na production of the control of the	PEACHTREE CITY AIRPORT AUTHORITY
	FINANCIAL STATEMENTS
·	September 30, 1997 and 1996
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Geeslin, Cordle, Johnson & Wetherington, LLP

Certified Public Accountants

200 Westpark Drive Suite 370 Peachtree City, Georgia 30269 Phone: (770) 631-4021

Fax: (770) 631-8541

10 Jackson Street Newnan, Georgia 30263 Phone: (770) 683-4259 Fax: (770) 683-7201

INDEPENDENT AUDITOR'S REPORT

To the Members of the Authority Peachtree City Airport Authority Peachtree City, Georgia

We have audited the accompanying financial statements of Peachtree City Airport Authority as of and for the year ended September 30, 1997. These financial statements are the responsibility of the 's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We have conducted our audit in accordance with generally accepted auditing standards, and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to in the first paragraph present fairly, in all material respects, the financial position of Peachtree City Airport Authority as of September 30, 1997, and the results of its operation and its cash flows for the year then ended in conformity with generally accepted accounting principles.

In accordance with Government Auditing Standards, we have also issued our report dated May 21, 1999 on our consideration of Peachtree City Airport Authority's internal control over financial reporting and our tests of its provisions of laws, regulations, contracts and grants.

Peachtree City Airport Authority Page two

Our audit was made for the purpose of forming an opinion on the basic financial statements taken as a whole. The accompanying financial information listed as supplementary information in the table of contents is presented for the purpose of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

GEESLIN, CORDLE, JOHNSON & WETHERINGTON, LLP

Deedin, Coralle, Johnna & Wetterentin, LLP
Peachtree City, Georgia

May 21, 1999

Peachtree City Airport Authority BALANCE SHEETS ALL FUND TYPES AND ACCOUNT GROUPS

ASSETS Current Assets		nd Type-Enterprise Fund ember 30 1996
Cash	\$ 158.085	\$ 117,041
Accounts receivable	\$ 158,085 25,849	\$ 117,041 21,110
Inventory	11,959	12,059
Total current assets	<u> 195,893</u>	150,210
	175,675	130,210
Property and equipment		
Land and improvements	12,142,844	12,138,417
Buildings and improvements	2,143,426	2,143,426
Equipment	216,705	216,013
• •	14,502,975	14,497,856
Less accumulated depreciation	2,998,627	2,359,843
Net property and equipment	11,504,348	12,138,013
	\$ <u>11,700,241</u>	\$ <u>12,288,223</u>
LIABILITIES AND FUND EQUITY		
Current liabilities		
Accounts payable	\$ 36,242	\$ 82,269
Payroll taxes payable	4,424	2,184
Customer hanger deposits	-	3,995
Current portion of long-term obligations	102,942	92,613
Total current liabilities	143,608	<u> 181,061</u>
Long-term obligations	1,533,968	1,635,223
Fund equity		
Contributed capital - grant	10,285,863	10,281,008
Contributed capital - donated	<u>2,125,000</u>	2,125,000
Total contributed capital	12,410,863	12,406,008
•		
Retained earnings	(2,388,198)	(1,934,069)
Total equity	10,022,665	10,471,939
	\$ <u>11,700,241</u>	\$ <u>12,288,223</u>

The accompanying notes are an integral part of these statements.

Peachtree City Airport Authority STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN RETAINED EARNINGS ALL PROPRIETARY FUND TYPES

For the Years Ended September 30, 1997 and 1996

	<u>Enterp</u>	rise Fund
	<u>1997</u>	<u>1996</u>
Operating revenues		
Fees	\$ 168,087	\$ 122,391
Fuel sales	374,686	299,019
Leases	<u>250,688</u>	<u>177,085</u>
Total operating revenues	<u>793,461</u>	<u>598,495</u>
Operating expenses		
Purchases - fuel	326,456	274,416
Professional fees	39,706	14,235
Depreciation	638,784	588,241
Salaries	105,067	93,018
Insurance	32,421	30,053
Office expense and postage	10,510	8,080
Payroll tax expense	8,257	7,663
Bank charges	45	••
Utilities	22,068	9,817
Rent	10,921	10,762
Auto expenses	3,962	3,656
Dues and subscriptions	1,685	1,238
Meals and entertainment	332	525
Repairs and maintenance	45,887	29,229
Telephone	4,758	5,177
Advertising	11,405	729
Travel	109	***************************************
Total operating expenses	1,262,373	1,076,839
Operating (loss)	(468,912)	(478,344)
Nonoperating revenues (expenses)		
Debt service - interest	(123,070)	(84,945)
Interest income	4,774	2,948
Hotel and motel tax	132,617	109,269
Miscellaneous income (expense)	462	(49)
Total nonoperating revenues	<u> </u>	(,1 2)
(expenses)	14,783	27,223
Net (loss)	(454,129)	(451,121)
Retained earnings - beginning of year	(1,934,069)	(1,482,948)
Retained earnings - end of year	\$(2,388,198)	\$(1,934,069)
-		`

The accompanying notes are an integral part of these statements.

Peachtree City Airport Authority STATEMENTS OF CASH FLOWS ALL PROPRIETARY FUND TYPES

For the Years Ended September 30, 1997 and 1996

Cook florer from an autim a still	<u>1997</u>	<u>1996</u>
Cash flows from operating activities:	# (4CD 010)	m (470 0 4 4)
Operating (loss)	\$ (468,912)	\$ (478,344)
Adjustments to reconcile net (loss) to		
net cash flows provided by		
operating activities:	(00 50 /	-
Depreciation	638,784	588,241
(Increase) decrease in:	/	
Accounts receivable	(4,739)	13,218
Inventory	100	1,730
Increase (decrease) in:		
Accounts payable	(46,027)	(5,105)
Payroll taxes payable	2,240	142
Hanger deposits	<u>(3,995</u>)	(1,135)
Net cash provided by operating activities	<u>117,451</u>	<u>118,747</u>
Cash flows from noncapital financing activities:		
Hotel and motel tax	132,617	109,269
Miscellaneous income (expense)	<u>462</u>	(49)
Net cash provided by noncapital		
financing activities	133,079	109,220
Cash flows from capital and related		
financing activities:		
Contributed capital	4,855	471,918
Proceeds from long-term debt		1,279,618
Repayment of debt	(90,926)	(50,382)
Interest paid on debt	(123,070)	(84,945)
Payments for capital acquisitions	(5,119)	(1,773,452)
Net cash (used in) capital	/	<u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>
and related investing activities	(214,260)	(157,243)
Cash flows from investing activities:		
Interest on investments	<u>4,774</u>	2,948
Net increase in cash and cash equivalents	41,044	73,672
Cash and cash equivalents at beginning of year	117,041	43,369
Cash and cash equivalents at end of year	\$ <u>158,085</u>	\$ <u>117,041</u>

The accounting methods and procedures adopted by the Peachtree City Airport Authority (Authority), Peachtree City, Georgia, conform to generally accepted accounting principles as applied to governmental entities. The following notes are an integral part of the Authority's financial statements.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

a. Reporting entity

The Peachtree City Airport Authority was created on March 26, 1984 by an act of the General Assembly of the State of Georgia. The Authority was created to acquire, construct, equip, maintain, operate, own and improve airports and landing fields for the use of aircraft. On September 20, 1988, the Authority became the owner of Falcon Field Airport in Peachtree City, Georgia.

b. Basis of presentation - fund accounting

The accounts of the Authority are organized on the basis of funds and account groups, each of which is considered a separate accounting entity. The Authority has created an enterprise fund to account for all of its assets, liabilities, fund equity, revenues and expenses. No other funds are considered necessary since the function of the Authority is to operate and maintain the airport.

<u>Proprietary Fund Types.</u> These funds account for operations that are to be self-supporting through user charges. An enterprise fund is established to account for operations that are financed and operated in a manner similar to private business enterprises.

c. Basis of accounting

Proprietary funds are accounted for using the accrual basis of accounting. Their revenues are recognized when they are earned, and their expenses are recognized when they are incurred. Grants, even though measurable, are not recorded as revenue until the earning process is complete. Due to the nature of these revenue sources, the earning process is not complete until the regulations associated with the project are complied with. If the resources are provided to finance only capital expenditures, the grant is recorded as contributed capital and not a revenue.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

d. Cash and Cash Equivalents

Cash and cash equivalents include money on hand and demand deposits.

The book balance and bank balance of the Peachtree City Airport Authority's deposits, including money market accounts, are detailed below. The amount of the total book and bank balances are classified into three categories of credit risk: 1) cash that is insured or collateralized with securities held by the Authority or by its agent in the Authority's name, 2) cash collateralized with securities held by the pledging financial institution's agent in the Authority's name, and 3) uncollateralized bank accounts.

The Authority's deposits are classified as follows at September 30, 1997 and 1996:

Category	Book	<u>Balance</u>	Bank	<u>Balance</u>
	<u>1997</u>	<u>1996</u>	<u>1997</u>	<u>1996</u>
1	\$100,000	\$100,000	\$100,000	\$100,000
2	58,085	17,041	69,003	19,376
3		***	<u>-</u> _	
Total	\$ <u>158,085</u>	\$ <u>117,041</u>	\$ <u>169,003</u>	\$ <u>119,376</u>

e. Inventory

Inventory is valued at the lower of cost or market. Cost is determined on the first in, first out (FIFO) basis.

f. Management's Estimates

The preparation of financial statements in accordance with generally accepted accounting principles requires the use of management's estimates. Actual results could differ from these estimates.

2. PROPERTY AND EQUIPMENT

Activity for property and equipment capitalized by the Authority is summarized below:

	9/30/96 Balances	Additions	<u>Deductions</u>	9/30/97 <u>Balances</u>
Land and improvements	\$12,138,417	\$ 4,427	-	\$12,142,844
Buildings and improvements	2,143,426	-	-	2,143,426
Equipment	216,013	692	_	216,705
	\$ <u>14,497,856</u>	\$ <u>5,119</u>	-	\$ <u>14,502,975</u>

Property and equipment is normally stated at cost. However, assets acquired by gift or donation are recorded at their fair market value at the date of transfer.

Depreciation of exhaustible fixed assets is charged as an expense against operations, and accumulated depreciation is reported on the balance sheet. Depreciation has been provided over the estimated useful lives of the assets using the straight-line method of depreciation.

3. CONSTRUCTION AND OTHER SIGNIFICANT COMMITMENTS

On September 20, 1988, the Authority entered into a grant agreement with the Federal Aviation Administration (FAA) (Project No. 3-13-0146-02) enabling the Authority to obtain title to Falcon Field Airport (Airport) and fund improvements to the Airport. The tentative allocation of \$7,680,000 was made under the Fiscal Year 1988 Airport Improvement Program. Grant offers for the approved project must meet the requirements of the Airport and Airway Improvement Act of 1982 (as amended by the Airport and Airway Safety and Capacity Expansion Act of 1987) and is subject to the limits of obligational authority for the current fiscal year. In a Letter of Intent dated May 19, 1988, the FAA outlined its intention to obligate additional amounts in Fiscal Years 1989-1991 for payment of its share of the cost for the remaining development. The FAA allocation represents ninety (90%) percent of the cost of the project. The remaining ten (10%) percent is to be funded by the State of Georgia and the Authority. The Authority portion will be provided by the land donated to it.

3.	CONSTRUCTION AND OTHER SIGNIFICANT COMMITMENTS - Continued	

The initial grant offer (identified as FAA Grant No. 02 and received by the Authority in 1988) was for the following items of development with a total estimated cost of \$1,444,444 (\$1,300,000 Federal share):

Acquire land for future development; prepare construction plans and specifications for replacement of Runway 13-31 and associated taxiways; and credit for land donation.

At September 30, 1993, the first stage in the development and improvement of the Airport was complete with actual expenses incurred of \$1,221,311. The State of Georgia did not participate in this portion of the project. The expenses in this first stage are included in Land and Improvements category on the balance sheet since the runway and taxiway are complete.

The second grant offer (identified as FAA Grant No. 03 and received during 1989) was for the following items of development with a total estimated cost of \$2,362,962 (\$2,126,666 Federal share):

Construction administration, inspection, quality control and construction of site preparation for new 5200 linear feet runway including clearing, earthwork, drainage, erosion control, power line relocation and associated work.

At September 30, 1993, the second stage in the development and improvement of the Airport was complete with actual expenses incurred of \$2,247,830. The expenses in this stage are included in the Land and Improvements category on the balance sheet since the runway and taxiway are complete.

The third grant offer (identified as FAA Grant No. 04 and received during 1990) was for the following items of development with a total estimated cost of \$2,362,963 (\$2,126,667 Federal share):

Construct runway, taxiway and apron; construct drainage; install lighting; acquire land for development; relocate utilities.

At September 30, 1993, the third stage in the development and improvement of the Airport was complete with actual expenses incurred of \$2,230,666. The expenses in this stage are included in the Land and Improvements category on the balance sheet since the runway and taxiway are complete.

3.	CONSTRUCTION AND OTHER SIGNIFICANT COMMITMENTS - Continued
	The fourth and final phase of the multi-year project (identified as FAA Grant No. 05 and received in 1991) is for the following items of development with a total estimated cost of \$2,372,480 (\$2,135,230 Federal share):
	Reconstruction of all major aprons and relocation of existing "T-hangars" to a new apron area.
	At September 30, 1994, the fourth stage in the development and improvement of the Airport was complete with actual expenses incurred of \$2,202,320.
	During 1991, the Authority began working on two additional projects not funded by the original multi-year grant. The first of these projects (identified as FAA Grant No. 06 and received in 1991) is for the installation of a deer control fence around the perimeter of the airport with a total estimated cost of \$216,608 (\$194,950 Federal share).
	At September 30, 1994, this project was complete with actual expenses incurred of \$199,194.
	The second of these projects (identified as State of Georgia Grant #C-3-2501-9200) is for the installation of electronic navigational aids to enhance the safe operation of the airport during inclement weather. The aids include: localizer/DME approach equipment located on the airport, a non-directional radio beacon located on the center line of the runway some six miles southeast of the airport, and an omni-directional approach lighting system.
	At September 30, 1994, this project was complete with actual expenses incurred of \$453,619.
	During 1992, the Authority received an additional FAA Grant (No. 7). The grant is for construction of apron expansion and construction of connecting taxiway.
	At September 30, 1994, this project was complete.
	During 1993, the Authority received an additional FAA Grant (No.8). The grant is for costs incurred to complete the administration, inspection, quality control and construction of the runway.
	At September 30, 1994, this project was complete with actual expenses incurred of \$675,190.
	During 1996, the Authority received FAA Grant No. 9. The Grant is for the expansion of the airport apron and as of September 30, 1996 the project was complete.

Peachtree City Airport Authority

		NOTES TO FINANCI September	ÂL STATEM		
	3.	CONSTRUCTION AND OTHER SIGNIFICANT COMMITMENTS - Continued			
Report and the second s		The Authority has entered into several contract development. All Authority obligations under	s relating to th these contract	ne Airport acquisition and s were current at the end of the year.	
A CONTRACTOR OF THE PROPERTY O		All costs incurred by the Authority through Sep financial statements.	otember 30, 19	997 have been included in these	
	4.	LONG-TERM OBLIGATIONS			
		At September 30, 1997and 1996, long-term liab	oilities consist	s of the following:	
The second secon		Installment loan (dated November 1, 1995) with a floating interest rate of 85 percent of prime rate, payable in 59 monthly payments of \$3,086 with a balloon payment of \$255,119 due and payable on November 1, 2000.	<u>1997</u>	<u>1996</u>	
		Secured as described below.	\$308,390	\$321,714	
		Installment loan (dated April 5, 1996) with a floating interest rate at 85 percent of prime interest rate. Payable in 83			
		monthly payments of \$1,064. Secured as described below.	58,930	66,465	
The state of the s		Installment loan (dated July 18, 1996) with a floating interest rate at 85 percent			

4. LONG-TERM OBLIGATIONS - Continued

Installment loan (dated November 1, 1995) with a floating interest rate of 85 percent of prime rate payable in 59 monthly payments of \$2,005 with a balloon payment of \$44,116 due November 1, 2000.

Secured as described below.

102,226 117,059 1,563,692 1,643,556 90,872 81,551 \$1,472,820 \$1,562,005

Less current portion

The debt is secured by the assignment of "Through the Fence Access Fees", airplane hangar/office building, aviation center building, T-hangars, the real estate lease, hotel/motel taxes and various equipment.

The annual requirements to amortize the above debt is as follows:

Fiscal Year Ending September 30,	1998	\$	90,872
	1999		97,451
	2000		104,507
	2001		373,915
	2002		76,026
	Later Years		820,921
		\$1.	563,692

Capital Leases

The Authority has financed the acquisition of aviation fuel storage and dispensing equipment by means of a lease. The lease agreement qualifies as a capital lease for accounting purposes and, therefore, has been recorded at the present value of the future minimum lease payments as of the date of its inception.

The following is an analysis of equipment leased under capital leases as of September 30, 1997.

Equipment

\$120,000

The following is a schedule of the future minimum lease payments under the capital lease, and the present value of the net minimum lease payments at September 30, 1997.

4. LONG-TERM OBLIGATIONS - Continued

Fiscal Year Ending September 30, 1998	\$ 18,000
1999	18,000
2000	18,000
2001	18,000
2002	18,000
Thereafter	<u>832</u>
Total minimum lease payment	90,832
_	
Less: amount representing interest	<u>17,614</u>
Present value of future minimum lease payments	\$ <u>73,</u> 218

6. CLAIMS AND JUDGMENTS

The Authority is the recipient of Federal, State and Local grants. Expenditures financed by grants are subject to audit by the appropriate grantor government. If expenditures are disallowed due to noncompliance with grant program regulations, the Authority may be required to reimburse the grantor government. As of September 30, 1997, significant amounts of grant expenditures have not been audited but the Authority believes that disallowed expenditures, if any, based on subsequent audits will not have a material effect on the overall financial position of the Authority.

7. SUMMARY DISCLOSURE OF SIGNIFICANT CONTINGENCIES

a. Litigation

At September 30, 1997, the Authority was not involved in any lawsuits.

8. RELATED PARTY TRANSACTIONS

During 1995, the Authority entered into a lease agreement for office space in a building owned by the Chairman of the Airport Authority. The lease is for 36 months and the Authority is paying a fair market rental. Rent expense for the years ended September 30, 1997 and 1996 were \$10,921 and \$10,762, respectively.

Geeslin, Cordle, Johnson & Wetherington, LLP

Certified Public Accountants



10 Jackson Street Newnan, Georgia 30263 Phone: (770) 683-4259 Fax: (770) 683-7201

REPORT ON COMPLIANCE AND ON INTERNAL CONTROL OVER FINANCIAL REPORTING BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Members of the Authority Peachtree City Airport Authority Peachtree City, Georgia

We have audited the financial statements of the Peachtree City Airport Authority as of and for the year ended September 30, 1997, and have issued our report thereon dated May 21, 1999. We conducted our audit in accordance with generally accepted auditing standards and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States.

Compliance

As part of obtaining reasonable assurance about whether Peachtree City Airport Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grants, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance that are required to be reported under Government Auditing Standards.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Peachtree City Airport Authority's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide assurance on the internal control over financial reporting. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider to be material weaknesses.

This report is intended for the information of the audit committee, management and federal awarding agencies and pass-through entities. However, this report is a matter of public record and its distribution is not limited.

Deastin, Carlle, Johns & Wetheryle, LCP Peachtree City, Georgia

May 21, 1999

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Peachtree City Airport Authority SCHEDULE OF FAA GRANT NO. 02 EXPENSES Cumulative through September 30, 1997

\$	6,507
	19,096
	826,027
	207,376
	162,305
\$ <u>1</u>	,221,311

Peachtree City Airport Authority SCHEDULE OF FAA GRANT NO. 03 EXPENSES Cumulative through September 30, 1997

Administrative	\$	1,647
Utility relocation		15,313
Architectural & engineering basic fees		72,048
Other architectural & engineering basic fees		90,030
Project inspection fees		115,471
Construction and project improvement cost	1,	953,321
	\$ <u>2,</u>	<u>247,830</u>

Peachtree City Airport Authority SCHEDULE OF FAA GRANT NO. 04 EXPENSES Cumulative through September 30, 1997

Administrative	\$	18,048
Utility relocation		19,907
Preliminary expenses		25,372
Architectural & engineering basic fees		71,498
Other architectural & engineering fees		76,186
Project inspection fees		157,170
Construction and project improvement cost		<u>,862,485</u>
	\$ <u>2</u> .	,230,666

Peachtree City Airport Authority SCHEDULE OF FAA GRANT NO. 05 EXPENSES Cumulative through September 30, 1997

Administrative	\$	22,972
Preliminary expenses		26,752
Architectural & engineering basic fees		152,422
Other architectural & engineering fees		140,211
Project inspection fees		186,201
Construction and project improvement cost		,673,762
	\$ <u>2</u>	,202,320

Peachtree City Airport Authority SCHEDULE OF FAA GRANT NO. 06 EXPENSES Cumulative through September 30, 1997

Administrative expense	\$ 4,403
Architectural & engineering basic fees	19,789
Other architectural & engineering fees	9,380
Project inspection fees	16,909
Construction and project improvement cost	148,713
	\$ 199,194

Peachtree City Airport Authority SCHEDULE OF FAA GRANT NO. 07 EXPENSES Cumulative through September 30, 1997

Administrative	\$ 5,364
Architectural & engineering basic fees	72,423
Other architectural & engineering fees	30,988
Project inspection fees	93,213
Construction and project improvement cost	592,788
	\$ 794,776

Peachtree City Airport Authority SCHEDULE OF FAA GRANT NO. 08 EXPENSES Cumulative through September 30, 1997

Administrative	\$	2,322
Preliminary expenses	-	3,600
Architectural & engineering basic fees		4,743
Other architectural & engineering fees		3,164
Project inspection fees		22,893
Construction and project improvement cost	9	538,468
	\$_6	575,190

Peachtree City Airport Authority SCHEDULE OF FAA GRANT NO. 09 EXPENSES Cumulative through September 30, 1997

Construction and related costs

\$<u>390,320</u>