

**CITY OF FORT OGLETHORPE,
GEORGIA**

**FINANCIAL STATEMENTS AND
SUPPLEMENTAL INFORMATION**

Year Ended December 31, 2021

JOHNSON, HICKEY & MURCHISON, P.C.
Certified Public Accountants
Chattanooga, Tennessee

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FINANCIAL SECTION



INDEPENDENT AUDITORS' REPORT

To the Mayor and City Council
City of Fort Oglethorpe, Georgia

Report on 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 unit, each major fund, and the aggregate remaining fund information of the City of Fort Oglethorpe, Georgia, as of and for the year ended December 31, 2021, 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 unit, each major fund, and the aggregate remaining fund information of the City of Fort Oglethorpe, Georgia, as of December 31, 2021, 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 of Fort Oglethorpe, Georgia, 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 the 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 of Fort Oglethorpe, Georgia'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.

Auditors' 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 auditors' 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 of Fort Oglethorpe, Georgia'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 of Fort Oglethorpe, Georgia'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 on pages vii – xv, and the schedules of required supplementary information on pages 36-42 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 of Fort Oglethorpe, Georgia's basic financial statements. The accompanying combining and individual nonmajor fund financial statements and schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are 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 the schedule of expenditures of federal awards 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 and statistical sections but does not include the basic financial statements and our auditors' 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 September 30, 2022, on our consideration of the City of Fort Oglethorpe, Georgia'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 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 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 Fort Oglethorpe, Georgia's internal control over financial reporting and compliance.



Chattanooga, Tennessee
September 30, 2022

**City of Fort Oglethorpe, Georgia
Management's Discussion and Analysis
For the Year Ended December 31, 2021**

Management's discussion and analysis provides an objective and easily readable analysis of the City's financial activities. The analysis provides summary financial information for the City of Fort Oglethorpe and should be read in conjunction with the City's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The City's basic financial statements consist of three components. The Statement of Net Position and the Statement of Activities (government-wide financial statements), on page 1 and 2, provide information about the activities of the City as a whole and present a longer-term view of the City's finances. Fund financial statements start on page 3. For governmental activities, these statements tell how activities were financed in the short term as well as what remains for future spending. Fund financial statements also report the City's operations in more detail than the government-wide statements by providing information about the City's most significant funds.

The financial statements also include notes which explain some of the information in the Government-wide and Fund financial statements, and which provide additional detail concerning the financial activities of the City. The information contained in these notes is essential to a full understanding of the Government-wide and Fund financial statements. The notes to the basic financial statements begin on page 13 of this report.

REPORTING THE CITY AS A WHOLE

The Statement of Net Position and the Statement of Activities

Our analysis of the City as a whole begins on page ix. One of the most important questions asked about the City's finances is, "Is the City as a whole better off or worse off as a result of the year's activities?" The statement of Net Position and the Statement of Activities report information about the City as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the City's net position and changes in them. You can think of the City's net position, the difference between assets and liabilities, as one way to measure the City's financial health, or financial position. Over time, increases or decreases in the City's net position are one indicator of whether its financial health is improving or deteriorating. You will need to consider other nonfinancial factors, however, such as changes in the City's property tax base and the condition of the City's infrastructure, to assess the overall health of the City.

In the Statement of Net Position and the Statement of Activities, we divide the City into two kinds of activities:

- Governmental activities – Most of the City’s basic services are reported here, including public safety, public works, recreation and general administration. Property taxes, license & permits, local option sales tax, business taxes and franchise fees finance most of these activities.
- Business-type activities – The City charges a fee to customers to help it cover the cost of certain services it provides. The City’s water and sewer activities are reported here.

To aid in the understanding of the Statement of Activities some additional explanation is given. Of particular interest is the format that is significantly different than a typical Statement of Revenues, Expenses, and Changes in Fund Balance. You will notice that expenses are listed in the first column with revenues from that particular program reported to the right. The result is a Net (Expense) / Revenue. The reason for this kind of format is to highlight the relative financial burden of each of the functions on the City’s taxpayers. It also identifies how much each function draws from the general revenues or if it is self-financing through fees and grants. Some of the individual line-item revenues reported for each function are:

General government	Charges for bad checks, charges for copies
Public safety	Fines and forfeitures
Housing and development	Building, plumbing and electrical permits
Culture and recreation	Pool admissions and pavilion fees
Grants and Contributions	Predominantly grants from other governments for specific projects, also including proceeds from Special Local Option Sales Taxes, which are restricted for specific capital related activities

Other governmental revenues are reported as general. It is important to note that all taxes, with the exception of the Special Local Option Sales Taxes referred to above, are classified as general revenue even if restricted for a specific purpose.

Reporting the City's Most Significant Funds

Fund Financial Statements

Our analysis of the City's major funds begins on page xii. The fund financial statements begin on page 3 and provide detailed information about the most significant funds – not the City as a whole. Individual funds are established to track revenues that are restricted to certain uses, comply with legal requirements, or account for the use of state and federal grants. The City's two kinds of funds, governmental and proprietary, use different accounting approaches.

- **Governmental funds** – Most of the City's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. We describe the relationship (or differences) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds in reconciliations following the fund financial statements.
- **Proprietary funds** – When the City charges customers for the services it provides, these services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities. In fact, the City's enterprise fund is the same as the business-type activities we report in the governmental-wide statements but provide more detail and additional information, such as cash flows.

FINANCIAL HIGHLIGHTS

For the years ended December 31, 2021 and 2020, a summary of net position of the primary government is as follows:

	Governmental		Business-type		Total	
	Activities		Activities			
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
Current and other assets	\$ 17,246,777	\$ 15,337,006	\$ 10,732,679	\$ 10,611,561	\$ 27,979,456	\$ 25,948,567
Capital Assets	<u>19,159,388</u>	<u>14,028,609</u>	<u>27,976,493</u>	<u>27,524,293</u>	<u>47,135,881</u>	<u>41,552,902</u>
Total Assets	<u>36,406,165</u>	<u>29,365,615</u>	<u>38,709,172</u>	<u>38,135,854</u>	<u>75,115,337</u>	<u>67,501,469</u>
Bond issue costs	-	-	444,232	470,754	444,232	470,754
Pension related items	1,342,278	1,611,308	300,456	401,317	1,642,734	2,012,625
Deferred loss on debt refunding	<u>-</u>	<u>-</u>	<u>1,200,828</u>	<u>1,272,519</u>	<u>1,200,828</u>	<u>1,272,519</u>
Total deferred outflows of resources	<u>1,342,278</u>	<u>1,611,308</u>	<u>1,945,516</u>	<u>2,144,590</u>	<u>3,287,794</u>	<u>3,755,898</u>
Current liabilities	2,709,789	406,842	1,466,573	1,622,298	4,176,362	2,029,140
Long-term liabilities	<u>1,663,112</u>	<u>3,535,505</u>	<u>14,343,859</u>	<u>15,517,619</u>	<u>16,006,971</u>	<u>19,053,124</u>
Total liabilities	<u>4,372,901</u>	<u>3,942,347</u>	<u>15,810,432</u>	<u>17,139,917</u>	<u>20,183,333</u>	<u>21,082,264</u>
Deferred inflows of resources:						
Pension related items	<u>1,772,863</u>	<u>146,310</u>	<u>396,838</u>	<u>36,441</u>	<u>2,169,701</u>	<u>182,751</u>
Net position:						
Net investment in						
capital assets	19,159,388	14,028,609	13,364,906	12,272,238	32,524,294	26,300,847
Restricted	288,309	218,438	262,557	262,457	550,866	480,895
Unrestricted	<u>12,154,982</u>	<u>12,641,219</u>	<u>10,819,955</u>	<u>10,569,391</u>	<u>22,974,937</u>	<u>23,210,610</u>
Total net position	<u>\$ 31,602,679</u>	<u>\$ 26,888,266</u>	<u>\$ 24,447,418</u>	<u>\$ 23,104,086</u>	<u>\$ 56,050,097</u>	<u>\$ 49,992,352</u>

The following table provides a summary of the primary government's operations and changes in net position for the year ended December 31, 2021 with comparative totals for the year ended December 31, 2020.

	Governmental Activities		Business-type Activities		Total	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
Revenues						
Program revenues						
Charges for services	\$ 811,735	\$ 686,595	\$ 6,366,935	\$ 5,998,499	\$ 7,178,670	\$ 6,685,094
Operating Grants	91,794	106,133	-	-	91,794	106,133
Capital Grants	1,863,525	1,505,430	474,551	1,257,495	2,338,076	2,762,925
General revenues						
Taxes	8,149,517	7,767,287	-	-	8,149,517	7,767,287
Investment earnings	54,779	78,235	36,020	52,549	90,799	130,784
Donations	3,695,754	1,633,100	-	-	3,695,754	1,633,100
Other	201,074	400,571	103,716	83,655	304,790	484,226
Total revenues	<u>14,868,178</u>	<u>12,177,351</u>	<u>6,981,222</u>	<u>7,392,198</u>	<u>21,849,400</u>	<u>19,569,549</u>
Expenses						
Judicial	349,328	336,035	-	-	349,328	336,035
General government	1,648,718	1,746,864	-	-	1,648,718	1,746,864
Public safety	2,834,504	3,012,472	-	-	2,834,504	3,012,472
Public works	2,960,379	1,947,856	-	-	2,960,379	1,947,856
Housing and development	277,720	285,200	-	-	277,720	285,200
Public welfare	47,304	26,034	-	-	47,304	26,034
General operating expenses	-	-	5,710,481	6,022,218	5,710,481	6,022,218
Culture and recreation	767,357	742,367	-	-	767,357	742,367
Interest	-	-	428,659	457,094	428,659	457,094
Total expenses	<u>8,885,310</u>	<u>8,096,828</u>	<u>6,139,140</u>	<u>6,479,312</u>	<u>15,024,450</u>	<u>14,576,140</u>
Excess (deficiency) of revenues over expenses	5,982,868	4,080,523	842,082	912,886	6,824,950	4,993,409
Transfers	<u>(1,268,454)</u>	<u>(1,793,996)</u>	<u>501,250</u>	<u>606,250</u>	<u>-</u>	<u>-</u>
Change in net position	4,714,414	2,286,527	1,343,332	1,519,136	6,057,746	3,805,663
Net position Jan. 1	26,888,265	24,601,739	23,104,086	21,542,327	49,992,351	46,144,066
Prior period adjustment	-	-	-	42,623	-	42,623
Net position Jan. 1 restated	<u>26,888,265</u>	<u>24,601,739</u>	<u>23,104,086</u>	<u>21,584,950</u>	<u>49,992,351</u>	<u>46,186,689</u>
Net position Dec. 31	<u>\$ 31,602,679</u>	<u>\$ 26,888,266</u>	<u>\$ 24,447,418</u>	<u>\$ 23,104,086</u>	<u>\$ 56,050,097</u>	<u>\$ 49,992,352</u>

Net position may serve over time as a useful indicator of a government's financial position. In the case of the City of Fort Oglethorpe, assets and deferred outflow of resources exceeded liabilities by \$56.0 million as of December 31, 2021, which is up \$6 million from December 31, 2020.

Approximately 58.06% of the City's net position reflects its investment in capital assets (e.g., land, building, equipment, improvements, construction in progress and infrastructure), less any 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.

Governmental Activities

Governmental activities increased the City's net position by \$4,714,414. An increase in taxes, insurance proceeds, donations, SPLOST proceeds and capital grants increased revenue. ARPA funds in the amount of \$1,866,062 were received but will not be recognized as income until a future year and only as the funds are expended.

Business-type Activities

Business-type activities increased the City's net position by \$1,343,332. SPLOST proceeds and capital grants totaling \$975,801 were used for repairs, make improvements, and to purchase equipment for the water and sewer fund, as well as to pay a portion of the principal and interest payments on the 2019 revenue bonds whose proceeds were being used for improving and constructing new infrastructure. Operating revenues decreased \$394,447. Expenses decreased by \$340,172.

FUND FINANCIAL INFORMATION

The city uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The focus of the City's governmental fund financial statements is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

The general fund is the chief operating fund of the City. As of December 31, 2021, unassigned fund balance was \$10.7 million. The revenue budget was amended upward by approximately \$3,685,872 to reflect an increase in Hotel/Motel Tax, the ARC grant, donations, property received, and a tourism grant. The expense budget was also amended for the following: expenses related to building maintenance, police training, Lafayette Road streetscape, swimming pool expenses, sports facilities, and fencing. Actual revenues and other sources were more than the amount budgeted by approximately \$1,074,821 and actual expenditures and other uses were approximately \$2,788,220 less than the amount budgeted, yielding a positive variance of approximately \$3,863,041.

Other Governmental Funds

The SPLOST capital projects fund assets were \$287,913, liabilities \$161,982 and restricted fund balance was \$125,931.24 for the year ended December 31, 2021. The American Rescue Plan Fund assets were \$1,866,967, liabilities \$1,866,062 and restricted fund balance was \$905.

Nonmajor Government Funds

The City uses special revenue funds and capital projects funds to account for the collection and disbursement of revenues that are legally restricted to expenditures for specific purposes. Included in this classification are hotel/motel tax, TSPLOST, confiscated assets, and law enforcement funds. Combined total assets of the above funds were \$118,946 as of December 31, 2021, liabilities \$0 and committed fund balances were \$118,946.

Proprietary Funds

The City's proprietary fund financial statements provide the same type of information found in the government-wide financial statements.

The City has one business-type activity, the water and sewer fund. Unrestricted net positions of the water and sewer operations at the end of the year were \$10,819,955.

GENERAL FUND BUDGETARY HIGHLIGHTS

The legal level of control (the level at which expenditures may not legally exceed appropriations) is at the department level. The most significant budget is that of the General Fund.

When comparing the final budget and the actual amounts, revenues for the general fund were \$1,074,821 more than projections, primarily due to beer and wine tax, business and occupation taxes, building permits, property tax and sales and use tax being more than what was budgeted. The general fund also received funds from the Cares Act which is being held for expenditure in a future fiscal year. Expenditures were \$2,788,220 less than the anticipated budget mainly due to vacant positions in the police department, insurance proceeds from the tornado, and money that was allocated for the Deitz Road traffic solution that did not get spent in 2021.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At the end of December 31, 2021, the City had \$47.1 million invested in capital assets including equipment, buildings, and public improvements. This represents a net increase after depreciation of \$5,582,979 or 13.4 percent, compared to last year. This increase consisted of asset additions of approximately \$7,280,048 dispositions of \$555,712 and net depreciation of \$1,141,357.

Asset additions for governmental activities were approximately \$5,951,048 and consisted of land, equipment, new vehicles, furniture, street improvements and recreation projects. There were dispositions of \$555,712 consisting of a parking lot, machinery, vehicles, and equipment.

Asset additions of approximately \$1,329,000 for business activities were primarily for additions and improvements to sewer lines. There were dispositions of \$0.

A summary of capital assets, net of depreciation, is as follows:

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
Land	\$ 1,669,974	\$ 1,302,458	\$ 104,883	\$ 104,883	\$ 1,774,857	\$ 1,407,341
Building	4,280,638	3,781,268	394,523	408,066	4,675,161	4,189,334
Public Improvements	11,637,102	7,340,327	27,274,670	24,568,479	38,911,772	31,908,806
Equipment, vehicles, furniture and fixtures	1,498,607	1,184,291	28,148	21,481	1,526,755	1,205,772
Construction in progress	73,067	420,265	174,269	2,421,384	247,336	2,841,649
Total	<u>\$ 19,159,388</u>	<u>\$ 14,028,609</u>	<u>\$ 27,976,493</u>	<u>\$ 27,524,293</u>	<u>\$ 47,135,881</u>	<u>\$ 41,552,902</u>

Additional information on the City's capital assets can be found in Note 4 of this report.

Long-Term Debt

At year-end the City had \$16,827,715 in outstanding long-term debt compared to \$19,852,600 last year. The majority of the long-term debt is from the 2019 Water and Sewer Revenue Refunding and Improvement Bond Issue. The proceeds from the bonds are being used for the addition, extension and improvement of the city's water and sewerage system. Bonds payable at the end of 2021 are \$14,185,000.

A summary of long-term debt is as follows:

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
Compensated Absences	\$ 139,813	\$ 139,985	\$ 40,931	\$ 44,491	\$ 180,744	\$ 184,476
Net Pension Liability	1,663,112	3,535,505	372,272	880,564	2,035,384	4,416,069
Premium on Bond Refunding	-	-	426,587	452,055	426,587	452,055
Revenue Bonds	-	-	14,185,000	14,800,000	14,185,000	14,800,000
Notes Payable	-	-	-	-	-	-
Total	<u>\$1,802,925</u>	<u>\$ 3,675,490</u>	<u>\$15,024,790</u>	<u>\$16,177,110</u>	<u>\$16,827,715</u>	<u>\$19,852,600</u>

The long-term debt for the governmental activities consists of accrued compensated absences for vacation pay and net pension liability.

The primary note payable for the business-type activity consists of Series 2019 Water Sewer Revenue Bonds payable semi-annually in varying amounts through October, 2038.

Additional information on the City's long-term debt can be found in Note 5 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

In adopting the budget for the ensuing fiscal year 2022, City officials considered many factors in making judgments and estimates about the finances of the upcoming year. A primary objective was to continue to provide basic services to the citizens while keeping the property tax rate low.

The City budgeted a 2.6% increase in general fund revenues and expenses for 2022. In general, the revenue increase was due to an increase in LOST revenue due to economic growth. The main expense increase was the result of adopting the recommendations from the Carl Vinson Institute Classification and Compensation Plan Study.

The City budgeted a 4.3% increase in revenues in the proprietary fund (water and sewer fund) and also a 4.3% increase in expenditures. The expense increase is primarily the result of rate increases charged by the City of Chattanooga for waste water treatment..

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This report was prepared by the Finance Department of the City of Fort Oglethorpe and is designed to present a general overview of the City's accountability. Questions concerning this report or requests for additional information can be obtained by contacting the City of Fort Oglethorpe at 500 City Hall Drive, Fort Oglethorpe, Georgia. Phone # 706-866-2544.

CITY OF FORT OGLETHORPE
STATEMENT OF NET POSITION
DECEMBER 31, 2021

	Primary Government			
	Governmental Activities	Business-Type Activities	Total	Component Unit
ASSETS				
Cash and cash equivalents	\$ 14,832,885	\$ 9,783,068	\$ 24,615,953	\$ 676
Restricted cash and cash equivalents	-	262,557	262,557	-
Due from other governmental entities	1,321,969	80,228	1,402,197	-
Property taxes receivable	182,359	-	182,359	-
Other taxes receivable	350,542	-	350,542	-
Other receivables	326,851	492,859	819,710	-
Due from (to) other fund	(15,195)	15,195	-	-
Inventory	-	59,633	59,633	-
Prepaid supplies	12,569	-	12,569	-
Prepaid insurance	234,797	39,139	273,936	-
Land and other nondepreciable assets	1,743,041	279,152	2,022,193	-
Other capital assets, net of accumulated depreciation	17,416,347	27,697,341	45,113,688	-
Total assets	36,406,165	38,709,172	75,115,337	676
DEFERRED OUTFLOWS OF RESOURCES				
Bond issue costs	-	444,232	444,232	-
Pension related items	1,342,278	300,456	1,642,734	-
Deferred loss on debt refunding	-	1,200,828	1,200,828	-
Total deferred outflows of resources	1,342,278	1,945,516	3,287,794	-
LIABILITIES				
Accounts payable	582,910	451,333	1,034,243	-
Payroll withholdings and accruals	121,004	21,542	142,546	-
Unearned revenue	1,866,062	-	1,866,062	-
Accrued interest payable	-	102,552	102,552	-
Customer deposits	-	210,215	210,215	-
Long-term liabilities				
Due within one year				
Bonds payable	-	640,000	640,000	-
Compensated absences	139,813	40,931	180,744	-
Due in more than one year				
Bonds payable	-	13,971,587	13,971,587	-
Net pension liability	1,663,112	372,272	2,035,384	-
Total liabilities	4,372,901	15,810,432	20,183,333	-
DEFERRED INFLOWS OF RESOURCES				
Pension related items	1,772,863	396,838	2,169,701	-
NET POSITION				
Net investment in capital assets	19,159,388	13,364,906	32,524,294	-
Restricted for				
Capital projects	210,077	-	210,077	-
Tourism	43,432	-	43,432	-
Public safety	35,705	-	35,705	-
Debt service	-	262,557	262,557	-
Unrestricted	12,154,077	10,819,955	22,974,032	676
Total net position	\$ 31,602,679	\$ 24,447,418	\$ 56,050,097	\$ 676

(The accompanying notes are an integral part of these statements.)

CITY OF FORT OGLETHORPE
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2021

	Program Revenues				Net (Expense) Revenue and Changes in Net Position			
					Primary Government			
			Operating	Capital				
Functions/Programs	Expenses	Charges for Service	Grants and Contributions	Grants and Contributions	Governmental Activities	Business-Type Activities	Total	Component Unit
PRIMARY GOVERNMENT								
Governmental activities								
Judicial	\$ 349,328	\$ -	\$ -	\$ -	\$ (349,328)	\$ -	\$ (349,328)	\$ -
General government	1,688,225	257	-	1,861,826	173,858	-	173,858	-
Public safety	2,834,504	500,753	-	99	(2,333,652)	-	(2,333,652)	-
Public works	2,960,379	-	91,794	-	(2,868,585)	-	(2,868,585)	-
Housing and development	277,720	180,745	-	-	(96,975)	-	(96,975)	-
Public welfare	47,304	-	-	-	(47,304)	-	(47,304)	-
Culture and recreation	767,357	129,980	-	1,600	(635,777)	-	(635,777)	-
Total governmental activities	8,924,818	811,735	91,794	1,863,525	(6,157,764)	-	(6,157,764)	-
Business-type activities								
Water and sewer management	6,139,140	6,366,935	-	474,551	-	702,346	702,346	-
Total business-type activities	6,139,140	6,366,935	-	474,551	-	702,346	702,346	-
Total primary government	15,063,958	7,178,670	91,794	2,338,076	(6,157,764)	702,346	(5,455,418)	-
COMPONENT UNIT								
Downtown Development Authority	488	-	-	-	-	-	-	(488)
Total component unit	\$ 488	\$ -	\$ -	\$ -	-	-	-	(488)
GENERAL REVENUES								
Property taxes					1,820,776	-	1,820,776	-
Local option sales tax					2,901,507	-	2,901,507	-
Alcoholic beverage tax					473,986	-	473,986	-
Business and occupation tax					1,347,983	-	1,347,983	-
Franchise taxes and fees					1,057,363	-	1,057,363	-
Other taxes					547,902	-	547,902	-
Property rental					182,818	-	182,818	-
Interest					54,779	36,020	90,799	-
Donations					3,695,754	-	3,695,754	-
Gain on sale of capital assets					39,507	-	39,507	-
Other					18,257	103,716	121,973	-
Total general revenues					12,140,632	139,736	12,280,368	-
TRANSFER TO OTHER GOVERNMENT								
					(767,204)	-	(767,204)	-
TRANSFERS								
					(501,250)	501,250	-	-
Change in net position					4,714,414	1,343,332	6,057,746	(488)
NET POSITION								
Beginning					26,888,265	23,104,086	49,992,351	1,164
Ending					\$ 31,602,679	\$ 24,447,418	\$ 56,050,097	\$ 676

(The accompanying notes are an integral part of these statements.)

CITY OF FORT OGLETHORPE, GEORGIA
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2021

	General Fund	SPLOST Capital Projects	American Rescue Plan Fund	Other Governmental Funds	Total Governmental Funds
ASSETS					
Cash and cash equivalents	\$ 12,725,383	\$ 123,898	\$ 1,866,967	\$ 116,637	\$ 14,832,885
Due from other governmental entities	1,321,969	-	-	-	1,321,969
Due from other funds	1,679	-	-	-	1,679
Property taxes receivable	182,359	-	-	-	182,359
Other taxes receivable	350,542	-	-	-	350,542
Other receivables	160,527	164,015	-	2,309	326,851
Prepaid insurance	234,797	-	-	-	234,797
Prepaid supplies	12,569	-	-	-	12,569
Total assets	<u>\$ 14,989,825</u>	<u>\$ 287,913</u>	<u>\$ 1,866,967</u>	<u>\$ 118,946</u>	<u>\$ 17,263,651</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES					
Liabilities					
Accounts payable	\$ 420,928	\$ 161,982	\$ -	\$ -	\$ 582,910
Payroll withholdings and accruals	121,004	-	-	-	121,004
Due to other funds	16,874	-	-	-	16,874
Unearned revenue	-	-	1,866,062	-	1,866,062
Total liabilities	<u>558,806</u>	<u>161,982</u>	<u>1,866,062</u>	<u>-</u>	<u>2,586,850</u>
Deferred inflows of resources					
Deferred property taxes	<u>76,232</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>76,232</u>
Total deferred inflows of resources	<u>76,232</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>76,232</u>
Fund balances					
Nonspendable - prepaid items	247,366	-	-	-	247,366
Restricted for					
Capital projects	-	125,931	905	83,241	210,077
Tourism	43,432	-	-	-	43,432
Public safety	-	-	-	35,705	35,705
Assigned					
Next fiscal year's budget	3,362,951	-	-	-	3,362,951
Unassigned	<u>10,701,038</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>10,701,038</u>
Total fund balances	<u>14,354,787</u>	<u>125,931</u>	<u>905</u>	<u>118,946</u>	<u>14,600,569</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 14,989,825</u>	<u>\$ 287,913</u>	<u>\$ 1,866,967</u>	<u>\$ 118,946</u>	<u>\$ 17,263,651</u>

(The accompanying notes are an integral part of these statements.)

CITY OF FORT OGLETHORPE, GEORGIA
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
DECEMBER 31, 2021

Differences in amounts reported for governmental activities in the statement of net position on page 1:

Fund balances – total governmental funds	\$ 14,600,569
--	---------------

Amounts reported for governmental activities in the statement of net position are different because:

Certain revenues will be collected after year-end, but are not available soon enough to pay for the current period's expenditures and therefore are deferred in the funds.	76,232
--	--------

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.	19,159,388
---	------------

Deferred outflows, such as deferred outflows from pensions, are not paid in the current period and, therefore, are not reported in the funds.	1,342,278
---	-----------

Net pension liability created by governmental activities are not financial resources and, therefore, not reported in the funds.	(1,663,112)
---	-------------

Deferred inflows, such as deferred inflows from pensions, are not received in the current period and, therefore, are not reported in the funds.	(1,772,863)
---	-------------

Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.	<div style="border-top: 1px solid black; display: inline-block;">(139,813)</div>
--	--

	<div style="border-top: 1px solid black; border-bottom: 3px double black; display: inline-block;">\$ 31,602,679</div>
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(The accompanying notes are an integral part of these statements.)

CITY OF FORT OGLETHORPE, GEORGIA
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2021

	General Fund	SPLOST Capital Projects	American Rescue Plan Fund	Other Governmental Funds	Total Governmental Funds
REVENUES					
Taxes	\$ 8,110,878	\$ -	\$ -	\$ 86,865	\$ 8,197,743
Licenses and permits	237,305	-	-	-	237,305
Charges for services	134,838	-	-	-	134,838
Intergovernmental	103,436	1,835,816	-	25,585	1,964,837
Fines, fees and forfeitures	416,861	-	-	22,731	439,592
Investment earnings	53,526	425	905	348	55,204
Other	3,896,829	-	-	-	3,896,829
Total revenues	<u>12,953,673</u>	<u>1,836,241</u>	<u>905</u>	<u>135,529</u>	<u>14,926,348</u>
EXPENDITURES					
Current					
Judicial	348,440	-	-	-	348,440
General government	2,272,377	-	-	-	2,272,377
Public safety	2,648,937	42,741	-	17,807	2,709,485
Public works	6,077,301	-	-	-	6,077,301
Housing and development	307,141	-	-	-	307,141
Public welfare	47,304	-	-	-	47,304
Culture and recreation	1,034,814	-	-	-	1,034,814
Capital outlay	-	1,270,028	-	-	1,270,028
Total expenditures	<u>12,736,314</u>	<u>1,312,769</u>	<u>-</u>	<u>17,807</u>	<u>14,066,890</u>
EXCESS OF REVENUES OVER EXPENDITURES	217,359	523,472	905	117,722	859,458
OTHER FINANCING SOURCES (USES)					
Proceeds from sale of capital assets	73,817	-	-	-	73,817
Transfers from other funds	86,865	-	-	-	86,865
Transfers to other funds	-	(501,250)	-	(86,865)	(588,115)
Transfer to other government	(767,204)	-	-	-	(767,204)
NET CHANGE IN FUND BALANCE	(389,163)	22,222	905	30,857	(335,179)
FUND BALANCES					
Beginning	<u>14,743,950</u>	<u>103,709</u>	<u>-</u>	<u>88,089</u>	<u>14,935,748</u>
Ending	<u>\$ 14,354,787</u>	<u>\$ 125,931</u>	<u>\$ 905</u>	<u>\$ 118,946</u>	<u>\$ 14,600,569</u>

(The accompanying notes are an integral part of these statements.)

CITY OF FORT OGLETHORPE, GEORGIA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
DECEMBER 31, 2021

Differences in amounts reported for governmental activities in the statement of activities on page 2:

Net change in fund balances – total governmental funds	\$ (335,179)
--	--------------

Amounts reported for governmental activities in the statement of activities are different because:

Capital outlay reported as expenditures in the governmental funds are reported as capital assets in the statement of activities.	5,951,048
--	-----------

Depreciation expense on governmental capital assets are included in the statement of activities.	(785,959)
--	-----------

Long-term liabilities in the statement of net position include an estimated liability for compensated absences. These are planned to be liquidated with future resources; therefore, the increase or decrease in the liability does not affect expenditures in the governmental funds.	172
--	-----

Net pension liability in the statement of net position includes an estimated liability for participation in the GMEBS. The increase or decrease in the liability does not affect expenditures in the governmental funds.	(1,889,251)
--	-------------

The net effect of various transactions involving capital assets (i.e. sales, trade-ins, and disposals) is to decrease net position	(34,310)
--	----------

Certain governmental revenues will not be collected for several months after the fiscal year and are deferred in the governmental funds.	1,807,893
--	-----------

	<u>\$ 4,714,414</u>
--	---------------------

(The accompanying notes are an integral part of these statements.)

CITY OF FORT OGLETHORPE, GEORGIA
PROPRIETARY FUND - WATER AND SEWER FUND
BUSINESS-TYPE ACTIVITIES
STATEMENT OF NET POSITION
DECEMBER 31, 2021

ASSETS AND DEFERRED OUTFLOWS OF RESOURCES

CURRENT ASSETS

Cash and cash equivalents	\$ 9,783,068
Accounts receivable, net of allowance for uncollectibles of \$75,000	492,859
Inventory	59,633
Due from other funds	16,874
Due from other governments	80,228
Prepaid insurance	<u>39,139</u>
Total current assets	<u>10,471,801</u>

LONG-TERM ASSETS

Restricted Assets

Bond interest and sinking funds	<u>262,557</u>
	<u>262,557</u>

Capital Assets

Land and other nondepreciable assets	279,152
Property, plant, and equipment	<u>39,754,065</u>
	40,033,217
Less accumulated depreciation	<u>12,056,724</u>
Net capital assets	<u>27,976,493</u>

Total long-term assets	<u>28,239,050</u>
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Total assets	<u>38,710,851</u>
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DEFERRED OUTFLOWS OF RESOURCES

Bond issue costs	444,232
Pension related items	300,456
Deferred loss on debt refunding	<u>1,200,828</u>
Total deferred outflows of resources	<u>1,945,516</u>

(The accompanying notes are an integral part of these statements.)

**LIABILITIES, DEFERRED INFLOWS OF
RESOURCES, AND NET POSITION**

CURRENT LIABILITIES

Current maturities of bonds payable	640,000
Accounts payable	451,333
Due to other funds	1,679
Payroll withholdings and accruals	21,542
Accrued interest payable	102,552
Compensated absences payable	40,931
Customer deposits	<u>210,215</u>
Total current liabilities	<u>1,468,252</u>

LONG-TERM LIABILITIES

Bonds payable, net of current portion	13,971,587
Net pension liability	<u>372,272</u>
Total long-term liabilities	<u>14,343,859</u>
Total liabilities	<u>15,812,111</u>

DEFERRED INFLOWS OF RESOURCES

Pension related items	<u>396,838</u>
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NET POSITION

Net investment in capital assets	13,364,906
Restricted for debt service	262,557
Unrestricted	<u>10,819,955</u>
Total net position	<u>\$ 24,447,418</u>

(The accompanying notes are an integral part of these statements.)

CITY OF FORT OGLETHORPE, GEORGIA
PROPRIETARY FUND - WATER AND SEWER FUND
STATEMENT OF REVENUES, EXPENSES AND
CHANGES IN NET POSITION
YEAR ENDED DECEMBER 31, 2021

OPERATING REVENUES

Water sales	\$ 1,571,027
Sewer charges	4,665,243
Water and sewer taps	91,000
Meter and reconnect fees	39,665
Local government grants	474,551
Other	<u>103,716</u>
 Total revenues	 <u>6,945,202</u>

OPERATING EXPENSES

Depreciation and amortization	975,012
General operating expenses	<u>4,735,469</u>
 Total expenses	 <u>5,710,481</u>

OPERATING INCOME

1,234,721

NONOPERATING REVENUE (EXPENSE)

Interest revenue	36,020
Interest expense	<u>(428,659)</u>
 Income before transfers	 842,082

TRANSFERS

Transfer from other funds	<u>501,250</u>
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CHANGE IN NET POSITION

1,343,332

NET POSITION

Beginning	<u>23,104,086</u>
 Ending	 <u>\$ 24,447,418</u>

(The accompanying notes are an integral part of these statements.)

CITY OF FORT OGLETHORPE, GEORGIA
PROPRIETARY FUND - WATER AND SEWER FUND
STATEMENT OF CASH FLOWS
YEAR ENDED DECEMBER 31, 2021

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from user fees	\$ 6,404,148
Payments to employees	(774,649)
Payments for goods and other services	(4,147,866)
Other receipts	<u>587,285</u>
Net cash provided by operating activities	<u>2,068,918</u>

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

Cash paid for capital assets	(1,329,000)
Payments on bonds	(615,000)
Transfers in from other funds	501,250
Interest paid	<u>(434,809)</u>
Net cash used by capital and related financing activities	<u>(1,877,559)</u>

CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES

Receipts from interfund loans	<u>3,286</u>
Net cash provided by other financing activities	<u>3,286</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Interest received	<u>36,020</u>
Net cash provided by investing activities	<u>36,020</u>

NET INCREASE IN CASH AND CASH EQUIVALENTS

230,665

CASH AND CASH EQUIVALENTS

Beginning	<u>9,814,959</u>
Ending	<u><u>\$ 10,045,624</u></u>

RECONCILIATION OF OPERATING INCOME TO NET

CASH PROVIDED BY OPERATING ACTIVITIES

Operating income	\$ 1,234,721
Adjustments to reconcile operating income to net cash provided by operating activities	
Depreciation and amortization	975,012
Bad debts	29,352
Premiums on bond refunding	(25,468)
Net change in operating assets	177,771
Net change in operating liabilities	<u>(322,470)</u>
Net cash provided by operating activities	<u><u>\$ 2,068,918</u></u>

RECONCILIATION OF CASH AND CASH EQUIVALENTS

Cash and cash equivalents	\$ 9,783,068
Restricted cash and cash equivalents	<u>262,557</u>
	<u><u>\$ 10,045,625</u></u>

(The accompanying notes are an integral part of these statements.)

CITY OF FORT OGLETHORPE, GEORGIA
STATEMENT OF NET POSITION
COMPONENT UNITS
DECEMBER 31, 2021

	<u>Downtown Development Authority September 30, 2021</u>
ASSETS	
Cash and cash equivalents	\$ <u>676</u>
Total assets	\$ <u>676</u>
 NET POSITION	
Unrestricted	\$ <u>676</u>
Total net position	\$ <u><u>676</u></u>

(The accompanying notes are an integral part of these statements.)

CITY OF FORT OGLETHORPE, GEORGIA
STATEMENT OF ACTIVITIES
COMPONENT UNIT
YEAR ENDED DECEMBER 31, 2021

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>	<u>(Expense) Revenue and Changes in Net Position</u>	
		<u>Charges for Service</u>	<u>Downtown Development Authority</u>	<u>Total</u>
Downtown Development Authority Operations	\$ 488	\$ -	\$ (488)	\$ (488)
	<u>\$ 488</u>	<u>\$ -</u>	<u>(488)</u>	<u>(488)</u>
GENERAL REVENUES				
Interest			-	-
Total general revenues			-	-
Change in net position			(488)	(488)
NET POSITION				
Beginning			1,164	1,164
Ending			<u>\$ 676</u>	<u>\$ 676</u>

(The accompanying notes are an integral part of these statements.)

CITY OF FORT OGLETHORPE, GEORGIA
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization

The City of Fort Oglethorpe, Georgia, operates under the Council-City Manager form of government, in which the City is governed by a mayor and five council members, with day to day operations vested in the appointed city manager.

The accounting policies of the City conform to generally accepted accounting principles applicable to local governments. The more significant policies of the City are summarized below.

Reporting Entity

The accompanying financial statements include all funds of the City of Fort Oglethorpe, Georgia (the primary government).

For purposes of these financial statements, management has considered the existence of any potential component units, using the criteria set forth by accounting principles generally accepted in the United States of America and by statements from the Governmental Accounting Standards Board.

Component units include organizations which are legally separate from the primary government. They are considered component units because their boards are appointed by the City or because there is a financial benefit/burden relationship with the City.

Component units are determined to be presented blended or discretely, based upon the services provided and the amount of accountability to the governing authority.

The City's financial statements include the financial statements (the only ones available) of The Downtown Development Authority of the City of Fort Oglethorpe, Georgia, which was established to develop the downtown area of the City. This discretely presented component unit operates as a special revenue fund.

The Housing Authority of the City of Fort Oglethorpe, Georgia, is a legally separate entity and is not considered a component unit under the criteria referred to above, but a related organization. Although its board was originally appointed by the City governing authority, the City is not able to impose its will upon the Housing Authority, and a financial benefit/burden relationship does not exist between the two governmental entities.

Basis of Presentation

In accordance with current accounting standards, the basic financial statements include government-wide, based on the City as a whole, and fund financial statements, with emphasis on major funds. Both the government-wide and fund statements categorize activities as either governmental or business-type. The government-wide statements of net position and activities have eliminated internal balances and transfers between the activities of the governmental funds, which were presented separately in the fund financial statements.

CITY OF FORT OGLETHORPE, GEORGIA
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Basis of Presentation (continued)

Transfers between governmental activities and business-type activities of the primary government are separately stated on the government-wide statement of net position. Cash balances held by custodial funds for governmental activities of the primary government are eliminated in the government-wide statement of net position and in the fund financial statements.

The government-wide statement of activities reflects both the gross and net cost of functional categories which are otherwise supported by general government revenues. The statement of activities reduces gross expenses (including depreciation) by related program revenues, operating grants, and capital grants. Program revenues are those directly associated with the function and include revenues from fines and forfeitures, licenses and permit fees, and charges for services. Operating and capital grants and contributions are limited to the funding of a specific operating expense or capital acquisition.

At the fund level, major funds are presented separately while nonmajor funds are combined into a single column. Major funds are determined based on their percentage of assets, liabilities, revenues or expenditures compared to the total of the same for all governmental funds, and on their percentage of the same for the total of all governmental and proprietary funds, as applicable. The general fund and SPLOST capital projects funds are the only funds reported as major governmental funds. The major enterprise fund is the Water and Sewer Fund.

Basis of Accounting

The government-wide financial statements, consisting of the statement of net position and the statement of changes in net position are prepared using the economic resources measurement focus and the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded when the liability is incurred. The government-wide financial statements report information on all of the nonfiduciary activities of the City as a whole.

The fund level financial statements of the governmental funds, which consist of the general fund, special revenue funds, debt service funds, and capital projects funds use the flow of current financial resources measurement focus and the modified accrual basis of accounting. Under the modified accrual basis, revenues are recognized when they are susceptible to accrual, which is defined as being both measurable, meaning that the amount of the transaction can be determined, and available, meaning collectible within the current period or soon enough thereafter (generally defined as within 60 days) to be used to pay liabilities of the current period. Those revenues susceptible to accrual are property and other taxes, federal and state grants, other state funds, interest income and charges for services. Expenditures are generally recognized when the liability is incurred. Exceptions to this general rule include accumulated unpaid vacation, sick pay and other employee amounts which are expected to be liquidated with future resources.

Since the governmental funds statements are presented on a different measurement focus and basis of accounting than the governmental activities column in the government-wide financial statements, a reconciliation is presented on the page following the applicable fund statement which reconciles the adjustments necessary to convert the fund financial statements to the governmental activities column of the government-wide presentation.

CITY OF FORT OGLETHORPE, GEORGIA
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Basis of Accounting (continued)

All business-type activities, including the primary government proprietary fund, and fiduciary funds use the flow of economic resources measurement focus and the accrual basis of accounting. Under this method, revenues are recognized when earned and expenses are recognized when the liability is incurred. For its proprietary funds and business-type activities, the City applies all GASB pronouncements. Operating revenues of proprietary funds are those revenues that result from the activities of the fund, such as user fees and charges for services. All other revenue is considered nonoperating revenue and includes grants, investment earnings, and gain on the sale of capital assets. Likewise, operating expenses are those expenses related to the principal activity of the fund, including salaries and related costs, other services, operating supplies and depreciation. Nonoperating expenses include all other expenses not considered operating, such as interest expense.

Fund Accounting

The accounts of the City are organized on the basis of funds, which are considered separate accounting entities. The operations of each fund are accounted for with a set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures. Government resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. Amounts reported in the fund financial statements as due to or due from other funds are eliminated upon preparation of the government-wide statement of net position. The various funds are grouped into fund types as follows:

Governmental Funds

General Fund

The general fund is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund, or those for which it is considered fiscally responsible to be accounted for in a separate fund.

Special Revenue Funds

Special revenue funds are used to account for the proceeds of specific revenue sources (other than special assessments, expendable trusts, or major capital projects) that are restricted to expenditures for specified purposes.

Capital Projects Funds

Capital projects funds are used to account for the acquisition and construction of major capital facilities not financed by proprietary or trust funds.

Proprietary Funds

Enterprise Funds

Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprise and therefore funded primarily through user charges.

CITY OF FORT OGLETHORPE, GEORGIA
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Fund Accounting (continued)

Non-current governmental assets/liabilities

Governmental activities capital assets and long-term debt are not presented in the fund level statements, but these records are maintained and incorporated into the governmental activities section of the government-wide financial statements.

The City maintains the following funds:

General fund

Special revenue funds

Confiscated Assets Fund, which accounts for revenues and expenditures associated with currency forfeitures and drug fines and restitution.

Hotel/Motel Tax Fund, which accounts for tax revenues from hotels and motels located in the City.

Downtown Development Authority (a discretely presented component unit), which accounts for certain revenues and expenditures associated with development of the City's downtown area.

Capital projects funds

SPLOST Capital Projects Fund, which accounts for the acquisition of assets with proceeds from the special local option sales tax.

T-SPLOST Capital Projects Fund, which accounts for the acquisition of assets with proceeds from the transportation special local option sales tax.

American Rescue Plan Act Fund, which accounts for the revenue and expenditures from the federal government under the American Rescue Plan Act.

Proprietary funds

The Water and Sewer Fund is an enterprise fund, which accounts for the City's water and sewer operations.

Pensions

For purposes of measuring 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 Georgia Municipal Employees Benefit System (GMEBS) and additions to/deductions from the GMEBS fiduciary net position have been determined on the same basis as they are reported to GMEBS. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

CITY OF FORT OGLETHORPE, GEORGIA
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Fund Equity

Fund equity at the governmental fund 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 assets and liabilities. In the fund financial statements, governmental funds report fund 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:

Nonspendable – Fund balances are reported as nonspendable 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.

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 City Council through the adoption of a resolution. The Council also may modify or rescind the commitment.

Assigned – Fund balances are reported as assigned when amounts are intended to be used for a specific purpose. Intent can be expressed by the Council or by an official or body to which the Council delegates authority through the passing of a resolution.

Unassigned – Fund balances are reported as unassigned when the residual amount does not meet any of the above criteria. The City reports positive unassigned fund balance only in the general fund. Negative unassigned fund balances may be reported in all funds.

When both restricted and unrestricted amounts of fund balance are available for expenditure, 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 balances in the following order: committed, assigned, unassigned.

Net position – Net position represents the residual of all elements presented in a statement of financial position. Net investment in capital assets, consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets. Net position is reported as restricted as described in the fund balances section above. All other net position is reported as unrestricted.

CITY OF FORT OGLETHORPE, GEORGIA
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Budget and budgetary control

Although no budget to actual statements are presented in the basic financial statements, the City provides, for information purposes, its budget requirements and process. Annual revenue estimates and expenditure appropriations, on the modified accrual basis of accounting, are prepared for all governmental funds, with the exception of the capital projects funds, for which no annual appropriation is required, and none is adopted. The projects accounted for in the capital projects funds are subject to budgetary control on a project basis. Providing budgetary information on an annual basis does not provide meaningful information because projects extend over more than one reporting period. A budget is not required for proprietary fund types. The City, however, adopts a budget on the accrual basis of accounting for its proprietary fund.

The budget is prepared by the City Manager and presented to the City Council for review and questions. A public hearing is held to obtain taxpayer comments, after which the budget is adopted by resolution.

Expenditures may not legally exceed budgeted appropriations at the department level. Budgetary integration is employed as a management tool during the fiscal year, and the budget is amended, as necessary, to meet changing needs. Management may transfer budgeted amounts between line items within a department; however, any revisions that alter the total expenditures of any department and/or fund must be approved by the City Council. All annual budgetary appropriations lapse at the end of the fiscal year.

Receivables

Receivables are reported at the outstanding principal amount and are recorded net of an allowance for amounts considered uncollectible.

Estimates

The City uses estimates and assumptions in preparing these financial statements in accordance with accounting principles generally accepted in the United States of America. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenditures. Actual results could vary from the estimates that were used.

Capital Assets

For the fund financial statements, capital assets of governmental funds are recorded as expenditures at the time of purchase. For its proprietary funds and for governmental funds at the government-wide presentation, the City capitalizes long-lived assets with an original cost of \$5,000 or more. Such assets are recorded at cost.

For its proprietary funds and for its governmental funds at the government-wide presentation, depreciation of buildings, equipment, vehicles, and water and sewer systems are provided over periods of 3 to 40 years, based upon the estimated useful lives of the individual assets, by the straight-line method.

Public Domain Assets

Public domain (infrastructure) assets, which include roads, streets, curbs, gutters, sidewalks, etc., are recorded in governmental funds as expenditures at the time of purchase. Under current accounting standards, governments are required to report public domain assets acquired after December 31, 2003 as capital assets. Because the City is a phase 3 government for implementation of GASB Statement No. 34, it is not required to report infrastructure acquired in years prior to December 31, 2003.

CITY OF FORT OGLETHORPE, GEORGIA
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Property Taxes

Property tax levies for the current year are based on \$5.705 per thousand of assessed valuation of property located in the City. Property is assessed by the Assessors of Property in Catoosa and Walker Counties. Property taxes are levied by the City and collected by the respective Counties, which remit to the City on a monthly basis. Property taxes are levied for a calendar year on October 20 and are delinquent after December 20 of each year. Property taxes attach as an enforceable lien on property as of the levy date.

Encumbrances

Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation, is not employed by the City.

Discounts/Premiums/Issuance Costs

On the government-wide statement of net position and the proprietary fund type statement of net position, bond premiums and discounts are netted against bonds payable. On the government-wide and proprietary fund type statement of activities, bond premiums and discounts are deferred and amortized over the term of the bonds using the effective interest method.

In proprietary funds, with regards to bond issuance costs, the City has chosen to follow the guidance set forth in GASB Statement No. 62 *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements*.

Under this guidance, a regulated business-type activity should capitalize all or part of an incurred cost that otherwise would be charged to expense if both of the following criteria are met:

- 1) It is probable that future revenue in an amount at least equal to the capitalized cost will result from inclusion of that cost in allowable costs for rate-making purposes.
- 2) Based on available evidence, the future revenue will be provided to permit recovery of the previously incurred cost rather than to provide for expected levels of similar future costs. If the revenue will be provided through an automatic rate-adjustment clause, this criterion requires that the regulator's intent clearly be to permit recovery of the previously incurred cost.

As a result, bond issuance costs are deferred and amortized over the benefit or payment period.

Cash Equivalents

For purposes of these financial statements, the City considers all highly liquid investments with a maturity of three months or less to be cash equivalents.

CITY OF FORT OGLETHORPE, GEORGIA
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

(1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Inventories

Inventories are valued at cost which approximates net realizable value, using the first-in, first-out method. The cost of inventory items is recorded as an expenditure when used (i.e., the consumption method).

Restricted Assets

Certain assets of the proprietary fund are classified as restricted because their use is limited by applicable bond covenants. These restricted assets consist of cash and cash equivalents.

Prepaid Expenses

Prepaid expenses consist of certain payments which reflect costs applicable to future periods. In governmental funds, these types of costs are recorded as expenditures during the term of the benefit period, rather than when paid.

Compensated Absences

City employees are granted vacation and sick leave in varying amounts. In the event of termination, an employee is paid for accumulated vacation leave; however, accumulated sick pay is not paid. The liability for compensated absences of the governmental funds is recorded in the government-wide financial statements. None of the liability is recorded in the governmental funds, because any payments, even those which would be paid in the next twelve months, if susceptible to a reasonable estimate, are expected to be liquidated with future resources. The liability for compensated absences of the proprietary fund is recorded as a liability of that fund.

Unearned revenue

Unearned revenue arises when assets are recognized before revenue recognition criteria have been satisfied.

Deferred Outflows/Inflows of Resources

The City has adopted the provisions of GASB Statement Number 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*. Under this Statement, GASB has defined deferred outflows of resources and deferred inflows of resources as follows:

Deferred outflows of resources - a consumption of net assets by the government that is applicable to a future reporting period.

Deferred inflows of resources - an acquisition of net assets by the government that is applicable to a future reporting period.

As of December 31, 2021, the proprietary fund had deferred outflows of resources of \$444,232 related to bond issue costs, \$300,456 related to pensions, and \$1,200,828 related to a deferred loss on debt refunding and deferred inflows of \$396,838 related to pensions. In governmental funds, the City had deferred inflows of resources of \$76,232 from deferred property taxes. At the government-wide level, the City had deferred outflows of resources of \$1,342,278 and deferred inflows of resources of \$1,772,863 both related to pensions.

CITY OF FORT OGLETHORPE, GEORGIA
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

(2) CASH AND INVESTMENTS

The City reports its cash and other investments under the provisions of governmental auditing standards.

Interest Rate Risk – As a means of limiting its exposure to losses resulting from rising interest rates, the City's usual policy is to invest in certificates of three years or less. The exposure to interest rate changes is presented using the weighted average maturity method. Its policy is to limit exposure to interest rate risk by requiring sufficient liquidity in the investment portfolio.

Custodial Credit Risk – The City's policies limit deposits and investments to those instruments allowed by applicable state laws. State statutes require that all deposits with financial institutions must be collateralized by securities whose market value is equal to 110% of the value of the uninsured deposits. The deposits must be covered by federal deposit insurance, by collateral held by the City's agent in the City's name, or by Federal Reserve Banks acting as third party agents. State statutes also authorize the types of investments in which the City may participate. The City's policy is to limit its investments to certificates of deposit and savings and money market accounts with local banks and Georgia Fund 1, a combined state and local government investment pool (in which the City had no funds at December 31, 2021). As of December 31, 2021 all deposits were insured or collateralized, as required by government policy.

Credit Risk – The City's policies are designed to maximize its earnings, while protecting the security and providing maximum liquidity, in accordance with all applicable state laws.

(3) INTERFUND RECEIVABLES AND PAYABLES AND TRANSFERS

Most interfund receivable and payable balances are attributable to unsettled balances for charges between funds, and are expected to be paid within one year. The interfund payable of \$1,679 for the water and sewer fund results from the general fund paying expenses on behalf of the water and sewer fund. The interfund payable of \$16,874 for the general fund results from an over payment to the general fund of expenses for the water and sewer fund. It is anticipated that these balances will be settled in the next fiscal year.

Interfund receivables and payables at December 31, 2021, are as follows:

	<u>Receivables</u>	<u>Payables</u>
General fund - major governmental fund	\$ 1,679	\$ 16,874
Water and sewer fund - major enterprise fund	<u>16,874</u>	<u>1,679</u>
	<u>\$ 18,553</u>	<u>\$ 18,553</u>

The purpose of transfers is to allocate revenues from the fund that collects them to the fund that expends the resources based on the budgetary operations of the City.

Transfers for the year ended December 31, 2021, were as follows:

From hotel/motel tax (nonmajor) fund to general fund (major)	\$ 86,865
From SPLOST capital projects fund (major) to water and sewer fund (major)	\$ 501,250

CITY OF FORT OGLETHORPE, GEORGIA
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

(4) CAPITAL ASSETS

Governmental activities

A summary of changes in capital assets and accumulated depreciation for governmental activities is as follows:

	<u>Beginning</u>	<u>Additions</u>	<u>Dispositions and Reclassifications</u>	<u>Ending</u>
Nondepreciable capital assets				
Land	\$ 1,302,458	\$ 367,516	\$ -	\$ 1,669,974
Construction in progress	<u>420,265</u>	<u>3,689,629</u>	<u>(4,036,827)</u>	<u>73,067</u>
Nondepreciable capital assets	<u>\$ 1,722,723</u>	<u>\$ 4,057,145</u>	<u>\$ (4,036,827)</u>	<u>\$ 1,743,041</u>
Depreciable capital assets				
Public improvements	\$ 9,376,328	\$ 528,283	\$ 4,036,827	\$ 13,941,438
Buildings	7,196,472	706,875	(244,903)	7,658,444
Equipment, vehicles, furniture and fixtures	<u>4,245,335</u>	<u>658,745</u>	<u>(310,809)</u>	<u>4,593,271</u>
	<u>20,818,135</u>	<u>1,893,903</u>	<u>3,481,115</u>	<u>26,193,153</u>
Less accumulated depreciation				
Public improvements	2,036,001	268,335		2,304,336
Buildings	3,415,204	186,646	(224,044)	3,377,806
Equipment, vehicles, furniture and fixtures	<u>3,061,044</u>	<u>330,978</u>	<u>(297,358)</u>	<u>3,094,664</u>
	<u>8,512,249</u>	<u>785,959</u>	<u>(521,402)</u>	<u>8,776,806</u>
Depreciable capital assets, net	<u>\$ 12,305,886</u>	<u>\$ 1,107,944</u>	<u>\$ 4,002,517</u>	<u>\$ 17,416,347</u>

Depreciation charged to expense totaled \$785,959, and is charged to functions as follows:

General government	\$ 217,507
Public safety	136,724
Public works	238,881
Culture and recreation	<u>192,847</u>
	<u>\$ 785,959</u>

CITY OF FORT OGLETHORPE, GEORGIA
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

(4) CAPITAL ASSETS (continued)

Governmental activities (continued)

During the current year, the City received a transfer of property from Catoosa County that consisted of land and building included in the above schedule totaling in the amount of \$406,252. In exchange, the City transferred land, buildings and equipment to Catoosa County, Georgia with acquisition costs totaling \$282,896.

Business-type activities

Capital assets of the proprietary fund are recorded at cost. Depreciation is provided on the cost of individual items of property by the straight-line method, over the estimated useful lives of 3 to 10 years for equipment and vehicles; 10 to 40 years for buildings; and 5 to 40 years for water and sewer system. Depreciation charged to expense totaled \$876,800.

A summary of proprietary fund changes in capital assets and accumulated depreciation is as follows:

	<u>Beginning</u>	<u>Additions</u>	<u>Dispositions and Reclassifications</u>	<u>Ending</u>
Nondepreciable capital assets				
Land	\$ 104,883	\$ -	\$ -	\$ 104,883
Construction in progress	<u>2,421,384</u>	<u>1,219,888</u>	<u>(3,467,003)</u>	<u>174,269</u>
Nondepreciable capital assets	<u>\$ 2,526,267</u>	<u>\$ 1,219,888</u>	<u>\$ (3,467,003)</u>	<u>\$ 279,152</u>
Depreciable capital assets				
Buildings	\$ 565,435	\$ -	\$ -	\$ 565,435
Water/sewer system	34,758,574	94,311	3,467,003	38,319,888
Equipment and vehicles	<u>853,941</u>	<u>14,801</u>	<u>-</u>	<u>868,742</u>
	<u>36,177,950</u>	<u>109,112</u>	<u>3,467,003</u>	<u>39,754,065</u>
Less accumulated depreciation				
Buildings	157,369	13,543	-	170,912
Water/sewer system	10,190,095	855,123	-	11,045,218
Equipment and vehicles	<u>832,460</u>	<u>8,134</u>	<u>-</u>	<u>840,594</u>
	<u>11,179,924</u>	<u>876,800</u>	<u>-</u>	<u>12,056,724</u>
Depreciable capital assets, net	<u>\$ 24,998,026</u>	<u>\$ (767,688)</u>	<u>\$ 3,467,003</u>	<u>\$ 27,697,341</u>

CITY OF FORT OGLETHORPE, GEORGIA
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

(5) LONG-TERM DEBT

Governmental activities

Debt for governmental activities reported in the government-wide statement of net position represents amounts not expected to be paid with expendable, available resources.

A summary of changes in long-term debt for governmental activities is as follows:

	<u>Beginning Balance</u>	<u>Adjustments and Additions</u>	<u>Adjustments and Retirements</u>	<u>Ending Balance</u>
Compensated absences	\$ 139,985	\$ -	\$ 172	\$ 139,813

Presentation of long-term debt of governmental activities in the government-wide statement of net position is as follows:

Due within one year	
Compensated absences	\$ 139,813

The resources of the general fund have been used in prior years to liquidate the balance of the compensated absences relative to governmental activities.

Business-type activities

Bonds payable of the water and sewer fund consist of the following:

Series 2019 Water and Sewer Revenue Refunding and improvement bonds, total original borrowings \$15,500,000, to provide for refinancing of a portion of the 2014 Water and Sewer bonds, interest not to exceed 4%, payable semi-annually in varying amounts through October 2038. The Bonds will be payable from and secured by a first and prior pledge of and lien on the Net Revenues of the Water System. Upon an event of default, all outstanding principal and accrued interest may be declared immediately due and payable.

\$ 14,185,000

CITY OF FORT OGLETHORPE, GEORGIA
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

(5) LONG-TERM DEBT (continued)
Business-type activities (continued)

Maturities of proprietary fund bonds payable are as follows:

	Gross Payments	Imputed Interest	Net Present Value
For the year ending December 31, 2022	\$ 1,050,208	\$ 410,208	\$ 640,000
2023	1,049,608	384,608	665,000
2024	1,048,008	358,008	690,000
2025	1,050,408	330,408	720,000
2026	1,051,608	301,608	750,000
2027-2031	5,248,943	1,173,943	4,075,000
2032-2036	5,246,747	616,747	4,630,000
2037-2038	<u>2,096,947</u>	<u>81,947</u>	<u>2,015,000</u>
	<u>\$ 17,842,477</u>	<u>\$ 3,657,477</u>	<u>\$ 14,185,000</u>

A summary of changes in long-term debt for business-type activities is as follows:

	Beginning Balance	Adjustments and Additions	Adjustments and Retirements	Ending Balance
Revenue bonds	\$ 14,800,000	\$ -	\$ (615,000)	\$ 14,185,000
Compensated absences	<u>44,491</u>	<u>-</u>	<u>(3,560)</u>	<u>40,931</u>
	<u>14,844,491</u>	<u>-</u>	<u>(618,560)</u>	14,225,931
Premium on bond refunding				<u>426,587</u>
				<u>\$ 14,652,518</u>

CITY OF FORT OGLETHORPE, GEORGIA
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

(5) LONG-TERM DEBT (continued)

Business-type activities (continued)

Presentation of long-term debt of business-type activities in the government-wide statement of net position is as follows:

Due within one year	
Revenue bonds	\$ 640,000
Compensated absences	40,931
	<hr/>
	\$ 680,931
	<hr/>
Due in more than one year	
Revenue bonds	\$ 13,545,000
	<hr/>

During 2019, the City defeased its Series 2014 Bonds by placing the proceeds of new bonds in an irrevocable trust to provide for all future debt service payments on the old bonds and to provide for construction funds to do sewer projects. Accordingly, the trust account assets and the liability for the defeased bonds are not included in the financial statements. At December 31, 2021, \$11,390,000 of bonds outstanding are considered defeased.

Debt issuances of the City are subject to federal arbitrage regulations. The Non-Arbitrage Certificate executed by the City in connection with the 2019 Improvement Bonds states (1) the proceeds of the bonds deposited in the Construction Fund are expected to be needed and fully expended for the payment of the costs of the Project; (2) at least 85% of such net sales proceeds of the Improvement Bonds will be allocated to expenditures of the Project by the end of the three-year period beginning on the date of issuance of the Bonds.

(6) OPERATING LEASES

The City leases equipment under operating leases expiring at various times from April 2022 through February 2025. Minimum obligations relative to these leases are as follows:

For the year ending December 31, 2022	\$ 3,021
2023	923
2024	923
2025	77
	<hr/>
	\$ 4,944
	<hr/>

Rent expense relative to the above leases was \$7,211 for the year ended December 31, 2021.

CITY OF FORT OGLETHORPE, GEORGIA
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

(7) PENSION PLAN

DEFINED BENEFIT PLAN

Plan description

Employees of the City are provided a defined benefit pension plan through the Georgia Municipal Employees Benefit System (GMEBS), an agent multiple-employer pension plan administered by Georgia Municipal Association. The City has the right to establish and amend the benefit provisions of the plan.

These amendments become effective once approved by the Board of Trustees of GMEBS. GMEBS issues a publicly available financial report that can be obtained by writing to Georgia Municipal Association, Risk Management and Employee Benefit Services, 201 Pryor Street SW, Atlanta, Georgia 30303.

All regular employees of the City were eligible to participate in GMEBS after one year of service through December 31, 2002. The plan was amended to require all employees hired on or after January 1, 2003 to meet a 40 hour eligibility condition. Subsequently, the plan was amended to limit credited service for prior military service and prior governmental service to 60 months combined for regular employees hired on or after December 1, 2004.

Officials and municipal legal officers in office prior to April 1, 1993 can become participants and receive credit for service until end of current term. Benefits are determined by a formula using the member's high five-year average salary and years of service. Members become eligible to retire at the age of 65 with five years of service.

Disability benefits are available to active members with five years of service who become disabled and cannot engage in gainful employment. There is no service requirement for disability that is the result of an accident or injury occurring while the member was in the performance of duty. Eligible employees become vested after five years of service. Benefit provisions are established in state statute and city ordinance.

Employees covered by benefit terms

As of June 30, 2021, the Plan year end, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	58
Inactive employees entitled to but not yet receiving benefits	44
Active employees	<u>72</u>
	<u><u>174</u></u>

CITY OF FORT OGLETHORPE, GEORGIA
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

(7) PENSION PLAN (continued)

DEFINED BENEFIT PLAN (continued)

Contributions

The GMEBS Board of Trustees adopts an actuarial funding policy for determination of annual contributions and the systematic funding of liabilities arising under the Plan. The annual minimum contribution is the sum of 1) the normal cost (including administrative expenses), 2) the closed level dollar amortization of the unfunded actuarial accrued liability over a period that ranges from 10 to 30 years based on the funding policy adopted by the GMEBS Board of Trustees, and 3) interest on these amounts from the valuation date to the date contributions are paid (assumed monthly).

The annual recommended contribution is the greater of 1) the minimum contribution described above and 2) normal cost (including administrative expenses) with interest, adjusted by a full funding credit to ensure that contributions are not required if a plan's assets exceed the present value of future benefits.

For the year ended December 31, 2021, the Actuarially Determined Contribution was \$578,080, based on a rate of 18.84 percent of covered payroll. The City's net pension liability was measured as of March 31, 2021, and the total pension liability used to calculate net pension liability was determined by an actuarial valuation as June 30, 2021.

Net Pension Liability

The total pension liability as of July 1, 2021, 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%, on-going basis, based on long-term expected rate of return on pension plan investments
Cost-of-Living Adjustment	0.0 percent

The mortality and economic actuarial assumptions used in the July 1, 2021 valuation were based on the results of an actuarial study conducted in November and December of 2019.

The Pri-2012 mortality tables were determined to contain sufficient provision appropriate to reasonably reflect future mortality improvement. The new assumption relates to when a given participant is eligible for normal retirement. Mortality experience will be reviewed periodically and updated if necessary.

The long-term expected rate of return on pension plan investment 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. The difference between the resulting rate and the rate on the ongoing basis is a margin for adverse deviation.

CITY OF FORT OGLETHORPE, GEORGIA
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

(7) PENSION PLAN (continued)

DEFINED BENEFIT PLAN (continued)

Net Pension Liability (continued)

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, 2020 are summarized in the following table:

<u>Asset Class</u>	<u>Long - Term Expected Real Rate of Return</u>	<u>Target Allocation</u>
Domestic Equity	6.40%	45%
International Equity	7.05%	20%
Real Estate	4.50%	10%
Global Fixed Income	1.25%	5%
Domestic Fixed Income	1.15%	20%
Cash	0.00%	0%
Total		<u>100%</u>

The discount rate used to measure the total pension liability was 7.375 percent.

	Changes in the Net Pension Liability		
	<u>Increase (Decrease)</u>		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a-b)
Balance at 3/31/2020	\$ 11,395,730	\$ 6,979,661	\$ 4,416,069
Changes for the year:			
Service cost	146,575	-	146,575
Interest	827,189	-	827,189
Differences between expected and actual experience	286,203	-	286,203
Contributions - employer	-	517,723	(517,723)
Net investment income	-	3,142,810	(3,142,810)
Benefit payments, including refunds of employee contributions	(652,378)	(652,378)	-
Administrative expense	-	(19,881)	19,881
Net changes	<u>607,589</u>	<u>2,988,274</u>	<u>(2,380,685)</u>
Balance at 3/31/2021	<u>\$ 12,003,319</u>	<u>\$ 9,967,935</u>	<u>\$ 2,035,384</u>

CITY OF FORT OGLETHORPE, GEORGIA
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

(7) PENSION PLAN (continued)
DEFINED BENEFIT PLAN (continued)
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 percent, as well as what the net pension liability would be if it were calculated using a discount rate that is one-percentage-point lower (6.375 percent) or one-percentage-point higher (8.375 percent) than the current rate.

	1% Decrease (6.375%)	Current Discount Rate (7.375%)	1% Increase (8.375%)
Net pension liability	\$ 3,337,699	\$ 2,035,384	\$ 933,120

Pension expense

For the year ended December 31, 2021, the City recognized pension expense of \$554,236.

Deferred outflows of resources and deferred inflows of resources

For the year ended December 31, 2021, the City reported deferred outflows of resources 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	\$ 206,003	\$ -
Changes of assumptions	231,936	-
Net difference between projected and actual earnings on pension plan investments	771,235	2,169,701
Contributions subsequent to the measurement date of March 31, 2021	<u>433,560</u>	<u>-</u>
	<u><u>\$ 1,642,734</u></u>	<u><u>\$ 2,169,701</u></u>

CITY OF FORT OGLETHORPE, GEORGIA
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

(7) PENSION PLAN (continued)

DEFINED BENEFIT PLAN (continued)

Deferred outflows of resources and deferred inflows of resources (continued)

Amounts reported as deferred outflows (inflows) of resources, with the exception of contributions subsequent to the measurement date related to pensions will be recognized in pension expense as follows:

For the year ending December 31, 2022	\$ 29,230
2023	(155,214)
2024	(307,791)
2025	<u>(526,752)</u>
	<u>\$ (960,527)</u>

In the table shown above, the amounts will increase (decrease) pension expense in the years indicated.

DEFINED CONTRIBUTION PLAN

The City maintains a defined contribution plan through the Georgia Municipal Employees Benefit System (GMEBS) covering all full-time employees with at least one year of service. The plan is a 457(b) plan for the contributions of all eligible employees combined with a 401(a) plan that allows the City to match contributions on behalf of the employees. Employees may elect to contribute a percentage of their salary up to the limits set forth by the Internal Revenue Service. The City then matches those contributions 100% up to 4%. In addition, employees vest 20% each year and are 100% vested after 5 years of service. Employee and employer contributions during the year ended December 31, 2021 were approximately \$117,505 and \$82,700, respectively. There were forfeitures of \$5,526 at December 31, 2021.

(8) RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; natural disasters; and injuries to employees. The City's policy is to purchase commercial insurance for its risk related to the above losses. The risks covered by commercial insurance include general liability, errors and omissions, and property and casualty losses, with a minor deductible payable by the City. Settled claims have not exceeded coverage for the three years ended December 31, 2021, 2020, and 2019. Deductibles for which the City was responsible amounted to \$6,940, \$4,099, and \$12,000, for the same three years, respectively.

The City also manages its risk of loss related to injuries to employees through the purchase of commercial workers' compensation insurance. Payment of eligible claims is based on statutory requirements, and the City has no deductible in connection with claims paid.

(9) LITIGATION

The City is also the defendant in certain other legal actions which are being vigorously defended.

It is the opinion of management and legal counsel that none of the aforementioned proceedings will have a material effect on the financial position of the City.

CITY OF FORT OGLETHORPE, GEORGIA
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

(10) COMMITMENTS

At December 31, 2021, the City has construction commitments in the amount of \$2,438,160, with \$2,156,116 unpaid on these contracts.

(11) HOTEL/MOTEL LODGING TAX

The City of Fort Oglethorpe, Georgia, levies a 6% lodging tax, of which 3% is required to be spent for tourism and development, as authorized in Georgia code OCGA 48-13-51. A summary of the transactions for the year ended December 31, 2021, is as follows:

Lodging tax – 6%	\$ 86,865
Disbursements for tourism and development	\$ 47,304

(12) JOINT VENTURE

Under Georgia law, the City, in conjunction with other cities and counties in the eleven city northwest Georgia area, is a member of the Northwest Georgia Regional Commission and is required to pay annual dues thereto. During the year ended December 31, 2021, the City paid \$9,994 in such dues. Membership in a regional commission is required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34. Each regional commission board membership includes the chief elected official of each City and municipality of the area. OCGA 50-8-39.1 provides that the member governments are liable for any debts or obligations of its applicable regional commission. Separate financial statements may be obtained from:

Northwest Georgia Regional Commission
P.O. Box 1798
1 Jackson Hill Drive
Rome, Georgia 30162-1798

(13) RISKS AND UNCERTAINTIES

During March 2020, a pandemic was declared related to the rapidly growing outbreak of a novel strain of coronavirus (COVID-19). The pandemic has significantly impacted the economic conditions across the nation as federal, state, and local governments react to the public health crisis, creating significant uncertainties in the economy. This situation is rapidly changing, and additional impacts may arise. While the disruption is currently expected to be temporary, there is uncertainty around its duration. The ultimate future impact, if any, of the pandemic on results of operations, financial position, liquidity or capital resources cannot be reasonably estimated at this time.

CITY OF FORT OGLETHORPE, GEORGIA
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

(14) SUBSEQUENT EVENTS

Management has evaluated subsequent events through September 30, 2022, the date which these financial statements were available for issue.

REQUIRED SUPPLEMENTARY INFORMATION

GENERAL FUND

The general fund is used to account for resources traditionally associated with government which are not legally or by sound financial management to be accounted for in another fund.

CITY OF FORT OGLETHORPE, GEORGIA
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES -
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021

	Budget			Variance with Final
	Original	Final	Actual	Budget
TAXES				
Property taxes	\$ 1,856,414	\$ 1,856,414	\$ 1,878,945	\$ 22,531
Motor vehicle tax	232,500	232,500	274,859	42,359
Business and occupation tax	1,293,000	1,293,000	1,347,983	54,983
General sales and use tax	2,400,000	2,400,000	2,901,507	501,507
Franchise tax	993,000	993,000	1,057,363	64,363
Real estate transfer tax	12,000	12,000	45,932	33,932
Intangible tax	60,000	60,000	117,386	57,386
Alcoholic beverage tax	416,000	416,000	473,986	57,986
Other taxes	3,650	3,650	12,917	9,267
Total taxes	7,266,564	7,266,564	8,110,878	844,314
LICENSES AND PERMITS				
Alcoholic beverage license	52,500	52,500	56,560	4,060
Other licenses and permits	174,780	174,780	180,745	5,965
Total licenses and permits	227,280	227,280	237,305	10,025
INTERGOVERNMENTAL				
Oher grant revenue	-	1,600	1,600	-
Federal financial assistance	500	500	99	(401)
DOT revenue	-	-	91,794	91,794
Federal government in lieu of taxes	13,000	13,000	9,943	(3,057)
Total intergovernmental	13,500	15,100	103,436	88,336
CHARGES FOR SERVICES				
Public safety	3,000	3,000	3,545	545
Background checks	2,100	2,100	1,056	(1,044)
Culture and recreation	106,600	106,600	129,980	23,380
Other services	150	150	257	107
Total charges for services	111,850	111,850	134,838	22,988

CITY OF FORT OGLETHORPE, GEORGIA
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES -
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021

	Budget			Variance with Final Budget
	Original	Final	Actual	
FINES AND FORFEITURES				
Police and courts	420,000	420,000	416,861	(3,139)
Total fines and forfeitures	420,000	420,000	416,861	(3,139)
MISCELLANEOUS				
Investment income	60,000	60,000	53,526	(6,474)
Property rental	185,468	185,468	182,818	(2,650)
Insurance recovery	-	-	3,033	3,033
Donations	-	3,656,272	3,695,754	39,482
Other	9,000	9,000	15,224	6,224
Total miscellaneous	254,468	3,910,740	3,950,355	39,615
Total revenues	8,293,662	11,951,534	12,953,673	1,002,139
EXPENDITURES				
Judicial				
Municipal Court	416,297	416,297	348,440	67,857
Total judicial	416,297	416,297	348,440	67,857
General Government				
Legislative	141,144	141,144	131,402	9,742
Executive	296,636	315,261	310,188	5,073
Administration	506,220	512,588	487,958	24,630
General government buildings	686,345	1,357,920	1,342,829	15,091
Total general government	1,630,345	2,326,913	2,272,377	54,536
Public Safety				
Police	2,908,509	2,908,509	2,636,290	272,219
Fire	786,297	786,297	12,647	773,650
Total public safety	3,694,806	3,694,806	2,648,937	1,045,869

CITY OF FORT OGLETHORPE, GEORGIA
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES -
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021

	Budget		Actual	Variance with Final Budget
	Original	Final		
EXPENDITURES (continued)				
Public works				
Public works administration	174,308	174,308	172,504	1,804
Highways and streets	3,743,357	6,205,043	4,990,629	1,214,414
Traffic engineering	111,193	111,193	110,858	335
Solid waste collection	689,183	699,483	679,911	19,572
Maintenance and shop	227,103	227,103	123,399	103,704
	<u>4,945,144</u>	<u>7,417,130</u>	<u>6,077,301</u>	<u>1,339,829</u>
Culture and Recreation				
Parks administration	172,889	172,889	131,725	41,164
Parks operation	443,717	866,030	654,968	211,062
Gymnasium	91,784	91,784	87,088	4,696
Swimming pools	107,131	151,454	147,037	4,417
Senior center	18,380	18,380	13,996	4,384
	<u>833,901</u>	<u>1,300,537</u>	<u>1,034,814</u>	<u>265,723</u>
Public welfare				
Tourism	30,000	49,900	47,304	2,596
	<u>30,000</u>	<u>49,900</u>	<u>47,304</u>	<u>2,596</u>
Housing and development				
Protective inspection	288,169	318,951	307,141	11,810
	<u>288,169</u>	<u>318,951</u>	<u>307,141</u>	<u>11,810</u>
Total expenditures	<u>11,838,662</u>	<u>15,524,534</u>	<u>12,736,314</u>	<u>2,788,220</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>(3,545,000)</u>	<u>(3,573,000)</u>	<u>217,359</u>	<u>3,790,359</u>

CITY OF FORT OGLETHORPE, GEORGIA
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES -
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021

	<u>Budget</u>		<u>Actual</u>	<u>Variance with Final Budget</u>
	<u>Original</u>	<u>Final</u>		
OTHER FINANCING SOURCES				
Proceeds from sale of capital assets	-	-	73,817	73,817
Transfers from other funds	60,000	88,000	86,865	(1,135)
Transfers to other government	<u>(767,204)</u>	<u>(767,204)</u>	<u>(767,204)</u>	<u>-</u>
	<u>(707,204)</u>	<u>(679,204)</u>	<u>(606,522)</u>	<u>72,682</u>
EXCESS (DEFICIENCY) OF REVENUES AND OTHER SOURCES OVER EXPENDITURES AND OTHER USES	(4,252,204)	(4,252,204)	(389,163)	3,863,041
FUND BALANCES				
Beginning	<u>14,743,950</u>	<u>14,743,950</u>	<u>14,743,950</u>	<u>-</u>
Ending	<u>\$ 10,491,746</u>	<u>\$ 10,491,746</u>	<u>\$ 14,354,787</u>	<u>\$ 3,863,041</u>

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The budget is prepared on the same basis as the expenditures are presented, therefore no reconciliation between the budget basis and the basis under generally accepted accounting principles is required.

CITY OF FORT OGLETHORPE, GEORGIA
SCHEDULE OF CHANGES IN THE NET PENSION
LIABILITY AND RELATED RATIOS
LAST FISCAL YEAR ENDING JUNE 30, 2021

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
TOTAL PENSION LIABILITY							
Service cost	\$ 146,575	\$ 142,556	\$ 148,729	\$ 148,072	\$ 147,352	\$ 289,992	\$ 189,965
Interest	827,189	762,232	714,902	651,273	628,465	557,072	536,323
Difference between expected and actual experience	286,203	45,604	293,325	479,622	(82,176)	405,870	(32,501)
Changes of assumptions	-	-	-	-	-	-	(136,407)
Other	-	695,808	-	167,543	-	-	-
Benefit payments, including refunds of employee contributions	<u>(652,378)</u>	<u>(542,016)</u>	<u>(497,406)</u>	<u>(436,072)</u>	<u>(362,617)</u>	<u>(300,839)</u>	<u>(278,484)</u>
Net change in total pension liability	607,589	1,104,184	659,550	1,010,438	331,024	952,095	278,896
Total pension liability - beginning	<u>11,395,730</u>	<u>10,291,546</u>	<u>9,631,996</u>	<u>8,621,558</u>	<u>8,290,534</u>	<u>7,338,439</u>	<u>7,059,543</u>
Total pension liability - ending (a)	<u>\$12,003,319</u>	<u>\$11,395,730</u>	<u>\$10,291,546</u>	<u>\$ 9,631,996</u>	<u>\$ 8,621,558</u>	<u>\$ 8,290,534</u>	<u>\$ 7,338,439</u>
PLAN FIDUCIARY NET POSITION							
Contributions - employer	\$ 517,723	\$ 474,801	\$ 404,458	\$ 404,474	\$ 419,319	\$ 402,730	\$ 382,655
Net investment income	3,142,810	(528,366)	268,045	828,061	744,315	19,548	506,324
Benefit payments, including refunds of employee contributions	<u>(652,378)</u>	<u>(542,016)</u>	<u>(497,406)</u>	<u>(436,072)</u>	<u>(362,617)</u>	<u>(300,839)</u>	<u>(278,484)</u>
Administrative expense	<u>(19,881)</u>	<u>(21,801)</u>	<u>(20,382)</u>	<u>(19,768)</u>	<u>(20,352)</u>	<u>(14,680)</u>	<u>(13,555)</u>
Net change in total pension liability	2,988,274	(617,382)	154,715	776,695	780,665	106,759	596,940
Plan fiduciary net position - beginning	<u>6,979,661</u>	<u>7,597,043</u>	<u>7,442,328</u>	<u>6,665,633</u>	<u>5,884,968</u>	<u>5,778,209</u>	<u>5,181,269</u>
Plan fiduciary net position - ending (b)	<u>\$ 9,967,935</u>	<u>\$ 6,979,661</u>	<u>\$ 7,597,043</u>	<u>\$ 7,442,328</u>	<u>\$ 6,665,633</u>	<u>\$ 5,884,968</u>	<u>\$ 5,778,209</u>
NET PENSION LIABILITY							
Net pension liability (a-b)	<u>\$ 2,035,384</u>	<u>\$ 4,416,069</u>	<u>\$ 2,694,503</u>	<u>\$ 2,189,668</u>	<u>\$ 1,955,925</u>	<u>\$ 2,405,566</u>	<u>\$ 1,560,230</u>
Plan fiduciary net position as a percentage of total pension liability	83.04%	61.25%	73.82%	77.27%	77.31%	70.98%	78.74%
Covered employee payroll	\$ 3,415,634	\$ 3,034,938	\$ 3,078,191	\$ 3,162,002	\$ 2,967,249	\$ 2,908,780	\$ 2,982,861
Net pension liability as a percentage of covered-employee payroll	59.59%	145.51%	87.54%	69.25%	65.92%	82.70%	52.31%

This is a 10-year schedule; however the information in this schedule is not required to be presented retroactively. Years will be added to this schedule in future fiscal years until 10 years information are available.

CITY OF FORT OGLETHORPE, GEORGIA
SCHEDULE OF CONTRIBUTIONS BASED ON PARTICIPATION
IN THE PUBLIC EMPLOYEE PENSION PLAN OF GMEBS
LAST FISCAL YEAR ENDING JUNE 30, 2021

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Actuarially determined contribution	\$ 578,080	\$ 497,604	\$ 467,200	\$ 383,544	\$ 411,451	\$ 421,942	\$ 396,326
Contributions in relation to the actuarially determined contribution	<u>578,080</u>	<u>497,604</u>	<u>467,200</u>	<u>383,544</u>	<u>411,451</u>	<u>421,942</u>	<u>396,326</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered employee payroll	\$ 3,415,634	\$ 3,034,938	\$ 3,078,191	\$ 3,162,002	\$ 2,967,249	\$ 2,908,780	\$ 2,982,861
Contributions as a percentage of covered-employee payroll	16.92%	16.40%	15.18%	12.13%	13.87%	14.51%	13.29%

This is a 10-year schedule; however the information in this schedule is not required to be presented retroactively. Years will be added to this schedule in future fiscal years until 10 years information are available.

CITY OF FORT OGLETHORPE, GEORGIA
SCHEDULE OF CONTRIBUTIONS BASED ON PARTICIPATION
IN THE PUBLIC EMPLOYEE PENSION PLAN OF GMEBS
LAST FISCAL YEAR ENDING JUNE 30, 2021

NOTES TO SCHEDULE

Valuation date

The actuarially determined contribution was determined as of July 1, 2021, with an interest adjustment to the fiscal year. Contributions in relation to this actuarially determined contribution will be reported for the fiscal year ending December 31, 2022.

Methods and assumptions used to determine contribution rates

Actuarial cost method	Projected unit credit
Amortization method	Closed level dollar for remaining unfunded liability
Remaining amortization period	Varies - Net effective amortization period of 11 years
Asset valuation	Sum of actuarial value at beginning of year and the cash flow during the year plus the assumed investment return adjusted by 10% of the amount that the value exceeds or is less than the market value at the end of year. The actuarial value is adjusted, if necessary, to be within 20% of market value.
Net investment rate of return	7.375%
Projected salary increases	2.25% plus service based merit increases
Retirement age	Pattern of retirement determined by experience study
Mortality	Customizable table based on actual experience including an adjustment for some anticipated improvement
Cost of Living Adjustment	0.00%

Benefit Changes

None

Changes of Assumptions

None

OTHER SUPPLEMENTARY INFORMATION

**COMBINING FINANCIAL STATEMENTS
NONMAJOR GOVERNMENTAL FUNDS**

CITY OF FORT OGLETHORPE, GEORGIA
NONMAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEET
DECEMBER 31, 2021

	<u>Special Revenue</u>			<u>Capital Projects</u>	<u>Total Nonmajor Governmental Funds</u>
	<u>Confiscated Assets</u>	<u>Hotel/ Motel Tax</u>	<u>Total</u>	<u>T-SPLOST</u>	
ASSETS					
Cash and cash equivalents	\$ 35,705	\$ -	\$ 35,705	\$ 80,932	\$ 116,637
Other receivables	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,309</u>	<u>2,309</u>
 Total assets	<u>\$ 35,705</u>	<u>\$ -</u>	<u>\$ 35,705</u>	<u>\$ 83,241</u>	<u>\$ 118,946</u>
 LIABILITIES AND FUND BALANCES					
Fund balances					
Restricted for					
Public safety	\$ 35,705	\$ -	\$ 35,705	\$ -	\$ 35,705
Capital projects	<u>-</u>	<u>-</u>	<u>-</u>	<u>83,241</u>	<u>83,241</u>
 Total fund balances	<u>35,705</u>	<u>-</u>	<u>35,705</u>	<u>83,241</u>	<u>118,946</u>
 Total liabilities and fund balances	<u>\$ 35,705</u>	<u>\$ -</u>	<u>\$ 35,705</u>	<u>\$ 83,241</u>	<u>\$ 118,946</u>

CITY OF FORT OGLETHORPE, GEORGIA
NONMAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
YEAR ENDED DECEMBER 31, 2021

	<u>Special Revenue</u>			<u>Capital Projects</u>	<u>Total Nonmajor Governmental Funds</u>
	<u>Confiscated Assets</u>	<u>Hotel/Motel Tax</u>	<u>Total</u>	<u>T-SPLOST</u>	
REVENUES					
Taxes	\$ -	\$ 86,865	\$ 86,865	\$ -	\$ 86,865
Intergovernmental	-	-	-	25,585	25,585
Fines, fees and forfeitures	22,731	-	22,731	-	22,731
Interest	93	-	93	255	348
	<u>22,824</u>	<u>86,865</u>	<u>109,689</u>	<u>25,840</u>	<u>135,529</u>
Total revenues					
EXPENDITURES					
Current					
Public safety	17,807	-	17,807	-	17,807
	<u>17,807</u>	<u>-</u>	<u>17,807</u>	<u>-</u>	<u>17,807</u>
Total expenditures					
EXCESS OF REVENUES OVER EXPENDITURES	5,017	86,865	91,882	25,840	117,722
OTHER FINANCING USES					
Transfer to other funds	-	(86,865)	(86,865)	-	(86,865)
EXCESS OF REVENUES OVER EXPENDITURES AND OTHER USES	5,017	-	5,017	25,840	30,857
FUND BALANCES					
Beginning	30,688	-	30,688	57,401	88,089
	<u>30,688</u>	<u>-</u>	<u>30,688</u>	<u>57,401</u>	<u>88,089</u>
Ending	<u>\$ 35,705</u>	<u>\$ -</u>	<u>\$ 35,705</u>	<u>\$ 83,241</u>	<u>\$ 118,946</u>

FINANCIAL SCHEDULES

CITY OF FORT OGLETHORPE, GEORGIA
SCHEDULE OF CHANGES IN PROPERTY TAXES RECEIVABLE
YEAR ENDED DECEMBER 31, 2021

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>Prior to 2017</u>	<u>Total</u>
TAXES RECEIVABLE						
Beginning	\$ -	\$ 190,392	\$ 18,592	\$ 7,416	\$ 401	\$ 216,801
TAX LEVY	1,806,085	-	-	-	-	1,806,085
ADJUSTMENTS						
Releases, net of pickups	(24,844)	(8,356)	(114)	(66)	-	(33,380)
COLLECTIONS	<u>(1,627,821)</u>	<u>(158,185)</u>	<u>(12,840)</u>	<u>(6,642)</u>	<u>(121)</u>	<u>(1,805,609)</u>
TAXES RECEIVABLE						
Ending	<u>153,420</u>	<u>23,851</u>	<u>5,638</u>	<u>708</u>	<u>280</u>	<u>183,897</u>
Less allowance for uncollectible taxes	<u>(697)</u>	<u>(691)</u>	<u>(108)</u>	<u>(40)</u>	<u>(2)</u>	<u>(1,538)</u>
TAXES RECEIVABLE						
Net	<u>\$ 152,723</u>	<u>\$ 23,160</u>	<u>\$ 5,530</u>	<u>\$ 668</u>	<u>\$ 278</u>	<u>\$ 182,359</u>

CITY OF FORT OGLETHORPE, GEORGIA
SCHEDULE OF WATER AND SEWER RATES
DECEMBER 31, 2021

The water and sewer rates for the City of Fort Oglethorpe, Georgia are as follows:

	<u>Water Rates</u>	<u>Sewer Rates</u>
Residential		
First 2,000 gallons	\$17.49/minimum	\$24.92/minimum
All over 2,000 gallons	\$4.62/1,000 gallons	\$6.46/1,000 gallons
Commercial		
First 2,000 gallons	\$22.96/minimum	\$31.85/minimum
All over 2,000 gallons	\$8.87/1,000 gallons	\$12.29/1,000 gallons

As of December 31, 2021, the City had approximately 3,630 water customers and 6,803 sewer customers.

CITY OF FORT OGLETHORPE, GEORGIA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
YEAR ENDED DECEMBER 31, 2021

Grantor/Pass-Through Grantor/Program Title	Federal Assistance Listing Number	Contract or Pass-Through Number	Federal Expenditures
U.S. Department of Justice			
Justice Assistance Grant Byrne Vest Program	16.580		\$ 99
Total Department of Justice			99
 GA Department of Transportation			
Highway Planning and Construction (Federal Aid Highway Program) Passed through State of GA DOT	20.205		500,000
Total U.S. Department of Treasury			500,000
 Total Federal Awards			 \$ 500,099

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS

NOTE 1 - Basis of presentation

The accompanying schedule of expenditures of federal awards includes the federal award activity of the City of Fort Oglethorpe, Georgia, and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the City of Fort Oglethorpe, Georgia, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the City of Fort Oglethorpe, Georgia.

NOTE 2 – Summary of significant accounting policies

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. City of Fort Oglethorpe, Georgia has elected not to use the 10-percent de minimis indirect cost rate allowed under the Uniform Guidance.

**SEC RULE 15C2-12 CONTINUING DISCLOSURES
ANNUAL OPERATING INFORMATION SECTION
(Unaudited)**

CITY OF FORT OGLETHORPE, GEORGIA
STATISTICAL SECTION
DECEMBER 31, 2021

General

The water and sewer system is composed of a water storage and distribution system and a wastewater collection and disposal system. The City does not own or operate any water treatment facility or wastewater treatment facility but instead contracts with third party providers for those services. The Mayor and City council have ultimate authority and control over the policy and rate setting of the System. Water and sewer service is available to all residents and businesses within the City. The water system does not serve customers outside the corporate limits of the City. As of December 31, 2021, the water system provides water to 3,630 customers in the City. The Sewer system serves approximately 6,803 customers, 4,393 of whom are in the City and 2,410 of whom are outside the City limits.

Water System

The City's water system consists of a retail water distribution system with one ground water storage tank that has a two million gallon storage capacity. The City purchases virtually all of its treated water from the Tennessee-American Water Company (Tennessee American), a Tennessee Corporation and public utility that owns and operates a water utility system in and around the City of Chattanooga, Tennessee.

On May 13, 2013, the City entered into a new contract with Tennessee-American (the "Water Contract"). The Water Contract provides that the City will purchase a minimum of 273,750,000 gallons of water per year (750,000 per day average) on a take-or-pay basis. The Water Contract provides that, except in the unlikely circumstance of water being unavailable at a level that meets the City's water demand (and then, only to the extent of such unavailability), the City may not purchase potable water from other sources or reduce its purchases from Tennessee-American by developing its own water source or by purchasing water from another source. The Water Contract is for a three (3) year term and shall be automatically renewed for renewal terms of three (3) years unless either party provides written notice not less than one year prior to the end of such term that the Water Contract will be terminated.

On September 24, 1999, the City entered into a Service Delivery Strategy Agreement with Catoosa County, Georgia, the City of Ringgold, Georgia, and the Catoosa Utility District Authority. The Service Delivery Strategy Agreement is required under Georgia law to help ensure a clean, safe, and adequate water supply. The Service Delivery Strategy Agreement has a term of 25 years and can be extended for another 25 years upon mutual agreement of all the parties thereto.

The City has three connections to the Tennessee-American water system and two connections to the Catoosa Utility District Authority water system. Tennessee-American's water source is the Tennessee River. The Catoosa Utility District Authority's water source is Yates Springs, as well as the Tennessee River through water it purchases from the Eastside Utility District in Chattanooga, Tennessee.

The City's water distribution system consists of approximately 35 miles of pipelines ranging in size from 2" to 12" in diameter with the majority being 8" mains. Pipelines are made of ductile iron, PVC and AC. Approximately 100% of the pipelines have been in service for one year or more, with the oldest pipelines installed approximately 100 years ago. Pipelines that are prone to failure and older pipelines are replaced under the City's Capital Improvement Plan and Expenditure Project, which is typically authorized every year. The distribution system covers over 80% of the developed area within the City limits. The remaining 20% of the

CITY OF FORT OGLETHORPE, GEORGIA
STATISTICAL SECTION
DECEMBER 31, 2021

Water System (continued)

City is covered by the Catoosa Utility District and Tennessee American Water Company. All water mains are looped where possible. Valves are uniformly installed to allow for system isolation to make repairs as needed.

To comply with Georgia EPD regulations, the City conducts regular inspections, including cleaning and painting, as needed, of its water storage tanks.

The general condition of the distribution network is good and has an acceptable level of water loss as determined by EPD audits.

Sewer System

The City's sewer system is available to all areas within the corporate limits of the City. In addition, in 1994, the Catoosa Utility District Authority gave the City ownership of the existing sewer lines outside the City within the West Chickamauga Creek drainage basin. The sewer system transports sewage through the Northwest Georgia Interceptor Sewer System to Chattanooga's Moccasin Bend Wastewater Treatment Facility for treatment.

The City discharges its wastewater into Chattanooga's Moccasin Bend Wastewater Treatment Facility pursuant to a new contract (the "**Sewer Contract**") entered into on May 18, 2017, between the City and Chattanooga. The term of the Sewer Contract is for a period of 15 years from the date of its execution, which means it expires May 18, 2032. The City and Chattanooga entered into the Sewer Contract after the Consent Decree described next went into effect.

Chattanooga entered into a consent decree with the United States Environmental Protection Agency and the State of Tennessee, in the case styled *United States of America et. al. v. City of Chattanooga*, No. 1:12-cv-00245, which became effective on April 23, 2013 (the "**Consent Decree**"). The Consent Decree addressed Chattanooga's sanitary sewer overflows. Many of the requirements imposed on Chattanooga pursuant to the Consent Decree flow down to the City under the Sewer Contract. Accordingly, the City has undertaken a variety of different capital projects to improve the condition of its sewers and thereby reduce the occurrence of its sanitary sewer overflows. To date, the City has accomplished all required projects within the timeframe provided under the Sewer Contract. The establishment of a Capacity Assurance Program has been completed. The City's Capacity Assurance Program is subject to annual review by Chattanooga.

Pursuant to the Sewer Contract, Chattanooga is responsible for the conveyance of the City's wastewater from the points of interconnection to Chattanooga's treatment facilities and is also responsible for the appropriate treatment and disposal of said wastewater. For all City wastewater treated by Chattanooga at the Moccasin Bend Wastewater Treatment Plant, the City pays Chattanooga based on the applicable rates in the Chattanooga City Code Chapter 31, Article II, Section 31-36, § (c) and (d), as set forth in the Sewer Contract.

Chattanooga covenants in the Sewer Contract that in no event shall the City be charged at a rate greater than the most favorable contract or practice into which Chattanooga may enter in the future for sewage treatment. In the event of any such favorable contract or practice by Chattanooga, then the City shall automatically benefit from the lower rate. Chattanooga agrees to review rates annually and to give the City no less than 60 days' notice of any proposed rate increase.

CITY OF FORT OGLETHORPE, GEORGIA
STATISTICAL SECTION
DECEMBER 31, 2021

Sewer System (continued)

Pursuant to an overall plan of the State of Georgia Department of Natural Resources, Environmental Protections Division (“EPD”) for a regional solution to the wastewater treatment problems in the area, the State of Georgia funded the construction of interceptor sewers, force mains, and pump stations in order to accommodate wastewater flows from the City and certain portions of Catoosa County and Walker County. The wastewater flow from the City and Catoosa and Walker Counties is transported to the Moccasin Bend Regional Wastewater Treatment Facility. This sewer system is known as the Northwest Georgia Interceptor Sewer System. The Northwest Georgia Interceptor Sewer System is owned and maintained by the City of Chattanooga.

Chattanooga owns and operates the Moccasin Bend Wastewater Treatment Facility. The 1976 Clean Water Act 201/208 Facility Plans designate the Moccasin Bend Wastewater Treatment Facility as the regional treatment facility for the Chattanooga/North Georgia area. Currently, the Moccasin Bend Wastewater Treatment Facility provides wastewater treatment service for the City, Chattanooga, the City of Collegedale, Tennessee; part of the Hixson Utility District service area in Hamilton County, Tennessee; City of Red Bank, Tennessee; City of East Ridge, Tennessee; City of Soddy Daisy, Tennessee; City of Rossville, Georgia; City of Fort Oglethorpe, Georgia; Town of Lookout Mountain, Tennessee; City of Lookout Mountain, Georgia; and portions of Walker County and Catoosa County, Georgia.

Chattanooga’s Waste Resources Division administers the Moccasin Bend Wastewater Treatment Facility. Rates for collection and treatment of wastewater are established each year based on projected costs and revenues. The City Council of Chattanooga has ultimate authority regarding operations of its sewer system and rate setting for wastewater treatment services. Uniform rates for operations and maintenance and debt service are established yearly for all regional users of the Moccasin Bend Wastewater Treatment Facility. The aggregate rate is required by the EPD to be uniform system-wide. The aggregate regional rates for the last six years per thousand gallons of wastewater treated at the Moccasin Bend Wastewater Treatment Facility are as follows:

<u>Effective Date</u>	<u>Rate Per 1,000 Gallons</u>
July 1, 2016	1.2119
July 1, 2017	0.8434
July 1, 2018	0.8434
July 1, 2019	2.4033
July 1, 2020	2.4033
July 1, 2021	2.5475

The wastewater collection system operates under gravity flow (with some force mains) and uses 17 wastewater pumping stations and approximately 85 miles of collection sewers, which transport primarily sanitary sewage. Approximately 90% of the sewer system is drained by gravity, and the remainder requires pumping at least once. The collection and conveyance system uses a combination of 4-inch to 24-inch sewers. Most of the sewers are made of PVC. Approximately 90% of the sewers have been in service for one year or more, with the oldest sewers installed approximately 65 years ago. Portions of the collection and conveyance system have standby pumps and a standby power system. The general condition of the collection and conveyance system is good.

CITY OF FORT OGLETHORPE, GEORGIA
STATISTICAL SECTION
DECEMBER 31, 2021

Capital Improvements to Water and Sewer System from Current Funds

Over the years, the City has enlarged and extended its water and sewer system with funds derived from revenues of the System, City funding, GEFA Loans, and Federal grants. The following table shows the amounts from such sources spent on capital improvements to the System during the last six fiscal years.

Fiscal Year Ended December 31	System Revenues	GEFA Loans	Federal Grants	Series 2009 Bonds	Series 2014 Bonds	Series 2019 Bonds	Total
2016	-	-	175,033	-	1,256,895	-	1,431,928
2017	-	-	324,967	-	697,151	-	1,022,118
2018	-	2,680	-	-	1,453,092	-	1,455,772
2019	-	-	-	-	-	-	-
2020	-	-	-	-	-	2,056,423	2,056,423
2021	-	-	-	-	-	1,219,887	1,219,887

Water and Sewer System: Governmental Approvals and Environmental Regulation.

State Requirements. The Georgia Water Quality Control Act authorizes EPD, to regulate the withdrawal of water from rivers, lakes, and streams in Georgia. Since the City purchases all of its water from a third party, the City has no withdrawal permits.

From March 7, 2005 to March 2, 2018, the City was operating under an EPD consent order, EPD-WQ-4371. The EPD provides for fines to be levied for all owners/operators of sewer systems of up to \$50,000 if sewage spills into state waters. Under the EPD consent order, the City agreed with EPD that if a sewage spill into state waters occurs, a stipulated penalty of \$1,000 would apply. The City made one such \$1,000 payment in 2016, two in 2015, and one in 2014, in addition to payments in prior years. The City undertook efforts to remedy the spill issues, and in March 2018, EPD closed the consent order because the City had not had a spill since February 3, 2016.

However, the City subsequently experienced three sewage spills into state waters in 2018 due to excessive rain water, for which the City paid a total of \$4,125.00 in penalties to EPD. One spill occurred at a pump station where the City's pumps were unable to handle the rain water flow. In January 2019, the City Council approved \$13,218 in upgrades for this pump station. To further address these overflow issues, in May 2019, the City Council approved a \$1,866,829 sanitary sewer rehabilitation project, which was completed in 2019. In order to gauge the success of this project, on October 14, 2019, the City Council approved a system-wide sewer flow monitoring program. The City continues to monitor sewer flow and uses that data to determine any further necessary courses of action.

Federal Requirements. The City's wastewater operations are subject to the regulatory requirements imposed by the Federal Water Pollution Control Act, as amended (the "**Clean Water Act**"). The regulatory requirements are administered by the Federal Environmental Protection Agency ("EPA") through the EPD. Regulations of these agencies deal primarily with the quality of effluent which may be discharged from the City's wastewater treatment facilities, the disposal of sludge generated by the wastewater treatment plant, the discharge of pollutants into the groundwater, and the nature of waste material (particularly industrial waste) discharged into the collection system. As a condition of having received Federal EPA grant funds under the Clean Water Act for planning, design, and construction of various wastewater projects, the City is subject to additional regulatory requirements. Among the grant-related requirements are guidelines which must be followed concerning

CITY OF FORT OGLETHORPE, GEORGIA
STATISTICAL SECTION
DECEMBER 31, 2021

Capital Improvements to Water and Sewer System from Current Funds (continued)

planning methodologies, design criteria, construction activities, and the operation, maintenance, and financing of facilities. The City is complying with all such grant-related regulations.

To comply with other federal regulations concerning the discharge of waste materials into the sewer system, the City must administer and enforce industrial pretreatment limitation standards upon users of the sewer system. The City has had an industrial waste program in effect since 1970.

Number of Water and Sewer Customers

The following table shows historical numbers of active water and sewer customers of the System for the last seven fiscal years who are billed directly by the City. There are approximately 2,410 customers of the System who are billed by the Catoosa Utility District. This table does not include inactive meters.

	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Water							
Residential ¹	2,732	2,779	2,854	2,906	3,190	3,191	3,250
Commercial	<u>330</u>	<u>339</u>	<u>352</u>	<u>355</u>	<u>385</u>	<u>378</u>	<u>380</u>
Total	<u><u>3,062</u></u>	<u><u>3,118</u></u>	<u><u>3,206</u></u>	<u><u>3,261</u></u>	<u><u>3,575</u></u>	<u><u>3,569</u></u>	<u><u>3,630</u></u>
Sewer							
Residential ¹	3,248	3,262	3,540	3,588	3,728	3,887	4,040
Commercial	<u>295</u>	<u>292</u>	<u>303</u>	<u>312</u>	<u>329</u>	<u>342</u>	<u>353</u>
Total	<u><u>3,543</u></u>	<u><u>3,554</u></u>	<u><u>3,843</u></u>	<u><u>3,900</u></u>	<u><u>4,057</u></u>	<u><u>4,229</u></u>	<u><u>4,393</u></u>

¹ Includes apartment complexes, which are served by a single connection.

Historical Water and Sewer Usage

The following table shows historical data of water and sewer demand for the last six fiscal years.

<u>Fiscal Year</u>	<u>Daily Water Consumption</u>		<u>Daily Sewer Consumption</u>	
	<u>Peak (MDG)</u>	<u>Average (MDG)</u>	<u>Peak (MDG)</u>	<u>Average (MDG)</u>
2016	1.19	0.91	3.01	1.67
2017	0.90	0.77	2.84	2.28
2018	0.92	0.85	4.66	3.35
2019	0.95	0.84	5.43	2.76
2020	1.17	0.76	4.75	1.55
2021	0.83	0.68	4.11	2.14

CITY OF FORT OGLETHORPE, GEORGIA
STATISTICAL SECTION
DECEMBER 31, 2021

Ten Largest Water and Sewer Customers

The following table shows the ten largest water and sewer customers of the System for the fiscal year ended December 31, 2021. No independent investigation has been made of, and consequently no representation can be made as to, the stability or financial condition of any of the customers listed below or that such customers will continue to maintain their status as major customers of the water system.

Customer	Type of Business	Gallons Metered (000s)	Annual Water and Sewer Revenue	Revenues as a Percent of Total System Revenues¹
Cornerstone Medical Center	Healthcare	14,475	\$ 155,244	2.49%
Hallmark-Oglethorpe LLC	Apartments	8,436	108,360	1.74%
Parkside Operations	Healthcare	6,505	91,309	1.46%
Lakeshore Apartments	Apartments	3,164	37,497	0.60%
Ft. O Nursing Ctr Pruitt Corp	Healthcare	5,684	55,806	0.89%
GC of FO	Restaurant	2,927	58,964	0.95%
Park Knoll Apartments	Apartments	3,130	35,804	0.57%
The Crossing Apartments	Apartments	2,537	89,637	1.44%
Walmart Store	Retail	2,298	16,055	0.26%
Total		<u>49,156</u>	<u>\$ 648,676</u>	<u>10.40%</u>

¹ Based on total water and sewer revenues of \$6,236,270 for the fiscal year ended December 31, 2021.

System Management

The City has a total of 9 employees who work in the System. The day-to-day operation of the System is under the direction of Courtney Johnson, who has been Director of Public Utilities since November 2019. Mr. Johnson holds a State of Georgia certification in water distribution and maintenance technology.

Rate Setting Process

The Mayor and City Council have the ultimate authority to set the City's water and sewer rates. The rate structure is reviewed annually as part of its budgetary process. If increases to the water and/or sewer rates or any fees related to the System (such as septic tank dump fees or meter installation fees) are deemed necessary, the City Manager recommends those increases to the City Council to take action on such changes.

CITY OF FORT OGLETHORPE, GEORGIA
STATISTICAL SECTION
DECEMBER 31, 2021

Billing and Collection Policy

Monthly bills are prepared based on usage during the previous month. All meters are read between the 15th and 18th of each month and completed by the end of each month. The bills are computed by using the amount of usage determined by the meter readings. The monthly bills are prepared and mailed during the first week of the month. The water and sewer bills are due upon receipt. For bills not paid by the 20th of each month, a 10% fee is imposed. Bills are then subject to cutoff if not paid by the 30th of each month. A \$45 reconnect fee is charged to each residential customer and \$125 to each commercial customer for services discontinued due to nonpayment of water and sewer bill. New residential customers are charged a meter deposit of \$75 for homeowners and \$125 for rental units and new commercial customers are charged a meter deposit ranging from \$150 to \$450 depending upon the size of the water line. Meter deposits are refunded only upon the customer's termination of service.

Comparison of Monthly Bills for Water and Sewer Services

Set forth below is a comparison of average equivalent monthly residential water and sewer bills of customers of the System and customers of the City of Ringgold and the Catoosa Utility District. The rates shown are for service within City limits for 2,000 gallons of water used.

	<u>Fort Oglethorpe</u>	<u>Ringgold</u>	<u>Catoosa Utility District</u>
Water	\$ 17.49	\$ 15.00	\$ 15.00
Sewer	<u>24.92</u>	<u>16.83</u>	<u>31.87</u>
Total	<u>\$ 42.41</u>	<u>\$ 31.83</u>	<u>\$ 46.87</u>

Rates, Fees, and Charges

Monthly service charges for water and sewer services generally consist of a monthly demand charge based upon the size of a customer's water meter plus a volume charge applied to the monthly water consumption. In addition, connection fees varying by water meter size are charged to new customers connecting to the System.

The water and sewer rates to all customers within each class of service within the City are uniform. Other than water service provided to the City and its departments, the City does not provide any free water or sewer service.

Pursuant to an Act of the General Assembly of the State of Georgia, which became effective on May 1, 1997, each Georgia county and the municipalities within such county were required to execute an agreement for the implementation of a local government service delivery strategy. The Act required that the strategy promote the delivery of local government services in the most efficient, effective, and responsive manner and identify steps to be taken to remediate or avoid overlapping and unnecessary competition and duplication of service delivery. Pursuant to the Act, the strategy must provide that water or sewer fees charged to customers located outside the geographic boundaries of a service provider may not be arbitrarily higher than fees charged to customers of such service which are located within the geographic boundaries of the service provider. Georgia law requires that local governments participate in a plan known as the Service Delivery Strategy to minimize inefficiencies resulting from duplication of services and competition between local governments and to enhance the services' efficiency and responsiveness. The City is in compliance with the Service Delivery Strategy approved and

CITY OF FORT OGLETHORPE, GEORGIA
STATISTICAL SECTION
DECEMBER 31, 2021

Rates, Fees, and Charges (continued)

adopted in 1998 by certain local governments located within Catoosa County (Catoosa County, Catoosa Utility District Authority, the City of Ringgold, and the City).

The city has adjusted its water and sewer rate schedules annually, except for 2015 and 2020. A summary of the general rate schedule in effect since January 1, 2016, to present is set forth below. The city passed a sewer rate increase in July of 2019 effective October 1, 2019. On July 22, 2019, the City Council adopted a resolution providing for new rates for the sewer system, effective January 1, 2021.

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
<u>Inside City Water Rate</u>						
Residential						
First 2,000 gal. (min.)	\$ 16.66	\$ 17.49	\$ 17.49	\$ 17.49	\$ 17.49	\$ 17.49
Each additional 1,000 gal.	\$ 4.40	\$ 4.62	\$ 4.62	\$ 4.62	\$ 4.62	\$ 4.62
Commercial						
First 2,000 gal. (min.)	\$ 21.87	\$ 22.96	\$ 22.96	\$ 22.96	\$ 22.96	\$ 22.96
Each additional 1,000 gal.	\$ 8.45	\$ 8.87	\$ 8.87	\$ 8.87	\$ 8.87	\$ 8.87
<u>Inside City Sewer Rate</u>						
Residential						
First 2,000 gal. (min.)	\$ 18.08	\$ 18.98	\$ 21.82	\$ 22.91	\$ 22.91	\$ 24.92
Each additional 1,000 gal.	\$ 4.76	\$ 5.00	\$ 5.75	\$ 6.04	\$ 6.04	\$ 6.46
Commercial						
First 2,000 gal. (min.)	\$ 23.14	\$ 24.30	\$ 27.95	\$ 29.35	\$ 29.35	\$ 31.81
Each additional 1,000 gal.	\$ 9.06	\$ 9.51	\$ 10.94	\$ 11.49	\$ 11.49	\$ 12.29
<u>Outside City Sewer Rate</u>						
(Catoosa Utility Water)						
Residential						
First 2,000 gal. (min.)	\$ 23.51	\$ 24.67	\$ 28.37	\$ 29.79	\$ 29.79	\$ 31.87
Each additional 1,000 gal.	\$ 6.50	\$ 6.50	\$ 7.48	\$ 7.85	\$ 7.85	\$ 8.40
Commercial						
First 2,000 gal. (min.)	\$ 30.08	\$ 31.59	\$ 36.33	\$ 38.15	\$ 38.15	\$ 40.82
Each additional 1,000 gal.	\$ 11.77	\$ 12.36	\$ 14.21	\$ 14.92	\$ 14.92	\$ 15.96
<u>Outside City Sewer Rate</u>						
(TN American Water)						
Residential						
First 2,000 gal. (min.)	\$ 23.92	\$ 25.08	\$ 28.78	\$ 30.20	\$ 30.20	\$ 32.28
Each additional 1,000 gal.	\$ 6.50	\$ 6.50	\$ 7.48	\$ 7.85	\$ 7.85	\$ 8.40
Commercial						
First 2,000 gal. (min.)	\$ 30.49	\$ 32.00	\$ 36.74	\$ 38.56	\$ 38.56	\$ 41.23
Each additional 1,000 gal.	\$ 11.77	\$ 12.36	\$ 14.21	\$ 14.92	\$ 14.92	\$ 15.96

CITY OF FORT OGLETHORPE, GEORGIA
STATISTICAL SECTION
DECEMBER 31, 2021

Five year net assets history

The table below sets forth a historical statement of net assets for the past five fiscal years of the system.

City of Fort Oglethorpe
Proprietary Fund – Water and Sewer Fund
Historical Statements of Net Assets

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Current assets					
Cash and cash equivalents	\$ 6,928,723	\$ 7,069,291	\$ 2,984,385	\$ 8,658,982	\$ 9,783,068
Certificates of deposit	-	-	4,081,343	-	-
Inventory	-	-	-	62,694	59,633
Receivables, net of allowance for uncollectibles	445,188	653,274	507,564	559,377	492,859
Interest receivable	22,908	29,365	80,760	-	-
Due from other funds	17,867	50,491	22,105	19,495	16,874
Due from other governments	-	74,682	48,090	114,714	80,228
Prepaid insurance	<u>34,718</u>	<u>15,564</u>	<u>34,472</u>	<u>41,336</u>	<u>39,139</u>
 Total current assets	 7,449,404	 7,892,667	 7,758,719	 9,456,598	 10,471,801
Long-term assets					
Restricted assets					
Investments in CDs or MM, restricted by bond covenants	2,538,570	1,103,449	4,339,765	893,520	-
Bond interest and sinking funds	222,638	222,688	223,438	262,457	262,557
Capital assets					
Land and other non-depreciable assets	718,436	1,666,272	2,305,404	2,526,267	279,152
Property, plant and equipment	30,421,566	31,434,797	32,928,918	36,177,950	39,754,065
Accumulated depreciation	(9,282,686)	(9,714,014)	(10,456,322)	(11,179,924)	(12,056,724)
Other assets					
Prepaid bond insurance	<u>13,618</u>	<u>12,962</u>	<u>-</u>	<u>-</u>	<u>-</u>
 Total long-term assets	 <u>24,632,142</u>	 <u>24,726,154</u>	 <u>29,341,203</u>	 <u>28,680,270</u>	 <u>28,239,050</u>
 Total assets	 <u>32,081,546</u>	 <u>32,618,821</u>	 <u>37,099,922</u>	 <u>38,136,868</u>	 <u>38,710,851</u>

CITY OF FORT OGLETHORPE, GEORGIA
STATISTICAL SECTION
DECEMBER 31, 2021

Five year net assets history (continued)

City of Fort Oglethorpe
Proprietary Fund – Water and Sewer Fund
Historical Statements of Net Assets

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Deferred outflows of resources					
Bond issue costs	\$ 559,083	\$ 532,139	\$ 497,275	\$ 470,754	\$ 444,232
Pension related items	157,934	195,028	223,309	401,317	300,456
Deferred loss on debt refunding	<u>815,747</u>	<u>776,434</u>	<u>1,344,210</u>	<u>1,272,519</u>	<u>1,200,828</u>
Total deferred outflows of resources	<u>1,532,764</u>	<u>1,503,601</u>	<u>2,064,794</u>	<u>2,144,590</u>	<u>1,945,516</u>
Current liabilities					
Current maturities of notes and bonds	490,000	500,000	700,000	615,000	640,000
Accounts payable	888,755	409,028	771,137	592,719	451,333
Accrued interest payable	100,133	97,683	-	108,702	102,552
Due to other funds	1,103	829	1,352	1,014	1,679
Payroll withholdings and accruals	12,514	14,372	18,636	21,866	21,542
Compensated absences	47,316	42,255	48,184	44,491	40,931
Customer deposits	176,975	180,070	183,915	201,475	210,215
Other	<u>-</u>	<u>-</u>	<u>-</u>	<u>38,045</u>	<u>-</u>
Total current liabilities	<u>1,716,796</u>	<u>1,244,237</u>	<u>1,723,224</u>	<u>1,623,312</u>	<u>1,468,252</u>
Long-term liabilities					
Bonds payable, net of current portion	12,949,433	12,448,015	15,277,523	14,637,055	13,971,587
Notes payable	-	2,680	-	-	-
Net pension liability	<u>439,496</u>	<u>478,881</u>	<u>558,840</u>	<u>880,564</u>	<u>372,272</u>
Total long-term liabilities	<u>13,388,929</u>	<u>12,929,576</u>	<u>15,836,363</u>	<u>15,517,619</u>	<u>14,343,859</u>
Total liabilities	<u>15,105,725</u>	<u>14,173,813</u>	<u>17,559,587</u>	<u>17,140,931</u>	<u>15,812,111</u>
Deferred inflows of resources					
Pension related items	<u>72,970</u>	<u>102,900</u>	<u>62,802</u>	<u>36,441</u>	<u>396,838</u>

**CITY OF FORT OGLETHORPE, GEORGIA
STATISTICAL SECTION
DECEMBER 31, 2021**

Five year net assets history (continued)

**City of Fort Oglethorpe
Proprietary Fund – Water and Sewer Fund
Historical Statements of Net Assets**

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Net position					
Net investment in capital assets	8,417,883	10,439,040	8,800,477	12,272,238	13,364,906
Restricted for debt service	222,638	222,688	223,438	262,557	262,557
Unrestricted	<u>9,795,094</u>	<u>9,183,981</u>	<u>12,518,412</u>	<u>10,569,291</u>	<u>10,819,955</u>
 Total net position	 <u>\$ 18,435,615</u>	 <u>\$ 19,845,709</u>	 <u>\$ 21,542,327</u>	 <u>\$ 23,104,086</u>	 <u>\$ 24,447,418</u>

Five Year Operating History

The table below sets forth a historical, comparative summary of revenues and expenses for the past five fiscal years of the System. Information in the table for fiscal years 2016 to 2020 has been extracted from the “City of Fort Oglethorpe, Georgia, Proprietary Fund - Water and Sewer Fund, Statement of Revenues, Expenses and Changes in Net Position,” contained within the financial statements of the City for the fiscal years ended December 31, 2017 to December 31, 2021. Although taken from audited financial statements for fiscal years 2017 through 2021, no representation is made that the information is comparable from year to year, or that the information as shown, taken by itself, presents fairly the results of operation of the individual systems or the System for the fiscal years shown. For more complete information, reference is made to the audited financial statement of the City for fiscal year 2021, which is included in this Official Statement, and to the audited financial statements of the City for fiscal years 2017 through 2020, copies of which are available from the City upon request.

**City of Fort Oglethorpe
Water and Sewer Fund
Historical Statement of Revenues,
Expenses, and Changes in Net Assets**

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Operating revenues					
Water sales	\$ 1,517,640	\$ 1,495,755	\$ 1,566,641	\$ 1,510,351	\$ 1,571,027
Sewer charges	3,538,924	3,973,501	4,179,152	4,288,529	4,665,243
Water and sewer taps	61,400	43,500	80,750	151,798	91,000
Meter and reconnect fees	36,505	37,847	38,529	47,821	39,665
Local government grants	-	739,815	204,422	1,257,495	474,551
Other	<u>78,722</u>	<u>74,120</u>	<u>75,082</u>	<u>83,655</u>	<u>103,716</u>
 Total revenues	 <u>5,233,191</u>	 <u>6,364,538</u>	 <u>6,144,576</u>	 <u>7,339,649</u>	 <u>6,945,202</u>

CITY OF FORT OGLETHORPE, GEORGIA
STATISTICAL SECTION
DECEMBER 31, 2021

Five Year Operating History (continued)

City of Fort Oglethorpe
Water and Sewer Fund
Historical Statement of Revenues,
Expenses, and Changes in Net Assets

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Operating expenses					
Depreciation and amortization	803,748	828,053	824,412	919,937	975,012
General operating expense	<u>3,707,545</u>	<u>3,810,749</u>	<u>3,840,095</u>	<u>5,135,281</u>	<u>4,735,469</u>
Total expenses	<u>4,511,293</u>	<u>4,638,802</u>	<u>4,664,507</u>	<u>6,055,218</u>	<u>5,710,481</u>
Operating income	<u>721,898</u>	<u>1,725,736</u>	<u>1,480,069</u>	<u>1,284,431</u>	<u>1,234,721</u>
Non-operating revenue (expense)					
Interest revenue	37,921	53,737	115,961	52,549	36,020
Gain (Loss) on disposal of capital assets	-	(263,785)	1,235	33,000	-
Interest expense	<u>(403,258)</u>	<u>(398,094)</u>	<u>(293,070)</u>	<u>(457,094)</u>	<u>(428,659)</u>
Total non-operating revenue (expense)	<u>(365,337)</u>	<u>(608,142)</u>	<u>(175,874)</u>	<u>(371,545)</u>	<u>(392,639)</u>
Income (loss) before operating transfers	356,561	1,117,594	1,304,195	912,886	842,082
Transfers from other funds	<u>1,001,253</u>	<u>292,500</u>	<u>392,423</u>	<u>606,250</u>	<u>501,250</u>
Change in net position	<u>1,357,814</u>	<u>1,410,094</u>	<u>1,696,618</u>	<u>1,519,136</u>	<u>1,343,332</u>
Net position					
Beginning	17,077,801	18,435,615	19,845,709	21,542,327	23,104,086
Prior period adjustment	<u>-</u>	<u>-</u>	<u>-</u>	<u>42,623</u>	<u>-</u>
Beginning, as restated	<u>17,077,801</u>	<u>18,435,615</u>	<u>19,845,709</u>	<u>21,584,950</u>	<u>23,104,086</u>
Ending	<u>\$18,435,615</u>	<u>\$19,845,709</u>	<u>\$21,542,327</u>	<u>\$23,104,086</u>	<u>\$24,447,418</u>

CITY OF FORT OGLETHORPE, GEORGIA
STATISTICAL SECTION
DECEMBER 31, 2021

Debt service schedule

Set forth below are the principal and interest payment requirements of the City with respect to the Bonds.

FYE (December 31)	Principal of the Bonds	Interest on the Bonds	Total Debt Service
2021	615,000.00	434,808.76	1,049,808.76
2022	640,000.00	410,208.76	1,050,208.76
2023	665,000.00	384,608.76	1,049,608.76
2024	690,000.00	358,008.76	1,048,008.76
2025	720,000.00	330,408.76	1,050,408.76
2026	750,000.00	301,608.76	1,051,608.76
2027	770,000.00	279,108.76	1,049,108.76
2028	795,000.00	256,008.76	1,051,008.76
2029	815,000.00	232,158.76	1,047,158.76
2030	835,000.00	215,858.76	1,050,858.76
2031	860,000.00	190,808.76	1,050,808.76
2032	885,000.00	165,008.76	1,050,008.76
2033	905,000.00	145,096.26	1,050,096.26
2034	925,000.00	124,733.76	1,049,733.76
2035	945,000.00	102,765.00	1,047,765.00
2036	970,000.00	79,140.00	1,049,140.00
2037	995,000.00	54,405.00	1,049,405.00
2038	1,020,000.00	27,540.00	1,047,540.00
	<u>\$ 14,800,000.00</u>	<u>\$ 4,092,285.14</u>	<u>\$ 18,892,285.14</u>

Historical and Pro-forma Debt Service Coverage Ratios

The Net Revenues of the System will be pledged to the payment of the Bonds. Set forth below are historical and pro-forma debt service coverage ratios. The historical figures are based upon Net Revenues of the System available for Debt Service that occurred during fiscal year 2016 through fiscal year 2021. The pro-forma figures are based upon the City's financial forecast of the Net Revenues of the System available for debt service for fiscal years 2022 through 2025.

CITY OF FORT OGLETHORPE, GEORGIA
STATISTICAL SECTION
DECEMBER 31, 2021

Historical and Pro-forma Debt Service Coverage Ratios (continued)

	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Operating revenues	\$ 7,339,649	\$ 6,144,576	\$ 6,364,538	\$ 5,233,191	\$ 5,172,536
Operating expenses	(6,055,218)	(4,664,507)	(3,810,749)	(3,707,545)	(3,375,545)
Interest earnings	52,549	115,961	53,737	37,921	23,260
Transfer revenues	<u>606,250</u>	<u>392,423</u>	<u>292,500</u>	<u>1,001,253</u>	<u>759,952</u>
 RADS with transfers	 <u>\$ 1,943,230</u>	 <u>\$ 1,988,453</u>	 <u>\$ 2,900,026</u>	 <u>\$ 2,564,820</u>	 <u>\$ 2,580,203</u>
 RADS without transfers	 <u>\$ 1,336,980</u>	 <u>\$ 1,596,030</u>	 <u>\$ 2,607,526</u>	 <u>\$ 1,563,567</u>	 <u>\$ 1,820,251</u>
 Annual debt service	 \$ 1,056,382	 \$ 890,730	 \$ 890,530	 \$ 899,168	 \$ 893,768
 DSCR with transfers	 1.84	 2.23	 3.26	 2.85	 2.89
DSCR without transfers	1.27	1.79	2.93	1.74	2.04
	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Operating revenues	\$ 6,945,202	\$ 7,163,344	\$ 7,378,244	\$ 7,599,591	\$ 7,827,578
Operating expenses	(5,710,481)	(4,124,877)	(4,207,375)	(4,291,523)	(4,377,354)
Interest earnings	36,020	55,919	56,478	57,042	57,612
Transfer revenues	<u>501,250</u>	<u>355,536</u>	<u>373,312</u>	<u>391,978</u>	<u>411,577</u>
 RADS with transfers	 <u>\$ 1,771,991</u>	 <u>\$ 3,449,922</u>	 <u>\$ 3,600,659</u>	 <u>\$ 3,757,088</u>	 <u>\$ 3,919,413</u>
 RADS without transfers	 <u>\$ 1,270,741</u>	 <u>\$ 3,094,386</u>	 <u>\$ 3,227,347</u>	 <u>\$ 3,365,110</u>	 <u>\$ 3,507,836</u>
 Annual debt service	 \$ 1,049,809	 \$ 1,050,209	 \$ 1,049,609	 \$ 1,048,009	 \$ 1,050,409
 DSCR with transfers	 1.69	 3.28	 3.43	 3.58	 3.73
DSCR without transfers	1.21	2.95	3.07	3.21	3.34

CITY OF FORT OGLETHORPE, GEORGIA
STATISTICAL SECTION
DECEMBER 31, 2021

Operating Budget of the System

The staff of the System prepares an annual operating budget for the System for management control purposes. The staff of the System uses the cash basis of accounting in its annual operating budget for the System, which is not consistent with the basis of accounting used in the System's financial statements and which is not consistent with generally accepted accounting principles. The System's operating budget does provide for actual anticipated depreciation results for the year budgeted.

Set forth below is a summary of the City's operating budget for its Water and Sewer Revenue Fund for the fiscal year ending December 31, 2022. The budget is based upon certain assumptions and estimates of the City's management regarding future events, transactions, and circumstances. Realizations of the results projected in this budget will depend upon implementation by management of policies and procedures consistent with the assumptions. Accordingly, the actual results achieved could materially vary from those projected in the budget shown.

City of Fort Oglethorpe
Water and Sewer Fund
Fiscal Year Ending December 31, 2022

Reserve Funds	\$ -
Operating revenues	
Customer charges	6,698,444
Tap fees	83,400
Meter installations	2,500
Penalties	81,900
Interest income	30,000
Miscellaneous	<u>40,138</u>
 Total operating revenues	 <u><u>\$ 6,936,382</u></u>
 Operating expenses	
Water/sewer administration	\$ 1,163,612
Sewer operations	4,527,742
Sewer lift station maintenance	118,007
Water operations	928,539
Contingencies	148,000
Maintenance and shop	<u>50,482</u>
 Total operating expenses	 <u><u>\$ 6,936,382</u></u>

CITY OF FORT OGLETHORPE, GEORGIA
STATISTICAL SECTION
DECEMBER 31, 2021

Government Format and Principal Officials

Mayor and City Council

The City is governed by a City Council composed of a Mayor and five council members. Members of the City Council are elected from five numbered posts in the City's single election district. Candidates for City Council must have been a City resident for 12 months prior to the date of election and must designate the post from which election is sought. The members of the City Council serve staggered four-year terms. The Mayor is the chief elected officer of the City. The Mayor presides at all City Council meetings and has the right to take part in deliberations, but cannot vote on any question except in case of a tie. Information regarding the Mayor and current City Council members as of December 31, 2021, is as follows:

<u>Name</u>	<u>Term Expires</u>	<u>Occupation</u>	<u>Years on Council</u>
Earl Gray, <i>Mayor</i>	December 31, 2023	Retail - Retired	11 years
Craig Crawford	December 31, 2025	Plumber	8 years
Derek Rogers	December 31, 2023	Web Design	7 years
Jim Childs	December 31, 2025	Retired	6 years
Paula Stinnett	December 31, 2025	Teacher	8 years
Rhonda James	December 31, 2023	Finance - Retired	7 years

City Officials

The City Council appoints a City Manager. The City Manager is the chief executive and administrative officer of the City and has the responsibilities and duties, among other things, to (i) generally appoint and remove all City employees and administrative officers, (ii) direct and supervise all departments and divisions of the City, (iii) enforce all laws and ordinances of the City, and (iv) prepare and submit an annual operating budget to the City Council. Currently, the City Manager is Molly F. Huhn. Ms. Huhn was appointed as the City Manager by the City Council and began serving in that position on August 31, 2020. She received an undergraduate degree in Political Science from the University of South Carolina and a law degree from Michigan State University College of Law.

The current Finance Director is Phil Minton II. Mr. Minton has served as Finance Director since April 1, 2022. He received a Bachelor's Degree in Accounting from Tennessee Temple University in 1990.

Employee Benefits

The City's pension plan (the "**Plan**") is a noncontributory defined benefit pension plan covering all full-time employees. The Plan is administered by the Georgia Municipal Employees Benefits System ("**GMEBS**"), a statewide, multiple-employer type plan. GMEBS handles all administrative and investment functions relative to the Plan. Benefits are fully vested after five years of service.

Participants become eligible to retire at age 55, with 10 years of participation in the Plan or at age 65, with five years of participation in the Plan. Participating employees are not required to contribute to the Plan. The City is required to contribute 100% of the amounts necessary to fund the Plan at an actuarially determined rate. The current rate is 18.84% of annual covered payroll. Benefit provisions are established and amended by the authority of the City's governing body. The GMEBS issues a publicly available financial report that includes financial statements and required supplementary information for the Plan. That report may be obtained by writing to the Georgia Municipal Association, Risk Management and Employees Benefit Services, 201 Prior Street, SW, Atlanta, Georgia 30303.

CITY OF FORT OGLETHORPE, GEORGIA
STATISTICAL SECTION
DECEMBER 31, 2021

Employee Benefits (continued)

The City's policy is to contribute the actuarially determined amount as recommended by GMEBS. The board of trustees of GMEBS has adopted an actuarial funding policy for determination of annual contributions and the systematic funding of liabilities arising under the plan. The annual recommended contribution is the sum of (i) the normal cost; (ii) the level dollar amortization of the unfunded actuarial accrued liability (initial unfunded actuarial accrued liability over 30 years from 1981 and changes in the unfunded actuarial accrued liability over 15 years for actuarial gains and losses, 20 years for plan provisions, and 30 years for actuarial assumptions and cost methods from the end of the year during which such changes arise); and (iii) interest on these amounts from the valuation date to the date contributions are paid (assumed monthly).

For the fiscal year ended December 31, 2021, the City's annual pension cost was \$578,080, which was equal to the City's required and actual contributions. The required contribution was determined as part of the July 1, 2020 actuarial valuation using the projected unit credit actuarial cost method. The actuarial assumptions include (a) 7.375% investment rate of return, (b) 2.25% projected salary increases, (c) no cost of living adjustment, and (d) no inflation rate adjustment. The period, and related method, for amortizing the initial unfunded actuarial accrued liability is 30 years from 1982 and changes in the unfunded actuarial accrued liability over 15 years for actuarial gains and losses, 20 years for plan provisions, and 30 years for actuarial assumptions and cost methods as a level dollar amount.

The chart below shows the annual pension cost for the current year and the prior four years along with the percentage actually contributed by the City:

Fiscal Year Ended December 31	Annual of Pension Cost ("APC")	Percentage APC Contributed	Net Pension Obligation
2017	\$ 411,451	100%	\$ -
2018	\$ 383,544	100%	\$ -
2019	\$ 467,200	100%	\$ -
2020	\$ 497,604	100%	\$ -
2021	\$ 578,080	100%	\$ -

As of July 1, 2020, the most recent actuarial valuation date, the funded status of the Plan for the last five years was as follows:

Actuarial Valuation Date	Actuarial Value of Assets	Accrued Liability (AAL)	Actuarial Unfunded/ (Surplus) AAL (UAAL)	Annual Covered Payroll	UALL as a % of Covered Payroll
July 1, 2021	\$ 8,743,087	\$ 11,238,029	\$ 2,494,942	\$ 3,415,634	73.04%
July 1, 2020	\$ 8,165,055	\$ 10,681,887	\$ 2,516,832	\$ 3,034,938	82.93%
July 1, 2019	\$ 7,803,833	\$ 9,679,470	\$ 1,875,637	\$ 3,078,191	60.93%
July 1, 2018	\$ 7,390,130	\$ 8,945,217	\$ 1,555,087	\$ 3,162,002	49.18%
July 1, 2017	\$ 6,902,725	\$ 7,977,184	\$ 1,074,459	\$ 2,967,249	36.21%

CITY OF FORT OGLETHORPE, GEORGIA
STATISTICAL SECTION
DECEMBER 31, 2021

Insurance coverage

The City is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City purchases commercial insurance from Travelers Insurance for its risk related to the above losses. The risks covered by commercial insurance include general liability, errors and omissions, and property and casualty losses, with a minor deductible payable by the City.

Type	Amount in Force	
Property		
Buildings & Business Personal Property	\$	24,170,969
Electronic Data Processing Equipment	\$	50,000
Business Income and Extra Expense	\$	750,000
Contractor's Equipment	\$	905,052
Automobile ACV		81 Units and 2 trailers/\$1,000 ded.
	Limits of Liability	
Type	Each Occurrence	Annual Aggregate
Casualty		
Commercial General Liability	\$ 1,000,000	\$ 3,000,000
Law Enforcement	\$ 1,000,000	\$ 3,000,000
Public Entity Employment Related	\$ 1,000,000	\$ 3,000,000
Practices liability	\$ -	\$ -
Public Entity Management Liability	\$ 1,000,000	\$ 3,000,000
Automobile Liability	\$ -	\$ 1,000,000
Employee Benefits Liability	\$ 1,000,000	\$ 3,000,000
Cyber Coverage	\$ 1,000,000	\$ 3,000,000
Excess Liability	\$ 5,000,000	\$ 5,000,000
Crime		
Employee Theft	\$ 25,000	
Excess Theft	\$ 3,000,000	

Settled claims have not exceeded coverage for the past three fiscal years. Deductibles for which the City was responsible amounted to \$0, \$1,000, and \$3,000 per year for the same three years, respectively. The City pays unemployment claims to the Georgia Department of Labor on a reimbursement basis. Liabilities for such claims are immaterial and are not accrued.

The City also manages its risk of loss related to injuries to employees through the purchase of Key Risk Insurance Co. workers' compensation insurance. Payment of eligible claims is based on statutory requirements and the City has no deductible in connection with claims paid.

CITY OF FORT OGLETHORPE, GEORGIA
STATISTICAL SECTION
DECEMBER 31, 2021

Industry and Employment

Catoosa County - Largest Employers. Set forth below are the largest employers located in Catoosa County as of Fourth Quarter, 2021 and their type of service. There can be no assurance that any employer listed below will continue to operate at such level. No independent investigation has been made of, and no representation can be made as to, the stability or financial condition of the companies listed.

<u>Employer</u>	<u>Type of Business</u>
Costco Wholesale	Retail
Five Star Food Service	Restaurant/Food
Food City	Restaurant/Food
Little Ceasars	Restaurant/Food
Lowe's Home Centers, Inc.	Retail
Propex Operating Company, Inc.	Manufacturing
Publix Super Market, Inc.	Retail
Shaw Industries Group, Inc.	Manufacturing
Home Depot	Retail
Walmart	Retail

Source: Georgia Department of Labor

Represents employment covered by unemployment insurance, excluding all government agencies except correctional institutions, state and local hospitals, state colleges, and universities. Employers are listed alphabetically by area, not by the number of employees.

Chattanooga, TN-GA Metro Statistical Area – Largest Employers

Set forth below are the largest employers located in the MSA, their type of service, and their approximate number of employees. There can be no assurance that any employer listed below will continue employment at the level stated. No independent investigation has been made of, and no representation can be made as to, the stability or financial condition of the companies listed.

<u>Employer</u>	<u>Type of Business</u>	<u>Employees</u>
Hamilton County Department of Education	School System	5,325
BlueCross BlueShield of TN	Health Care Financing	4,462
Erlanger Health System	Health Care	4,929
CHI Memorial Healthcare Systems	Health Care	3,601
Tennessee Valley Authority	Utility-Electric Service	3,566
Volkswagen Chattanooga	Auto Manufacturing	3,230
McKee Foods Corp	Mfr. Cakes & Cookies	3,009
Unum	Insurance	2,812
Amazon.com Services	Distribution Center	2,616

Source: Chattanooga Chamber of Commerce website, www.chattanoogaachamber.com, as of December 31, 2021.

Economic Sector Distribution

The following table shows the annual average percentage of persons who worked in each major sector of the local economy in Catoosa County for the fourth quarter of 2021. Figures are based on employees covered under the State unemployment insurance program.

CITY OF FORT OGLETHORPE, GEORGIA
STATISTICAL SECTION
DECEMBER 31, 2021

<u>Industry</u>	<u>Employment Distribution 4th Quarter 2021</u>
Agriculture, Forestry, Fishing and Hunting	0.2
Construction	4.9
Manufacturing	11.5
Wholesale Trade	2.5
Retail Trade	22.8
Transportation and Warehousing	2.7
Information	0.3
Finance and Insurance	3
Real Estate and Rental and Leasing	2.2
Professional , Scientific, & Technical Services	1.6
Management of Companies and Enterprises	0.4
Admin, Support, Waste Mgmt., Remediation	1.3
Education Services	*
Health Care and Social Assistance	9.9
Arts, Entertainment, and Recreation	0.7
Accommodation and Food Services	13.8
Other Services and Industries	3.6
Federal, State, and Local Government	<u>17.2</u>
Total	<u>100%</u>

Source: State of Georgia, Department of Labor, Labor Information Systems. Data represents jobs that are covered by unemployment insurance laws.

* Denotes confidential data relating to individual employers and cannot be released.

Civilian employment statistics of Catoosa County

Employment includes nonagricultural wage and salary employment, self-employed, unpaid family and private household workers, and agricultural workers. Persons in labor disputes are counted as employed. The use of rounded data does not imply that the numbers are exact. U.S. estimates are unadjusted.

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Employment	32,136	32,471	32,279	31,900	32,551
Unemployment	<u>1,216</u>	<u>1,112</u>	<u>902</u>	<u>1,132</u>	<u>906</u>
Total	<u>33,352</u>	<u>33,583</u>	<u>33,181</u>	<u>33,032</u>	<u>33,457</u>
County Unemployment Rate	3.6%	3.3%	2.7%	3.4%	2.6%
State Unemployment Rate	4.4%	3.8%	3.2%	5.6%	3.3%
U.S. Unemployment Rate	4.1%	3.9%	3.5%	6.7%	3.9%

Source: State of Georgia, Department of Labor, Labor Information Systems, and U.S. Department of Labor, Bureau of Labor Statistics.

CITY OF FORT OGLETHORPE, GEORGIA
STATISTICAL SECTION
DECEMBER 31, 2021

County Special Purpose Local Option Sales Tax

From time to time, the City is a party to intergovernmental agreements that entitle it to receive a portion of a one percent special purpose county sales and use tax (“**SPLOST**”) that is imposed from time to time in Catoosa County and Walker County pursuant to Title 48, Chapter 8, Article 110 of the Official Code of Georgia Annotated, as amended. The City has been a party to previous SPLOST intergovernmental agreements with Catoosa County dated February 12, 1998, April 7, 2003, June 17, 2008, February 11, 2013, and May 22, 2018. The City has been a party to SPLOST intergovernmental agreements with Walker County dated April 27, 1993, January 1, 1998, September 30, 2003, May 1, 2008, September 5, 2013, and February 10, 2020. SPLOST revenues must be used for capital outlay projects that are described in the intergovernmental agreements.

On May 22, 2018, the City entered the current intergovernmental agreement with Catoosa County, the City of Ringgold, and the Catoosa Utility District Authority (the “**2019 SPLOST Agreement**”), which agreement anticipates the County raising \$60,000,000 in SPLOST proceeds over a five-year period beginning July 1, 2019, with approximately \$7,800,000 (13%) being apportioned to the City as its share. The 2019 SPLOST Agreement listed the following projects for the City as related to the System:

Construction, replacement, improvement and expansion of capital outlay projects in the City of Fort Oglethorpe for sewer, street, storm water, water or other capital outlay projects, as well as appurtenances thereto; motor vehicles and equipment for fire, police, public works and code enforcement; acquisition, construction improvement and expansion of buildings, grounds and renovations; Global Information Systems work stations, including software and mapping; construction, improvement and expansion of West Chickamauga Creek sewer interceptor system; recreation improvements and enhancements; downtown enhancements, including sidewalks, construction, replacement, and renovation of public buildings and structures; land and equipment acquisitions including communications equipment; legal services, engineering studies, and services for design and construction of such improvements and projects as well as easement and land acquisition for the benefit of the citizens of Catoosa County in the projected goal amount of \$7,800,000.

The 2019 SPLOST Agreement also provides that the City’s portion of projected SPLOST proceeds may also be used towards retiring the Series 2014 Bonds and bonds that refund the 2014 Bonds, such as the 2019 Bonds. If more than \$60,000,000 is collected pursuant to the SPLOST, the City will be allocated an amount equal to 13% of the SPLOST revenue collections above \$60,000,000. Any such additional revenue must be used by the City for the purposes described above.

The 2019 SPLOST Agreement also provides \$5,200,000 to the City of Fort Oglethorpe to address sewer projects within Catoosa County.

Special local option sales tax

Although SPLOST proceeds are not directly pledged for the payment of the Bonds, the City intends to utilize SPLOST revenues collected pursuant to the 2019 SPLOST Agreement, together with revenues of the System to pay the principal and interest associated with the Bonds.

CITY OF FORT OGLETHORPE, GEORGIA
STATISTICAL SECTION
DECEMBER 31, 2021

Special local option sales tax (continued)

The following table shows the history of SPLOST revenue collected by the City:

City of Fort Oglethorpe, Georgia
Special Local Option Sales Tax Monthly Collection History
Fiscal Years Ended December 31

<u>Month</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
January	\$ 113,951	\$ 114,733	\$ 120,977	\$ 139,828	\$ 155,391
February	88,248	91,592	104,404	113,623	135,314
March	86,669	85,662	99,888	120,795	126,372
April	96,469	111,906	114,731	124,628	160,341
May	94,207	100,029	114,306	125,101	152,291
June	99,078	106,376	115,885	142,684	153,045
July	102,679	109,538	116,046	134,442	155,006
August	105,284	107,612	123,421	130,823	152,997
September	100,669	106,186	127,353	278,905	150,665
October	100,453	103,520	125,866	131,050	148,232
November	97,414	110,714	124,414	155,956	151,185
December	100,775	109,801	127,298	134,979	163,376
	<u>\$ 1,185,896</u>	<u>\$ 1,257,669</u>	<u>\$ 1,414,589</u>	<u>\$ 1,732,814</u>	<u>\$ 1,804,215</u>

INTERNAL CONTROL AND COMPLIANCE SECTION



**INDEPENDENT AUDITORS' 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 Mayor and City Council
City of Fort Oglethorpe, Georgia**

We have audited, in accordance with the 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 unit, each major fund, and the aggregate remaining fund information of the City of Fort Oglethorpe, Georgia as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the City of Fort Oglethorpe, Georgia's basic financial statements, and have issued our report thereon dated September 30, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Fort Oglethorpe, Georgia's internal control over financial reporting (internal control) as a basis for designing the 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 of Fort Oglethorpe, Georgia's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Fort Oglethorpe, Georgia'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 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 and therefore, material weaknesses or significant deficiencies may exist that have not been identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We did identify certain deficiencies in internal control, described in the accompanying schedule of findings and responses costs as items 2021-001, 2021-002, 2021-003, and 2021-004 that we consider to be significant deficiencies.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Fort Oglethorpe, Georgia'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 determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

City of Fort Oglethorpe, Georgia's Response to Findings

City of Fort Oglethorpe, Georgia's response to findings identified in our audit is described in the accompanying schedule of findings and responses. City of Fort Oglethorpe's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

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 entity's internal control or on compliance. The 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.

Johnson, Wickey & Menckem, P.C.

Chattanooga, Tennessee
September 30, 2022

**CITY OF FORT OGLETHORPE, GEORGIA
SCHEDULE OF FINDINGS AND RESPONSES
DECEMBER 31, 2021**

FINANCIAL STATEMENT AUDIT

Current Year Findings

2021-001 Inadequate Controls Over Permits (Original Finding 2020-001)

Condition

Audit tests revealed inadequate controls surrounding the permits process. Audit tests revealed a break in the numbering sequence for permits and duplicate permit numbers.

Criteria

Controls should be in place to ensure proper accounting for permits.

Effect

The City could be losing revenue by not developing and following adequate internal controls.

Recommendation

Controls should be in place that ensures all permits are input in the permit system. Permits should not be deleted in the system. Any permits that are voided should have appropriate approval by the City Building Official.

Views of Responsible Officials

City staff is no longer deleting permits that are not paid for or are not picked up. Any permits that need to be voided shall be appropriately approved by the Building Official and documented in the City's software permitting system, iWorQ. The City's current software permitting system, iWorQ, is experiencing malfunctions wherein numbering sequences are broken or permits are duplicated. This is not due to staff error. Therefore, the City is actively researching alternative software options that may better handle the permitting process.

2021-002 Purchasing policy

Condition

Audit tests identified a purchase that violated the City's purchasing policies and was approved after services were rendered to the City.

Criteria

Policies should be in place and followed for the requisition of goods and services.

Effect

The City could incur expenditures that are not appropriately approved.

Recommendation

All personnel of the City should be informed of the purchasing policies in place and follow the procedures before executing any agreements or contracts.

Views of Responsible Officials

Concur. The instance aforementioned was an isolated event and City personnel have been reminded of the importance of following the purchasing policy.

**CITY OF FORT OGLETHORPE, GEORGIA
SCHEDULE OF FINDINGS AND RESPONSES
DECEMBER 31, 2021**

FINANCIAL STATEMENT AUDIT (continued)

Current year Findings (continued)

2021-003 Property records

Condition

Audit tests revealed that the City did not properly dispose of land as part of a real estate transaction performed during the year and they do not have a detailed listing of property they own.

Criteria

Controls should be in place to ensure that the entirety of the City's property is including in their accounting records.

Effect

The City may not be properly accounting for all the property that they own.

Recommendation

The City should make a comprehensive list of property they own and agree it to their fixed asset detail to ensure completeness in their accounting records.

Views of Responsible Officials

Concur. The City will have employees compile tax records and compare to the accounting records to agree properties and ensure completeness.

2021-004 Inadequate Controls Over Court Fines

Condition

Audit procedures revealed that clerks in the Clerk of Court office have the ability to change fines at any time in their software.

Criteria

Controls should be in place to ensure fines cannot be edited without proper authorization or after payment.

Effect

The City could be losing revenue by not developing and following adequate internal controls.

Recommendation

The City should improve controls to prevent edits of fines after payment or without proper authorization. The City should also consider instituting review of the edit logs of all fines and compare to receipts on hand periodically.

Views of Responsible Officials

Concur. The City will institute additional safeguards and review the edit logs of all fines and compare to receipts on hand.

**CITY OF FORT OGLETHORPE, GEORGIA
SCHEDULE OF FINDINGS AND RESPONSES
DECEMBER 31, 2021**

FINANCIAL STATEMENT AUDIT (continued)

Prior Year Findings – Not Corrected

2020-001 Inadequate Controls Over Permits

Condition

Audit tests revealed inadequate controls surrounding the permits process. Audit tests revealed a break in the numbering sequence for permits, deleted permits, and duplicate permit numbers. Management asserts that personnel handling the permit process do not delete any permits and all permits that are voided have appropriate approval by the City Building Official. However, audit tests still disclosed breaks in the permit sequence which is described in the current year findings.

Prior Year Findings – Corrected

2020-002 Water Sewer Inventory

Condition

Audit tests revealed that the Public Utilities Department inventory is being accounted for but not recorded in the general ledger. This resulted in a prior period adjustment as noted in Note 14 of the prior year financial statements. This finding is closed as of December 31, 2021.

2020-003 Inadequate Controls Over Business Licenses (Original Finding 2019-001)

Condition

Audit tests revealed that business licenses can be voided or changed with no approval. This has been resolved during the current year and the finding is closed as of December 31, 2021.



*Home of the
Sixth Cavalry*

**Mayor
EARL GRAY**

Council Members

**CRAIG CRAWFORD
Mayor Pro-Tem**

DEREK ROGERS

JIM CHILDS

PAULA STINNETT

RHONDA JAMES

**MOLLY F. HUHNS
City Manager**

**ROBERT L. STULTZ
City Attorney**

**WINSTON WEBB
City Judge**

Gateway to
Chickamauga-Chattanooga
National Military Park
Chickamauga Battlefield

City of Fort Oglethorpe

P.O. Drawer 5509

Fort Oglethorpe, Georgia 30742

Telephone 706-866-2544

Fax 706-861-5086

www.fortogov.com

September 30, 2022

State of Georgia
Department of Audits and Accounts
270 Washington Street, SW Suite 1-156
Atlanta, Georgia 30334-8400

RE: Corrective Action Plan FYE: December 31, 2021

To the State of Georgia:

Enclosed please find below our responses and corrective action plans for the findings identified in our audit report for the fiscal year indicated above.

2021-001 Inadequate Controls Over Permits (Original Finding 2020-001)

Condition

Audit tests revealed inadequate controls surrounding the permits process. Audit tests revealed a break in the numbering sequence for permits and duplicate permit numbers.

Recommendation

Controls should be in place that ensures all permits are input in the permit system. Permits should not be deleted in the system. Any permits that are voided should have appropriate approval by the City Building Official.

Views of Responsible Officials

The City of Fort Oglethorpe concurs with this finding. This condition was identified during the 2020 prior year audit. Measures were instituted in 2021 following that audit to correct this.

Corrective Action Plan

City staff is no longer deleting permits that are not paid for or are not picked up. Any permits that need to be voided shall be appropriately approved by the Building Official and documented in the City's software permitting system, iWorQ. The City's current software permitting system, iWorQ, is experiencing issues wherein numbering sequences, on a limited basis, are broken or permits are duplicated. The City staff are tracking and documenting these. This is not due to staff error. Therefore, the City is actively researching alternative permitting software options.

2021-002 Purchasing Policy

Condition

Audit tests identified a purchase that violated the City's purchasing policies and was approved after services were rendered to the City.

Recommendation

All personnel of the City should be informed of the purchasing policies in place and follow the procedures before executing any agreements or contracts.

Views of Responsible Officials

The City of Fort Oglethorpe concurs with this finding.

Corrective Action Plan

The instance aforementioned was an isolated event and City personnel have been reminded of the importance of following the purchasing policy.

2021-003 Property Records

Condition

Audit tests revealed that the City did not properly dispose of land as part of a real estate transaction performed during the year and they do not have a detailed listing of property they own.

Recommendation

The City should make a comprehensive list of property they own and agree it to their fixed asset detail to ensure completeness in their accounting records.

Views of Responsible Officials

The City of Fort Oglethorpe concurs with this finding.

Corrective Action Plan

The City will have employees compile tax records and compare to the accounting records to agree properties and ensure completeness.

2021-004 Inadequate Controls Over Court Fines

Condition

Audit procedures revealed that clerks in the Clerk of Court office have the ability to change fines at any time in their software.

Recommendation

The City should improve controls to prevent edits of fines after payment or without proper authorization. The City should also consider instituting review of the edit logs of all fines and compare to receipts on hand periodically.

Views of Responsible Officials

The City of Fort Oglethorpe concurs with this finding.

Corrective Action Plan

The City will institute additional safeguards and review the edit logs of all fines and compare to receipts on hand records to agree properties and ensure completeness

Prior Year Findings – Not Corrected

2020-001 Inadequate Controls Over Permits

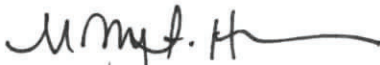
Condition

Audit tests revealed inadequate controls surrounding the permits process. Audit tests revealed a break in the numbering sequence for permits, deleted permits, and duplicate permit numbers. Management asserts that personnel handling the permit process do not delete any permits and all permits that are voided have appropriate approval by the City Building Official. However, audit tests still disclosed breaks in the permit sequence which is described in the current year findings.

Please see response to finding 2021-001

If you have any questions about these matters, please contact me at 706.866.2544 or at mhuhn@fortglethorpega.gov.

Kind regards,

A handwritten signature in black ink, appearing to read 'Molly F. Huhn', with a long horizontal flourish extending to the right.

Molly F. Huhn
City Manager

**SPECIAL LOCAL OPTION
SALES TAX**



INDEPENDENT AUDITORS' REPORT ON SPECIAL 1 PERCENT SALES AND USE TAX

**To the Mayor and City Council
City of Fort Oglethorpe, Georgia**

We have audited, in accordance with auditing standards generally accepted in the United States of America, the financial statements of the City of Fort Oglethorpe, Georgia for the year ended December 31, 2021, and have issued our report thereon dated September 30, 2022. We have also audited the accompanying schedule of the City's projects constructed with special local option sales tax funds, for the year ended December 31, 2021. This schedule is the responsibility of the management of the City. Our responsibility is to express an opinion on the schedule based on our audit.

Specific projects allowed to be expended with Catoosa County funds have been identified in resolutions dated February 6, 2018, which approved the intergovernmental agreements allowing the imposition of the special sales and use tax authorized by Section 48-8-110 OCGA. Specific projects allowed to be expended with Walker County funds have been identified in intergovernmental agreements dated October 1, 2008, and August 1, 2013 which approved the imposition of the special sales and use tax authorized by Section 48-8-110 OCGA.

We conducted our audit of the schedule in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the schedule of the City's projects constructed with special local option sales tax funds are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the schedule. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall presentation of the schedule. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the schedule of the City's projects constructed with special local option sales tax funds, as referred to above, presents fairly, in all material respects, the amounts of projects constructed with proceeds from the City's allocation of special local option sales tax for the year ended December 31, 2021, on the modified accrual basis of accounting, in conformity with accounting principles generally accepted in the United States of America.

This report is intended solely for the information and use of the Mayor, City Council, management, others within the organization, and state regulatory agencies and is not intended to be and should not be used by anyone other than these specified parties.

Johnson, Hickey & Murchison, P.C.

September 30, 2022
Chattanooga, Tennessee

**CITY OF FORT OGLETHORPE, GEORGIA
SCHEDULE OF PROJECTS CONSTRUCTED
WITH SPECIAL SALES TAX PROCEEDS
YEAR ENDED DECEMBER 31, 2021**

Project	Original	Current	Expenditures			Percentage	Cumulative
	Estimated Cost	Estimated Cost	Prior Years	Current Year	Total	Of Completion	Other Funding
<u>Catoosa County</u>							
2019 Cycle							
Debt reduction sewer bonds	\$ 2,728,125	\$ 2,728,125	\$ 606,250	\$ 501,250	\$ 1,107,500	41%	\$ -
Capital improvements	2,891,875	2,891,875	163,169	871,819	1,034,988	36%	504,826
Vehicles	500,000	500,000	119,968	405,092	525,060	100%	-
Equipment	180,000	180,000	113,811	35,858	149,669	83%	-
Sewer projects	1,500,000	1,500,000	-	-	-	0%	-
<u>Walker County</u>							
2008 Cycle							
Street, bridge, and sidewalk improvements, equipment, and other capital projects	148,500	175,672	75,590	-	75,590	43%	-
Public safety equipment	-	20,748	20,748	-	20,748	100%	-
2013 Cycle							
Street, bridge, and sidewalk improvements, equipment, and other capital projects	74,871	74,871	79,668	-	79,668	100%	4,995
	<u>\$ 8,023,371</u>	<u>\$ 8,071,291</u>	<u>\$ 1,179,204</u>	<u>\$ 1,814,019</u>	<u>\$ 2,993,223</u>		

Reconciliation of current year expenditures

Total capital projects expenditures	\$ 1,312,769
Capital projects for water and sewer fund	501,250
	<u>\$ 1,814,019</u>



INDEPENDENT AUDITORS' REPORT ON SPECIAL 1 PERCENT TRANSPORTATION SALES AND USE TAX

**To the Mayor and City Council
City of Fort Oglethorpe, Georgia**

We have audited, in accordance with auditing standards generally accepted in the United States of America, the financial statements of the City of Fort Oglethorpe, Georgia for the year ended December 31, 2021, and have issued our report thereon dated September 30, 2022. We have also audited the accompanying schedule of the City's projects constructed with transportation special local option sales tax funds, for the year ended December 31, 2021. This schedule is the responsibility of the management of the City. Our responsibility is to express an opinion on the schedule based on our audit.

Specific projects allowed to be expended with Walker County funds have been identified in a resolution dated August 24, 2017, which approved the intergovernmental agreements allowing the imposition of the transportation special sales and use tax authorized by Section 48-8-110 OCGA.

We conducted our audit of the schedule in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the schedule of the City's projects constructed with transportation special local option sales tax funds are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the schedule. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall presentation of the schedule. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the schedule of the City's projects constructed with transportation special local option sales tax funds, as referred to above, presents fairly, in all material respects, the amounts of projects constructed with proceeds from the City's allocation of transportation special local option sales tax for the year ended December 31, 2021, on the modified accrual basis of accounting, in conformity with accounting principles generally accepted in the United States of America.

This report is intended solely for the information and use of the Mayor, City Council, management, others within the organization, and state regulatory agencies and is not intended to be and should not be used by anyone other than these specified parties.

Johnson, Hickey & Murchison, P.C.

September 30, 2022
Chattanooga, Tennessee

2215 Olan Mills Drive	jhmcpa.com	37421	423 756 0052 t
Chattanooga, Tennessee	86		423 267 5945 f

CITY OF FORT OGLETHORPE, GEORGIA
SCHEDULE OF PROJECTS CONSTRUCTED
WITH TRANSPORTATION SPECIAL SALES TAX PROCEEDS
YEAR ENDED DECEMBER 31, 2021

Project	Original	Expenditures			Percentage Of Completion
	Estimated Cost	Prior Years	Current Year	Total	
<u>Walker County</u>					
2018 Cycle					
Paving streets	\$ 97,500	\$ -	\$ -	\$ -	0%
	\$ 97,500	\$ -	\$ -	\$ -	

