

**CITY OF STONECREST, GEORGIA**  
**COMPREHENSIVE ANNUAL FINANCIAL REPORT**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

**Prepared by:**  
**City of Stonecrest Finance Department**

## **INTRODUCTORY SECTION**

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**CITY OF STONECREST, GEORGIA**  
**COMPREHENSIVE ANNUAL FINANCIAL REPORT**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

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**COMPREHENSIVE ANNUAL FINANCIAL REPORT**  
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June 19, 2020

Honorable Jason Lary, Mayor,  
Members of the City Council,  
and Citizens of Stonecrest,  
Georgia

Ladies and Gentlemen:

Enclosed please find the Comprehensive Annual Financial Report of the City of Stonecrest, Georgia, for the year ended December 31, 2019. Responsibility for both the accuracy of the data and the completeness and fairness of the presentation including all disclosures, rests with City management. To the best of our knowledge and belief, the enclosed data are accurate in all material respects, and is reported in a manner designed to present fairly the financial position and results of operations of the various funds and account groups of the City of Stonecrest. The report has been prepared in accordance with generally accepted accounting principles. All disclosures necessary to enable an interested reader to gain an understanding of the government's financial activities have been included.

The City's financial statements have been audited by Mauldin & Jenkins, LLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of Stonecrest for the year ended December 31, 2019 are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based on the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Stonecrest's financial statements for the year ended December 31, 2019 are fairly presented in conformity with Generally Accepted Accounting Principles (GAAP). The independent auditor's report is presented as the first component of the financial section of the report.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditors 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.



## **PROFILE OF THE GOVERNMENT**

Stonecrest was incorporated in January of 2017. Positioned in the metropolitan area, just east of Atlanta, Stonecrest is a resource rich community, which covers a 29-square mile area in southeast DeKalb County, Georgia. Stonecrest is the sixteenth largest city in the State of Georgia, serving a population of 54,903 (U.S. Census estimate for 2019). The City boasts a strong commercial and retail presence with the Mall at Stonecrest serving as the hub, with surrounding parcels consisting of medical, office and hotels. The DeKalb Medical Center at Hillandale is the City's principle medical facility, employing over 500 people. The City also has two designated industrial areas, which are home to some of the City's top employers, Dart Container Organization and Home Chef. The crown jewel of the City is the Arabia Mountain National Heritage Area which consists of 2,550 acres of exposed granite formations, wetlands, streams, lakes, and forest, all accessible by a vast trail network. The presence of the Davidson-Arabia Mountain Nature Park and the Panola Mountain State Park creates a unique recreational opportunity within a metropolitan setting.

Policymaking and legislative authority of the government is vested in the Mayor and five Council members, who are elected for four-year terms. Council members are elected by district, and the Mayor is elected at-large by popular vote. The Mayor and council members serve until their successors are qualified and certified. Terms of office begin after the certification of the election and swearing into office. Elections are held every two years for three of the council members, utilizing staggered terms.

The City legislative authority of the government of the City of Stonecrest, except as otherwise specifically provided in the charter, shall be vested in the City Council of which the Mayor is a voting member and possesses all the executive powers granted to the government under the constitution and laws of the State of Georgia and the City of Stonecrest charter. The City Manager maintains all administrative powers granted to the government under the constitution and laws the State of Georgia and the City's charter.

The City is empowered to levy a property tax on both real and personal property located within its boundaries and is qualified to levy all other taxes granted to municipalities within the State of Georgia.

Deploying a non-traditional approach to government services, the City operates through a public-private partnership. The City provides a full range of services including Planning and Zoning, Code Enforcement, Business Licenses and Building and Development permitting and inspections. During the initial transition period, services such as police and fire protection, the maintenance of highways, streets, general public works, and other infrastructure, and sanitation services continue to be provided by DeKalb County.



The annual budget serves as the foundation for the City's financial plan and assists in the control of the financial stability and health of the government. The budget is prepared by fund, function, and department. From day one, the budgeting process has included performance management initiatives as established by the Council. Amounts in this budget may be reallocated within funds by approval of the City Manager as long as the total budgeted amounts do not exceed the approved appropriations by fund.

## **LOCAL ECONOMY**

Stonecrest, the newest and largest city in DeKalb County, is the best place to do business in metropolitan Atlanta. Stonecrest is a young urban community where residents enjoy a growing dining and retail scene in the Stonecrest Mall area. Others indulge in the beautiful views on top of Arabia Mountain or experience a piece of African American culture in the historic Flatrock community.

Stonecrest is primarily a bedroom community with a population of 54,903 in approximately 29 Square miles. Stonecrest is home to two major industrial parks that include large corporations such as Dart Container Corporation, Home Chef, Trojan Battery Company and more. The largest industries in Stonecrest include government, medical, retail services and manufacturing. Stonecrest also has a large entrepreneurial and small business population.

Stonecrest is conveniently located near Interstate 20, State Routes 124 and 278 which offer quick and easy access to the downtown Atlanta and Hartsfield-Jackson International Airport. The City's diverse housing market continues to grow according to U.S. Census estimates.

## **LONG TERM FINANCIAL PLANNING**

The initial City budget was established utilizing the Feasibility Study from the Carl Vincent Institute of Government (CVIOG) as a guide to derive initial revenue and expenditure estimates. With the first year of operations being compressed down to six months, financials were tracked very closely to ensure balance levels remained at a reasonable level. With the completion of our second complete year, we will look to continue to strengthen our financial position. Excess fund balances over reserve requirements will be used in subsequent periods for pay-as-you-go capital projects and one-time non-recurring expenditures.

To facilitate the provision of city services, the government is committed to a consistent fee structure for business taxes and permitting. The City has not assessed a millage rate during the first three years and relies on franchise taxes, business taxes, and permitting fees to fund city services.



## MAJOR INITIATIVES FOR THE YEAR

### **SPLOST Program**

The DeKalb County Special Purpose Local Option Sales Tax (SPLOST), an optional 1 percent county sales tax used to fund capital outlay projects proposed by the county government and qualified participating municipal governments, was passed by a 76% referendum vote in the City of Stonecrest. The tax is collected on items subject to the state sales tax and use tax within the County and is estimated to bring in over \$600 million over 6 years into DeKalb County. Each municipality in DeKalb County will receive a pro-rated share of SPLOST revenue based on its population (2016 US Census estimate); with an estimated population of 53,500 residents, the share for the City of Stonecrest is 7.5%. It is estimated that SPLOST revenues of approximately \$45 million over 6 years will be available for infrastructure and capital improvements to the City of Stonecrest.

### **Parks Assessment**

With funding set aside through SPLOST, specifically for Park improvements and upgrades, the City will conduct a comprehensive park facilities assessment to identify and prioritize the greatest areas of need. Once the assessment is completed, the focus will then turn towards the crafting of a long-term Parks Master Plan. The City is committed to assuming these services from the County and is currently in the process of finalizing the intergovernmental agreement for these services.

## INITIATIVES FOR FUTURE YEARS

### **FINANCIAL POLICIES**

In developing and evaluating the City's accounting system, consideration is given to the adequacy of internal controls. Internal accounting controls are designed to provide reasonable, but not absolute, assurance regarding: 1) the safety of assets against loss from unauthorized use or disposition; and 2) the reliability of financial records for preparing financial statements in conformity with generally accepted accounting principles. The concept of reasonable assurance recognizes that: 1) the cost of a control should not exceed the benefits likely to be derived; and 2) the evaluation of costs and benefits requires estimates and judgments by management. All internal control evaluations occur within the above framework.

**Budgetary Controls** - The City maintains budgetary controls to ensure compliance with legal provisions of the annual appropriated budget approved by the City Council. Activities of the general fund and any special revenue funds are included in the annual appropriated budget. A project length budget will be utilized for capital project funds. The



official level of city budget control (the level on which expenditures may not legally exceed appropriations) for each legally adopted annual operating budget is the department level within each fund.

Administrative transfers of appropriations within a fund may be authorized by the City Manager to meet unforeseen needs, as long as the total budgeted amounts do not exceed these appropriations by fund. The City's budget procedures, together with such procedures for discretely presented component units, are more fully explained in the accompanying notes to the financial statements.

### **OTHER INFORMATION**

**Awards and Achievements** - The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Stonecrest for its comprehensive annual financial report for the fiscal period ended December 31, 2018. The City received this award in its initial period of operations. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current comprehensive annual financial report will meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

**Acknowledgments** - The preparation of the report could not have been accomplished without the efficient and dedicated efforts of the entire City Hall staff and the auditors for the City. Our sincere appreciation is extended to each individual for the contributions made in the preparation of this report, and the Mayor and City Council for their unwavering support of the staff and our collective efforts to consistently maintain the highest levels of professionalism and fiscal responsibility and management.

Respectfully Submitted,



Plez A. Joyner  
Deputy City Manager



Megan Reid

City Clerk



Government Finance Officers Association

**Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting**

Presented to

**City of Stonecrest  
Georgia**

For its Comprehensive Annual  
Financial Report  
for the Fiscal Year Ended

**December 31, 2018**

*Christopher P. Morill*

Executive Director/CEO

**CITY OF STONECREST, GEORGIA  
PRINCIPAL OFFICIALS  
DECEMBER 31, 2019**

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**City Council**

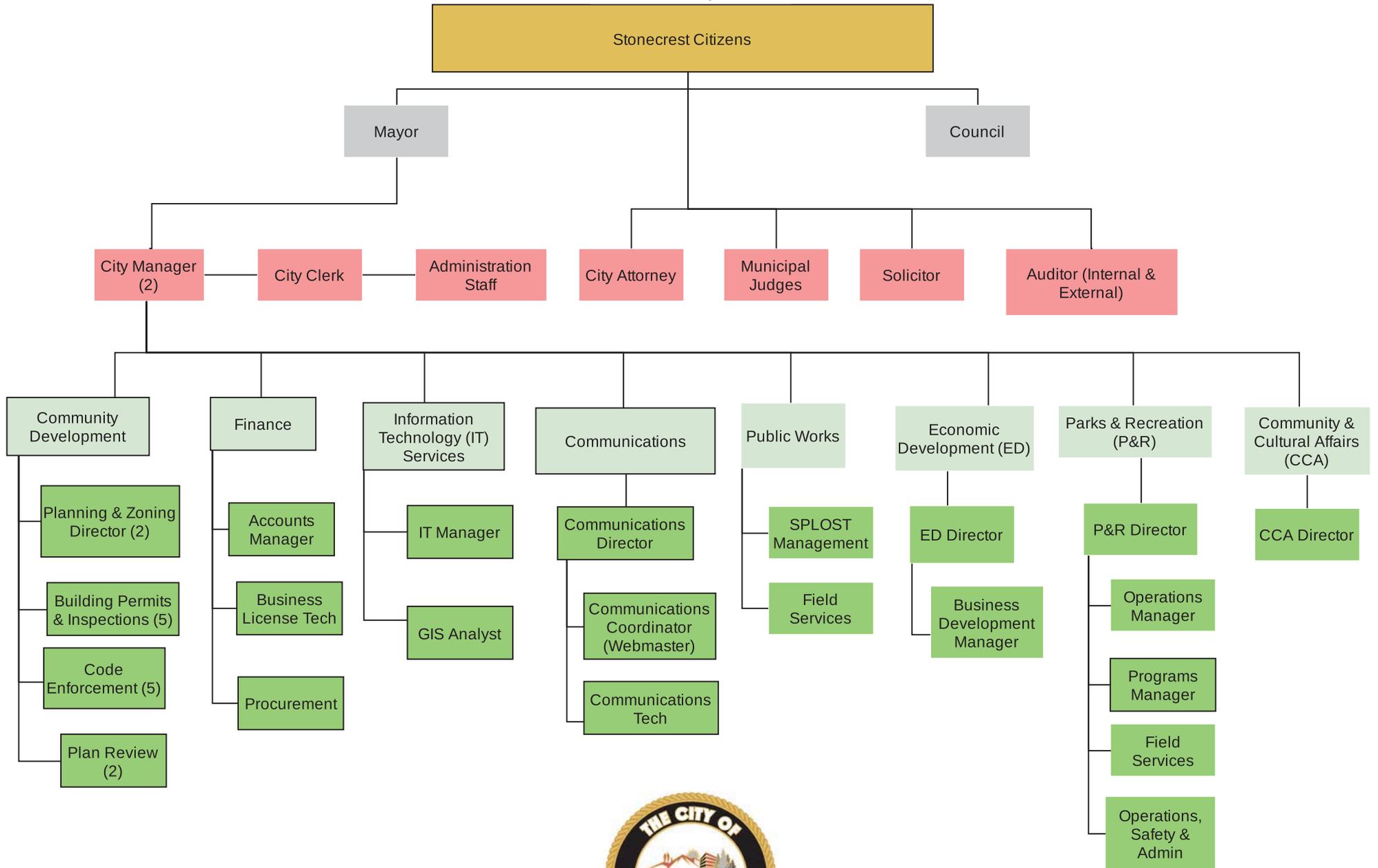
Jason Lary	Mayor
George Turner	Mayor Pro Tem
Jimmy Clanton	Council Member
Rob Turner	Council Member
Jazzmin Cobble	Council Member
Tammy Grimes	Council Member

**Appointed Administrative Officials**

Plez Joyner	Deputy City Manager
Megan Reid	City Clerk
Thompson Kurrie	City Attorney
Emily Macheski-Preston	Asst. City Attorney

# City of Stonecrest's Organizational Chart

December 31, 2019



## **FINANCIAL SECTION**

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## INDEPENDENT AUDITOR'S REPORT

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

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the **City of Stonecrest, Georgia** (the "City"), as of and for year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

### ***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

### ***Auditor's Responsibility***

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the City of Stonecrest, Georgia as of December 31, 2019, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Other Matters******Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and the General Fund – Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual (GAAP Basis), as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

***Other Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. The introductory section and statistical section are also presented for purposes of additional analysis and are not a required part of the basic financial statements.

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*Other Information (Continued)*

The combining and individual fund financial statements and schedules (the “supplementary 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. Such 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 supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated June 19, 2020 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

*Mauldin & Jenkins, LLC*

Atlanta, Georgia  
June 19, 2020

# City of Stonecrest, Georgia

## MANAGEMENT'S DISCUSSION AND ANALYSIS

### December 31, 2019

The following discussion and analysis of the City of Stonecrest, Georgia (the "City" of "Government") introduces the basic financial statements for the fiscal year ended December 31, 2019. Management prepared this discussion that should be read in conjunction with the basic financial statements, footnotes, and supplementary information found in this report. This information taken collectively is designed to provide readers with an understanding of the City's finances.

#### CITY ACTIVITY HIGHLIGHTS

The City, which was incorporated by a voter approved referendum on November 8, 2016, commenced operations on July 10, 2017 pursuant to the election of a mayor and council on April 18, 2017. The City is located 11 miles east of Atlanta with a population of 54,903. The City is home to major commercial and industrial establishments such as DeKalb Medical Center, Dart Container Corporation, Home Chef and the 1.2 million square foot Mall at Stonecrest.

Policymaking and legislative authority of the Government is vested in the Mayor and five Council Members, who are elected for four-year terms. Council members are elected by district, and the Mayor is elected at-large by popular vote. Terms of office begin after the certification of the election and swearing into office. The legislative authority of the Government of the City of Stonecrest, except as otherwise specifically provided in the charter, shall be vested in the City Council of which the Mayor is a voting member and possesses all the executive powers granted to the Government under the constitution and laws of the State of Georgia and the City of Stonecrest charter. The City Manager maintains all the administrative powers granted to the Government under the constitution and laws of the State of Georgia and the City's charter. Although the City is empowered to levy a property tax on both real and personal property located within its boundaries and is qualified to levy all other taxes granted to municipalities within the State of Georgia, it has not done so.

#### FINANCIAL HIGHLIGHTS

- The assets of the City exceeded its liabilities at the close of the fiscal year by \$29,174,450 (total net position), which represents an increase of \$22,461,281 or 334.59% from the prior year end balance. Of the total net position, \$7,332,226 (unrestricted net position) is available to meet the ongoing obligations of the City.
- As of December 31, 2019, the City's governmental funds reported combined ending fund balances of \$12,627,998 which represents an increase of \$5,980,394 over the prior year.
- The City expended \$4,182,212 of SPLOST funds primarily for street resurfacing.
- DeKalb County transferred park lands and related assets to the City with a value of \$12,054,578.

#### OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is 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.

**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 like a private-sector business.

The *statement of net position* presents information on all the City's assets and liabilities, with the difference between the two 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.

# City of Stonecrest, Georgia

## MANAGEMENT'S DISCUSSION AND ANALYSIS

### December 31, 2019

The *statement of activities* presents information showing how the government's net position changed during the most recent fiscal period. 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 flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both government-wide financial statements report only governmental activities of the City which are principally supported by taxes and intergovernmental revenues. The governmental activities of the City include general government, judicial, public safety, public works, culture and recreation, economic development and community development.

The government-wide financial statements include financial information presented for the primary government itself. The government-wide financial statements can be found on pages 13 and 14 of this report.

**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.

**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 fiscal period. Such information may be useful in evaluating the City'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 governmental funds and governmental activities.

The City maintains four individual governmental funds, the General Fund, the Special Purpose Local Option Sales Tax (SPLOST) fund, the Hotel/Motel Tax Fund, and the Auto Rental Excise Tax Fund. The General Fund and the SPLOST Fund are considered to be major funds. Data from the other funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report.

The basic governmental fund financial statements can be found on pages 15 through 17 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 18 through 30 of this report.

**City of Stonecrest, Georgia**  
**MANAGEMENT’S DISCUSSION AND ANALYSIS**  
**December 31, 2019**

**Other information.** In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information such as the budgetary comparison schedule for the General Fund as presented on a generally accepted accounting principal basis in this section. These schedules are intended to demonstrate the City’s compliance with the legally adopted and amended budgets. Required supplementary information can be found on page 31 of this report.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

Net position may serve over time as a useful indicator of a government’s financial position. In the case of the City, assets exceeded liabilities by \$29,174,450, representing a \$22,461,281 or 334.59% increase over the prior fiscal period.

The City’s net position is comprised of net investment in capital assets of \$12,749,652, amounts restricted for tourism of \$65,712, and capital projects of \$9,026,860. The remaining portion of the City’s net position represents unrestricted net position of \$7,332,226, which is available to meet the ongoing obligations of the Government.

**City of Stonecrest Net Position**

	<b>Governmental Activities</b>		<b>Increase</b>	
	<b>2019</b>	<b>2018</b>	<b>(Decrease)</b>	<b>Percent</b>
<b>ASSETS</b>				
Current assets	\$ 17,134,091	\$ 7,173,621	\$ 9,960,470	138.85%
Capital assets, net	<u>12,835,372</u>	<u>181,546</u>	<u>12,653,826</u>	<u>6970.04%</u>
Total assets	<u>29,969,463</u>	<u>7,355,167</u>	<u>22,614,296</u>	<u>307.46%</u>
<b>LIABILITIES</b>				
Current liabilities	709,293	529,217	180,076	34.03%
Capital lease payable	<u>85,720</u>	<u>112,781</u>	<u>(27,061)</u>	<u>-23.99%</u>
Total liabilities	<u>795,013</u>	<u>641,998</u>	<u>153,015</u>	<u>23.83%</u>
<b>NET POSITION</b>				
Net investment in capital assets	12,749,652	68,765	12,680,887	18440.90%
Restricted	9,092,572	5,810,225	3,282,347	100.00%
Unrestricted	<u>7,332,226</u>	<u>834,179</u>	<u>6,498,047</u>	<u>778.98%</u>
Total net position	<u>\$ 29,174,450</u>	<u>\$ 6,713,169</u>	<u>\$ 22,461,281</u>	<u>334.59%</u>

**City of Stonecrest, Georgia**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**December 31, 2019**

The largest portion of the City's current assets, \$10,885,421 reflects its cash holdings at December 31, 2019, an increase of \$5,546,131 or 104%. The increase was primarily the result of 2019 being the second full year of operations and the collection of SPLOST revenue during the year. Capital assets increased \$12,653,826 or 6,970% primarily from the transfer of \$12,054,578 of park lands and related improvements from DeKalb County.

**Governmental activities:** The table on the following page reflects changes in the net position for fiscal years 2019 and 2018.

**Revenues:** Government-wide revenues increased \$22,644,913, or 192.04%, primarily from the transfer of park land and related improvements from DeKalb County to the City. Charges for services decreased \$390,485 or 23.69% because of decreases in building and development permits. Operating grants increased \$822,440 from zero in the prior year as the City received its first Local Maintenance and Infrastructure Grant (LMIG) from the Georgia Department of Transportation for \$536,511 as well as its first transfers of Title Ad Valorem Tax from DeKalb County of \$285,929. Capital grants and contributions of \$19,694,570 are comprised of SPLOST revenues of \$7,639,992 and transfer of park land and improvements from DeKalb County of \$12,054,578. There were no similar transfers of park land in the prior year. SPLOST revenues increased 2,092,297 or 37.71% from the prior year. Sales and use taxes of \$186,981 in 2018 are comprised of Homestead Option Sales Taxes (HOST). The City received \$3,821,203 of insurance premium taxes through the State of Georgia for the first time in 2019 and accrued an additional \$3,800,000 for a total of \$7,621,203. Business and occupation taxes increased \$443,575 or 38.28% as the City took full control of collections in 2019. Franchise tax revenues were consistent with prior years.

**Expenses:** General government expenses increased \$1,042,050 or 31.04% primarily from increases in contractual services for general operations provided by the City's prime contractor, Jacobs Engineering. This was the first year the City recorded economic development and public works expenses and each amounted to \$1,065,973 and \$4,777,717, respectively. Community development expenses decreased \$780,081 as certain costs were reallocated to economic development and public works. Culture and recreation expenses increased \$530,520 or 538.93% as the City took over these activities from DeKalb County along with the transfer of parks and related facilities.

**City of Stonecrest, Georgia**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**December 31, 2019**

**City of Stonecrest's Changes in Net Position**

	Governmental Activities		Increase	Percent
	2019	2018	(Decrease)	
<b>REVENUES</b>				
<b>Program revenues</b>				
Charges for services	\$ 1,257,762	\$ 1,648,247	\$ (390,485)	-23.69%
Operating grants and contributions	822,440	-	822,440	100.00%
Capital grants and contributions	19,694,570	5,547,695	14,146,875	255.00%
<b>General revenues</b>				
Sales and use tax	-	186,981	(186,981)	-100.00%
Insurance taxes	7,621,203	-	7,621,203	100.00%
Hotel/Motel taxes	704,989	656,874	48,115	7.32%
Motor vehicle taxes	961	2,803	(1,842)	-65.72%
Franchise taxes	2,550,882	2,431,266	119,616	4.92%
Business taxes	1,602,296	1,158,721	443,575	38.28%
Alcoholic beverage taxes	165,705	144,585	21,120	14.61%
Unrestricted investment earnings	14,351	7,034	7,317	0.00%
Miscellaneous revenues	1,478	7,518	(6,040)	0.00%
Total revenues	34,436,637	11,791,724	22,644,913	192.04%
<b>EXPENSES</b>				
General government	4,399,115	3,357,065	1,042,050	31.04%
Judicial	86,476	94,947	(8,471)	-8.92%
Economic development	1,065,973	-	1,065,973	100.00%
Public works	4,777,717	-	4,777,717	100.00%
Community development	1,005,776	1,785,857	(780,081)	-43.68%
Cultural and recreation	628,960	98,440	530,520	538.93%
Interest charges	11,339	14,210	(2,871)	-20.20%
Total expenses	11,975,356	5,350,519	6,624,837	123.82%
Increase in net position	\$ 22,461,281	\$ 6,441,205	\$16,020,076	248.71%

**City of Stonecrest, Georgia**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**December 31, 2019**

**FINANCIAL ANALYSIS OF GOVERNMENT'S FUNDS**

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

**Governmental Funds.** The focus of the City's governmental funds 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. Unassigned fund balance may serve as a useful measure of the City's net resources available for spending at the end of the fiscal year.

**General Fund.** The General Fund is the chief operating fund of the City. At the end of the current fiscal year the total fund balance was \$3,535,426, an increase of \$2,511,066 or 245.14%. The fund balance includes \$354,760 of non-spendable fund balance, and the remainder of \$3,180,666 is unassigned and can be used to meet any General Fund obligations.

<b>General Fund</b>	<b>Revenues, Expenditures and</b>			
	<b>Changes in Fund Balance</b>		<b>Increase</b>	<b>Percent</b>
	<b>2019</b>	<b>2018</b>	<b>(Decrease)</b>	
<b>REVENUES</b>				
Franchise taxes	\$ 2,550,882	\$ 2,431,266	\$ 119,616	4.92%
Insurance taxes	3,821,203	-	3,821,203	100.00%
Business taxes	1,602,296	1,158,721	443,575	38.28%
Alcoholic beverage excise taxes	165,705	144,585	21,120	14.61%
Sales and use taxes	-	186,981	(186,981)	-100.00%
Licenses and permits	1,227,680	1,631,999	(404,319)	-24.77%
Intergovernmental	822,440	-	822,440	100.00%
Charges for services	4,660	-	4,660	100.00%
Fines and forfeitures	25,422	16,248	9,174	56.46%
Miscellaneous revenues	1,478	7,518	(6,040)	-80.34%
<b>Total revenues</b>	<b>10,221,766</b>	<b>5,577,318</b>	<b>4,644,448</b>	<b>83.27%</b>
<b>EXPENDITURES</b>				
General government	4,356,422	3,299,608	1,056,814	32.03%
Judicial	86,476	92,909	(6,433)	-6.92%
Economic development	1,065,973	-	1,065,973	100.00%
Public works	536,511	-	536,511	100.00%
Community development	723,781	1,548,944	(825,163)	-53.27%
Cultural and recreation	1,270,901	98,440	1,172,461	1191.04%
Capital Outlay	58,994	37,034	21,960	59.30%
Debt service				
Principal	26,810	23,965	2,845	11.87%
Interest charges	11,590	14,435	(2,845)	-19.71%
<b>Total expenditures</b>	<b>8,137,458</b>	<b>5,115,335</b>	<b>3,022,123</b>	<b>59.08%</b>
Excess of revenues over expenditures	2,084,308	461,983	1,622,325	
<b>Other financing sources:</b>				
Transfers in	426,758	359,877		
<b>Total other financing sources</b>	<b>426,758</b>	<b>359,877</b>		
<b>Net change in fund balances</b>	<b>\$ 2,511,066</b>	<b>\$ 821,860</b>		

# City of Stonecrest, Georgia

## MANAGEMENT'S DISCUSSION AND ANALYSIS

### December 31, 2019

Total General Fund revenues increased \$4,644,448 or 83.27%. Franchise taxes were consistent with the prior year, increasing \$119,616 or 4.92%. The first year the City was eligible for Insurance premium taxes was 2019, which totaled \$3,821,203. Business taxes increased \$443,575 and the City took over all collections for such revenue. Sales and use taxes are comprised of Homestead Option Sales Taxes (HOST) which were discontinued in 2019. Licenses and permits decreased \$404,319 or 24.77% as the local economy has slowed. Intergovernmental revenues increased \$822,440 from zero in the prior year as the City received its first Local Maintenance and Infrastructure Grant (LMIG) from the Georgia Department of Transportation for \$536,511 as well as its first transfers of Title Ad Valorem Tax from DeKalb County of \$285,929.

Total General Fund expenditures increased \$3,022,123 or 59.08%. General government expenditures increased \$1,056,814 or 32.03% primarily from increases in contractual services for general operations provided by the City's prime contractor, Jacobs Engineering. This was the first year for the City to report economic development and public works expenditures and each amounted to \$1,065,973 and \$536,511, respectively. Community development expenditures decreased \$825,163 as certain costs were reallocated to economic development and public works. Culture and recreation expenditures increased \$1,172,461 or 1,191.04% as the City took over these activities from DeKalb County along with the transfer of parks and related facilities.

**SPLOST Fund.** In 2018, the City began receiving proceeds of a sales tax levied in DeKalb County, which will be used by the City for the exclusive purpose of capital outlay projects in accordance with a voter approved sales tax referendum. For fiscal years 2019 and 2018, the City received SPLOST revenue of \$7,639,992 and \$5,547,695, respectively. There were no capital related expenditures using these funds in 2018; however, in 2019, the City expended \$4,182,212 of SPLOST funds, primarily for resurfacing projects.

### **GENERAL FUND BUDGETARY HIGHLIGHTS**

The General Fund budget versus actual comparison can be found on page 31. Total revenues were \$2,314,366 in excess of budget. Franchise taxes and business taxes were \$396,482 and \$397,296, respectively, in excess of budget as budgeted revenues in 2019 were more conservative than in 2018, in part due to lack of history for such revenue types. Insurance taxes were \$821,203 in excess of budget due to a conservative budget and this was the first year the City was eligible for such revenues. Intergovernmental revenues were \$822,440 in excess of budget as the City did not anticipate receiving these revenue streams when the budget was adopted.

Total expenditures were \$1,567,453 less than the final budgets. General government expenditures were \$1,201,978 less than budgeted as this category included a \$550,000 contingency that could have been allocated to other expenditure line items. The City has used a conservative budgeting approach based on the limited information available at the time the budget was prepared.

# City of Stonecrest, Georgia

## MANAGEMENT’S DISCUSSION AND ANALYSIS

### December 31, 2019

#### CAPITAL ASSET AND DEBT ADMINISTRATION

**Capital assets.** The City’s net investment in capital assets for its governmental activities as of December 31, 2019, was to \$12,749,652, an increase of \$12,680,887 from the prior year. The increase is primarily related to transfers of parks and related building and improvement from DeKalb County to the City.

#### City of Stonecrest’s Capital Assets (net of depreciation)

	December 31, 2019	December 31, 2018
Land	\$ 5,916,147	\$ -
Furniture and equipme	126,398	164,821
Improvements	6,180,075	16,725
Buildings	612,752	-
	\$ 12,835,372	\$ 181,546

Additional information on the City’s capital assets can be found in Note 5 on page 26 of this report.

**Financed purchases.** At the end of fiscal year December 31, 2019, the City had total borrowings outstanding of \$85,720 in the form of financed purchases from direct borrowings used to purchase office equipment. All borrowings are backed by the full faith and credit of the City.

Additional information on the City’s long-term debt can be found in Note 6 on page 27 of this report.

#### ECONOMIC FACTORS AND NEXT YEARS BUDGETS AND RATES

These factors were considered in preparing the City’s budget for the 2020 fiscal year.

- Sustainability of existing services – The City will implement a philosophy of budgetary evaluation which reviews the needs of the City to the standard which realizes that services and associated costs should not be appropriated if they are not justified as long-term goals and priority of the City. This philosophy will be discussed during the budget process, with a financial outlook that provides opportunity to evaluate Government priorities, realign and diversify revenue sources, and provide clear information for decision making for continued financial success.
- Cost of government – The operating millage rate for the City will remain at 0.0 mils. The City remains committed to refraining from the imposition of any additional millage for as long as is feasible. As the scope of city services continues to expand, the Government will continue to explore all viable options to ensure that the services provided remain at the highest level possible.
- Department expansions – The City will expand to include three new departments – Business Development, Parks and Receptions, and Community and Cultural Affairs. The Public Works Department will expand services to include a right of way maintenance department that will keep the lawns on the City’s thoroughfares maintained and clean.
- The City will restrict the use of one-time revenues to capital projects when the City starts to accumulate fund balance.

**City of Stonecrest, Georgia**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**December 31, 2019**

**REQUESTS FOR INFORMATION**

This financial report is designed to provide a general overview of the City of Stonecrest finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Department of Finance, City of Stonecrest, 3120 Stonecrest Blvd, Stonecrest, GA 30038.

City of Stonecrest, Georgia  
3120 Stonecrest Blvd.  
Stonecrest, Georgia 30038

# CITY OF STONECREST, GEORGIA

## STATEMENT OF NET POSITION DECEMBER 31, 2019

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	<u>Governmental</u> <u>Activities</u>
<b>ASSETS</b>	
Cash and cash equivalents	\$ 10,885,421
Taxes receivable	5,158,659
Intergovernmental receivable	738,451
Prepaid items	351,560
Capital assets:	
Nondepreciable	5,916,147
Depreciable, net of accumulated depreciation	<u>6,919,225</u>
 Total assets	 <u>29,969,463</u>
<b>LIABILITIES</b>	
Accounts payable	601,432
Accrued liabilities	107,861
Financed purchase payable, due within one year	27,619
Financed purchase payable, due in more than one year	<u>58,101</u>
 Total liabilities	 <u>795,013</u>
<b>NET POSITION</b>	
Net investment in capital assets	12,749,652
Restricted for:	
Promotion of trade and tourism	65,712
Capital projects	9,026,860
Unrestricted	<u>7,332,226</u>
 Total net position	 <u>\$ 29,174,450</u>

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

# CITY OF STONECREST, GEORGIA

## STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2019

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>			<u>Net (Expenses)</u>
		<u>Charges for</u> <u>Services</u>	<u>Operating</u> <u>Grants and</u> <u>Contributions</u>	<u>Capital</u> <u>Grants and</u> <u>Contributions</u>	<u>Revenues and</u> <u>Changes in Net</u> <u>Position</u> <u>Governmental</u> <u>Activities</u>
<b>Primary government:</b>					
Governmental activities:					
General government	\$ 4,399,115	\$ 220,273	\$ -	\$ -	\$ (4,178,842)
Judicial	86,476	-	-	-	(86,476)
Economic development	1,065,973	-	-	-	(1,065,973)
Public safety	-	-	-	1,145,519	1,145,519
Public works	4,777,717	-	536,511	5,694,641	1,453,435
Community development	1,005,776	1,032,829	-	-	27,053
Culture and recreation	628,960	4,660	285,929	12,854,410	12,516,039
Interest on long-term debt	11,339	-	-	-	(11,339)
Total governmental activities	\$ 11,975,356	\$ 1,257,762	\$ 822,440	\$ 19,694,570	9,799,416
General revenues:					
Insurance taxes					7,621,203
Hotel/Motel taxes					704,989
Franchise taxes					2,550,882
Business taxes					1,602,296
Motor vehicle excise taxes					961
Alcoholic beverage taxes					165,705
Unrestricted investment earnings					14,351
Miscellaneous revenues					1,478
Total general revenues					12,661,865
Change in net position					22,461,281
Net position, beginning of year					6,713,169
Net position, end of year					\$ 29,174,450

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

# CITY OF STONECREST, GEORGIA

## BALANCE SHEET GOVERNMENTAL FUNDS DECEMBER 31, 2019

ASSETS	General Fund	SPLOST Fund	Nonmajor Governmental Funds	Total Governmental Funds
Cash and cash equivalents	\$ 3,062,450	\$ 7,822,971	\$ -	\$ 10,885,421
Taxes receivable	5,099,491	-	59,168	5,158,659
Intergovernmental receivable	-	738,451	-	738,451
Due from other funds	-	510,634	92,187	602,821
Prepaid items	354,760	-	-	354,760
Total assets	\$ 8,516,701	\$ 9,072,056	\$ 151,355	\$ 17,740,112
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE</b>				
<b>LIABILITIES</b>				
Accounts payable	\$ 484,859	\$ 30,930	\$ 85,643	\$ 601,432
Accrued liabilities	93,595	14,266	-	107,861
Due to other funds	602,821	-	-	602,821
Total liabilities	1,181,275	45,196	85,643	1,312,114
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Unavailable revenues - taxes	3,800,000	-	-	3,800,000
<b>FUND BALANCE</b>				
Nonspendable:				
Prepaid items	354,760	-	-	354,760
Restricted:				
Capital projects	-	9,026,860	-	9,026,860
Promotion of trade and tourism	-	-	65,712	65,712
Unassigned	3,180,666	-	-	3,180,666
Total fund balance	3,535,426	9,026,860	65,712	12,627,998
Total liabilities, deferred inflows of resources, and fund balance	\$ 8,516,701	\$ 9,072,056	\$ 151,355	

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.	12,835,372
In the governmental funds, debt service expenditures prepaid by year-end are not recognized as expenditures until they are due and payable; however, in the governmental activities those payments are recognized as reductions of the long-term liabilities when paid.	(3,200)
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds. This amount is the outstanding financed purchase payable.	(85,720)
Some revenues are not available in the current period and, therefore, are not reported in the funds.	3,800,000
Net position of governmental activities	\$ 29,174,450

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

**CITY OF STONECREST, GEORGIA**  
**STATEMENT OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

	General Fund	SPLOST Fund	Nonmajor Governmental Funds	Total Governmental Funds
<b>Revenues:</b>				
Franchise taxes	\$ 2,550,882	\$ -	\$ -	\$ 2,550,882
Hotel/Motel taxes	-	-	704,989	704,989
Insurance taxes	3,821,203	-	-	3,821,203
Excise taxes on rental motor vehicles	-	-	961	961
Business taxes	1,602,296	-	-	1,602,296
Alcoholic beverage excise taxes	165,705	-	-	165,705
Licenses and permits	1,227,680	-	-	1,227,680
Intergovernmental	822,440	7,639,992	-	8,462,432
Charges for services	4,660	-	-	4,660
Fines and forfeitures	25,422	-	-	25,422
Interest earned	-	14,351	-	14,351
Miscellaneous	1,478	-	-	1,478
Total revenues	10,221,766	7,654,343	705,950	18,582,059
<b>Expenditures:</b>				
Current:				
General government	4,356,422	-	-	4,356,422
Public works	536,511	-	-	536,511
Judicial	86,476	-	-	86,476
Economic development	1,065,973	-	-	1,065,973
Community development	723,781	-	281,995	1,005,776
Culture and recreation	1,270,901	-	-	1,270,901
Capital outlay	58,994	4,182,212	-	4,241,206
Debt service:				
Principal	26,810	-	-	26,810
Interest	11,590	-	-	11,590
Total expenditures	8,137,458	4,182,212	281,995	12,601,665
Excess of revenues over expenditures	2,084,308	3,472,131	423,955	5,980,394
<b>Other financing sources (uses):</b>				
Transfers in	426,758	-	-	426,758
Transfers out	-	-	(426,758)	(426,758)
Total other financing sources (uses)	426,758	-	(426,758)	-
Net change in fund balances	2,511,066	3,472,131	(2,803)	5,980,394
<b>Fund balances, beginning of year</b>	1,024,360	5,554,729	68,515	6,647,604
<b>Fund balances, end of year</b>	\$ 3,535,426	\$ 9,026,860	\$ 65,712	\$ 12,627,998

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

**CITY OF STONECREST, 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, 2019**

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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	\$ 5,980,394
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 outlays exceeded depreciation expense in the current period.	599,248
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amount is the principal payments on the long-term debt in the current year.	26,810
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	3,800,000
Donations of capital assets increase net position in the statement of activities but do not appear in the governmental funds because they are not current financial resources.	12,054,578
Interest expenses reported in the statement of activities which were paid in advance of their due date are reported as prepaid items in the governmental funds.	<u>251</u>
Change in net position - governmental activities	<u><u>\$ 22,461,281</u></u>

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

# CITY OF STONECREST, GEORGIA

## NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2019

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

The financial statements of the City of Stonecrest, 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 of the City's accounting policies are described below.

#### **A. Reporting Entity**

The City, which was incorporated by a voter approved referendum on November 8, 2016, commenced operations on July 10, 2017 pursuant to the election of a mayor and council on April 18, 2017. Policy-making and legislative authority are vested in the Mayor and City Council which consists of five council members and the Mayor. The government provides such services as general government administration, judicial services through its municipal court, code enforcement, building and zoning, and housing and development.

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

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. Government-wide financial statements do not provide information by fund, but by the City's governmental activities. 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.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segments 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 those 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 properly included among program revenues are reported instead as general revenues.

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

## NOTES TO FINANCIAL STATEMENTS

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### 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. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers property taxes to be available if they are collected within 60 days of the end of the current fiscal period for which they are levied. Other revenues susceptible to accrual are considered available if they are collected within 90 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to long-term liabilities, such as compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, hotel/motel occupancy taxes, business taxes, insurance premium taxes, excise taxes, and licenses and permits associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period if availability criteria are met. 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.

## NOTES TO FINANCIAL STATEMENTS

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

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

In accordance with GASB Statement No. 34, major individual governmental funds are reported as separate columns in the fund financial statements.

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 **Special Purpose Local Option Sales Tax (SPLOST) Fund** is used to account for the proceeds of a sales tax levied in DeKalb County, which will be used by the City for the exclusive purpose of capital outlay projects in accordance with the voter approved sales tax referendum.

Additionally, the City reports the following fund type:

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

#### D. Budgets

Formal budgetary accounting is employed as a management control device for the funds of the City. The governmental fund budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. An annual operating budget is adopted each fiscal year through passage of an annual budget ordinance and amended as required for the general fund. During the fiscal year ended December 31, 2019, the original budget was not amended through supplemental appropriations. Any changes from the original budget are reflected in the budgetary comparison schedule. All appropriations lapse at fiscal year-end. The City does not use encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation.

#### E. Cash and Cash Equivalents

Cash and cash equivalents include amounts in demand deposits as well as short-term investments with a maturity date within three months of the date acquired by the City.

## NOTES TO FINANCIAL STATEMENTS

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

#### F. Receivables

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible.

#### G. Interfund Receivables and Payables

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year as well as all other outstanding balances between funds are reported as "due to/from other funds."

#### H. Capital Assets

Capital assets, which include vehicles and machinery and equipment, are reported 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 two years. 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 cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives is not capitalized.

Capital assets of the City are depreciated using the straight line method over the following useful lives:

<u>Category</u>	<u>Useful Life</u>
Land	N/A
Buildings and improvements	20-50 years
Equipment	5-10 years
Intangible assets	10 years

#### I. Prepaid Items

Payments made to vendors for services that will benefit periods beyond December 31, 2019, are recorded as prepaid items using the consumption method by recording an asset for the prepaid amount and reflecting the expenditure/expense in the year in which 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.

## NOTES TO FINANCIAL STATEMENTS

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

#### J. Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position.

In the fund financial statements, governmental fund types recognize the face amount of the debt issued as other financing sources and the repayment of debt as debt service expenditures.

#### K. Deferred Inflows of Resources

In addition to liabilities, the financial statements will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of fund balance that applies to future period(s) and so will not be recognized as an inflow of resources (revenues) until that time. The City has one type of item that arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, this item, *unavailable revenue* is only reported in the governmental funds balance sheet. The governmental funds report unavailable revenues from insurance premium taxes as this amount is deferred and will be recognized as an inflow of resources in the period in which the amount becomes available.

#### L. Fund Equity

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

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

Fund balances are classified as follows:

- **Nonspendable** – Fund balances are reported as nonspendable when amounts cannot be spent because they are either (a) not in spendable form (i.e., items that are not expected to be converted to cash) or (b) legally or contractually required to be maintained intact.
- **Restricted** – Fund balances are reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

## NOTES TO FINANCIAL STATEMENTS

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

#### L. Fund Equity (Continued)

Fund balances are classified as follows (continued):

- **Committed** – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by formal action of the City Council through the adoption of a resolution. Only the City Council may modify or rescind the commitment, also through 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 authority to assign fund balances remains with the City Council.
- **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 balances may be reported in all funds. The City, by resolution, has created a minimum fund balance policy to be no less than 6% of current year revenues of the General Fund, in order to cover unforeseen emergencies and/or revenue shortfalls.

**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 and deferred outflows of resources and 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 section above. All other net position is reported as unrestricted.

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

## NOTES TO FINANCIAL STATEMENTS

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

#### M. Use of 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 amounts of assets, deferred outflows of resources, deferred inflows of resources, and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

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

#### A. 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 balance includes a reconciliation between net change in fund balance and change 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 \$599,248 difference are as follows:

Capital outlay	\$ 712,787
Depreciation expense	<u>(113,539)</u>
Net adjustment to increase <i>net change in fund balances - total governmental funds to arrive at change in net position - governmental activities</i>	<u><u>\$ 599,248</u></u>

### NOTE 3. LEGAL COMPLIANCE – BUDGETS

#### A. Budgets and Budgetary Accounting

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 the approval of the City Council. 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 resolution.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 3. LEGAL COMPLIANCE – BUDGETS (CONTINUED)

#### B. Excess Expenditures Over Appropriations

For the year ended December 31, 2019 the following funds had actual expenditures in excess of their appropriations:

General Fund		
General government:		
City manager	\$	6,419
Legal services department		184,808
IT/GIS		3,521
General operations		14,627
Public works		536,511
Economic development:		
Business development		13,048
Community development		3,781
Debt service:		
Principal		26,810
Interest		11,590
Hotel/Motel Tax Fund		
Community development		41,995

These expenditures in excess of appropriations were primarily funded by lower than budgeted expenditures in other areas and greater than anticipated revenues.

### NOTE 4. DEPOSITS AND INVESTMENTS

**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 to be collateralized by depository insurance or pledged securities. Amounts that exceed standard depository insurance limits are required to be collateralized either (1) individually by the financial institutions through pledged obligations of the U.S. Government, obligations backed by the full faith and credit of the U.S. Government, obligations of the State of Georgia or other states, or obligations of counties, municipalities, or public authorities of the State of Georgia, or (2) participation in the State of Georgia Secure Deposit Program. As of December 31, 2019, the City had deposits with one (1) financial institution collateralized by the State of Georgia Secure Deposit Program, which is administered by the Office of the State Treasurer, and requires participating banks holding deposits of public funds to pledge collateral at varying rates depending on tier assigned by the State. Additionally, the City had deposits with one (1) financial institution that were collateralized by pledged securities, as defined above, such that all of the City's bank balances were insured and/or collateralized as defined by GASB and required by State Statutes.

## NOTES TO FINANCIAL STATEMENTS

### NOTE 5. CAPITAL ASSETS

Capital asset activity for the City for the year ended December 31, 2019 is as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
<b>Governmental activities:</b>				
Nondepreciable capital assets:				
Land	\$ -	\$ 5,916,147	\$ -	\$ 5,916,147
Total	<u>-</u>	<u>5,916,147</u>	<u>-</u>	<u>5,916,147</u>
Capital assets, being depreciated:				
Furniture and equipment	218,857	5,000	-	223,857
Improvements	21,351	6,224,139	-	6,245,490
Buildings	-	622,079	-	622,079
Total	<u>240,208</u>	<u>6,851,218</u>	<u>-</u>	<u>7,091,426</u>
Less accumulated depreciation for:				
Furniture and equipment	(54,036)	(43,423)	-	(97,459)
Improvements	(4,626)	(60,789)	-	(65,415)
Buildings	-	(9,327)	-	(9,327)
Total	<u>(58,662)</u>	<u>(113,539)</u>	<u>-</u>	<u>(172,201)</u>
Total capital assets being depreciated, net	<u>181,546</u>	<u>6,737,679</u>	<u>-</u>	<u>6,919,225</u>
Governmental activities capital assets, net	<u>\$ 181,546</u>	<u>\$ 12,653,826</u>	<u>\$ -</u>	<u>\$ 12,835,372</u>

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

Governmental activities:	
General government	\$ 47,693
Culture and recreation	65,846
Total depreciation expense - governmental activities	<u>\$ 113,539</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 6. LONG TERM DEBT

The following is a summary of long-term debt activity of the City for the year ended December 31, 2019:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
<b>Governmental activities:</b>					
Financed purchase	\$ 112,781	\$ -	\$ (27,061)	\$ 85,720	\$ 27,619
Governmental activity long-term liabilities	<u>\$ 112,781</u>	<u>\$ -</u>	<u>\$ (27,061)</u>	<u>\$ 85,720</u>	<u>\$ 27,619</u>

### Financed Purchase from Direct Borrowings

On July 1, 2017, the City entered into a financed purchase to acquire computer equipment through Government Leasing, LLC for \$146,278. Monthly payments of \$3,200, including interest at a rate of 11.27% began September 1, 2017 and will continue through August 1, 2022. The outstanding balance at December 31, 2019 is \$85,720.

As of December 31, 2019, the cost and accumulated depreciation on the assets acquired under the financed purchase is \$146,278 and \$63,388, respectively. The annual depreciation is included in the capital asset depreciation total in Note 5. The total debt service requirements to maturity for the City's financed purchase is as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Year Ending December 31,			
2020	\$ 27,619	\$ 7,581	\$ 35,200
2021	33,551	4,849	38,400
2022	<u>24,550</u>	<u>1,049</u>	<u>25,599</u>
Total	<u>\$ 85,720</u>	<u>\$ 13,479</u>	<u>\$ 99,199</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 7. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

The composition of due to/from other funds as of December 31, 2019 is as follows:

<u>Receivable Entity</u>	<u>Payable Entity</u>	<u>Amount</u>
Nonmajor governmental funds	General Fund	\$ 92,187
SPLOST Fund	General Fund	510,634

The interfund balance between the nonmajor governmental funds and the General Fund is a result of timing of the remittances made out of the operating cash account of the General Fund to the nonmajor governmental funds that do not record cash in the fund level. The interfund balance between the SPLOST fund and the General Fund is due to the City matching state grant expenditures initially recorded in the SPLOST Fund to be paid out of the General Fund, where the state grant revenue is recorded. The year-end balance is a result of timing difference between the funds.

The composition of interfund transfers as of December 31, 2019 is as follows:

<u>Transfers in</u>	<u>Transfers out</u>	<u>Amount</u>
General Fund	Nonmajor governmental funds	\$ 426,758

Transfers are used to move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them.

### NOTE 8. HOTEL/MOTEL LODGING TAX

The City has levied an occupancy tax of 8% for the rent of a guest room at a hotel or motel in the City as authorized by the Official Code of Georgia Annotated (O.C.G.A.) §48-13-51(a)(3). For the year ended December 31, 2019, the City collected \$704,989 in hotel/motel tax revenues. Of this amount, \$281,995, or 40% was used for the promotion of tourism in accordance with the provisions of O.C.G.A §48-13-51(a)(3).

### NOTE 9. AUTO RENTAL EXCISE TAX

The City has levied an excise tax on the rental of motor vehicles. The Official Code of Georgia Annotated (O.C.G.A.) §48-13-93 requires that all motor vehicle excise taxes be expended or obligated contractually, in accordance with the City's ordinance, for the acquisition, construction, renovating, improving, maintenance and equipping of pedestrian walkways, installation of traffic lights, and street lights associated with public safety facilities or public improvements for sports and recreational facilities. During the year ended December 31, 2019, the City collected \$961 in motor vehicle excise taxes revenues. In total, \$3,764, which was total collections and fund balance was used for the promotion of tourism in accordance with the provisions of these of O.C.G.A. §48-13-93.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 10. OPERATING LEASES

The government leases the city hall office facilities under a non-cancelable operating lease. The City accrues rent expense in an amount such that the total rent expense under the lease is recognized ratably over the lease term. The lease expense on the city hall facility was \$210,134 for the year ended December 31, 2019.

The future minimum lease payments for these leases are as follows:

<u>Year Ending December 31,</u>	<u>City Hall</u>
2020	\$ 231,516
2021	235,581
2022	239,745
2023	60,198
Total lease payments	<u>\$ 767,040</u>

### NOTE 11. RISK MANAGEMENT

The City is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City has joined together with other municipalities in the state as part of the Georgia Interlocal Risk Management Agency Property and Liability Insurance Fund, a public entity risk pool currently operating as common risk management and insurance programs for member local governments.

As part of this risk pool, the City is obligated to pay all contributions and assessments as prescribed by the pools, to cooperate with the pool's 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. The fund is to pay all costs 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.

The City carries commercial insurance for other risks of losses. For insured programs, there have been no significant reductions in insurance coverage. Settlement amounts have not exceeded insurance coverage in the last three years of operations.

## NOTES TO FINANCIAL STATEMENTS

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### **NOTE 12. COMMITMENTS AND CONTINGENT LIABILITIES**

#### **Litigation:**

The City is subject to legal actions in the ordinary course of business. In the opinion of management and legal counsel, the City has adequate legal defenses and insurance coverage with respect to such actions and the liability, if any, which might result from these proceedings, would not have a material adverse effect on the financial position of the City.

#### **Contractual Commitments:**

The City has entered into a private contractual partnership for outsourced services and operations. Through this contract with private companies, an array of operational services are provided via outsourcing. This contract is an operating contract for which the City is continually monitoring its outsourcing needs as compared to providing services in-house. Currently, these contracts are approximately \$4.9 million annually. The contracts were bid for five annual service periods and run through the year ending 2022.

### **NOTE 13. JOINT VENTURE**

Under Georgia law, the City, in conjunction with other cities around the Metropolitan Atlanta Georgia area, is a member of the Atlanta Regional Commission (ARC) and is required to pay annual dues thereto, which DeKalb County has paid on behalf of the City of Stonecrest. Membership in ARC is required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34, which provides for the organization structure of ARC. ARC Board membership includes the chief elected official of each county and municipality 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, 40 Courtland Street NE, Atlanta, Georgia 30303.

**REQUIRED SUPPLEMENTARY INFORMATION**

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# CITY OF STONECREST, GEORGIA

## GENERAL FUND SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS) FOR THE YEAR ENDED DECEMBER 31, 2019

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
<b>Revenues:</b>				
Franchise taxes	\$ 2,154,400	\$ 2,154,400	\$ 2,550,882	\$ 396,482
Business license and occupational taxes	1,205,000	1,205,000	1,602,296	397,296
Insurance taxes	3,000,000	3,000,000	3,821,203	821,203
Alcoholic beverage excise taxes	121,000	121,000	165,705	44,705
Intergovernmental	-	-	822,440	822,440
Licenses and permits	1,395,000	1,395,000	1,227,680	(167,320)
Charges for services	20,000	20,000	4,660	(15,340)
Fines and forfeitures	12,000	12,000	25,422	13,422
Miscellaneous	-	-	1,478	1,478
Total revenues	<u>7,907,400</u>	<u>7,907,400</u>	<u>10,221,766</u>	<u>2,314,366</u>
<b>Expenditures:</b>				
<b>Current:</b>				
<b>General government:</b>				
City council	189,500	189,500	166,966	22,534
City manager	202,000	202,000	208,419	(6,419)
City clerk	185,650	185,650	177,741	7,909
Financial administration	592,000	592,000	497,882	94,118
Legal services department	370,000	370,000	554,808	(184,808)
Economic development	1,247,250	1,247,250	538,216	709,034
Facilities and building department	269,500	269,500	264,972	4,528
Communications	358,000	358,000	350,671	7,329
IT/GIS	389,000	389,000	392,521	(3,521)
General operations	299,500	299,500	314,127	(14,627)
Building	906,000	906,000	890,099	15,901
Contingency	550,000	550,000	-	550,000
Total general government	<u>5,558,400</u>	<u>5,558,400</u>	<u>4,356,422</u>	<u>1,201,978</u>
<b>Public works</b>	<u>-</u>	<u>-</u>	<u>536,511</u>	<u>(536,511)</u>
<b>Judicial:</b>				
Court services	<u>88,000</u>	<u>88,000</u>	<u>86,476</u>	<u>1,524</u>
<b>Economic development:</b>				
Code enforcement	920,500	920,500	911,425	9,075
Business development	141,500	141,500	154,548	(13,048)
Total economic development	<u>1,062,000</u>	<u>1,062,000</u>	<u>1,065,973</u>	<u>(3,973)</u>
<b>Community development</b>	<u>720,000</u>	<u>720,000</u>	<u>723,781</u>	<u>(3,781)</u>
<b>Culture and recreation</b>	<u>1,580,000</u>	<u>1,580,000</u>	<u>1,270,901</u>	<u>309,099</u>
<b>Capital outlay</b>	<u>160,000</u>	<u>160,000</u>	<u>58,994</u>	<u>101,006</u>
<b>Debt service:</b>				
Principal	-	-	26,810	(26,810)
Interest	-	-	11,590	(11,590)
Total debt service	<u>-</u>	<u>-</u>	<u>38,400</u>	<u>(38,400)</u>
Total expenditures	<u>9,168,400</u>	<u>9,168,400</u>	<u>8,137,458</u>	<u>1,567,453</u>
Excess (deficiency) of revenues over (under) expenditures	(1,261,000)	(1,261,000)	2,084,308	3,345,308
<b>Other financing sources:</b>				
Transfers in	1,261,000	1,261,000	426,758	(834,242)
Total other financing sources	<u>1,261,000</u>	<u>1,261,000</u>	<u>426,758</u>	<u>(834,242)</u>
Net change in fund balance	-	-	2,511,066	2,511,066
<b>Fund balance, beginning of year</b>	<u>1,024,360</u>	<u>1,024,360</u>	<u>1,024,360</u>	<u>-</u>
<b>Fund balance, end of year</b>	<u>\$ 1,024,360</u>	<u>\$ 1,024,360</u>	<u>\$ 3,535,426</u>	<u>\$ 2,511,066</u>

## NONMAJOR GOVERNMENTAL FUNDS

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**Hotel/Motel Tax Fund** – To account for the collection of the 8% tax levied by the City on all hotel/motel lodgings and accommodations within the City and for the expenditures made distributing these collections to the appropriate entities as required by §OCGA 48-13-51.

**Auto Rental Excise Tax Fund** – To account for the rental motor vehicle excise tax collected as allowed by Georgia law.

**CITY OF STONECREST, GEORGIA**

**COMBINING BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2019**

	<u>Special Revenue Funds</u>		<u>Total Nonmajor Governmental Funds</u>
	<u>Hotel/Motel Tax Fund</u>	<u>Auto Rental Excise Tax Fund</u>	
<b>ASSETS</b>			
Taxes receivable	\$ 59,168	\$ -	\$ 59,168
Due from other funds	92,187	-	92,187
Total assets	<u>\$ 151,355</u>	<u>\$ -</u>	<u>\$ 151,355</u>
<b>LIABILITIES AND FUND BALANCE</b>			
<b>LIABILITIES</b>			
Accounts payable	<u>\$ 85,643</u>	<u>\$ -</u>	<u>\$ 85,643</u>
<b>FUND BALANCE</b>			
Restricted:			
Promotion of trade and tourism	<u>65,712</u>	<u>-</u>	<u>65,712</u>
Total fund balance	<u>65,712</u>	<u>-</u>	<u>65,712</u>
Total liabilities and fund balance	<u>\$ 151,355</u>	<u>\$ -</u>	<u>\$ 151,355</u>

**CITY OF STONECREST, GEORGIA**

**COMBINING STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED DECEMBER 31, 2019**

	<u>Special Revenue Funds</u>		<u>Total Nonmajor Governmental Funds</u>
	<u>Hotel/Motel Tax Fund</u>	<u>Auto Rental Excise Tax Fund</u>	
<b>Revenues:</b>			
Hotel/Motel taxes	\$ 704,989	\$ -	\$ 704,989
Excise taxes on rental motor vehicles	-	961	961
Total revenues	<u>704,989</u>	<u>961</u>	<u>705,950</u>
<b>Expenditures:</b>			
Current:			
Community development	281,995	-	281,995
Total expenditures	<u>281,995</u>	<u>-</u>	<u>281,995</u>
Excess of revenues over expenditures	422,994	961	423,955
<b>Other financing uses:</b>			
Transfers out	<u>(422,994)</u>	<u>(3,764)</u>	<u>(426,758)</u>
Total other financing uses	<u>(422,994)</u>	<u>(3,764)</u>	<u>(426,758)</u>
Net change in fund balances	-	(2,803)	(2,803)
<b>Fund balances, beginning of year</b>	<u>65,712</u>	<u>2,803</u>	<u>68,515</u>
<b>Fund balances, end of year</b>	<u>\$ 65,712</u>	<u>\$ -</u>	<u>\$ 65,712</u>

**CITY OF STONECREST, GEORGIA**  
**HOTEL/MOTEL TAX FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

	<u>Budget</u>		<u>Actual</u>	<u>Variance With Final Budget</u>
	<u>Original</u>	<u>Final</u>		
<b>Revenues:</b>				
Taxes	\$ 600,000	\$ 600,000	\$ 704,989	\$ 104,989
Total revenues	<u>600,000</u>	<u>600,000</u>	<u>704,989</u>	<u>104,989</u>
<b>Expenditures:</b>				
Community development	240,000	240,000	281,995	(41,995)
Total expenditures	<u>240,000</u>	<u>240,000</u>	<u>281,995</u>	<u>(41,995)</u>
Excess of revenues over expenditures	360,000	360,000	422,994	62,994
<b>Other financing uses:</b>				
Transfers out	(360,000)	(360,000)	(422,994)	(62,994)
Total other financing uses	<u>(360,000)</u>	<u>(360,000)</u>	<u>(422,994)</u>	<u>(62,994)</u>
Net change in fund balances	-	-	-	-
<b>Fund balances, beginning of year</b>	<u>65,712</u>	<u>65,712</u>	<u>65,712</u>	<u>-</u>
<b>Fund balances, end of year</b>	<u>\$ 65,712</u>	<u>\$ 65,712</u>	<u>\$ 65,712</u>	<u>\$ -</u>

**CITY OF STONECREST, GEORGIA**  
**AUTO RENTAL EXCISE TAX FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)**  
**FOR THE YEAR ENDED DECEMBER 31, 2019**

	Budget		Actual	Variance With Final Budget
	Original	Final		
<b>Revenues:</b>				
Excise taxes	\$ 3,800	\$ 3,800	\$ 961	\$ (2,839)
Total revenues	<u>3,800</u>	<u>3,800</u>	<u>961</u>	<u>(2,839)</u>
<b>Other financing uses:</b>				
Transfers out	(3,800)	(3,800)	(3,764)	36
Total other financing uses	<u>(3,800)</u>	<u>(3,800)</u>	<u>(3,764)</u>	<u>36</u>
Net change in fund balances	-	-	(2,803)	(2,803)
<b>Fund balances, beginning of year</b>	<u>2,803</u>	<u>2,803</u>	<u>2,803</u>	<u>-</u>
<b>Fund balances, end of year</b>	<u><u>\$ 2,803</u></u>	<u><u>\$ 2,803</u></u>	<u><u>\$ -</u></u>	<u><u>\$ (2,803)</u></u>

# CITY OF STONECREST, GEORGIA

## SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE LOCAL OPTION SALES TAX FOR THE YEAR ENDED DECEMBER 31, 2019

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<u>Project</u>	<u>Original and Current Estimated Cost</u>	<u>Prior Year</u>	<u>Current Year</u>	<u>Total</u>
<b>SPLOST - 2017 SERIES</b>				
Resurfacing and street paving	\$ 10,000,000	\$ -	\$ 3,186,794	\$ 3,186,794
Transportation improvements, design, and planning	18,539,000	-	286,631	286,631
Parks and recreation	5,000,000	-	708,787	708,787
Multi-modal transportation consisting of, sidewalks, paths and bikeways projects	3,240,000	-	-	-
Capital improvements on public safety facilities and City Hall	7,161,000	-	-	-
Construction and program management	3,820,000	-	-	-
	<u>\$ 47,760,000</u>	<u>\$ -</u>	<u>\$ 4,182,212</u>	<u>\$ 4,182,212</u>

## STATISTICAL SECTION

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This part of the City of Stonecrest's comprehensive annual 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.

**Page**

**Financial Trends..... 37**

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

**Revenue Capacity ..... 41**

These schedules contain information to help the reader assess the City's most significant local revenue source, franchise taxes.

**Debt Capacity ..... 43**

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.

**Demographic and Economic Information..... 45**

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

**Operating Information ..... 48**

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.

**The City contracted out most of its services during the fiscal year 2019.**

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial report for the relevant year.

# CITY OF STONECREST, GEORGIA

## NET POSITION BY COMPONENT LAST THREE FISCAL YEARS (accrual basis of accounting)

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	<u>2019</u>		<u>2018</u>		<u>2017</u>
Governmental activities:					
Net investment in capital assets	\$ 12,749,652	(1)	\$ 68,765		\$ 72,664
Restricted	9,092,572		5,810,225		-
Unrestricted	7,332,226		834,179		199,300
Total governmental activities net position	<u>\$ 29,174,450</u>		<u>\$ 6,713,169</u>		<u>\$ 271,964</u>

(1) The City took over parks land and improvements from DeKalb County in 2019.

Note: Fiscal period 2017 was the City's first period of operation and consisted of only six months of activity.

# CITY OF STONECREST, GEORGIA

## CHANGES IN NET POSITION LAST THREE FISCAL YEARS (accrual basis of accounting)

	2019	2018	2017
<b>Expenses</b>			
Governmental activities:			
General government	\$ 4,399,115	\$ 3,357,065	\$ 2,008,160
Judicial	86,476	94,947	1,615
Economic development	1,065,973 (1)	-	-
Public works	4,777,717 (1)	-	-
Community development	1,005,776	1,785,857	718,246
Culture and recreation	628,960	98,440	-
Interest on long-term debt	11,339	14,210	6,694
Total governmental activities expenses	11,975,356	5,350,519	2,734,715
<b>Program revenues</b>			
Governmental activities:			
Charges for services:			
General government	\$ 220,273	\$ 292,305	\$ 198,509
Community development	1,032,829	1,355,942	668,234
Culture and recreation	4,660	-	-
Operating grants and contributions	822,440	-	-
Capital grants and contributions	19,694,570 (2)	5,547,695	-
Total governmental activities program revenues	21,774,772	7,195,942	866,743
Total program revenues	\$ 21,774,772	\$ 7,195,942	\$ 866,743
Net (expense)/revenue			
Governmental activities	\$ 9,799,416	\$ 1,845,423	\$ (1,867,972)
<b>General Revenues and Other Changes in Net Position</b>			
Governmental activities:			
Taxes			
Insurance taxes	\$ 7,621,203	\$ -	\$ -
Sales and use taxes	-	186,981	-
Hotel/Motel taxes	704,989	656,874	275,412
Franchise taxes	2,550,882	2,431,266	604,257
Business taxes	1,602,296	1,158,721	1,208,500
Motor vehicle excise taxes	961	2,803	7,356
Alcoholic beverage excise taxes	165,705	144,585	44,411
Unrestricted investment earnings	14,351	7,034	-
Miscellaneous revenues	1,478	7,518	-
Total governmental activities	12,661,865	4,595,782	2,139,936
Total primary government	\$ 12,661,865	\$ 4,595,782	\$ 2,139,936
<b>Change in Net Position</b>			
Governmental activities	\$ 22,461,281	\$ 6,441,205	\$ 271,964

(1) City functions expanded in 2019 due to general growth and for road/streets re-surfacing.

(2) The City took over parks land and improvements capital assets from DeKalb County in 2019.

Note: Fiscal period 2017 was the City's first period of operation and consisted of only six months of activity.

**CITY OF STONECREST, GEORGIA**

**FUND BALANCES OF GOVERNMENTAL FUNDS  
LAST THREE FISCAL YEARS  
(modified accrual basis of accounting)**

	<u>2019</u>	<u>2018</u>	<u>2017</u>
General Fund:			
Restricted	\$ -	\$ 186,981	\$ -
Nonspendable	354,760	44,670	3,200
Assigned	-	-	100,000
Unassigned	<u>3,180,666</u>	<u>792,709</u>	<u>99,300</u>
Total General fund	<u>\$ 3,535,426</u>	<u>\$ 1,024,360</u>	<u>\$ 202,500</u>
All other governmental funds:			
Restricted	<u>\$ 9,092,572</u>	<u>\$ 5,623,244</u>	<u>\$ -</u>

Note: Fiscal period 2017 was the City's first period of operation and consisted of only six months of activity.

# CITY OF STONECREST, GEORGIA

## CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS LAST THREE FISCAL YEARS (modified accrual basis of accounting)

	2019	2018	2017
<b>Revenues</b>			
Taxes	\$ 8,846,036	\$ 4,581,230	\$ 2,139,936
Licenses and permits	1,227,680	1,631,999	866,743
Fines and forfeitures	25,422	16,248	-
Intergovernmental	8,462,432	5,547,695	-
Charges for services	4,660	-	-
Interest earned	14,351	7,034	-
Miscellaneous	1,478	7,518	-
Total revenues	18,582,059	11,791,724	3,006,679
<b>Expenditures</b>			
Current:			
General government	4,356,422	3,299,608	2,217,795
Public works	536,511 (2)	-	-
Judicial	86,476	92,909	1,615
Economic development	1,065,973 (1)	-	-
Community development	1,005,776	1,780,229	718,246
Culture and recreation	1,270,901 (1)	98,440	-
Capital outlay	4,241,206 (3)	37,034	-
Debt service:			
Principal	26,810	23,965	7,410
Interest	11,590	14,435	5,391
Total expenditures	12,601,665	5,346,620	2,950,457
Excess of revenues over expenditures	5,980,394	6,445,104	56,222
<b>Other Financing Sources (Uses)</b>			
Issuance of long term debt	-	-	146,278
Transfers in	426,758	359,877	172,609
Transfers out	(426,758)	(359,877)	(172,609)
Total other financing sources (uses)	-	-	146,278
Net change in fund balances	\$ 5,980,394	\$ 6,445,104	\$ 202,500
Debt service as a percentage of noncapital expenditures	0.3%	0.7%	0.5%

(1) City functions expanded in FY 2019 due to general growth.

(2) The City spent LMIG state grant funds on a resurfacing project in 2019.

(3) The City began spending SPLOST funds on a paving project in 2019.

Note: Fiscal period 2017 was the City's first period of operation and consisted of only six months of activity.

# CITY OF STONECREST, GEORGIA

## PRINCIPAL FRANCHISE TAXPAYERS CURRENT YEAR AND LAST YEAR

Franchise Taxpayer	2019			2018		
	Revenue	Rank	Percentage of Total Revenue	Revenue	Rank	Percentage of Total Revenue
Georgia Power Company	\$ 1,077,081	1	42.22 %	\$ 872,427	1	34.20 %
Comcast	521,919	2	20.46	551,669	2	21.63
Snapping Shoals EMC	430,750	3	16.89	427,605	3	16.76
Southern Company Gas	325,305	4	12.75	308,649	4	12.10
AT&T/ BellSouth & Uverse	195,827	5	7.68	270,915	5	10.62
Totals	<u>\$ 2,550,882</u>		<u>100.00 %</u>	<u>\$ 2,431,266</u>		<u>95.31 %</u>

Source: City of Stonecrest Finance Department

Note 1: 2018 is the second year in which the City has a full year of franchise agreements.

Note 2: The City only collected franchise taxes from five entities.

# CITY OF STONECREST, GEORGIA

## FRANCHISE TAX RATES LAST TWO FISCAL YEARS

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<b>Calendar Year</b>	<b>Telecommunication</b>	<b>Cable</b>	<b>Electric</b>	<b>Gas</b>
2019	3%	5%	4%	4%
2018	3%	5%	4%	4%

Source: Stonecrest Finance Department

Note: All rates are charged on the gross revenue collected by the franchisee

# CITY OF STONECREST, GEORGIA

## RATIOS OF OUTSTANDING DEBT BY TYPE LAST THREE FISCAL YEARS

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Fiscal Year Ended December 31,	Governmental Activities			Percentage	
	Notes Payable	Financed Purchase Payable	Total	of Personal Income (1)	Per Capita (1)
2019	\$ -	\$ 85,720	\$ 85,720	0.00678 %	\$ 1.56
2018	-	112,781	112,781	0.00870	2.07
2017	-	136,971	136,971	0.01099	2.61

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

(1) See the Schedule of Demographic and Economic Statistics for personal income and population data.

# CITY OF STONECREST, GEORGIA

## DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT AS OF DECEMBER 31, 2019

Governmental Unit	Debt Outstanding	Percentage Applicable to Government	Amount Applicable to Government
Overlapping debt			
DeKalb County GO Bonds & Leases Payable (1)	\$ 222,585,000	4.54 %	\$ 10,096,456
DeKalb County Board of Education GO bonds and Leases Payable (1)	154,629,000	4.54 %	7,013,971
Total overlapping debt	377,214,000		17,110,427
City of Stonecrest direct debt	85,720	100 %	85,720
Total direct and overlapping debt	\$ 377,299,720		\$ 17,196,147

(1) DeKalb County Comprehensive Annual Financial Report for December 31, 2019.

Assessed value data used to estimate applicable percentages provided by the State Department of Revenue.

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. 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.

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

# CITY OF STONECREST, GEORGIA

## DEMOGRAPHIC AND ECONOMIC STATISTICS LAST THREE FISCAL YEARS

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Fiscal Year	Population (1)	Personal Income (amounts expressed in thousands) (1)	Per Capita Personal Income (1)	Median Age (1)	School Enrollment (2)	Unemployment Rate (3)
2019	54,903	\$ 1,264,251	\$ 23,027	32.9	10,432	4.2 %
2018	54,522	1,296,642	23,782	32.9	10,432	4.2
2017	52,393	1,246,010	23,782	32.9	10,432	8.8

(1) Source: U. S. Bureau of Labor Statistics

(2) Source: DeKalb County Board of Education

(3) Bureau of Labor Statistics July, 2018

Note: 2019 population, per capita, and personal income are estimates based on past regional trends.

Note: School enrollment is based on beginning of school year.

# CITY OF STONECREST, GEORGIA

## PRINCIPAL EMPLOYERS CURRENT YEAR AND TWO YEARS AGO

Employer	Description	2019			2017		
		Employees (1)	Rank	Percentage of Total City Employment (2)	Employees (1)	Rank	Percentage of Total City Employment (2)
Marshalls, Inc	Distribution Center for Family Apparel	1,050	1	7.00 %			%
DeKalb Medical Center at Hillandale	Hospitals, General Medical & Surgical	500	2	3.33	500	2	6.07
Dart Container Corporation	Plastics Foam Products	485	3	3.23	500	1	6.07
Home Chef	Catalog Mall Order Houses	482	4	3.21	500	3	6.07
Walmart Supercenter #1340	Department Store	350	5	2.33	250	5	3.04
Walmart Supercenter #4472	Department Store	310	6	2.07			
Plaid Enterprise Inc	Paint, Varnishes, Lacquers, Enamels	302	7	2.01	143	10	1.74
Trojan Battery Company	Manufacturing/Distribution of Batteries	258	8	1.72	250	4	3.04
Traditions Health & Rehabilitation	Intermediate Care Facilities	200	9	1.33	190	6	2.31
International Paper Co	Manufacture of Corrugated Boxes	180	10	1.20			
Macys	Department Store				180	7	2.19
Kliklok-Woodman	Packaging Machinery				178	8	2.16
Sears	Department Store				150	9	1.82
<b>Totals</b>		<b>4,117</b>		<b>27.45 %</b>	<b>2,841</b>		<b>34.49 %</b>

(1) Source: 2019 individual employer's business license filing

# CITY OF STONECREST, GEORGIA

## FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION LAST THREE FISCAL YEARS

Function	2019	2018	2017
General Government (City Council)	5	5	5
Mayor's Office	1	1	1
City Manager/Assistant City Manager	2	2	2
City Clerk/Receptionist	3	2	2
Finance/Licensing	2	2	2
IT/ GIS	2	2	2
Economic Development	2	1	1
Communications	4	3	3
Community Development/Planning-Zoning	5	5	5
Code Enforcement	5	4	4
Building/Land Development	5	4	4
Municipal Court	1	-	-
Parks and Recreation	5	-	-
Total	<u>42</u>	<u>31</u>	<u>31</u>

Source: City of Stonecrest Human Resources Department

**NOTE:**

\* All full-time employees work for CH2M Hill/Jacobs (25 total), either directly or through sub-contracts, with the exception of the Mayor and City Council (6 total).

All full-time employees are scheduled to work 2,080 hours per year (including vacation and sick).

# CITY OF STONECREST, GEORGIA

## OPERATING INDICATORS BY FUNCTION LAST TWO FISCAL YEARS

Function	2019	2018
General government		
Ordinances approved	16	45
Special events held	2	N/A
Court cases	427	N/A
Bond rating	N/A	N/A
Software applications supported	5	2
Grants managed	-	N/A
Police		
Calls for Service	N/A	N/A
Part 1 Crimes Reported	N/A	N/A
Traffic citation issued	N/A	N/A
Physical Arrest	N/A	N/A
Fire		
Incident responses	N/A	N/A
Average response time	N/A	N/A
Fire Safety programs conducted	N/A	N/A
inspection conducted	N/A	N/A
Public works		
Average days to repair pothole	N/A	N/A
Community Development		
New building permits issued	361	285
Parcels annexed	N/A	N/A
Parcels annexed	N/A	N/A
Culture and Recreation		
Annual program registrants	20	N/A

Sources: Various City and County departments.  
N/A - Not applicable to City of Stonecrest operations.

The Operating Indicators by Function for 2017 were omitted as the City did not provide services during fiscal year 2017 for which relevant operating indicators were available.

# CITY OF STONECREST, GEORGIA

## CAPITAL ASSET STATISTICS BY FUNCTION LAST TWO FISCAL YEARS

Function/Program	2019	2018
General Government		
Land (acres)	N/A	N/A
Buildings		
Owned	N/A	N/A
Leased	1	N/A
Machinery & Equipment		
Owned	N/A	N/A
Leased	N/A	N/A
Vehicles		
Owned	N/A	N/A
Leased	N/A	N/A
Parks - active and passive		
Park acreage	502	N/A
Greenway and walking trails (miles)	4	N/A
Adaptive athletic fields	13	N/A
Athletic fields	20	N/A
Swimming pools	1	N/A
Tennis courts	2	N/A
Recreation buildings	1	N/A
Playgrounds	2	N/A
Picnic shelters/restrooms	11	N/A

Source - City finance department.

## COMPLIANCE SECTION

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## 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 the City Council of the  
City of Stonecrest, 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, each major fund, and the aggregate remaining fund information of the City of Stonecrest, Georgia (the "City") as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated June 19, 2020.

### **Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City'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 charges 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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**Compliance and Other Matters**

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

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. 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 19, 2020