



City of Garden City, Georgia
Annual Comprehensive Financial Report
Prepared by Finance Department

For Fiscal Year Ended December 31, 2023

CITY OF GARDEN CITY, GEORGIA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

TABLE OF CONTENTS

Page

INTRODUCTORY SECTION

Mission, Code of Ethics and Acknowledgements	i
Letter of Transmittal	ii – v
List of Principal City Officials	vi
Organizational Chart.....	vii

FINANCIAL SECTION

Independent Auditor's Report	1 – 4
Management's Discussion and Analysis.....	5 – 12

Basic Financial Statements:

Government-wide Financial Statements:

Statement of Net Position	13
Statement of Activities.....	14 and 15

Fund Financial Statements:

Balance Sheet – Governmental Funds.....	16
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities.....	17
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	18
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities.....	19
Statement of Net Position – Proprietary Funds	20
Statement of Revenues, Expenses and Changes in Fund Net Position – Proprietary Funds.....	21
Statement of Cash Flows – Proprietary Funds	22 and 23
Notes to Financial Statements	24 – 51

Required Supplementary Information:

Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	52 and 53
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – ARPA Fund.....	54
Schedule of Changes in the Net Pension Liability and Related Ratios	55 and 56
Schedule of City Contributions.....	57 and 58

CITY OF GARDEN CITY, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

TABLE OF CONTENTS (CONTINUED)

Page

FINANCIAL SECTION (CONTINUED)

Combining and Individual Nonmajor Fund Financial Statements and Schedules:

Combining Balance Sheet – Nonmajor Governmental Funds	59
Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Nonmajor Governmental Funds	60
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – Budgetary Comparison Schedule:	
Confiscated Assets Special Revenue Fund	61
Hotel/Motel Special Revenue Fund	62
Schedule of Expenditures of 2014 Special Purpose Local Option Sales Tax Proceeds	63

STATISTICAL SECTION

Net Position by Component – Last Ten Fiscal Years	64
Changes in Net Position – Last Ten Fiscal Years	65 – 67
Fund Balances of Governmental Funds – Last Ten Fiscal Years	68
Changes in Fund Balances of Governmental Funds – Last Ten Fiscal Years	69 and 70
Assessed Value and Estimated Actual Value of Taxable Property – Last Ten Fiscal Years	71
Direct and Overlapping Property Tax Rates – Last Ten Fiscal Years	72
Local Option Sales Tax History – Last Ten Calendar Years	73
Schedule of Tax Revenues and Franchise Fees Last Ten Fiscal Years	74
Principal Property Taxpayers – Current Year and Nine Years Ago	75
Property Tax Levies and Collections – Current Year and Last Nine Fiscal Years	76
Water Rates – Last Ten Fiscal Years	77 – 79
Sewer Rates – Last Ten Fiscal Years	80 – 82
Ratios of Outstanding Debt by Type – Last Ten Fiscal Years	83
Direct and Overlapping Governmental Activities Debt	84
Legal Debt Margin Information – Last Ten Fiscal Years	85
Pledged-Revenue Coverage – Last Ten Fiscal Years	86
Demographic and Economic Statistics – Last Ten Fiscal Years	87
Principal Employers – Current Year and Nine Years Ago	88

CITY OF GARDEN CITY, GEORGIA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

TABLE OF CONTENTS (CONTINUED)

Page

STATISTICAL SECTION (CONTINUED)

Full-Time Equivalent City Government Employees by Function/Program – Last Ten Years	89
Operating Indicators by Function/Program – Last Ten Fiscal Years	90
Capital Asset Statistics by Function/Program – Last Ten Fiscal Years	91

COMPLIANCE SECTION

Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	92 and 93
Schedule of Findings and Responses	94
Schedule of Prior Year Findings	95

INTRODUCTORY SECTION

**City of Garden City, Georgia
Annual Comprehensive Financial Report
For The Fiscal Year Ended December 31, 2023**

**Prepared by the
Finance Department**

Mission

The employees of the Department of Finance are committed to providing quality service to all Citizens equitably, in a professional, responsive, and caring manner.

Code of Ethics

We, the employees of the Department of Finance, are committed to
the highest standards of ethical conduct that reflect:
Responsibility, Honesty, Respect, Fairness, Compassion, Integrity, and Loyalty.

Acknowledgments...

The preparation of this report has been accomplished by the efficient and dedicated services of the staff of the Department of Finance, who have been assisted by the independent auditors, Mauldin & Jenkins CPAs, LLC. All contributions are invaluable and sincerely appreciated and reflect the high standards the City of Garden City has set.

It is also appropriate to thank the City Manager, Mayor, and City Council Members for making the City's excellent financial position possible through their interest and support in planning and conducting the City's financial affairs.



Please visit us at www.Gardencity-ga.gov.

Mayor

BRUCE CAMPBELL

Members of Council

MARICA DANIEL

GWYN HALL

RICHARD LASSITER, JR.

NATALYN MORRIS

DEBBIE RUIZ

KIMBERLY WEXEL-TICE



City Manager

RHONDA FERRELL-BOWLES

Clerk of Council

TONYA ROPER

City Attorney

JAMES P. GERARD

June 26, 2024

TO THE HONORABLE MAYOR, MEMBERS OF THE CITY COUNCIL, AND CITIZENS OF THE CITY OF GARDEN CITY:

We are pleased to present the Annual Comprehensive Financial Report ("ACFR") of the City of Garden City, Georgia (the "City"), for the fiscal year ended December 31, 2023. State law requires that all general-purpose local governments publish, within six months of the close of each fiscal year, a complete set of audited financial statements presented in conformity with generally accepted accounting principles in the United States of America ("GAAP"). This report consists of management's representations concerning the finances of the City. Consequently, management assumes full responsibility for the completeness and reliability of all information presented in this report. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to accurately present the financial position and results of the operation of the various funds and account groups within the City. All disclosures necessary to enable the reader to gain a full understanding of the City's financial activities have been included. This report also fulfills state law to publish an annual audit within six months of the close of each fiscal year.

The ACFR is presented in four sections: 1) Introductory, 2) Financial, 3) Statistical, and 4) Compliance. The introductory section includes this transmittal letter, the City's organizational chart, and a list of principal officials. The financial section includes the Management's Discussion and Analysis ("MD&A"); basic financial statements for governmental and proprietary funds; notes to the financial statements and the combined and individual funds statements; and schedules for the nonmajor governmental, special revenue, capital projects, and proprietary funds. The statistical section presents selected and unaudited financial and demographic information.

The City's primary government financial statements have been audited by Mauldin & Jenkins CPAs, LLC. They have issued an unmodified ("clean") opinion of the City's financial statements for the fiscal year that ended December 31, 2023. On a test basis, the independent audit involved examining the evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. The independent auditor's report is presented as the first component of the financial section of this report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements. The MD&A immediately follows the independent auditor's report. The MD&A complements the letter of transmittal and should be read in conjunction with it.

PROFILE OF THE GOVERNMENT

Located in the heart of Chatham County, the City is one of the leading municipalities in coastal Georgia. Featuring a progressive blend of industry and small business, the City boasts a rich history, friendly neighborhoods, a vibrant economy, and quality services for residents. The City is home to the Port of Savannah's Garden City Terminal, which is the second-largest container port in the eastern United States and the third-largest harbor in North America as well as one of the fastest-growing ports in the U.S.

On February 8, 1939, the Superior Court of Chatham County granted the residents of Industrial City Gardens, Georgia, a charter of municipal incorporation. Thus began the story of a community that became what is known today as Garden City. Early residents of the area were simple farmers and mill workers, many of whom eventually found work in the area's rapidly expanding cotton and shipping industries.

In its first 70 or so years, the City operated under a Mayor-Council form of government where the Mayor was the designated chief executive of the City, and presiding officer of a seven-member City Council elected at-large for staggered four-year terms. While responsibility for day-to-day operations was delegated to an appointed City Administrator, the Mayor maintained the ultimate authority to operate the City government, prepare and administer the budget, and veto acts of the elected body. The City Council maintained responsibility for adopting the budget, passing resolutions and ordinances, auditing the government's performance, and adopting general policy positions. In 2009, legislation was passed which changed the structure within the City to a Council-Manager form of government. This system of government combines the strong political leadership of elected officials with the strong managerial experience of an appointed City Manager, enabling the Mayor and City Council to focus primarily on legislative functions and policies. The Mayor continues to be recognized as the political head of the City but became a voting member of the City Council under the new City Charter in 2009. As the governing body of the City, the City Council provides legislative direction, whereas the City Council appoints a City Manager to carry out the policies it establishes, and they are responsible for the administrative operation of the City based on the Council's recommendations. Thus, the Mayor and Council, as a collegial body, are responsible for setting policy, approving the budget, and adopting resolutions and ordinances. The City Manager serves at the pleasure of the Mayor and the City Council as the chief executive. The City Manager is responsible for preparing the budget, directing day-to-day operations, and overseeing City operations.

In addition to the change in the form of government, the new City Charter also incorporated a mixed election system and a change in the composition of the City Council. During the 2011 election, the City Council was reduced by one member. Currently, the City Council consists of seven members, with one being the Mayor and another being the Mayor Pro-Tem. The five remaining members are elected from geographic districts, while the Mayor and Mayor Pro-Tem are elected at large or City-wide. This mixed election system, combining at-large and district-member elections, blends the City-wide perspective of the at-large council members with the district accountability to ensure that all geographic and demographic populations are appropriately represented.

The City is also financially accountable for a legally separate Tourism Board, which is reported separately within the City's financial statements. Additional information on the City's component units can be found in the notes to the financial statements.

The annual budget document is the foundation for the City's financial planning, operation, and control. These budgetary controls aim to ensure compliance with legal provisions embodied in the annual appropriated budget that the Mayor and City Council approve. An annual operating and capital budget is prepared and adopted for the general fund, special revenue funds, and each enterprise fund for planning, control, cost allocation, and evaluation purposes of these funds. All annual appropriations end at the conclusion of each fiscal year, and fund balance carryovers are recorded where appropriate. As demonstrated by the statements and schedules included in

the financial section of this ACFR, the City continues to meet its responsibility for sound financial management in all operational areas of the City.

ECONOMIC CONDITION AND OUTLOOK

The City's economic outlook is expected to remain favorable because of the continued growth and expansion of the Port of Savannah. The City is attracting new business and continues to grow its business sector at a strong pace, primarily due to port growth. Residential construction has also increased in the last year in the new home and multi-family residential sectors. We anticipate seeing an upturn in several primary revenue sources due to future commercial and residential development plans, which will help stimulate the City economy.

LONG-TERM FINANCIAL PLANNING

The City understands the importance of maintaining and improving our public facilities and infrastructure to ensure efficient City government operation. The City actively engages in multi-year financial planning efforts related to our capital improvement program ("CIP"). The City regularly updates its five-year CIP to account for future capital improvement projects and capital asset replacements. The City is actively engaged in long-term forecasting to determine areas where utility upgrades are needed to improve water and sewer operations as well as necessary transportation improvements. Staff uses various data to forecast future operating and capital needs in the preparation of the City's annual budget document. Revenue projections for future years are purposely developed in a conservative manner, which sets the parameters for resources available to deliver services and implement the CIP.

MAJOR INITIATIVES

Highlighted below are major capital improvement projects scheduled to continue into 2024 and beyond.

- **Garden City Town Center Development Project:** Given the current lack of a recognizable downtown and after a great deal of evaluation and planning four years ago, the City formed a public/private partnership with a private development group (Roberts Properties, Inc.) for the development of its mixed-use Town Center. The mixed-use development is planned to include a vibrant mix of retail, dining, office space, and multi-family residential housing. Construction work on the private development components of the Town Center Project was started in late 2018, and work is scheduled to continue into 2024 and beyond. Phase I of the multi-family project segment was completed in mid-2021, and Phase II commenced in 2023.
- **New Gymnasium and Multipurpose Recreational Complex:** The City is scheduled to commence construction on a new gymnasium and multipurpose recreational complex in 2024 on the Old Haynes School property. Replacing the City's existing complex is a priority for the City. The City selected CHA Consulting to provide architectural and engineering services for the multipurpose recreation complex's planning, permitting, bid selection, and construction administration. Lavender & Associates Inc. was selected to provide construction management services for the preconstruction and construction of the site. Site work is scheduled to begin by the end of the summer.
- **Water Pollution Control Plant Clarifier Replacement:** The City submitted plans to the Georgia Environmental Protection Division ("EPD") in 2023 to replace the two clarifiers at the Water Pollution Control Plant ("WPCP"). Both were constructed over 48 years ago when the WPCP was initially built. Once approval was received from EPD, competitive bids were solicited, and a contract was awarded to the lowest bidder so that construction could begin in 2024. The replacement work shall be funded by the Water and Sewer Fund.

ACKNOWLEDGMENTS

The preparation of this report is a complex task and one that was only possible with the efficient and dedicated service of the entire City Finance Department staff. We are grateful to all members of the City departments who assisted and contributed to the preparation of this report. We would also like to express appreciation to the independent auditors, Mauldin & Jenkins CPAs LLC, for their professionalism, guidance, and technical assistance to the City staff during the audit engagement.

We especially want to express our appreciation to the Garden City Mayor and City Council members for their continued leadership and for maintaining the highest standards of professionalism in managing the City's finances.

Respectfully submitted,



Rhonda Ferrell-Bowles
City Manager
City of Garden City, Georgia

CITY OF GARDEN CITY, GEORGIA

List of Principal City Officials

December 31, 2023

City Council

Bruce Campbell..... Mayor
Marcia Daniel..... Mayor Pro-tem
Gwyn Hall..... President of Council
Richard Lassiter, Jr..... Councilmember
Natalyn Morris..... Councilmember
Debbie Ruiz..... Councilmember
Kim Tice..... Councilmember

Other City Officials

Scott Robider.....City Manager
Rhonda Ferrell-Bowles.....City Clerk
Rhonda Ferrell-Bowles..... Director of Finance
Yolanda Irizarry Director of Human Resources
Virgil Moore.....Public Works Manager
Marth Vallada.....Water Operations Manager
Cliff Ducey..... Director of Parks & Recreation
Scott Robider..... Director of Planning & Zoning
Gilbert Ballard..... Chief of Police
Mike Dick Fire Chief
Jim Gerard..... City Attorney

CITY OF GARDEN CITY, GEORGIA

ORGANIZATIONAL CHART DECEMBER 31, 2023

Citizens / Customers of Garden City

Mayor & City Council

City Manager

**General
Government
Services**

**Judicial &
Public Safety
Services**

**Health /
Welfare &
Culture /
Recreation
Services**

**Housing &
Development
Services**

**Public Works
Services**

**Water &
Sewer
Services**

**Legislative
Executive
Information
Technology
Finance
Human
Resources**

**Municipal Court
Police
Emergency
Management
Fire Protection**

**Senior
Citizens Ctr.
Recreation
Youth Sports
Park
Maintenance**

**Planning
Zoning
Permitting
Inspections
Code
Enforcement
Business
Licenses**

**Streets
Right of ways
Stormwater
Management
Sanitation
Collection &
Recycling**

**Wastewater
Treatment
Water
Treatment
Water & Sewer
Distribution,
Billing & Repair**

FINANCIAL SECTION



INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and Members of
the City Council
City of Garden City, Georgia
Garden City, Georgia

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the **City of Garden City, Georgia** (the "City"), as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Garden City, Georgia, as of December 31, 2023, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis ("MD&A") on pages 5 – 12, the Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund on pages 52 and 53, the Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – ARPA Fund on page 54, the Schedule of Changes in the Net Pension Liability and Related Ratios on pages 55 and 56, and the Schedule of City Contributions on pages 57 and 58 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. The accompanying Schedule of Expenditures of 2014 Special Purpose Local Option Sales Tax ("SPLOST") proceeds is presented for purposes of additional analysis as required by the Official Code of Georgia Annotated ("O.C.G.A.") §48-8-121, and is also not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and schedules and the Schedule of Expenditures of 2014 SPLOST proceeds are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other information

Management is responsible for the other information included in the annual report. The other information comprises the introductory section and statistical section but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

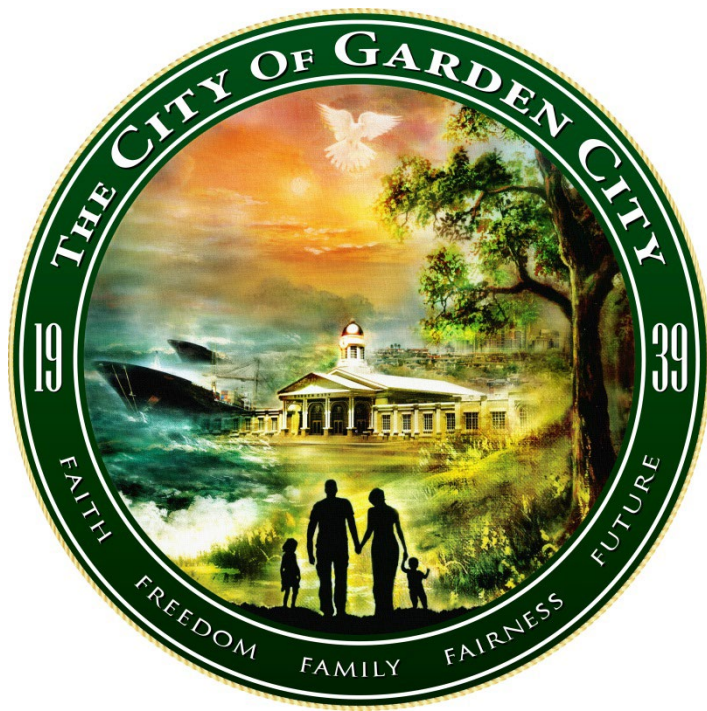
In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 26, 2024, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Garden City, Georgia's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Savannah, Georgia
June 26, 2024



CITY OF GARDEN CITY, GEORGIA

MANAGEMENT'S DISCUSSION AND ANALYSIS DECEMBER 31, 2023

As management of the City of Garden City (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City, for the fiscal year that ended December 31, 2023. We encourage readers to read the information presented here in conjunction with additional information that we have furnished in the City's financial statements, which follow this narrative.

Financial Highlights

- The City's total net position on a government-wide basis at the close of the fiscal year 2023 was \$55,293,617 (net position). Of this amount, \$18,843,759 (unrestricted net position) is available to meet the City's ongoing obligations to citizens and creditors.
- The City's total net position increased \$6,458,043 from the previous year. The majority of the increase is from government activities, which total \$5,151,185. Business-type activities increased its net position by \$1,306,858 from the previous year. The growth is attributed to the sale of our recreation facility, in preparation for the construction of our new facility.
- On December 31, 2023, the City's governmental funds balance sheet reported a combined ending fund balance of \$38,897,346, an increase of \$24,303,213 from the previous year. The increase is mainly attributed to the bond issuance for the new recreation facility.
- The General Fund reported a total end of the year fund balance of \$14,221,343, an increase of \$2,794,224 from 2022. The unassigned fund balance for the General Fund was \$10,882,318, an increase of \$2,316,610 from the previous calendar year. The City has \$3,252,269 in committed (Rainy Day) General Fund balance for emergencies.

Overview of the Financial Statements

This annual report consists of four parts – Management's Discussion and Analysis ("MD&A"), the basic financial statements, required supplementary information, and other supplementary information that presents combining statements for nonmajor governmental funds. The basic financial statements include two kinds of statements that present different views of the City. The first two statements are government-wide financial statements that provide both long-term and short-term information about the City's overall financial status. The remaining statements are fund financial statements that focus on individual parts of the City's government, reporting the City's operations in more detail than the government-wide statements.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Government-wide Statements

The government-wide statements report information about the City as a whole using accounting methods similar to those used by private-sector companies. The Statement of Net Position includes all of the government's assets and liabilities. All of the current year's revenues and expenses are accounted for in the Statement of Activities regardless of when cash is received or paid.

The two government-wide statements report the City's net position and how they have changed. Over time, increases or decreases in net position may serve as a valuable indicator of whether the City's financial position is improving or deteriorating. To assess the City's overall health, the reader needs to consider additional non-financial factors, such as the condition of the City's capital assets.

The government-wide financial statements of the City are divided into two categories:

- Governmental activities – Most of the City's essential services are included here, such as police, public works, court, streets, recreation, parks, and general administration. Sales taxes, franchise taxes, property taxes, charges for services, and fines and forfeitures provide most of the funding.
- Business-type activities – The City charges fees to customers to help cover the costs of certain services it provides. The City's water and sewer system, solid waste collection, stormwater, and fire protection are treated as business-type activities.

Fund Financial Statements

The fund financial statements provide detailed information about the City's most significant funds – not the City as a whole. Funds are accounting devices that the City uses to track specific funding sources and spending for particular purposes. State law requires some funds. The City Council establishes other funds to control and manage money for specific purposes.

The City has two kinds of funds:

- Governmental funds – Most of the City's essential services are included in governmental funds, which focus on how cash and other financial assets can readily be converted to cash flow and the balances left at year-end that are available for spending. The governmental fund statements provide a detailed short-term view that helps you determine whether there are more or fewer financial resources that can be spent in the future to finance the City's programs.
- Proprietary funds – Services for which the City charges customers a fee are generally reported in proprietary funds. Proprietary funds, like government-wide statements, provide long-term and short-term financial information.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Financial Overview

Net Position

As noted earlier, net position may serve as a useful indicator of a government's financial position over time. In the case of the City, assets exceeded liabilities by \$55.3 million at the close of the most recent fiscal period. Governmental activities comprise \$35.7 million, and business-type activities make up \$19.6 million of the total net position. The table below shows a condensed comparison of the net position as of December 31, 2023, to the prior year:

	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Current and other assets	\$ 44,333,017	\$ 19,617,938	\$ 11,804,033	\$ 9,375,274	\$ 56,137,050	\$ 28,993,212
Capital assets	20,743,404	20,833,391	15,723,056	16,002,630	36,466,460	36,836,021
Total assets	65,076,421	40,451,329	27,527,089	25,377,904	92,603,510	65,829,233
Deferred outflows	852,892	496,040	556,056	291,161	1,408,948	787,201
Current liabilities	5,731,562	4,509,994	1,121,908	1,307,757	6,853,470	5,817,751
Long-term liabilities	23,311,481	3,954,416	7,275,322	5,565,317	30,586,803	9,519,733
Total liabilities	29,043,043	8,464,410	8,397,230	6,873,074	37,440,273	15,337,484
Deferred inflows	1,228,314	1,976,188	50,254	467,188	1,278,568	2,443,376
Net position:						
Net investment in capital assets	17,849,669	17,607,025	10,976,223	10,637,088	28,825,892	28,244,113
Restricted	7,623,966	3,157,357	-	-	7,623,966	3,157,357
Unrestricted	10,184,321	9,742,389	8,659,438	7,691,715	18,843,759	17,434,104
Total net position	\$ 35,657,956	\$ 30,506,771	\$ 19,635,661	\$ 18,328,803	\$ 55,293,617	\$ 48,835,574

Over 52.1% of the City's net position represents its investment in capital assets such as land, buildings, infrastructure, and equipment, less any related debt used to acquire those assets that are still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources since the capital assets themselves cannot be used to liquidate these liabilities. The City has an unrestricted net position totaling \$18,843,759 (or 34.1%) of the total net position, which may be used to meet the City's ongoing obligations to citizens and creditors. The remaining balance of the net position contains resources subject to external restrictions on how they may be used, such as Special Purpose Local Option Sales Tax ("SPLOST") revenue and confiscated assets.

At the end of the year, the City can report positive balances in all three categories of net position for the government as a whole.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Changes in Net Position

The following table presents a summary of the changes in net position for the year ended December 31, 2023:

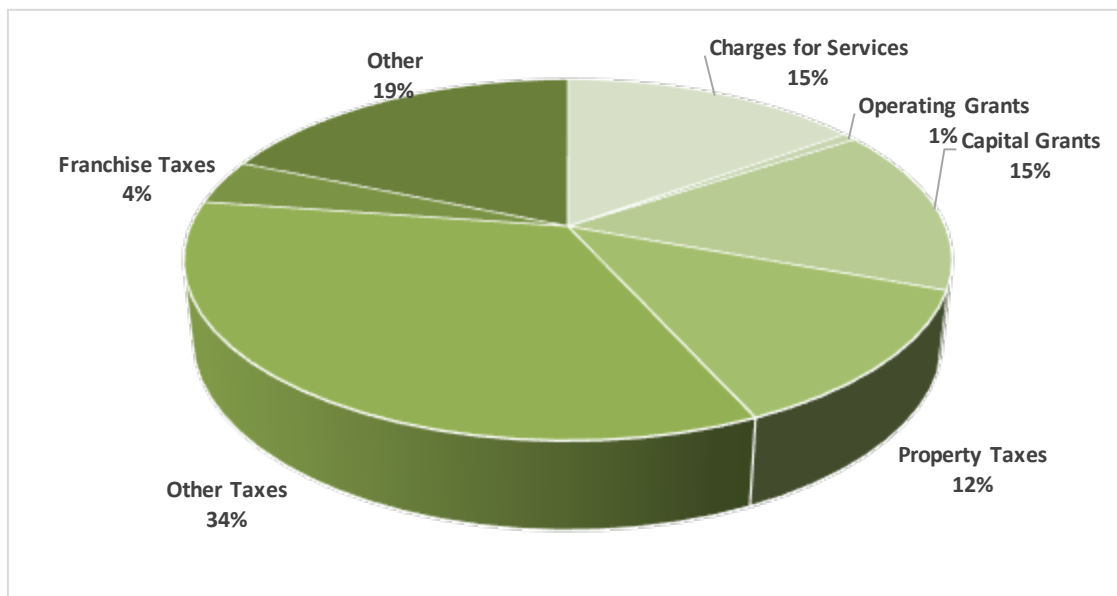
	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Revenue						
Program revenue:						
Charges for services	\$ 3,227,477	\$ 3,145,560	\$ 8,589,041	\$ 7,533,203	\$ 11,816,518	\$ 10,678,763
Operating grants and contributions	145,989	120,373	-	-	145,989	120,373
Capital grants and contributions	3,170,569	3,053,877	399,124	85,030	3,569,693	3,138,907
General revenue:						
Property taxes	2,704,817	2,594,342	-	-	2,704,817	2,594,342
Sales and use taxes	4,646,618	4,984,682	-	-	4,646,618	4,984,682
Business taxes	1,875,077	1,561,396	-	-	1,875,077	1,561,396
Franchise taxes	858,566	831,783	-	-	858,566	831,783
Selective sales and use taxes	286,814	345,203	-	-	286,814	345,203
Hotel/Motel taxes	473,854	494,332	-	-	473,854	494,332
Unrestricted investment	1,002,211	202,199	100,136	30,561	1,102,347	232,760
Miscellaneous	3,000,000	152,055	-	-	3,000,000	152,055
Total revenue	21,391,992	17,485,802	9,088,301	7,648,794	30,480,293	25,134,596
Expenses						
General government	2,544,984	2,031,813	-	-	2,544,984	2,031,813
Judiciary	402,589	224,658	-	-	402,589	224,658
Public safety	6,668,899	4,731,951	-	-	6,668,899	4,731,951
Public works	1,400,332	1,178,909	-	-	1,400,332	1,178,909
Health and welfare	361,107	229,617	-	-	361,107	229,617
Culture and recreation	1,272,837	1,029,846	-	-	1,272,837	1,029,846
Housing and development	1,053,941	954,439	-	-	1,053,941	954,439
Interest on long-term debt	468,087	44,382	-	-	468,087	44,382
Water and sewer	-	-	4,079,459	3,551,592	4,079,459	3,551,592
Sanitation	-	-	519,838	467,399	519,838	467,399
Stormwater	-	-	1,141,769	1,055,145	1,141,769	1,055,145
Fire protection services	-	-	4,108,408	2,803,756	4,108,408	2,803,756
Total expenses	14,172,776	10,425,615	9,849,474	7,877,892	24,022,250	18,303,507
Excess (deficiency) before transfers	7,219,216	7,060,187	(761,173)	(229,098)	6,458,043	6,831,089
Transfers	(2,068,031)	(1,644,817)	2,068,031	1,644,817	-	-
Change in net position	5,151,185	5,415,370	1,306,858	1,415,719	6,458,043	6,831,089
Net position, beginning	30,506,771	25,091,401	18,328,803	16,913,084	48,835,574	42,004,485
Net position, ending	\$ 35,657,956	\$ 30,506,771	\$ 19,635,661	\$ 18,328,803	\$ 55,293,617	\$ 48,835,574

MANAGEMENT'S DISCUSSION AND ANALYSIS

Governmental Activities

Revenues for governmental activities totaled \$21.4 million in 2023, representing an increase of 22.3% compared to 2022. The increase in governmental revenues is mainly due to the sale of the recreation property. The largest source of revenue for the City, sales and use taxes, accounted for \$4.6 million (or 21.7%) of total revenue, a decrease of \$338,064 from 2022. Property and franchise taxes accounted for \$3.6 million. Business taxes, which include the insurance premium tax, accounted for \$1.9 million of the total revenue. Charges for services generated \$3.2 million, an increase of \$81,917 from 2022. Other revenue from selective sales and use taxes, Hotel/Motel taxes, investment earnings, and miscellaneous accounted for \$4.8 million of the City's total revenue for 2023.

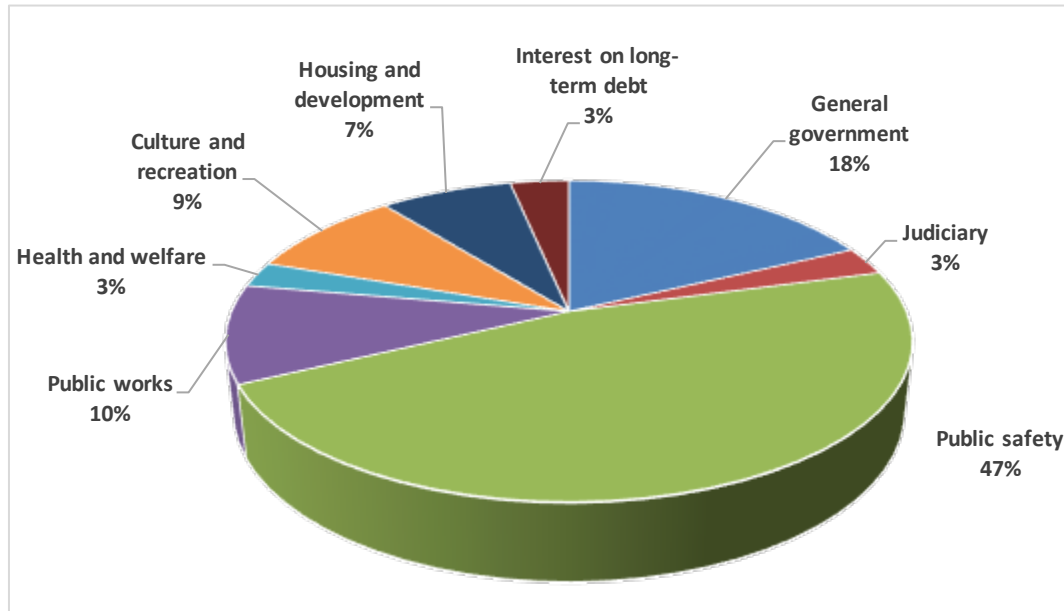
Revenues by Source – Governmental Activities - Year Ended December 31, 2023



The City's expenses for governmental activities cover a wide range of services, with \$7.0 million related to public safety (includes judiciary), \$3.0 million for general government services (includes interest for long-term debt), \$1.4 million for public works, and \$2.7 million for public welfare services (includes health and welfare, culture and recreation, and housing and development). Overall expenses for governmental activities totaled \$14.2 million in 2023, representing an increase of \$3,747,161 compared to 2022. The increase in expenses is mainly attributed to changes in the City's pension and compensation plans that required additional appropriations.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Expenses by Function – Governmental Activities – Year Ended December 31, 2023



Business-type Activities

The City has four business-type activities: water and sewer operations, solid waste collection services, stormwater management, and fire protection services. For the fiscal year 2023, total revenues for business-type activities were \$9.1 million, representing an increase of 18.8% compared to 2022. The increase in revenue is mostly attributed to changes in the billing criteria for the fire protection fee ordinance. Total expenses for fiscal year 2023 were \$9.8 million, representing an increase of \$1,971,582 compared to 2022. The increase in expenses is mainly attributed to changes in the City's pension and compensation plans that required additional appropriations.

Financial Analysis of City Funds

General Fund

The General Fund is the chief operating fund of the City. As of December 31, 2023, the total fund balance in the General Fund was \$14,221,343. The total unassigned fund balance for the General Fund was \$10,882,318. As a measure of the General Fund's liquidity, it may be helpful to compare both the unassigned and total fund balances to future General Fund expenditures. The unassigned fund balance represents approximately 109.2% of total General Fund expenditures, while the total fund balance represents approximately 142.6% of that same amount.

The fund balance of the City's General Fund increased by \$2,794,224 during the 2023 fiscal year. As stated previously, the increase is mostly attributed to the sale of the recreation property. The property was sold to the Chatham County School Board.

MANAGEMENT'S DISCUSSION AND ANALYSIS

SPLOST Fund

The SPLOST Capital Projects Fund balance on December 31, 2023 was \$7,784,840. All of the SPLOST revenue received in 2023 plus any additional fund balance was used for approved SPLOST projects such as debt service payment for the City Hall, replacement of public safety vehicles and equipment, as well as recreation site improvements.

Proprietary Funds

Proprietary fund statements provide the same information as in the business-type activities column of the government-wide financial statements, only in greater detail. The City currently uses four enterprise funds in the proprietary fund financial statements: the water and sewer fund, the solid waste fund, the stormwater fund, and the fire protection fund. An enterprise fund is required to account for the operations for which fees are charged to external users for goods or services.

Capital Assets

The Statement of Net Position presents capital assets in two groups: those assets subject to depreciation, such as equipment or operational facilities, and those assets not subject to depreciation, such as land and construction in progress. At year-end, the City's net capital assets for both governmental activities and business-type activities totaled \$36.5 million. Capital assets include assets purchased, constructed, or donated.

Additional information on the City's capital assets can be found in Note 4 of the Notes to the Financial Statements.

Debt Administration

The long-term debt liabilities on December 31, 2023 totaled \$24,357,724. Of this amount, \$19,610,891 relates to governmental-type activities, and \$4,746,833 relates to business-type activities. The City increased its total debt by \$15,786,066 in 2023.

Additional information on the City's debt can be found in Note 7 of the Notes to the Financial Statements.

General Fund Budgetary Highlights

Budget to actual schedules are provided in the required supplementary information besides the MD&A for the General Fund. Individual columns are provided for both the original and final budgets. A column for actual expenditures and a column for differences between the final budget and actual expenditures follow these columns.

The overall operations of the City are similar to directing a large multi-million-dollar business. Budget amendments are approved throughout the year to reflect the ongoing changes more accurately and to abide by state laws. The original fiscal year 2023 budget was adopted by City Council on November 21, 2022.

MANAGEMENT'S DISCUSSION AND ANALYSIS

The actual revenues for the General Fund were \$14,518,857, underfunding the final budgeted amount. The actual General Fund expenditures of \$9,969,875 and the other financing sources of \$1,754,758 were less than the final budget amount. The excess revenues, reduced expenses, and reduced financing sources increased the General Fund's fund equity by \$2,794,224.

Economic Conditions and Next Year's Budget

On November 20, 2023, the City adopted a General Fund budget of \$13,009,076 for the fiscal year 2024, including \$1,660,356 to the Fire Protection Fund. The transfer to the Fire Protection Fund will be used to subsidize the operations of the Fire Department. The 2024 budget represents a 6.0% increase compared to the 2023 final budget. Budget appropriations in all departments look to remain relatively stable in 2024. The City constantly reviews opportunities to increase revenue by using its assets more efficiently and effectively.

The City continues to improve water and wastewater services. In the 2024 budgeting process, some minor to moderate revisions and/or adjustments were made to accurately allocate water and wastewater related costs to the water and sewer fund, with the resulting budget balanced for 2024. The water and sewer rates remain unchanged.

The stormwater fund was created in 2009, and the City reviews the cost allocations annually to ensure the accuracy of these allocations. The goal of the City is to accurately allocate stormwater related costs incurred by the City to the stormwater fund, which was created to serve as the primary funding source for stormwater and drainage related services undertaken by the City each year. In the 2024 budgeting process, some minor to moderate revisions and/or adjustments were made to accurately allocate stormwater related costs to the stormwater fund with the resulting budget balanced for 2024. The stormwater utility billing rate remains unchanged.

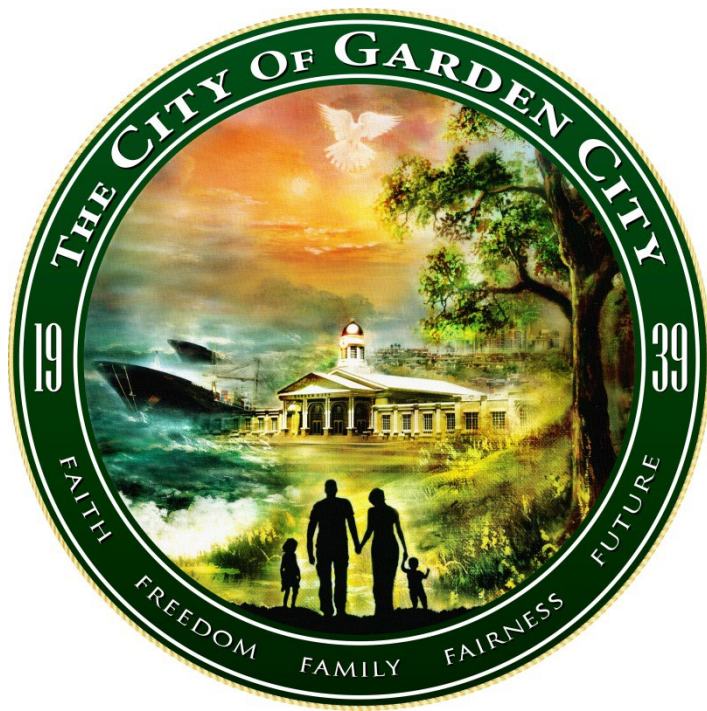
The City continues to improve operations to enhance its delivery of fire protection services. In the 2024 budgeting process, minor to moderate revisions and/or adjustments were made to accurately allocate fire protection related costs to the Fire Protection Fund, with the resulting budget balanced for 2024. The City Council changed the fire protection ordinance on November 7, 2022. The new ordinance updated the fee's methodology, which is now based on the acreage and square footage of each parcel within the City. The billing rates were updated to a per acre and square footage charge.

The City continues to provide for the curbside collection of household garbage, recyclables, bulk trash, and yard debris discarded by the City's residents. These waste stream collection services are subscribed services with the City through a contractual agreement with Waste Management. The sanitation billing rate increased in 2024 due to our contractual rate increasing.

Requests for Information

This financial report is designed to provide our citizens, taxpayers, customers, investors, and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact: The City of Garden City, 100 Central Avenue, Garden City, Georgia 31405.

GOVERNMENT-WIDE FINANCIAL STATEMENTS



CITY OF GARDEN CITY, GEORGIA

STATEMENT OF NET POSITION DECEMBER 31, 2023

ASSETS	Governmental Activities	Business-type Activities	Total	Convention and Visitors Bureau	Convention and Visitors Bureau Authority
Cash and cash equivalents	\$ 14,079,766	\$ 10,979,719	\$ 25,059,485	\$ 352,843	\$ 200,831
Accounts receivable, net of allowances	1,268,430	671,760	1,940,190	-	-
Lease receivable	1,151,234	-	1,151,234	-	-
Inventories	-	1,000	1,000	-	-
Prepaid expenses	86,756	50,916	137,672	-	-
Restricted assets:					
Cash and cash equivalents	27,746,831	100,638	27,847,469	-	-
Capital assets:					
Non-depreciable	6,301,546	170,075	6,471,621	-	-
Depreciable, net of accumulated depreciation	14,441,858	15,552,981	29,994,839	-	-
Total assets	<u>65,076,421</u>	<u>27,527,089</u>	<u>92,603,510</u>	<u>352,843</u>	<u>200,831</u>
DEFERRED OUTFLOWS OF RESOURCES					
Pension	852,892	556,056	1,408,948	-	-
LIABILITIES					
Accounts payable	574,252	244,066	818,318	650	-
Accrued liabilities	290,761	368,122	658,883	-	-
Deposits payable	49,794	-	49,794	-	-
Unearned revenue	3,253,751	-	3,253,751	-	-
Net pension liability due in more than one year	4,525,375	2,950,387	7,475,762	-	-
Notes payable due within one year	630,000	270,521	900,521	-	-
Notes payable due in more than one year	1,930,000	3,373,918	5,303,918	-	-
Bonds payable due within one year	194,785	151,377	346,162	-	-
Bonds payable due in more than one year	16,856,106	951,017	17,807,123	-	-
Compensated absences due within one year	738,219	87,822	826,041	-	-
Total liabilities	<u>29,043,043</u>	<u>8,397,230</u>	<u>37,440,273</u>	<u>650</u>	<u>-</u>
DEFERRED INFLOWS OF RESOURCES					
Leases	1,151,234	-	1,151,234	-	-
Pension	77,080	50,254	127,334	-	-
Total deferred inflows of resources	<u>1,228,314</u>	<u>50,254</u>	<u>1,278,568</u>	<u>-</u>	<u>-</u>
NET POSITION					
Net investment in capital assets	17,849,669	10,976,223	28,825,892	-	-
Restricted for:					
Capital outlay	7,598,429	-	7,598,429	-	-
Public safety purposes	25,537	-	25,537	-	-
Culture and recreation	-	-	-	352,193	200,831
Unrestricted	10,184,321	8,659,438	18,843,759	-	-
Total net position	<u>\$ 35,657,956</u>	<u>\$ 19,635,661</u>	<u>\$ 55,293,617</u>	<u>\$ 352,193</u>	<u>\$ 200,831</u>

The accompanying notes are an integral part of these financial statements.

CITY OF GARDEN CITY, GEORGIA

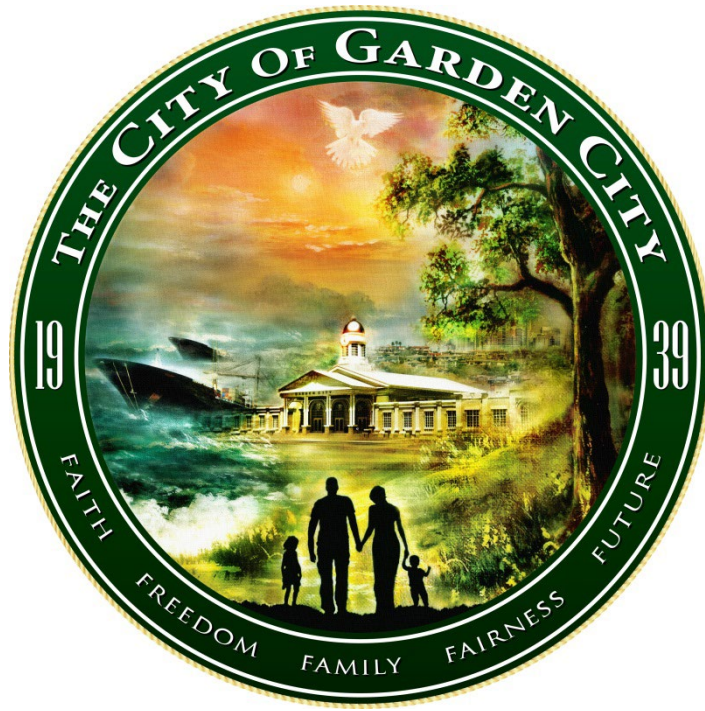
STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary government				
Governmental activities:				
General government	\$ 2,544,984	\$ 1,363,460	\$ -	\$ 11,291
Judicial	402,589	-	-	-
Public safety	6,668,899	1,763,083	145,989	-
Public works	1,400,332	2,200	-	3,159,278
Health and welfare	361,107	-	-	-
Culture and recreation	1,272,837	98,734	-	-
Housing and economic development	1,053,941	-	-	-
Interest on long-term debt	468,087	-	-	-
Total governmental activities	<u>14,172,776</u>	<u>3,227,477</u>	<u>145,989</u>	<u>3,170,569</u>
Business-type activities:				
Water and sewer	4,079,459	5,283,443	-	119,302
Sanitation	519,838	444,157	-	-
Stormwater	1,141,769	1,105,777	-	-
Fire protection services	4,108,408	1,755,664	-	279,822
Total business-type activities	<u>9,849,474</u>	<u>8,589,041</u>	<u>-</u>	<u>399,124</u>
Total primary government	<u>\$ 24,022,250</u>	<u>\$ 11,816,518</u>	<u>\$ 145,989</u>	<u>\$ 3,569,693</u>
Component units				
Garden City Convention and Visitors Bureau	\$ 14,235	\$ -	\$ -	\$ -
Garden City Convention and Visitors Bureau Authority	23,797	-	-	-
Total component units	<u>\$ 38,032</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

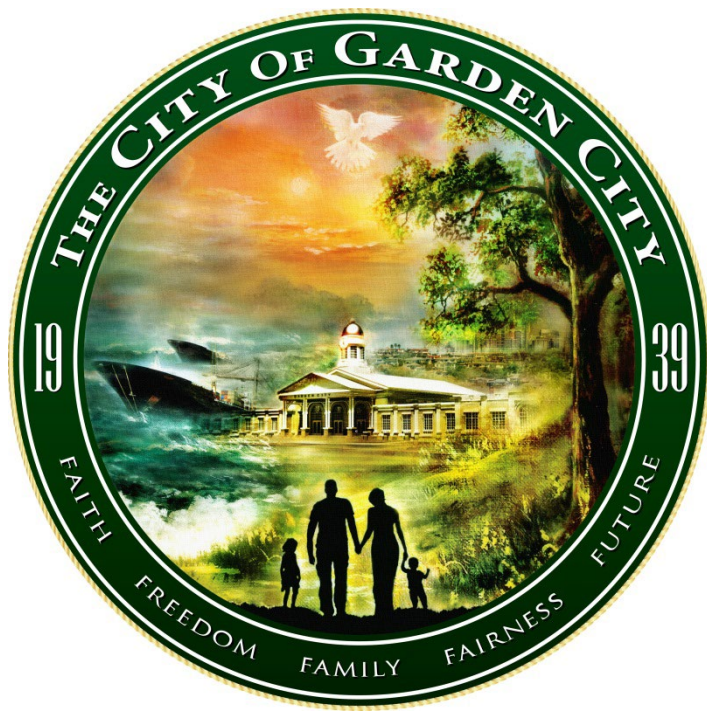
General revenues:
 Property taxes
 Sales and use taxes
 Business taxes
 Franchise taxes
 Selective sales and use taxes
 Hotel/Motel taxes
 Unrestricted investment earnings
 Gain on disposition of capital assets
 Miscellaneous
 Transfers
 Total general revenue and transfers
 Change in net position
 Net position, beginning of year
 Net position, end of year

The accompanying notes are an integral part of these financial statements.

Net (Expenses) Revenues and Changes in Net Position			Component Units	
Governmental Activities	Business-type Activities	Total	Garden City Convention and Visitors Bureau	Garden City Convention and Visitors Bureau Authority
\$ (1,170,233)	\$ -	\$ (1,170,233)	\$ -	\$ -
(402,589)	-	(402,589)	-	-
(4,759,827)	-	(4,759,827)	-	-
1,761,146	-	1,761,146	-	-
(361,107)	-	(361,107)	-	-
(1,174,103)	-	(1,174,103)	-	-
(1,053,941)	-	(1,053,941)	-	-
(468,087)	-	(468,087)	-	-
(7,628,741)	-	(7,628,741)	-	-
-	1,323,286	1,323,286	-	-
-	(75,681)	(75,681)	-	-
-	(35,992)	(35,992)	-	-
-	(2,072,922)	(2,072,922)	-	-
-	(861,309)	(861,309)	-	-
(7,628,741)	(861,309)	(8,490,050)	-	-
			(14,235)	-
			-	(23,797)
			(14,235)	(23,797)
2,704,817	-	2,704,817	-	-
4,646,618	-	4,646,618	-	-
1,875,077	-	1,875,077	-	-
858,566	-	858,566	-	-
286,814	-	286,814	-	-
473,854	-	473,854	-	83,276
1,002,211	100,136	1,102,347	3	-
2,985,726	-	2,985,726	-	-
14,274	-	14,274	-	-
(2,068,031)	2,068,031	-	-	-
12,779,926	2,168,167	14,948,093	3	83,276
5,151,185	1,306,858	6,458,043	(14,232)	59,479
30,506,771	18,328,803	48,835,574	366,425	141,352
\$ 35,657,956	\$ 19,635,661	\$ 55,293,617	\$ 352,193	\$ 200,831



FUND FINANCIAL STATEMENTS



CITY OF GARDEN CITY, GEORGIA

BALANCE SHEET GOVERNMENTAL FUNDS DECEMBER 31, 2023

	General Fund	SPLOST Fund	ARPA Fund	Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS						
Cash and cash equivalents	\$ 13,968,046	\$ -	\$ -	\$ -	\$ 111,720	\$ 14,079,766
Receivables, net	732,425	500,651	-	-	35,354	1,268,430
Lease receivable	1,151,234	-	-	-	-	1,151,234
Due from other funds	35,156	-	-	-	-	35,156
Prepaid expenditures	86,756	-	-	-	-	86,756
Restricted cash and cash equivalents	52,580	7,571,374	3,297,947	16,824,930	-	27,746,831
Total assets	<u>\$ 16,026,197</u>	<u>\$ 8,072,025</u>	<u>\$ 3,297,947</u>	<u>\$ 16,824,930</u>	<u>\$ 147,074</u>	<u>\$ 44,368,173</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES						
LIABILITIES						
Accounts payable	\$ 197,186	\$ 287,185	\$ -	\$ 3,500	\$ 86,381	\$ 574,252
Accrued liabilities	210,096	-	-	-	-	210,096
Unearned revenue	-	-	3,253,751	-	-	3,253,751
Deposits payable	49,794	-	-	-	-	49,794
Due to other funds	-	-	-	-	35,156	35,156
Total liabilities	<u>457,076</u>	<u>287,185</u>	<u>3,253,751</u>	<u>3,500</u>	<u>121,537</u>	<u>4,123,049</u>
DEFERRED INFLOWS OF RESOURCES						
Unavailable revenue - property taxes	196,544	-	-	-	-	196,544
Unavailable revenue - leases	1,151,234	-	-	-	-	1,151,234
Total deferred inflows of resources	<u>1,347,778</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,347,778</u>
FUND BALANCES						
Non-spendable:						
Prepaid expenditures	86,756	-	-	-	-	86,756
Committed:						
Rainy day	3,252,269	-	-	-	-	3,252,269
Restricted:						
Public safety	-	-	-	-	25,537	25,537
Capital outlay	-	7,784,840	-	16,821,430	-	24,606,270
Assigned:						
Public safety	-	-	44,196	-	-	44,196
Unassigned	10,882,318	-	-	-	-	10,882,318
Total fund balances	<u>14,221,343</u>	<u>7,784,840</u>	<u>44,196</u>	<u>16,821,430</u>	<u>25,537</u>	<u>38,897,346</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 16,026,197</u>	<u>\$ 8,072,025</u>	<u>\$ 3,297,947</u>	<u>\$ 16,824,930</u>	<u>\$ 147,074</u>	<u>\$ 44,368,173</u>

The accompanying notes are an integral part of these financial statements.

CITY OF GARDEN CITY, GEORGIA

RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES TO NET POSITION OF GOVERNMENTAL ACTIVITIES DECEMBER 31, 2023

Total fund balances of governmental funds		\$ 38,897,346
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Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets used in governmental activities are not financial resources, therefore, are not reported in the respective governmental funds:

Cost of capital assets	\$ 32,598,520	
Accumulated depreciation	<u>(11,855,116)</u>	20,743,404

Other long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the governmental funds balance sheet:

Property taxes		196,544
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Deferred outflows and inflows of resources related to pensions are applicable to future periods and, therefore, are not reported in the fund financial statements:

Deferred outflows of resources related to pensions	\$ 852,892	
Deferred inflows of resources related to pensions	<u>(77,080)</u>	775,812

Long-term liabilities are not due and payable in the current period and, therefore, are not reported in governmental funds:

Accrued interest	\$ (80,665)	
Compensated absences	(738,219)	
Notes payable	(2,560,000)	
Bonds payable	(17,050,891)	
Net pension liability	<u>(4,525,375)</u>	<u>(24,955,150)</u>

Net position of governmental activities		<u>\$ 35,657,956</u>
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The accompanying notes are an integral part of these financial statements.

CITY OF GARDEN CITY, GEORGIA

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

	General Fund	SPLOST Fund	ARPA Fund	Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
REVENUES						
Taxes	\$ 10,345,503	\$ -	\$ -	\$ -	\$ 473,854	\$ 10,819,357
Licenses and permits	1,218,377	-	-	-	-	1,218,377
Intergovernmental	157,280	3,159,278	-	-	-	3,316,558
Fines and forfeitures	1,661,000	-	-	-	8,339	1,669,339
Charges for services	231,141	-	-	-	-	231,141
Investment earnings	796,936	-	34,539	170,736	-	1,002,211
Miscellaneous	108,620	-	-	-	-	108,620
Total revenues	<u>14,518,857</u>	<u>3,159,278</u>	<u>34,539</u>	<u>170,736</u>	<u>482,193</u>	<u>18,365,603</u>
EXPENDITURES						
Current:						
General government	1,950,628	-	-	-	-	1,950,628
Judicial	338,235	-	-	-	-	338,235
Public safety	4,797,738	-	-	-	3,134	4,800,872
Public works	1,036,371	-	-	-	-	1,036,371
Health and welfare	248,327	-	-	-	-	248,327
Culture and recreation	955,344	-	-	-	-	955,344
Housing and development	643,232	-	-	-	236,927	880,159
Capital outlay	-	809,285	-	43,050	-	852,335
Debt service:						
Principal	-	666,366	-	-	-	666,366
Interest and other fees	-	35,812	-	357,147	-	392,959
Total expenditures	<u>9,969,875</u>	<u>1,511,463</u>	<u>-</u>	<u>400,197</u>	<u>240,061</u>	<u>12,121,596</u>
Excess (deficiency) of revenues over (under) expenditures	<u>4,548,982</u>	<u>1,647,815</u>	<u>34,539</u>	<u>(229,461)</u>	<u>242,132</u>	<u>6,244,007</u>
OTHER FINANCING SOURCES (USES)						
Transfers in	386,927	-	-	-	-	386,927
Transfers out	(2,172,969)	-	-	-	(236,927)	(2,409,896)
Issuance of bonds	-	-	-	17,050,891	-	17,050,891
Sale of capital assets	17,010	3,000,000	-	-	-	3,017,010
Insurance recoveries	14,274	-	-	-	-	14,274
Total other financing sources (uses)	<u>(1,754,758)</u>	<u>3,000,000</u>	<u>-</u>	<u>17,050,891</u>	<u>(236,927)</u>	<u>18,059,206</u>
Net change in fund balances	2,794,224	4,647,815	34,539	16,821,430	5,205	24,303,213
Fund balances, beginning of year	<u>11,427,119</u>	<u>3,137,025</u>	<u>9,657</u>	<u>-</u>	<u>20,332</u>	<u>14,594,133</u>
Fund balances, end of year	<u>\$ 14,221,343</u>	<u>\$ 7,784,840</u>	<u>\$ 44,196</u>	<u>\$ 16,821,430</u>	<u>\$ 25,537</u>	<u>\$ 38,897,346</u>

The accompanying notes are an integral part of these financial statements.

CITY OF GARDEN CITY, GEORGIA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

Net change in fund balances of total governmental funds as noted in the Statement of Revenues, Expenditures and Changes in Fund Balances.	\$ 24,303,213
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Amounts reported for governmental activities in the Statement of Activities are different from the Statement of Revenues, Expenditures and Changes in Fund Balances because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation exceeded capital outlay in the current period.

Capital outlay	\$ 794,332	
Depreciation	(807,973)	(13,641)

The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, donations, transfers to enterprise funds) is to decrease net position.	(76,346)
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Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the governmental funds.	26,389
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The issuance of long-term debt provides current financial resources to governmental funds, but increases liabilities in the Statement of Net Position. Repayment of debt is an expenditure in the government funds, but reduces long-term liabilities in the Statement of Net Position.

Payment of long-term liabilities	\$ 666,366	
Proceeds from bonds payable	(17,050,891)	(16,384,525)

The effect of changes in net pension liability and related deferred inflows and outflows of pension resources.	(2,055,259)
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Some expenses reported in the Statement of Activities do not require the use of current financial resources, and are not reported as expenditures in governmental funds.

Current year change in compensated absences	\$ (573,518)	
Change in accrued interest	(75,128)	(648,646)

Net change in net position of governmental activities as noted in the Statement of Activities	\$ 5,151,185
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The accompanying notes are an integral part of these financial statements.

CITY OF GARDEN CITY, GEORGIA

STATEMENT OF NET POSITION PROPRIETARY FUNDS DECEMBER 31, 2023

	Water and Sewer Fund	Solid Waste Fund	Stormwater Fund	Fire Protection Fund	Total Enterprise Funds
ASSETS					
CURRENT ASSETS					
Cash and cash equivalents	\$ 9,709,671	\$ 28,589	\$ 337,488	\$ 903,971	\$ 10,979,719
Accounts receivable, net of allowances	377,781	38,719	87,216	168,044	671,760
Due from other funds	17,719	-	-	-	17,719
Inventories	-	-	-	1,000	1,000
Prepaid expenses	26,524	-	7,376	17,016	50,916
Total current assets	10,131,695	67,308	432,080	1,090,031	11,721,114
NON-CURRENT ASSETS					
Restricted assets, cash	94,638	6,000	-	-	100,638
Capital assets:					
Land and construction in progress	59,641	-	36,316	74,118	170,075
Depreciable capital assets	35,003,337	-	2,877,262	3,602,399	41,482,998
Less: accumulated depreciation	(21,837,060)	-	(1,301,327)	(2,791,630)	(25,930,017)
Total non-current assets	13,320,556	6,000	1,612,251	884,887	15,823,694
Total assets	23,452,251	73,308	2,044,331	1,974,918	27,544,808
DEFERRED OUTFLOWS OF RESOURCES					
Pension	138,234	-	71,567	346,255	556,056
Total deferred outflows of resources	138,234	-	71,567	346,255	556,056
LIABILITIES					
CURRENT LIABILITIES					
Accounts payable	151,546	49,280	3,728	39,512	244,066
Salaries payable	30,017	-	11,467	85,023	126,507
Accrued interest payable	7,050	-	-	-	7,050
Due to other funds	-	17,719	-	-	17,719
Compensated absences	36,713	-	-	51,109	87,822
Customer deposits payable	228,565	6,000	-	-	234,565
Revenue bonds payable, current portion	151,377	-	-	-	151,377
Notes payable, current portion	267,481	-	3,040	-	270,521
Total current liabilities	872,749	72,999	18,235	175,644	1,139,627
NON-CURRENT LIABILITIES					
Revenue bonds payable	951,017	-	-	-	951,017
Notes payable	3,359,009	-	14,909	-	3,373,918
Net pension liability	733,459	-	379,729	1,837,199	2,950,387
Total non-current liabilities	5,043,485	-	394,638	1,837,199	7,275,322
Total liabilities	5,916,234	72,999	412,873	2,012,843	8,414,949
DEFERRED INFLOWS OF RESOURCES					
Pension	12,493	-	6,468	31,293	50,254
Total deferred inflows of resources	12,493	-	6,468	31,293	50,254
NET POSITION					
Net investment in capital assets	8,497,034	-	1,594,302	884,887	10,976,223
Unrestricted	9,164,724	309	102,255	(607,850)	8,659,438
Total net position	\$ 17,661,758	\$ 309	\$ 1,696,557	\$ 277,037	\$ 19,635,661

The accompanying notes are an integral part of these financial statements.

CITY OF GARDEN CITY, GEORGIA

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION PROPRIETARY FUNDS FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

	Water and Sewer Fund	Solid Waste Fund	Stormwater Fund	Fire Protection Fund	Total Enterprise Funds
OPERATING REVENUES					
Charges for services	\$ 5,240,265	\$ 444,157	\$ 1,105,777	\$ 1,714,908	\$ 8,505,107
Miscellaneous	43,178	-	-	40,756	83,934
Total operating revenues	<u>5,283,443</u>	<u>444,157</u>	<u>1,105,777</u>	<u>1,755,664</u>	<u>8,589,041</u>
OPERATING EXPENSES					
Personnel services	1,339,555	-	678,162	3,448,850	5,466,567
Purchased and contractual services	1,467,565	519,838	365,284	433,718	2,786,405
Materials and supplies	320,833	-	833	197,496	519,162
Depreciation	868,891	-	97,392	30,012	996,295
Total operating expenses	<u>3,996,844</u>	<u>519,838</u>	<u>1,141,671</u>	<u>4,110,076</u>	<u>9,768,429</u>
Operating income (loss)	<u>1,286,599</u>	<u>(75,681)</u>	<u>(35,894)</u>	<u>(2,354,412)</u>	<u>(1,179,388)</u>
NON-OPERATING REVENUES (EXPENSES)					
Interest income - non-restricted assets	100,133	3	-	-	100,136
Interest expense	(82,615)	-	(98)	-	(82,713)
Sale of capital assets	-	-	-	1,668	1,668
Total non-operating revenues (expenses)	<u>17,518</u>	<u>3</u>	<u>(98)</u>	<u>1,668</u>	<u>19,091</u>
Income (loss) before transfers and capital contributions	<u>1,304,117</u>	<u>(75,678)</u>	<u>(35,992)</u>	<u>(2,352,744)</u>	<u>(1,160,297)</u>
CAPITAL CONTRIBUTIONS	<u>119,302</u>	<u>-</u>	<u>-</u>	<u>324,884</u>	<u>444,186</u>
TRANSFERS					
Transfers out	(150,000)	-	(30,000)	-	(180,000)
Transfers in	-	66,546	-	2,136,423	2,202,969
Total transfers	<u>(150,000)</u>	<u>66,546</u>	<u>(30,000)</u>	<u>2,136,423</u>	<u>2,022,969</u>
Change in net position	1,273,419	(9,132)	(65,992)	108,563	1,306,858
NET POSITION, beginning of year	<u>16,388,339</u>	<u>9,441</u>	<u>1,762,549</u>	<u>168,474</u>	<u>18,328,803</u>
NET POSITION, end of year	<u>\$ 17,661,758</u>	<u>\$ 309</u>	<u>\$ 1,696,557</u>	<u>\$ 277,037</u>	<u>\$ 19,635,661</u>

The accompanying notes are an integral part of these financial statements.

CITY OF GARDEN CITY, GEORGIA

STATEMENT OF CASH FLOWS PROPRIETARY FUNDS FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

	Water and Sewer Fund	Solid Waste Fund	Stormwater Fund	Fire Protection Fund	Total Enterprise Funds
CASH FLOWS FROM OPERATING ACTIVITIES					
Receipts from customers and users	\$ 5,374,614	\$ 448,619	\$ 1,113,896	\$ 1,685,486	\$ 8,622,615
Payments to suppliers	(1,853,529)	(515,165)	(381,766)	(608,278)	(3,358,738)
Payments to employees	(936,679)	-	(526,569)	(2,497,931)	(3,961,179)
Net cash provided by (used in) operating activities	2,584,406	(66,546)	205,561	(1,420,723)	1,302,698
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES					
Transfers in	-	66,546	-	2,136,423	2,202,969
Transfers out	(150,000)	-	(30,000)	-	(180,000)
Net cash provided by (used in) noncapital financing activities	(150,000)	66,546	(30,000)	2,136,423	2,022,969
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Acquisition of capital assets	(291,617)	-	-	(242,822)	(534,439)
Principal paid on notes payable, revenue bonds and financed purchases	(594,057)	-	(3,025)	-	(597,082)
Proceeds from sale of capital assets	-	-	-	2,250	2,250
Interest paid	(85,786)	-	(98)	-	(85,884)
Capital grant	-	-	-	261,322	261,322
Net cash provided by (used in) capital and related financing activities	(971,460)	-	(3,123)	20,750	(953,833)
CASH FLOWS FROM INVESTING ACTIVITIES					
Interest received	100,133	3	-	-	100,136
Net cash provided by investing activities	100,133	3	-	-	100,136
Change in cash and cash equivalents	1,563,079	3	172,438	736,450	2,471,970
Cash and cash equivalents:					
Beginning of year	8,241,230	34,586	165,050	167,521	8,608,387
End of year	<u>\$ 9,804,309</u>	<u>\$ 34,589</u>	<u>\$ 337,488</u>	<u>\$ 903,971</u>	<u>\$ 11,080,357</u>
Classified as:					
Cash and cash equivalents	\$ 9,709,671	\$ 28,589	\$ 337,488	\$ 903,971	\$ 10,979,719
Restricted assets, cash	94,638	6,000	-	-	100,638
Total cash and cash equivalents	<u>\$ 9,804,309</u>	<u>\$ 34,589</u>	<u>\$ 337,488</u>	<u>\$ 903,971</u>	<u>\$ 11,080,357</u>

(Continued)

CITY OF GARDEN CITY, GEORGIA

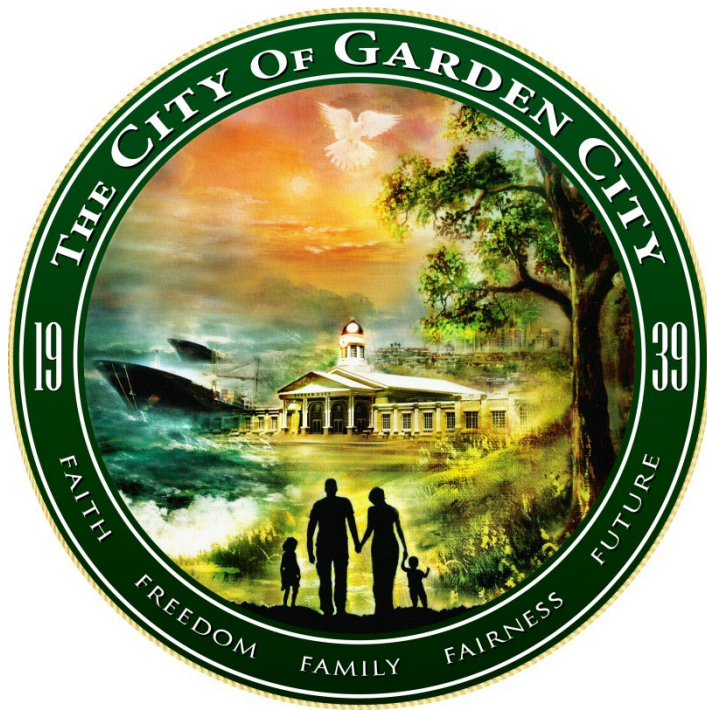
STATEMENT OF CASH FLOWS PROPRIETARY FUNDS FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

	Water and Sewer Fund	Solid Waste Fund	Stormwater Fund	Fire Protection Fund	Total Enterprise Funds
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:					
Operating income (loss)	\$ 1,286,599	\$ (75,681)	\$ (35,894)	\$ (2,354,412)	\$ (1,179,388)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Depreciation	868,891	-	97,392	30,012	996,295
Changes in assets and liabilities:					
(Increase) decrease in:					
Accounts receivable	80,768	4,462	8,119	(70,178)	23,171
Prepaid expenses	(299)	-	1,204	19,135	20,040
Due from other funds	10,403	-	-	-	10,403
Deferred outflows of resources	(69,887)	-	(24,982)	(170,026)	(264,895)
Increase (decrease) in:					
Accounts payable	(52,727)	15,196	(16,853)	3,801	(50,583)
Accrued liabilities	(8,193)	(120)	(3,917)	13,643	1,413
Compensated absences payable	24,698	-	-	16,978	41,676
Due to other funds	-	(10,403)	-	-	(10,403)
Net pension liability	541,328	-	248,773	1,341,802	2,131,903
Deferred inflows of resources	(97,175)	-	(68,281)	(251,478)	(416,934)
Net cash provided by (used in) operating activities	<u>\$ 2,584,406</u>	<u>\$ (66,546)</u>	<u>\$ 205,561</u>	<u>\$ (1,420,723)</u>	<u>\$ 1,302,698</u>
Noncash capital and related financing activities:					
Capital assets transferred from governmental activities	\$ -	\$ -	\$ -	\$ 45,062	\$ 45,062
Contributions of capital assets from developers/other	119,302	-	-	18,500	137,802

The accompanying notes are an integral part of these financial statements.



NOTES TO FINANCIAL STATEMENTS



CITY OF GARDEN CITY, GEORGIA

NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2023

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Garden City, Georgia (the "City") have been prepared in conformity with accounting principles generally accepted in the United States of America ("GAAP") as applied to government units. The Governmental Accounting Standards Board ("GASB") is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the City's accounting policies are described below.

A. The Financial Reporting Entity

The City was organized in 1939. The City operates under a council-manager form of government (the "City Council") and provides the following services as authorized by its charter: general administrative services, public safety (police and fire), highways and streets, sanitation, culture and recreation, public improvements, and planning and zoning.

As required by GAAP, the financial statements of the reporting entity include those of the City (primary government) and its component units. The component units discussed below are included in the City's reporting entity because of the significance of their operational and financial relationship with the City.

In conformity with GASB Statement No. 14, *the Financial Reporting Entity*, as amended by GASB No. 39, *Determining Whether Certain Organizations Are Component Units*, GASB No. 61, *The Financial Reporting Entity: Omnibus*, GASB No. 80, *Blending Requirements for Certain Component Units*, GASB No. 84, *Fiduciary Activities*, and GASB No. 90, *Majority Equity Interests – an amendment of GASB Statements No. 14 and No. 61*, the component units' financial statements have been included as discretely presented. All of the City's component units have a December 31 year-end.

Discretely Presented Component Units

The Garden City Convention and Visitors Bureau was created to promote tourism, trade and conventions for the City. The governing board consists of nine regular members and two ex-officio members. The Mayor and City Council of the City appoint the regular members. The ex-officio members are the executive director of the Garden City Convention and Visitors Bureau Authority ("CVB") and the City Manager of the City. The City provides the major support to the CVB through the collection and remittance of hotel/motel taxes. Separate financial statements are not prepared.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A. The Financial Reporting Entity (Continued)

Discretely Presented Component Units (Continued)

The CVB was created by the Georgia General Assembly through an Act of the Georgia legislature approved on June 8, 2004 (Act 694 – House Bill 1115) empowering the CVB to function like a private corporation for the purpose of promoting tourism, trade, and conventions in the City, through the expenditure of funds received by the City from the Hotel/Motel Occupancy Tax in accordance with a written agreement with the City setting forth terms and conditions and a budget for spending of such monies. In 2019, the CVB was incorporated as a State of Georgia non-profit organization and was subsequently authorized to operate as a 501(c)(6) organization by the Internal Revenue Service. The CVB board consists of nine regular members and two ex-officio members appointed by the City Council of the City. The City is able to impose its will on the CVB.

The Downtown Development Authority for the City meets the requirements of being reported as a discretely presented component unit but has no significant activity or assets and is in a dormant status.

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the non-fiduciary activities of the primary government and its discretely presented component units. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes, investment earnings and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting and Basis of Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund and the fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, Special Purpose Local Option Sales Taxes ("SPLOST"), franchise taxes, other taxes, licenses and permits, intergovernmental revenues, investment earnings and charges for services associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the City.

The City reports the following major governmental funds:

General Fund – The General Fund is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

SPLOST Fund – The Special Purpose Local Option Sales Tax ("SPLOST") Fund accounts for the receipt and use of local government shared revenues to be used for the acquisition, construction, or improvement of capital facilities approved in the government's intergovernmental agreement with Chatham County, Georgia.

ARPA Fund – The American Rescue Plan Act ("ARPA") Fund accounts for the revenues and expenditures associated with the U.S. Department of Treasury's Coronavirus State and Local Fiscal Recovery funds established by the American Rescue Plan Act of 2021.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting and Basis of Presentation (Continued)

Capital Projects Fund – The Capital Projects Fund accounts for financial resources to be used for the acquisition of equipment or the construction of major capital projects.

The City reports the following major proprietary funds:

Water and Sewer Fund – accounts for financial resources from the operation of the sewage treatment plant, sewage pumping stations and collection systems, and the distribution of water.

Solid Waste Fund – accounts for financial resources from the operation of the government's sanitation services.

Stormwater Fund – accounts for financial resources from the operation of the government's stormwater drainage systems.

Fire Protection Fund – accounts for financial resources from the operation of the government's fire protection services.

Additionally, the City reports the following fund type:

Special Revenue Funds – accounts for revenue sources that are legally restricted to expenditure for specific purposes.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu of taxes where the amounts are reasonably equivalent in value to the interfund services provided and other charges between the government's public utilities and various other functions of the government. Elimination of these charges would distort the direct cost and program revenues reported for the various functions concerned.

Amounts reported as program revenues include: 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting and Basis of Presentation (Continued)

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds are charges to customers for sales and services. Operating expenses for the enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

D. Management Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

E. Deposits and Investments

Deposits

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

Investments

All investments are stated at fair value.

F. Receivables

In the government-wide financial statements, receivables consist of all revenues earned at year-end and not yet received including property taxes, amounts due from other funds and grants.

All trade and property tax receivables are reported net of an allowance for uncollectibles, where applicable.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

G. Interfund Receivables, Payables and Transfers

In the fund financial statements, balances that are representative of lending/borrowing arrangements, outstanding at the end of the fiscal year, are referred to as “interfund receivables/interfund payables”. In the government-wide financial statements, these balances are netted and reported as “internal balances”.

H. Inventories

In the government-wide financial statements, inventories are presented at the lower of cost or market on a first-in/first-out basis and are expensed when used (i.e., the consumption method).

In the fund financial statements, inventories of governmental funds are stated at cost. Cost is determined on a first-in/first-out basis.

Inventories of supplies are reported at cost, whereas inventories held for resale are reported at lower of cost or market.

I. Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditure/expense when consumed rather than when purchased.

J. Restricted Assets

Assets are reported as restricted when limitations on their use change the nature or normal understanding of the availability of the asset. Such constraints are either externally imposed by creditors, contributors, grantors, or laws of other governments, or are imposed by law through constitutional provisions or enabling legislation. When both restricted and non-restricted assets are available for use, it is the government’s policy to use restricted resources first, then non-restricted resources, as they are needed.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

K. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (i.e., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. General infrastructure assets acquired prior to January 1, 2004 are not reported in the government-wide financial statements. No long-term capital assets or depreciation are shown in the governmental fund financial statements. All capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Capital assets are recorded at cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Major outlays for capital assets and improvements are capitalized in the proprietary fund as projects are constructed. Interest incurred during the construction phase of proprietary fund capital assets is reflected in the capitalized value of the asset constructed, net of interest earned on the invested proceeds over the same period. Property, plant and equipment are depreciated using the straight-line method over the following useful lives.

Assets	Years
Buildings	30
Utility plant in service	30
Machinery and equipment	5 – 10
Infrastructure	30

L. Compensated Absences

It is the government's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. No liability is reported for unpaid accumulated sick leave. Vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

M. Long-Term Obligations

In the government-wide financial statements and proprietary fund type in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, or business-type activities Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. The difference in the straight-line method and the effective interest method is immaterial.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

M. Long Term Obligations (Continued)

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

N. Leases – Lessor

The City is a lessor for noncancellable leases of property. The City recognizes a lease receivable and deferred inflows of resources for deferred lease income in the government-wide financial statements and fund financial statements. The City recognizes lease receivables with an initial, individual value of \$5,000 or more.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments related to leases include how the City determines: 1) the discount rate it uses to discount the expected lease receivable to present value, 2) lease term, and 3) lease revenue:

- The City uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease receivable are composed of fixed payments expected to be received during the lease period.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and receivable if certain changes occur that are expected to significantly affect the amount of the lease receivable. The City recognized \$29,025 as lease revenue for the year ended December 31, 2023.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

O. Deferred Outflows/Inflows of Resources

In addition to assets, the Statement of Net Position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. See Note 8 for the details of deferred outflows related to the pension plan.

In addition to liabilities, the Statement of Net Position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents the acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has one type of item, which arises only under a modified accrual basis of accounting, which qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from two sources: property taxes and franchise fees. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. The City also reports deferred inflows from lease receipts, and amortized into lease revenue over the remaining life of the lease.

Additionally, the City reports deferred inflows of resources related to pensions, which result from changes in the net pension liability not included in pension expense. See Note 8 for the details of deferred inflows related to the pension plan.

P. Fund Equity

Fund equity at the governmental fund financial reporting level is classified as “fund balance”. Fund equity for all other reporting is classified as “net position”.

Fund Balance

Generally, fund balance represents the difference between the assets and liabilities, including deferred inflows of resources, under the current financial resources measurement focus of accounting. In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Fund balances are classified as follows:

- **Non-spendable** – Fund balances are reported as non-spendable when amounts cannot be spent because they are either: a) not in spendable form (i.e., items that are not expected to be converted to cash), or b) legally or contractually required to be maintained intact.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

P. Fund Equity (Continued)

Fund Balance (Continued)

- **Restricted** – Fund balances are reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.
- **Committed** – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by formal action of the Mayor and City Council through the adoption of a resolution. The Mayor and City Council may modify or rescind the commitment.
- **Assigned** – Fund balances are reported as assigned when amounts are constrained by the City's intent to be used for specific purposes, but are neither restricted nor committed. Through resolution, the Mayor and City Council have authorized the City Manager or his designee to assign fund balance.
- **Unassigned** – Fund balances are reported as unassigned when the balances have not been assigned to other funds and that are not restricted, committed, or assigned to specific purposes within the General Fund.

Fund Balance Flow Assumptions

When both restricted and unrestricted amounts of fund balance are available for use for expenditures incurred, it is the City's policy to use restricted amounts first and then unrestricted amounts as they are needed. For unrestricted amounts of fund balance, it is the City's policy to use fund balance in the following order:

- Committed
- Assigned
- Unassigned

Net Position

Net position represents the difference between assets, including deferred outflows of resources, and liabilities, including deferred inflows of resources, in reporting which utilizes the economic resources measurement focus. Net investment in capital assets consist of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used (i.e., the amount that the City has spent) for the acquisition, construction or improvement of those assets. Net position is reported as restricted using the same definition as used for restricted fund balance as described in the section above. All other net position is reported as unrestricted.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

P. Fund Equity (Continued)

Net Position (Continued)

The City applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

Q. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the City of Garden City Retirement Plan (the "Plan") and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

NOTE 2. DEPOSITS AND INVESTMENTS

Total deposits and investments as of December 31, 2023 are summarized as follows:

As reported in the Statement of Net Position:

Cash and cash equivalents - Primary Government	\$ 25,059,485
Cash and cash equivalents - restricted	<u>27,847,469</u>
Total cash and investments	<u><u>\$ 52,906,954</u></u>
Deposits with financial institutions	\$ 17,281,930
Georgia Fund 1	35,305,335
Certificates of deposit	317,189
Cash on hand	<u>2,500</u>
Total cash and investments	<u><u>\$ 52,906,954</u></u>

NOTES TO FINANCIAL STATEMENTS

NOTE 2. DEPOSITS AND INVESTMENTS (CONTINUED)

Credit Risk

Georgia laws (Official Code of Georgia Annotated ("O.C.G.A.") §36-83-4 and §36-82-7) limit investments of the City. The City has no investment policy that would further limit its investment choices. State statute authorizes the City to invest in obligations of the U.S. Treasury, commercial paper, corporate bonds, repurchase agreements, and the local government investment pool ("Georgia Fund 1"). As of December 31, 2023, the City's investment in the Georgia Fund 1 was rated AAf by Standard & Poor's. Shares sold and redeemed are based on \$1 per share. The reported value of the pool is the same as the fair value of the pool shares. The Georgia Fund 1 is managed by the Office of the State Treasurer.

Interest Rate Risk

The City does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

At December 31, 2023, the City had the following cash equivalents:

<u>Cash Equivalent and Investment</u>	<u>Average Credit Rating</u>	<u>Fair Value</u>	<u>Average Maturity Days</u>	<u>Maturity Date</u>
Georgia Fund 1	AAf	\$ 35,305,335	26	N/A
Certificates of Deposit	N/A	317,189	30	January 15, 2024
		<u>\$ 35,622,524</u>		

Fair Value Measurements

The City categorizes its fair value measurements within the fair value hierarchy established by GAAP. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted market prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs. The only investments held by the City as of December 31, 2023 are maintained in Georgia Fund 1 and are not subject to level disclosure.

The Georgia Fund 1 is an investment pool which does not meet the criteria of GASB Statement No. 79 and is thus valued at fair value in accordance with GASB Statement No. 31. As a result, the City does not disclose its investment in the Georgia Fund 1 within the fair value hierarchy.

NOTES TO FINANCIAL STATEMENTS

NOTE 2. DEPOSITS AND INVESTMENTS (CONTINUED)

Custodial Credit Risk – Deposits

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, the City will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. State statutes require all deposits and investments (other than federal or state government instruments) to be collateralized by depository insurance, obligations of the U.S. government, or bonds of public authorities, counties, or municipalities combined in the aggregate totaling not less than 110% of the public funds held. As of December 31, 2023, the City's bank balances of deposits are entirely covered under insurance or collateralization with securities held by the City's agent in the City's name.

NOTE 3. RECEIVABLES

Receivables as of December 31, 2023, including the applicable allowances for uncollectible accounts, are as follows:

	General	SPLOST Fund	Nonmajor Governmental Funds	Water and Sewer Fund
Receivables:				
Taxes	\$ 227,048	\$ -	\$ 35,354	\$ -
Accounts	80,953	-	-	606,781
Intergovernmental	518,424	500,651	-	-
Leases	1,151,234	-	-	-
Gross receivables	1,977,659	500,651	35,354	606,781
Less allowance	(94,000)	-	-	(229,000)
Net receivables	<u>\$ 1,883,659</u>	<u>\$ 500,651</u>	<u>\$ 35,354</u>	<u>\$ 377,781</u>

	Solid Waste Fund	Stormwater Fund	Fire Protection Fund	Total
Receivables:				
Taxes	\$ -	\$ -	\$ -	\$ 262,402
Accounts	68,719	135,216	303,044	1,194,713
Intergovernmental	-	-	-	1,019,075
Leases	-	-	-	1,151,234
Gross receivables	68,719	135,216	303,044	3,627,424
Less allowance	(30,000)	(48,000)	(135,000)	(536,000)
Net receivables	<u>\$ 38,719</u>	<u>\$ 87,216</u>	<u>\$ 168,044</u>	<u>\$ 3,091,424</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 3. RECEIVABLES (CONTINUED)

Property Taxes

Property taxes are levied as of January 1 on property values assessed on the same date. A millage rate of 2.761 mills was adopted on June 20, 2023. Tax bills were rendered on August 31, 2023 and are considered past due 60 days after the respective tax billing date at which time the applicable property is subject to lien and penalties and interest are assessed.

NOTE 4. CAPITAL ASSETS

Capital asset activity for governmental activities for the year ended December 31, 2023 was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	<u>Ending Balance</u>
Government Activities:					
Capital assets, not being depreciated:					
Land	\$ 4,331,042	\$ -	\$ -	\$ -	\$ 4,331,042
Construction in progress	2,087,295	265,972	-	(382,763)	1,970,504
Total	<u>6,418,337</u>	<u>265,972</u>	<u>-</u>	<u>(382,763)</u>	<u>6,301,546</u>
Capital assets, being depreciated:					
Buildings	14,803,899	22,000	(1,527,153)	144,720	13,443,466
Machinery and equipment	6,760,147	506,360	(544,451)	154,409	6,876,465
Infrastructure	5,977,043	-	-	-	5,977,043
Total	<u>27,541,089</u>	<u>528,360</u>	<u>(2,071,604)</u>	<u>299,129</u>	<u>26,296,974</u>
Less accumulated depreciation for:					
Buildings	(5,459,997)	(294,352)	1,496,152	-	(4,258,197)
Machinery and equipment	(5,890,230)	(324,536)	544,168	38,572	(5,632,026)
Infrastructure	(1,775,808)	(189,085)	-	-	(1,964,893)
Total	<u>(13,126,035)</u>	<u>(807,973)</u>	<u>2,040,320</u>	<u>38,572</u>	<u>(11,855,116)</u>
Total capital assets, being depreciated, net	<u>14,415,054</u>	<u>(279,613)</u>	<u>(31,284)</u>	<u>337,701</u>	<u>14,441,858</u>
Governmental activities capital assets, net	<u>\$ 20,833,391</u>	<u>\$ (13,641)</u>	<u>\$ (31,284)</u>	<u>\$ (45,062)</u>	<u>\$ 20,743,404</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 4. CAPITAL ASSETS (CONTINUED)

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Business-type Activities:					
Capital assets, not being depreciated:					
Land	\$ 91,657	\$ -	\$ -	\$ -	\$ 91,657
Construction in progress	1,611,836	183,821	-	(1,717,239)	78,418
Total	1,703,493	183,821	-	(1,717,239)	170,075
Capital assets, being depreciated:					
Utility plant in service	24,200,110	186,602	(136,736)	1,576,161	25,826,137
Buildings and systems	7,703,580	-	-	-	7,703,580
Other equipment	4,781,380	301,818	(113,546)	224,712	5,194,364
Infrastructure	2,758,917	-	-	-	2,758,917
Total	39,443,987	488,420	(250,282)	1,800,873	41,482,998
Less accumulated depreciation for:					
Utility plant in service	(16,349,702)	(574,737)	136,734	-	(16,787,705)
Buildings and systems	(3,259,936)	(250,644)	-	-	(3,510,580)
Other equipment	(4,437,168)	(79,057)	112,966	(38,572)	(4,441,831)
Infrastructure	(1,098,044)	(91,857)	-	-	(1,189,901)
Total	(25,144,850)	(996,295)	249,700	(38,572)	(25,930,017)
Total capital assets, being depreciated, net	14,299,137	(507,875)	(582)	1,762,301	15,552,981
Business-type activities capital assets, net	<u>\$ 16,002,630</u>	<u>\$ (324,054)</u>	<u>\$ (582)</u>	<u>\$ 45,062</u>	<u>\$ 15,723,056</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 4. CAPITAL ASSETS (CONTINUED)

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental activities:		
General government	\$	304,976
Public safety		189,738
Public works		213,855
Recreation		73,816
Health and welfare		18,080
Housing and development		7,508
Total depreciation for governmental activities	\$	<u>807,973</u>
Business-type activities:		
Water and sewer fund	\$	868,891
Stormwater fund		97,392
Fire protection fund		30,012
Total depreciation for business-type activities	\$	<u>996,295</u>

NOTE 5. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

There were two interfund balances for the year ended December 31, 2023. The Solid Waste Fund owed the Water and Sewer Fund \$17,719 and the Nonmajor Governmental Funds owed the General Fund \$35,156. These balances resulted from the time lag between the dates the: 1) interfund goods and services are provided or reimbursable expenditures occur, 2) transactions are recorded in the accounting system, and 3) payments between funds are made.

Interfund transfers for the year ended December 31, 2023 are as follows:

Transfers In	Transfers Out	Amount
General Fund	Nonmajor Governmental Funds	\$ 236,927
General Fund	Water and Sewer Fund	150,000
Solid Waste Fund	Stormwater Fund	30,000
Fire Protection Fund	General Fund	2,136,423
Solid Waste Fund	General Fund	36,546
		<u>\$ 2,589,896</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 5. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS (CONTINUED)

Interfund transfers are used to: 1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them, 2) close out funds no longer used by the City, and 3) use unrestricted revenues collected in the General Fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

NOTE 6. FINANCED PURCHASE

The government has entered into financed purchase agreements for financing of equipment and vehicles used in governmental activities. Interest rates range from 2.42% to 2.59%. The duration of the agreements are for three to seven years. The financed purchase agreement for governmental activities was paid off during the current fiscal year.

NOTE 7. LONG-TERM DEBT

Governmental activities

Note Payable

In April 2020, the City entered into a note payable agreement with the Georgia Municipal Association, Inc. in the amount of \$5,070,000 with an interest rate of 1.08% per annum. The proceeds of the note were used to: (i) refund and pay in full the amounts due under the 2012 sales agreement, (ii) fund a debt service reserve account for the note payable, and (iii) pay the costs incurred in connection with the issuance of the note payable. The refunding transaction resulted in a reduction in debt service of \$434,843 and an economic gain of \$311,063.

Annual debt service requirements to maturity for the note payable are as follows:

Year Ending December 31,	Principal	Interest	Total
2024	\$ 630,000	\$ 27,648	\$ 657,648
2025	635,000	20,844	655,844
2026	645,000	13,986	658,986
2027	650,000	7,020	657,020
Totals	<u>\$ 2,560,000</u>	<u>\$ 69,498</u>	<u>\$ 2,629,498</u>

Revenue Bonds

On September 21, 2023, the Mayor and City Council authorized the issuance of \$16,970,000 of Revenue Bonds (Series 2023) to pay for the costs of a new recreation complex. The bonds were issued at a premium of \$80,891 with interest rates ranging from 4.13% to 5.00%.

NOTES TO FINANCIAL STATEMENTS

NOTE 7. LONG-TERM DEBT (CONTINUED)

Governmental activities (Continued)

Revenue Bonds (Continued)

Annual debt service requirements to maturity are as follows:

Year Ending December 31,	Principal	Interest	Total
2024	\$ 190,000	\$ 863,372	\$ 1,053,372
2025	280,000	773,406	1,053,406
2026	290,000	759,406	1,049,406
2027	305,000	744,906	1,049,906
2028	320,000	729,656	1,049,656
2029 – 2033	1,870,000	3,390,031	5,260,031
2034 – 2038	2,385,000	2,874,031	5,259,031
2039 – 2043	3,000,000	2,265,063	5,265,063
2044 – 2048	3,715,000	1,553,675	5,268,675
2049 – 2053	4,615,000	641,250	5,256,250
Totals	<u>\$16,970,000</u>	<u>\$ 14,594,796</u>	<u>\$ 31,564,796</u>

Business-type activities

Revenue Bonds

On May 9, 2013, the Mayor and City Council authorized the issuance of \$5,040,000 of Water and Sewer Revenue Bonds (Series 2013) to pay in full all Georgia Environmental Finance Authority (“GEFA”) City loan agreements; provide a debt service reserve sufficient to satisfy the debt service reserve requirement of the bonds; and pay the fees and expenses incurred in connection with the issuance of the bonds. The bonds were issued at a premium of \$27,541 with interest rates ranging from 1.50% to 2.75%.

NOTES TO FINANCIAL STATEMENTS

NOTE 7. LONG-TERM DEBT (CONTINUED)

Business-type activities (Continued)

Revenue Bonds (Continued)

Annual debt service requirements to maturity are as follows:

Year Ending December 31,	Principal	Interest	Total
2024	\$ 150,000	\$ 27,385	\$ 177,385
2025	150,000	24,010	174,010
2026	135,000	20,635	155,635
2027	145,000	17,260	162,260
2028	145,000	13,635	158,635
2029 – 2032	365,000	22,103	387,103
Totals	<u>\$ 1,090,000</u>	<u>\$ 125,028</u>	<u>\$ 1,215,028</u>

Georgia Environmental Finance Authority (“GEFA”) Loans

The Water and Sewer Fund incurred debt of \$4,588,080 to GEFA for various water and sewer system projects during prior years. Payments are due in monthly installments of \$21,929 including interest at 1.40% through 2038. The outstanding balance at December 31, 2023 is \$3,379,766. Annual debt service requirements to maturity are as follows:

Year Ending December 31,	Principal	Interest	Total
2024	\$ 217,224	\$ 45,926	\$ 263,150
2025	220,285	42,866	263,151
2026	223,388	39,762	263,150
2027	226,536	36,614	263,150
2028	229,728	33,422	263,150
2029 – 2033	1,198,115	117,636	1,315,751
2034 – 2038	1,064,490	31,970	1,096,460
Totals	<u>\$ 3,379,766</u>	<u>\$ 348,196</u>	<u>\$ 3,727,962</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 7. LONG-TERM DEBT (CONTINUED)

Business-type activities (Continued)

Georgia Environmental Finance Authority ("GEFA") Loans (Continued)

The Water and Sewer Fund incurred debt of \$500,000 to GEFA for a project at the wastewater treatment plant during current and prior years. Payments are due in monthly installments of \$4,339 including interest at 0.81% through 2028. The outstanding balance at December 31, 2023 is \$246,724. Annual debt service requirements to maturity are as follows:

Year Ending December 31,	Principal	Interest	Total
2024	\$ 50,257	\$ 1,812	\$ 52,069
2025	50,666	1,404	52,070
2026	51,078	992	52,070
2027	51,493	576	52,069
2028	43,230	161	43,391
Totals	<u>\$ 246,724</u>	<u>\$ 4,945</u>	<u>\$ 251,669</u>

The Stormwater Fund incurred debt of \$30,453 to GEFA for acquisition of an approved land conservation project during prior years. Payments are due in monthly installments of \$3,123 including interest at 0.50% through 2029. The outstanding balance at December 31, 2023 is \$17,949. Annual debt service requirements to maturity are as follows:

Year Ending December 31,	Principal	Interest	Total
2024	\$ 3,040	\$ 83	\$ 3,123
2025	3,055	68	3,123
2026	3,070	52	3,122
2027	3,086	37	3,123
2028	3,101	21	3,122
2029	2,597	6	2,603
Totals	<u>\$ 17,949</u>	<u>\$ 267</u>	<u>\$ 18,216</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 7. LONG-TERM DEBT (CONTINUED)

Changes in Long-term Liabilities

Long-term liability activity for the fiscal year ended December 31, 2023 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
Governmental Activities					
Financed purchases	\$ 41,366	\$ -	\$ 41,366	\$ -	\$ -
Notes payable - direct borrowing	3,185,000	-	625,000	2,560,000	630,000
Revenue bonds	-	16,970,000	-	16,970,000	190,000
Premium on bonds	-	80,891	-	80,891	4,785
Long-term debt	3,226,366	17,050,891	666,366	19,610,891	824,785
Compensated absences	164,701	599,419	25,901	738,219	738,219
Total governmental activities long-term liabilities	<u>\$ 3,391,067</u>	<u>\$ 17,650,310</u>	<u>\$ 692,267</u>	<u>\$ 20,349,110</u>	<u>\$ 1,563,004</u>
Business-type Activities					
Revenue bonds	\$ 1,420,000	\$ -	\$ 330,000	\$ 1,090,000	\$ 150,000
Unamortized premium	13,771	-	1,377	12,394	1,377
GEFA loans - direct borrowing	3,911,521	-	267,082	3,644,439	270,521
Long-term debt	5,345,292	-	598,459	4,746,833	421,898
Compensated absences	46,146	47,838	6,162	87,822	87,822
Total business-type activities long-term liabilities	<u>\$ 5,391,438</u>	<u>\$ 47,838</u>	<u>\$ 604,621</u>	<u>\$ 4,834,655</u>	<u>\$ 509,720</u>

For governmental activities, compensated absences are generally liquidated by the General Fund. For business-type activities, compensated absences are generally paid for by the enterprise fund reporting the liability.

NOTES TO FINANCIAL STATEMENTS

NOTE 8. PENSION PLAN

A. Plan Description

The City's defined benefit pension plan, the City of Garden City Retirement Plan (the "Plan"), provides retirement and disability benefits and death benefits to plan members and beneficiaries. The Plan is affiliated with the Georgia Municipal Employees Benefit System ("GMEBS"), an agent multiple-employer public employee retirement system that acts as a common investment and administrative agent for cities in the State of Georgia.

The City is assigned the authority to establish and amend benefit provisions of the Plan. GMEBS issues a publicly available financial report that includes financial statements and required supplementary information.

The report can be obtained by writing to:

Georgia Municipal Association
Risk Management and Employee Benefit Services
201 Pryor Street, SW
Atlanta, Georgia 30303
or by calling (404) 688-0472

Plan membership. As of January 1, 2023, pension plan membership consisted of the following:

Retirees and beneficiaries receiving benefits	48
Terminated plan members entitled to, but not receiving, benefits	88
Active plan members	110
Total	<u>246</u>

Contributions. Employees are not required to contribute to the Plan. The Plan is subject to the minimum funding standards of the Public Retirement Systems Standards Law (O.C.G.A §47-20-10). The GMEBS Board of Trustees has adopted an actuarial funding policy that requires a different funding level than the estimated minimum annual contribution to minimize fluctuations in annual contribution amounts and to accumulate sufficient funds to secure benefits under the Plan. If the City contributes the recommended contribution developed under the actuarial funding policy each year, the Plan will meet applicable state funding standards. The City contributed \$1,075,678 to the Plan for the year ended December 31, 2023.

NOTES TO FINANCIAL STATEMENTS

NOTE 8. PENSION PLAN (CONTINUED)

B. Net Pension Liability

The City's net pension liability was measured as of March 31, 2023. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2022, with updated procedures performed by the actuary to roll forward to the total pension liability measured as of March 31, 2023.

Actuarial assumptions. The total pension liability in the July 1, 2023 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.25%
Salary increases	2.25%, plus service based merit increases
Investment rate of return	7.375%

Mortality rates were based on the gender-distinct Pri-2012 head-count weighted Healthy Mortality Table with rates multiplied by 1.25.

The actuarial assumptions used in the July 1, 2023 valuation were based on the results of an actuarial experience study for the period January 1, 2015 – June 30, 2019.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of March 31, 2023 are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-term Expected Real Rate of Return</u>
Domestic equity	45.00%	6.40%
International equity	20.00%	6.80%
Real estate	10.00%	3.90%
Global Fixed income	5.00%	0.46%
Domestic Fixed income	20.00%	0.40%
Cash	0.00%	
Total	100.00%	

NOTES TO FINANCIAL STATEMENTS

NOTE 8. PENSION PLAN (CONTINUED)

B. Net Pension Liability (Continued)

Discount rate. The discount rate used to measure the total pension liability was 7.375%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all of the projected benefit payments to determine the total pension liability.

Changes in the net pension liability. The changes in the components of the net pension liability of the City for the year ended December 31, 2023 were as follows:

	<u>Total Pension Liability</u>	<u>Fiduciary Net Position</u>	<u>Net Pension Liability</u>
Balances at March 31, 2022	\$ 13,931,739	\$ 11,718,839	\$ 2,212,900
Changes for the year:			
Service cost	299,022	-	299,022
Interest	1,024,449	-	1,024,449
Difference between expected and actual experience	593,017	-	593,017
Contributions, employer	-	630,817	(630,817)
Contributions, employee	-	102,667	(102,667)
Net investment income	-	(767,658)	767,658
Benefit payments	(679,867)	(679,867)	-
Administrative expense	-	(34,944)	34,944
Other	3,277,256	-	3,277,256
Net changes	<u>4,513,877</u>	<u>(748,985)</u>	<u>5,262,862</u>
Balances at March 31, 2023	<u>\$ 18,445,616</u>	<u>\$ 10,969,854</u>	<u>\$ 7,475,762</u>

The required schedule of changes in the City's net pension liability and related ratios immediately following the notes to the financial statements presents multi-year trend information about whether the value of plan assets is increasing or decreasing over time relative to the total pension liability.

NOTES TO FINANCIAL STATEMENTS

NOTE 8. PENSION PLAN (CONTINUED)

B. Net Pension Liability (Continued)

Sensitivity of the net pension liability to changes in the discount rate. The following presents the net pension liability of the City, calculated using the discount rate of 7.375%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.375%) or 1-percentage-point higher (8.375%) than the current rate:

1.00% Decrease (6.375%)	Current Discount Rate (7.375%)	1.00% Increase (8.375%)
\$ 10,243,516	\$ 7,475,762	\$ 5,219,248

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future, and actuarially determined amounts are subject to continual revision as results are compared to past expectations and new estimates are made about the future. Actuarial calculations reflect a long-term perspective. Calculations are based on the substantive plan in effect as of March 31, 2023, and the current sharing pattern of costs between employer and employee. For the year ended December 31, 2023, the City recognized pension expense of \$4,113,273. At December 31, 2023, the City reported deferred outflows and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 471,091	\$ 127,334
Net difference between projected and actual earnings on pension plan investments	481,453	-
City's contribution to the pension plan subsequent to the measurement date	456,404	-
Total deferred outflows/(inflows)	<u>\$ 1,408,948</u>	<u>\$ 127,334</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 8. PENSION PLAN (CONTINUED)

B. Net Pension Liability (Continued)

Sensitivity of the net pension liability to changes in the discount rate (Continued). City contributions subsequent to the measurement date of \$456,404 are reported as deferred outflows of resources and will be recognized as a reduction of the net pension liability in the year ending December 31, 2024. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31,	
2024	\$ 130,014
2025	(135,446)
2026	504,120
2027	326,522
Total	<u>\$ 825,210</u>

NOTE 9. ICMA RETIREMENT PLANS

Plan Description and Funding Requirements. The City participates in a defined contribution plan administered by ICMA-RC to provide retirement benefits for employees. The plan is identified as a 457 retirement plan. The authority under which the plan provisions are established and may be amended rest with the City Council. At December 31, 2023, there were 58 employees participating in the plan. All full-time employees are eligible to participate in the plan and all plan members are allowed to make voluntary contributions. The government contributes, on behalf of each participant, 50% of the contribution made by the participant for the plan year (not including participant contributions exceeding 6% of earnings). Total contributions for the year ended December 31, 2023 were \$101,703 by the employees and \$259,821 by the City.

NOTES TO FINANCIAL STATEMENTS

NOTE 10. RISK MANAGEMENT

The government is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; errors or omissions; and workers' compensation for which the City carries the following insurance coverage:

Risk Pools. The government joined the Georgia Interlocal Risk Management Agency ("GIRMA"). Insurance coverage and deductible options for property, casualty and crime under the policy are selected by the government's management based on the anticipated needs. The City is required to pay all premiums, applicable deductibles and assessments billed GIRMA, as well as following loss reduction and prevention procedures established by GIRMA. GIRMA's responsibility includes paying claims, and representing the City in defense and settlement of claims. GIRMA's basis for estimating the liabilities for unpaid claims – incurred but not reported ("IBNR") – is established by an actuary. The City has not compiled a record of the claims paid up to the applicable deductible for the prior year or the current fiscal year. The City is unaware of any claims for which the City is liable (up to the applicable deductible), which were outstanding and unpaid at December 31, 2023. No provisions have been made in the financial statements for any estimate of potential claims.

The City has elected to be a member of the Georgia Municipal Association Workers' Compensation Self-Insurance Fund ("GMAWCSIF"), a risk management agency created under Georgia law. As a participant in the GMAWCSIF, the City has no legal obligation to pay its own workers' compensation claims. The City is required to make an annual contribution to the fund in an amount that is determined on the basis of actuarial projections of losses. With payment of the government's annual contribution, the City has effectively transferred the risk and responsibility for payment of its workers' compensation claims.

However, the enabling statute creating the GMAWCSIF permits the fund to levy an assessment upon its members to make up any deficiency the fund may have in surplus or reserves. No amount has been recorded in the financial statements for this contingency, as management believes the likelihood for assessment is remote.

Self-Insurance. The government pays unemployment claims to the State Department of Labor on a reimbursement basis. Liabilities for such claims are immaterial and are not accrued.

NOTE 11. JOINT VENTURE

Under Georgia law, the government is a member of the Coastal Regional Commission ("CRC") and is required to pay annual dues thereto. Membership in a CRC is required by the O.C.G.A. §50-8-34 which provides for the organizational structure of the CRC in Georgia. The CRC Board membership includes the chief elected official of each county and municipality of the area. O.C.G.A. §50-8-39.1 provides that the member governments are liable for any debts or obligations of a CRC. Management believes the CRC is currently accumulating sufficient financial resources to meet its obligations. Separate financial statements may be obtained from the Coastal Regional Commission, P.O. Box 1917, Brunswick, Georgia 31521.

NOTES TO FINANCIAL STATEMENTS

NOTE 12. COMMITMENTS AND CONTINGENCIES

The City receives a number of grants that are subject to program compliance audits by the grantors. Noncompliance with the terms and provisions of these grant agreements could result in contingent liabilities to the grantor agencies.

Various claims are pending against the City. The City attorney estimates that the potential effect of these claims net of insurance coverage would not be material in relation to the overall financial statements.

At December 31, 2023, the City had outstanding construction commitments totaling \$15,220,544 related to water and sewer projects, a parking area, and CAD systems.

NOTE 13. LODGING TAX

The government imposes a 6% hotel/motel tax on all lodging within the City. Revenues were \$473,854 for the year ended December 31, 2023. Expenditures totaled \$236,927 and were used to promote tourism, conventions, trade shows and to operate, maintain and market a conference center facility as required by O.C.G.A. §48-13-51. The City also transferred \$236,927 to the General Fund during the year ended December 31, 2023.

REQUIRED SUPPLEMENTARY INFORMATION



CITY OF GARDEN CITY, GEORGIA

REQUIRED SUPPLEMENTARY INFORMATION SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL GENERAL FUND FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Taxes:				
Property	\$ 3,244,600	\$ 2,678,851	\$ 2,678,427	\$ (424)
Sales	3,217,500	4,646,700	4,646,618	(82)
Franchise	795,000	858,687	858,566	(121)
Insurance premium	600,000	915,915	915,915	-
Occupational	440,000	913,000	912,680	(320)
Alcoholic beverage	165,596	167,000	166,358	(642)
Financial institution	35,000	27,100	27,091	(9)
Excise	50,000	121,000	120,456	(544)
Other	15,100	19,500	19,392	(108)
Licenses and permits	380,000	1,219,000	1,218,377	(623)
Intergovernmental	110,000	157,281	157,280	(1)
Fines and forfeitures	1,243,000	1,661,500	1,661,000	(500)
Charges for services	199,100	208,310	231,141	22,831
Investment earnings	30,000	762,000	796,936	34,936
Miscellaneous	138,500	170,480	108,620	(61,860)
Total revenues	<u>10,663,396</u>	<u>14,526,324</u>	<u>14,518,857</u>	<u>(7,467)</u>
EXPENDITURES				
Current:				
General government				
Council	113,600	103,900	97,321	6,579
Executive department	550,975	549,400	536,524	12,876
General administration	<u>1,274,476</u>	<u>1,340,558</u>	<u>1,316,783</u>	<u>23,775</u>
Total general government	<u>1,939,051</u>	<u>1,993,858</u>	<u>1,950,628</u>	<u>43,230</u>
Judicial				
Municipal court	246,250	343,530	338,235	5,295
Public safety				
Police	4,734,645	4,805,000	4,785,481	19,519
Emergency management	<u>11,500</u>	<u>12,400</u>	<u>12,257</u>	<u>143</u>
Total public safety	<u>4,746,145</u>	<u>4,817,400</u>	<u>4,797,738</u>	<u>19,662</u>
Public works				
Public works administration	1,245,650	1,055,700	1,036,371	19,329
Health and welfare				
Senior citizens center	221,000	256,550	248,327	8,223
Culture and recreation				
Recreation	967,800	973,700	955,344	18,356
Housing and development				
Planning and zoning	<u>675,000</u>	<u>658,158</u>	<u>643,232</u>	<u>14,926</u>
Total expenditures	<u>10,040,896</u>	<u>10,098,896</u>	<u>9,969,875</u>	<u>129,021</u>
Excess of revenues over expenditures	<u>622,500</u>	<u>4,427,428</u>	<u>4,548,982</u>	<u>121,554</u>

(Continued)

CITY OF GARDEN CITY, GEORGIA

REQUIRED SUPPLEMENTARY INFORMATION SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL GENERAL FUND FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
OTHER FINANCING SOURCES (USES)				
Transfers out	\$ (1,050,000)	\$ (2,172,969)	\$ (2,172,969)	\$ -
Transfers in	412,500	387,000	386,927	(73)
Sale of capital assets	5,000	17,010	17,010	-
Insurance recoveries	10,000	14,300	14,274	(26)
Total other financing uses, net	<u>(622,500)</u>	<u>(1,754,659)</u>	<u>(1,754,758)</u>	<u>(99)</u>
Net change in fund balances	-	2,672,769	2,794,224	121,455
Fund balances, beginning of year	<u>11,427,119</u>	<u>11,427,119</u>	<u>11,427,119</u>	<u>-</u>
Fund balances, end of year	<u><u>\$ 11,427,119</u></u>	<u><u>\$ 14,099,888</u></u>	<u><u>\$ 14,221,343</u></u>	<u><u>\$ 121,455</u></u>

CITY OF GARDEN CITY, GEORGIA

REQUIRED SUPPLEMENTARY INFORMATION SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL ARPA FUND FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
REVENUES				
Intergovernmental	\$ 3,256,275	\$ 3,256,275	\$ -	\$ (3,256,275)
Investment earnings	-	34,539	34,539	-
Total revenues	<u>3,256,275</u>	<u>3,290,814</u>	<u>34,539</u>	<u>(3,256,275)</u>
Net change in fund balances	<u>3,256,275</u>	<u>3,290,814</u>	<u>34,539</u>	<u>(3,256,275)</u>
FUND BALANCES, beginning of year	<u>9,657</u>	<u>9,657</u>	<u>9,657</u>	<u>-</u>
FUND BALANCES, end of year	<u><u>\$ 3,265,932</u></u>	<u><u>\$ 3,300,471</u></u>	<u><u>\$ 44,196</u></u>	<u><u>\$ (3,256,275)</u></u>

CITY OF GARDEN CITY, GEORGIA

REQUIRED SUPPLEMENTARY INFORMATION SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS FOR THE FISCAL YEAR ENDED DECEMBER 31,

	2023	2022	2021	2020
Total pension liability				
Service cost	\$ 299,022	\$ 289,126	\$ 287,254	\$ 264,435
Interest	1,024,449	983,245	932,567	814,837
Differences between expected and actual experience	593,017	(254,667)	105,316	454,021
Changes of assumptions	-	-	-	-
Benefit payments	(679,867)	(662,393)	(617,314)	(528,623)
Other	3,277,256	202,220	-	797,346
Net change in total pension liability	4,513,877	557,531	707,823	1,802,016
Total pension liability - beginning	13,931,739	13,374,208	12,666,385	10,864,369
Total pension liability - ending (a)	<u>\$ 18,445,616</u>	<u>\$ 13,931,739</u>	<u>\$ 13,374,208</u>	<u>\$ 12,666,385</u>
Plan fiduciary net position				
Contributions - employer	\$ 630,817	\$ 640,746	\$ 552,727	\$ 525,593
Contributions - employee	102,667	73,478	57,802	220,083
Net investment income	(767,658)	667,569	3,440,671	(586,475)
Benefit payments	(679,867)	(662,393)	(617,314)	(528,623)
Administrative expense	(34,944)	(31,663)	(30,634)	(33,243)
Net change in plan fiduciary net position	(748,985)	687,737	3,403,252	(402,665)
Plan fiduciary net position - beginning	11,718,839	11,031,102	7,627,850	8,030,515
Plan fiduciary net position - ending (b)	<u>\$ 10,969,854</u>	<u>\$ 11,718,839</u>	<u>\$ 11,031,102</u>	<u>\$ 7,627,850</u>
City's net pension liability - ending (a) - (b)	<u>\$ 7,475,762</u>	<u>\$ 2,212,900</u>	<u>\$ 2,343,106</u>	<u>\$ 5,038,535</u>
Plan fiduciary net position as a percentage of total pension liability	59.47%	84.12%	82.48%	60.22%
Covered payroll	\$ 6,390,275	\$ 5,395,802	\$ 5,097,450	\$ 5,114,011
City's net pension liability as a percentage of covered payroll	116.99%	41.01%	45.97%	98.52%

Notes to the Schedule:

The schedule will present 10 years of information once it is accumulated.

2019	2018	2017	2016	2015
\$ 279,808	\$ 317,750	\$ 269,894	\$ 233,822	\$ 217,862
760,168	678,587	656,890	543,233	501,801
217,019	352,086	(385,356)	352,913	113,765
-	-	-	-	(22,112)
(496,790)	(345,327)	(274,922)	(298,110)	(255,306)
-	172,447	48,652	623,086	-
760,205	1,175,543	315,158	1,454,944	556,010
10,104,164	8,928,621	8,613,463	7,158,519	6,602,509
<u>\$ 10,864,369</u>	<u>\$ 10,104,164</u>	<u>\$ 8,928,621</u>	<u>\$ 8,613,463</u>	<u>\$ 7,158,519</u>
\$ 520,939	\$ 544,609	\$ 553,264	\$ 353,385	\$ 381,022
41,164	27,522	12,085	-	-
280,323	838,864	734,086	18,434	492,021
(496,790)	(345,327)	(274,922)	(298,110)	(255,306)
(32,693)	(30,148)	(23,789)	(12,500)	(11,335)
312,943	1,035,520	1,000,724	61,209	606,402
7,717,572	6,682,052	5,681,328	5,620,119	5,013,717
<u>\$ 8,030,515</u>	<u>\$ 7,717,572</u>	<u>\$ 6,682,052</u>	<u>\$ 5,681,328</u>	<u>\$ 5,620,119</u>
<u>\$ 2,833,854</u>	<u>\$ 2,386,592</u>	<u>\$ 2,246,569</u>	<u>\$ 2,932,135</u>	<u>\$ 1,538,400</u>
73.92%	76.38%	74.84%	65.96%	78.51%
\$ 5,043,769	\$ 4,922,342	\$ 5,318,021	\$ 4,535,128	\$ 4,119,739
56.19%	48.48%	42.24%	64.65%	37.34%

CITY OF GARDEN CITY, GEORGIA

REQUIRED SUPPLEMENTARY INFORMATION SCHEDULE OF CITY CONTRIBUTIONS FOR THE FISCAL YEAR ENDED DECEMBER 31,

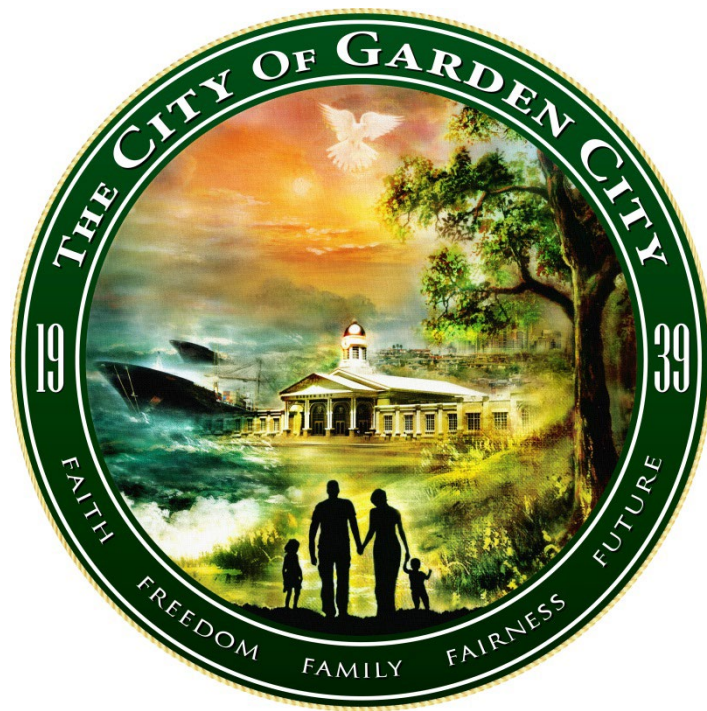
	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Actuarially determined contribution	\$ 1,075,678	\$ 608,538	\$ 639,041	\$ 643,187
Contributions in relation to the actuarially determined contribution	<u>1,075,678</u>	<u>608,538</u>	<u>639,041</u>	<u>643,187</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	\$ 6,390,275	\$ 5,395,802	\$ 5,097,450	\$ 5,114,011
Contributions as a percentage of covered payroll	16.83%	11.28%	12.54%	12.58%

Notes to the Schedule:

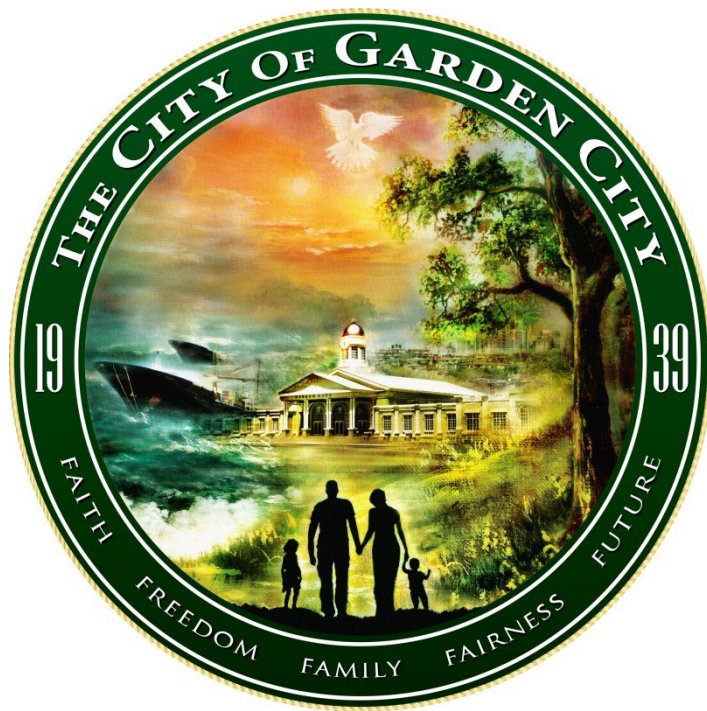
Valuation Date	July 1, 2023
Cost Method	Projected unit credit
Actuarial Asset Valuation Method	Sum of actuarial value at beginning of the year and the cash flow during the year plus assumed investment return, adjusted by 10% of the amount that the value exceeds or is less than the market value at the end of the year. The actuarial value is adjusted, if necessary, to be within 20% of the market value.
Assumed Rate of Return on Investments	7.375%
Projected Salary Increases	2.25% plus service based merit increases
Cost of Living Adjustments	2.50%
Amortization Method	Closed level dollar for unfunded liability
Remaining Amortization Period	14 years

The schedule will present 10 years of information once it is accumulated.

<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
\$ 531,520	\$ 544,609	\$ 551,719	\$ 353,458	\$ 353,360
<u>531,520</u>	<u>544,609</u>	<u>553,264</u>	<u>353,385</u>	<u>381,022</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ (1,545)</u>	<u>\$ 73</u>	<u>\$ (27,662)</u>
\$ 5,043,769	\$ 4,922,342	\$ 5,318,021	\$ 4,535,128	\$ 4,119,739
10.54%	11.06%	10.40%	7.79%	9.25%



**COMBINING AND INDIVIDUAL NONMAJOR FUND
FINANCIAL STATEMENTS AND SCHEDULES**



CITY OF GARDEN CITY, GEORGIA

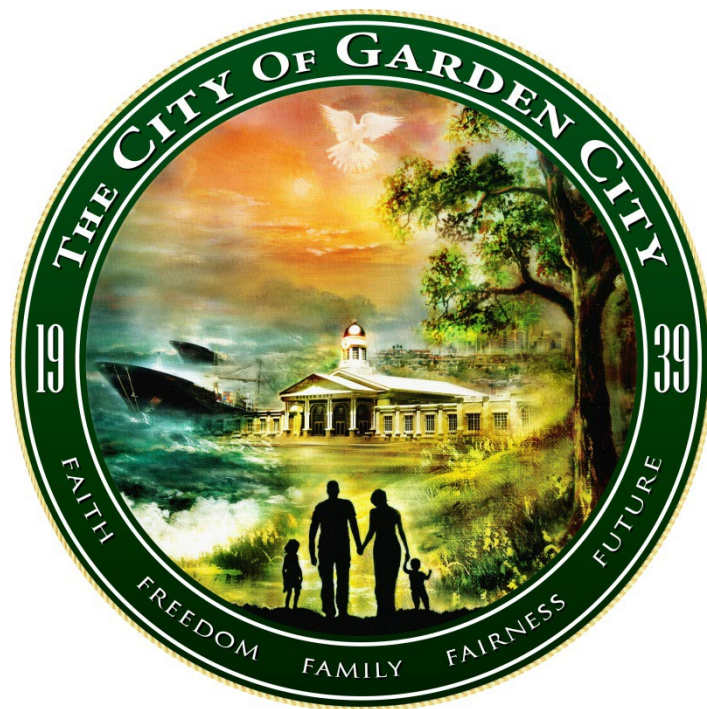
NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

The Special Revenue Funds are used to account for proceeds of specific revenue sources (other than major capital projects) that are legally restricted to expenditure for specified purposes.

Confiscated Assets Fund – accounts for the receipt and disbursement of condemned monies awarded to the City by court order and expenditure of these funds.

Hotel/Motel Tax Fund – accounts for revenues and expenditures of hotel/motel tax restricted by local ordinance for the promotion of tourism.



CITY OF GARDEN CITY, GEORGIA

COMBINING BALANCE SHEET NONMAJOR GOVERNMENTAL FUNDS DECEMBER 31, 2023

	<u>Special Revenue Funds</u>		<u>Total Nonmajor Governmental Funds</u>
	<u>Confiscated Assets</u>	<u>Hotel/Motel Tax</u>	
ASSETS			
Cash and cash equivalents	\$ 25,537	\$ 86,183	\$ 111,720
Taxes receivable	-	35,354	35,354
Total assets	<u>\$ 25,537</u>	<u>\$ 121,537</u>	<u>\$ 147,074</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable	\$ -	\$ 86,381	\$ 86,381
Due to other funds	-	35,156	35,156
Total liabilities	<u>-</u>	<u>121,537</u>	<u>121,537</u>
FUND BALANCES			
Restricted for:			
Public safety	<u>25,537</u>	<u>-</u>	<u>25,537</u>
Total fund balances	<u>25,537</u>	<u>-</u>	<u>25,537</u>
Total liabilities and fund balances	<u>\$ 25,537</u>	<u>\$ 121,537</u>	<u>\$ 147,074</u>

CITY OF GARDEN CITY, GEORGIA

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES NONMAJOR GOVERNMENTAL FUNDS FOR THE YEAR ENDED DECEMBER 31, 2023

	<u>Special Revenue Funds</u>		<u>Total Nonmajor Governmental Funds</u>
	<u>Confiscated Assets</u>	<u>Hotel/Motel Tax</u>	
Revenues			
Taxes	\$ -	\$ 473,854	\$ 473,854
Fines and forfeitures	8,339	-	8,339
Total revenues	<u>8,339</u>	<u>473,854</u>	<u>482,193</u>
Expenditures			
Public safety	3,134	-	3,134
Housing and development	-	236,927	236,927
Total expenditures	<u>3,134</u>	<u>236,927</u>	<u>240,061</u>
Excess of revenues over expenditures	<u>5,205</u>	<u>236,927</u>	<u>242,132</u>
Other financing uses			
Transfers out	-	(236,927)	(236,927)
Total other financing uses	<u>-</u>	<u>(236,927)</u>	<u>(236,927)</u>
Net change in fund balances	5,205	-	5,205
Fund balances, beginning of year	<u>20,332</u>	<u>-</u>	<u>20,332</u>
Fund balances, end of year	<u>\$ 25,537</u>	<u>\$ -</u>	<u>\$ 25,537</u>

CITY OF GARDEN CITY, GEORGIA

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL BUDGETARY COMPARISON SCHEDULE CONFISCATED ASSETS SPECIAL REVENUE FUND FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Fines and forfeitures	\$ 3,500	\$ 8,339	\$ 8,339	\$ -
Miscellaneous	3,000	-	-	-
Total revenues	<u>6,500</u>	<u>8,339</u>	<u>8,339</u>	<u>-</u>
EXPENDITURES				
Current:				
Public safety	6,500	3,134	3,134	-
Total expenditures	<u>6,500</u>	<u>3,134</u>	<u>3,134</u>	<u>-</u>
Net change in fund balance	-	5,205	5,205	-
FUND BALANCES, beginning of year	<u>20,332</u>	<u>20,332</u>	<u>20,332</u>	<u>-</u>
FUND BALANCES, end of year	<u><u>\$ 20,332</u></u>	<u><u>\$ 25,537</u></u>	<u><u>\$ 25,537</u></u>	<u><u>\$ -</u></u>

CITY OF GARDEN CITY, GEORGIA

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL BUDGETARY COMPARISON SCHEDULE HOTEL/MOTEL SPECIAL REVENUE FUND FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Taxes	\$ 435,001	\$ 473,854	\$ 473,854	\$ -
Total revenues	435,001	473,854	473,854	-
EXPENDITURES				
Current:				
Housing and development	217,501	236,927	236,927	-
Total expenditures	217,501	236,927	236,927	-
Excess of revenues over expenditures	217,500	236,927	236,927	-
OTHER FINANCING USES				
Transfers out	(217,500)	(236,927)	(236,927)	-
Total other financing uses	(217,500)	(236,927)	(236,927)	-
Net change in fund balance	-	-	-	-
FUND BALANCES, beginning of year	-	-	-	-
FUND BALANCES, end of year	\$ -	\$ -	\$ -	\$ -

CITY OF GARDEN CITY, GEORGIA

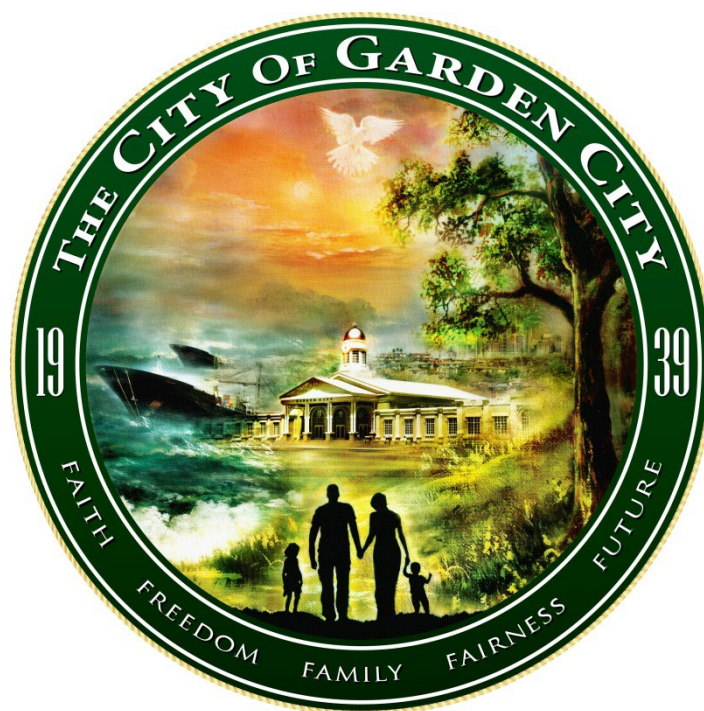
SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS FOR THE YEAR ENDED DECEMBER 31, 2023

Project Description	Original Estimated Cost	Revised Estimated Cost	Expenditures		
			Prior Years	Current Year	Total
<u>2014 - 2020 SPLOST Referendum</u>					
Capital Outlay:	\$ 3,613,000	\$ 3,613,000	\$ -	\$ -	\$ -
Government Buildings	-	-	1,768,874	-	1,768,874
Public Safety Facilities and Equipment	-	-	3,321,303	389,077	3,710,380
Roads, Streets and Bridges	-	-	3,068,294	293,268	3,361,562
Cultural and Recreational Facilities	-	-	130,354	126,940	257,294
Parks	-	-	-	-	-
Debt Service:					
Municipal and Judicial Facilities	<u>4,472,000</u>	<u>4,472,000</u>	<u>5,703,394</u>	<u>658,840</u>	<u>6,362,234</u>
	<u>\$ 8,085,000</u>	<u>\$ 8,085,000</u>	<u>\$ 13,992,219</u>	<u>\$ 1,468,125</u>	<u>\$ 15,460,344</u>

*Reconciliation of Schedule of Projects Constructed with Special Sales Tax Proceeds to Expenditures
Reported in the Special Purpose Local Option Sales Tax Fund:*

Total SPOST Fund expenditures	\$ 1,511,463
Debt service on equipment not reported on schedule	<u>(43,338)</u>
Total SPLOST expenditures	<u>\$ 1,468,125</u>

STATISTICAL SECTION



CITY OF GARDEN CITY, GEORGIA

STATISTICAL SECTION

This part of the City of Garden City, Georgia's (the "City's") Annual Comprehensive Financial Report ("ACFR") presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

<u>Contents</u>	<u>Page</u>
Financial Trends These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	64 – 70
Revenue Capacity These schedules contain information to help the reader understand and assess the factors affecting the City's ability to generate its most significant local revenue sources, the property tax and sales taxes.	71 – 76
Debt Capacity These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	77 – 86
Economic and Demographic Information These schedules offer economic and demographic indicators to help the reader understand the environment within which the City's financial activities take place and provide information that facilitates comparisons of financial information over time and among governments.	87 and 88
Operating Information These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.	89 – 91

Sources: Unless otherwise noted, the information in these schedules is derived from the City's financial reports for the relevant year.

CITY OF GARDEN CITY, GEORGIA

NET POSITION BY COMPONENT LAST TEN FISCAL YEARS

(accrual basis of accounting)

	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Governmental activities										
Invested in capital assets, net of related debt	\$ 11,695,771	\$ 11,798,120	\$ 12,944,733	\$ 15,323,056	\$ 14,832,504	\$ 16,495,488	\$ 16,435,032	\$ 16,721,633	\$ 17,607,025	\$ 17,849,669
Restricted	576,674	978,394	825,096	113,981	2,045,744	1,072,926	1,166,464	1,985,025	3,157,357	7,623,966
Unrestricted	5,526,529	5,542,726	3,883,156	3,439,436	1,711,243	4,303,276	5,454,472	6,384,743	9,742,389	10,184,321
Total governmental activities net position	<u>\$ 17,798,974</u>	<u>\$ 18,319,240</u>	<u>\$ 17,652,985</u>	<u>\$ 18,876,473</u>	<u>\$ 18,589,491</u>	<u>\$ 21,871,690</u>	<u>\$ 23,055,968</u>	<u>\$ 25,091,401</u>	<u>\$ 30,506,771</u>	<u>\$ 35,657,956</u>
Business-type activities										
Invested in capital assets, net of related debt	\$ 10,408,014	\$ 10,461,769	\$ 10,961,872	\$ 10,219,652	\$ 9,749,200	\$ 9,234,153	\$ 9,208,733	\$ 10,282,468	\$ 10,637,088	\$ 10,976,223
Unrestricted	2,593,894	3,098,463	2,901,328	3,389,129	4,550,484	4,286,406	5,174,821	6,630,616	7,691,715	8,659,438
Total business-type activities net position	<u>\$ 13,001,908</u>	<u>\$ 13,560,232</u>	<u>\$ 13,863,200</u>	<u>\$ 13,608,781</u>	<u>\$ 14,299,684</u>	<u>\$ 13,520,559</u>	<u>\$ 14,383,554</u>	<u>\$ 16,913,084</u>	<u>\$ 18,328,803</u>	<u>\$ 19,635,661</u>
Primary government										
Net investment in capital assets	\$ 22,103,785	\$ 22,259,889	\$ 23,906,605	\$ 25,542,708	\$ 24,581,704	\$ 25,729,641	\$ 25,643,765	\$ 27,004,101	\$ 28,244,113	\$ 28,825,892
Restricted	576,674	978,394	825,096	113,981	2,045,744	1,072,926	1,166,464	1,985,025	3,157,357	7,623,966
Unrestricted	8,120,423	8,641,189	6,784,484	6,828,565	6,261,727	8,589,682	10,629,293	13,015,359	17,434,104	18,843,759
Total primary government net position	<u>\$ 30,800,882</u>	<u>\$ 31,879,472</u>	<u>\$ 31,516,185</u>	<u>\$ 32,485,254</u>	<u>\$ 32,889,175</u>	<u>\$ 35,392,249</u>	<u>\$ 37,439,522</u>	<u>\$ 42,004,485</u>	<u>\$ 48,835,574</u>	<u>\$ 55,293,617</u>

CITY OF GARDEN CITY, GEORGIA

CHANGES IN NET POSITION LAST TEN FISCAL YEARS

(accrual basis of accounting)

	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Expenses										
Governmental activities:										
General government	\$ 1,449,807	\$ 1,580,481	\$ 1,796,052	\$ 1,905,124	\$ 2,079,811	\$ 1,858,194	\$ 1,835,131	\$ 2,028,872	\$ 2,031,813	\$ 2,544,984
Judiciary	95,500	96,250	98,450	102,750	98,201	100,756	85,382	202,834	224,658	402,589
Public safety	3,727,352	3,978,747	4,820,500	4,345,144	4,384,679	4,460,680	4,990,281	4,670,147	4,731,951	6,668,899
Public works	984,467	1,016,071	1,489,211	1,353,264	1,152,826	1,148,789	1,194,080	1,303,913	1,178,909	1,400,332
Health and welfare	165,958	201,774	223,839	193,803	181,160	194,670	135,349	163,214	229,617	361,107
Culture and recreation	694,969	720,162	928,678	902,666	865,594	1,010,698	858,031	1,066,771	1,029,846	1,272,837
Housing and development	164,671	381,510	522,753	889,052	589,906	564,022	535,179	702,129	954,439	1,053,941
Interest on long-term debt	212,955	219,211	193,830	181,448	169,563	171,954	189,826	53,375	44,382	468,087
Total governmental activities expenses	<u>\$ 7,495,679</u>	<u>\$ 8,194,206</u>	<u>\$ 10,073,313</u>	<u>\$ 9,873,251</u>	<u>\$ 9,521,740</u>	<u>\$ 9,509,763</u>	<u>\$ 9,823,259</u>	<u>\$ 10,191,255</u>	<u>\$ 10,425,615</u>	<u>\$ 14,172,776</u>
Business-type activities:										
Water and sewerage system	\$ 2,837,507	\$ 3,075,811	\$ 3,221,336	\$ 3,517,828	\$ 4,039,620	\$ 3,694,732	\$ 3,518,604	\$ 3,372,586	\$ 3,551,592	\$ 4,079,459
Sanitation	384,159	370,800	379,055	407,944	385,996	421,455	439,155	449,494	467,399	519,838
Stormwater	878,475	808,378	931,135	898,404	847,326	837,875	978,534	860,188	1,055,145	1,141,769
Fire Protection Services	874,368	1,324,813	1,796,044	2,105,686	2,239,319	2,338,871	2,359,852	2,174,668	2,803,756	4,108,408
Total business-type activities expense	<u>4,974,509</u>	<u>5,579,802</u>	<u>6,327,570</u>	<u>6,929,862</u>	<u>7,512,261</u>	<u>7,292,933</u>	<u>7,296,145</u>	<u>6,856,936</u>	<u>7,877,892</u>	<u>9,849,474</u>
Total primary government expenses	<u>\$ 12,470,188</u>	<u>\$ 13,774,008</u>	<u>\$ 16,400,883</u>	<u>\$ 16,803,113</u>	<u>\$ 17,034,001</u>	<u>\$ 16,802,696</u>	<u>\$ 17,119,404</u>	<u>\$ 17,048,191</u>	<u>\$ 18,303,507</u>	<u>\$ 24,022,250</u>
Program Revenues										
Governmental activities:										
Charges for services:										
General government	\$ 201,390	\$ 254,970	\$ 296,327	\$ 295,108	\$ 511,775	\$ 477,509	\$ 593,054	\$ 739,709	\$ 1,546,455	\$ 1,363,460
Public safety	709,893	734,117	791,251	750,639	843,667	1,186,709	1,076,053	1,332,569	1,488,707	1,763,083
Public works	705	630	225	-	-	-	20,799	12,900	13,060	2,200
Health and welfare	24,283	22,817	20,527	20,293	-	-	-	-	-	-
Culture and recreation	106,154	91,742	103,601	100,351	53,271	50,857	33,167	146,669	97,338	98,734
Housing and development	38,677	54,690	60,948	67,446	-	-	-	-	-	-
Operating grants and contributions	164,947	177,904	165,936	788,841	176,419	175,737	552,607	85,174	120,373	145,989
Capital grants and contributions	1,295,386	1,580,781	1,772,807	2,756,303	1,897,581	1,854,185	1,755,109	2,395,007	3,053,877	3,170,569
Total governmental activities program revenues	<u>\$ 2,541,435</u>	<u>\$ 2,917,651</u>	<u>\$ 3,211,622</u>	<u>\$ 4,778,981</u>	<u>\$ 3,482,713</u>	<u>\$ 3,744,997</u>	<u>\$ 4,030,789</u>	<u>\$ 4,712,028</u>	<u>\$ 6,319,810</u>	<u>\$ 6,544,035</u>

(Continued)

CITY OF GARDEN CITY, GEORGIA

CHANGES IN NET POSITION LAST TEN FISCAL YEARS

(accrual basis of accounting)

	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Program Revenues (Continued)										
Business-type activities:										
Charges for services	\$ 5,224,169	\$ 5,442,920	\$ 5,550,037	\$ 5,731,172	\$ 6,068,762	\$ 7,182,074	\$ 7,017,030	\$ 6,689,169	\$ 7,533,203	\$ 8,589,041
Operating grants and contributions	39,078	524,050	-	-	-	-	-	-	-	-
Capital grants and contributions	87,876	156,586	418,491	134,117	30,988	-	-	1,293,353	85,030	399,124
Total business-type activities										
program revenues	5,351,123	6,123,556	5,968,528	5,865,289	6,099,750	7,182,074	7,017,030	7,982,522	7,618,233	8,988,165
Total primary government program revenues	<u>\$ 7,892,558</u>	<u>\$ 9,041,207</u>	<u>\$ 9,180,150</u>	<u>\$ 10,644,270</u>	<u>\$ 9,582,463</u>	<u>\$ 10,927,071</u>	<u>\$ 11,047,819</u>	<u>\$ 12,694,550</u>	<u>\$ 13,938,043</u>	<u>\$ 15,532,200</u>
Net (Expense)/Revenue										
Governmental activities	\$ (4,954,244)	\$ (5,276,555)	\$ (6,861,691)	\$ (5,094,270)	\$ (6,039,027)	\$ (5,764,766)	\$ (5,792,470)	\$ (5,479,227)	\$ (4,105,805)	\$ (7,628,741)
Business-type activities	376,614	543,754	(359,042)	(1,064,573)	(1,412,511)	(110,859)	(279,115)	1,125,586	(259,659)	(861,309)
Total primary government net expense	<u>\$ (4,577,630)</u>	<u>\$ (4,732,801)</u>	<u>\$ (7,220,733)</u>	<u>\$ (6,158,843)</u>	<u>\$ (7,451,538)</u>	<u>\$ (5,875,625)</u>	<u>\$ (6,071,585)</u>	<u>\$ (4,353,641)</u>	<u>\$ (4,365,464)</u>	<u>\$ (8,490,050)</u>
General Revenue and Other Changes in Net Assets										
Governmental activities:										
Taxes	\$ 6,591,994	\$ 6,849,298	\$ 6,772,949	\$ 7,288,918	\$ 7,761,351	\$ 8,171,358	\$ 7,945,077	\$ 8,510,422	\$ 10,811,738	\$ 10,845,746
Unrestricted investment earnings	3,087	7,904	14,560	24,054	41,904	51,214	22,721	5,130	202,199	1,002,211
Miscellaneous	1,283	29,782	60,901	219,846	15,141	110,410	46,631	174,282	152,055	14,274
Gain on disposition of capital assets	-	-	-	-	-	-	-	-	-	2,985,726
Transfers	(53,758)	(265,377)	(652,974)	(755,980)	(2,066,351)	713,983	(1,037,681)	(1,175,174)	(1,644,817)	(2,068,031)
Total governmental activities	<u>\$ 6,542,606</u>	<u>\$ 6,621,607</u>	<u>\$ 6,195,436</u>	<u>\$ 6,776,838</u>	<u>\$ 5,752,045</u>	<u>\$ 9,046,965</u>	<u>\$ 6,976,748</u>	<u>\$ 7,514,660</u>	<u>\$ 9,521,175</u>	<u>\$ 12,779,926</u>

(Continued)

CITY OF GARDEN CITY, GEORGIA

CHANGES IN NET POSITION LAST TEN FISCAL YEARS

(accrual basis of accounting)

	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
General Revenue and Other Changes in Net Assets (Continued)										
Business-type activities:										
Unrestricted investment earnings	\$ 1,764	\$ 2,546	\$ 6,966	\$ 17,201	\$ 37,063	\$ 45,717	\$ 104,429	\$ 228,770	\$ 30,561	\$ 100,136
Miscellaneous	922	38,724	2,070	36,973	-	-	-	-	-	-
Transfers	53,758	265,377	652,974	755,980	2,066,351	(713,983)	1,037,681	1,175,174	1,644,817	2,068,031
Total business-type activities	<u>56,444</u>	<u>306,647</u>	<u>662,010</u>	<u>810,154</u>	<u>2,103,414</u>	<u>(668,266)</u>	<u>1,142,110</u>	<u>1,403,944</u>	<u>1,675,378</u>	<u>2,168,167</u>
Total primary government	<u>\$ 6,599,050</u>	<u>\$ 6,928,254</u>	<u>\$ 6,857,446</u>	<u>\$ 7,586,992</u>	<u>\$ 7,855,459</u>	<u>\$ 8,378,699</u>	<u>\$ 8,118,858</u>	<u>\$ 8,918,604</u>	<u>\$ 11,196,553</u>	<u>\$ 14,948,093</u>
Change in Net Assets										
Governmental activities	\$ 1,266,051	\$ (240,084)	\$ 1,101,166	\$ 737,811	\$ (12,721)	\$ 3,254,495	\$ 1,497,521	\$ 2,035,433	\$ 5,415,370	\$ 5,151,185
Business-type activities	600,198	(52,395)	(402,563)	(602,357)	1,992,555	(947,381)	2,267,696	2,529,530	1,415,719	1,306,858
Total primary government	<u>\$ 1,866,249</u>	<u>\$ (292,479)</u>	<u>\$ 698,603</u>	<u>\$ 135,454</u>	<u>\$ 1,979,834</u>	<u>\$ 2,307,114</u>	<u>\$ 3,765,217</u>	<u>\$ 4,564,963</u>	<u>\$ 6,831,089</u>	<u>\$ 6,458,043</u>

CITY OF GARDEN CITY, GEORGIA

FUND BALANCES OF GOVERNMENTAL FUNDS LAST TEN FISCAL YEARS

(modified accrual basis of accounting)

	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
General Fund										
Non-spendable	\$ 184,289	\$ 74,493	\$ 101,190	\$ 67,198	\$ 96,362	\$ 88,607	\$ 97,070	\$ 88,117	\$ 88,687	\$ 86,756
Committed	-	-	-	-	1,254,973	2,087,328	2,087,328	2,571,862	2,772,724	3,252,269
Restricted	1,898,074	2,184,982	952,139	2,254,973	-	-	-	-	-	-
Unassigned	2,482,404	3,022,728	2,999,503	1,941,646	1,012,469	2,726,235	4,309,192	5,505,807	8,565,708	10,882,318
Total General Fund	<u>\$ 4,564,767</u>	<u>\$ 5,282,203</u>	<u>\$ 4,052,832</u>	<u>\$ 4,263,817</u>	<u>\$ 2,363,804</u>	<u>\$ 4,902,170</u>	<u>\$ 6,493,590</u>	<u>\$ 8,165,786</u>	<u>\$ 11,427,119</u>	<u>\$ 14,221,343</u>
All Other Governmental Funds										
Restricted:										
Special Revenue Funds	\$ 4,498	\$ 30,153	\$ 116,661	\$ 113,981	\$ 152,169	\$ 149,572	\$ 145,529	\$ 117,900	\$ 20,332	\$ 25,537
Capital Projects Fund	572,176	948,241	708,435	-	1,893,575	923,354	1,020,935	1,867,125	3,137,025	24,606,270
Assigned:										
Special Revenue Funds	299,895	380,841	459,080	-	-	-	-	232	9,657	44,196
Unassigned:										
Capital Projects Fund	-	-	-	(227,338)	-	-	-	-	-	-
Total All Other Governmental Funds	<u>\$ 876,569</u>	<u>\$ 1,359,235</u>	<u>\$ 1,284,176</u>	<u>\$ (113,357)</u>	<u>\$ 2,045,744</u>	<u>\$ 1,072,926</u>	<u>\$ 1,166,464</u>	<u>\$ 1,985,257</u>	<u>\$ 3,167,014</u>	<u>\$ 24,676,003</u>

CITY OF GARDEN CITY, GEORGIA

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS LAST TEN FISCAL YEARS

(modified accrual basis of accounting)

	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Revenues										
Taxes	\$ 6,528,681	\$ 6,770,026	\$ 6,832,763	\$ 7,288,967	\$ 7,695,280	\$ 8,143,148	\$ 7,990,234	\$ 9,168,146	\$ 10,790,949	\$ 10,819,357
Licenses and permits	115,075	172,865	209,968	213,248	237,735	202,517	433,743	573,635	1,330,966	1,218,377
Intergovernmental	1,535,954	1,835,756	2,028,881	3,529,636	2,074,001	2,027,096	2,306,960	2,480,181	3,174,250	3,316,558
Charges for services	155,754	119,455	129,307	124,713	139,032	164,760	100,591	272,808	223,808	231,141
Fines and forfeitures	685,389	730,823	786,297	746,894	828,933	1,144,496	1,041,422	1,238,107	1,402,881	1,669,339
Interest revenues	3,087	7,988	15,051	25,212	41,904	54,040	23,477	5,130	202,199	1,002,211
Other revenues	122,773	159,750	190,580	186,055	203,012	203,302	147,317	147,297	187,905	108,620
Total revenues	<u>\$ 9,146,713</u>	<u>\$ 9,796,663</u>	<u>\$ 10,192,847</u>	<u>\$ 12,114,725</u>	<u>\$ 11,219,897</u>	<u>\$ 11,939,359</u>	<u>\$ 12,043,744</u>	<u>\$ 13,885,304</u>	<u>\$ 17,312,958</u>	<u>\$ 18,365,603</u>
Expenditures										
Current:										
General government	\$ 1,028,023	\$ 1,216,522	\$ 1,515,878	\$ 1,497,850	\$ 1,481,463	\$ 1,558,063	\$ 1,413,719	\$ 1,710,898	\$ 1,773,504	\$ 1,950,628
Judiciary	95,500	96,250	98,450	102,750	98,201	100,756	85,382	202,834	221,389	338,235
Public safety	3,550,513	3,862,078	4,108,536	4,123,002	4,197,562	4,062,476	4,090,378	4,199,836	4,671,627	4,800,872
Public works	789,449	907,525	1,428,590	1,165,901	1,117,805	1,089,945	963,810	1,085,252	950,626	1,036,371
Health and welfare	165,958	202,054	213,111	194,608	178,164	195,202	125,548	161,381	229,954	248,327
Culture and recreation	619,474	734,559	859,142	829,518	1,004,719	972,612	726,301	949,695	1,025,350	955,344
Housing and development	126,860	340,560	476,836	351,525	583,402	564,759	506,315	699,457	986,260	880,159
Capital outlay	115,405	635,504	1,114,765	2,908,844	1,001,598	1,782,721	768,591	522,487	762,936	852,335
Debt service:										
Principal	523,461	618,046	716,012	727,551	664,182	705,303	5,867,761	812,086	721,397	666,366
Interest	211,212	218,259	194,667	182,528	168,510	166,367	181,604	54,029	43,974	392,959
Intergovernmental:										
Assistance	113,432	123,245	135,944	199,259	-	-	-	-	-	-
Total expenditures	<u>\$ 7,339,287</u>	<u>\$ 8,954,602</u>	<u>\$ 10,861,931</u>	<u>\$ 12,283,336</u>	<u>\$ 10,495,606</u>	<u>\$ 11,198,204</u>	<u>\$ 14,729,409</u>	<u>\$ 10,397,955</u>	<u>\$ 11,387,017</u>	<u>\$ 12,121,596</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ 1,807,426</u>	<u>\$ 842,061</u>	<u>\$ (669,084)</u>	<u>\$ (168,611)</u>	<u>\$ 724,291</u>	<u>\$ 741,155</u>	<u>\$ (2,685,665)</u>	<u>\$ 3,487,349</u>	<u>\$ 5,925,941</u>	<u>\$ 6,244,007</u>

(Continued)

CITY OF GARDEN CITY, GEORGIA

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS LAST TEN FISCAL YEARS

(modified accrual basis of accounting)

	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Other Financing Sources (Uses)										
Financed purchases and notes payable	\$ -	\$ 612,563	\$ -	\$ -	\$ 280,465	\$ -	\$ 291,673	\$ -	\$ -	\$ -
Bonds issued	-	-	-	-	-	-	-	-	-	17,050,891
Note issued	-	-	-	-	-	-	5,070,000	-	-	-
Sale of surplus property	-	-	875	-	1,305,542	83,019	30,488	60,000	4,723	3,017,010
Insurance recoveries	3,394	10,855	16,753	197,123	15,141	27,391	16,143	114,282	152,055	14,274
Transfers in	308,434	318,245	330,943	394,259	1,497,575	2,166,024	415,931	433,305	442,150	386,927
Transfers out	(362,192)	(583,622)	(983,917)	(1,150,239)	(3,563,926)	(1,452,041)	(1,453,612)	(1,603,947)	(2,081,779)	(2,409,896)
Total other financing sources (uses)	(50,364)	358,041	(635,346)	(558,857)	(465,203)	824,393	4,370,623	(996,360)	(1,482,851)	18,059,206
Net change in fund balances	<u>\$ 1,757,062</u>	<u>\$ 1,200,102</u>	<u>\$ (1,304,430)</u>	<u>\$ (727,468)</u>	<u>\$ 259,088</u>	<u>\$ 1,565,548</u>	<u>\$ 1,684,958</u>	<u>\$ 2,490,989</u>	<u>\$ 4,443,090</u>	<u>\$ 24,303,213</u>
Debt service as a percentage of noncapital expenditures	10.17%	10.05%	9.34%	9.71%	8.77%	9.26%	43.33%	8.77%	7.38%	9.35%

CITY OF GARDEN CITY, GEORGIA

ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY LAST TEN FISCAL YEARS

Tax Digest Year	Real Property		Mobile Homes	Motor Vehicles	Industrial	Utility	Other Personal Property	Tax Exempt Real Property	Total		Ratio of Total Assessed to Total Estimated Actual Value	Total Direct Tax Rate
	Residential	Commercial							Assessed Value	Estimated Actual Value		
2014	\$ 81,205,784	\$ 167,938,531	\$ 5,773,080	\$ 24,858,970	\$ 100,240,147	\$ 10,872,614	\$ 1,482,241	\$ (41,126,476)	\$ 351,244,891	\$ 878,112,228	40.00%	4
2015	78,385,792	175,929,590	5,646,194	16,776,140	117,435,762	12,124,157	2,301,812	(39,526,795)	369,072,652	922,681,630	40.00%	3.883
2016	75,494,899	164,296,704	5,235,004	12,951,250	133,902,014	12,417,656	2,346,749	(38,232,614)	368,411,662	921,029,155	40.00%	3.883
2017	74,573,769	174,012,279	5,377,684	9,425,160	144,196,612	13,910,288	1,604,325	(38,488,120)	384,611,997	961,529,993	40.00%	3.856
2018	75,749,466	190,423,032	5,078,804	7,470,440	168,373,906	15,339,834	3,799,046	(38,426,727)	427,807,801	1,069,519,503	40.00%	3.756
2019	76,777,914	216,224,691	5,175,408	6,313,200	167,411,686	15,886,347	3,266,234	(39,555,493)	451,499,987	1,128,749,968	40.00%	3.690
2020	79,891,599	236,774,818	4,849,448	5,958,750	177,992,356	16,981,650	4,137,831	(41,252,689)	485,333,763	1,213,334,408	40.00%	3.619
2021	84,802,275	231,952,384	4,731,608	4,523,310	196,263,408	19,048,283	5,452,748	(60,154,698)	486,619,318	1,216,548,295	40.00%	3.489
2022	100,893,974	280,875,848	5,554,644	4,305,000	276,653,983	19,940,245	4,376,868	(48,801,891)	643,798,671	1,609,496,678	40.00%	3.143
2023	120,611,325	307,818,020	6,167,964	4,249,880	381,538,078	22,229,068	3,055,011	(56,563,942)	789,105,404	1,972,763,510	40.00%	2.761

Source: Chatham County Tax Assessor City Only Consolidation and Evaluation Digest

Note: The ratio of total assessed to total estimated actual value is at 40.0% by state law.

Tax rates are per \$1,000 net assessed value.

CITY OF GARDEN CITY, GEORGIA

DIRECT AND OVERLAPPING PROPERTY TAX RATES LAST TEN FISCAL YEARS

Fiscal Year	Direct	Overlapping Rates			Total
	City	School District	Chatham County	State of Georgia	
2014	4.000	15.881	12.543	0.10	32.524
2015	3.883	16.631	12.543	0.05	33.107
2016	3.883	16.631	12.543	0.00	33.057
2017	3.856	16.631	12.693	0.00	33.180
2018	3.756	18.881	12.693	0.00	35.330
2019	3.690	18.881	11.543	0.00	34.114
2020	3.619	18.881	11.543	0.00	34.043
2021	3.489	18.131	11.543	0.00	33.163
2022	3.143	17.631	10.518	0.00	31.292
2023	2.761	17.631	10.518	0.00	30.910

Source: Chatham County Tax Commissioner's Office

CITY OF GARDEN CITY, GEORGIA

LOCAL OPTION SALES TAX HISTORY LAST TEN CALENDAR YEARS

	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
January	\$ 198,095	\$ 215,149	\$ 179,109	\$ 227,627	\$ 220,477	\$ 266,221	\$ 255,291	\$ 275,341	\$ 337,487	\$ 344,233
February	210,564	220,986	219,773	232,054	228,153	260,651	255,703	277,886	358,434	341,397
March	240,296	243,788	251,317	266,313	298,697	309,574	251,494	336,225	426,475	406,914
April	233,610	251,283	241,114	262,598	288,365	304,952	222,568	353,491	444,776	387,547
May	238,363	247,085	240,575	258,710	278,031	313,966	267,186	357,792	426,160	383,981
June	240,984	254,619	253,815	265,626	293,667	306,012	294,389	377,633	444,885	390,981
July	247,207	253,464	242,325	265,168	286,393	303,545	285,097	374,199	416,297	448,716
August	235,973	235,624	237,427	246,540	271,498	292,248	402,934	341,999	408,244	367,524
September	230,915	199,903	238,282	237,298	263,362	272,875	269,787	356,851	413,482	384,215
October	231,495	232,030	218,906	250,960	288,230	298,718	300,639	352,666	425,702	389,390
November	232,669	230,946	244,444	261,962	274,793	280,148	285,242	370,473	405,163	371,194
December	267,433	266,323	283,077	286,383	312,870	324,842	337,372	417,591	477,577	430,526
Total	<u>\$ 2,807,604</u>	<u>\$ 2,851,200</u>	<u>\$ 2,850,164</u>	<u>\$ 3,061,237</u>	<u>\$ 3,304,536</u>	<u>\$ 3,533,752</u>	<u>\$ 3,427,702</u>	<u>\$ 4,192,147</u>	<u>\$ 4,984,682</u>	<u>\$ 4,646,618</u>

Sales tax information is presented using the accrual basis of accounting.

CITY OF GARDEN CITY, GEORGIA

SCHEDULE OF TAX REVENUES AND FRANCHISE FEES

LAST TEN FISCAL YEARS

Tax Revenue	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Local Option Sales Tax	\$ 2,807,604	\$ 2,851,200	\$ 2,850,164	\$ 3,061,237	\$ 3,304,536	\$ 3,533,752	\$ 3,427,700	\$ 4,192,147	\$ 4,984,682	\$ 4,646,618
Real and Personal										
Property Tax	1,174,624	1,377,255	1,479,981	1,594,366	1,687,000	1,697,684	1,761,188	1,658,961	1,975,805	2,083,953
Title Ad Valorem Tax	196,198	207,554	126,374	116,933	156,176	205,664	283,265	388,249	433,184	515,234
Franchise Tax - Electric	662,390	719,749	662,594	641,147	613,200	671,532	687,981	662,633	685,743	731,157
Franchise Tax - Gas	31,442	29,699	29,649	27,662	29,012	34,990	39,014	41,827	44,307	44,412
Franchise Tax -										
Television Cable	94,802	95,864	100,537	93,066	92,158	89,281	87,057	85,986	84,501	70,192
Franchise Tax - Telephone	51,156	55,648	67,922	44,734	42,189	26,012	20,346	18,262	17,232	12,805
Alcoholic Beverage										
Excise Tax	139,623	141,929	146,458	158,596	158,892	164,458	161,435	156,064	154,531	152,329
Energy Excise Tax	18,900	36,702	43,503	55,350	64,351	56,967	56,731	98,006	172,785	120,456
Local Option Mixed Drink										
Excise Tax	4,271	7,416	9,556	8,892	11,735	13,395	9,465	12,017	16,737	13,611
Business and Occupation										
Tax	623,464	466,552	461,095	475,113	479,336	507,815	423,082	498,682	589,887	912,679
Insurance Premium Tax	474,518	506,945	549,120	579,008	624,432	662,905	697,826	720,923	844,577	915,915
Financial Institution Tax	22,825	27,027	33,926	34,348	33,170	33,661	35,398	33,008	30,907	27,091
	<u>\$ 6,301,817</u>	<u>\$ 6,523,540</u>	<u>\$ 6,560,879</u>	<u>\$ 6,890,452</u>	<u>\$ 7,296,187</u>	<u>\$ 7,698,116</u>	<u>\$ 7,690,488</u>	<u>\$ 8,566,765</u>	<u>\$ 10,034,878</u>	<u>\$ 10,246,452</u>

CITY OF GARDEN CITY, GEORGIA

PRINCIPAL PROPERTY TAXPAYERS CURRENT YEAR AND NINE YEARS AGO

Taxpayer	2023			2014		
	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
Centerpoint Garden City LLC	\$ 38,252,840	1	5.94%	\$ 7,136,760	2	1.80%
Duke Realty 2509 Dean Forest Road	13,914,000	2	2.16%	-		0.00%
GPT Dean Forest	13,349,320	3	2.07%	-		0.00%
Centerpoint Kahn Garden City LLC	10,700,040	4	1.66%	-		0.00%
Savannah Main Gate LLC	9,707,200	5	1.51%	-		0.00%
Garden Lake Townhomes LLC	8,709,120	6	1.35%	6,381,648	4	1.61%
47 Sonny Perdue Ga, LLC	8,080,848	7	1.26%	-		0.00%
IV1 6030 Commerce Blvd LLC	7,183,800	8	1.12%	-		0.00%
Exeter 437 Telfair, L.P.	7,060,120	9	1.10%	-		0.00%
P8/Strategic Garden City, LLC	6,109,400	10	0.95%	-		0.00%
International Paper	-		0.00%	8,125,231	1	2.05%
Georgia Power Company	-		0.00%	6,994,812	3	1.76%
Duke Realty Limited Partnership	-		0.00%	5,206,740	5	1.31%
Trafigura	-		0.00%	5,023,394	6	1.27%
Cowan Investments LLC	-		0.00%	3,948,000	7	0.99%
Newell Recycling of Savannah LLC	-		0.00%	3,673,821	8	0.93%
Slivka Gene R	-		0.00%	3,478,520	9	0.88%
ABRO Industries Inc.	-		0.00%	3,324,485	10	0.84%
Total	\$ 123,066,688		19.12%	\$ 53,293,411		13.44%

Source: Chatham County Tax Assessor

CITY OF GARDEN CITY, GEORGIA

PROPERTY TAX LEVIES AND COLLECTIONS
CURRENT YEAR AND LAST NINE FISCAL YEARS

Calendar Year ⁽¹⁾	Total Tax Levy ⁽²⁾	Adjustments	Adjusted Levy	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
				Amount	Percentage of Levy		Amount	Percentage of Levy
2014	\$ 1,278,693	\$ (23,167)	\$ 1,255,526	\$ 1,009,692	78.96%	\$ 245,325	\$ 1,255,017	99.96%
2015	1,339,135	(24,437)	1,314,698	1,121,272	83.73%	193,426	1,314,698	100.00%
2016	1,352,839	9,068	1,361,907	1,174,439	86.81%	187,400	1,361,839	100.00%
2017	1,430,542	18,416	1,448,958	1,265,275	88.45%	179,262	1,444,537	99.69%
2018	1,550,460	(26,942)	1,523,518	1,306,581	84.27%	212,817	1,519,398	99.73%
2019	1,615,959	(21,923)	1,594,036	1,402,552	86.79%	187,548	1,590,100	99.75%
2020	1,721,030	(26,541)	1,694,489	1,473,916	85.64%	216,933	1,690,849	99.79%
2021	1,711,462	(43,063)	1,668,399	1,444,248	84.39%	219,562	1,663,810	99.72%
2022	1,986,403	(104,709)	1,881,694	1,744,340	87.81%	124,342	1,868,682	99.31%
2023	2,137,900	(56,186)	2,081,714	1,918,953	89.76%	-	1,918,953	92.18%

Source: Chatham County Tax Commissioner

⁽¹⁾ Taxes are assessed for the calendar year beginning January 1.

⁽²⁾ The total tax levy includes real property, industrial property, personal property and public utilities. The total tax levy is the original state approved levy after adjustments for cancelations, releases, errors and additions.

Note: 2014 was the first year the City of Garden City, Georgia levied property taxes.

CITY OF GARDEN CITY, GEORGIA

WATER RATES LAST TEN FISCAL YEARS

Years ended December 31,	Water - Inside the City		Water - Outside the City	
	Type of Charge	Charge	Type of Charge	Charge
2014	Base	\$13.35 per REU*	Base	\$15.36 per REU*
2015	Base	\$13.55 per REU*	Base	\$15.59 per REU*
2016	Base	\$14.09 per REU*	Base	\$16.20 Per REU*
	Administration Fee	\$2.35	Administration Fee	\$2.35
	Gallons		Gallons	
	up to 2,500	\$1.32	up to 2,500	\$2.07
	2,501 - 5,000	\$1.58	2,501 - 5,000	\$2.48
	5,001 - 10,000	\$1.85	5,001 - 10,000	\$2.90
	10,001 - 15,000	\$2.37	10,001 - 15,000	\$3.72
	15,001 - 20,000	\$2.90	15,001 - 20,000	\$4.55
	Over 20,000	\$3.43	Over 20,000	\$5.37
2017	Base	\$14.51 per REU*	Base	\$16.69 Per REU*
	Administration Fee	\$2.35	Administration Fee	\$2.35
	Gallons		Gallons	
	up to 2,500	\$1.36	up to 2,500	\$2.04
	2,501 - 5,000	\$1.63	2,501 - 5,000	\$2.45
	5,001 - 10,000	\$1.91	5,001 - 10,000	\$2.87
	10,001 - 15,000	\$2.44	10,001 - 15,000	\$3.66
	15,001 - 20,000	\$2.99	15,001 - 20,000	\$4.49
	Over 20,000	\$3.53	Over 20,000	\$5.30
2018	Base	\$14.95 per REU*	Base	\$17.19 Per REU*
	Administration Fee	\$2.35	Administration Fee	\$2.35
	Gallons		Gallons	
	up to 2,500	\$1.40	up to 2,500	\$2.10
	2,501 - 5,000	\$1.68	2,501 - 5,000	\$2.52
	5,001 - 10,000	\$1.97	5,001 - 10,000	\$2.95
	10,001 - 15,000	\$2.51	10,001 - 15,000	\$3.77
	15,001 - 20,000	\$3.08	15,001 - 20,000	\$4.62
	Over 20,000	\$3.64	Over 20,000	\$5.46

(Continued)

CITY OF GARDEN CITY, GEORGIA

WATER RATES LAST TEN FISCAL YEARS

Years ended December 31,	Water - Inside the City		Water - Outside the City	
	Type of Charge	Charge	Type of Charge	Charge
2019	Base	\$15.40 per REU*	Base	\$17.71 Per REU*
	Administration Fee	\$2.35	Administration Fee	\$2.35
	Gallons		Gallons	
	up to 2,500	\$1.44	up to 2,500	\$2.16
	2,501 - 5,000	\$1.73	2,501 - 5,000	\$2.60
	5,001 - 10,000	\$2.03	5,001 - 10,000	\$3.05
	10,001 - 15,000	\$2.59	10,001 - 15,000	\$3.89
	15,001 - 20,000	\$3.17	15,001 - 20,000	\$4.76
2020	Over 20,000	\$3.75	Over 20,000	\$5.63
	Base	\$15.87 per REU*	Base	\$18.25 Per REU*
	Administration Fee	\$2.35	Administration Fee	\$2.35
	Gallons		Gallons	
	up to 2,500	\$1.49	up to 2,500	\$2.24
	2,501 - 5,000	\$1.79	2,501 - 5,000	\$2.69
	5,001 - 10,000	\$2.10	5,001 - 10,000	\$3.15
	10,001 - 15,000	\$2.67	10,001 - 15,000	\$4.01
2021	15,001 - 20,000	\$3.27	15,001 - 20,000	\$4.91
	Over 20,000	\$3.87	Over 20,000	\$5.81
	Base	\$15.87 per REU*	Base	\$18.25 Per REU*
	Administration Fee	\$2.35	Administration Fee	\$2.35
	Gallons		Gallons	
	up to 2,500	\$1.49	up to 2,500	\$2.24
	2,501 - 5,000	\$1.79	2,501 - 5,000	\$2.69
	5,001 - 10,000	\$2.10	5,001 - 10,000	\$3.15
2022	10,001 - 15,000	\$2.67	10,001 - 15,000	\$4.01
	15,001 - 20,000	\$3.27	15,001 - 20,000	\$4.91
	Over 20,000	\$3.87	Over 20,000	\$5.81
	Base	\$15.87 per REU*	Base	\$18.25 Per REU*
	Administration Fee	\$2.35	Administration Fee	\$2.35
	Gallons		Gallons	
	up to 2,500	\$1.49	up to 2,500	\$2.24
	2,501 - 5,000	\$1.79	2,501 - 5,000	\$2.69
	5,001 - 10,000	\$2.10	5,001 - 10,000	\$3.15
	10,001 - 15,000	\$2.67	10,001 - 15,000	\$4.01
	15,001 - 20,000	\$3.27	15,001 - 20,000	\$4.91
	Over 20,000	\$3.87	Over 20,000	\$5.81

CITY OF GARDEN CITY, GEORGIA

WATER RATES LAST TEN FISCAL YEARS

Years ended December 31, 2023	Water - Inside the City		Water - Outside the City	
	Type of Charge	Charge	Type of Charge	Charge
	Base	\$15.87 per REU*	Base	\$18.25 Per REU*
	Administration Fee	\$2.35	Administration Fee	\$2.35
	Gallons		Gallons	
	up to 2,500	\$1.49	up to 2,500	\$2.24
	2,501 - 5,000	\$1.79	2,501 - 5,000	\$2.69
	5,001 - 10,000	\$2.10	5,001 - 10,000	\$3.15
	10,001 - 15,000	\$2.67	10,001 - 15,000	\$4.01
	15,001 - 20,000	\$3.27	15,001 - 20,000	\$4.91
	Over 20,000	\$3.87	Over 20,000	\$5.81

* REU - Residential Equivalent Unit

CITY OF GARDEN CITY, GEORGIA

SEWER RATES LAST TEN FISCAL YEARS

Years ended December 31,	Sewer - Inside the City		Sewer - Outside the City	
	Type of Charge	Charge	Type of Charge	Charge
2014	Base	\$15.84 per REU*	Base	\$18.21 per REU*
2015	Base	\$16.08 per REU*	Base	\$18.50 per REU*
2016	Base	\$16.29 per REU*	Base	\$18.68 per REU*
	Administration Fee	\$2.35	Administration Fee	\$2.35
	Gallons		Gallons	
	up to 2,500	\$2.02	up to 2,500	\$3.03
	2,501 - 5,000	\$2.17	2,501 - 5,000	\$3.26
	5,001 - 10,000	\$2.25	5,001 - 10,000	\$3.63
	10,001 - 15,000	\$2.92	10,001 - 15,000	\$4.71
	15,001 - 20,000	\$3.59	15,001 - 20,000	\$5.78
	Over 20,000	\$4.25	Over 20,000	\$6.86
2017	Base	\$16.78 per REU*	Base	\$19.30 per REU*
	Administration Fee	\$2.35	Administration Fee	\$2.35
	Gallons		Gallons	
	up to 2,500	\$2.08	up to 2,500	\$3.12
	2,501 - 5,000	\$2.24	2,501 - 5,000	\$3.36
	5,001 - 10,000	\$2.32	5,001 - 10,000	\$3.48
	10,001 - 15,000	\$3.01	10,001 - 15,000	\$4.52
	15,001 - 20,000	\$3.70	15,001 - 20,000	\$5.55
	Over 20,000	\$4.38	Over 20,000	\$6.57
2018	Base	\$17.28 per REU*	Base	\$19.87 per REU*
	Administration Fee	\$2.35	Administration Fee	\$2.35
	Gallons		Gallons	
	up to 2,500	\$2.14	up to 2,500	\$3.21
	2,501 - 5,000	\$2.30	2,501 - 5,000	\$3.46
	5,001 - 10,000	\$2.39	5,001 - 10,000	\$3.59
	10,001 - 15,000	\$3.10	10,001 - 15,000	\$4.65
	15,001 - 20,000	\$3.81	15,001 - 20,000	\$5.72
	Over 20,000	\$4.51	Over 20,000	\$6.77

(Continued)

CITY OF GARDEN CITY, GEORGIA

SEWER RATES LAST TEN FISCAL YEARS

Years ended December 31,	Sewer - Inside the City		Sewer - Outside the City	
	Type of Charge	Charge	Type of Charge	Charge
2019	Base	\$17.80 per REU*	Base	\$20.47 per REU*
	Administration Fee	\$2.35	Administration Fee	\$2.35
	Gallons		Gallons	
	up to 2,500	\$2.20	up to 2,500	\$3.30
	2,501 - 5,000	\$2.37	2,501 - 5,000	\$3.56
	5,001 - 10,000	\$2.46	5,001 - 10,000	\$3.69
	10,001 - 15,000	\$3.19	10,001 - 15,000	\$4.79
	15,001 - 20,000	\$3.92	15,001 - 20,000	\$5.88
	Over 20,000	\$4.65	Over 20,000	\$6.98
2020	Base	\$18.34 per REU*	Base	\$21.09 per REU*
	Administration Fee	\$2.35	Administration Fee	\$2.35
	Gallons		Gallons	
	up to 2,500	\$2.27	up to 2,500	\$3.41
	2,501 - 5,000	\$2.45	2,501 - 5,000	\$3.68
	5,001 - 10,000	\$2.54	5,001 - 10,000	\$3.81
	10,001 - 15,000	\$3.29	10,001 - 15,000	\$4.94
	15,001 - 20,000	\$4.04	15,001 - 20,000	\$6.06
	Over 20,000	\$4.79	Over 20,000	\$7.19
2021	Base	\$18.34 per REU*	Base	\$21.09 per REU*
	Administration Fee	\$2.35	Administration Fee	\$2.35
	Gallons		Gallons	
	up to 2,500	\$2.27	up to 2,500	\$3.41
	2,501 - 5,000	\$2.45	2,501 - 5,000	\$3.68
	5,001 - 10,000	\$2.54	5,001 - 10,000	\$3.81
	10,001 - 15,000	\$3.29	10,001 - 15,000	\$4.94
	15,001 - 20,000	\$4.04	15,001 - 20,000	\$6.06
	Over 20,000	\$4.79	Over 20,000	\$7.19

CITY OF GARDEN CITY, GEORGIA

SEWER RATES LAST TEN FISCAL YEARS

Years ended December 31,	Sewer - Inside the City		Sewer - Outside the City	
	Type of Charge	Charge	Type of Charge	Charge
2022	Base	\$18.34 per REU*	Base	\$21.09 per REU*
	Administration Fee	\$2.35	Administration Fee	\$2.35
	Gallons		Gallons	
	up to 2,500	\$2.27	up to 2,500	\$3.41
	2,501 - 5,000	\$2.45	2,501 - 5,000	\$3.68
	5,001 - 10,000	\$2.54	5,001 - 10,000	\$3.81
	10,001 - 15,000	\$3.29	10,001 - 15,000	\$4.94
	15,001 - 20,000	\$4.04	15,001 - 20,000	\$6.06
	Over 20,000	\$4.79	Over 20,000	\$7.19
2023	Base	\$18.34 per REU*	Base	\$21.09 per REU*
	Administration Fee	\$2.35	Administration Fee	\$2.35
	Gallons		Gallons	
	up to 2,500	\$2.27	up to 2,500	\$3.41
	2,501 - 5,000	\$2.45	2,501 - 5,000	\$3.68
	5,001 - 10,000	\$2.54	5,001 - 10,000	\$3.81
	10,001 - 15,000	\$3.29	10,001 - 15,000	\$4.94
	15,001 - 20,000	\$4.04	15,001 - 20,000	\$6.06
	Over 20,000	\$4.79	Over 20,000	\$7.19

* REU - Residential Equivalent Unit

CITY OF GARDEN CITY, GEORGIA

RATIOS OF OUTSTANDING DEBT BY TYPE LAST TEN FISCAL YEARS

Fiscal Year	Governmental Activities				Business-type Activities				Total Primary Government	Percentage of Personal Income ^(a)	Per Capita ^(a)
	Financed Purchases	Certificates of Participation	Note Payable	Revenue Bonds	Financed Purchases	GEFA Loans	Revenue Bonds	Contractual Obligations			
2014	\$ 44,746	\$ 7,720,498	\$ -	\$ -	\$ -	\$ 832,812	\$ 4,484,787	\$ 99,433	\$ 13,182,276	8.45%	\$ 1,480
2015	559,262	7,203,537	-	-	1,073,991	3,021,241	4,128,410	-	15,986,441	9.89%	1,777
2016	374,846	6,676,576	-	-	924,160	3,878,753	3,767,033	-	15,621,368	9.51%	1,742
2017	187,293	6,139,615	-	-	771,165	4,652,380	3,395,656	-	15,146,109	9.46%	1,702
2018	356,240	5,587,654	-	-	615,227	4,943,890	3,019,279	-	14,522,290	8.15%	1,585
2019	215,937	5,025,693	-	-	457,017	4,692,586	2,632,902	-	13,024,135	7.46%	1,450
2020	339,849	-	4,420,000	-	293,960	4,435,549	2,241,525	-	11,730,883	6.43%	1,346
2021	142,763	-	3,805,000	-	148,859	4,175,210	1,825,000	-	10,096,832	4.25%	981
2022	41,366	-	3,185,000	-	-	3,911,521	1,420,000	-	8,557,887	3.78%	830
2023	-	-	2,560,000	16,970,000	-	3,644,439	1,090,000	-	24,264,439	5.12%	2,356

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

^(a) These ratios are calculated using personal income and population for the prior calendar year.

CITY OF GARDEN CITY, GEORGIA

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT AS OF DECEMBER 31, 2023

	Debt Outstanding	Estimated Percentage Applicable	Estimated Share of Overlapping Debt
Overlapping debt repaid with property taxes:			
Chatham County, Georgia:			
DSA Chatham County Judicial Complex Project Series 2020	\$ 67,415,000	4.18%	\$ 2,817,947
DSA Union Mission Series 2009	\$ 1,075,000	4.18%	44,935
DSA Chatham County Projects Series 2014 Refunding of 2005	2,935,000	4.18%	122,683
Unamortized Bond Premiums	11,461,861	4.18%	479,106
Overlapping other debt:			
Leases:			
Chatham County, Georgia Lease Liability	720,211	4.18%	30,105
Subtotal, overlapping debt			3,494,776
City of Garden City direct debt			3,226,366
Total direct and overlapping debt			\$ 6,721,142

CITY OF GARDEN CITY, GEORGIA

LEGAL DEBT MARGIN INFORMATION LAST TEN FISCAL YEARS

	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Net Assessed Value	\$ 351,244,891	\$ 369,072,652	\$ 368,411,662	\$ 384,679,595	\$ 427,807,801	\$ 451,499,987	\$ 485,333,763	\$ 486,619,318	\$ 643,798,671	\$ 789,105,404
Debt Limit Percentage	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Debt Limit - 10% of Assessed Value	35,124,489	36,907,265	36,841,166	38,467,960	42,780,780	45,149,999	48,533,376	48,661,932	64,379,867	78,910,540
Debt Applicable to Debt Limit: General obligation bonds	-	-	-	-	-	-	-	-	-	-
Legal Debt Margin	<u>\$ 35,124,489</u>	<u>\$ 36,907,265</u>	<u>\$ 36,841,166</u>	<u>\$ 38,467,960</u>	<u>\$ 42,780,780</u>	<u>\$ 45,149,999</u>	<u>\$ 48,533,376</u>	<u>\$ 48,661,932</u>	<u>\$ 64,379,867</u>	<u>\$ 78,910,540</u>
Legal debt margin as a percentage of the debt limit	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

CITY OF GARDEN CITY, GEORGIA

PLEDGED-REVENUE COVERAGE LAST TEN FISCAL YEARS

Water and Sewerage System Long-Term Obligations						
Year	Utility Service Charges	Less: Operating Expenses ^(a)	Net Available Revenue	Debt Service ^(b)		Coverage
				Principal	Interest	
2014	\$ 3,453,056	\$ (1,882,597)	\$ 1,570,459	\$ 445,811	\$ 95,812	2.90
2015	3,640,404	(2,142,547)	1,497,857	455,810	76,735	2.81
2016	3,707,685	(2,148,035)	1,559,650	361,377	144,571	3.08
2017	3,749,799	(2,263,640)	1,486,159	371,377	119,520	3.03
2018	4,139,108	(2,979,336)	1,159,772	551,020	128,436	1.71
2019	5,088,453	(2,640,980)	2,447,473	635,809	122,948	3.23
2020	4,873,758	(2,525,953)	2,347,805	644,056	114,889	3.09
2021	4,482,580	(2,377,827)	2,104,753	657,345	106,338	2.76
2022	4,914,249	(2,585,752)	2,328,497	665,679	96,404	3.06
2023	5,283,443	(3,127,953)	2,155,490	594,057	85,786	3.17

^(a)Operating expenses do not include interest, depreciation, amortization expenses, or support departments such as administration and finance.

^(b)Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF GARDEN CITY, GEORGIA
DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS

Fiscal Year	Population*	Personal Income ⁽¹⁾	Per Capita Personal Income ⁽¹⁾	Median Age	Unemployment Rate ⁽²⁾
2014	8,904	\$ 155,989,176	\$ 17,519	35.3	7.7%
2015	8,994	161,712,120	17,980	36.0	5.0%
2016	8,966	164,239,188	18,318	37.2	4.9%
2017	8,900	160,102,100	17,989	32.6	5.6%
2018	8,970	174,448,560	19,448	30.9	5.5%
2019	8,961	174,273,528	19,448	30.9	3.6%
2020	8,713	182,781,314	20,978	31.1	3.5%
2021	10,289	237,377,519	23,071	32.5	4.9%
2022	10,306	226,536,186	21,981	31.8	3.1%
2023	10,297	474,310,711	46,063	34.1	3.2%

Sources:

* US Census Bureau - population based on 2020 Census with Census estimates applied to subsequent years.

⁽¹⁾ United States Census Bureau - Community Facts

⁽²⁾ www.city-data.com/city/garden-city-georgia.html

CITY OF GARDEN CITY, GEORGIA

PRINCIPAL EMPLOYERS CURRENT YEAR AND NINE YEARS AGO

Employer	2023			2014		
	Employees	Rank	Percentage of Total Metro Area Employment	Employees	Rank	Percentage of Total Metro Area Employment
Gulfstream Aerospace Corporation	11,301	1	7.90%	10,126	1	7.85%
Savannah Chatham County Board of Education	5,700	2	3.99%	4,808	3	3.73%
St. Joseph's/Candler Health System	4,652	3	3.25%	3,304	5	2.56%
Ft. Stewart/Hunter Army Airfield	4,300	4	3.01%	4,637	4	3.59%
Memorial Health University Medical Ctr.	3,869	5	2.71%	5,000	2	3.88%
Georgia Southern University - Armstrong	2,864	6	2.00%	602	10	0.47%
Colonial Group	2,241	7	1.57%	-		0.00%
City of Savananh	2,147	8	1.50%	2,795	6	2.17%
Chatham County	1,810	9	1.27%	1,578	8	1.22%
Savannah College of Art & Design	1,772	10	1.24%	1,590	7	1.23%
Georgia Ports Authority	-		0.00%	988	9	0.77%
Total	40,656		28.44%	35,428		27.47%

Source: Savannah Economic Development Authority and Georgia Department of Labor

Note: This data includes employer and employee information for the Savannah Metropolitan Service Area.

CITY OF GARDEN CITY, GEORGIA

FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM LAST TEN YEARS

Function/Program	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
General Government	9	7	9	8	9	9	8	15	17	20
Public Safety	56	59	61	63	63	61	59	60	63	66
Public Works	12	12	13	12	12	12	12	12	9	10
Culture and Recreation	12	14	14	11	11	11	10	7	7	8
Utility Services	17	16	14	12	10	12	12	6	4	4
Total	106	108	111	106	105	105	101	100	100	108

Source: City Personnel Records

CITY OF GARDEN CITY, GEORGIA
OPERATING INDICATORS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

Function/Program	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Police:										
Arrests	867	845	1054	693	734	1121	677	972	1527	1348
Fire:										
Number of Emergency Calls	357	601	2407	2,122	3,144	2,570	2,013	2,273	2,367	2,335
Inspections	180	150	147	147	118	60	322	856	1089	1158
Public Works:										
Ditch Maintenance (Miles)	5.6	7.6	7.5	7.6	7.58	7.58	7.37	7.37	7.37	4.3
Canal Maintenance (Miles)	508	745	765	652	420	353	30	30	30	12
Dry Trash (tons)	38	157	168	153	354.69	353.7	319.6	318.64	160.79	140.01
Water:										
New Connections	6	12	5	8	14	31	17	57	17	17
Average daily consumption (millions of gallons)	0.96	0.89	0.82	0.84	0.89	0.93	0.96	0.94	0.98	1.06
Sewer:										
New Connections	6	8	5	6	14	28	14	56	14	17
Average daily sewage treatment (millions of gallons)	0.89	1.07	1.05	1.05	1.12	1.14	1.08	1.11	1.08	1.12

Source: City records

CITY OF GARDEN CITY, GEORGIA

CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM LAST TEN FISCAL YEARS

Function/Program	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Police:										
Stations	1	1	1	1	1	1	1	1	1	1
Fire:										
Stations	2	2	2	2	2	2	2	2	2	2
Public works:										
Streets (miles)	45	45	45	45	45	45	45	45	45	45
Parks and recreation:										
Parks	4	4	4	4	4	4	4	4	4	4
Community Centers	3	3	3	3	3	3	3	3	3	2
Water:										
Water mains (miles)	41.9	41.9	41.9	41.9	41.9	41.9	41.9	41.9	41.9	41.9
Maximum daily capacity (millions of gallons)	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3
Wastewater:										
Sanitary sewers (miles)	48	48	48	48	48	48	48	48	48	48
Maximum daily treatment capacity (millions of gallons)	2	2	2	2	2	2	2	2	2	2

Sources: City records and Technical Data Assessment Garden City Comprehensive Plan

COMPLIANCE SECTION



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

**To the Honorable Mayor and Members of
the City Council
City of Garden City, Georgia
Garden City, Georgia**

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Garden City, Georgia (the "City"), as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated June 26, 2024.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting ("internal control") as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit, we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. 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 or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Mauldin & Jenkins, LLC

Savannah, Georgia
June 26, 2024

CITY OF GARDEN CITY, GEORGIA
SCHEDULE OF FINDINGS AND RESPONSES
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

SECTION I
SUMMARY OF AUDIT RESULTS

Financial Statements

Type of auditor's report issued on whether the financial statements audited were prepared in accordance with GAAP.

Unmodified

Internal control over financial reporting:

Material weaknesses identified?

____ Yes X None Reported

Significant deficiencies identified not considered to be material weaknesses?

____ Yes X None Reported

Noncompliance material to financial statements noted?

____ Yes X No

Federal Awards

There was not an audit of major federal award programs due to the total amount expended on federal programs being less than \$750,000.

SECTION II
FINANCIAL STATEMENT FINDINGS AND RESPONSES

None Reported.

CITY OF GARDEN CITY, GEORGIA
SCHEDULE OF PRIOR YEAR FINDINGS
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2023

SECTION III
STATUS OF PRIOR YEAR FINDINGS

None Reported.