

**2021**

**ANNUAL COMPREHENSIVE  
FINANCIAL REPORT**

**CITY OF CHAMBLEE, GEORGIA  
CHAMBLEEGA.GOV**

**CITY OF  
CHAMBLEE**



**CITY OF CHAMBLEE, GEORGIA**  
**ANNUAL COMPREHENSIVE FINANCIAL REPORT**  
**FOR THE YEAR ENDED**  
**DECEMBER 31, 2021**



Prepared By:  
City of Chamblee  
Finance Department

CITY OF CHAMBLEE, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT  
FOR THE YEAR ENDED  
DECEMBER 31, 2021

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## INTRODUCTORY SECTION (Unaudited)

- Letter of Transmittal
- Certificate of Achievement for Excellence in Financial Reporting
- Organizational Chart
- List of Principal Officials





June 22, 2022

Honorable Brian Mock, Mayor  
Members of the City Council, and  
Citizens of Chamblee, Georgia

Ladies and Gentlemen:

The annual comprehensive financial report of the City of Chamblee, Georgia (the “City”) for the fiscal year ended December 31, 2021 is hereby submitted. Management assumes full responsibility for the completeness and reliability of the information contained in this report, based on a comprehensive framework of internal controls established for this purpose. Because the cost of internal controls should not exceed anticipated benefits, the objective is to provide reasonable rather than absolute assurance that the financial statements are free of any material misstatements. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and reported in a manner designed to present fairly the financial position and results of operations of the City.

The City’s financial statements have been audited by Mauldin & Jenkins, LLC, a firm of licensed certified public accountants. The independent auditors have issued an unmodified or “clean” opinion on the City of Chamblee’s financial statements for the year ended December 31, 2021. The independent auditor’s report is presented as the first component of the financial section of this report.

Management’s Discussion and Analysis (MD&A) immediately follows the independent auditor’s report and provides a narrative introduction, overview and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be read in conjunction with it. The basic audited financial statements with combining and individual fund statements and schedules along with required supplementary information follow the MD&A.

The statistical section contains selected historical financial data, debt statistics, and the miscellaneous social and economic data generally presented on a multi-year basis.

### **History-City of Chamblee**

Chamblee is located in Northern DeKalb County and is bordered by Dunwoody to the northwest, Doraville to the east and Brookhaven to the southwest. The heart of what is known today as the City of Chamblee was originally a small community known as the Roswell Junction. In 1881, the Roswell Railroad completed its line with a stop in the Roswell Junction community. The rail stop spurred growth in the area and due to postal confusion with Roswell, Roswell Junction became known as Chamblee. Chamblee was

officially incorporated as a City by the State of Georgia on August 17, 1908. The City was defined as an area radiating one-half mile in every direction from the rail depot.

Since its incorporation in 1908, the City of Chamblee has undergone several annexations. The most recent of which became effective on December 30, 2013 and grew the City to a total of 7.85 square miles and more than 27,000 citizens.

### **Form of Government**

The City of Chamblee operates under a mayor and council-city manager form of government. The Chamblee City Council is comprised of a mayor and five council members. The City is divided into three council districts and two at-large districts. One council member is elected from each of the three districts and two council members are elected from the city at large. The council members who are elected for the three districts must live in the district that they represent but all five council members are elected by a city-wide vote.

The Council enacts ordinances, establishes policy, adopts the annual budget, and establishes the ad valorem tax rate for each year. The City Manager is responsible for implementing the policies set forth by the Council, overseeing all City employees, and managing the day to day operations of the City.

### **Services Provided**

The services provided by the City under general governmental functions include police protection, planning and development, road maintenance, sidewalk and curb maintenance, and parks operation and maintenance. These services are primarily funded by property taxes, franchise fees, and occupational taxes.

In addition, the City provides stormwater and solid waste under the enterprise fund concept. These services are provided for a fee that is set forth by the City Council.

### **Economic Outlook**

Located just 14 miles from downtown Atlanta, the City of Chamblee is positioned for significant economic growth as the economy continues to recover. Two major interstate highways that border the City, I-285 to the north and I-85 to the southeast, provide easy roadway access to and from the City. For commuters, the roadway access is supplemented by a MARTA (Metropolitan Atlanta Rapid Transit Authority) rail station and several MARTA bus stops throughout the City. The City is also home to DeKalb Peachtree Airport (PDK), which is the second busiest airport in the State.



At the time of the 2010 census, the City of Chamblee ranked 37<sup>th</sup> in population out of 68 incorporated municipalities that were in the 10 counties that make up the Atlanta Regional Commission (ARC) with 9,892 citizens. Today, because of two annexations since the last census, Chamblee's 30,842 citizens would rank 15<sup>th</sup> in the same region.

The City of Chamblee's median household income in 2021 was \$66,607. This is in line with the State of Georgia's median household income of \$61,224. Persons living below the poverty level in the City of Chamblee were at 19.3% while the State of Georgia and the U.S. levels were at 14.0% and 11.4%, respectively. These figures combined with the median household income figures, show that there is a greater disparity between the households at the top income levels and the households at the bottom income levels than there is throughout the State.

Chamblee has benefited from the migration of the film and TV industry to the metro Atlanta area. Studio production companies constantly visit the wide variety of antiques shops that Chamblee has to offer as they search for valuable additions to their sets.

The City had a difficult task to produce our annual budget due to the uncertainty surrounding 2021, regarding revenues as a decrease in building permits and fines and forfeitures. The City took into consideration that many businesses would be uncertain about their futures depending on how comfortable people were in returning to restaurants and shopping districts along with how city recreational programs and events would be attended as the pandemic continued. The proposed 2021 budget was compiled based on conservative estimates of revenues and attendance base on the factors mentioned above.

The city must continue to examine potential alternate revenue streams, review new and existing methods of providing services to the community, encourage and recruit a diversified stock of residential and commercial development, expand partnerships with the community to deliver desired outcomes and services and plan for new needs and activities that will result from changes in our economy, workforce and society.

In the midst of the pandemic, the City was pleased to announce the opening of the new Public Safety Building in the Spring of 2021 and secure the bond financing for the new City Hall opening in the Summer of 2022.

## **Budget**

The budget is the City's annual financial operating plan. The annual budget includes the operating departments of the general fund, special revenue funds, capital project funds, and enterprise funds. The budget encompasses a fiscal year that begins on January 1 and ends on December 31.

The City Manager is responsible for presenting a proposed budget to the Mayor and Council. This budget must be balanced within each fund. The budget must generally be approved prior to the start of the new fiscal year, although local statute does allow the City to operate for a period of no more than 30 days without an approved budget under certain circumstances.

## **Long-term Financial Planning**

The City's policy is to maintain a minimum General Fund balance reserve equal to 25% of operating expenditures. As of December 31, 2021, the General Fund balance was 99% of annual operating expenditures. The City has a rolling 5-year capital plan to help dictate how to best use these excess funds. The following projects were completed or in progress:

Peachtree Road Streetscape  
Rail Trail Project with Pierce Drive Streetscape  
Dresden Park (Arrow Creek) stream restoration  
New sidewalks on Hardee Avenue  
Traffic improvements at Johnson Ferry and Chamblee Dunwoody

## **Awards**

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its annual comprehensive financial report for the fiscal year ended December 31, 2020. This was the City's eighth consecutive award. To be awarded a Certificate of Achievement, the City must publish an easily readable and efficiently organized annual comprehensive financial report. The report must satisfy both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period of one year. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA for consideration.

## **Acknowledgments**

The preparation and completion of this ACFR represents the culmination of numerous efforts by many City employees. I would like to express my sincere appreciation to the Department of Finance's staff, the City's other operating and supporting departments, as well as the licensed certified public accountants of Mauldin & Jenkins, LLC for making this report possible. This ACFR reflects our ongoing commitment to the citizens of the City of Chamblee, the Chamblee City Council, and all interested readers of this report to provide information with the highest standards of financial reporting.

Respectfully submitted,

A handwritten signature in cursive script that reads "Julie K Pero".

Julie K. Pero  
Finance Director



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**City of Chamblee  
Georgia**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

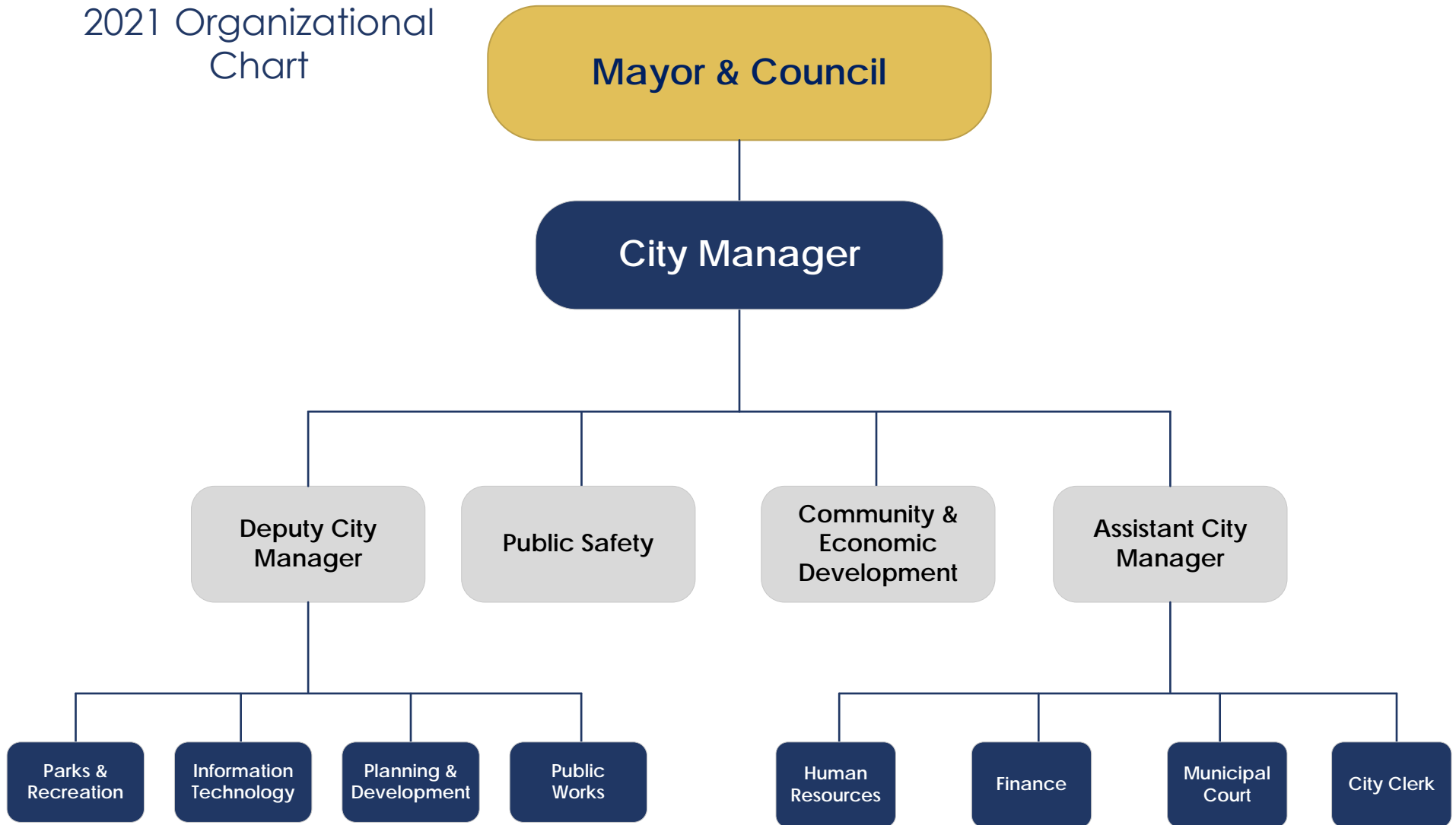
December 31, 2020

*Christopher P. Morill*

Executive Director/CEO



City of Chamblee, Georgia  
2021 Organizational  
Chart



# CITY OF CHAMBLEE, GEORGIA

## LIST OF PRINCIPAL OFFICIALS DECEMBER 31, 2021

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### Legislative Branch

Mayor	R. Eric Clarkson
Council Member	Seat Vacant
Council Member	Karen Lupton
Council Member	Leslie C. Robson
Council Member	John Mesa
Council Member	Brian Mock

### Management Staff

City Manager	Jon Walker
Assistant City Manager	Kristen Gorham
Assistant City Manager	Mercy Montgomery
Controller	Julie K. Pero
Director of Public Works	Craig Mims
Director of Development	Michelle M. Alexander
City Clerk	Cherron Bouie
Director of Parks & Recreation	Jodie Gilfillan
Police Chief	Kerry Thomas
Director of Community & Economic Development	Laura Linman
City Attorney	Keri Ware



## FINANCIAL SECTION

- Independent Auditor's Report
- Management's Discussion and Analysis
- Basic Financial Statements
  - Government-Wide Financial Statements
  - Fund Financial Statements
- Notes to the Financial Statements
- Required Supplementary Information
- Combining, Individual Fund Statements and Schedules





## INDEPENDENT AUDITOR'S REPORT

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**The Honorable Mayor and Members  
of City Council of the  
City of Chamblee, Georgia**

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Chamblee, 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 Chamblee, Georgia'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 discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Chamblee, Georgia, as of December 31, 2021, and the respective changes in financial position and, where applicable, cash flows thereof and the budgetary comparison for the General Fund 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 (GAAS) 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 Chamblee, 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 Chamblee, 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.



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## **Auditor's Responsibilities for the Audit of the Financial Statements**

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City of Chamblee, 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 Chamblee, 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, the schedule of changes in the City's net pension liability and related ratios, and the schedule of City contributions - retirement pension plan 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

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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 Chamblee, Georgia's basic financial statements. The combining and individual nonmajor fund financial statements and the schedule of projects constructed with special purpose local option sales tax proceeds, as required by the Official Code of Georgia 48-8-121, 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 projects constructed with special purpose local option sales tax proceeds are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Information***

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

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

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 22, 2022, on our consideration of the City of Chamblee, 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 solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of Chamblee, Georgia's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of Chamblee, Georgia's internal control over financial reporting and compliance.

*Mauldin & Jenkins, LLC*

Atlanta, Georgia  
June 22, 2022

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As management of the City of Chamblee, Georgia (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City of Chamblee for the year ended December 31, 2021.

## FINANCIAL HIGHLIGHTS

- The City's total assets and deferred outflows of resources exceed liabilities and deferred inflows of resources by \$59,041,640 at the end of the year. Of this amount, unrestricted net position of \$21,627,734 may be used to meet the City's ongoing obligations to citizens and creditors.
- As a whole, the City's financial position improved during the year 2021. The City's net position increased by \$3,882,998 or 7.0%. Of this amount, an increase of \$5,154,896 was associated with governmental activities while a decrease of \$1,271,898 was associated with business-type activities.
- As of the close of the current year, the City's governmental funds reported combined ending fund balances of \$45,216,227, an increase of \$12,720,115. \$18,142,513 is unassigned and available for spending.
- At the end of the current year, unassigned fund balance for the General Fund was \$18,142,513, or 89.0% of total General Fund expenditures.
- The General Fund reported a net increase in fund balance of \$2,534,899 compared to an increase of \$1,976,607 in the prior year.
- The City's total debt obligations (including accrued compensated absences, notes payable, and net pension liabilities) increased by \$11,580,628 or 35.5% during the current year.

## OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

**Government-wide financial statements.** The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the City's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference between these items

being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how the City's net position changed during the most recent year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flow in future periods.

The government-wide financial statements of the City are divided into two (2) categories:

- **Governmental activities** – These include the basic services provided by the City that are principally supported by taxes and intergovernmental revenues. These include police, culture and recreation, public works and general administration.
- **Business-type activities** – These include services for which the City charges specific fees which are meant to recover all or a significant portion of the cost of providing the services. Fees collected under this type of activity include sanitation (solid waste collection), stormwater fees, and criminal history background checks.

Governmental activities and business-type activities are consolidated and added to the total for the primary government.

**Fund financial statements.** A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other State and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

**Governmental funds.** Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between the two.



The City maintains twelve (12) individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, the Homestead Option Sales Tax Fund (HOST), the Special Purpose Local Option Sales Tax Fund (SPLOST), the Urban Redevelopment Agency Fund, and the American Rescue Plan Act Fund, which are considered to be major funds. Data from the other seven (7) governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The City adopts annual appropriated budgets for its governmental funds. Budgetary comparison statements and schedules have been provided for these funds to demonstrate compliance with the budget.

The basic governmental fund financial statements can be found on pages 17 through 20 of this report.

**Proprietary funds.** The City maintains three (3) proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its sanitation, stormwater, and criminal history background functions. Sanitation, Stormwater, and Criminal History Funds are considered to be major funds of the City.

The basic proprietary fund financial statements can be found on pages 21 through 23 of this report.

**Notes to the financial statements.** The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 24 through 54 of this report.

**Other information.** In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information such as the City's progress in funding its obligation to provide pension benefits to its employees. Required supplementary information can be found on pages 55 and 56 this report.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$59,041,640 at the close of the most recent year.

By far the largest portion of the City's net position (51.6%) reflects its investment in capital assets (e.g., land, buildings, machinery, and equipment); less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to

MANAGEMENT'S DISCUSSION AND ANALYSIS

Year Ended 2021

City of Chamblee, Georgia

repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position (\$6,972,687) represents resources that are subject to external usage restrictions. The remaining balance of unrestricted net position (\$21,627,734) may be used to meet the City's ongoing obligations to citizens and creditors.

At the end of the current year, the City is able to report positive balances in all three categories of net position, both for the City as a whole, as well as for its separate governmental and business-type activities.

City of Chamblee, Georgia's Net Position

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
<b>Assets:</b>						
Current and other assets	\$ 54,864,025	\$ 38,230,810	\$ 3,204,424	\$ 4,315,643	\$ 58,068,449	\$ 42,546,453
Capital assets	56,464,047	46,887,603	1,899,545	2,180,363	58,363,592	49,067,966
Total Assets	<u>111,328,072</u>	<u>85,118,413</u>	<u>5,103,969</u>	<u>6,496,006</u>	<u>116,432,041</u>	<u>91,614,419</u>
Deferred outflows of resources	\$ 299,555	\$ 2,081,506	\$ 30,498	\$ 242,804	\$ 330,053	\$ 2,324,310
<b>Liabilities:</b>						
Current and other liabilities	10,203,010	5,709,792	356,834	377,950	10,559,844	6,087,742
Long term debt outstanding	44,069,304	31,911,155	150,823	728,344	44,220,127	32,639,499
Total Liabilities	<u>54,272,314</u>	<u>37,620,947</u>	<u>507,657</u>	<u>1,106,294</u>	<u>54,779,971</u>	<u>38,727,241</u>
Deferred inflows of resources	\$ 2,668,771	\$ 47,326	\$ 271,712	\$ 5,520	\$ 2,940,483	\$ 52,846
<b>Net position:</b>						
Net investment in capital assets	28,541,674	30,631,785	1,899,545	2,114,820	30,441,219	32,746,605
Restricted	6,972,687	2,011,169	-	-	6,972,687	2,011,169
Unrestricted	<u>19,172,181</u>	<u>16,888,692</u>	<u>2,455,553</u>	<u>3,512,176</u>	<u>21,627,734</u>	<u>20,400,868</u>
Total Net Position	<u>\$ 54,686,542</u>	<u>\$ 49,531,646</u>	<u>\$ 4,355,098</u>	<u>\$ 5,626,996</u>	<u>\$ 59,041,640</u>	<u>\$ 55,158,642</u>

**Governmental Activities.** Governmental activities increased the City of Chamblee's net position by \$5,154,896, thereby accounting for 132.8% of the total increase in the net position of the City. Key elements of this increase are as follows:

- Increases in the property tax digest yielded an additional \$1,647,681 over 2020 with the City's millage rate at 6.25 mills.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Year Ended 2021

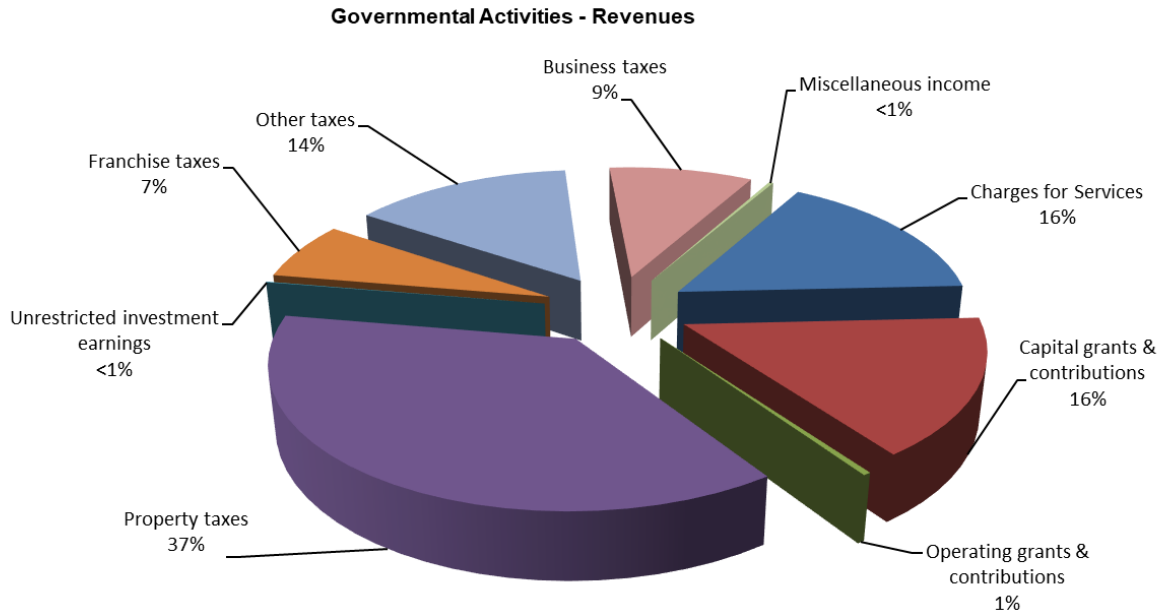
City of Chamblee, Georgia

City of Chamblee, Georgia's Change in Net Position

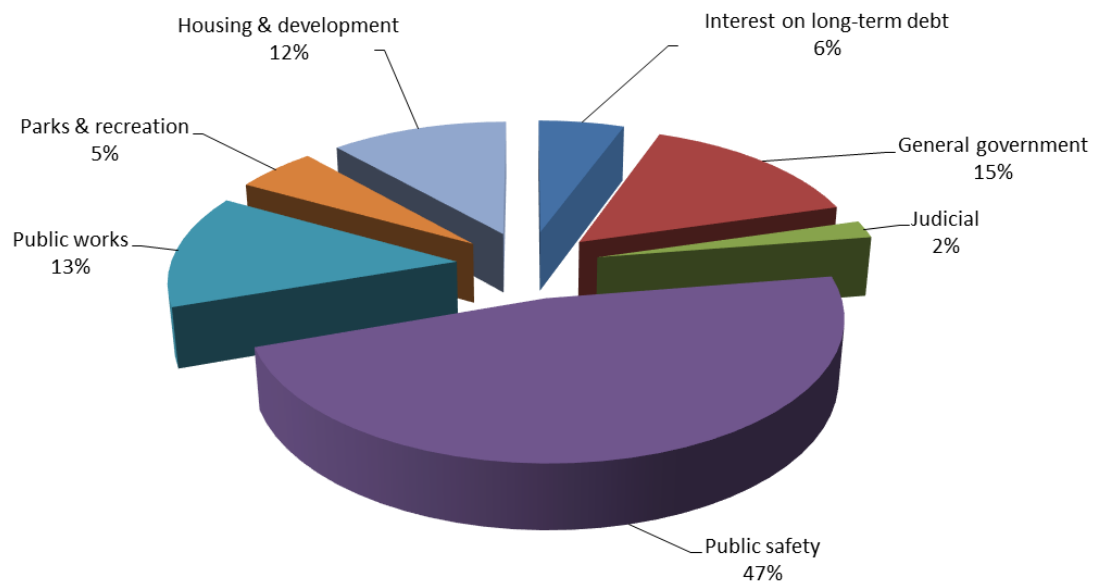
	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
Revenues:						
Program Revenues						
Charges for services	\$ 5,063,414	\$ 2,927,984	\$ 2,502,715	\$ 3,032,711	\$ 7,566,129	\$ 5,960,695
Operating grants and contributions	117,633	3,478,458	48,600	-	166,233	3,478,458
Capital grants and contributions	5,022,085	4,310,010	-	-	5,022,085	4,310,010
General revenues:						
Property taxes	11,835,451	10,187,770	-	-	11,835,451	10,187,770
Other taxes	9,659,436	8,889,190	-	-	9,659,436	8,889,190
Investment income	23,160	171,023	-	-	23,160	171,023
Miscellaneous	87,500	271,200	-	8,163	87,500	279,363
Total Revenues	<u>31,808,679</u>	<u>30,235,635</u>	<u>2,551,315</u>	<u>3,040,874</u>	<u>34,359,994</u>	<u>33,276,509</u>
Expenses:						
General government	3,871,003	4,136,521	-	-	3,871,003	4,136,521
Judicial	534,469	436,286	-	-	534,469	436,286
Public safety	12,269,719	12,484,234	-	-	12,269,719	12,484,234
Public works	3,491,321	3,288,983	-	-	3,491,321	3,288,983
Parks and recreation	1,385,098	1,429,789	-	-	1,385,098	1,429,789
Housing and development	3,006,281	2,973,622	-	-	3,006,281	2,973,622
Interest on long-term debt	1,451,710	856,317	-	-	1,451,710	856,317
Storm water	-	-	2,779,988	1,603,967	2,779,988	1,603,967
Sanitation	-	-	1,687,407	1,684,305	1,687,407	1,684,305
Criminal history	-	-	-	108,379	-	108,379
Total Expenses	<u>26,009,601</u>	<u>25,605,752</u>	<u>4,467,395</u>	<u>3,396,651</u>	<u>30,476,996</u>	<u>29,002,403</u>
Excess (deficiency) before Transfers	5,799,078	4,629,883	(1,916,080)	(355,777)	3,882,998	4,274,106
Transfers	(644,182)	(358,047)	644,182	358,047	-	-
Increase (decrease) in Net position	<u>5,154,896</u>	<u>4,271,836</u>	<u>(1,271,898)</u>	<u>2,270</u>	<u>3,882,998</u>	<u>4,274,106</u>
Net position, beginning of year,	49,531,646	45,259,810	5,626,996	5,624,726	55,158,642	50,884,536
Net position, end of year	<u>\$ 54,686,542</u>	<u>\$ 49,531,646</u>	<u>\$ 4,355,098</u>	<u>\$ 5,626,996</u>	<u>\$ 59,041,640</u>	<u>\$ 55,158,642</u>

See page 16 of the financial statements for the net cost (total cost less revenues generated by the activities) of these programs or functions. The following charts show the source of the City's governmental revenues and expenses:

**Governmental Activities**



**Governmental Activities - Expenses**





MANAGEMENT'S DISCUSSION AND ANALYSIS

Year Ended 2021

City of Chamblee, Georgia

**Business-type Activities**

	<u>Program Revenues</u>		<u>Program Expenses</u>		<u>Program Income (Loss)</u>	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
Fund:						
Stormwater	\$ 1,130,798	\$ 1,272,050	\$ 2,779,988	\$ 1,603,967	\$ (1,649,190)	\$ (331,917)
Sanitation	1,371,917	1,332,755	1,687,407	1,684,305	(315,490)	(351,550)
Criminal History	48,600	427,906	-	108,379	48,600	319,527
Total	<u>\$ 2,551,315</u>	<u>\$ 3,032,711</u>	<u>\$ 4,467,395</u>	<u>\$ 3,396,651</u>	<u>\$ (1,916,080)</u>	<u>\$ (363,940)</u>

Criminal History Fund's program revenue decreased by \$379,306 in 2021 due to the fund closing and the activity being transferred to the General Fund. Sanitation revenues in 2021 increased by \$39,162 or 2.9% in comparison to 2020. Expense also increased by \$3,102 in 2021 or 0.2%.

**FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS**

As noted earlier, the City of Chamblee uses fund accounting to ensure and demonstrate compliance with finance related legal requirements.

**Governmental Funds.** The purpose 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 new resources available for spending at the end of the year.

As of December 31, 2021, the City's governmental funds reported combined ending balances of \$45,216,227, an increase of \$12,720,115 in comparison to the prior year. Of this amount, \$18,142,513 is unassigned fund balance, which is available for spending at the City's discretion. The remainder of the fund balance is not available for new spending because it is either restricted, committed, or assigned for other purposes or non-spendable.

The restricted fund balances include \$8,669,468 in SPLOST funds that are restricted to the uses of road paving, existing capital asset maintenance, and transportation improvements, \$11,782,824 in Urban Redevelopment Agency (URA) for the new public safety and city hall buildings, \$833,395, restricted for public safety, \$307,801 restricted for tourism, and \$179,102 restricted for capital projects. The committed funds consist of \$28,641 which is to be spent for police and municipal court technology expenditures, \$163,517 to be spent on downtown beautification projects, and \$1,775,070 committed for debt service in the URA fund. The remaining fund balance is assigned for specific purposes.

*General Fund.* The General Fund is the City's chief operating fund. At the end of the current year, unassigned fund balance of the General Fund was \$18,142,513 while total fund balance was \$20,225,565. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 89.0% of the total General Fund expenditures for 2021, while total fund balance represents 99.2% of that same amount.

During the current year, the fund balance of the City's General Fund increased by \$2,534,899. The revenues increased by \$3,992,660 or 19.3% due to an increase in property taxes of \$2,231,746 and an increase in licenses and permits of \$775,386, and the expenditures increased by \$457,797, or 2.3%, due to the URA transfer for debt service payment and an increase to supply chain demands city projects, resulting in an excess of revenues over expenditures of \$4,326,192 for 2021. In addition, the General Fund spent a net of \$1,911,083 transferred out to other funds.

*HOST FUND.* The HOST Fund is used to fund capital projects. In November of 2017, the residents of DeKalb County voted to replace the HOST sales tax with a SPLOST sales tax. The new tax became effective on April 1, 2018. Because of this, HOST revenues declined from approximately \$1.3 million in 2017 to only \$313,285 in 2018 and to zero in 2019. The remaining \$392,752 in fund balance was used to fund various smaller scale capital projects until the funds were depleted.

*SPLOST FUND.* The City began receiving SPLOST funds in May 2018. In 2021, many projects began as the City spent \$1,194,940 of the \$4,790,437 received in 2021. Over the next 2 years, the City's capital plan calls for more than \$6.6 million to be invested in expanding the City's rail trail and paving project. The rail trail is a pedestrian path that will hopefully one day connect all sides of the city.

*URA FUND.* The City issued a bond in 2021 for \$15,895,000 for the new city hall building. The restricted fund balance is \$11,782,824. Completion of the city hall building is slated to open in August 2022.

**Proprietary funds.** The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

The combined unrestricted net positions of the three proprietary funds were \$2,455,553 at the end of the year. Of this amount, \$1,598,505 was from the Stormwater Fund while the Sanitation Fund was \$857,048.

## **GENERAL FUND BUDGETARY HIGHLIGHTS**

For year 2021, the City's General Fund had a favorable budget variance of \$5,072,389. On the expenditure side, personnel cost savings and increase to property tax collections were the biggest contributing factors to the favorable budget variance.

MANAGEMENT'S DISCUSSION AND ANALYSIS

Year Ended 2021

City of Chamblee, Georgia

**CAPITAL ASSETS**

The City's investment in capital assets for its governmental activities as of December 31, 2021, amounts to \$56,464,047 (net of accumulated depreciation). These assets primarily reflect land, buildings, infrastructure, vehicles, furniture and equipment and park improvements. The City's investment in net capital assets for its business-type activities as of December 31, 2021, amounts to \$1,899,545.

The total increase in the City's investment in capital assets for the current year was \$9,295,626 or 18.9%. For more detailed information concerning capital assets, see Note 6 to the financial statements.

Some of the major capital asset additions in year 2021 include construction of a new city hall building, and the completion of construction on multiple sidewalk and streetscape projects.

**Capital Assets  
(net of depreciation)**

	<b>Governmental Activities</b>		<b>Business-type Activities</b>		<b>Total</b>	
	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>
Land	\$ 6,431,751	\$ 6,431,751	\$ -	\$ -	\$ 6,431,751	\$ 6,431,751
Construction in progress	6,322,753	18,835,465	7,429	7,429	6,330,182	18,842,894
Buildings and improvements	21,085,927	3,324,876	56,716	60,917	21,142,643	3,385,793
Infrastructure	18,077,682	13,648,230	1,051,761	1,178,908	19,129,443	14,827,138
Furniture, machinery, and equipment	1,597,675	1,321,655	235,050	246,288	1,832,725	1,567,943
Park improvements	2,192,427	2,134,287	-	-	2,192,427	2,134,287
Vehicles	755,832	1,191,339	548,589	686,821	1,304,421	1,878,160
<b>Total</b>	<b>\$ 56,464,047</b>	<b>\$ 46,887,603</b>	<b>\$ 1,899,545</b>	<b>\$ 2,180,363</b>	<b>\$ 58,363,592</b>	<b>\$ 49,067,966</b>

**LONG-TERM DEBT AND OBLIGATIONS**

At the end of 2021 year, the City had \$44,220,127 in outstanding long-term debt and obligations. This is a net increase of \$11,580,628 compared to last year’s total due to another Urban Development Agency bond issuance. More detailed information about the City’s long-term liabilities is included in Note 7 to the financial statements.

**Outstanding Debt at December 31**

	<b>Governmental Activities</b>		<b>Business-type Activities</b>		<b>Total</b>	
	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>
Financed Purchases	\$ 79,059	\$ 388,802	\$ -	\$ -	\$ 79,059	\$ 388,802
Bonds Payable	39,415,000	23,970,000	-	-	39,415,000	23,970,000
Unamortized Bond Premium	3,228,217	1,808,069	-	-	3,228,217	1,808,069
Net pension liability	646,861	4,858,621	65,857	566,750	712,718	5,425,371
Notes payable	-	-	-	65,543	-	65,543
Compensated absences	700,167	885,663	84,966	96,051	785,133	981,714
Total	<u>\$ 44,069,304</u>	<u>\$ 31,911,155</u>	<u>\$ 150,823</u>	<u>\$ 728,344</u>	<u>\$ 44,220,127</u>	<u>\$ 32,639,499</u>

**ECONOMIC AND NEXT YEAR’S BUDGET AND RATES**

Funding for the City’s governmental activities is derived from property tax, other taxes, and fees. During the calendar year 2021 budget process, the City considered projections on the State and local economy to estimate tax revenues for the proposed budget. The City’s budget for 2021 was prepared using the 2021 millage rate of 6.25 mills.

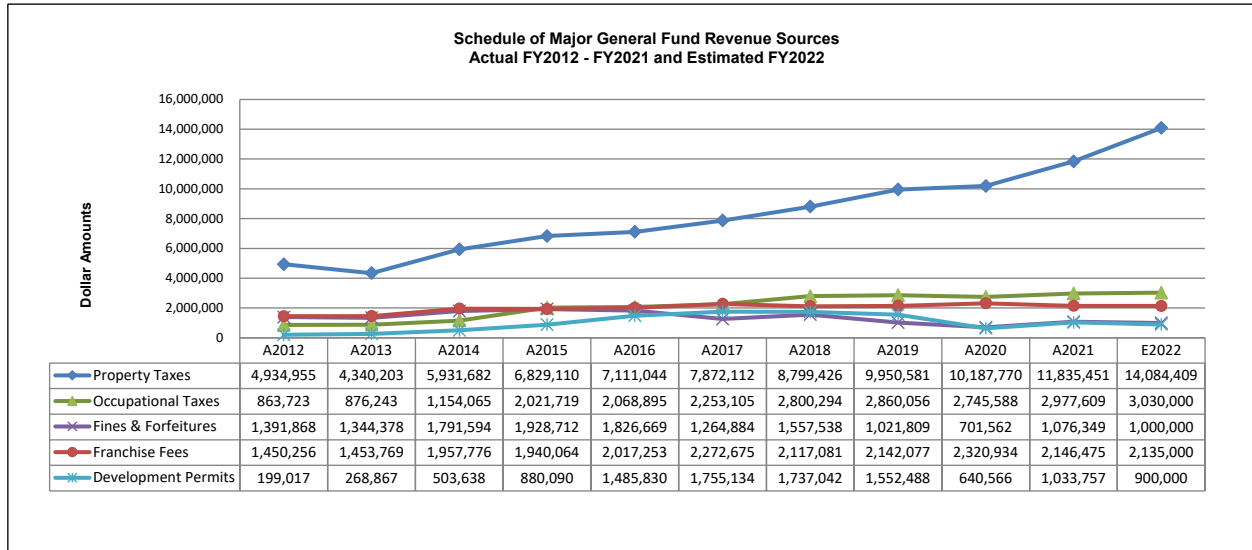
Property taxes, fines and forfeitures, franchise fees, and occupational licenses have been the City’s main sources of revenue that support the general governmental operations. As it is clearly displayed in the table on the following page, property tax revenues continue to climb while other revenue sources remain relatively flat. The current symbiotic relationship of these two revenue sources help to highlight that there are several major redevelopment projects that are currently ongoing in the City. These projects have not only raised the property value of the land being redeveloped but has also added value to the surrounding parcels. This activity is expected to continue in 2021.

MANAGEMENT’S DISCUSSION AND ANALYSIS

Year Ended 2021

City of Chamblee, Georgia

The following table shows the ten year revenue trends for the City’s major revenue sources and the calendar year 2022 estimated revenue budget amount:



**Financial Contact**

This financial report is designed to provide a general overview of the City’s finances, comply with finance related laws and regulations, and demonstrate the City’s commitment to public accountability. Questions concerning any of the information provided in this report or requests for additional information should be directed to the Finance Department at 5468 Peachtree Road, Chamblee, Georgia, 30341.

# CITY OF CHAMBLEE, GEORGIA

## STATEMENT OF NET POSITION DECEMBER 31, 2021

ASSETS	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Downtown Development Authority
Cash and cash equivalents	\$ 51,455,777	\$ 2,868,388	\$ 54,324,165	\$ 1,351,636
Taxes receivable, net of allowance	2,569,920	-	2,569,920	-
Accounts receivable, net of allowance	141,804	315,133	456,937	-
Due from other governments	579,615	-	579,615	-
Prepaid items	116,909	20,903	137,812	24,216
Other assets	-	-	-	7,795,713
Capital assets:				
Non-depreciable	12,754,504	7,429	12,761,933	-
Depreciable, net of accumulated depreciation	43,709,543	1,892,116	45,601,659	9,372
Total assets	111,328,072	5,103,969	116,432,041	9,180,937
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Pension related items	299,555	30,498	330,053	-
Total deferred outflows of resources	299,555	30,498	330,053	-
<b>LIABILITIES</b>				
Accounts payable	3,047,574	318,448	3,366,022	-
Accrued liabilities	320,220	38,386	358,606	-
Unearned revenue	5,778,331	-	5,778,331	-
Due to other governments	372,277	-	372,277	-
Deposits payable	2,500	-	2,500	-
Accrued interest payable	682,108	-	682,108	16,026
Compensated absences, due within one year	656,316	73,593	729,909	-
Compensated absences, due in more than one year	43,851	11,373	55,224	-
Financed purchases, due within one year	79,059	-	79,059	-
Bonds payable, due within one year	715,000	-	715,000	1,466,000
Bonds payable, due in more than one year	41,928,217	-	41,928,217	3,982,277
Net pension liability, due in more than one year	646,861	65,857	712,718	-
Total liabilities	54,272,314	507,657	54,779,971	5,464,303
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Pension related items	2,668,771	271,712	2,940,483	-
Total deferred inflows of resources	2,668,771	271,712	2,940,483	-
<b>NET POSITION</b>				
Net investment in capital assets	28,541,674	1,899,545	30,441,219	9,372
Restricted for:				
Public safety	833,395	-	833,395	-
Tourism	307,801	-	307,801	-
Capital projects	5,831,491	-	5,831,491	-
Unrestricted	19,172,181	2,455,553	21,627,734	3,707,262
Total net position	\$ 54,686,542	\$ 4,355,098	\$ 59,041,640	\$ 3,716,634

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





**CITY OF CHAMBLEE, GEORGIA**  
**STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

Functions/Programs	Expenses	Program Revenues			Net (Expenses) Revenues and Changes in Net Position			Component Unit Downtown Development Authority
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government			
					Governmental Activities	Business-type Activities	Total	
<b>Primary government:</b>								
Governmental activities:								
General government	\$ 3,871,003	\$ 823,935	\$ -	\$ -	\$ (3,047,068)	\$ -	\$ (3,047,068)	\$ -
Judicial	534,469	1,076,349	-	-	541,880	-	541,880	-
Public safety	12,269,719	1,894,049	117,633	-	(10,258,037)	-	(10,258,037)	-
Public works	3,491,321	6,240	-	5,022,085	1,537,004	-	1,537,004	-
Culture and recreation	1,385,098	84,032	-	-	(1,301,066)	-	(1,301,066)	-
Housing and development	3,006,281	1,178,809	-	-	(1,827,472)	-	(1,827,472)	-
Interest on long-term debt	1,451,710	-	-	-	(1,451,710)	-	(1,451,710)	-
Total governmental activities	<u>26,009,601</u>	<u>5,063,414</u>	<u>117,633</u>	<u>5,022,085</u>	<u>(15,806,469)</u>	<u>-</u>	<u>(15,806,469)</u>	<u>-</u>
Business-type activities:								
Stormwater	2,779,988	1,130,798	-	-	-	(1,649,190)	(1,649,190)	-
Sanitation	1,687,407	1,371,917	-	-	-	(315,490)	(315,490)	-
Criminal history	-	-	48,600	-	-	48,600	48,600	-
Total business-type activities	<u>4,467,395</u>	<u>2,502,715</u>	<u>48,600</u>	<u>-</u>	<u>-</u>	<u>(1,916,080)</u>	<u>(1,916,080)</u>	<u>-</u>
Total primary government	<u>\$ 30,476,996</u>	<u>\$ 7,566,129</u>	<u>\$ 166,233</u>	<u>\$ 5,022,085</u>	<u>\$ (15,806,469)</u>	<u>\$ (1,916,080)</u>	<u>\$ (17,722,549)</u>	<u>\$ -</u>
<b>Component Unit:</b>								
Downtown Development Authority	<u>\$ 679,900</u>	<u>\$ 1,190,910</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 511,010</u>
General revenues:								
Property taxes					11,835,451	-	11,835,451	-
Franchise taxes					2,146,475	-	2,146,475	-
Excise taxes					200,514	-	200,514	-
Insurance premium taxes					2,238,826	-	2,238,826	-
Business taxes					2,977,609	-	2,977,609	-
Other taxes					647,990	-	647,990	-
Hotel/Motel taxes					1,044,029	-	1,044,029	-
Alcohol taxes					403,993	-	403,993	-
Unrestricted investment earnings					23,160	-	23,160	-
Gain on sale of assets					-	-	-	2,652,140
Payments from primary government					-	-	-	80,000
Miscellaneous					87,500	-	87,500	-
Transfers					(644,182)	644,182	-	-
Total general revenues and transfers					<u>20,961,365</u>	<u>644,182</u>	<u>21,605,547</u>	<u>2,732,140</u>
Change in net position					5,154,896	(1,271,898)	3,882,998	3,243,150
Net position, beginning of year					<u>49,531,646</u>	<u>5,626,996</u>	<u>55,158,642</u>	<u>473,484</u>
Net position, end of year					<u>\$ 54,686,542</u>	<u>\$ 4,355,098</u>	<u>\$ 59,041,640</u>	<u>\$ 3,716,634</u>

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



**CITY OF CHAMBLEE, GEORGIA**

**BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2021**

ASSETS	General Fund	Homestead Option Sales Tax Fund	Special Purpose Local Option Sales Tax Fund	Urban Redevelopment Agency	American Rescue Plan Act Fund	Nonmajor Governmental Funds	Total Governmental Funds
Cash and cash equivalents	\$ 20,002,140	\$ -	\$ 8,347,312	\$ 14,799,903	\$ 5,658,868	\$ 2,647,554	\$ 51,455,777
Taxes receivable, net of related allowance	2,466,481	-	-	-	-	103,439	2,569,920
Accounts receivable, net of related allowance	41,735	-	-	-	-	100,069	141,804
Intergovernmental receivable	-	-	467,756	-	-	-	467,756
Due from other governments	111,859	-	-	-	-	-	111,859
Prepaid items	195,968	-	-	-	-	-	195,968
<b>Total assets</b>	<b>\$ 22,818,183</b>	<b>\$ -</b>	<b>\$ 8,815,068</b>	<b>\$ 14,799,903</b>	<b>\$ 5,658,868</b>	<b>\$ 2,851,062</b>	<b>\$ 54,943,084</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>							
<b>LIABILITIES</b>							
Accounts payable	\$ 1,595,050	\$ -	\$ 145,600	\$ 1,242,009	\$ -	\$ 64,915	\$ 3,047,574
Accrued liabilities	297,373	-	-	-	-	22,847	320,220
Unearned revenue - licenses and permits	119,463	-	-	-	-	-	119,463
Unearned revenue - intergovernmental	-	-	-	-	5,658,868	-	5,658,868
Deposits payable	2,500	-	-	-	-	-	2,500
Due to other governments	372,277	-	-	-	-	-	372,277
<b>Total liabilities</b>	<b>2,386,663</b>	<b>-</b>	<b>145,600</b>	<b>1,242,009</b>	<b>5,658,868</b>	<b>87,762</b>	<b>9,520,902</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Unavailable revenue - property taxes	205,955	-	-	-	-	-	205,955
<b>Total deferred inflows of resources</b>	<b>205,955</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>205,955</b>
<b>FUND BALANCES</b>							
Fund Balances:							
Nonspendable:							
Prepaid items	195,968	-	-	-	-	-	195,968
Restricted:							
Public safety	-	-	-	-	-	833,395	833,395
Tourism	-	-	-	-	-	307,801	307,801
Capital projects	-	-	8,669,468	11,782,824	-	179,102	20,631,394
Committed:							
Debt service	-	-	-	1,775,070	-	-	1,775,070
Police technology resources	-	-	-	-	-	28,641	28,641
Downtown construction	-	-	-	-	-	163,517	163,517
Assigned:							
For 2022 budget	1,887,084	-	-	-	-	-	1,887,084
Public safety	-	-	-	-	-	944,900	944,900
Capital projects	-	-	-	-	-	177,648	177,648
Tourism	-	-	-	-	-	128,296	128,296
Unassigned	18,142,513	-	-	-	-	-	18,142,513
<b>Total fund balances</b>	<b>20,225,565</b>	<b>-</b>	<b>8,669,468</b>	<b>13,557,894</b>	<b>-</b>	<b>2,763,300</b>	<b>45,216,227</b>
<b>Total liabilities, deferred inflows of resources, and fund balances</b>	<b>\$ 22,818,183</b>	<b>\$ -</b>	<b>\$ 8,815,068</b>	<b>\$ 14,799,903</b>	<b>\$ 5,658,868</b>	<b>\$ 2,851,062</b>	

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

Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the governmental funds.	56,464,047
Some receivables are not available to pay for current-period expenditures and, therefore, are unavailable in the governmental funds.	205,955
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds.	(44,104,551)
Net pension liability is not due and payable in the current period and, therefore, not reported in governmental funds, along with related deferred outflows of resources and deferred inflows of resources.	(3,016,077)
Payments made on financed purchases payable before they are due and payable are reported as prepaid items in the governmental funds. However, in the statement of Net Position these payments reduce the balance of financed purchases.	(79,059)
<b>Net position of governmental activities</b>	<b>\$ 54,686,542</b>

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



**CITY OF CHAMBLEE, GEORGIA**

**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED DECEMBER 31, 2021**

	General Fund	Homestead Option Sales Tax Fund	Special Purpose Local Option Sales Tax Fund	Urban Redevelopment Agency	American Rescue Plan Act Fund	Nonmajor Governmental Funds	Total Governmental Funds
<b>Revenues</b>							
Taxes	\$ 20,489,619	\$ -	\$ -	\$ -	\$ -	\$ 1,244,543	\$ 21,734,162
Licenses and permits	2,002,591	-	-	-	-	-	2,002,591
Intergovernmental	231,648	-	4,767,174	-	-	117,633	5,116,455
Fines and forfeitures	1,076,349	-	-	-	-	511,094	1,587,443
Charges for services	806,320	-	-	-	-	667,060	1,473,380
Interest income	21,596	-	23,263	1,564	-	-	46,423
Other revenues	87,500	-	-	-	-	-	87,500
Total revenues	<u>24,715,623</u>	<u>-</u>	<u>4,790,437</u>	<u>1,564</u>	<u>-</u>	<u>2,540,330</u>	<u>32,047,954</u>
<b>Expenditures</b>							
Current:							
General government	3,785,990	-	-	-	-	-	3,785,990
Judicial	531,332	-	-	-	-	-	531,332
Public safety	9,362,543	-	-	-	-	832,184	10,194,727
Public works	2,658,259	-	-	-	-	-	2,658,259
Culture and recreation	1,171,326	-	-	-	-	-	1,171,326
Housing and development	2,563,747	-	-	-	-	517,612	3,081,359
Capital outlay	-	392,752	1,194,940	11,048,528	-	188,772	12,824,992
Debt service:							
Principal retirements	307,451	-	-	452,292	-	-	759,743
Interest and fiscal charges	8,783	-	-	798,858	-	-	807,641
Bond issuance costs	-	-	-	420,383	-	-	420,383
Total debt service expenditures	<u>316,234</u>	<u>-</u>	<u>-</u>	<u>1,671,533</u>	<u>-</u>	<u>-</u>	<u>1,987,767</u>
Total expenditures	<u>20,389,431</u>	<u>392,752</u>	<u>1,194,940</u>	<u>12,720,061</u>	<u>-</u>	<u>1,538,568</u>	<u>36,235,752</u>
Excess (deficiency) of revenues over (under) expenditures	<u>4,326,192</u>	<u>(392,752)</u>	<u>3,595,497</u>	<u>(12,718,497)</u>	<u>-</u>	<u>1,001,762</u>	<u>(4,187,798)</u>
<b>Other financing sources (uses):</b>							
Proceeds from sale of capital assets	119,790	-	-	-	-	-	119,790
Proceeds from bond issuance	-	-	-	15,895,000	-	-	15,895,000
Premium on bonds	-	-	-	1,537,305	-	-	1,537,305
Transfers in	1,238,492	-	-	1,775,070	-	692,816	3,706,378
Transfers out	(3,149,575)	-	-	(342,429)	-	(858,556)	(4,350,560)
Total other financing sources (uses)	<u>(1,791,293)</u>	<u>-</u>	<u>-</u>	<u>18,864,946</u>	<u>-</u>	<u>(165,740)</u>	<u>16,907,913</u>
Net change in fund balance	2,534,899	(392,752)	3,595,497	6,146,449	-	836,022	12,720,115
<b>Fund balances, beginning of year</b>	<u>17,690,666</u>	<u>392,752</u>	<u>5,073,971</u>	<u>7,411,445</u>	<u>-</u>	<u>1,927,278</u>	<u>32,496,112</u>
<b>Fund balances, end of year</b>	<u>\$ 20,225,565</u>	<u>\$ -</u>	<u>\$ 8,669,468</u>	<u>\$ 13,557,894</u>	<u>\$ -</u>	<u>\$ 2,763,300</u>	<u>\$ 45,216,227</u>

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



**CITY OF CHAMBLEE, GEORGIA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED DECEMBER 31, 2021**

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

Net change in fund balances - total governmental funds	\$	12,720,115
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay exceeded depreciation in the current period.		10,708,888
The net effect of sales of capital assets is to decrease net position.		(1,132,444)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental funds.		(239,275)
The issuance of long term debt provided current financial resources to governmental funds, while the repayment of the principal consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Additionally, governmental funds report the effects of premiums when the debt is first issued, whereas this amount is amortized in the statement of activities.		(16,555,405)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		<u>(346,983)</u>
Change in net position - governmental activities	\$	<u>5,154,896</u>

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



**CITY OF CHAMBLEE, GEORGIA  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
FOR THE YEAR ENDED DECEMBER 31, 2021**

	Budget		Actual	Variance With Final Budget
	Original	Final		
<b>Revenues</b>				
Taxes	\$ 18,845,547	\$ 18,845,547	\$ 20,489,619	\$ 1,644,072
Intergovernmental	-	-	231,648	231,648
Licenses and permits	1,005,950	1,005,950	2,002,591	996,641
Fines and forfeitures	800,000	800,000	1,076,349	276,349
Charges for services	334,000	334,000	806,320	472,320
Interest income	110,000	110,000	21,596	(88,404)
Other revenues	2,000	3,500	87,500	84,000
Total revenues	<u>21,097,497</u>	<u>21,098,997</u>	<u>24,715,623</u>	<u>3,616,626</u>
<b>Expenditures</b>				
Current:				
General government	4,460,320	4,095,025	3,785,990	309,035
Judicial	505,611	542,131	531,332	10,799
Public safety	9,689,852	9,881,852	9,362,543	519,309
Public works	2,639,837	2,639,837	2,658,259	(18,422)
Culture and recreation	1,180,281	1,445,222	1,171,326	273,896
Housing and development	3,556,654	2,597,098	2,563,747	33,351
Total current expenditures	<u>22,032,555</u>	<u>21,201,165</u>	<u>20,073,197</u>	<u>1,127,968</u>
Debt service:				
Principal retirements	355,899	355,899	307,451	48,448
Interest and fiscal charges	13,081	13,081	8,783	4,298
Total debt service expenditures	<u>368,980</u>	<u>368,980</u>	<u>316,234</u>	<u>52,746</u>
Total expenditures	<u>22,401,535</u>	<u>21,570,145</u>	<u>20,389,431</u>	<u>1,180,714</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,304,038)</u>	<u>(471,148)</u>	<u>4,326,192</u>	<u>4,797,340</u>
<b>Other financing sources (uses)</b>				
Proceeds from sale of capital assets	-	-	119,790	119,790
Transfers in	776,556	1,083,233	1,238,492	155,259
Transfers out	(1,369,602)	(3,149,575)	(3,149,575)	-
Total other financing sources (uses)	<u>(593,046)</u>	<u>(2,066,342)</u>	<u>(1,791,293)</u>	<u>275,049</u>
Net change in fund balances	<u>(1,897,084)</u>	<u>(2,537,490)</u>	<u>2,534,899</u>	<u>5,072,389</u>
<b>Fund balances, beginning of year</b>	<u>17,690,666</u>	<u>17,690,666</u>	<u>17,690,666</u>	<u>-</u>
<b>Fund balances, end of year</b>	<u>\$ 15,793,582</u>	<u>\$ 15,153,176</u>	<u>\$ 20,225,565</u>	<u>\$ 5,072,389</u>

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



**CITY OF CHAMBLEE, GEORGIA**  
**STATEMENT OF NET POSITION**  
**PROPRIETARY FUNDS**  
**DECEMBER 31, 2021**

ASSETS	Business-type Activities - Enterprise Funds			
	Stormwater Fund	Sanitation Fund	Criminal History Fund	Totals
<b>CURRENT ASSETS</b>				
Cash and cash equivalents	\$ 1,657,682	\$ 1,210,706	\$ -	\$ 2,868,388
Accounts receivable, net of allowances	292,413	22,720	-	315,133
Prepaid items	13,302	7,601	-	20,903
Total current assets	<u>1,963,397</u>	<u>1,241,027</u>	<u>-</u>	<u>3,204,424</u>
<b>CAPITAL ASSETS</b>				
Nondepreciable assets	7,429	-	-	7,429
Depreciable assets	8,755,808	2,036,455	-	10,792,263
Accumulated depreciation	<u>(7,502,834)</u>	<u>(1,397,313)</u>	<u>-</u>	<u>(8,900,147)</u>
Capital assets, net	<u>1,260,403</u>	<u>639,142</u>	<u>-</u>	<u>1,899,545</u>
Total assets	<u>3,223,800</u>	<u>1,880,169</u>	<u>-</u>	<u>5,103,969</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Pension related items	9,613	20,885	-	30,498
Total deferred outflows of resources	<u>9,613</u>	<u>20,885</u>	<u>-</u>	<u>30,498</u>
<b>LIABILITIES</b>				
<b>CURRENT LIABILITIES</b>				
Accounts payable	257,972	60,476	-	318,448
Accrued liabilities	5,277	33,109	-	38,386
Compensated absences payable, due within one year	<u>4,854</u>	<u>68,739</u>	<u>-</u>	<u>73,593</u>
Total current liabilities	<u>268,103</u>	<u>162,324</u>	<u>-</u>	<u>430,427</u>
<b>LONG TERM LIABILITIES</b>				
Compensated absences payable, due in more than one year	-	11,373	-	11,373
Net pension liability	<u>20,758</u>	<u>45,099</u>	<u>-</u>	<u>65,857</u>
Total noncurrent liabilities	<u>20,758</u>	<u>56,472</u>	<u>-</u>	<u>77,230</u>
Total liabilities	<u>288,861</u>	<u>218,796</u>	<u>-</u>	<u>507,657</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Pension related items	85,644	186,068	-	271,712
Total deferred inflows of resources	<u>85,644</u>	<u>186,068</u>	<u>-</u>	<u>271,712</u>
<b>NET POSITION</b>				
Investment in capital assets	1,260,403	639,142	-	1,899,545
Unrestricted	<u>1,598,505</u>	<u>857,048</u>	<u>-</u>	<u>2,455,553</u>
Total net position	<u>\$ 2,858,908</u>	<u>\$ 1,496,190</u>	<u>\$ -</u>	<u>\$ 4,355,098</u>

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





**CITY OF CHAMBLEE, GEORGIA**  
**STATEMENT OF REVENUES, EXPENSES, AND**  
**CHANGES IN FUND NET POSITION**  
**PROPRIETARY FUNDS**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

	<b>Business-type Activities - Enterprise Funds</b>			<b>Totals</b>
	<b>Stormwater Fund</b>	<b>Sanitation Fund</b>	<b>Criminal History Fund</b>	
<b>OPERATING REVENUES</b>				
Charges for sales and services	\$ 1,130,798	\$ 1,371,917	\$ -	\$ 2,502,715
Other revenues	-	-	48,600	48,600
Total operating revenues	<u>1,130,798</u>	<u>1,371,917</u>	<u>48,600</u>	<u>2,551,315</u>
<b>OPERATING EXPENSES</b>				
Cost of sales and services	1,594,184	328,450	-	1,922,634
Personnel costs	931,629	1,048,340	-	1,979,969
Administration costs	61,693	140,295	-	201,988
Depreciation	192,482	169,350	-	361,832
Total operating expenses	<u>2,779,988</u>	<u>1,686,435</u>	<u>-</u>	<u>4,466,423</u>
Operating income (loss)	<u>(1,649,190)</u>	<u>(314,518)</u>	<u>48,600</u>	<u>(1,915,108)</u>
<b>NON-OPERATING EXPENSES</b>				
Interest expense	-	(972)	-	(972)
Total non-operating expenses	<u>-</u>	<u>(972)</u>	<u>-</u>	<u>(972)</u>
Income (loss) before transfers	<u>(1,649,190)</u>	<u>(315,490)</u>	<u>48,600</u>	<u>(1,916,080)</u>
Transfers in	-	744,243	-	744,243
Transfers out	(37,754)	-	(62,307)	(100,061)
Total transfers	<u>(37,754)</u>	<u>744,243</u>	<u>(62,307)</u>	<u>644,182</u>
Change in net position	(1,686,944)	428,753	(13,707)	(1,271,898)
<b>Total net position, beginning of year</b>	<u>4,545,852</u>	<u>1,067,437</u>	<u>13,707</u>	<u>5,626,996</u>
<b>Total net position, end of year</b>	<u>\$ 2,858,908</u>	<u>\$ 1,496,190</u>	<u>\$ -</u>	<u>\$ 4,355,098</u>

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



**CITY OF CHAMBLEE, GEORGIA**  
**STATEMENT OF CASH FLOWS**  
**PROPRIETARY FUNDS**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

	Business-type Activities - Enterprise Funds			
	Stormwater Fund	Sanitation Fund	Criminal History Fund	Totals
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Receipts from customers and users	\$ 1,079,850	\$ 1,370,732	\$ 112,327	\$ 2,562,909
Payments to suppliers	(1,675,613)	(464,116)	(1,420)	(2,141,149)
Payments to employees	(928,517)	(1,039,724)	(48,600)	(2,016,841)
Net cash provided by (used in) operating activities	<u>(1,524,280)</u>	<u>(133,108)</u>	<u>62,307</u>	<u>(1,595,081)</u>
<b>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</b>				
Transfers in from other funds	-	744,243	-	744,243
Transfers out to other funds	(37,754)	-	(62,307)	(100,061)
Net cash provided by (used in) non-capital financing activities	<u>(37,754)</u>	<u>744,243</u>	<u>(62,307)</u>	<u>644,182</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>				
Purchase of capital assets	-	(81,014)	-	(81,014)
Principal payments on long term borrowings	-	(65,543)	-	(65,543)
Interest paid	-	(972)	-	(972)
Net cash used in capital and related financing activities	<u>-</u>	<u>(147,529)</u>	<u>-</u>	<u>(147,529)</u>
Net increase (decrease) in cash	(1,562,034)	463,606	-	(1,098,428)
Cash, beginning of year	3,219,716	747,100	-	3,966,816
Cash, end of year	<u>\$ 1,657,682</u>	<u>\$ 1,210,706</u>	<u>\$ -</u>	<u>\$ 2,868,388</u>
<b>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES</b>				
Operating income (loss)	\$ (1,649,190)	\$ (314,518)	\$ 48,600	\$ (1,915,108)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:				
Depreciation	192,482	169,350	-	361,832
Change in assets and liabilities:				
Decrease (increase) in accounts receivable	(50,948)	(1,185)	72,469	20,336
Decrease in prepaid items	762	435	-	1,197
Decrease in deferred outflows from pension related items	53,855	122,634	35,817	212,306
Increase (decrease) in accounts payable	(20,498)	4,194	(1,420)	(17,724)
Increase (decrease) in accrued liabilities	(5,071)	1,679	-	(3,392)
Decrease in due to others	-	-	(8,742)	(8,742)
Decrease in compensated absences payable	(2,484)	(8,601)	-	(11,085)
Decrease in net pension liability	(127,389)	(289,901)	(83,603)	(500,893)
Increase (decrease) in deferred inflows from pension related items	84,201	182,805	(814)	266,192
Net cash provided by (used in) operating activities	<u>\$ (1,524,280)</u>	<u>\$ (133,108)</u>	<u>\$ 62,307</u>	<u>\$ (1,595,081)</u>

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



**CITY OF CHAMBLEE, GEORGIA  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**A. Reporting Entity**

The City of Chamblee, Georgia (the “City”), which was incorporated on August 17, 1908 under the laws of the State of Georgia, is governed by a six member Mayor/Council – City Manager form of government. The Mayor is elected to a four-year term and council members are elected to staggered four-year terms. The City provides such services to its citizens as public safety, public works, development and permits, parks and recreation, and general and administrative services. The financial statements of the City of Chamblee, Georgia (the “City”) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant accounting policies of the City are described below.

The City, for financial reporting purposes, includes all of the funds relevant to the operations of the City. The Governmental Accounting Standards Board has set forth criteria to determine if legally separate organizations are considered to be component units in which the City is considered to be financially accountable or other organizations whose nature and significant relationship with the City is such that exclusion would cause the City’s financial statements to be incomplete or misleading. These criteria include appointing a voting majority of an organization’s governing body and (1) the ability of the City to impose its will on that organization, or (2) the potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the City.

As required by accounting principles generally accepted in the United States of America, the financial statements of the reporting entity include those of the City (the “primary government”) and its component units. The component units discussed below are included in the City’s reporting entity because of the significance of their operational or financial relationship with the City.

**Discretely Presented Component Unit** - In conformity with generally accepted accounting principles, the financial statements of the Downtown Development Authority of the City of Chamblee (the “DDA”) are presented as a discretely presented component unit. The DDA was created in 2013 by the City Council pursuant to the Georgia Downtown Development Authorities Law. It operates through a Board of Directors consisting of seven (7) members appointed by the City Council and Mayor and they may also be removed by the Mayor and City Council. The purpose of the DDA is to promote, to preserve, and to enhance a safe and economically viable central business district by focusing both public and private resources on maximizing the potential of both the historic downtown and Peachtree Boulevard corridor to benefit the entire community. The DDA’s financial information may be obtained from the Economic Development Manager of the City of Chamblee at 5468 Peachtree Road, Chamblee Georgia 30341 or by calling 470-395-2308. Separate financial statements for the Downtown Development Authority are not prepared.

**CITY OF CHAMBLEE, GEORGIA  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**A. Reporting Entity (Continued)**

**Blended Component Unit** - The Urban Redevelopment Agency of the City of Chamblee was established as a legally separate entity in 2019. The five (5) members of the Urban Redevelopment Agency are appointed by the Mayor and City Council and they may also be removed by the Mayor and City Council. The Urban Redevelopment Agency provides a means to issue revenue bonds for development within the City. Although it is legally separate from the City, the Urban Redevelopment Agency is reported as if it were a part of the primary government because its sole purpose is to finance the City's acquisition of property within the City, and the City is repaying the debt. The Urban Redevelopment Agency is reported as a capital project fund.

**B. Government-wide and Fund Financial Statements**

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all the non-fiduciary activities of the primary government and its component units. Governmental activities, which are normally supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The Downtown Development Authority component unit is presented in a separate column. The statement of net position will include non-current assets and non-current liabilities. In addition, the government-wide statement of activities reflects depreciation expense on the City's capital assets. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. However, interfund services that are provided and used are not eliminated in the process of consolidation.

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

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

**CITY OF CHAMBLEE, GEORGIA  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

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

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period.

For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current period, with the exception of grant revenues which are considered to be available when all eligibility requirements have been met and if they are collected within one year of the end of the current period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due. Property taxes, sales taxes, franchise taxes, licenses, intergovernmental grants, and interest associated with the current period are all considered to be susceptible to accrual. All other revenue items are considered to be measurable and available only when cash is received by the City.

In accordance with GASB Statement No. 33, "Accounting and Financial Reporting for Non-exchange Transactions," the corresponding assets (receivables) in non-exchange transactions are recognized in the period in which the underlying exchange occurs, when an enforceable legal claim has arisen, when all eligibility requirements have been met, or when resources are received, depending on the revenue source. In accordance with GASB Statement No. 34, major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

**CITY OF CHAMBLEE, GEORGIA  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

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

The City reports the following major governmental funds:

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

The **Homestead Option Sales Tax Fund** accounts for locally funded acquisition and construction of major capital projects financed by restricted homestead option sales tax funds.

The **Special Purpose Local Option Sales Tax Fund** accounts for the acquisition of capital assets or construction of major projects financed by the special purpose local option sales tax.

The **Urban Redevelopment Agency (URA) Fund (Blended Component Unit)** is used to provide financing for the City related to redevelopment of certain areas within the City.

The **American Rescue Plan Act Fund (ARPA)** is used to account for restricted grant monies received under the American Rescue Plan Act.

The City reports the following major enterprise funds:

The **Stormwater Fund** accounts for the receipt of ad valorem stormwater assessments to support capital improvement and administration costs of the City's stormwater system.

The **Sanitation Fund** accounts for the City's solid waste management operations.

The **Criminal History Fund** accounts for the City's receipt of fees by providing criminal history information/background checks to employers. This fund was closed and the activity was transferred to the General Fund during the year ended December 31, 2021.

Additionally, the City reports the following fund types:

**Special Revenue Funds** are used to account for specific revenues that are either legally restricted or committed to expenditures for particular purposes.

**Capital Project Funds** account for the acquisition and construction of capital assets, other than those accounted for in specific funds, which are not financed by the proprietary funds.



**CITY OF CHAMBLEE, GEORGIA**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

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

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

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

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

**D. Budgets**

Annual appropriated budgets are adopted for all funds with the exception of the Urban Redevelopment Agency, which is a capital projects fund, and the American Rescue Plan Act Fund in fiscal year 2021. The American Rescue Plan Act Fund did not adopt a budget in fiscal year 2021 because the fund did not have any activity in fiscal year 2021. The budgets for the proprietary funds are for management control purposes and are not required to be reported. Budgets are adopted on a modified accrual basis, which is consistent with generally accepted accounting principles for governmental funds. Annual operating budgets are adopted each year through passage of an annual budget ordinance and amended as required for all governmental funds. During the year ended December 31, 2021, the original budget was amended through supplemental appropriations. These changes are reflected in the budgetary comparison schedules. All unencumbered budget appropriations lapse at the end of each year.

**E. Deposits and Investments**

Georgia statutes authorize the City to invest in the following: (1) obligations of Georgia or any other State; (2) obligations of the United States; (3) obligations fully insured or guaranteed by the United States Government or one of its agencies; (4) obligations of any corporation of the United States Government; (5) prime bankers' acceptances; (6) the State of Georgia local government investment pool; (7) repurchase agreements; and (8) obligations of any other political subdivisions of the State of Georgia. Any investment or deposit in excess of the federal depository insured amounts must be collateralized by an equivalent amount of State or U.S. obligations. For purposes of the statement of cash flows, all highly liquid investments with an original maturity of less than 90 days are considered to be cash equivalents. Investments are reported at fair value.

**CITY OF CHAMBLEE, GEORGIA  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**F. Other Assets**

The City's other assets consist of real estate properties held by the Downtown Development Authority. These properties are held with the intention of controlling future development within the City's downtown area and are not held for income or profit purposes. As such, these assets are recorded at cost. The assets consist of two (2) properties comprised of land and buildings in the Authority's development area. Both properties were purchased in 2016 for \$7,795,713. Two other properties were purchased in 2015 and 2016 for \$1,446,120 and \$2,859,125, respectively; these properties were sold in 2021. The remaining two properties have a total cost of \$7,795,713.

**G. Receivables and Payables**

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the year as well as all other outstanding balances between funds is reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

**H. Prepaid Items and Inventory**

Payments made to vendors for services that will benefit periods beyond December 31, 2021 are recorded as prepaid items in both government-wide and fund financial statements. Prepaid items are accounted for using the consumption method by recording as an asset for the prepaid amount when acquired and subsequently reflecting the expenditure/expense in the fiscal year in which the services are consumed. At the fund reporting level, an equal amount of fund balance is reported as nonspendable, as this amount is not available for general appropriation.

**I. Capital Assets**

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities column in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation. The City has reported infrastructure consistent with the retroactive infrastructure reporting requirements of GASB Statement 34.

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

**CITY OF CHAMBLEE, GEORGIA  
 NOTES TO THE BASIC FINANCIAL STATEMENTS  
 DECEMBER 31, 2021**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**I. Capital Assets (Continued)**

Capital assets of the primary government are depreciated using the straight line method over the following estimated useful lives:

Assets	Years
Infrastructure	30-50
Buildings and improvements	10-40
Park improvements	10-40
Furniture, machinery, and equipment	3-20
Vehicles	3-10

**J. Deferred Outflows/Inflows of Resources**

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City's unavailable revenue, which arises under a modified accrual basis of accounting and, therefore, qualifies for reporting in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes as these amounts are deferred and will be recognized as an inflow of resources in the period in which the amounts become available.

The City also has deferred inflows of resources and deferred outflows of resources related to the recording of changes in its net pension liability. Certain changes in the net pension liability are recognized as pension expense over time instead of all being recognized in the year of occurrence. Experience gains or losses result from periodic studies by the City's actuary which adjust the net pension liability for actual experience for certain trend information that was previously assumed, for example the assumed dates of retirement of plan members. These experience gains or losses are recorded as deferred outflows of resources or deferred inflows of resources and are amortized into pension expense over the expected remaining service lives of Plan members. Changes in actuarial assumptions which adjust the net pension liability are also recorded as deferred outflows of resources or deferred inflows of resources and are amortized into pension expense over the expected remaining service lives of Plan members. The difference between projected investment return on pension investments and actual return on those investments is also deferred and amortized against pension expense over a five year period. Additionally, any contributions made by the City to the pension plan before year end but subsequent to the measurement date of the City's net pension liability are reported as deferred outflows of resources.

**CITY OF CHAMBLEE, GEORGIA  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**K. Compensated Absences**

It is the City's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. There is only a liability for non-vesting accumulated rights to receive sick pay benefits when an employee has accrued in excess of 160 hours as the City does not have a policy to pay any amounts when employees separate from service with the City unless the above condition is met. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

**L. Long-Term Obligations**

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the term of the bonds using the effective interest method. Bonds payable are reported net of the applicable discount or premium. Bond issuance costs are expensed when incurred.

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

**M. Fund Equity and Net Position**

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

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

**CITY OF CHAMBLEE, GEORGIA  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**M. Fund Equity and Net Position (Continued)**

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 enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors, 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 a formal vote of the Mayor and City Council (passage of a resolution). Only the Mayor and the City Council may modify or rescind the commitment through a majority vote (passage of a resolution).

*Assigned* – Fund balances are reported as assigned when amounts are constrained by the City's intent to be used for specific purposes, but are neither restricted nor committed. The City Council has expressly delegated to the City Manager the authority to assign funds for particular purposes. Such assignments cannot exceed the available (spendable, unrestricted, uncommitted) fund balance in any particular fund.

*Unassigned* – Fund balances are reported as unassigned as the residual amount when the balances do not meet any of the above criterion. The City reports positive unassigned fund balance only in the General Fund. Negative unassigned fund balance may be reported in other governmental funds.

**Flow Assumptions** – When both restricted and unrestricted amounts of fund balance are available for use for expenditures incurred, it is the City's policy to use restricted amounts first and then unrestricted amounts as they are needed. For unrestricted amounts of fund balance, it is the City's policy to use fund balance in the following order: (1) Committed, (2) Assigned, and (3) Unassigned.

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

**CITY OF CHAMBLEE, GEORGIA  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**N. Pensions**

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

**O. Management Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amount of assets, deferred outflows of resources, deferred inflows of resources, and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenditures/expenses during the period. Actual results could differ from those estimates.

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**CITY OF CHAMBLEE, GEORGIA  
 NOTES TO THE BASIC FINANCIAL STATEMENTS  
 DECEMBER 31, 2021**

**NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE FINANCIAL STATEMENTS  
 AND FUND FINANCIAL STATEMENTS**

**A. Explanation of Certain Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

The governmental fund balance sheet includes a reconciliation between *fund balance – total governmental funds* and *net position – governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that “long-term liabilities are not due and payable in the current period and therefore are not reported in the governmental funds.” The details of this \$44,104,551 difference are as follows:

Financed purchases	\$ (79,059)
Bonds payable	(39,415,000)
Bond premium	(3,228,217)
Accrued interest payable	(682,108)
Compensated absences	(700,167)
Net adjustment to reduce <i>fund balance- total governmental funds</i> to arrive at <i>net position - governmental activities</i>	\$ (44,104,551)

Another element of that reconciliation states that the “net pension liability is not due and payable in the current period and, therefore, not reported in governmental funds, along with related deferred outflows of resources.” The details of this \$3,016,077 difference are as follows:

Net pension liability	\$ (646,861)
Deferred outflows of resources	299,555
Deferred inflows of resources	(2,668,771)
Net adjustment to reduce <i>fund balance- total governmental funds</i> to arrive at <i>net position - governmental activities</i>	\$ (3,016,077)

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**CITY OF CHAMBLEE, GEORGIA  
 NOTES TO THE BASIC FINANCIAL STATEMENTS  
 DECEMBER 31, 2021**

**NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE FINANCIAL STATEMENTS AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**B. Explanation of Certain Differences between the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances and the Government-wide Statement of Activities**

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between *net changes in fund balances – total governmental funds* and *changes in net position of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation explains that “Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.” The details of this \$10,708,888 difference are as follows:

Capital outlay	\$ 13,105,360
Depreciation expense	<u>(2,396,472)</u>
Net adjustment to increase <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u>\$ 10,708,888</u>

Another element of that reconciliation explains that “Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.” The details of this \$346,983 difference are as follows:

Changes in:	
Accrued interest payable	\$ (340,843)
Compensated absences	185,496
Pension expense	<u>(191,636)</u>
Net adjustment to reduce <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u>\$ (346,983)</u>

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**CITY OF CHAMBLEE, GEORGIA  
 NOTES TO THE BASIC FINANCIAL STATEMENTS  
 DECEMBER 31, 2021**

**NOTE 2. RECONCILIATION OF GOVERNMENT-WIDE FINANCIAL STATEMENTS AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**B. Explanation of Certain Differences between the Governmental Fund Statement of Revenues, Expenditures, and Changes in Fund Balances and the Government-wide Statement of Activities (Continued)**

Another element of the reconciliation states “The issuance of long term debt provided current financial resources to governmental funds, while the repayment of the principal consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Additionally, governmental funds report the effects of premiums when the debt is first issued, whereas this amount is amortized in the statement of activities. The details of this \$16,555,405 difference are as follows:

Issuance of bonds	\$ (15,895,000)
Issuance of bond premium	(1,537,305)
Amortization of bond premium	117,157
Principal payments on financed purchases	309,743
Principal payments on bonds payable	<u>450,000</u>
Net adjustment to decrease <i>net change in fund balances - total governmental funds</i> to arrive at <i>change in net position - governmental activities</i>	<u><u>\$ (16,555,405)</u></u>

**NOTE 3. LEGAL COMPLIANCE - BUDGETS**

The budget is officially adopted by the governing body prior to the beginning of its fiscal year, or a resolution authorizing the continuation of necessary and essential expenditures to operate the City will be adopted. The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the department level, within the fund. Transfers of appropriations within a department budget or within a non-departmental expenditure category require only the approval of the Finance Director. Increases in appropriations in a departmental budget or in a non-departmental expenditure category, require approval of the governing body in the form of amendments to the budget ordinance.

For the year ended December 31, 2021, expenditures exceeded the budget in each of the following departments:

General Fund - public works	\$ 18,422
Hotel/Motel Tax Fund - housing and development	87,612
Hotel/Motel Tax Fund - transfers out	92,591
Homestead Option Sales Tax Fund - capital outlay	392,752

These expenditures in excess of appropriations were funded by lower than budgeted expenditures in other areas and available fund balance.

**CITY OF CHAMBLEE, GEORGIA**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

**NOTE 4. DEPOSITS AND OTHER ASSETS**

**Custodial Credit Risk – Deposits:** Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. State statutes, and City policy, require all deposits and investments (other than Federal or State government instruments) to be collateralized by depository insurance, obligations of the U.S. Government, or bonds of public authorities, counties, or municipalities. As of December 31, 2021, the City's bank balances were properly collateralized as defined by State Statutes.

**Credit Risk – Investments:** The local government investment pool, "Georgia Fund 1," created by OCGA 36-83-8, is a stable asset value investment pool, which follows Standard and Poor's criteria for AAf/S1 rated money market funds and is regulated by the Georgia Office of the State Treasurer. The pool is not registered with the SEC as an investment company. The pool's primary objectives are safety of capital, investment income, liquidity and diversification while maintaining principal (\$1 per share value). The asset value is calculated weekly to ensure stability. The pool distributes earnings (net of management fees) on a monthly basis and determines participants' shares sold and redeemed based on \$1 per share. The City has classified the Georgia Fund 1 funds as cash equivalents; therefore, cash equivalents includes \$13,513,531 in Georgia Fund 1. As of December 31, 2021, the Georgia Fund 1 had a weighted average maturity of 46 days and a credit rating of AAf/S1.

**Interest Rate Risk:** The City does not have a formal policy that addresses interest rate risk. At December 31, 2021, the above investments were subject to interest rate risk. Interest rate risk is the risk that a government may face should changes in interest rates affect the fair value of its investments.

**Credit Risk Policy:** State statutes authorize the City to invest in obligations of the State of Georgia or other States; obligations issued by the U.S. Government; obligations fully insured or guaranteed by the U.S. Government or by a government agency of the United States; obligations of any corporation of the U.S. Government; prime bankers' acceptances; the State of Georgia's Local Government Investment Pool (Georgia Fund 1) established by State law; repurchase agreements; and obligations of other political subdivisions of the State of Georgia. As of December 31, 2021, the City's only investments were in the local government pool established by State law.

**Fair Value Measurements:** The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs. The Georgia Fund 1 is an investment pool which does not meet the criteria of GASB Statement No. 79 and is thus valued at fair value in accordance with GASB Statement No. 31. As a result, the City does not disclose the investment in the Georgia Fund 1 within the fair value hierarchy.

**CITY OF CHAMBLEE, GEORGIA  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 5. RECEIVABLES**

DeKalb County bills and collects real and personal property taxes for the City. Property taxes attach as an enforceable lien on property as of January 1, and are based on property values assessed as of January 1. Tax bills were levied in July 2021. The billings are considered due upon receipt by the taxpayer; however, they are considered late after November 15. After this date, the bill becomes delinquent and penalties and interest may be assessed by the City.

In the governmental funds, the City's property tax revenues are recognized when levied to the extent that they are available. Receivables outstanding more than 60 days after year-end are considered available and are recorded as deferred inflows of resources - unavailable property taxes in the City's governmental funds but are recognized as revenue in the government-wide financial statements for governmental activities.

In the enterprise funds, storm water fees (for residential customers) are billed annually in July along with the property taxes and are due and payable in two installments. The first installment was due on August 15, 2021 and the second installment is due on November 15, 2021. After these dates, the bill becomes delinquent and penalties and interest may be assessed by the City.

Receivables at December 31, 2021, for the City's individual major funds and non-major funds in the aggregate, including the applicable allowances for uncollectible accounts are as follows:

	<u>General</u>	<u>Special Purpose Local Option Sales Tax</u>	<u>Nonmajor Governmental</u>
Receivables:			
Taxes	\$ 2,821,076	\$ -	\$ 103,439
Accounts	41,735	-	100,069
Intergovernmental	-	467,756	-
Due from other governments	111,859	-	-
Less allowance for uncollectible	(354,595)	-	-
Net total receivable	<u>\$ 2,620,075</u>	<u>\$ 467,756</u>	<u>\$ 203,508</u>

	<u>Stormwater</u>	<u>Sanitation</u>
Receivables:		
Accounts	\$ 542,471	\$ 27,720
Less allowance for uncollectible	(250,058)	(5,000)
Net total receivable	<u>\$ 292,413</u>	<u>\$ 22,720</u>

**CITY OF CHAMBLEE, GEORGIA**  
**NOTES TO THE BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

**NOTE 6. CAPITAL ASSETS**

**Primary Government**

Capital asset activity for the year ended December 31, 2021, is as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	<u>Ending Balance</u>
<b>Governmental activities:</b>					
Capital assets, not being depreciated:					
Land	\$ 6,431,751	\$ -	\$ -	\$ -	\$ 6,431,751
Construction in progress	18,835,465	12,287,457	-	(24,800,169)	6,322,753
Total	<u>25,267,216</u>	<u>12,287,457</u>	<u>-</u>	<u>(24,800,169)</u>	<u>12,754,504</u>
Capital assets, being depreciated:					
Buildings and improvements	6,146,908	352,837	(2,303,756)	18,883,021	23,079,010
Infrastructure	17,336,359	-	-	5,258,367	22,594,726
Furniture and equipment	4,582,823	248,407	-	555,821	5,387,051
Park improvements	3,945,239	95,744	-	102,960	4,143,943
Vehicles	4,436,825	120,915	(148,498)	-	4,409,242
Total	<u>36,448,154</u>	<u>817,903</u>	<u>(2,452,254)</u>	<u>24,800,169</u>	<u>59,613,972</u>
Less accumulated depreciation for:					
Buildings and improvements	(2,822,032)	(404,814)	1,233,763	-	(1,993,083)
Infrastructure	(3,688,129)	(828,915)	-	-	(4,517,044)
Furniture and equipment	(3,261,168)	(528,208)	-	-	(3,789,376)
Park improvements	(1,810,952)	(140,564)	-	-	(1,951,516)
Vehicles	(3,245,486)	(493,971)	86,047	-	(3,653,410)
Total	<u>(14,827,767)</u>	<u>(2,396,472)</u>	<u>1,319,810</u>	<u>-</u>	<u>(15,904,429)</u>
Total capital assets, being depreciated, net	<u>21,620,387</u>	<u>(1,578,569)</u>	<u>(1,132,444)</u>	<u>24,800,169</u>	<u>43,709,543</u>
Governmental activities capital assets, net	<u>\$ 46,887,603</u>	<u>\$ 10,708,888</u>	<u>\$ (1,132,444)</u>	<u>\$ -</u>	<u>\$ 56,464,047</u>

**CITY OF CHAMBLEE, GEORGIA  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 6. CAPITAL ASSETS (CONTINUED)**

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
<b>Business-type activities:</b>				
Capital assets, not being depreciated:				
Construction in progress	\$ 7,429	\$ -	\$ -	\$ 7,429
	<u>7,429</u>	<u>-</u>	<u>-</u>	<u>7,429</u>
Capital assets, being depreciated:				
Infrastructure	7,959,572	-	-	7,959,572
Buildings	125,305	-	-	125,305
Machinery and equipment	584,726	45,779	-	630,505
Vehicles	2,041,646	35,235	-	2,076,881
Total	<u>10,711,249</u>	<u>81,014</u>	<u>-</u>	<u>10,792,263</u>
Less accumulated depreciation for:				
Infrastructure	(6,780,664)	(127,147)	-	(6,907,811)
Buildings	(64,388)	(4,201)	-	(68,589)
Machinery and equipment	(338,438)	(57,017)	-	(395,455)
Vehicles	(1,354,825)	(173,467)	-	(1,528,292)
Total	<u>(8,538,315)</u>	<u>(361,832)</u>	<u>-</u>	<u>(8,900,147)</u>
Total capital assets, being depreciated, net	<u>2,172,934</u>	<u>(280,818)</u>	<u>-</u>	<u>1,892,116</u>
Business-type activities capital assets, net	<u>\$ 2,180,363</u>	<u>\$ (280,818)</u>	<u>\$ -</u>	<u>\$ 1,899,545</u>

**Discretely Presented Component Unit**

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
<b>Downtown Development Authority:</b>				
Capital assets, being depreciated:				
Buildings	\$ -	\$ 9,800	\$ -	\$ 9,800
Furniture and equipment	3,000	-	-	3,000
Total	<u>3,000</u>	<u>9,800</u>	<u>-</u>	<u>12,800</u>
Less accumulated depreciation for:				
Buildings	-	(428)	-	(428)
Furniture and equipment	(3,000)	-	-	(3,000)
Total	<u>(3,000)</u>	<u>(428)</u>	<u>-</u>	<u>(3,428)</u>
Total capital assets, being depreciated, net	<u>-</u>	<u>9,372</u>	<u>-</u>	<u>9,372</u>
Downtown Development Authority capital assets, net	<u>\$ -</u>	<u>\$ 9,372</u>	<u>\$ -</u>	<u>\$ 9,372</u>

**CITY OF CHAMBLEE, GEORGIA  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 6. CAPITAL ASSETS (CONTINUED)**

Depreciation expense was charged to functions/programs of the primary government and its component unit as follows:

Governmental activities:		
General government	\$	107,840
Public safety		1,235,510
Public works		838,400
Culture and recreation		214,722
Total depreciation expense - governmental activities	<u>\$</u>	<u>2,396,472</u>
Business-type activities:		
Stormwater	\$	192,482
Sanitation		169,350
Total depreciation expense - business-type activities	<u>\$</u>	<u>361,832</u>

**NOTE 7. LONG-TERM DEBT**

**Primary Government**

Long-term liability activity for the year ended December 31, 2021, was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
<b>Primary Government</b>					
<b>Governmental activities:</b>					
Financed purchases	\$ 388,802	\$ -	\$ (309,743)	\$ 79,059	\$ 79,059
Bonds payable-direct placement	23,970,000	15,895,000	(450,000)	39,415,000	715,000
Unamortized bond premium	1,808,069	1,537,305	(117,157)	3,228,217	-
Compensated absences	885,663	699,747	(885,243)	700,167	656,316
Net pension liability	4,858,621	2,138,455	(6,350,215)	646,861	-
Governmental activities					
Long-term liabilities	<u>\$ 31,911,155</u>	<u>\$ 20,270,507</u>	<u>\$ (8,112,358)</u>	<u>\$ 44,069,304</u>	<u>\$ 1,450,375</u>

For governmental activities, financed purchases, bonds payable, notes payable, compensated absences, and net pension liability are liquidated by the General Fund and the Urban Redevelopment Agency Fund.

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
<b>Primary Government</b>					
<b>Business-type activities:</b>					
Compensated absences	\$ 96,051	\$ 74,062	\$ (85,147)	\$ 84,966	\$ 73,593
Notes payable from direct borrowing	65,543	-	(65,543)	-	-
Net pension liability	566,750	211,496	(712,389)	65,857	-
Business-type activities					
Long-term liabilities	<u>\$ 728,344</u>	<u>\$ 285,558</u>	<u>\$ (863,079)</u>	<u>\$ 150,823</u>	<u>\$ 73,593</u>



**CITY OF CHAMBLEE, GEORGIA  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 7. LONG-TERM DEBT (CONTINUED)**

**Primary Government (Continued)**

**Financed Purchases – Public Safety Equipment and Vehicles.** The City has entered into a lease agreement as lessee for financing the acquisition of vehicles used in general governmental activities. As of December 31, 2021, the City had a net book value of \$129,918 (\$1,564,732 acquisition cost, current year depreciation of \$308,062 and accumulated depreciation of \$1,434,814) for governmental activities of assets under financed purchases.

The City's total financed purchases debt service requirements to maturity are as follows:

	<b>Governmental Activities</b>
Year Ending December 31, 2022	\$ 79,529
Total minimum lease payments	79,529
Less amount representing interest	(470)
Present value of future minimum lease payments	\$ 79,059

**Notes Payable from Direct Borrowing** – The City's Sanitation Fund has a note payable with BB&T for the purchase of vehicles. The activity on the note payable as of December 31, 2021 is as follows:

<u>Loan</u>	<u>Interest Rate %</u>	<u>Maturity Dates</u>	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Current Maturities</u>
2016 Note	2.96%	9/27/2021	\$ 65,543	\$ -	\$ (65,543)	\$ -	\$ -
Total Notes Payable			\$ 65,543	\$ -	\$ (65,543)	\$ -	\$ -

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**CITY OF CHAMBLEE, GEORGIA  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 7. LONG-TERM DEBT (CONTINUED)**

**Primary Government (Continued)**

**Bonds Payable – Direct Placement** – In August 2019, the Urban Redevelopment Agency issued Series 2019 Revenue Bonds in the amount of \$24,465,000 for the purpose of financing the City’s urban redevelopment projects and paying the remainder of the note payable with Georgia Municipal Association. The Series 2019 bonds bear interest rates from 2%-5% per annum payable each February 1 and August 1 with principal payable annually on February 1. Principal payments begin February 1, 2020 and mature February 1, 2049.

In April 2021, the Urban Redevelopment Agency issued Series 2021 Revenue Bonds in the amount of \$15,895,000 for the purpose of financing the City’s urban redevelopment projects. The Series 2021 bonds bear interest rates from 2%-5% per annum payable each February 1 and August 1 with principal payable annually on February 1. Principal payments begin February 1, 2022 and mature February 1, 2046.

The annual debt service requirements, as of December 31, 2021, on the City’s Urban Redevelopment Agency bonds payable are as follows:

<u>Year Ending December 31</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 715,000	\$ 1,411,796	\$ 2,126,796
2023	895,000	1,223,906	2,118,906
2024	945,000	1,177,906	2,122,906
2025	990,000	1,129,531	2,119,531
2026	1,045,000	1,078,656	2,123,656
2027-2031	6,095,000	4,530,781	10,625,781
2032-2036	7,365,000	3,241,381	10,606,381
2037-2041	8,315,000	2,302,606	10,617,606
2042-2046	9,455,000	1,166,584	10,621,584
2047-2049	3,595,000	163,875	3,758,875
Total	<u>\$ 39,415,000</u>	<u>\$ 17,427,022</u>	<u>\$ 56,842,022</u>

**Discretely Presented Component Unit**

**Downtown Development Authority**

Long-term liability activity for the year ended December 31, 2021, was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
<b>Downtown Development Authority:</b>					
Bonds payable-Direct Placement	\$ 12,194,400	\$ -	\$ (6,746,123)	\$ 5,448,277	\$ 1,466,000
Total long-term liabilities	<u>\$ 12,194,400</u>	<u>\$ -</u>	<u>\$ (6,746,123)</u>	<u>\$ 5,448,277</u>	<u>\$ 1,466,000</u>

**CITY OF CHAMBLEE, GEORGIA  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 7. LONG-TERM DEBT (CONTINUED)**

**Discretely Presented Component Unit (Continued)**

**Downtown Development Authority (Continued)**

The Downtown Development Authority issued Series 2018 Taxable Refunding Revenue Bonds in the amount of \$13,604,185 on August 31, 2018 in order to refinance 100% of the Series 2016 notes and 2017 bonds from prior years. The bonds carry an interest rate of prime plus .35% which adjust every three years and mature on December 1, 2029. The DDA is currently paying \$35,500 in monthly interest payments. The bond agreement calls for three different repayment options; option one maturing on December 31, 2029, option two maturing on December 31, 2032 and option three maturing on December 31, 2037. The DDA's intent is to sell the properties securing the bonds prior to these dates and for financial statement presentation, the DDA has elected to use option one. A property was sold in 2020 and properties were sold in 2021 in which the proceeds were used to pay down the outstanding balance.

The bonds are secured by the properties and in part by a pledge of rental payments paid to the Authority by tenants leasing the properties. Additionally, the Authority entered into an intergovernmental agreement with the City to provide security for the payment of the bonds in the event the Authority is unable to meet the annual debt service obligation and the balloon payment. Under the agreement, the City has the authority to tax property in the City at a three mill limit to the extent necessary to pay the debt service on the bonds, and that such payments be pledged by the Authority to the holders of the bonds.

The annual debt service requirements, as of December 31, 2021 is as follows:

<u>Year Ending December 31</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 1,466,000	\$ 426,000	\$ 1,892,000
2023	1,540,000	426,000	1,966,000
2024	1,616,000	426,000	2,042,000
2025	826,277	426,000	1,252,277
Total	<u>\$ 5,448,277</u>	<u>\$ 1,704,000</u>	<u>\$ 7,152,277</u>

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**CITY OF CHAMBLEE, GEORGIA  
 NOTES TO THE BASIC FINANCIAL STATEMENTS  
 DECEMBER 31, 2021**

**NOTE 8. INTERFUND TRANSFERS**

Interfund transfers:

<u>Transfers In</u>	<u>Transfers Out</u>	<u>Amount</u>
General Fund	Nonmajor Governmental Funds	\$ 833,756
General Fund	Criminal History Fund	62,307
General Fund	Urban Redevelopment Agency	342,429
Nonmajor Governmental Funds	Nonmajor Governmental Funds	24,800
Nonmajor Governmental Funds	General Fund	630,262
Nonmajor Governmental Funds	Stormwater	37,754
Sanitation Fund	General Fund	744,243
Urban Redevelopment Agency	General Fund	1,775,070

Transfers are used to (1) move revenues from the fund that statute or budget requires collecting them to the fund that statute or budget requires to expend them, (2) use unrestricted revenues collected in the General Fund to finance various program accounts for other funds in accordance with budgetary authorizations, (3) to close out the Criminal History Fund and transfer its activity to the General Fund, and (4) to move grant-related expenditures from the Stormwater Fund to the Multiple Grants Fund.

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**CITY OF CHAMBLEE, GEORGIA  
 NOTES TO THE BASIC FINANCIAL STATEMENTS  
 DECEMBER 31, 2021**

**NOTE 9. DEFINED BENEFIT PENSION PLAN**

**Plan Description**

The City, as authorized by the Mayor and City Council, has established a defined benefit pension plan (the "City of Chamblee Retirement Plan") covering all full-time employees. The City Council in its role as the Plan Sponsor, has the sole authority to amend the provisions, including specific benefit provisions and contribution requirements of the Plan as provided by the Plan document. The City's Pension Plan is affiliated with the Georgia Municipal Employee Benefit System (GMEBS), an agent multiple-employer pension plan administered by the Georgia Municipal Association. Contributions made by the City are comingled with contributions made by other members of GMEBS for investment purposes. The City does not own any securities on its own. Investment income from the securities is allocated on a pro rata basis. The Georgia Municipal Association issues a publicly available financial report that includes financial statements and required supplementary information for GMEBS. The plan was closed to new participants in 2010.

That report may be obtained by writing to Georgia Municipal Association, Risk Management and Employee Benefit Services, 201 Pryor Street, NW, Atlanta, Georgia 30303 or by calling (404) 688-0472 or on the internet at [www.gmanet.com](http://www.gmanet.com).

As provided by State law, benefit provisions for participants in GMEBS are established by the respective employers. As authorized by the Mayor and City Council, the Plan provides pension benefits and death and disability benefits for Plan members and beneficiaries. All employees who work at least thirty (30) hours a week are eligible to participate after one (1) year. Elected officials have no waiting period for eligibility. Benefits vest after ten years of service. A City employee who retires at age 65 with five (5) years of service is entitled to benefits of 2.0% of final average earnings in excess of covered compensation. An employee may elect early retirement at age 55 provided he or she has a minimum of ten (10) years total credited service to receive full benefits. Elected officials are entitled to \$30 for each year of service after reaching normal retirement age not to exceed twenty (20) years. Employees of the City are not required to make contributions to this Plan.

At July 1, 2021, the date of the most recent actuarial valuation, there were 129 participants consisting of the following:

Retirees and beneficiaries currently receiving benefits	67
Terminated vested participants not yet receiving benefits	37
Active participants - vested	19
Active participants - nonvested	6
Total	129

**CITY OF CHAMBLEE, GEORGIA  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 9. DEFINED BENEFIT PENSION PLAN (CONTINUED)**

**Contributions**

The Plan is subject to minimum funding standards of the Georgia Public Retirement Systems Standards law. The Board of Trustees of GMEBS has adopted a recommended actuarial funding policy for the Plan which meets State minimum requirements and will accumulate sufficient funds to provide the benefits under the Plan. The funding policy for the Plan is to contribute an amount equal to or greater than the recommended contribution described below. For fiscal year 2021, the actuarially determined contribution rate was 34.17% of covered payroll. The City makes all contributions to the Plan. For 2021, the City's contribution to the Plan was \$418,139.

**Net Pension Liability of the City**

The City's net pension liability was measured as of March 31, 2021. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2020 with update procedures performed by the actuary to roll forward to the total pension liability measured as of March 31, 2021.

**Actuarial assumptions.** The total pension liability in the July 1, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.25%
Salary increases	3.00%-8.50%, including inflation
Investment rate of return	7.375%, net of pension plan investment expense, including inflation

Mortality rates for the July 1, 2020 valuation were based on the sex-district Pri-2012 head count weighted Healthy Retiree Mortality Table with rates multiplied by 1.25.

The actuarial assumptions used in the July 1, 2020 valuation were based on the results of an actuarial experience study for the period January 1, 2015–June 30, 2019.

Cost of living adjustments were assumed to be 2.25%.

**CITY OF CHAMBLEE, GEORGIA  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 9. DEFINED BENEFIT PENSION PLAN (CONTINUED)**

**Net Pension Liability of the City (Continued)**

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of March 31, 2020 are summarized in the table below:

<u>Asset class</u>	<u>Target allocation</u>	<u>Long-term expected real rate of return*</u>
Domestic equity	45%	6.40%
International equity	20%	7.05%
Real estate	10%	4.50%
Global fixed income	5%	1.25%
Domestic fixed income	20%	1.15%
Cash	—%	
Total	<u>100%</u>	

\* Rates shown are net of the 2.25% assumed rate of inflation

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**CITY OF CHAMBLEE, GEORGIA  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 9. DEFINED BENEFIT PENSION PLAN (CONTINUED)**

**Net Pension Liability of the City (Continued)**

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

**Changes in the Net Pension Liability of the City.** The changes in the components of the net pension liability of the City for the fiscal year ended December 31, 2021 were as follows:

<b>Primary Government:</b>	<b>Total Pension Liability (a)</b>	<b>Plan Fiduciary Net Position (b)</b>	<b>Net Pension Liability (a) - (b)</b>
<b>Balances at 12/31/20</b>	\$ 20,381,993	\$ 14,956,622	\$ 5,425,371
<b>Changes for the year:</b>			
Service cost	81,758	-	81,758
Interest	1,461,343	-	1,461,343
Differences between expected and actual experience	783,890	-	783,890
Contributions—employer	-	418,139	(418,139)
Net investment income	-	6,644,465	(6,644,465)
Benefit payments, including refunds of employee contributions	(1,297,866)	(1,297,866)	-
Administrative expense	-	(22,960)	22,960
<b>Net changes</b>	<b>1,029,125</b>	<b>5,741,778</b>	<b>(4,712,653)</b>
<b>Balances at 12/31/21</b>	<b>\$ 21,411,118</b>	<b>\$ 20,698,400</b>	<b>\$ 712,718</b>

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



**CITY OF CHAMBLEE, GEORGIA  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 9. DEFINED BENEFIT PENSION PLAN (CONTINUED)**

**Net Pension Liability of the City (Continued)**

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

	<b>1% Decrease (6.375%)</b>	<b>Current Discount Rate (7.375%)</b>	<b>1% Increase (8.375%)</b>
City's net pension liability (asset)	\$ 3,235,321	\$ 712,718	\$ (1,402,510)

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future, and actuarially determined amounts are subject to continual revision as results are compared to past expectations and new estimates are made about the future. Actuarial calculations reflect a long-term perspective. Calculations are based on the substantive plan in effect as of March 31, 2021 and the current sharing pattern of costs between employer and employee.

**Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

For the year ended December 31, 2021, the City recognized pension expense of \$609,311. At December 31, 2021, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Net difference between projected and actual earnings on pension plan investments	\$ -	\$ 2,940,483
City contributions subsequent to the measurement date	330,053	-
	\$ 330,053	\$ 2,940,483

**CITY OF CHAMBLEE, GEORGIA  
 NOTES TO THE BASIC FINANCIAL STATEMENTS  
 DECEMBER 31, 2021**

**NOTE 9. DEFINED BENEFIT PENSION PLAN (CONTINUED)**

**Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)**

City contributions subsequent to the measurement date of \$330,053 are reported as deferred outflows of resources and will be recognized as a reduction of the net pension liability in the year ending December 31, 2022. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<b>Year ending December 31:</b>	
2022	\$ (663,800)
2023	(515,231)
2024	(646,512)
2025	<u>(1,114,940)</u>
Total	<u>\$ (2,940,483)</u>

**NOTE 10. DEFERRED COMPENSATION PLANS**

**457 (b) - Plan Description**

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code 457. The Plan, available to all City employees, permits them to defer a portion of their salary until future years. Participation in the Plan is optional. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergencies.

In accordance with Section 457 of the Internal Revenue Code, Plan assets are held in trust for the exclusive benefit of participants and beneficiaries and administered by a third party. Accordingly, the assets and liabilities of the deferred compensation plan are not included in the accompanying basic financial statements.

**457 (b) - Plan Contributions**

Under the Plan authorized by the Mayor and City Council, the City has elected not to make contributions to the Plan. The Plan is entirely employee funded. Employees can either have a percentage of their pay deducted or a specific dollar amount deducted and paid into this Plan. Employees contributed \$376,847 during the year ended December 31, 2021. At the end of the year, there were 107 participants in the Plan. Total value of the deferred compensation plan as of year-end was \$3,312,234 which results in an average participant balance of \$30,955.

**CITY OF CHAMBLEE, GEORGIA  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 10. DEFERRED COMPENSATION PLANS (CONTINUED)**

**401 (a) - Plan Description**

The City offers full-time employees who are employed by the City on or after January 1, 2010; and two (2) employees initially employed prior to this date a Deferred Compensation Plan (the "Plan") created in accordance with Internal Revenue Code Section 401 (a). The Deferred Compensation Plan for the City is available to all employees and is a defined contribution plan and permits employees to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death or unforeseeable emergency. As required by Federal regulations, these Plan assets are held in a trust for the exclusive benefit of participants and their beneficiaries. The Plan is administered by a third party administrator, Georgia Municipal Association, who also serves as the trustee of the Plan.

The City has no fiduciary relationship with the trust. Accordingly, the Plan assets are not reported in the City's financial statements.

**401 (a) - Plan Contributions**

Under the Plan authorized by the Mayor and City Council, the City has elected to make contributions to the Plan and the contributions and related investment earnings allocated to an employee's account are fully vested after the employee's probation period has ended, in accordance with the City's current personnel policy. The Plan is entirely employer funded as Participants are not allowed to contribute to the Plan. City contributions and interest forfeited by employees who leave employment before becoming vested are held in the Plan and are distributed to remaining participants. The City contributed \$716,821 during the year ended December 31, 2021. The City's contribution rate is 10% of the employees' gross salary. At the end of the year, there were 143 participants in the Plan. Total value of the plan as of year-end was \$5,194,891, which results in an average participant balance of \$36,328.

**NOTE 11. JOINT VENTURE**

Under Georgia law, the City, in conjunction with other cities and counties in the Atlanta, Georgia area, is a member of the Atlanta Regional Commission (ARC). Dues to the ARC are assessed at the County level and are, accordingly, paid by DeKalb County. Membership in the ARC is required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34 which provides for the organizational structure of the ARC in Georgia. The ARC Board membership includes the chief elected official of each county and various municipalities of the area. OCGA 50-8-39.1 provides that the member governments are liable for any debts or obligations of the ARC. Separate financial statements may be obtained from ARC, 229 Peachtree St. NE, Suite 100, Atlanta, Georgia 30303.

**CITY OF CHAMBLEE, GEORGIA  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 12. RISK MANAGEMENT**

The City is exposed to various risks of losses related to: torts; thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City has purchased insurance for all other risks of loss, including workers' compensation. The City uses Georgia Interlocal Risk Management Agency (GIRMA) and Workers' Compensation Self-Insurance Fund (WCSIF), public entity risk pools currently operating as common risk management and insurance programs for member local governments, as their property/liability insurance and workers' compensation insurance providers.

As part of these risk pools, the City is obligated to pay all contributions and assessments as prescribed by the pools, to cooperate with the pools' agents and attorneys, to follow loss reduction procedures established by the funds, and to report as promptly as possible, and in accordance with any coverage descriptions issued, all incidents which could result in the funds being required to pay any claim of loss. The City is also to allow the pool's agents and attorneys to represent the City in investigation, settlement discussions and all levels of litigation arising out of any claim made against the City within the scope of loss protection furnished by the funds.

The funds are to defend and protect the members of the funds against liability or loss as prescribed in the member government contract and in accordance with the workers' compensation law of Georgia. The funds are to pay all cost taxed against members in any legal proceeding defended by the members, all interest accruing after entry of judgment, and all expenses incurred for investigation, negotiation or defense.

Settled claims have not exceeded the coverages in the last three (3) years.

**NOTE 13. COMMITMENTS AND CONTINGENCIES**

**Litigation**

The City is a defendant in certain legal actions in the nature of claims for alleged damage to persons and property and other similar types of actions arising in the course of City operations. Liability, if any, which might result from the proceedings, would not, in the opinion of management and legal counsel, have a material adverse effect on the financial position of the City.

**Grant Contingencies**

The City has received Federal and State grants for specific purposes that are subject to review and audit by the grantor agencies. Such audits could lead to the disallowance of certain expenditures previously reimbursed by those agencies. Based upon prior experience, management of the City believes such disallowances, if any, will not be significant.

**CITY OF CHAMBLEE, GEORGIA  
NOTES TO THE BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 14. HOTEL/MOTEL LODGING AND MOTOR VEHICLE RENTAL TAXES**

The City uses a lodging rate of 8%. The Official Code of Georgia Annotated 48-13-51 requires that all lodging taxes levied of 3% or more be expended or obligated contractually for the promotion of tourism, conventions, or trade shows. During the year ended December 31, 2021, the City received \$1,044,029 in hotel/motel taxes. Of this amount, \$910,203, or 87.2%, was used for the promotion of tourism, conventions, or trade shows.

A 3% excise tax on all rental motor vehicles within the City of Chamblee, Georgia was adopted through City ordinance on June 18, 1996. This car rental tax is intended to be used for the public safety facility building capital lease. Revenues were \$200,514 for the year ended December 31, 2021 in addition to the prior year fund balance of \$338,214. Of these amounts, \$359,626, or 66.8%, was used for the promotion of tourism, conventions, or trade shows.

**NOTE 15. CONDUIT DEBT**

The Downtown Development Authority (the "DDA") issues private activity tax exempt and taxable revenue bonds to private sector entities for projects located within the city limits of Chamblee. The bonds are secured by the property financed and are payable solely from payments received on the underlying promissory notes. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity served by the bond issuance. The DDA is not obligated in any manner for repayment of the bonds and does not report these as liabilities in the accompanying financial statements. As of December 31, 2021, the DDA disclosed the aggregate original issue amount to be \$51,068,914. The amount outstanding at December 31, 2021 was not obtainable.

**NOTE 16. TAX ABATEMENTS**

For the year ended December 31, 2021, City property tax revenues were reduced by \$607,553 under agreements entered into by the DeKalb County Development Authority, the City of Chamblee Development Authority, the Dunwoody Development Authority, and HDP Sterling, LLC. This amount represents 100% of abatements for fiscal year 2021. Under the agreements, taxes on both real property and personal property are reduced based on investments made by the corporation to whom the incentives were offered as long as the corporation meets certain investment targets.

**NOTE 17. RESTATEMENTS**

In accordance with GASB Statement No. 84, Fiduciary Activities, management of the City has determined that the activity of the City's Municipal Court Fund should be consolidated and reported within the City's General Fund. As a result, previously reported net position of the Municipal Court Fund as of December 31, 2020 is restated to be zero. The City's municipal court activity is properly accounted for within the City's General Fund as of December 31, 2021.





## REQUIRED SUPPLEMENTARY INFORMATION

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**CITY OF CHAMBLEE, GEORGIA**  
**REQUIRED SUPPLEMENTARY INFORMATION**  
**RETIREMENT PLAN**  
**SCHEDULE OF CHANGES IN THE CITY'S NET PENSION LIABILITY**  
**AND RELATED RATIOS**

	2021	2020	2019	2018	2017	2016	2015
<b>Total pension liability</b>							
Service cost	\$ 81,758	\$ 102,976	\$ 112,949	\$ 140,723	\$ 138,111	\$ 152,837	\$ 168,056
Interest on total pension liability	1,461,343	1,446,991	1,393,310	1,378,519	1,325,641	1,278,981	1,254,839
Differences between expected and actual experience	783,890	368,799	383,922	599,086	169,634	30,959	128,462
Assumption changes	-	(105,691)	-	(394,477)	-	-	(451,992)
Benefit payments, including refunds of employee contributions	(1,297,866)	(1,242,633)	(1,086,296)	(1,007,055)	(895,134)	(826,291)	(749,401)
<b>Net change in total pension liability</b>	<u>1,029,125</u>	<u>570,442</u>	<u>803,885</u>	<u>716,796</u>	<u>738,252</u>	<u>636,486</u>	<u>349,964</u>
<b>Total pension liability - beginning</b>	<u>20,381,993</u>	<u>19,811,551</u>	<u>19,007,666</u>	<u>18,290,870</u>	<u>17,552,618</u>	<u>16,916,132</u>	<u>16,566,168</u>
<b>Total pension liability - ending (a)</b>	<u>\$ 21,411,118</u>	<u>\$ 20,381,993</u>	<u>\$ 19,811,551</u>	<u>\$ 19,007,666</u>	<u>\$ 18,290,870</u>	<u>\$ 17,552,618</u>	<u>\$ 16,916,132</u>
<b>Plan fiduciary net position</b>							
Contributions - employer	\$ 418,139	\$ 386,277	\$ 367,420	\$ 340,800	\$ 323,142	\$ 333,636	\$ 317,218
Net investment income	6,644,465	(1,104,478)	597,441	1,943,455	1,803,820	38,738	1,355,975
Benefit payments, including refunds of member contributions	(1,297,866)	(1,242,633)	(1,086,296)	(1,007,055)	(895,134)	(826,291)	(749,401)
Administrative expenses	(22,960)	(25,736)	(25,557)	(23,784)	(24,681)	(17,889)	(16,524)
<b>Net change in plan fiduciary net position</b>	<u>5,741,778</u>	<u>(1,986,570)</u>	<u>(146,992)</u>	<u>1,253,416</u>	<u>1,207,147</u>	<u>(471,806)</u>	<u>907,268</u>
<b>Plan fiduciary net position - beginning</b>	<u>14,956,622</u>	<u>16,943,192</u>	<u>17,090,184</u>	<u>15,836,768</u>	<u>14,629,621</u>	<u>15,101,427</u>	<u>14,194,159</u>
<b>Plan fiduciary net position - ending (b)</b>	<u>\$ 20,698,400</u>	<u>\$ 14,956,622</u>	<u>\$ 16,943,192</u>	<u>\$ 17,090,184</u>	<u>\$ 15,836,768</u>	<u>\$ 14,629,621</u>	<u>\$ 15,101,427</u>
<b>City's net pension liability - ending (a) - (b)</b>	<u>\$ 712,718</u>	<u>\$ 5,425,371</u>	<u>\$ 2,868,359</u>	<u>\$ 1,917,482</u>	<u>\$ 2,454,102</u>	<u>\$ 2,922,997</u>	<u>\$ 1,814,705</u>
<b>Plan fiduciary net position as a percentage of the total pension liability</b>	96.67%	73.38%	85.52%	89.91%	86.58%	83.35%	89.27%
<b>Covered payroll</b>	\$ 1,572,855	\$ 1,901,138	\$ 1,919,979	\$ 2,039,851	\$ 2,234,710	\$ 2,209,516	\$ 2,452,427
<b>City's net pension liability as a percentage of covered payroll</b>	45.31%	285.37%	149.40%	94.00%	109.82%	132.29%	74.00%

**Notes to the Schedule:**

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



**CITY OF CHAMBLEE, GEORGIA**  
**REQUIRED SUPPLEMENTARY INFORMATION**  
**RETIREMENT PLAN**  
**SCHEDULE OF CITY CONTRIBUTIONS**

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Actuarially determined contribution	\$ 516,722	\$ 440,070	\$ 410,829	\$ 378,093	\$ 362,362	\$ 333,613	\$ 338,298
Contributions in relation to the actuarially determined contribution	418,139	386,277	367,420	340,800	323,142	333,636	317,218
Contribution deficiency (excess)	<u>\$ 98,583</u>	<u>\$ 53,793</u>	<u>\$ 43,409</u>	<u>\$ 37,293</u>	<u>\$ 39,220</u>	<u>\$ (23)</u>	<u>\$ 21,080</u>
Covered payroll	\$ 1,312,833	\$ 1,697,167	\$ 1,797,752	\$ 2,008,232	\$ 2,182,081	\$ 2,249,272	\$ 2,452,427
Contributions as a percentage of covered payroll	31.85%	22.76%	20.44%	16.97%	14.81%	14.83%	12.93%

**Notes to the Schedule:**

(1) Actuarial Assumptions:

Valuation Date	July 1, 2021
Cost Method	Projected Unit Credit
Actuarial Asset Valuation Method	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 amounts that the value exceeds or is less than the fair value at the end of the year. The actuarial value is adjusted, if necessary, to be within 20% of market value.
Assumed Rate of Return on Investments	7.375%, net of pension plan investment expenses, including inflation
Projected Salary Increases	2.25% plus service based merit increases
Cost-of-living Adjustment	2.25%
Amortization Method	Closed level dollar for remaining unfunded liability
Remaining Amortization Period	Varies for the bases, with a net effective period of 11 years

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





**CITY OF CHAMBLEE, GEORGIA**  
**NONMAJOR GOVERNMENTAL FUNDS**

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**Special Revenue Funds**

Special Revenue Funds are used to account and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes other than debt services and capital projects.

**E911 Fund** – To account for the E911 fees collected that are required to be spent on the costs of operating a 911 emergency call center as restricted by State law.

**Confiscated Assets Fund** – This fund is used to account for the City's share of monies that have been forfeited through the court system and are restricted for law enforcement purposes.

**Multiple Grants Fund** – This fund is used to account for governmental grants received and the related expenditures. These grant funds are restricted by Federal and State grantor agencies.

**Hotel/Motel Tax Fund** – To account for the 8% lodging tax levied in the City. Forty percent of the proceeds of this tax are restricted by State law to promote tourism, conventions, and cultural events within the City.

**Police Technology Fund** – To account for the technology fees on fines and forfeitures that are committed to be spent on police technology enhancement costs.

**Capital Project Funds**

Capital Projects Funds are used to account for the acquisition and construction of major items, such as buildings, infrastructure, parks, streets, and other major capital facilities.

**Main Street Improvement Fund** – This fund was created to have money dedicated to improve the City's designated Main Street area.

**Rental Motor Vehicle Excise Tax Fund** – This fund is used to account for the collection and expenditures of an excise tax levied on motor vehicles in the City. The proceeds of this tax are restricted by State law for capital projects.

**CITY OF CHAMBLEE, GEORGIA**  
**COMBINING BALANCE SHEET**  
**NONMAJOR GOVERNMENTAL FUNDS**  
**DECEMBER 31, 2021**

	Special Revenue Funds				Capital Project Funds		Total Nonmajor Governmental Funds	
	E911 Fund	Confiscated Assets Fund	Multiple Grants Fund	Hotel/Motel Tax Fund	Police Technology Fund	Main Street Improvement Fund		Rental Motor Vehicle Excise Tax Fund
<b>ASSETS</b>								
Cash and cash equivalents	\$ 872,568	\$ 833,395	\$ 196,956	\$ 387,391	\$ 28,641	\$ 163,517	\$ 165,086	\$ 2,647,554
Taxes receivable	-	-	-	89,423	-	-	14,016	103,439
Accounts receivable	100,069	-	-	-	-	-	-	100,069
<b>Total assets</b>	<b>\$ 972,637</b>	<b>\$ 833,395</b>	<b>\$ 196,956</b>	<b>\$ 476,814</b>	<b>\$ 28,641</b>	<b>\$ 163,517</b>	<b>\$ 179,102</b>	<b>\$ 2,851,062</b>
<b>LIABILITIES AND FUND BALANCES</b>								
<b>LIABILITIES</b>								
Accounts payable	\$ 4,890	\$ -	\$ 19,308	\$ 40,717	\$ -	\$ -	\$ -	\$ 64,915
Accrued liabilities	22,847	-	-	-	-	-	-	22,847
<b>Total liabilities</b>	<b>27,737</b>	<b>-</b>	<b>19,308</b>	<b>40,717</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>87,762</b>
<b>FUND BALANCES</b>								
Fund Balances:								
Restricted:								
Public safety	-	833,395	-	-	-	-	-	833,395
Tourism	-	-	-	307,801	-	-	-	307,801
Capital projects	-	-	-	-	-	-	179,102	179,102
Committed for:								
Police technology resources	-	-	-	-	28,641	-	-	28,641
Downtown construction	-	-	-	-	-	163,517	-	163,517
Assigned for:								
Public safety	944,900	-	-	-	-	-	-	944,900
Capital projects	-	-	177,648	-	-	-	-	177,648
Tourism	-	-	-	128,296	-	-	-	128,296
<b>Total fund balances</b>	<b>944,900</b>	<b>833,395</b>	<b>177,648</b>	<b>436,097</b>	<b>28,641</b>	<b>163,517</b>	<b>179,102</b>	<b>2,763,300</b>
<b>Total liabilities and fund balances</b>	<b>\$ 972,637</b>	<b>\$ 833,395</b>	<b>\$ 196,956</b>	<b>\$ 476,814</b>	<b>\$ 28,641</b>	<b>\$ 163,517</b>	<b>\$ 179,102</b>	<b>\$ 2,851,062</b>



**CITY OF CHAMBLEE, GEORGIA**  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCES**  
**NONMAJOR GOVERNMENTAL FUNDS**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

	Special Revenue Funds				Capital Project Funds		Total Nonmajor Governmental Funds	
	E911 Fund	Confiscated Assets Fund	Multiple Grants Fund	Hotel/Motel Tax Fund	Police Technology Fund	Main Street Improvement Fund		Rental Motor Vehicle Excise Tax Fund
<b>REVENUES</b>								
Taxes	\$ -	\$ -	\$ -	\$ 1,044,029	\$ -	\$ -	\$ 200,514	\$ 1,244,543
Intergovernmental	-	-	117,633	-	-	-	-	117,633
Fines and forfeitures	-	511,094	-	-	-	-	-	511,094
Charges for services	589,061	-	-	-	77,999	-	-	667,060
<b>Total revenues</b>	<b>589,061</b>	<b>511,094</b>	<b>117,633</b>	<b>1,044,029</b>	<b>77,999</b>	<b>-</b>	<b>200,514</b>	<b>2,540,330</b>
<b>EXPENDITURES</b>								
Current:								
Public safety	798,266	20,359	13,559	-	-	-	-	832,184
Housing and development	-	-	-	517,612	-	-	-	517,612
Capital outlay	-	-	188,772	-	-	-	-	188,772
<b>Total expenditures</b>	<b>798,266</b>	<b>20,359</b>	<b>202,331</b>	<b>517,612</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,538,568</b>
Excess (deficiency) of revenues over (under) expenditures	(209,205)	490,735	(84,698)	526,417	77,999	-	200,514	1,001,762
Other financing sources (uses)								
Transfers in	655,062	-	37,754	-	-	-	-	692,816
Transfers out	-	-	-	(392,591)	(106,339)	-	(359,626)	(858,556)
Total other financing sources (uses)	655,062	-	37,754	(392,591)	(106,339)	-	(359,626)	(165,740)
<b>Net change in fund balances</b>	<b>445,857</b>	<b>490,735</b>	<b>(46,944)</b>	<b>133,826</b>	<b>(28,340)</b>	<b>-</b>	<b>(159,112)</b>	<b>836,022</b>
<b>FUND BALANCES, beginning of year</b>	<b>499,043</b>	<b>342,660</b>	<b>224,592</b>	<b>302,271</b>	<b>56,981</b>	<b>163,517</b>	<b>338,214</b>	<b>1,927,278</b>
<b>FUND BALANCES, end of year</b>	<b>\$ 944,900</b>	<b>\$ 833,395</b>	<b>\$ 177,648</b>	<b>\$ 436,097</b>	<b>\$ 28,641</b>	<b>\$ 163,517</b>	<b>\$ 179,102</b>	<b>\$ 2,763,300</b>



**CITY OF CHAMBLEE, GEORGIA  
E911 SPECIAL REVENUE FUND  
SCHEDULE OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
FOR THE YEAR ENDED DECEMBER 31, 2021**

	Budget		Actual	Variance With Final Budget
	Original	Final		
<b>REVENUES</b>				
Charges for services	\$ 425,000	\$ 425,000	\$ 589,061	\$ 164,061
Total revenues	425,000	425,000	589,061	164,061
<b>EXPENDITURES</b>				
Public safety	1,105,062	1,080,062	798,266	281,796
Total expenditures	1,105,062	1,080,062	798,266	281,796
Deficiency of revenues under expenditures	(680,062)	(655,062)	(209,205)	445,857
<b>OTHER FINANCING SOURCES</b>				
Transfers in	680,062	655,062	655,062	-
Net change in fund balances	-	-	445,857	445,857
<b>FUND BALANCES, beginning of year</b>	499,043	499,043	499,043	-
<b>FUND BALANCES, end of year</b>	<u>\$ 499,043</u>	<u>\$ 499,043</u>	<u>\$ 944,900</u>	<u>\$ 445,857</u>



**CITY OF CHAMBLEE, GEORGIA**  
**CONFISCATED ASSETS SPECIAL REVENUE FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

	Budget		Actual	Variance With Final Budget
	Original	Final		
<b>REVENUES</b>				
Fines and forfeitures	\$ 50,000	\$ 50,000	\$ 511,094	\$ 461,094
Total revenues	50,000	50,000	511,094	461,094
<b>EXPENDITURES</b>				
Public safety	50,000	50,000	20,359	29,641
Total expenditures	50,000	50,000	20,359	29,641
Net change in fund balances	-	-	490,735	490,735
<b>FUND BALANCES, beginning of year</b>	342,660	342,660	342,660	-
<b>FUND BALANCES, end of year</b>	<u>\$ 342,660</u>	<u>\$ 342,660</u>	<u>\$ 833,395</u>	<u>\$ 490,735</u>



**CITY OF CHAMBLEE, GEORGIA  
 MULTIPLE GRANTS SPECIAL REVENUE FUND  
 SCHEDULE OF REVENUES, EXPENDITURES,  
 AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
 FOR THE YEAR ENDED DECEMBER 31, 2021**

	Budget		Actual	Variance With Final Budget
	Original	Final		
<b>REVENUES</b>				
Intergovernmental	\$ 759,000	\$ 759,000	\$ 117,633	\$ (641,367)
Total revenues	<u>759,000</u>	<u>759,000</u>	<u>117,633</u>	<u>(641,367)</u>
<b>EXPENDITURES</b>				
Public safety	16,000	16,000	13,559	2,441
Capital outlay	<u>1,090,000</u>	<u>1,090,000</u>	<u>188,772</u>	<u>901,228</u>
Total expenditures	<u>1,106,000</u>	<u>1,106,000</u>	<u>202,331</u>	<u>903,669</u>
Deficiency of revenues under expenditures	(347,000)	(347,000)	(84,698)	262,302
<b>OTHER FINANCING SOURCES</b>				
Transfers in	<u>387,000</u>	<u>387,000</u>	<u>37,754</u>	<u>(349,246)</u>
Net change in fund balances	40,000	40,000	(46,944)	(86,944)
<b>FUND BALANCES, beginning of year</b>	<u>224,592</u>	<u>224,592</u>	<u>224,592</u>	<u>-</u>
<b>FUND BALANCES, end of year</b>	<u>\$ 264,592</u>	<u>\$ 264,592</u>	<u>\$ 177,648</u>	<u>\$ (86,944)</u>



**CITY OF CHAMBLEE, GEORGIA  
HOTEL/MOTEL TAX SPECIAL REVENUE FUND  
SCHEDULE OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
FOR THE YEAR ENDED DECEMBER 31, 2021**

	Budget		Actual	Variance With Final Budget
	Original	Final		
<b>REVENUES</b>				
Taxes	\$ 800,000	\$ 800,000	\$ 1,044,029	\$ 244,029
Total revenues	<u>800,000</u>	<u>800,000</u>	<u>1,044,029</u>	<u>244,029</u>
<b>EXPENDITURES</b>				
General:				
Housing and development	<u>350,000</u>	<u>430,000</u>	<u>517,612</u>	<u>(87,612)</u>
Total expenditures	<u>350,000</u>	<u>430,000</u>	<u>517,612</u>	<u>(87,612)</u>
Excess of revenues over expenditures	450,000	370,000	526,417	156,417
<b>OTHER FINANCING USES</b>				
Transfers out	<u>(300,000)</u>	<u>(300,000)</u>	<u>(392,591)</u>	<u>(92,591)</u>
Net change in fund balances	150,000	70,000	133,826	63,826
<b>FUND BALANCES, beginning of year</b>	<u>302,271</u>	<u>302,271</u>	<u>302,271</u>	<u>-</u>
<b>FUND BALANCES, end of year</b>	<u>\$ 452,271</u>	<u>\$ 372,271</u>	<u>\$ 436,097</u>	<u>\$ 63,826</u>



**CITY OF CHAMBLEE, GEORGIA  
POLICE TECHNOLOGY SPECIAL REVENUE FUND  
SCHEDULE OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
FOR THE YEAR ENDED DECEMBER 31, 2021**

	Budget		Actual	Variance With Final Budget
	Original	Final		
<b>REVENUES</b>				
Charges for services	\$ 70,000	\$ 70,000	\$ 77,999	\$ 7,999
Total revenues	70,000	70,000	77,999	7,999
<b>OTHER FINANCING USES</b>				
Transfers out	(116,730)	(116,730)	(106,339)	10,391
Net change in fund balances	(46,730)	(46,730)	(28,340)	18,390
<b>FUND BALANCES, beginning of year</b>	56,981	56,981	56,981	-
<b>FUND BALANCES, end of year</b>	<u>\$ 10,251</u>	<u>\$ 10,251</u>	<u>\$ 28,641</u>	<u>\$ 18,390</u>





**CITY OF CHAMBLEE, GEORGIA  
 MAIN STREET IMPROVEMENT CAPITAL PROJECTS FUND  
 SCHEDULE OF REVENUES, EXPENDITURES,  
 AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL  
 FOR THE YEAR ENDED DECEMBER 31, 2021**

	Budget		Actual	Variance With Final Budget
	Original	Final		
<b>EXPENDITURES</b>				
General government	\$ 112,577	\$ 112,577	\$ -	\$ 112,577
Net change in fund balances	(112,577)	(112,577)	-	112,577
<b>FUND BALANCES, beginning of year</b>	163,517	163,517	163,517	-
<b>FUND BALANCES, end of year</b>	<u>\$ 50,940</u>	<u>\$ 50,940</u>	<u>\$ 163,517</u>	<u>\$ 112,577</u>



**CITY OF CHAMBLEE, GEORGIA**  
**RENTAL MOTOR VEHICLE EXCISE TAX CAPITAL PROJECTS FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

	Budget		Actual	Variance With Final Budget
	Original	Final		
<b>REVENUES</b>				
Taxes	\$ 120,000	\$ 120,000	\$ 200,514	\$ 80,514
Total revenues	120,000	120,000	200,514	80,514
<b>OTHER FINANCING USES</b>				
Transfers out	(359,626)	(359,626)	(359,626)	-
Net change in fund balances	(239,626)	(239,626)	(159,112)	80,514
<b>FUND BALANCES, beginning of year</b>	338,214	338,214	338,214	-
<b>FUND BALANCES, end of year</b>	\$ 98,588	\$ 98,588	\$ 179,102	\$ 80,514



**CITY OF CHAMBLEE, GEORGIA**  
**HOMESTEAD OPTION SALES TAX CAPITAL PROJECTS FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

	Budget		Actual	Variance With Final Budget
	Original	Final		
<b>EXPENDITURES</b>				
Capital outlay	\$ -	\$ -	\$ 392,752	\$ (392,752)
Total expenditures	-	-	392,752	(392,752)
Deficiency of revenues under expenditures	-	-	(392,752)	392,752
<b>OTHER FINANCING USES</b>				
Transfers out	(392,752)	(392,752)	-	392,752
Net change in fund balances	(392,752)	(392,752)	392,752	-
<b>FUND BALANCES, beginning of year</b>	<u>392,752</u>	<u>392,752</u>	<u>392,752</u>	<u>-</u>
<b>FUND BALANCES, end of year</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>



**CITY OF CHAMBLEE, GEORGIA**  
**SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS CAPITAL PROJECTS FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

	Budget		Actual	Variance With Final Budget
	Original	Final		
<b>REVENUES</b>				
Intergovernmental revenue	\$ 4,000,000	\$ 4,000,000	\$ 4,767,174	\$ 767,174
Interest income	-	-	23,263	23,263
Total revenues	<u>4,000,000</u>	<u>4,000,000</u>	<u>4,790,437</u>	<u>790,437</u>
<b>EXPENDITURES</b>				
Capital outlay	<u>7,207,821</u>	<u>7,207,821</u>	<u>1,194,940</u>	<u>6,012,881</u>
Total expenditures	<u>7,207,821</u>	<u>7,207,821</u>	<u>1,194,940</u>	<u>6,012,881</u>
Excess (deficiency) of revenues over (under) expenditures	(3,207,821)	(3,207,821)	3,595,497	6,803,318
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers in	1,294,000	1,294,000	-	(1,294,000)
Transfers out	<u>(172,000)</u>	<u>(172,000)</u>	<u>-</u>	<u>172,000</u>
Net change in fund balances	(2,085,821)	(2,085,821)	3,595,497	5,681,318
<b>FUND BALANCES, beginning of year</b>	<u>5,073,971</u>	<u>5,073,971</u>	<u>5,073,971</u>	<u>-</u>
<b>FUND BALANCES, end of year</b>	<u>\$ 2,988,150</u>	<u>\$ 2,988,150</u>	<u>\$ 8,669,468</u>	<u>\$ 5,681,318</u>



**CITY OF CHAMBLEE, GEORGIA**  
**SCHEDULE OF PROJECTS CONSTRUCTED WITH**  
**SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

PROJECT	ORIGINAL ESTIMATED COST	REVISED ESTIMATED COST	PRIOR YEARS	CURRENT YEAR	TOTAL	ESTIMATED PERCENT COMPLETE
<b>SPLOST:</b>						
Pavement management	\$ 6,600,000	\$ 6,600,000	\$ 1,097,499	\$ -	\$ 1,097,499	16.63 %
Existing capital asset maintenance	1,081,000	1,081,000	-	-	-	0.00
Transportation improvements	12,467,077	12,467,077	4,821,226	1,194,940	6,016,166	48.26
Total SPLOST	<u>\$ 20,148,077</u>	<u>\$ 20,148,077</u>	<u>\$ 5,918,725</u>	<u>\$ 1,194,940</u>	<u>\$ 7,113,665</u>	





**Downtown Development Authority  
Discretely Presented Component Unit**

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**CITY OF CHAMBLEE, GEORGIA**  
**STATEMENT OF NET POSITION**  
**PROPRIETARY COMPONENT UNIT - DOWNTOWN DEVELOPMENT AUTHORITY**  
**DECEMBER 31, 2021**

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<b>ASSETS</b>		
<b>CURRENT ASSETS</b>		
Cash and cash equivalents	\$	1,351,636
Prepaid items		24,216
Total current assets		<u>1,375,852</u>
<b>CAPITAL ASSETS</b>		
Depreciable assets		12,800
Accumulated depreciation		<u>(3,428)</u>
Capital assets, net		<u>9,372</u>
Other assets held for redevelopment		<u>7,795,713</u>
Total assets		<u>9,180,937</u>
<b>LIABILITIES</b>		
<b>CURRENT LIABILITIES</b>		
Accrued interest payable		16,026
Bonds payable, due within one year		<u>1,466,000</u>
Total current liabilities		<u>1,482,026</u>
<b>LONG TERM LIABILITIES</b>		
Bonds payable, due in more than one year		<u>3,982,277</u>
Total noncurrent liabilities		<u>3,982,277</u>
Total liabilities		<u>5,464,303</u>
<b>NET POSITION</b>		
Investment in capital assets		9,372
Unrestricted		<u>3,707,262</u>
Total net position	\$	<u><u>3,716,634</u></u>



**CITY OF CHAMBLEE, GEORGIA**

**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN NET POSITION  
 PROPRIETARY COMPONENT UNIT - DOWNTOWN DEVELOPMENT AUTHORITY  
 FOR THE YEAR ENDED DECEMBER 31, 2021**

<b>OPERATING REVENUES</b>	
Payments in lieu of taxes	\$ 960,718
Rental income	138,942
Debt issuance fees	91,250
Total operating revenues	<u>1,190,910</u>
<b>OPERATING EXPENSES</b>	
Development activities	200,046
Contractual services	127,365
Depreciation expense	428
Total operating expenses	<u>327,839</u>
Operating income	863,071
<b>NONOPERATING REVENUES (EXPENSES)</b>	
Gain on disposal of asset held for redevelopment	2,652,140
Contributions from primary government	80,000
Interest expense	<u>(352,061)</u>
Total nonoperating revenues (expenses)	<u>2,380,079</u>
Change in net position	3,243,150
<b>Total net position, beginning of year</b>	<u>473,484</u>
<b>Total net position, end of year</b>	<u>\$ 3,716,634</u>





**CITY OF CHAMBLEE, GEORGIA  
STATEMENT OF CASH FLOWS  
DISCRETELY PRESENTED COMPONENT UNIT  
DOWNTOWN DEVELOPMENT AUTHORITY  
FOR THE YEAR ENDED DECEMBER 31, 2021**

	<b>Downtown Development Authority</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
Receipts from customers and users	\$ 1,216,571
Payments to vendors	(338,471)
Net cash provided by operating activities	<u>878,100</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>	
Contributions from primary government	80,000
Proceeds from sale of property	6,959,685
Principal payments on long term debt	(6,746,123)
Purchase of capital assets	(9,800)
Interest paid	(365,499)
Net cash used in capital and related financing activities	<u>(81,737)</u>
Net increase in cash and cash equivalents	796,363
<b>Cash and cash equivalents, beginning of year</b>	<u>555,273</u>
<b>Cash and cash equivalents, end of year</b>	<u><u>\$ 1,351,636</u></u>
<b>Reconciliation of operating income to net cash provided by operating activities:</b>	
Operating income	\$ 863,071
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	428
Change in assets and liabilities:	
Decrease in accounts receivable	950
Decrease in due from primary government	20,000
Decrease in prepaid items	4,711
Decrease in accounts payable	(11,060)
Net cash provided by operating activities	<u><u>\$ 878,100</u></u>



**CITY OF CHAMBLEE, GEORGIA**  
**STATISTICAL SECTION**

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This part of the City of Chamblee Georgia’s annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City’s overall financial health.

	<b>Page</b>
<b>Financial Trends</b> .....	<b>72</b>
These schedules contain trend information to help the reader understand how the City’s financial performance and well-being have changed over time.	
<b>Revenue Capacity</b> .....	<b>77</b>
These schedules contain information to help the reader assess the City’s most significant local revenue source and property tax.	
<b>Debt Capacity</b> .....	<b>82</b>
These schedules present information to help the reader assess the affordability of the City’s current levels of outstanding debt and the City’s ability to issue additional debt in the future.	
<b>Demographic and Economic Information</b> .....	<b>85</b>
These schedules offer demographic and economic indicators to help the reader understand the environment within which the City’s financial activities take place.	
<b>Operating Information</b> .....	<b>87</b>
These schedules contain service and infrastructure data to help the reader understand how the information in the City’s financial report relates to the services the City provides and the activities it performs.	

Sources: Unless otherwise noted, the information in these schedules is derived from the City’s financial report for the relevant year. The City implemented GASB 63; Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position in Year 2012 and GASB 68 and 71 relating to pension plans in Year 2015.

**CITY OF CHAMBLEE, GEORGIA**  
**SCHEDULE 1**  
**NET POSITION BY COMPONENT**  
**LAST TEN YEARS**  
**(accrual basis of accounting)**

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
<b>Governmental activities</b>										
Net investment in capital assets	\$ 28,541,674	\$ 30,631,785	\$ 25,938,453	\$ 23,945,988	\$ 21,933,240	\$ 19,516,311	\$ 10,990,044	\$ 10,683,425	\$ 11,337,688	\$ 11,182,359
Restricted	6,972,687	2,011,169	5,695,678	3,657,416	2,446,834	5,069,936	4,437,932	3,744,041	2,430,168	2,012,227
Unrestricted	19,172,181	16,888,692	13,625,679	14,152,543	12,054,627	8,930,260	6,566,126	4,706,783	6,133,886	5,856,520
<b>Total governmental activities net position</b>	<b>\$ 54,686,542</b>	<b>\$ 49,531,646</b>	<b>\$ 45,259,810</b>	<b>\$ 41,755,947</b>	<b>\$ 36,434,701</b>	<b>\$ 33,516,507</b>	<b>\$ 21,994,102</b>	<b>\$ 19,134,249</b>	<b>\$ 19,901,742</b>	<b>\$ 19,051,106</b>
<b>Business-type activities</b>										
Net investment in capital assets	\$ 1,899,545	\$ 2,114,820	\$ 2,388,074	\$ 2,525,947	\$ 2,598,679	\$ 2,724,976	\$ 3,224,889	\$ 2,629,383	\$ 2,799,327	\$ 1,251,288
Unrestricted	2,455,553	3,512,176	3,236,652	3,487,647	3,483,388	4,059,476	3,347,840	3,258,703	2,657,919	2,566,552
<b>Total business-type activities net position</b>	<b>\$ 4,355,098</b>	<b>\$ 5,626,996</b>	<b>\$ 5,624,726</b>	<b>\$ 6,013,594</b>	<b>\$ 6,082,067</b>	<b>\$ 6,784,452</b>	<b>\$ 6,572,729</b>	<b>\$ 5,888,086</b>	<b>\$ 5,457,246</b>	<b>\$ 3,817,840</b>
<b>Primary government</b>										
Net investment in capital assets	\$ 30,441,219	\$ 32,746,605	\$ 28,326,527	\$ 26,471,935	\$ 24,531,919	\$ 22,241,287	\$ 14,214,933	\$ 13,312,808	\$ 14,137,015	\$ 12,433,647
Restricted	6,972,687	2,011,169	5,695,678	3,657,416	2,446,834	5,069,936	4,437,932	3,744,041	2,430,168	2,012,227
Unrestricted	21,627,734	20,400,868	16,862,331	17,640,190	15,538,015	12,989,736	9,913,966	7,965,486	8,791,805	8,423,072
<b>Total primary government net position</b>	<b>\$ 59,041,640</b>	<b>\$ 55,158,642</b>	<b>\$ 50,884,536</b>	<b>\$ 47,769,541</b>	<b>\$ 42,516,768</b>	<b>\$ 40,300,959</b>	<b>\$ 28,566,831</b>	<b>\$ 25,022,335</b>	<b>\$ 25,358,988</b>	<b>\$ 22,868,946</b>

Source: Current year and prior year financial statements of the City of Chamblee, Georgia



**CITY OF CHAMBLEE, GEORGIA**  
**SCHEDULE 2**  
**CHANGES IN NET POSITION**  
**LAST TEN YEARS**  
**(accrual basis of accounting)**

	2021 (6),(7)	2020 (5)	2019	2018	2017 (3),(4)	2016	2015	2014 (2)	2013 (1)	2012
<b>Expenses</b>										
Governmental activities:										
General government	\$ 3,871,003	\$ 4,136,521	\$ 4,124,051	\$ 3,114,199	\$ 1,126,232	\$ 2,565,818	\$ 2,023,765	\$ 1,947,348	\$ 1,718,753	\$ 1,390,498
Judicial	534,469	436,286	419,754	392,477	347,921	336,953	306,565	278,743	245,170	226,005
Public safety	12,269,719	12,484,234	11,299,156	9,795,317	9,866,900	8,428,508	8,202,652	8,135,258	5,741,808	5,469,687
Public works	3,491,321	3,288,983	1,906,616	2,421,353	1,737,868	2,142,122	1,509,538	1,435,724	1,316,389	1,258,183
Parks and recreation	1,385,098	1,429,789	2,353,131	1,534,268	3,140,256	1,427,043	1,249,850	929,319	896,655	805,707
Housing and development	3,006,281	2,973,622	4,475,789	4,083,974	5,574,418	2,770,970	1,925,243	1,367,963	681,563	399,986
Interest on long-term debt	1,451,710	856,317	876,658	124,661	76,150	9,148	13,963	18,727	4,678	9,881
Total governmental activities expenses	<u>26,009,601</u>	<u>25,605,752</u>	<u>25,455,155</u>	<u>21,466,249</u>	<u>21,869,745</u>	<u>17,680,562</u>	<u>15,231,576</u>	<u>14,113,082</u>	<u>10,605,016</u>	<u>9,559,947</u>
Business-type activities:										
Stormwater	2,779,988	1,603,967	1,124,577	1,076,411	1,365,942	858,972	780,900	516,683	423,412	376,708
Sanitation	1,687,407	1,684,305	1,794,339	1,533,609	1,455,424	1,307,507	1,105,695	833,208	656,705	575,099
Criminal History	-	108,379	196,037	181,232	182,234	206,329	215,685	182,801	235,327	180,752
Total business-type activities expenses	<u>4,467,395</u>	<u>3,396,651</u>	<u>3,114,953</u>	<u>2,791,252</u>	<u>3,003,600</u>	<u>2,372,808</u>	<u>2,102,280</u>	<u>1,532,692</u>	<u>1,315,444</u>	<u>1,132,559</u>
Total primary government expenses	<u>\$ 30,476,996</u>	<u>\$ 29,002,403</u>	<u>\$ 28,570,108</u>	<u>\$ 24,257,501</u>	<u>\$ 24,873,345</u>	<u>\$ 20,053,370</u>	<u>\$ 17,333,856</u>	<u>\$ 15,645,774</u>	<u>\$ 11,920,460</u>	<u>\$ 10,692,506</u>
<b>Program Revenues</b>										
Governmental activities:										
Charges for services	\$ 5,063,414	\$ 2,927,984	\$ 4,263,863	\$ 4,981,664	\$ 4,847,515	\$ 4,845,438	\$ 4,282,860	\$ 3,658,441	\$ 2,634,063	\$ 2,490,942
Operating grants and contributions	117,633	3,478,458	-	-	-	-	-	-	-	-
Capital grants and contributions	5,022,085	4,310,010	4,677,035	3,487,303	2,858,063	9,707,855	1,197,701	1,285,974	840,699	254,166
Total governmental activities program revenues	<u>10,203,132</u>	<u>10,716,452</u>	<u>8,940,898</u>	<u>8,468,967</u>	<u>7,705,578</u>	<u>14,553,293</u>	<u>5,480,561</u>	<u>4,944,415</u>	<u>3,474,762</u>	<u>2,745,108</u>
Business-type activities:										
Charges for services	2,502,715	3,032,711	2,991,399	3,057,198	2,807,145	3,016,053	2,406,255	2,342,204	1,755,412	1,790,316
Operating grants and contributions	48,600	-	-	-	-	-	-	-	-	-
Capital grants and contributions	-	-	-	-	-	-	-	-	1,268,656	-
Total business-type activities program revenues	<u>2,551,315</u>	<u>3,032,711</u>	<u>2,991,399</u>	<u>3,057,198</u>	<u>2,807,145</u>	<u>3,016,053</u>	<u>2,406,255</u>	<u>2,342,204</u>	<u>3,024,068</u>	<u>1,790,316</u>
Total primary government program revenues	<u>\$ 12,754,447</u>	<u>\$ 13,749,163</u>	<u>\$ 11,932,297</u>	<u>\$ 11,526,165</u>	<u>\$ 10,512,723</u>	<u>\$ 17,569,346</u>	<u>\$ 7,886,816</u>	<u>\$ 7,286,619</u>	<u>\$ 6,498,830</u>	<u>\$ 4,535,424</u>

(Continued)



**CITY OF CHAMBLEE, GEORGIA**  
**SCHEDULE 2**  
**CHANGES IN NET POSITION**  
**LAST TEN YEARS**

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
<b>Net (expense)/revenue</b>										
Governmental activities	\$ (15,806,469)	\$ (15,806,469)	\$ (14,889,300)	\$ (16,514,257)	\$ (12,997,282)	\$ (14,164,167)	\$ (3,127,269)	\$ (9,751,015)	\$ (9,168,667)	\$ (7,130,254)
Business-type activities	(1,916,080)	(1,916,080)	(363,940)	(123,554)	265,946	(196,455)	643,245	303,975	809,512	1,708,624
Total primary government net (expense) revenue	\$ (17,722,549)	\$ (17,722,549)	\$ (15,253,240)	\$ (16,637,811)	\$ (12,731,336)	\$ (14,360,622)	\$ (2,484,024)	\$ (9,447,040)	\$ (8,359,155)	\$ (5,421,630)
<b>General Revenues and Other Changes in Net Position</b>										
Governmental activities:										
Property taxes	\$ 11,835,451	\$ 10,187,770	\$ 9,950,581	\$ 8,799,426	\$ 7,872,112	\$ 7,111,044	\$ 6,829,110	\$ 5,931,682	\$ 4,340,202	\$ 4,934,955
Franchise taxes	2,146,475	2,320,934	2,142,077	2,117,081	2,272,675	2,017,253	1,940,064	1,957,776	1,453,769	1,450,256
Excise taxes	200,514	111,251	195,143	193,498	194,361	187,617	228,086	217,161	186,408	149,002
Insurance premium taxes	2,238,826	2,156,042	2,041,401	1,921,821	1,782,018	1,674,197	893,924	836,960	510,269	492,821
Business taxes	2,977,609	2,745,588	2,860,056	2,800,294	2,253,105	2,068,895	2,021,719	1,154,065	876,243	863,723
Other taxes	647,990	419,064	202,370	286,574	218,079	149,315	110,434	125,756	137,207	25,572
Hotel/motel taxes	1,044,029	816,733	1,529,560	1,248,844	1,416,491	442,257	408,587	364,928	195,000	185,041
Alcohol taxes	403,993	319,578	329,692	322,755	302,949	276,615	315,242	212,718	160,119	159,073
Sales taxes	-	-	-	-	-	-	-	-	-	661,602
Unrestricted investment earnings	23,160	171,023	322,372	139,090	52,127	15,783	5,400	2,942	1,794	1,161
Gain on Sale of Assets	-	80,145	38,603	23,362	26,154	28,965	45,193	51,650	6,225	3,425
Miscellaneous	87,500	191,055	140,951	131,364	175,451	159,311	183,377	27,927	33,192	12,576
Transfers	(644,182)	(358,047)	265,314	334,419	516,839	518,422	(370,268)	157,141	80,462	120,082
Total governmental activities	20,961,365	19,161,136	20,018,120	18,318,528	17,082,361	14,649,674	12,610,868	11,040,706	7,980,890	9,059,289
Business-type activities:										
Unrestricted investment earnings	-	-	-	-	-	-	-	-	-	-
Gain on Sale of Assets	-	8,163	-	-	10,909	86,900	10,400	750	11,244	-
Transfers	644,182	358,047	(265,314)	(334,419)	(516,839)	(518,422)	370,268	(157,141)	(80,462)	(120,082)
Total business-type activities	644,182	366,210	(265,314)	(334,419)	(505,930)	(431,522)	380,668	(156,391)	(69,218)	(120,082)
Total primary government	\$ 21,605,547	\$ 19,527,346	\$ 19,752,806	\$ 17,984,109	\$ 16,576,431	\$ 14,218,152	\$ 12,991,536	\$ 10,884,315	\$ 7,911,672	\$ 8,939,207
<b>Change in Net Position</b>										
Governmental activities	\$ 5,154,896	\$ 3,354,667	\$ 5,128,820	\$ 1,804,271	\$ 4,085,079	\$ 485,507	\$ 9,483,599	\$ 1,289,691	\$ (1,187,777)	\$ 1,929,035
Business-type activities	(1,271,898)	(1,549,870)	(629,254)	(457,973)	(239,984)	(627,977)	1,023,913	147,584	740,294	1,588,542
Total primary government	\$ 3,882,998	\$ 1,804,797	\$ 4,499,566	\$ 1,346,298	\$ 3,845,095	\$ (142,470)	\$ 10,507,512	\$ 1,437,275	\$ (447,483)	\$ 3,517,577

Source: Current year and prior year financial statements of the City of Chamblee, Georgia

**Notes:**

- (1) In 2013, HOST revenue, which had been accounted for as Sales taxes the previous two years, is now accounted for under operating grants and contributions.
- (2) On December 30, 2013, the City annexed an area of 3.04 miles that included 11,750 residents.
- (3) Housing & Development expenses include \$2.2m in new streetscapes.
- (4) Stormwater expenditures include \$550k in maintenance and repair projects.
- (5) In 2020, the City received \$3.4 million in grant revenue due to COVID-19 grant from the US Treasury.
- (6) Governmental operating grants and contributions decreased because in 2020, the City received \$3.4 million in grant revenue due to COVID-19 grant from the US Treasury. This funding was unique to 2020.
- (7) The Criminal History Fund was closed in 2021 and transferred to the General Fund.



**CITY OF CHAMBLEE, GEORGIA**  
**SCHEDULE 3**  
**FUND BALANCES OF GOVERNMENTAL FUNDS**  
**LAST TEN YEARS**  
**(modified accrual basis of accounting)**

	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
<b>General fund</b>										
Nondisposable	\$ 195,968	\$ 442,535	\$ 172,615	\$ 89,050	\$ 284,513	\$ 66,388	\$ 61,993	\$ 228,835	\$ 163,396	\$ 35,197
Restricted	-	-	-	-	-	-	-	3,313,815	2,129,920	1,655,052
Committed	-	-	-	-	-	-	-	-	-	-
Assigned	1,887,084	2,018,318	656,636	957,720	18,081	953,025	-	-	-	-
Unassigned	18,142,513	15,229,813	14,884,808	14,736,370	13,661,992	9,782,944	8,590,739	6,710,517	5,517,332	5,417,043
<b>Total general fund</b>	<b>\$ 20,225,565</b>	<b>\$ 17,690,666</b>	<b>\$ 15,714,059</b>	<b>\$ 15,783,140</b>	<b>\$ 13,964,586</b>	<b>\$ 10,802,357</b>	<b>\$ 8,652,732</b>	<b>\$ 10,253,167</b>	<b>\$ 7,810,648</b>	<b>\$ 7,107,292</b>
<b>All other governmental funds</b>										
Nondisposable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,075	\$ 9,075	\$ 9,075	\$ -
Restricted	21,772,590	11,922,222	27,809,644	3,657,416	2,446,834	5,069,936	4,437,932	430,226	300,248	357,175
Committed	1,967,228	2,058,764	451,284	676,796	687,357	593,675	367,825	226,103	188,757	124,016
Assigned	1,250,844	824,460	413,952	241,744	-	-	-	-	-	-
Unassigned (deficit)	-	-	-	-	(9,597)	-	(1,500)	(5,791)	-	-
<b>Total all other governmental funds</b>	<b>\$ 24,990,662</b>	<b>\$ 14,805,446</b>	<b>\$ 28,674,880</b>	<b>\$ 4,575,956</b>	<b>\$ 3,124,594</b>	<b>\$ 5,663,611</b>	<b>\$ 4,813,332</b>	<b>\$ 659,613</b>	<b>\$ 498,080</b>	<b>\$ 481,191</b>

Source: Current year and prior year financial statements of the City of Chamblee, Georgia



**CITY OF CHAMBLEE, GEORGIA**  
**SCHEDULE 4**  
**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**LAST TEN YEARS**  
**(modified accrual basis of accounting)**

	2021 (4)	2020 (2) (3)	2019 (1)	2018	2017	2016	2015	2014	2013	2012
<b>Revenues</b>										
Taxes	\$ 21,734,162	\$ 18,782,279	\$ 19,198,448	\$ 17,645,562	\$ 16,301,905	\$ 13,925,606	\$ 12,757,978	\$ 10,782,270	\$ 7,918,650	\$ 9,009,498
Licenses and permits	2,002,591	1,227,205	2,165,220	2,531,111	2,460,306	1,764,837	1,378,754	925,514	498,998	436,793
Intergovernmental	5,116,455	7,788,273	4,677,035	3,487,303	2,858,063	2,108,124	1,197,701	1,285,974	840,699	254,166
Fines and forfeitures	1,587,443	703,783	1,156,973	1,569,249	1,466,338	1,924,680	1,955,922	1,907,823	1,398,211	1,425,339
Charges for services	1,473,380	996,996	941,670	881,304	920,871	1,155,921	948,184	825,104	736,854	628,810
Interest income	46,423	171,218	322,372	139,090	52,127	15,783	5,400	2,942	1,794	1,161
Other Revenues	87,500	191,055	140,951	131,364	175,451	159,311	183,377	27,927	33,192	12,576
Total revenues	<u>32,047,954</u>	<u>29,860,809</u>	<u>28,602,669</u>	<u>26,384,983</u>	<u>24,235,061</u>	<u>21,054,262</u>	<u>18,427,316</u>	<u>15,757,554</u>	<u>11,428,398</u>	<u>11,768,343</u>
<b>Expenditures</b>										
General government	3,785,990	3,882,065	3,963,745	3,145,743	2,489,323	2,067,447	1,888,113	1,816,050	1,664,070	1,265,867
Judicial	531,332	397,483	411,952	392,476	346,649	337,601	305,157	275,754	244,498	224,126
Public safety	10,194,727	10,524,671	10,550,591	9,211,473	10,507,708	8,736,636	8,006,067	8,169,090	6,153,372	5,556,891
Public works	2,658,259	2,255,521	2,024,793	2,109,822	1,690,883	2,113,053	1,616,339	1,426,002	1,296,605	1,329,472
Parks and recreation	1,171,326	1,042,786	2,627,537	1,736,580	6,211,608	1,458,569	1,328,887	829,546	727,841	632,688
Capital outlay	12,824,992	18,957,095	2,349,446	1,682,516	2,853,405	577,919	-	-	-	-
Housing and development	3,081,359	2,922,133	4,297,757	4,156,799	5,553,473	3,104,274	2,121,304	1,371,204	709,861	649,714
<b>Debt service</b>										
Principal	759,743	799,744	4,303,373	910,710	423,211	210,492	268,257	266,544	139,658	177,529
Bond Issuance cost	420,383	-	647,366	-	-	-	-	-	-	-
Interest	807,641	771,153	84,342	126,729	68,447	9,755	14,833	16,545	5,565	11,232
Total expenditures	<u>36,235,752</u>	<u>41,552,651</u>	<u>31,260,902</u>	<u>23,472,848</u>	<u>30,144,707</u>	<u>18,615,746</u>	<u>15,548,957</u>	<u>14,170,735</u>	<u>10,941,470</u>	<u>9,847,519</u>
Excess of revenues over (under) expenditures	(4,187,798)	(11,691,842)	(2,658,233)	2,912,135	(5,909,646)	2,438,516	2,878,359	1,586,819	486,928	1,920,824
<b>Other financing sources (uses)</b>										
Capital leases	-	-	-	-	1,489,562	-	-	909,174	146,630	-
Proceeds from sale of capital assets	119,790	157,062	38,603	23,362	45,457	42,966	45,193	51,650	6,225	3,425
Bond issuance	15,895,000	-	24,465,000	-	-	-	-	-	-	-
Issuance of bond premium	1,537,305	-	1,919,159	-	-	-	-	-	-	-
Issuance of notes payable	-	-	-	-	4,481,000	-	-	-	-	-
Transfers in	3,706,378	6,443,231	2,504,757	1,964,338	2,735,792	2,012,403	1,754,396	1,515,326	1,059,132	1,105,252
Transfers out	(4,350,560)	(6,801,278)	(2,239,443)	(1,629,919)	(2,218,953)	(1,493,981)	(2,124,664)	(1,458,917)	(978,670)	(985,170)
Total other financing sources (uses)	<u>16,907,913</u>	<u>(200,985)</u>	<u>26,688,076</u>	<u>357,781</u>	<u>5,043,296</u>	<u>561,388</u>	<u>(325,075)</u>	<u>108,059</u>	<u>86,687</u>	<u>123,507</u>
Net change in fund balances	<u>\$ 12,720,115</u>	<u>\$ (11,892,827)</u>	<u>\$ 14,996,234</u>	<u>\$ (2,300,452)</u>	<u>\$ 7,955,431</u>	<u>\$ (5,348,258)</u>	<u>\$ 2,113,441</u>	<u>\$ 2,986,418</u>	<u>\$ 1,673,506</u>	<u>\$ 610,435</u>
Debt Service as a Percentage of noncapital expenditures	8.59%	6.71%	18.29%	5.00%	1.74%	1.32%	1.93%	1.89%	1.35%	1.95%

Source: Current year and prior year financial statements of the City of Chamblee, Georgia

- (1) The City issued URA bonds in 2019 and also paid off a note payable of \$4 million.
- (2) The City received \$3.4 million in intergovernmental revenue due to COVID-19.
- (3) The City began construction on the new police headquarters in 2020.
- (4) The City issued URA bonds in 2021.



**CITY OF CHAMBLEE, GEORGIA**  
 SCHEDULE 5  
**GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE**  
**LAST TEN YEARS**  
**(accrual basis of accounting)**

<b>Fiscal Year</b>	<b>Property Tax</b>	<b>Franchise Tax</b>	<b>Excise Tax</b>	<b>Insurance Premium Tax</b>	<b>Business Tax</b>	<b>Other Tax</b>	<b>Hotel/Motel Tax</b>	<b>Alcohol Tax</b>	<b>Sales Taxes</b>	<b>Total</b>
2012(1)	\$ 4,934,955	\$ 1,450,256	\$ 149,002	\$ 492,821	\$ 863,723	\$ 25,572	\$ 185,041	\$ 159,073	\$ 661,602	\$ 8,922,045
2013(2)	4,340,202	1,453,769	186,408	510,269	876,243	137,207	195,000	160,119	-	7,859,217
2014	5,931,682	1,957,776	217,161	836,960	1,154,065	125,756	364,928	212,718	-	10,801,046
2015	6,829,110	1,940,064	228,086	893,924	2,021,719	110,434	408,587	315,242	-	12,747,166
2016	7,111,044	2,017,253	187,617	1,674,197	2,068,895	149,315	442,257	276,615	-	13,927,193
2017(3)	7,872,112	2,272,675	194,361	1,782,018	2,253,105	218,079	1,416,491	302,949	-	16,311,790
2018	8,799,426	2,117,081	193,498	1,921,821	2,800,294	286,574	1,248,844	322,755	-	17,690,293
2019	9,950,581	2,142,077	195,143	2,041,401	2,860,056	202,370	1,529,560	329,692	-	19,250,880
2020 (4)	10,187,770	2,320,934	111,251	2,156,042	2,745,588	419,064	816,733	319,578	-	19,076,960
2021	11,835,451	2,146,475	200,514	2,238,826	2,977,609	647,990	1,044,029	403,993	-	21,494,887

**Source: Current year and prior year financial statements of the City of Chamblee, Georgia**

- (1) In 2012, the City started receiving Sales taxes in the form of HOST revenue.
- (2) In 2013, HOST revenue, which had been accounted for under Sales the previous two years, is now accounted for under Intergovernmental Grants & Contributions.
- (3) During 2017, the Hotel/Motel tax rate was raised from 5% to 8% and a major hotel that was annexed into the City on Dec. 30, 2013 began to pay taxes with back pay.
- (4) During 2020, Hotel/Motel revenue decreased due to the COVID-19 pandemic and hotels were shutdown for a portion of the year.





**CITY OF CHAMBLEE, GEORGIA**  
 SCHEDULE 6  
**ASSESSED VALUE AND ESTIMATED ACTUAL VALUE -**  
**ALL TAXABLE PROPERTY**  
**LAST TEN YEARS**  
**(accrual basis of accounting)**

Year	Real Property		Personal Property		Public Utility		Motor Vehicle		Total Property		Total Direct Tax Rate	Ratio of Total Assessed to Total Estimated Actual Value	Percent Increase in Estimated Actual Value Over Prior Year
	Assessed Value	Estimated True Value	Assessed Value	Estimated True Value	Assessed Value	Estimated True Value	Assessed Value	Estimated True Value	Assessed Value	Estimated True Value			
2012	\$ 562,328,458	\$ 1,405,821,145	\$ 167,649,642	\$ 419,124,105	\$ 9,128,386	\$ 22,820,965	\$ 22,076,110	\$ 55,190,275	\$ 761,182,596	\$ 1,902,956,490	7.40	40%	-8.26%
2013	568,117,263	1,420,293,158	155,457,702	388,644,255	9,726,659	24,316,648	27,471,830	68,679,575	760,773,454	1,901,933,635	6.40	40%	-0.05%
2014	854,534,277	2,136,335,693	135,091,685	337,729,213	10,289,198	25,722,995	23,807,070	59,517,675	1,023,722,230 (1)	2,559,305,575	6.40	40%	34.56%
2015	959,013,951	2,397,534,878	164,295,251	410,738,128	15,151,224	37,878,060	20,050,020	50,125,050	1,158,510,446	2,896,276,115	6.40	40%	13.17%
2016	1,080,144,856	2,700,362,140	179,441,139	448,602,848	13,476,415	33,691,038	15,797,850	39,494,625	1,288,860,260	3,222,150,650	6.40	40%	11.25%
2017	1,187,590,127	2,968,975,318	182,538,317	456,345,793	15,092,786	37,731,965	13,893,880	34,734,700	1,399,115,110	3,497,787,775	6.40	40%	8.55%
2018	1,379,410,542	3,448,526,355	182,445,491	456,113,728	14,634,923	36,587,308	8,355,600	20,889,000	1,584,846,556	3,962,116,390	6.25	40%	13.27%
2019	1,552,043,917	3,880,109,793	210,419,629	526,049,073	15,637,406	39,093,515	6,635,960	16,589,900	1,784,736,912	4,461,842,280	6.25	40%	12.61%
2020	1,715,772,725	4,289,431,813	225,405,056	563,512,640	16,672,646	41,681,615	5,258,770	13,146,925	1,963,109,197	4,907,772,993	6.25	40%	9.99%
2021	1,902,631,901	4,756,579,753	254,421,805	636,054,513	17,222,708	43,056,770	3,846,230	9,615,575	2,178,122,644	5,445,306,610	6.25	40%	10.95%

Source: City of Chamblee Finance Department

(1) - Assessed values increased from 2013 to 2014 due to a second annexation.



**CITY OF CHAMBLEE, GEORGIA**  
**SCHEDULE 7**  
**DIRECT AND OVERLAPPING PROPERTY TAX RATES**  
**LAST TEN TAX DIGEST YEARS**  
**(Rate per \$1,000 of assessed value)**

Tax Digest Year	Direct Rates			Overlapping Rates			Total Direct and Overlapping Millage Rate
	City of Chamblee			State of Georgia	DeKalb County	County School System	
	Operating Millage	Debt Service	Total				
2012	7.40	-	7.40	0.20	15.65	23.98	47.23
2013	6.40	-	6.40	0.15	14.76	23.98	45.29
2014	6.40	-	6.40	0.10	12.36	23.98	42.84
2015	6.40	-	6.40	0.50	14.57	23.73	45.20
2016	6.40	-	6.40	0.00	12.66	23.38	42.44
2017	6.40	-	6.40	0.00	13.01	23.28	42.69
2018	6.25	-	6.25	0.00	13.45	23.18	42.88
2019	6.25	-	6.25	0.00	13.16	23.08	42.49
2020	6.25	-	6.25	0.00	13.18	23.08	42.51
2021	6.25	-	6.25	0.00	12.49	23.08	41.82

Source: City of Chamblee Finance Department and DeKalb County Financial Statements



**CITY OF CHAMBLEE, GEORGIA**  
**SCHEDULE 8**  
**PRINCIPAL PROPERTY TAXPAYERS**  
**CURRENT YEAR AND TEN YEARS AGO**

Taxpayer	2021			2012		
	Taxable Assessed Value	Rank	Percentage of Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Taxable Assessed Value
Highwoods Forsyth Limited Part	\$ 46,148,388	1	2.43%	-	-	-
USRIG Johnson Ferry Apartments	30,148,320	2	1.58%	-	-	-
IMP Parkview LLC	28,746,721	3	1.51%	-	-	-
Wop Kerswick LLC	24,400,000	4	1.28%	-	-	-
Bel Clairmont LLC	24,000,000	5	1.26%	-	-	-
Peachtree Industrial GA Partners LLC	22,755,600	6	1.20%	-	-	-
Highwoods Forsyth Limited Part	22,035,200	7	1.16%	-	-	-
Southwind DeKalb LLC	21,800,000	8	1.15%	-	-	-
JBE Realty Holdings LLP	20,410,070	9	1.07%	-	-	-
Southern Company Services	20,072,423	10	1.05%	-	-	-
EQR - Peachtree A LLC	-	-	-	\$ 13,909,440	1	2.47%
Southern Company Services	-	-	-	11,580,120	2	2.06%
Comcast of Georgia I LLC	-	-	-	11,245,514	3	2.00%
Walmart Real Estate Business	-	-	-	9,300,000	4	1.65%
TMP Savoy LLC	-	-	-	9,280,000	5	1.65%
AP Chatsworth LLC	-	-	-	8,836,800	6	1.57%
Lowes Home Centers Inc	-	-	-	8,406,000	7	1.49%
Broadstone Perimeter LLC	-	-	-	7,820,000	8	1.39%
Moore Wallace North America	-	-	-	7,495,493	9	1.33%
Morgans Dunwoody Limited	-	-	-	6,920,000	10	1.23%
All Others	1,642,115,179		86.31%	467,535,091		83.14%
<b>Totals</b>	<b>\$ 1,902,631,901</b>		<b>100.00%</b>	<b>\$ 562,328,458</b>		<b>100.00%</b>

Source: City of Chamblee Finance Department



**CITY OF CHAMBLEE, GEORGIA**  
**SCHEDULE 9**  
**PROPERTY TAX LEVIES AND COLLECTIONS**  
**LAST TEN FISCAL YEARS**

Fiscal Year	Total Tax Levy	Collected Within The Fiscal Year of the Levy		Collections In Subsequent Years	Total Collections To Date	
		Amount	Percentage of Levy		Amount	Percentage Of Levy
2012	\$ 4,612,074	\$ 4,326,902	93.82%	\$ 273,115	\$ 4,600,017	99.74%
2013	3,965,235	3,841,910	96.89%	114,159	3,956,069	99.77%
2014	5,633,678	5,425,228	96.30%	184,613	5,609,841	99.58%
2015	6,172,771	6,035,706	97.78%	105,971	6,141,677	99.50%
2016	7,014,868	6,734,022	96.00%	249,285	6,983,307	99.55%
2017	7,858,983	7,548,274	96.05%	310,709	7,858,983	100.00%
2018	8,446,707	8,159,160	96.60%	250,405	8,409,565	99.56%
2019	9,445,473	9,254,459	97.98%	1,046	9,255,505	97.99%
2020	9,975,501	9,370,254	93.93%	140,897	9,511,151	95.35%
2021	11,121,046	10,558,765	94.94%	-	10,558,765	94.94%

Source: City of Chamblee Finance Department



**CITY OF CHAMBLEE, GEORGIA**  
 SCHEDULE 10  
**RATIO OF OUTSTANDING DEBT BY TYPE**  
**LAST TEN YEARS**

Fiscal Year	Governmental Activities						Business-type Activities				
	General Obligation Bonds	Financed Purchases	Notes Payable	Bonds Payable	Percentage of Estimated Actual Value of Taxable Property	Per Capita	Financed Purchases	Notes Payable	Total Primary Government	Percent of Personal Income	Per Capita
2012	\$ -	\$ 261,664	\$ -	\$ -	0.01%	17	\$ 101,058	\$ -	\$ 362,722	0.09%	23
2013	-	268,636	-	-	0.01%	10	71,098	-	339,734	0.05%	12
2014	-	911,266	-	-	0.04%	33	40,143	-	951,409	0.13%	34
2015	-	643,009	-	-	0.02%	23	8,160	-	651,169	0.09%	23
2016	-	432,517	-	-	0.01%	15	-	841,056	1,273,573	0.17%	45
2017	-	1,564,959	4,414,441	-	0.17%	208	-	630,520	6,609,920	0.88%	230
2018	-	1,058,957	4,009,692	-	0.13%	175	-	412,662	5,481,311	0.72%	189
2019	-	691,281	-	26,384,159	0.61%	893	-	187,226	27,262,666	2.86%	900
2020	-	388,802	-	25,778,069	0.53%	863	-	65,543	26,232,414	2.59%	866
2021	-	79,059	-	42,643,217	0.78%	1385	-	-	42,722,276	3.56%	1,385

Source: City of Chamblee Finance Department



**CITY OF CHAMBLEE, GEORGIA**  
 SCHEDULE 11  
**DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT**  
**December 31, 2021**

	<u>Net General Obligation Bonded Debt Outstanding</u>	<u>Percentage Applicable to City of Chamblee (1)</u>	<u>Amount Applicable to City of Chamblee</u>
DeKalb County	\$ 121,430,000	6.55%	\$ 10,472,731
Fulton-DeKalb Hospital Authority(DeKalb portion)	33,630,000	6.55%	1,805,051
DeKalb County Board of Education	<u>57,225,000</u>	6.55%	<u>11,705,673</u>
Total overlapping debt	<u>212,285,000</u>		<u>23,983,455</u>
City Direct Debt:			
Bonds Payable	42,643,217	100.00%	42,643,217
Financed Purchases	<u>79,059</u>	100.00%	<u>79,059</u>
Total Direct and Overlapping Debt	<u>\$ 255,007,276</u>		<u>\$ 24,062,514</u>

**Source: Assessed value data used to estimate applicable percentages provided by the DeKalb County Tax Assessor and the DeKalb County Financial Statements**

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Chamblee, Georgia. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

(1) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of the County's taxable assessed value that is within the City's boundaries and dividing it by the County's total taxable assessed value.



**CITY OF CHAMBLEE, GEORGIA**  
**SCHEDULE 12**  
**LEGAL DEBT MARGIN INFORMATION**  
**LAST TEN YEARS**

<u>Year</u>	<u>Assessed Value</u>	<u>Percent</u>	<u>Debt Limit</u>	<u>Amount Applicable (1)</u>	<u>Legal Debt Margin</u>
2012	\$ 761,182,596	10%	\$ 76,118,260	\$ -	\$ 76,118,260
2013	760,773,454	10%	76,077,345	-	76,077,345
2014	1,023,722,230	10%	102,372,223	-	102,372,223
2015	1,158,510,446	10%	115,851,045	-	115,851,045
2016	1,288,860,260	10%	128,886,026	-	128,886,026
2017	1,399,115,110	10%	139,911,511	-	139,911,511
2018	1,584,846,556	10%	158,484,656	-	158,484,656
2019	1,784,736,912	10%	178,473,691	-	178,473,691
2020	1,963,109,197	10%	196,310,920	-	196,310,920
2021	2,178,122,644	10%	217,812,264	-	217,812,264

**Source:** City of Chamblee Finance Department

**Notes:**

(1) The City of Chamblee has had no general obligation bonds outstanding during the last ten years.



**CITY OF CHAMBLEE, GEORGIA**  
 SCHEDULE 13  
**DEMOGRAPHIC AND ECONOMIC STATISTICS INFORMATION**  
**LAST TEN FISCAL YEARS**

<b>Fiscal Year</b>	<b>Population (1)</b>	<b>Personal Income (1)</b>	<b>Per Capita Income (1)</b>	<b>Median Age (2)</b>	<b>Median Education Level in Years of Formal Schooling (2)</b>	<b>School Enrollment (4),(5)</b>	<b>Unemployment Rate (3)</b>
2012	15,790	\$ 414,582,240	\$ 26,256	29.0	12	2,656	9.3%
2013	27,300	716,788,800	26,256	29.0	12	2,620	8.3%
2014	27,639	725,676,981	26,256	29.0	12	4,993	7.3%
2015	27,981	734,675,376	26,256	29.0	12	5,114	5.9%
2016	28,328	743,785,350	26,256	29.0	12	5,134	5.2%
2017	28,679	753,008,289	26,256	29.0	12	5,373	4.1%
2018	29,035	762,345,591	26,256	33.0	12	5,283	3.6%
2019	30,307	951,609,493	31,399	33.0	12	5,215	3.2%
2020	30,307	1,012,829,633	33,419	32.0	12	5,289	3.2%
2021	30,842	1,200,370,640	38,920	32.0	12	4,520	4.8%

**Notes:**

(1) City of Chamblee Development Department

(2) Source: U.S. Census

(3) Source: Georgia Department of Labor

(4) Includes: Chamblee Charter High School, Chamblee Middle School, Huntley Hills Elementary School, Sophia Academy (left City in 2017), Dresden Elementary School, and St. Pius X Catholic High School.

(5) Enrollment numbers increased in 2014 because of the addition of three schools due to annexation.





**CITY OF CHAMBLEE, GEORGIA**  
**SCHEDULE 14**  
**PRINCIPAL EMPLOYERS**  
**Current Year and Seven Years Previous (Earliest Available)**

<u>Employer</u>	<u>2021</u>			<u>2014</u>		
	<u>Employees</u>	<u>Rank</u>	<u>Percentage of Total Employees</u>	<u>Employees</u>	<u>Rank</u>	<u>Percentage of Total Employees</u>
Eckardt Electric Co, Inc.	550	1	4.0%			
Comcast of Georgia I, LLC	383	2	2.8%			
Jim Ellis Volkswagen	295	3	2.2%	249	2	2.3%
Walmart Supercenter #3621	282	4	2.1%	374	1	3.4%
CSS Facilities Service, LLC	250	5	1.8%			
Jim Ellis Atlanta	212	6	1.5%	162	8	1.5%
Publix Super Markets, Inc	200	7	1.5%			
The Winter Construction Co	199	8	1.5%			
Curry Cars, LLC	180	9	1.3%	178	6	1.6%
World Toyota	170	10	1.2%			
Sam's Club #6643				174	7	1.6%
RR Donnelley				197	3	1.8%
UniHealth Post-Acute Care				193	4	1.7%
World Toyota				135	9	1.2%
Epps Air Service, Inc.				135	10	1.2%
Rollins, Inc				189	5	1.7%
All Others	10,993			9,069		
<b>Totals</b>	<b>13,714</b>			<b>11,055</b>		

Source: City of Chamblee Finance Department



**CITY OF CHAMBLEE, GEORGIA**  
SCHEDULE 15  
**FULL TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM**  
**LAST TEN YEARS**

<u>Function</u>	<u>2012</u>	<u>2013</u>	<u>2014 (1)</u>	<u>2015 (1)</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Administrative	18	19	19	19	18	13	14	14	15	28
Police	44	44	68	68	67	75	75	79	93	83
Public Works	9	9	15	19	20	21	21	14	14	17
Parks and Recreation	6	6	6	10	10	10	10	5	4	3
E-911	13	13	15	15	15	15	15	11	10	11
Stormwater	4	4	5	6	5	5	5	5	5	5
Sanitation	11	11	13	17	17	18	18	17	19	20
	<u>105</u>	<u>106</u>	<u>141</u>	<u>154</u>	<u>152</u>	<u>157</u>	<u>158</u>	<u>145</u>	<u>160</u>	<u>167</u>

Source: City of Chamblee Finance Department

Notes:

(1) Total employee count increased due to annexation.



**CITY OF CHAMBLEE, GEORGIA**  
 SCHEDULE 16  
**OPERATING INDICATORS BY FUNCTION/PROGRAM**  
**LAST TEN FISCAL YEARS**

<u>Function</u>	<u>2012</u>	<u>2013</u>	<u>2014(1)</u>	<u>2015</u>	<u>2016(2)</u>	<u>2017(3)</u>	<u>2018(3)</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Police										
Physical Arrests	858	854	2,478	2,807	2,163	1,883	2,230	1,729	1,318	1,099
Traffic Violations	12,257	12,211	10,208	10,954	10,642	7,547	9,937	8,843	6,285	6,309
Sanitation										
Refuse Collected (tons/year)	2,195	2,231	3,510	3,590	4,614	4,713	4,833	4,826	5,409	5,750
Recyclables Collected (tons/year)	1,251	1,346	2,925	2,050	638	623	661	616	651	201
Public Safety										
Police Patrol Units	23	23	33	33	33	57	57	57	57	66

**Source:** City of Chamblee Finance Department

**Notes:**

(1) The City started police patrols for the area added to the City in the 2013 annexation while adding sanitation services for the 2010 annexation. The City took over sanitation services for the area 2013 annexation in mid-year 2014.

(2) The City ended its glass recycling program.

(3) The City added 24 units in implementing a take home car program.



**CITY OF CHAMBLEE, GEORGIA**  
 SCHEDULE 17  
**CAPITAL ASSETS STATISTICS BY FUNCTION/PROGRAM**  
**LAST TEN FISCAL YEARS**

<u>Function</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017(1),(2)</u>	<u>2018(1),(2)</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
City Hall										
Buildings	1	1	1	1	1	1	1	1	1	1
Vehicles	2	2	2	3	1	1	1	1	1	1
Public Safety										
Police Stations	1	1	1	1	1	1	1	1	1	1
Vehicles	46	46	56	61	61	85	85	85	76	66
Public Works										
Buildings	1	1	1	1	1	1	1	1	1	1
Vehicles	12	12	12	14	14	15	15	16	15	16
Culture and recreation										
Parks acreage	49.7	49.7	49.7	75.1	76.1	102.1	102.1	102.1	102.1	96.1
Parks	7	7	7	8	9	11	11	11	11	11
Tennis courts	2	2	2	2	2	2	2	2	2	2
Community centers	1	1	1	1	1	1	1	1	1	1
Vehicles	3	3	5	5	5	4	4	4	4	3
Sanitation										
Vehicles	18	18	14	16	16	16	16	14	16	16
Stormwater										
Vehicles	5	5	7	7	7	7	7	12	11	11

Source: City of Chamblee Finance Department

(1) The City added 24 police vehicles to implement a take home car program.

(2) The City spent \$4.5m to purchase land for 2 new parks.





**COMPLIANCE SECTION**





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

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**The Honorable Mayor and Members  
of City Council  
City of Chamblee, 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 discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Chamblee, Georgia (the "City"), as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the City of Chamblee, Georgia's basic financial statements, and have issued our report thereon dated June 22, 2022.

**Report on Internal Control over Financial Reporting**

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

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

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

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### **Report on Compliance and Other Matters**

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

### **Purpose of This Report**

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

*Mauldin & Jenkins, LLC*

Atlanta, Georgia  
June 22, 2022

# CITY OF CHAMBLEE, GEORGIA

## SCHEDULE OF FINDINGS AND RESPONSES FOR THE YEAR ENDED DECEMBER 31, 2021

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### SECTION I SUMMARY OF AUDITOR'S RESULTS

#### **Financial Statements**

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

Internal control over financial reporting:

Material weaknesses identified? \_\_\_ yes \_\_\_ X no

Significant deficiencies identified \_\_\_ yes \_\_\_ X none reported

Noncompliance material to financial statements noted? \_\_\_ yes \_\_\_ X no

#### **Federal Awards**

There was not an audit of major federal programs required as of December 31, 2021 due to the total amount expended for federal awards being less than \$750,000.



**CITY OF CHAMBLEE, GEORGIA**

**SCHEDULE OF FINDINGS AND RESPONSES  
FOR THE YEAR ENDED DECEMBER 31, 2021**

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**SECTION II  
FINANCIAL STATEMENT FINDINGS AND RESPONSES**

None reported.

**CITY OF CHAMBLEE, GEORGIA**  
**STATUS OF PRIOR AUDIT FINDINGS**  
**FOR THE YEAR ENDED DECEMBER 31, 2021**

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**2020-001: Governmental Fund Budgets**

**Condition:** State law requires local governments to adopt and operate under an annual appropriated balanced budget for the General Fund, Debt Service Fund, and Special Revenue Funds. Management did not operate under a balanced budget for the Police Technology Fund at December 31, 2020.

**Status:** The issue was corrected during the current fiscal year.

# CITY OF CHAMBLEE, GEORGIA



**CHAMBLEEGA.GOV**  
**5468 PEACHTREE ROAD**  
**CHAMBLEE, GA 30341**

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