91	\$1,533.50	\$0.00	\$1,139.96	\$0.00	\$16,240.00
Expenses	\$7,069.37	\$1,270.00	\$0.00	\$2,291.46	\$585.00	\$1,549.35	\$593.58	\$3,049.15	\$5,700.90	\$1,792.41	\$575.22	\$849.06
New Balance	\$91,032.29	\$89,762.29	\$90,070.29	\$88,419.83	\$87,834.83	\$87,552.76	\$87,488.09	\$85,972.44	\$80,271.54	\$79,619.09	\$79,043.87	\$94,043.81
Outstanding Checks	\$0.00	\$0.00	\$0.00	\$870.00	\$0.00	\$560.50	\$416.94	\$5,700.90	\$0.00	\$424.75	\$832.59	\$424.75
Grants & Projects												
Old Balance	\$2,086,550.21	\$2,050,237.70	\$2,332,564.03	\$2,174,534.99	\$2,664,668.46	\$2,061,064.22	\$2,279,778.18	\$2,188,005.08	\$2,511,101.54	\$2,497,077.33	\$1,664,650.36	\$1,309,254.32
Revenue	\$3,522,926.76	\$3,878,947.01	\$2,650.05	\$4,537,500.10	\$6,381,443.00	\$494,505.00	\$3,620,510.93	\$547,405.77	\$13,936,323.59	\$12,977,719.00	\$1,315.24	\$6,371,838.30
Expenses	\$3,559,239.27	\$3,596,620.68	\$160,679.09	\$4,047,366.63	\$6,985,047.24	\$275,791.04	\$3,712,284.03	\$224,309.31	\$13,950,347.80	\$13,810,145.97	\$356,711.28	\$5,618,775.35
New Balance	\$2,050,237.70	\$2,332,564.03	\$2,174,534.99	\$2,664,668.46	\$2,061,064.22	\$2,279,778.18	\$2,188,005.08	\$2,511,101.54	\$2,497,077.33	\$1,664,650.36	\$1,309,254.32	\$2,062,317.27
Outstanding Checks		*					\$1,338.38	\$2,004.29	\$15,351.11	\$367,588.81	\$15,313.66	\$21,259.42
EMS												
Old Balance	\$229,257.82	\$237,201.25	\$229,775.80	\$252,668.12	\$244,416.31	\$237,168.74	\$230,139.40	\$234,090.80	\$254,420.			

Charlton County Bank Account Information (cont.)												
Account Name	JAN	FEB	MARCH	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Excess Funds Account												
Old Balance	\$61,223.39	\$61,223.39	\$61,223.39	\$61,223.39	\$113,556.39	\$99,528.19	\$99,528.19	\$99,528.19	\$99,528.19	\$99,528.19	\$99,528.19	\$99,528.19
Revenue	\$0.00	\$0.00	\$0.00	\$52,333.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$14,028.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
New Balance	\$61,223.39	\$61,223.39	\$61,223.39	\$113,556.39	\$99,528.19	\$99,528.19	\$99,528.19	\$99,528.19	\$99,528.19	\$99,528.19	\$99,528.19	\$99,528.19
Outstanding Checks	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Reserves Account(Previously Assigned Funds)												
Old Balance	\$1,701,995.04	\$752,075.85	\$703,690.67	\$977,391.30	\$989,711.69	\$977,391.30	\$987,556.56	\$992,288.64	\$996,868.07	\$1,251,459.88	\$1,222,391.30	\$1,226,973.17
Revenue	\$929.70	\$14,359.26	\$273,756.52	\$12,320.39	\$16,527.03	\$10,165.26	\$4,732.08	\$4,579.43	\$254,591.81	\$22,976.79	\$4,581.87	\$15,543.69
Expenses	\$950,848.89	\$62,744.44	\$55.89	\$0.00	\$28,847.42	\$0.00	\$0.00	\$0.00	\$0.00	\$52,045.37	\$0.00	\$904,546.08
New Balance	\$752,075.85	\$703,690.67	\$977,391.30	\$989,711.69	\$977,391.30	\$987,556.56	\$992,288.64	\$996,868.07	\$1,251,459.88	\$1,222,391.30	\$1,226,973.17	\$337,970.78
Outstanding Checks	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020 SPLOST Account												
Old Balance	\$2,454,593.75	\$2,214,063.68	\$2,279,318.67	\$2,182,523.97	\$2,198,470.62	\$2,253,937.09	\$2,399,389.01	\$2,464,382.12	\$2,471,660.91	\$2,496,833.61	\$2,492,300.52	\$2,639,673.33
Revenue	\$146,218.93	\$129,288.81	\$132,629.05	\$147,338.63	\$163,457.64	\$145,888.20	\$145,855.39	\$126,334.15	\$145,746.31	\$148,662.81	\$152,027.14	\$151,803.70
Expenses	\$386,749.00	\$64,033.82	\$229,423.75	\$131,391.98	\$107,991.17	\$436.28	\$80,862.28	\$119,055.36	\$120,573.61	\$153,195.90	\$4,654.33	\$216,446.78
New Balance	\$2,214,063.68	\$2,279,318.67	\$2,182,523.97	\$2,198,470.62	\$2,253,937.09	\$2,399,389.01	\$2,464,382.12	\$2,471,660.91	\$2,496,833.61	\$2,492,300.52	\$2,639,673.33	\$2,575,030.25
Outstanding Checks	\$6,000.00	\$102,183.75	\$0.00	\$0.00	\$436.28	\$74,069.00	\$0.00	\$39,490.00	\$152,595.90	\$4,218.05	\$0.00	\$0.00
ARPA Account												
Old Balance	\$1,413,905.41	\$1,413,905.41	\$1,413,905.41	\$1,413,905.41	\$1,193,767.41	\$1,193,767.41	\$949,237.41	\$949,237.41	\$949,237.41	\$949,237.41	\$949,237.41	\$949,237.41
Revenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Expenses	\$0.00	\$0.00	\$0.00	\$220,138.00	\$0.00	\$244,530.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$940,963.45
New Balance	\$1,413,905.41	\$1,413,905.41	\$1,413,905.41	\$1,193,767.41	\$1,193,767.41	\$949,237.41	\$949,237.41	\$949,237.41	\$949,237.41	\$949,237.41	\$949,237.41	\$8,273.96
Outstanding Checks	\$0.00	\$0.00	\$220,138.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,512.50
Senior Center Account												
Old Balance	\$1,133.51	\$1,161.51	\$722.56	\$2,364.56	\$2,402.56	\$2,440.56	\$2,464.56	\$2,260.19	\$2,290.19	\$2,324.19	\$2,348.19	\$2,366.19
Revenue	\$28.00	\$28.00	\$1,642.00	\$38.00	\$38.00	\$24.00	\$28.00	\$30.00	\$34.00	\$24.00	\$18.00	\$24.00
Expenses	\$0.00	\$466.95	\$0.00	\$0.00	\$0.00	\$0.00	\$232.37					

Charlton County Bank Account Information (cont.)												
Account Name	JAN	FEB	MARCH	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Juvenile Account												
Old Balance	\$380.20	\$380.20	\$380.20	\$380.20	\$380.20	\$380.20	\$380.20	\$430.20	\$430.20	\$430.20	\$430.20	\$430.20
Revenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
New Balance	\$380.20	\$380.20	\$380.20	\$380.20	\$380.20	\$380.20	\$430.20	\$430.20	\$430.20	\$430.20	\$430.20	\$430.20
Outstanding Checks	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
911 Emergency Telephone Fund												
Old Balance	\$160,381.98	\$174,204.01	\$187,888.22	\$201,307.57	\$54,547.27	\$68,128.26	\$81,573.78	\$95,231.09	\$108,764.45	\$122,232.08	\$135,942.05	\$149,622.62
Revenue	\$13,822.03	\$13,684.21	\$13,419.35	\$13,280.53	\$13,580.99	\$13,445.52	\$13,657.31	\$13,533.36	\$13,467.63	\$13,709.97	\$13,680.57	\$13,748.06
Expenses	\$0.00	\$0.00	\$0.00	\$160,040.83	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
New Balance	\$174,204.01	\$187,888.22	\$201,307.57	\$54,547.27	\$68,128.26	\$81,573.78	\$95,231.09	\$108,764.45	\$122,232.08	\$135,942.05	\$149,622.62	\$163,370.68
Outstanding Checks	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CDBG 2022												
Old Balance	*	*	*	*	*	*	*	*	*	\$0.00	\$63,498.27	\$122,673.03
Revenue	*	*	*	*	*	*	*	*	*	\$63,498.27	\$122,673.03	\$0.00
Expenses	*	*	*	*	*	*	*	*	*	\$0.00	\$63,498.27	\$122,673.03
New Balance	*	*	*	*	*	*	*	*	*	\$63,498.27	\$122,673.03	\$0.00
Outstanding Checks	*	*	*	*	*	*	*	*	*	\$0.00	\$0.00	\$0.00

Charlton County EMS Financial Report – December 2025



Overview:

The financial performance of Charlton County EMS for December 2025 continues to reflect a mix of improvement attempts and ongoing challenges, with overall success compared to last year.

Cash & Revenue:

- **Total Cash:** For December 2025, Charlton County EMS reported **\$46,855.28** in cash, an increase from the previous year's figure of **\$24,821.00**. Year-to-date (YTD), the total cash stands at **\$602,611.84**, which is a notable rise from the previous YTD total of **\$433,321.23**.
- **Cash Per Transport:** The agency received an average of **\$329.97** per transport this fiscal year, compared to **\$205.13** per transport in December 2024.
- **Total Charges:** Total charges for December amounted to **\$128,096.80**, with a year-to-date total of **\$1,135,515.20**, an increase compared to **\$1,020,248.06** in the previous fiscal year and **\$114,648.00** in December 2024.

Operations:

- **Transports:** The EMS team conducted **142** transports in December 2025, leading to a total of **1,244 transports** YTD, compared to **121** transports and **1,090** YTD in the previous year. This suggests a steady commitment to operational activity, contributing positively to revenue generation throughout the year.
- **Non-Transports:** The number of non-transport incidents was **30** for December 2025, with a total of **267** YTD, which shows a sharp rise from the previous year's **193** non-transports for YTD.

Discounts and Write-Offs:

- **Total Discounts and Write-Offs:** The report indicates that write-offs for December 2025 amounted to **\$25,135.47**, with a year-to-date total of **\$480,513.19**. In comparison to the previous fiscal year, where December 2024 had significantly more write-offs totaling **\$85,253.53** and a higher YTD value of **\$654,055.07**.
- **Bad Debt Write-Offs:** There has been a significant decrease in bad debt write-offs, with **\$245,809.90** written off in 2025, compared to **\$499,119.66** for 2024.

- **Contractual Adjustments:** Adjustments related to insurance contracts, including Medicaid and Medicare, also showed notable increases. **Medicaid write-offs** for December 2025 totaled **\$12,304.57**, significantly higher than the previous year's **\$780.22**.

Collection Rates:

- **Collection Rate:** The collection rate for the month of December 2025 was **37%**, with a year-to-date rate of **53%** compared to December 2024 which had a collection rate of **22%** and the YTD rate was **42%**. This indicates consistent attempts across the organization to collect payments and shows the year's efforts over the span of one year to increase annual revenue.
- **Adjusted Collection Rate:** After adjusting for Medicare and Medicaid, the adjusted collection rate is **40.94%** for the month of December 2025, up from **22.37%** in the previous year. This improvement indicates that after considering write-offs, the agency's ability to collect payments from eligible payers has increased.

Conclusion:

Charlton County EMS continues maintaining consistent operational numbers monthly and expanding its YTD performance, compared to the previous year. The report continues to reflect the active departmental changes, billing process improvements, and strategic plans that have been implemented to address the previous challenges with collections.

**CHARLTON COUNTY EMS
426 Rosa Parks Rd
FOLKSTON Georgia 31537**

**December 2025(Status:Closed-Automated)
Period 12 (25-12)
Operations Report**

CHARLTON COUNTY EMS

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Operations Report

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Period 12 (25-12)

December 2025(Status:Closed-Automated)

Cash

	This Fiscal Year		Last Fiscal Year	
	Month	Year To Date	Month	Year To Date
Total Expenses	\$0.00	\$0.00	\$0.00	\$0.00
Total Non-Transports	30	267	13	193
Total Transports	142	1244	121	1090
Total Cash	\$46,855.28	\$602,611.84	\$24,821.00	\$433,321.23
Cash - Adjusted YTD	\$0.00	(\$123.00)	\$0.00	\$0.00
Total Cash Adjusted	\$0.00	(\$123.00)	\$0.00	\$0.00
Total Disc. And W/O	\$25,135.47	\$480,513.19	\$85,253.53	\$654,055.07
Disc. And W/O Adjusted YTD	\$0.00	(\$2,987.23)	\$0.00	(\$2,552.67)
Total Disc. W/O Adjusted	(\$79.33)	(\$8,504.85)	\$0.00	(\$5,102.32)
Total Charges	\$128,096.80	\$1,135,515.20	\$114,648.00	\$1,020,248.06
Charges - Adjusted YTD	\$0.00	\$3,467.20	\$0.00	\$10,315.40
Total Charges Adjusted	\$0.00	\$2,230.20	\$0.00	\$13,723.00
A/R Balance	\$56,185.38	\$758,737.76	\$4,573.47	\$695,489.54
Cash Per Transport	\$329.97	\$484.41	\$205.13	\$397.54
Cost Per Call	\$0.00	\$0.00	\$0.00	\$0.00
Collection Rate	37%	53%	22%	42%

Discounts and WriteOffs

	This Fiscal Year		Last Fiscal Year	
	Month	Year To Date	Month	Year To Date
Discount	\$0.00	\$0.00	\$0.00	\$0.00
Refund - Interest	\$0.00	\$0.00	\$0.00	\$0.00
WriteOff - Auto Insurance	\$0.00	\$0.00	\$0.00	\$0.00
WriteOff - Bad Debt	\$11,426.64	\$245,809.90	\$77,494.66	\$499,119.66
WriteOff - Charity	\$0.00	\$0.00	\$0.00	\$0.00
WriteOff - Contract	\$0.00	\$89.48	\$0.00	\$0.00
Contractual - Insurance	\$3,152.87	\$53,783.08	\$1,112.12	\$39,319.49
Contractual - Medicaid	\$12,304.57	\$120,897.16	\$780.22	\$61,817.59
Contractual - Medicare	(\$1,798.61)	\$21,484.05	\$1,822.55	\$23,403.10
WriteOff - Other	\$50.00	\$18,356.81	\$1,801.40	\$6,887.70
WriteOff - Self Pay	\$0.00	\$0.00	\$0.00	\$50.00
WriteOff - Timely Filing	\$0.00	\$16,764.44	\$0.00	\$15,750.28
WriteOff - Workers Comp	\$0.00	\$341.04	\$0.00	\$0.00
Total - (Minus Discount)	\$25,135.47	\$477,525.96	\$83,010.95	\$646,347.82
Adj. Collection Rate	40.94%	64.15%	22.37%	48.38%

CHARLTON COUNTY EMS

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Operations Report

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Period 12 (25-12)

December 2025(Status:Closed-Automated)

(After Medicare and Medicaid Adj)

Adjusted Payments Report

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25-12

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Invoice	DOS	Org. Period	Modified Date	Previous	Adjusted	Diff	Affected AR Per.
WriteOff Adjustments Out Of Period							
Original Period:		25-08					
125081101	08/11/2025	25-08	12/31/2025	7.46	.00	-7.46	25-12
125081101	08/11/2025	25-08	12/31/2025	71.87	.00	-71.87	25-12
Original Period Offset:						-79.33	
Total	WriteOff Adjustments Out Of Period					-79.33	

Charlton County December Financial Comparison (2020–2025)



General Fund

Change (2020–2025): ▼ 34.16% decrease

The General Fund experienced a steady decline, primarily due to higher annual expenses and reduced revenue inflows. From 2024 onward, expenditures have consistently outpaced revenue, leading to an overall reduction of almost half the fund's balance in five years.

2014 SPLOST

Change (2020–2025): ▼ 73.67% decrease

This SPLOST fund has seen minimal activity between 2022-2024, with no new revenues reported and small recurring expenses. The declining balance reflects the completion of projects funded by this special-purpose tax initiative.

Drug Education

Change (2020–2025): ▼ 20.27% increase

The fund remained stable, with a brief increase in 2024 due to an influx of revenue.

Grants & Projects

Balances varied sharply:

Highly project-dependent, with huge spikes and drops in both revenue and expenses. 2025 saw strong revenue but a balance decline as spending slightly exceeded income.

EMS

Change (2020–2025): ▼ 39.46% decrease

Revenue and expenses remained relatively stable over the years, but overall declines reflect increased operational costs and limited revenue growth, reducing available reserves by almost half since 2020.

Recreation

Change (2020–2025): ▲ 231.93% increase

The recreation account steadily grew due to consistent revenue generation and reduced spending in recent years. The fund is now nearly triple its 2020 balance, indicating successful operational cost control.

TSPLOST

Transportation-related SPLOST funds increased significantly as collections from sales tax revenue rose. Expenditures were moderate, allowing the fund to accumulate surplus for future infrastructure investments.

Donation Account

This account remains stable with minimal activity. The modest increase results from retained balances.

Excess Funds Account

This reserve fund has grown substantially over five years, likely due to conservative expenditure practices and fund reallocations from other accounts.

Reserves Account

Change (2020–2025): ▼ 75.38% decrease

The reserves account saw a significant decrease in funds due to an abnormally large expenditure month in 2025.

2020 SPLOST

Change (2020–2025): ▲ 233.42% increase

Strong sales tax revenues and controlled project spending have expanded this fund dramatically.

ARPA

Change (2021–2025): ▼ 99.63% decrease

The American Rescue Plan Act (ARPA) funds have been systematically spent over time, reflecting ongoing community investments and project completions.

Senior Center

A steady account with minimal activity, the Senior Center fund shows small annual contributions and limited expenses.

Folkston Ice Processing

Balances showed extreme fluctuation. Due to the nature of the account, large deposits and immediate expenditures in the same month are to be expected.

EMS Education Fund

Change: Significant growth since inception

The program demonstrates fiscal growth, likely due to sustained allocations for EMS training and education initiatives, maintaining positive net balances.

Junior Firefighter Donation

- **2023 Balance:** \$965.48
- **2025 Balance:** \$1,000.48
- **Change (2023–2025):** ▲ 3.625% increase

Modest contributions and no expenses have strengthened this account over the past two years.

Juvenile Account

2020–2025: Stable at \$380–\$430 range

No revenues or expenses reported, indicating static fund status throughout the five-year period.

911 Emergency Telephone Fund

Change (2023–2025): ▼ 6.28% increase

Although revenues were consistent, previous fund surpluses decreased as funds were likely reallocated or utilized for operational enhancements in 2024–2025.

Annual Comparison of December Bank Statements

Account Name	2025	2024	2023	2022	2021	2020
General Fund						
Old Balance	\$2,654,791.64	\$1,418,181.24	\$2,548,254.23	\$3,535,630.38	\$5,263,421.19	\$4,724,259.04
Revenue	\$299,617.84	\$325,595.80	\$773,360.95	\$268,523.56	\$2,318,379.14	\$506,309.38
Expenses	\$652,542.11	\$960,675.22	\$1,327,627.15	\$1,267,439.85	\$1,026,813.74	\$1,733,916.23
New Balance	\$2,301,867.37	\$783,101.82	\$1,993,988.03	\$2,536,714.09	\$6,554,986.59	\$3,496,652.19
2014 SPLOST						
Old Balance	\$391,568.29	\$515,777.51	\$526,389.64	\$575,655.48	\$875,943.88	\$1,013,752.61
Revenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Expenses	\$125,523.69	\$0.00	\$0.00	\$1,240.51	\$223,257.31	\$3,198.08
New Balance	\$266,044.60	\$515,777.51	\$526,389.64	\$574,414.97	\$652,686.57	\$1,010,554.53
Drug Education						
Old Balance	\$79,043.87	\$97,610.62	\$78,521.30	\$73,476.95	\$69,514.39	\$76,603.37
Revenue	\$16,240.00	\$0.00	\$1,382.64	\$364.59	\$2,714.57	\$1,913.00
Expenses	\$849.06	\$427.96	\$112.32	\$0.00	\$0.00	\$0.00
New Balance	\$94,434.81	\$97,182.66	\$79,791.62	\$73,841.54	\$72,228.96	\$78,516.37
Grants & Projects						
Old Balance	\$1,309,254.32	\$2,322,131.46	\$1,922,560.77	\$1,313,309.63	\$674,089.24	\$616,173.85
Revenue	\$6,371,838.30	\$3,509,884.66	\$174,720.34	\$0.00	\$145,904.63	\$16,478.28
Expenses	\$5,618,775.35	\$3,745,465.91	\$4,436.13	\$111,505.35	\$359,417.07	\$61,204.10
New Balance	\$2,062,317.27	\$2,086,550.21	\$2,092,844.98	\$1,201,804.28	\$460,576.80	\$571,448.03
EMS						
Old Balance	\$243,244.73	\$226,692.28	\$259,916.33	\$366,983.40	\$437,672.72	\$485,319.21
Revenue	\$54,050.08	\$36,738.90	\$23,684.18	\$36,534.30	\$26,976.07	\$43,431.78
Expenses	\$10,133.14	\$34,173.36	\$49,838.66	\$17,395.94	\$57,027.86	\$54,409.29
New Balance	\$287,161.67	\$229,257.82	\$233,761.85	\$386,121.76	\$407,620.93	\$474,341.70

Annual Comparison of December Bank Statements						
	2025	2024	2023	2022	2021	2020
Recreation						
Old Balance	\$29,337.50	\$53,804.57	\$36,189.67	\$41,152.27	\$32,131.05	\$15,833.11
Revenue	\$24,295.00	\$4,660.00	\$2,530.00	\$5,590.50	\$3,573.15	\$480.00
Expenses	\$1,134.82	\$4,441.68	\$5,190.84	\$6,504.97	\$3,924.91	\$497.43
New Balance	\$52,497.68	\$54,022.89	\$33,528.83	\$40,237.80	\$31,779.29	\$15,815.68
TSPLOST						
Old Balance	\$1,823,453.95	\$1,605,008.36	\$1,405,884.36	\$1,349,319.84	\$880,571.83	\$471,440.81
Revenue	\$44,585.67	\$45,587.15	\$208.84	\$38,647.85	\$46,358.37	\$30,445.19
Expenses	\$18,095.55	\$49,210.99	\$5,191.21	\$1,018.72	\$5,842.80	\$0.00
New Balance	\$1,849,944.07	\$1,601,384.52	\$1,400,901.99	\$1,386,948.97	\$921,087.40	\$501,886.00
Donation Account						
Old Balance	\$9,528.77	\$8,670.77	\$9,047.77	\$9,209.04	\$9,006.68	\$6,364.68
Revenue	\$1,296.00	\$730.00	\$0.00	\$150.00	\$50.00	\$1,200.00
Expenses	\$350.00	\$0.00	\$0.00	\$56.00	\$898.09	\$0.00
New Balance	\$10,474.77	\$9,400.77	\$9,047.77	\$9,303.04	\$8,158.59	\$7,564.68
Excess Funds Account						
Old Balance	\$99,528.19	\$61,427.02	\$85,718.25	\$75,963.92	\$85,918.13	\$50,958.12
Revenue	\$0.00	\$0.00	\$0.00	\$6,048.05	\$0.00	\$0.00
Expenses	\$0.00	\$203.63	\$0.00	\$3,722.28	\$3,347.82	\$0.00
New Balance	\$99,528.19	\$61,223.39	\$85,718.25	\$78,289.69	\$82,570.31	\$50,958.12
Reserves Account(Previously Assigned Funds)						
Old Balance	\$1,226,973.17	\$490,682.35	\$240,385.23	\$1,101,192.64	\$1,510,477.62	\$1,373,240.82
Revenue	\$15,543.69	\$1,211,312.69	\$758,396.07	\$814,290.25	\$0.00	\$0.00
Expenses	\$904,546.08	\$0.00	\$0.00	\$20,312.50	\$0.00	\$0.00
New Balance	\$337,970.78	\$1,701,995.04	\$998,781.30	\$1,895,170.39	\$1,510,477.62	\$1,373,240.82

Annual Comparison of December Bank Statements						
	2025	2024	2023	2022	2021	2020
2020 SPLOST Account						
Old Balance	\$2,639,673.33	\$2,364,863.56	\$1,801,717.85	\$1,660,011.05	\$1,381,935.42	\$691,835.38
Revenue	\$151,803.70	\$136,986.33	\$131,693.00	\$131,788.33	\$112,970.85	\$95,913.07
Expenses	\$216,446.78	\$47,256.14	\$390,462.86	\$218,928.39	\$5,257.57	\$15,460.35
New Balance	\$2,575,030.25	\$2,454,593.75	\$1,542,947.99	\$1,572,870.99	\$1,493,283.06	\$772,288.10
ARPA Account						
Old Balance	\$949,237.41	\$1,413,905.41	\$1,937,503.38	\$2,267,424.78	*	*
Revenue	\$0.00	\$0.00	\$0.00	\$0.00	*	*
Expenses	\$940,963.45	\$0.00	\$54,979.00	\$0.00	*	*
New Balance	\$8,273.96	\$1,413,905.41	\$1,882,524.38	\$2,267,424.78	*	*
Senior Center Account						
Old Balance	\$2,366.19	\$1,097.51	\$1,423.55	\$1,444.69	\$1,900.82	\$1,728.08
Revenue	\$24.00	\$36.00	\$46.00	\$34.00	\$28.00	\$0.00
Expenses	\$0.00	\$0.00	\$0.00	\$166.25	\$0.00	\$0.00
New Balance	\$2,390.19	\$1,133.51	\$1,469.55	\$1,312.44	\$1,928.82	\$1,728.08
Folkston Ice Processing Center						
Old Balance	\$100.00	\$3,482,319.03	\$773,321.54	\$100.00	\$1,300,619.50	*
Revenue	\$5,482,998.45	\$3,508,367.44	\$2,501,578.93	\$3,120,003.93	\$0.00	*
Expenses	\$0.00	\$3,482,219.03	\$3,274,800.47	\$0.00	\$270,555.69	*
New Balance	\$5,483,098.45	\$3,508,467.44	\$100.00	\$3,120,103.93	\$1,030,063.81	*
EMS Education Program Fund						
Old Balance	\$20,911.22	\$11,368.84	\$14,571.01	\$23,328.83	*	*
Revenue	\$3,940.00	\$0.00	\$0.00	\$0.00	*	*
Expenses	\$0.00	\$0.00	\$0.00	\$0.00	*	*
New Balance	\$24,851.22	\$11,368.84	\$14,571.01	\$23,328.83	*	*

Annual Comparison of December Bank Statements						
	2025	2024	2023	2022	2021	2020
Junior Firefighter Donation Account						
Old Balance	\$1,000.48	\$1,064.48	\$394.48	*	*	*
Revenue	\$0.00	\$0.00	\$577.00	*	*	*
Expenses	\$0.00	\$0.00	\$6.00	*	*	*
New Balance	\$1,000.48	\$1,064.48	\$965.48	*	*	*
Juvenile Account						
Old Balance	\$430.20	\$380.20	\$380.20	\$380.20	\$100.00	*
Revenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	*
Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	*
New Balance	\$430.20	\$380.20	\$380.20	\$380.20	\$0.00	*
911 Emergency Telephone Fund						
Old Balance	\$149,622.62	\$146,749.53	\$142,276.21	\$14,740.61	*	*
Revenue	\$13,748.06	\$13,632.45	\$13,111.04	\$12,974.97	*	*
Expenses	\$0.00	\$0.00	\$0.00	\$0.00	*	*
New Balance	\$163,370.68	\$160,381.98	\$155,387.25	\$153,715.58	*	*
CDBG 2022						
Old Balance	\$122,673.03	*	*	*	*	*
Revenue	\$0.00	*	*	*	*	*
Expenses	\$122,673.03	*	*	*	*	*
New Balance	\$0.00	*	*	*	*	*

Mobile Home Move-On Permit Flowchart

START	MH MOVE-ON PERMIT REQUEST
GATHER REQUIREMENTS	• MH title & age verification • Site plan with setbacks • Septic permit or approval • Flood zone/elevation certificate (if applicable)
PAY FEES	Permit Fee: \$625 • No additional fees unless inspection fails \$50 reinspection fee
FIRST INSPECTION	Anchoring, Utility Connection, Steps (Expiration: 60 days)
SECOND INSPECTION	• Skirting • Address • Complete walk-through of MH
CERTIFICATE OF OCCUPANCY	Issued after both inspections pass
END	Process Complete

Move-On Permit Flow Chart

Requirements

MH Title & Age Verification
Bill of Sale
Site Plan with Setbacks
Septic Tank Approval

Fees

Permit Fee: \$650. No additional fees unless inspection fails or permit expires.

Permit Validity

Permit is valid for 60 days.

Inspection Process

First Inspection	Check stakes/markings meet setbacks
Second Inspection	Anchoring, utility connection, steps
Third Inspection	Skirting, address posted, complete walk-through

Certificate of Occupancy

Issued after all inspections pass.

🚒 Charlton County Siren Assessment Notice 🚒

****UPDATED****

Charlton County Emergency Management Agency will conduct an assessment of **eight*** outdoor warning sirens on **Friday, January 30th** (weather permitting) beginning around 10:00 a.m. and continuing through end of business hours.

⚠️ This assessment is part of a broader effort to review legacy warning infrastructure, evaluate siren usability, and inform future planning.

🔊 What to Expect:

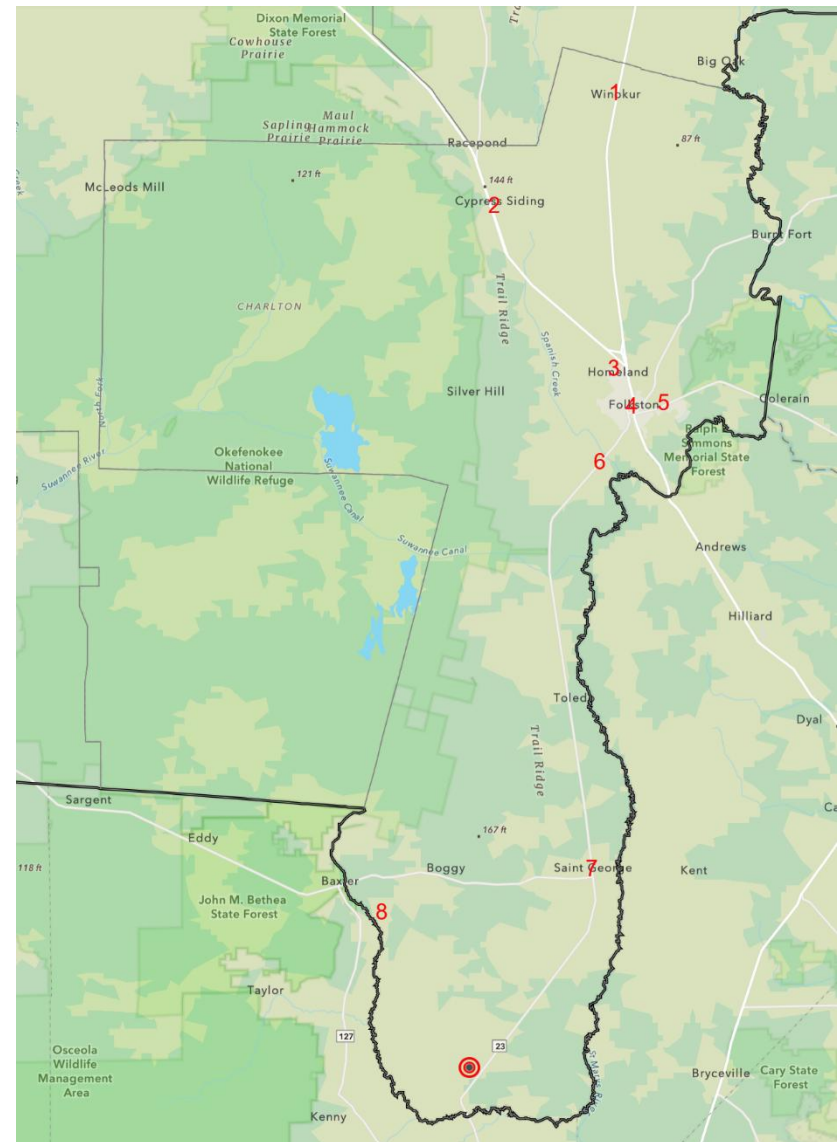
Residents in or near the listed areas may hear **brief, intermittent siren sounds** during the assessment period.

📍 Current Known Siren Locations/Areas:

1. Fire Station 5 – Winokur
2. Fire Station 3 – Racepond
3. City of Homeland Water Tower
4. City of Folkston Water Tower
5. Pinkney Drive – Folkston
6. Dena Drive/Traders Hill Road – Folkston
7. Fire Station 2 – St. George
8. Chism Trail/Hwy 185 – Moniac
9. *Potentially a siren in the area of Sparkman Cir. (TBD)



📖 Map note: Points shown on the map represent the general areas where siren sounds may be the loudest during the assessment.



🔔 Please help spread the word by sharing this information 🔔

For questions or concerns, please contact

Charlton County EMA Director, Tiffany Yearwood

912-390-2022