

CITY OF CUMMING, GEORGIA

Annual Financial Report

For the year ended December 31, 2022

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CITY OF CUMMING, GEORGIA
ANNUAL FINANCIAL REPORT
For the year ended December 31, 2022

TABLE OF CONTENTS

	<u>PAGE</u>
FINANCIAL SECTION	
Independent Auditor's Report.....	1-3
Management's Discussion and Analysis.....	4-14
Basic Financial Statements:	
Government-wide Financial Statements:	
Statement of Net Position.....	15-16
Statement of Activities.....	17
Fund Financial Statements:	
Governmental Funds:	
Balance Sheet.....	18
Reconciliation of the Balance Sheet of the Governmental Funds to the Statement of Net Position.....	19
Statement of Revenues, Expenditures and Changes in Fund Balances.....	20
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of the Governmental Funds to the Statement of Activities.....	21
General Fund - Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget (GAAP) and Actual.....	22
American Rescue Plan Act Fund - Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget (GAAP) and Actual.....	23
Proprietary Funds:	
Statement of Net Position.....	24-25
Statement of Revenues, Expenses, and Changes in Net Position.....	26
Statement of Cash Flows.....	27-28
Fiduciary Funds:	
Statement of Fiduciary Net Position.....	29
Statement of Changes in Fiduciary Net Position.....	30
Notes to the Financial Statements.....	31-66
Required Supplementary Information:	
Schedule of Changes in the Net Pension Liability and Related Ratios.....	67
Schedule of Pension Contributions.....	68
Schedule of Changes in the Net OPEB Liability (Asset) and Related Ratios.....	69
Schedule of OPEB Contributions.....	70
Notes to the Required Supplementary Information.....	71-73
Combining and Individual Fund Statements and Schedules:	
Combining Balance Sheet - Nonmajor Governmental Funds.....	74
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Governmental Funds.....	75
Schedule of Revenues, Expenditures, and Changes in Fund Balances - Budget (GAAP Basis) and Actual - Hotel/Motel Tax Special Revenue Fund.....	76

CITY OF CUMMING, GEORGIA
ANNUAL FINANCIAL REPORT
For the year ended December 31, 2022

TABLE OF CONTENTS

	<u>PAGE</u>
OTHER REPORTING SECTION	
Single Audit Section	
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	77-78
Independent Auditor's Report on Compliance for Each Major Program and on Internal Control Over Compliance Required by the Uniform Guidance.....	79-81
Schedule of Expenditures of Federal Awards.....	82
Notes to the Schedule of Expenditures of Federal Awards.....	83
Schedule of Findings and Questioned Costs.....	84-87
State Reporting Section	
Schedule of Projects Financed with Special Purpose Local Option Sales Tax.....	88

Independent Auditor's Report

Honorable Mayor and
Members of the City Council
City of Cumming, Georgia

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of City of Cumming, Georgia, as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise City of Cumming, Georgia's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of City of Cumming, Georgia, as of December 31, 2022, and the respective changes in the financial position and, where applicable, cash flows thereof, and the budgetary comparisons of the General Fund and American Rescue Plan Act Special Revenue Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the required supplementary information on pages 4 through 14 and 67 through 73, respectively, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise City of Cumming, Georgia's basic financial statements. The combining and individual fund financial statements and schedules and the schedule of projects financed with special purpose local option sales tax are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and is also not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements and schedules, the schedule of projects financed with special purpose local option sales tax, and the schedule of expenditures of federal awards are fairly stated in all material respects in relation to the financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated April 14, 2023, on our consideration of City of Cumming, Georgia's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City of Cumming, Georgia's internal control over financial reporting and compliance.

Rushon, LLC

Gainesville, Georgia
April 14, 2023

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MANAGEMENT'S DISCUSSION AND ANALYSIS

City of Cumming management is proud to present this narrative discussion and analysis of the City of Cumming's financial performance, making available an overview of the activities for the year ended December 31, 2022. This report is drafted annually to provide readers of financial statements with information that will help them make timely and meaningful financial decisions or draw conclusions about the City of Cumming. As required by the Governmental Accounting Standards Board (GASB) Statement No. 34, this discussion and analysis affords comparisons with the previous fiscal year.

Financial Highlights

- City of Cumming's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources at December 31, 2022 by \$316,465,638 (*net position*). Of this amount, \$23,784,928 is reported as unrestricted net position. This is an increase of \$2,074,661 from the previous year for unrestricted. Total net position increased by \$20,740,695 from the previous year.
- As of December 31, 2022, City of Cumming's governmental funds reported combined ending fund balances of \$8,396,239. Approximately 80% of this total amount, or \$6,680,206, is reported as unassigned and available for spending at the City's discretion. Approximately 20%, or \$1,656,945, is reported as restricted. Information about the City of Cumming's policy on fund balance can be found in Note 1M in the *Notes to the Financial Statements* beginning on page 40.

More detailed information regarding these activities and funds begins on page 15.

Overview of the Financial Statements

This discussion and analysis narrative is intended to serve as an introduction to the City of Cumming's basic financial statements. The City of Cumming's basic financial statements are composed of three elements: 1) government-wide financial statements; 2) fund financial statements; and 3) notes to the financial statements. This report also contains required supplementary information in addition to our basic financial statements.

Government-wide Financial Statements (Reporting the City as a whole). The focus of the government-wide financial statements is on the overall financial position and activities of the City of Cumming and is designed to provide a broad overview of the City's financial activities in a manner similar to a private business enterprise.

The City's government-wide financial statements include the Statement of Net Position and the Statement of Activities. These two statements report information about the City of Cumming using the accrual basis of accounting, which is similar to the accounting used by non-public businesses. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

The purpose of the **Statement of Net Position** (pages 15-16) is to report all of the assets held and liabilities owed by the City. The City reports all of its assets when it acquires ownership over the assets and reports all of its liabilities when they are incurred. The difference between the total assets and total liabilities is labeled *net position*. While the purpose of City Government is not to accumulate net position, as this amount increases it can indicate the strength of the City's financial position as a whole. When this amount decreases it can indicate a weakening of the City's financial position.

The **Statement of Activities** (page 17) presents the revenues and expenses of the City. Under the accrual basis of accounting, revenues are recognized when earned and expenses when incurred in this statement. Thus, revenues are reported even when they may not be collected for several weeks after the end of the accounting period and expenses are recorded even though they may not have used cash during the current period. The difference is described as *change in net position*. The Statement of Activities primary focus is on the *net cost* of various activities provided by the City and identifies the extent to which each function of the City draws from general revenues or is self-financing through user fees, special revenues, grants, or other sources.

In the Statement of Net Position and the Statement of Activities, we divide the City of Cumming into three types of activities:

- **Governmental activities** – Most of the City's basic services are reported under this category which includes: judicial, public safety, public works, culture and recreation, and general administration. Taxes such as sales, insurance premium and intangible finance most of these services.
- **Business-type or enterprise activities** – The City charges fees to customers to assist in recovering the cost for providing certain services. The City's water and sewer system and Downtown Development Authority are reported in this category.
- **Discretely Presented Component Units** – A component unit is a legally separate organization for which the elected officials of the City can be financially accountable. The Development Authority of Cumming Component Unit, although legally separate, functions for all practical purposes as a department of the City of Cumming and has been included as an integral part of the government.

The City's government-wide financial statements are presented on pages 15-17.

Fund Financial Statements (Reporting the City's Major Funds).

The focus of fund financial statements is directed at specific activities of the City and its most significant funds, not the City as a whole. A fund is an entity with a self-balancing set of accounts that the City uses to track specific resources and expenditures, either for management purposes or because of legal mandates. In addition to the major funds, individual fund data for the City's non-major funds can be found beginning on page 74. The City's funds are divided into three broad categories: governmental, proprietary, and fiduciary. They use different prescribed accounting methodologies.

- ***Governmental Funds*** – These funds account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, governmental fund financial statements focus on the short-term view of the City’s general government operations and the basic services it provides. Governmental funds are reported using an accounting method called modified accrual, which measures cash and all other financial assets that can readily be converted to cash.

Because the focus of the governmental fund financial statements is narrower than that of the government-wide financial statements and because of the different accounting methods used to prepare them, there are often significant differences between the totals presented in these 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 so doing, readers may better understand the long-term impact of the government’s near-term financing decisions. An analysis of the balance sheet and the statement of revenues, expenditures, and changes in fund balances that reconciles the two statements are provided following each statement.

The City of Cumming maintains six individual governmental funds. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, American Rescue Plan Act Special Revenue Fund, SPLOST Capital Projects Fund, and Capital Projects Capital Projects Fund, which are considered major governmental funds. Data from the other governmental 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 on pages 74-75 of this report.

The City of Cumming adopts an annual appropriated budget for its General Fund and special revenue funds. A budgetary comparison statement has been included for the General Fund and American Rescue Plan Act Special Revenue Fund to show the final result of actual revenues and expenditures as compared to the initial projections.

The City’s basic governmental fund financial statements are presented on pages 18-23 of this report.

- ***Proprietary Funds*** – When the City charges customers for the services it provides, whether to outside customers or internally to departments of the City, these services are generally reported in proprietary funds. The City maintains one type of proprietary funds: Enterprise Funds. These proprietary funds are prepared using the same accrual basis of accounting as the government-wide financial statements.

Enterprise fund statements report the same functions presented in the business-type activities columns of the government-wide financial statements. The City of Cumming uses an enterprise fund to account for its water and sewer functions and Downtown Development Authority.

The City's proprietary fund financial statements are presented on pages 24-28 of this report.

- **Fiduciary Funds** – When the City holds funds for others, these funds are generally reported in fiduciary funds. The City maintains one type of fiduciary funds: Custodial Funds. These fiduciary funds statements are prepared using the accrual basis of accounting. The City of Cumming uses a custodial fund to account for its Municipal Court.

The City's fiduciary fund financial statements are presented on pages 29-30 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 31-66 of this report.

Required Supplementary Information.

In addition to the basic financial statements and accompanying notes, this report presents certain required supplementary information concerning the City's defined benefit pension plan and defined benefit OPEB plan. The required supplementary information can be found on pages 67-73 of this report.

Other Supplementary Information.

Other supplementary information includes combining financial statements for non-major governmental, proprietary, and fiduciary funds. These funds are added together by fund type and presented in single columns in the basic financial statements but are not reported individually, as with major funds, on the government-wide financial statements.

This report includes two schedules (pages 19 and 21) which reconcile the amounts reported on the governmental fund financial statements (modified accrual basis of accounting) with the governmental activities reported on the government-wide financial statements (accrual basis of accounting). The following summarizes the impact of transitioning from modified accrual to accrual accounting:

- Capital assets used in governmental activities on the government-wide statements are not reported on fund financial statements.
- Certain tax revenues that are earned, but not available, are reported as revenue on the government-wide statements but as deferred inflows of resources on the fund statements.
- Unless due and payable, long-term liabilities, such as lease obligations, compensated absences, bonds and notes payable, and others only appear as liabilities in the government-wide statements.
- Capital outlay spending results in capital assets on the government-wide statements but is reported as expenditures on the governmental fund financial statements.
- Certain other outflows represent either increases or decreases in liabilities on the government-wide statements but are reported as expenditures on the governmental fund financial statements.

Overview of the City's Financial Position and Operations

The City's overall financial position and operations for this fiscal year is summarized as follows based on the information included in the government-wide financial statements (see pages 15-17):

City of Cumming Net Position December 31, 2022 and 2021

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
Assets:						
Current	\$ 12,135,746	\$ 11,417,257	\$ 17,980,676	\$ 17,245,677	\$ 30,116,422	\$ 28,662,934
Capital	89,306,199	139,867,604	227,349,001	142,006,815	316,655,200	281,874,419
Other noncurrent	595,846	706,052	8,447,970	1,099,121	9,043,816	1,805,173
Total assets	<u>102,037,791</u>	<u>151,990,913</u>	<u>253,777,647</u>	<u>160,351,613</u>	<u>355,815,438</u>	<u>312,342,526</u>
Deferred outflows of resources	<u>1,096,253</u>	<u>816,518</u>	<u>2,474,995</u>	<u>1,780,818</u>	<u>3,571,248</u>	<u>2,597,336</u>
Liabilities:						
Current	3,746,637	7,361,518	7,079,069	5,207,462	10,825,706	12,568,980
Noncurrent	344,905	231,681	19,329,926	481,011	19,674,831	712,692
Total liabilities	<u>4,091,542</u>	<u>7,593,199</u>	<u>26,408,995</u>	<u>5,688,473</u>	<u>30,500,537</u>	<u>13,281,672</u>
Deferred inflows of resources	<u>1,577,208</u>	<u>1,921,514</u>	<u>10,843,303</u>	<u>4,011,733</u>	<u>12,420,511</u>	<u>5,933,247</u>
Net position:						
Net investment in capital assets	86,109,131	134,223,447	204,914,634	139,425,977	291,023,765	273,649,424
Restricted	1,656,945	365,252	0	0	1,656,945	365,252
Unrestricted	<u>9,699,218</u>	<u>8,704,019</u>	<u>14,085,710</u>	<u>13,006,248</u>	<u>23,784,928</u>	<u>21,710,267</u>
Total net position	<u>\$ 97,465,294</u>	<u>\$ 143,292,718</u>	<u>\$ 219,000,344</u>	<u>\$ 152,432,225</u>	<u>\$ 316,465,638</u>	<u>\$ 295,724,943</u>

Net position may serve over time as a useful indicator of a government's financial position. Assets and deferred outflows of resources for the City of Cumming exceeded liabilities and deferred inflows of resources by \$316,465,638 at the close of 2022. Approximately 92.0% of the City of Cumming's net position is reflected in its investment in capital assets (e.g., land, buildings, machinery and equipment, infrastructure), less any related debt outstanding that was needed to construct or acquire them. This is a decrease from 92.6% at December 31, 2021. The City uses capital assets to provide services to citizens. Consequently, these assets are not available for future spending. Although the City's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. Restricted net position comprises 0.5% of total net position. This amount represents resources that are subject to external restrictions or enabling legislation on how they may be used. Unrestricted net position makes up the remaining 7.5%.

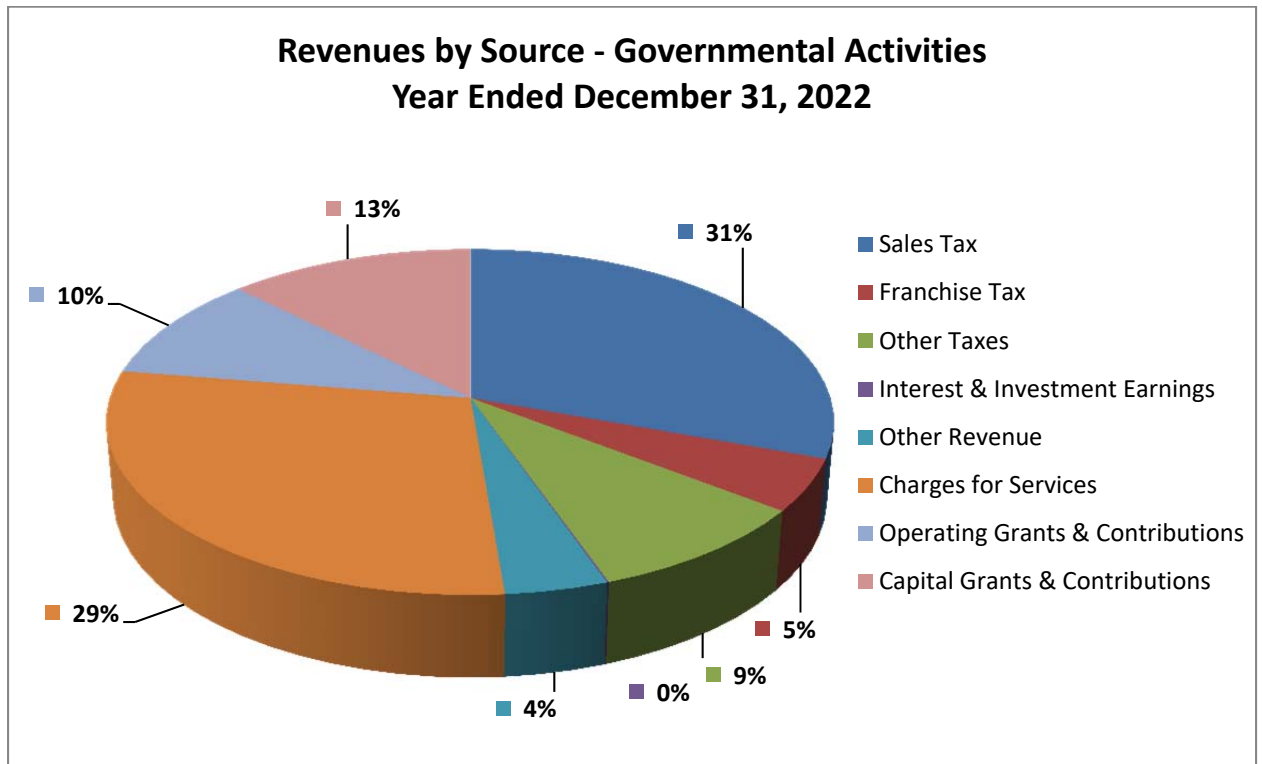
The following condensed financial information was derived from the government-wide Statement of Activities and reflects how the City of Cumming's net position changed during the year.

City of Cumming
Changes in Net Position
Years Ended December 31, 2022 and 2021

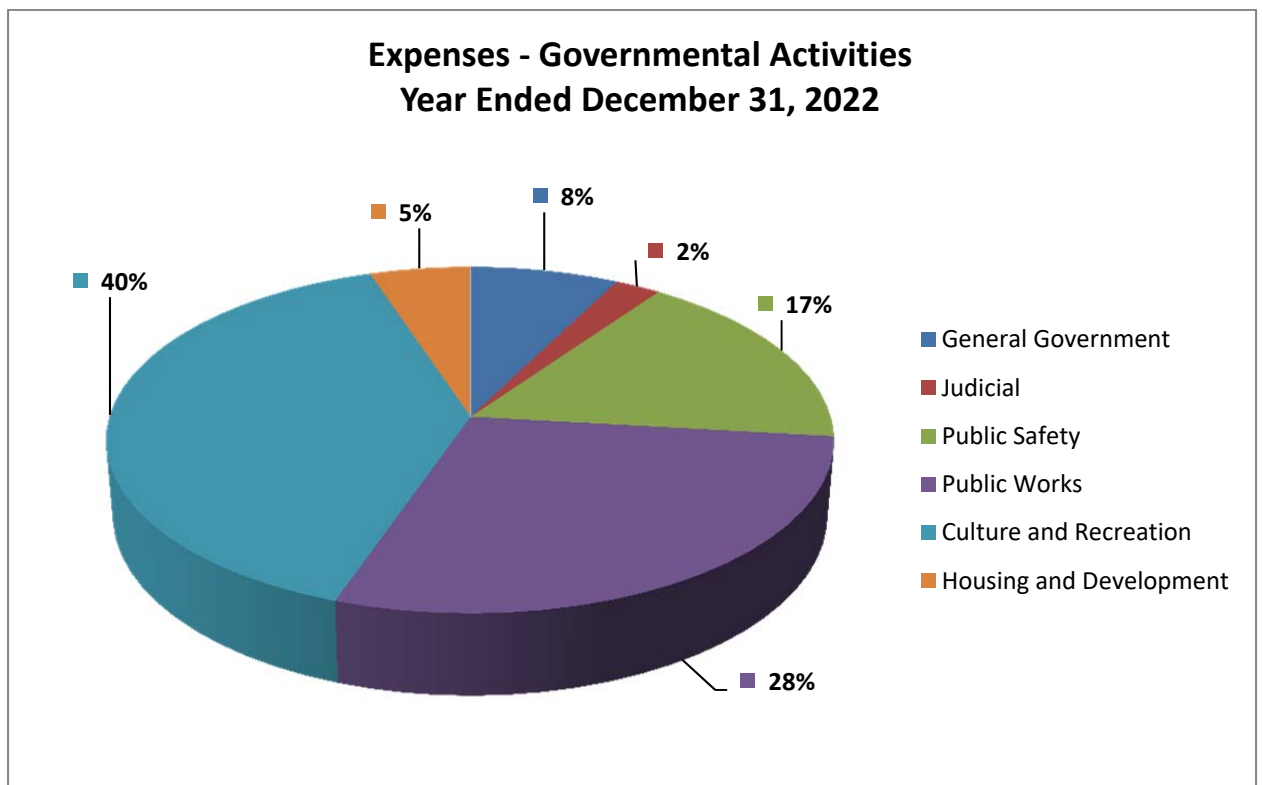
	Governmental Activities		Business-Type Activities		Totals	
	2022	2021	2022	2021	2022	2021
Revenues						
Program revenues:						
Charges for services	\$ 7,197,285	\$ 6,631,133	\$ 33,375,748	\$ 33,217,534	\$ 40,573,033	\$ 39,848,667
Operating grants and contributions	2,464,134	323,583	0	0	2,464,134	323,583
Capital grants and contributions	3,119,361	2,895,386	3,363,800	321,500	6,483,161	3,216,886
General revenues:						
Sales tax	7,609,931	6,949,488	0	0	7,609,931	6,949,488
Franchise tax	1,216,618	1,019,098	0	0	1,216,618	1,019,098
Other taxes	2,278,577	2,194,945	0	0	2,278,577	2,194,945
Interest & investment earnings	19,659	8,817	89,412	112,508	109,071	121,325
Other revenue	1,001,456	1,073,939	631,895	0	1,633,351	1,073,939
Total revenues	24,907,021	21,096,389	37,460,855	33,651,542	62,367,876	54,747,931
Expenses						
General Government	1,200,759	1,158,521	0	0	1,200,759	1,158,521
Judicial	371,548	454,927	0	0	371,548	454,927
Public Safety	2,711,077	2,739,798	0	0	2,711,077	2,739,798
Public Works	4,553,689	3,840,338	0	0	4,553,689	3,840,338
Culture and Recreation	6,326,688	6,037,978	0	0	6,326,688	6,037,978
Housing and Development	814,288	688,756	0	0	814,288	688,756
Water and Sewer	0	0	25,091,499	24,252,224	25,091,499	24,252,224
Downtown Development Authority	0	0	557,633	0	557,633	0
Total expenses	15,978,049	14,920,318	25,649,132	24,252,224	41,627,181	39,172,542
Increase (decrease) in net position before transfers	8,928,972	6,176,071	11,811,723	9,399,318	20,740,695	15,575,389
Transfers	(54,756,396)	26,142,851	54,756,396	(26,142,851)	0	0
Increase (decrease) in net position	(45,827,424)	32,318,922	66,568,119	(16,743,533)	20,740,695	15,575,389
Net position - beginning	143,292,718	110,973,796	152,432,225	169,175,758	295,724,943	280,149,554
Net position - ending	\$ 97,465,294	\$ 143,292,718	\$ 219,000,344	\$ 152,432,225	\$ 316,465,638	\$ 295,724,943

Governmental Activities –

The following chart illustrates revenues of the governmental activities for the fiscal year:



The following chart illustrates the expenses of the governmental activities for the fiscal year:



The revenue chart indicates that sales tax, followed by charges for services and capital grants and contributions were the three largest sources of revenue for governmental activities for 2022. Total revenues of the governmental activities increased by \$3,810,632. The largest cause of the increase was an increase in operating grants and contributions of \$2,140,551 due to American Rescue Plan Act funds expended. Culture and recreation charges for services increased by \$756,845 as the City continues to recover from the COVID-19 pandemic in prior years. Sales taxes increased by \$660,443.

The expense chart indicates that the three most significant governmental activities expenses for the City of Cumming during 2022 were culture and recreation, followed by public works and public safety. Overall, governmental activities expenses increased by \$1,057,731 from the prior year. Public works expenses increased by \$713,351 due to increased depreciation, road maintenance, and solid waste contract services. Culture and recreation expenses increased by \$288,710 as the City continues to recover from the COVID-19 pandemic in prior years. Other expenses were slightly up or down in comparison to the prior year.

Business-Type Activities –

Business-type activities increased the City of Cumming's net position by \$66,568,119, or 44%. The increase is largely attributable to contributions of the City Center project from the Governmental Activities to the Downtown Development Authority. The Water and Sewer Fund operating income totaled \$8,907,476. After capital contributions and transfers to other funds, the Water and Sewer Fund reported an increase in net position of \$5,450,276.

Financial Analysis of the City's Funds

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

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

- 1) As the City completed this year, its governmental funds reported a combined ending fund balance of \$8,396,239. Of this amount, \$6,680,206 (80%) constitutes unassigned fund balance, which is available for appropriation for the general purposes of the funds in accordance with the City of Cumming policy on fund balance.

The General Fund is the chief operating fund of the City. At the end of the current year, fund balance of the General Fund totaled \$11,141,416. Unassigned fund balance represents approximately 99% of total fund balance in the General Fund. As a measure of the General Fund's liquidity, it is useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents approximately 86% of total General Fund

expenditures, while total fund balance represents approximately 87% of that same amount. The City ended the year realizing an increase in the overall fund balance in the General Fund by \$970,985, or 10%. The cause of the increase was a significant increase in revenues, mostly for charges for services as the City continues to recover from the COVID-19 pandemic in prior years. The City also received significant transfers from other funds in the current year. The City increased unassigned fund balance in the General Fund by \$1,331,310, or 14%.

For the current year, the American Rescue Plan Act Special Revenue Fund did not report a fund balance. The entirety of funds received was transferred to the General Fund for salaries expended using the funds.

Expenditures of the SPLOST Capital Projects Fund continued on projects in accordance with the current SPLOST referendums. The City expended the remainder of the SPLOST #7 referendum and continued collecting the SPLOST #8 referendum during the current year. At the end of the current year, the SPLOST Fund reported a deficit fund balance of \$746,322. The City expects to liquidate this deficit through future SPLOST revenue recognition.

The Capital Projects Capital Projects Fund reports a deficit fund balance of \$3,655,800, due mostly to significant City Center expenditures. The City expects to liquidate this deficit through future revenue recognition and transfers from other funds.

General Fund Budget Highlights

The original budget for the General Fund was amended by various appropriations approved after the beginning of the year. Budgeted revenues and other financing sources in total increased \$3,251,650 and expenditures and other financing uses in total increased \$3,251,650 from original to final budgets. The City experienced increases in revenues and expenditures from the prior fiscal year. The City ended the fiscal year with an increase in the fund balance, due mostly to increases in local option sales taxes, recreation charges for services and transfers from other funds.

Proprietary Funds. The City of Cumming's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. Total net position of the City's proprietary fund totaled as follows:

- Water and Sewer \$ 157,882,483
- Downtown Development Authority \$ 61,117,861

The Water and Sewer Fund increased the City of Cumming's net position by \$5,450,276. Operating income totaled \$8,333,445. The Downtown Development Authority net position increased by \$61,117,843 due to contributions of the City Center project from the Governmental Activities.

Capital Assets and Debt Administration

Capital Assets. The City of Cumming has invested \$316,655,200 in capital assets (net of accumulated depreciation) compared to \$281,874,419 in the previous year. This represents an increase of 12%. Approximately 72% of this investment is related to business-type activities and includes infrastructure, land, buildings, and equipment.

Capital assets held by the City at year-end are summarized as follows:

City of Cumming Capital Assets (net of accumulated depreciation) December 31, 2022 and 2021

	Governmental Activities		Business-Type Activities		Totals	
	2022	2021	2022	2021	2022	2021
Land	\$11,263,721	\$15,448,084	\$13,252,399	\$9,289,886	\$24,516,120	\$24,737,970
Construction in progress	12,202,642	67,172,614	98,689,146	16,800,807	110,891,788	83,973,421
Buildings	38,169,185	38,169,185	5,758,108	5,758,108	43,927,293	43,927,293
Improvements other than buildings	7,559,528	7,559,528	0	0	7,559,528	7,559,528
Water distribution system general	0	0	88,357,808	85,434,095	88,357,808	85,434,095
Water system plant	0	0	58,696,117	55,378,223	58,696,117	55,378,223
Wastewater treatment plant	0	0	94,599,276	91,899,007	94,599,276	91,899,007
Stormwater system	0	0	1,871,852	1,653,296	1,871,852	1,653,296
Equipment	5,596,126	5,293,701	3,549,847	3,288,153	9,145,973	8,581,854
Infrastructure	84,602,873	72,590,570	0	0	84,602,873	72,590,570
Total	159,394,075	206,233,682	364,774,553	269,501,575	524,168,628	475,735,257
Accumulated depreciation	(70,087,876)	(66,366,078)	(137,425,552)	(127,494,760)	(207,513,428)	(193,860,838)
Net Capital Assets	\$89,306,199	\$139,867,604	\$227,349,001	\$142,006,815	\$316,655,200	\$281,874,419

Major capital asset purchases during the current year for governmental activities included the following:

- Aquatics building roof
- Vision Parkway extension
- Continued City Center project

Major capital asset purchases during the current year for business-type activities included the following:

- Continued improvements to the water and sewer system
- Purchase of vehicles and equipment for the water and sewer department

Additional information on the City of Cumming's capital assets can be found in Note 7 on pages 46-48 of this report.

Long-Term Debt. At the end of the current year, City of Cumming had total long-term debt outstanding for business-type activities in the amount of \$19,967,186, as compared to \$0 at the end of the previous year. This represents an increase for of \$19,967,186 during the course of the year due to issuance of GEFA notes and the Downtown Development Authority Series 2022A and Series 2022B Bonds.

Additional information on the County's long-term liabilities can be found in Note 8 on pages 49-51 of this report.

Economic Condition and Outlook

The City of Cumming is determined to maintain a healthy fund balance each year while continuing to provide exceptional services to our citizens. Moving forward, the City is encouraged at the very positive direction of the current economy along with strong fiscal policies. Housing starts and retail sales related to residential and commercial construction are all increasing. Most shops and restaurants continue to show an increase in business. The City's average unemployment rate continues to be among the lowest in the region.

The City remains cautiously optimistic that the growth in revenues and business in the City of Cumming will continue. These and many key factors were considered in preparation of the budget for 2023. Strong financial position helps insure that the City of Cumming is ready to meet any future challenges:

- Strong recovery in citywide retail sales
- Continued reliance on Special Purpose Local Option Sales Tax for capital improvements to continue improving our quality of life and limit any future requirements for property tax
- Rising cost of healthcare and other insurance benefits must always be considered as to how it will impact budgets
- With continued growth there will eventually be a need for additional personnel, development, and training

Contacting the City

This financial report is designed to provide the City of Cumming citizens, taxpayers, customers, and creditors with a general overview of the City of Cumming's finances and to demonstrate the City's high level of accountability for the revenue it receives and the services it provides. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

City of Cumming, Georgia
100 Main Street
Cumming, Georgia 30040
770-781-2010
<http://www.cityofcumming.net>

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BASIC FINANCIAL STATEMENTS

CITY OF CUMMING, GEORGIA
STATEMENT OF NET POSITION
December 31, 2022

	Primary Government			Development Authority of Cumming Component Unit
	Governmental Activities	Business-Type Activities	Total	
ASSETS				
Current assets				
Cash and cash equivalents	\$ 6,082,353	\$ 12,966,790	\$ 19,049,143	\$ 3,961
Restricted cash and cash equivalents	0	2,299,342	2,299,342	0
Receivables (net)				
Accounts	76,106	2,797,350	2,873,456	0
Intergovernmental	589,393	692,749	1,282,142	0
Taxes	1,975,892	0	1,975,892	0
Leases	0	414,428	414,428	0
Prepaid items	55,127	36,120	91,247	0
Inventory	0	2,130,772	2,130,772	0
Internal balances	3,356,875	(3,356,875)	0	0
Total current assets	12,135,746	17,980,676	30,116,422	3,961
Noncurrent assets				
Leases receivable	0	7,066,905	7,066,905	0
Notes receivable - component unit	3,961	0	3,961	0
Net OPEB asset	591,885	1,381,065	1,972,950	0
Capital assets				
Non-depreciable	23,466,363	111,941,545	135,407,908	0
Depreciable (net)	65,839,836	115,407,456	181,247,292	0
Total noncurrent assets	89,902,045	235,796,971	325,699,016	0
Total assets	102,037,791	253,777,647	355,815,438	3,961
DEFERRED OUTFLOWS OF RESOURCES				
Deferred outflows of resources - pension	473,549	1,288,736	1,762,285	0
Deferred outflows of resources - OPEB	622,704	1,186,259	1,808,963	0
Total deferred outflows of resources	1,096,253	2,474,995	3,571,248	0
LIABILITIES				
Current liabilities				
Accounts payable	2,848,031	2,782,503	5,630,534	0
Retainages payable	670,547	527,023	1,197,570	0
Customer deposits payable	8,090	0	8,090	0
Accrued salaries and payroll liabilities	55,156	38,670	93,826	0
Compensated absences payable	3,169	5,605	8,774	0
Unearned revenue	161,644	0	161,644	0
Bonds payable	0	1,425,926	1,425,926	0
Liabilities payable from restricted assets				
Customer deposits payable	0	2,299,342	2,299,342	0
Total current liabilities	3,746,637	7,079,069	10,825,706	0
Noncurrent liabilities				
Notes payable	0	1,527,947	1,527,947	0
Bonds payable	0	17,013,313	17,013,313	0
Compensated absences payable	28,524	50,443	78,967	0
Net pension liability	316,381	738,223	1,054,604	0
Notes payable - primary government	0	0	0	3,961
Total noncurrent liabilities	344,905	19,329,926	19,674,831	3,961
Total liabilities	4,091,542	26,408,995	30,500,537	3,961

CITY OF CUMMING, GEORGIA
STATEMENT OF NET POSITION
December 31, 2022

	Primary Government			Development Authority of Cumming Component Unit
	Governmental Activities	Business-type Activities	Total	
DEFERRED INFLOWS OF RESOURCES				
Deferred inflows of resources - leases	\$ 0	\$ 7,477,684	\$ 7,477,684	\$ 0
Deferred inflows of resources - pension	937,194	1,757,948	2,695,142	0
Deferred inflows of resources - OPEB	640,014	1,607,671	2,247,685	0
Total deferred inflows of resources	1,577,208	10,843,303	12,420,511	0
NET POSITION				
Net investment in capital assets	86,109,131	204,914,634	291,023,765	0
Restricted for capital outlay	1,656,945	0	1,656,945	0
Unrestricted	9,699,218	14,085,710	23,784,928	0
Total net position	\$ 97,465,294	\$ 219,000,344	\$ 316,465,638	\$ 0

CITY OF CUMMING, GEORGIA
STATEMENT OF ACTIVITIES
For the year ended December 31, 2022

FUNCTIONS/PROGRAMS	Net (Expenses) Revenues and Changes in Net Position						
	Program Revenues			Primary Government			Development Authority of Cumming Component Unit
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Primary government							
Governmental activities							
General government	\$ 1,200,759	\$ 140,015	\$ 224,656	\$ 0	\$ (836,088)	\$ 0	\$ (836,088)
Judicial	371,548	0	123,264	0	(248,284)	0	(248,284)
Public safety	2,711,077	528,514	769,528	0	(1,413,035)	0	(1,413,035)
Public works	4,553,689	1,721,350	330,731	2,904,233	402,625	0	402,625
Culture and recreation	6,326,688	4,807,406	805,991	215,128	(498,163)	0	(498,163)
Housing and development	814,288	0	209,964	0	(604,324)	0	(604,324)
Total governmental activities	15,978,049	7,197,285	2,464,134	3,119,361	(3,197,269)	0	(3,197,269)
Business-type activities							
Water and Sewer	25,091,499	33,284,892	0	3,363,800	0	11,557,193	11,557,193
Downtown Development Authority	557,633	90,856	0	0	0	(466,777)	(466,777)
Total business-type activities	25,649,132	33,375,748	0	3,363,800	0	11,090,416	11,090,416
Total primary government	<u>\$ 41,627,181</u>	<u>\$ 40,573,033</u>	<u>\$ 2,464,134</u>	<u>\$ 6,483,161</u>	<u>\$ (3,197,269)</u>	<u>\$ 11,090,416</u>	<u>\$ 7,893,147</u>
Development Authority of Cumming Component Unit	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 20,539</u>	<u>\$ 0</u>			<u>\$ 20,539</u>
General revenues							
Taxes							
Sales					\$ 7,609,931	\$ 0	\$ 7,609,931
Franchise					1,216,618	0	1,216,618
Alcoholic beverage					817,085	0	817,085
Insurance premium					592,856	0	592,856
Business occupation					551,707	0	551,707
Title ad valorem					245,558	0	245,558
Other					71,371	0	71,371
Interest and investment earnings					19,659	89,412	109,071
Gain on sale of assets					16,931	631,895	648,826
Miscellaneous					984,525	0	984,525
Transfers					(54,756,396)	54,756,396	0
Total general revenues and transfers					(42,630,155)	55,477,703	12,847,548
Change in net position					(45,827,424)	66,568,119	20,740,695
Net position - beginning					143,292,718	152,432,225	295,724,943
Net position - ending					<u>\$ 97,465,294</u>	<u>\$ 219,000,344</u>	<u>\$ 316,465,638</u>

See accompanying notes to the financial statements.

CITY OF CUMMING, GEORGIA
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2022

	General	American Rescue Plan Act	SPLOST	Capital Projects	Nonmajor Governmental Funds	Totals
ASSETS						
Cash and cash equivalents	\$ 3,661,929	\$ 0	\$ 272,254	\$ 509,031	\$ 1,639,139	\$ 6,082,353
Receivables						
Accounts	76,106	0	0	0	0	76,106
Intergovernmental	15,010	0	574,383	0	0	589,393
Taxes	1,974,673	0	0	0	1,219	1,975,892
Due from other funds	5,972,093	0	0	26,182	17,806	6,016,081
Prepaid items	53,286	0	0	1,841	0	55,127
Notes receivable - component unit	3,961	0	0	0	0	3,961
Total assets	\$ 11,757,058	\$ 0	\$ 846,637	\$ 537,054	\$ 1,658,164	\$ 14,798,913
LIABILITIES						
Accounts payable	\$ 324,505	\$ 0	\$ 0	\$ 2,522,307	\$ 1,219	\$ 2,848,031
Retainages payable	0	0	0	670,547	0	670,547
Customer deposits payable	8,090	0	0	0	0	8,090
Accrued salaries and payroll liabilities	55,156	0	0	0	0	55,156
Due to other funds	66,247	0	1,592,959	1,000,000	0	2,659,206
Unearned revenue	161,644	0	0	0	0	161,644
Total liabilities	615,642	0	1,592,959	4,192,854	1,219	6,402,674
FUND BALANCES						
Nonspendable prepaid items	53,286	0	0	1,841	0	55,127
Nonspendable notes receivable - component unit	3,961	0	0	0	0	3,961
Restricted for capital outlay	0	0	0	0	1,656,945	1,656,945
Unassigned	11,084,169	0	(746,322)	(3,657,641)	0	6,680,206
Total fund balances	11,141,416	0	(746,322)	(3,655,800)	1,656,945	8,396,239
Total liabilities and fund balances	\$ 11,757,058	\$ 0	\$ 846,637	\$ 537,054	\$ 1,658,164	\$ 14,798,913

CITY OF CUMMING, GEORGIA
RECONCILIATION OF THE BALANCE SHEET OF
THE GOVERNMENTAL FUNDS TO THE
STATEMENT OF NET POSITION
December 31, 2022

Total fund balance - total governmental funds **\$ 8,396,239**

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

Some assets are not financial resources and, therefore, are not reported in the funds. These are:

Net OPEB asset	\$ 591,885	
Capital assets	159,394,075	
Accumulated depreciation	<u>(70,087,876)</u>	89,898,084

Deferred outflows and inflows of resources related to pension and OPEB plans are applicable to future periods and, therefore, are not reported in the funds. These are:

Deferred outflows of resources - pension	\$ 473,549	
Deferred outflows of resources - OPEB	622,704	
Deferred inflows of resources - pension	(937,194)	
Deferred inflows of resources - OPEB	<u>(640,014)</u>	(480,955)

Long-term liabilities are not due and payable in the current period and are not reported in the funds. These are:

Compensated absences payable	\$ (31,693)	
Net pension liability	<u>(316,381)</u>	<u>(348,074)</u>

Net position of the governmental activities		<u><u>\$ 97,465,294</u></u>
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CITY OF CUMMING, GEORGIA
STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
For the year ended December 31, 2022

	General	American Rescue Plan Act	SPLOST	Capital Projects	Nonmajor Governmental Funds	Totals
REVENUES						
Taxes	\$ 11,085,671	\$ 0	\$ 3,111,063	\$ 0	\$ 19,455	\$ 14,216,189
Licenses and permits	296,782	0	0	0	0	296,782
Fines and forfeitures	426,302	0	0	0	0	426,302
Charges for services	4,932,147	0	0	0	1,542,055	6,474,202
Intergovernmental	10,184	2,444,888	0	0	0	2,455,072
Interest	19,659	0	8,298	0	0	27,957
Contributions	9,061	0	0	0	0	9,061
Other	984,525	0	0	0	0	984,525
Total revenues	17,764,331	2,444,888	3,119,361	0	1,561,510	24,890,090
EXPENDITURES						
Current						
General government	1,109,971	0	0	0	0	1,109,971
Judicial	385,101	0	0	0	0	385,101
Public safety	2,679,501	0	0	0	0	2,679,501
Public works	2,499,937	0	0	0	0	2,499,937
Culture and recreation	5,355,734	0	0	0	0	5,355,734
Housing and development	838,795	0	0	0	19,455	858,250
Capital outlay	0	0	2,941,651	30,068,059	172,065	33,181,775
Total expenditures	12,869,039	0	2,941,651	30,068,059	191,520	46,070,269
Excess (deficiency) of revenues over (under) expenditures	4,895,292	2,444,888	177,710	(30,068,059)	1,369,990	(21,180,179)
Other financing sources (uses)						
Transfers in	3,265,888	0	7,541	31,641,850	0	34,915,279
Transfers out	(7,207,126)	(2,444,888)	0	0	0	(9,652,014)
Proceeds from sale of assets	16,931	0	0	0	0	16,931
Total other financing sources (uses)	(3,924,307)	(2,444,888)	7,541	31,641,850	0	25,280,196
Net change in fund balances	970,985	0	185,251	1,573,791	1,369,990	4,100,017
Fund balances, January 1	10,170,431	0	(931,573)	(5,229,591)	286,955	4,296,222
Fund balances, December 31	\$ 11,141,416	\$ 0	\$ (746,322)	\$ (3,655,800)	\$ 1,656,945	\$ 8,396,239

CITY OF CUMMING, GEORGIA
RECONCILIATION OF THE STATEMENT OF
REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES OF THE GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the year ended December 31, 2022

Net change in fund balances - total governmental funds **\$ 4,100,017**

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

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Capital outlays	\$ 33,180,054	
Depreciation	<u>(3,721,798)</u>	29,458,256

In the statement of activities, the gain/loss on the disposal of assets is reported, whereas in the governmental funds, the proceeds from the sale of capital assets increases financial resources. expense.

Cost of assets disposed	\$ (17,167)	
Related accumulated depreciation	<u>17,167</u>	0

Contributions of capital assets increase net position in the statement of activities, but do not appear in the governmental funds because they are not financial resources.

Cost of assets contributed from Water and Sewer Fund	\$ 17,167	
Related accumulated depreciation	<u>(17,167)</u>	0

Distributions of capital assets decrease net position in the statement of activities, but do not appear in the governmental funds because they are not financial uses.

Cost of assets distributed to Downtown Development Authority Fund	\$ (80,019,661)	
Related accumulated depreciation	<u>0</u>	(80,019,661)

Governmental funds report pension contributions as expenditures. However, in the statement of activities, the cost of pension benefits earned net of employee contributions is reported as pension expense.

Pension contributions	\$ 280,248	
Cost of benefits earned net of employee contributions	<u>48,185</u>	328,433

Governmental funds report OPEB contributions as expenditures. However, in the statement of activities, the cost of OPEB benefits earned net of employee contributions is reported as OPEB expense.

OPEB contributions	\$ 219,900	
Cost of benefits earned net of employee contributions	<u>62,493</u>	282,393

Some expenses reported in the statement of activities do not require the use of current financial resources and are not reported as expenditures in the governmental funds. These include the following:

Net change in compensated absences	<u>23,138</u>
Change in net position of governmental activities	<u><u>\$ (45,827,424)</u></u>

CITY OF CUMMING, GEORGIA
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
BUDGET (GAAP) AND ACTUAL
For the year ended December 31, 2022

	Budget			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Taxes	\$ 9,128,000	\$ 10,947,950	\$ 11,085,671	\$ 137,721
Licenses and permits	500,000	292,000	296,782	4,782
Fines and forfeitures	1,100,000	531,000	426,302	(104,698)
Charges for services	3,764,450	5,008,650	4,932,147	(76,503)
Intergovernmental	80,000	955,000	10,184	(944,816)
Interest	15,000	13,000	19,659	6,659
Contributions	0	8,500	9,061	561
Other	876,700	958,100	984,525	26,425
Total revenues	15,464,150	18,714,200	17,764,331	(949,869)
EXPENDITURES				
Current				
General government				
Mayor and Council	74,500	75,100	70,381	4,719
Financial administration	893,300	1,093,450	1,039,590	53,860
Judicial				
Municipal court	646,260	581,760	385,101	196,659
Public safety				
Police	3,009,550	2,849,550	2,679,501	170,049
Public works				
Streets	1,996,050	1,981,950	1,845,526	136,424
Solid waste	402,800	655,000	654,411	589
Culture and recreation				
Parks	1,868,520	1,783,020	1,706,776	76,244
Aquatic Center	1,624,065	1,908,165	1,873,229	34,936
Fairgrounds	1,816,660	1,893,260	1,775,729	117,531
Housing and development				
Planning and zoning	861,510	873,510	838,795	34,715
Total expenditures	13,193,215	13,694,765	12,869,039	825,726
Excess (deficiency) of revenues over (under) expenditures	2,270,935	5,019,435	4,895,292	(124,143)
Other financing sources (uses)				
Transfers in	0	0	3,265,888	3,265,888
Transfers out	(1,070,935)	(5,021,035)	(7,207,126)	(2,186,091)
Proceeds from sale of assets	0	1,600	16,931	15,331
Contingency	(1,200,000)	0	0	0
Total other financing sources (uses)	(2,270,935)	(5,019,435)	(3,924,307)	1,095,128
Net change in fund balances	0	0	970,985	970,985
Fund balances, January 1	0	0	10,170,431	10,170,431
Fund balances, December 31	\$ 0	\$ 0	\$ 11,141,416	\$ 11,141,416

CITY OF CUMMING, GEORGIA
AMERICAN RESCUE PLAN ACT FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
BUDGET (GAAP) AND ACTUAL
For the year ended December 31, 2022

	Budget			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Intergovernmental	\$ 0	\$ 2,444,888	\$ 2,444,888	\$ 0
EXPENDITURES	0	0	0	0
Excess (deficiency) of revenues over (under) expenditures	0	2,444,888	2,444,888	0
Other financing sources (uses)				
Transfers out	0	(2,444,888)	(2,444,888)	0
Net change in fund balances	0	0	0	0
Fund balances, January 1	0	0	0	0
Fund balances, December 31	\$ 0	\$ 0	\$ 0	\$ 0

CITY OF CUMMING, GEORGIA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
December 31, 2022

	Business-Type Activities		
	Water and Sewer	Downtown Development Authority	Total
ASSETS			
Current assets			
Cash and cash equivalents	\$ 12,962,643	\$ 4,147	\$ 12,966,790
Restricted cash and cash equivalents			
Customer deposits	2,042,713	256,629	2,299,342
Receivables (net)			
Accounts	2,797,350	0	2,797,350
Intergovernmental	692,749	0	692,749
Leases	0	414,428	414,428
Due from other funds	22,259	0	22,259
Prepaid items	36,120	0	36,120
Inventory	2,130,772	0	2,130,772
Total current assets	<u>20,684,606</u>	<u>675,204</u>	<u>21,359,810</u>
Noncurrent assets			
Leases receivable	0	7,066,905	7,066,905
Net OPEB asset	1,381,065	0	1,381,065
Capital assets			
Nondepreciable	31,921,884	80,019,661	111,941,545
Depreciable (net)	115,407,456	0	115,407,456
Total noncurrent assets	<u>148,710,405</u>	<u>87,086,566</u>	<u>235,796,971</u>
Total assets	<u>169,395,011</u>	<u>87,761,770</u>	<u>257,156,781</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows of resources - pension	1,288,736	0	1,288,736
Deferred outflows of resources - OPEB	1,186,259	0	1,186,259
Total deferred outflows of resources	<u>2,474,995</u>	<u>0</u>	<u>2,474,995</u>
LIABILITIES			
Current liabilities			
Accounts payable	2,782,503	0	2,782,503
Retainages payable	527,023	0	527,023
Accrued salaries and payroll liabilities	38,670	0	38,670
Compensated absences payable	5,605	0	5,605
Due to other funds	2,908,777	470,357	3,379,134
Bonds payable	0	1,425,926	1,425,926
Liabilities payable from restricted assets			
Customer deposits payable	2,042,713	256,629	2,299,342
Total current liabilities	<u>8,305,291</u>	<u>2,152,912</u>	<u>10,458,203</u>
Noncurrent liabilities			
Compensated absences payable	50,443	0	50,443
Net pension liability	738,223	0	738,223
Notes payable	1,527,947	0	1,527,947
Bonds payable	0	17,013,313	17,013,313
Total noncurrent liabilities	<u>2,316,613</u>	<u>17,013,313</u>	<u>19,329,926</u>
Total liabilities	<u>10,621,904</u>	<u>19,166,225</u>	<u>29,788,129</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows of resources - leases	0	7,477,684	7,477,684
Deferred inflows of resources - pension	1,757,948	0	1,757,948
Deferred inflows of resources - OPEB	1,607,671	0	1,607,671
Total deferred inflows of resources	<u>3,365,619</u>	<u>7,477,684</u>	<u>10,843,303</u>

CITY OF CUMMING, GEORGIA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
December 31, 2022

	Business-Type Activities		
	Water and Sewer	Downtown Development Authority	Total
NET POSITION			
Net investment in capital assets	\$ 143,334,212	\$ 61,580,422	\$ 204,914,634
Unrestricted	14,548,271	(462,561)	14,085,710
Total net position	\$ 157,882,483	\$ 61,117,861	\$ 219,000,344

CITY OF CUMMING, GEORGIA
STATEMENT OF REVENUES, EXPENSES,
AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
For the year ended December 31, 2022

	Business-Type Activities		
	Water and Sewer	Downtown Development Authority	Total
OPERATING REVENUES			
Water charges	\$ 17,220,053	\$ 0	\$ 17,220,053
Sewer charges	13,990,560	0	13,990,560
Water and sewer tap fees	1,755,118	0	1,755,118
Rental and lease revenue	0	90,772	90,772
Miscellaneous	319,161	84	319,245
Total operating revenues	33,284,892	90,856	33,375,748
OPERATING EXPENSES			
Personnel services	5,620,887	0	5,620,887
Costs of sales and services	9,315,899	228,072	9,543,971
Depreciation	10,014,661	0	10,014,661
Total operating expenses	24,951,447	228,072	25,179,519
Operating income	8,333,445	(137,216)	8,196,229
Non-operating revenues (expenses)			
Interest revenue	82,188	7,224	89,412
Interest expense	(52)	(267,944)	(267,996)
Gain on sale of assets	631,895	0	631,895
Debt issue costs	(140,000)	(61,617)	(201,617)
Total non-operating revenues (expenses)	574,031	(322,337)	251,694
Net income before capital contributions and transfers	8,907,476	(459,553)	8,447,923
Capital contributions			
Capital contributions	3,363,800	0	3,363,800
Contributions of capital assets from Governmental Activities	0	80,019,661	80,019,661
Total non-operating revenues (expenses)	3,363,800	80,019,661	83,383,461
Net income before transfers	12,271,276	79,560,108	91,831,384
Transfers in (out)			
Transfers out	(6,821,000)	(18,442,265)	(25,263,265)
Change in net position	5,450,276	61,117,843	66,568,119
Net position, January 1	152,432,207	18	152,432,225
Net position, December 31	\$ 157,882,483	\$ 61,117,861	\$ 219,000,344

CITY OF CUMMING, GEORGIA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the year ended December 31, 2022

	Business-Type Activities		
	Water and Sewer	Downtown Development Authority	Total
Cash flows from operating activities:			
Receipts from customers and users	\$ 32,938,964	\$ 214,545	\$ 33,153,509
Payments to suppliers	(10,136,118)	(228,072)	(10,364,190)
Payments to employees	(6,930,495)	0	(6,930,495)
Other receipts	319,161	84	319,245
Net cash provided (used) by operating activities	16,191,512	(13,443)	16,178,069
Cash flows from non-capital financing activities:			
Receipts from other funds	1,456,901	470,357	1,927,258
Payments to other funds	(6,821,000)	0	(6,821,000)
Receipts of lease principal payments	0	58,649	58,649
Net cash provided (used) by non-capital financing activities	(5,364,099)	529,006	(4,835,093)
Cash flows from capital and related financing activities:			
Payments to other funds	0	(18,442,265)	(18,442,265)
Receipts of capital contributions	3,363,800	0	3,363,800
Proceeds from sale of assets	853,745	0	853,745
Acquisition of capital assets	(13,091,855)	0	(13,091,855)
Payment of capital related payables	(2,580,838)	0	(2,580,838)
Proceeds from notes payable	835,198	5,458,550	6,293,748
Principal payments on notes payable	0	(5,458,550)	(5,458,550)
Proceeds from bonds payable	0	18,439,239	18,439,239
Payment of debt issue costs	(140,000)	(61,617)	(201,617)
Interest paid	(52)	(267,944)	(267,996)
Net cash provided (used) by capital and related financing activities	(10,760,002)	(332,587)	(11,092,589)
Cash flows from investing activities:			
Interest received	82,188	7,224	89,412
Proceeds from maturity of certificates of deposit	2,269,260	0	2,269,260
Net cash provided (used) by investing activities	2,351,448	7,224	2,358,672
Net increase in cash and cash equivalents	2,418,859	190,200	2,609,059
Cash and cash equivalents, January 1	12,586,497	70,576	12,657,073
Cash and cash equivalents, December 31	\$ 15,005,356	\$ 260,776	\$ 15,266,132
Reconciliation of operating income to net cash provided by operating activities:			
Operating income	\$ 8,333,445	\$ (137,216)	\$ 8,196,229
Adjustments to reconcile operating income to net cash provided (used) by operating activities:			
Depreciation expense	10,014,661	0	10,014,661
(Increase) decrease in accounts receivable	(173,200)	0	(173,200)
(Increase) decrease in prepaid items	135,443	0	135,443
(Increase) decrease in inventory	(1,177,524)	0	(1,177,524)
(Increase) decrease in net OPEB asset	(281,944)	0	(281,944)
(Increase) decrease in deferred outflows of resources - pension	(21,018)	0	(21,018)
(Increase) decrease in deferred outflows of resources - OPEB	(673,159)	0	(673,159)
Increase (decrease) in accounts payable	221,862	0	221,862
Increase (decrease) in payroll liabilities	(153)	0	(153)
Increase (decrease) in customer deposits payable	146,433	186,071	332,504
Increase (decrease) in net pension liability	312,780	0	312,780
Increase (decrease) in deferred inflows of resources - leases	0	(62,298)	(62,298)
Increase (decrease) in deferred inflows of resources - pension	(751,790)	0	(751,790)
Increase (decrease) in deferred inflows of resources - OPEB	105,676	0	105,676
Total adjustments	7,858,067	123,773	7,981,840
Net cash provided (used) by operating activities	\$ 16,191,512	\$ (13,443)	\$ 16,178,069

CITY OF CUMMING, GEORGIA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the year ended December 31, 2022

	Business-Type Activities		
	Water and Sewer	Downtown Development Authority	Total
Cash and cash equivalents reconciliation			
Cash and cash equivalents	\$ 12,962,643	\$ 4,147	\$ 12,966,790
Cash and cash equivalents restricted for customer deposits	2,042,713	256,629	2,299,342
	<u>\$ 15,005,356</u>	<u>\$ 260,776</u>	<u>\$ 15,266,132</u>

Noncash capital and related financing activities:

Acquisition of capital assets through payables totaled \$2,467,181.

Contributions of capital assets from governmental activities totaled \$80,019,661 with related accumulated depreciation of \$0.

Distributions of capital assets to governmental activities totaled \$17,167 with related accumulated depreciation of \$17,167.

Increase in deferred inflows of resources - leases through leases receivable totaled \$7,093,254.

Increase in notes payable through intergovernmental receivables totaled \$692,749.

CITY OF CUMMING, GEORGIA
FIDUCIARY FUNDS
STATEMENT OF FIDUCIARY NET POSITION
December 31, 2022

	Municipal Court Custodial Fund
	<hr/>
ASSETS	
Cash and cash equivalents	\$ 12,579
	<hr/>
LIABILITIES	
Due to others	12,579
	<hr/>
NET POSITION	
Restricted for individuals, organizations, and other governments	\$ 0
	<hr/> <hr/>

CITY OF CUMMING, GEORGIA
FIDUCIARY FUNDS
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
For the year ended December 31, 2022

	Municipal Court Custodial Fund
	<hr/>
ADDITIONS	
Court fees collected for other agencies	\$ 162,106
	<hr/>
Total additions	162,106
	<hr/>
DEDUCTIONS	
Court fees distributed to other agencies	162,106
	<hr/>
Total deductions	162,106
	<hr/>
Change in net position	0
Net position - beginning	0
	<hr/>
Net position - ending	\$ 0
	<hr/> <hr/>

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

1. Summary of Significant Accounting Policies

The financial statements of the City of Cumming, 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 is a municipal corporation incorporated in 1910 under provisions of the laws of Georgia. The City is governed by an elected Mayor and five-member Council and provides the following services in addition to general administrative responsibilities: public safety inclusive of police, water and sewer, streets and sanitation, cultural and recreational activities, public improvements and planning and zoning.

The accompanying financial statements present the City and its component units, entities for which the City is considered to be financially accountable. The component unit column on the government-wide financial statements is used to emphasize that the entities are legally separate from the City.

Blended Component Unit - The Downtown Development Authority established by OCGA 36-42-1 is reported as a blended component unit in the accompanying financial statements. The City appoints all seven members of the board. Financial information of the Downtown Development Authority can be obtained from the City Clerk. The Downtown Development Authority operates on a calendar year. The City adopts the budget and provides all funding for the assets of the Authority. The City will receive a financial benefit from the Authority's operations in the future. Separate financial statements for the Downtown Development Authority are not prepared.

Discretely Presented Component Unit - The Development Authority of Cumming established by OCGA 36-42-4 is reported as a discretely presented component unit in the accompanying financial statements. The City appoints all seven members of the board. Financial information of the Development Authority can be obtained from the City Clerk. The Development Authority operates on a calendar year. Separate financial statements for the Development Authority of Cumming are not prepared.

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

1. Summary of Significant Accounting Policies (continued)

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the non-fiduciary activities of the primary government and its component units. (For the most part, the effect of interfund activity has been removed from these statements). Government-wide financial statements do not provide information by fund, but distinguish between the City's governmental activities and business-type activities. Governmental activities, which are normally supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Likewise, the primary government is reported separately from discretely presented component units. The Statement of Net Position will include noncurrent assets and noncurrent liabilities. In addition, the government-wide Statement of Activities reflects depreciation expense on the City's capital assets.

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

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

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

1. Summary of Significant Accounting Policies (continued)

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

The government-wide financial statements are reported using the economic resource measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Custodial funds use the accrual basis of accounting to recognize assets and liabilities. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are generally recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, sales taxes, franchise taxes, licenses, fines and forfeitures, intergovernmental grants, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the City.

In accordance with GASB Statement No. 33, "Accounting and Financial Reporting for Nonexchange Transactions," the corresponding assets (receivables) in nonexchange transactions are recognized in the period in which the underlying exchange occurs, when an enforceable legal claim has arisen, when all eligibility requirements have been met, or when resources are received, depending on the revenue source.

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

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

1. Summary of Significant Accounting Policies (continued)

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

The City reports the following major governmental funds:

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

The **American Rescue Plan Act Fund** is used to account for revenues and expenditures of the American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Fund.

The **SPLOST Fund** accounts for the receipt and disbursement of special purpose local option sales tax (SPLOST) funds.

The **Capital Projects Fund** accounts for financial resources segregated for the acquisition or construction of major capital facilities other than those financed by proprietary funds.

The City reports the following major proprietary funds:

The **Water and Sewer Fund** accounts for the activities of the sewage treatment plant, sewage pumping stations and collection systems, the water treatment plant, and water distribution system.

The **Downtown Development Authority Fund** accounts for the activities of the Downtown Development Authority, which exists to promote economic development in the City of Cumming.

The City also reports the following fund types:

The **Special Revenue Funds** are used to account for specific revenues, such as confiscations and forfeitures and hotel/motel tax revenues, which are legally restricted or committed to expenditures for specific, restricted purposes.

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

1. Summary of Significant Accounting Policies (continued)

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

The **Capital Project Funds** are used to account for the collection and expenditures of certain restricted revenues, such as sales tax receipts and impact fee.

The **Custodial Funds** are fiduciary in nature and are accounted for using the full accrual basis of accounting. These funds are used to account for assets that are collected and held for other agencies. The City utilizes a custodial fund to account for the activity of the Municipal Court.

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

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

D. Cash and Investments

Amounts reported as cash by the City in the accompanying financial statements include cash on hand and on deposit with financial institutions.

Georgia statutes authorize the City to invest in the following: (1) obligations of Georgia or any other state; (2) obligations of the United States; (3) obligations fully insured or guaranteed by the United States government or one of its agencies; (4) obligations of any corporation of the United States government; (5) prime bankers' acceptances; (6) the State of Georgia local government investment pool; (7) repurchase agreements; and (8) obligations of any other political subdivisions of the State of Georgia.

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

1. Summary of Significant Accounting Policies (continued)

D. Cash and Investments, continued

Any investment or deposit in excess of the federal depository insured amounts must be collateralized by an equivalent amount of state or U.S. obligations. For purposes of the statement of cash flows, all highly liquid investments with an original maturity of less than 90 days are considered to be cash equivalents. Investments are reported at fair value as determined by quoted market prices.

E. 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 is reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances." Customer accounts receivable include billed but uncollected amounts and unbilled receivables based upon a pro rata amount of subsequent monthly billings. Allowances for doubtful accounts are maintained based on historical results adjusted to reflect current conditions.

Advances between funds, as reported in the fund financial statements, represent long-term borrowing arrangements with established repayment schedules, and are offset by non-spendable fund balance in applicable governmental funds to indicate that they are not available for appropriation and are not expendable available financial resources.

F. Leases Receivable

Leases receivable are measured at the present value of lease payments expected to be received during the lease terms.

A deferred inflow of resources is recorded for each lease. The deferred inflow of resources is recorded at the initiation of the lease in an amount equal to the initial recording of the lease receivable. The deferred inflow of resources is amortized on a straight-line basis over the term of the respective lease.

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

1. Summary of Significant Accounting Policies (continued)

G. Prepaid Items

Prepaid items are accounted for using the consumption method. Payments made to vendors for services that will benefit periods beyond the current year are recorded as prepaid items in both government-wide and fund financial statements.

H. Inventories

Inventories are valued at cost, which approximates market, using the first-in/first-out (FIFO) method. Inventories consist of expendable supplies held for consumption. The cost is recorded as an asset at the time the individual item is purchased and is adjusted when accounted for at interval periods during the year or at year-end.

I. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities column in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$50,000 for infrastructure and \$10,000 for equipment and vehicles (amount not rounded) 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 acquisition value. The City was able to estimate the historical cost for the initial reporting of these assets through backtrending and has reported infrastructure assets as of January 1, 2002, consistent with the retroactive reporting requirements of GASB Statement No. 34.

Major outlays for capital assets and improvements are capitalized as projects are constructed. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

1. Summary of Significant Accounting Policies (continued)

I. Capital Assets, continued

Capital assets of the primary government, as well as the component units, are depreciated using the straight line method over the following estimated useful lives:

Assets	Useful Life in Years
Buildings and improvements	10-50
Equipment	3-10
Infrastructure	20-40
Water distribution system general	20-30
Water system plant	15-30
Wastewater treatment plant	20-30

J. Deferred Outflows / Inflows of Resources

The City implemented GASB Statements No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position* and No. 65, *Items Previously Reported as Assets and Liabilities*, as of January 1, 2013. These new standards establish accounting and financial reporting for deferred outflows / inflows of resources and the concept of net position as the residual of all other elements presented in a statement of net position.

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense / expenditure) until then. The City reports deferred outflows of resources related to their defined benefit pension plan and defined benefit OPEB plan.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City reports deferred inflows of resources related to their leases, defined benefit pension plan, and defined benefit OPEB plan.

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

1. Summary of Significant Accounting Policies (continued)

K. Compensated Absences

PTO (paid time off) leave is awarded to each eligible employee in an amount based on years of employment during the first full pay period of January of each year. Upon separation or retirement employees will be compensated for earned PTO leave during a calendar year on a pro-rated basis. Any PTO leave balances remaining after December 31st will be forfeited without compensation. At the time of adoption of the current PTO leave system, employees were given a one-time option to bank any unused accumulated vacation or sick leave time at their current rate of pay. A liability for these prior year banked leave amounts are reflected on the government-wide and proprietary fund financial statements. For the governmental activities, compensated absences are typically liquidated by the General Fund.

L. Long-Term Obligations

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

Proprietary fund type loans payable are reported as liabilities at their outstanding value. Loan issuance costs are reported as expenses when incurred. In the fund financial statements, governmental fund types report the face amount of debt issued and related premiums or discounts as other financing sources and bond issuance costs as expenditures.

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

1. Summary of Significant Accounting Policies (continued)

M. Fund Equity and Net Position

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

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

Fund balances are classified as follows:

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

Restricted – Fund balances are reported as restricted when there are limitations imposed on their use either through enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors, laws or regulations of other governments.

Committed – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by a formal vote (resolution) of the City Council. Only the City Council may modify or rescind the commitment.

Assigned – Fund balances are reported as assigned when amounts are constrained by the City’s intent to be used for specific purposes, but are neither restricted nor committed. The City Council retains the authority to assign amounts for specific purposes by a formal vote (resolution). Only the City Council may modify or rescind the assignment.

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.

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

1. Summary of Significant Accounting Policies (continued)

M. Fund Equity and Net Position, continued

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, (3) Unassigned.

Net Position – Net position represents the difference between assets and liabilities 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.

N. Management Estimates

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

O. Interfund Transactions

Interfund services provided and used in the fund financial statements are accounted for as revenue, expenditures, or expenses. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund, are recorded as expenditures/expenses in the reimbursing fund and as a reduction of expenditures/expenses in the fund that is reimbursed.

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

1. Summary of Significant Accounting Policies (continued)

P. Budgets

An operating budget is legally adopted each fiscal year for the general, special revenue, and capital projects funds. Annual budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. All annual appropriations lapse at year-end. Generally, on or before the third Tuesday in October of each year, all departments of the City submit requests for appropriations to the City Administrator so that a budget may be prepared. Before the third Tuesday in November, the proposed budget is presented to the City Council for review. The Council holds public hearings and a final budget is adopted no later than December 31.

The appropriated budget is prepared by fund, function, and department. The City's department heads may make transfers of appropriation within a department. Transfers of appropriations between departments require the approval of City Council. The legal level of budgetary control (i.e. the level at which expenditures may not legally exceed appropriations) is the department level. The City made certain supplemental appropriations during the year based on revenues received in excess of budgeted amounts.

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

2. Deposit and Investment Risk

Credit risk: The City's policy is to adhere to the State statutes as it relates to credit risk for investments. State statutes authorize the City to invest in obligations of the State of Georgia or other states; obligations issued by the U.S. government; obligations fully insured or guaranteed by the U.S. government or by a government agency of the United States; obligations of any corporation of the U.S. government; prime banker's acceptances; the local government investment pool established by state law; repurchase agreements; and obligations of other political subdivisions of the State of Georgia.

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

2. Deposit and Investment Risk (continued)

Custodial Credit Risk – Deposits: Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. State statutes, and City policy, require all deposits and investments (other than federal or state government instruments) to be collateralized by depository insurance, obligations of the U.S. government, or bonds of public authorities, counties, or municipalities.

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

Concentration of credit risk: The City places no limit on the amount it may invest in any one issuer.

Foreign currency risk

The City has no investments denominated in a foreign currency.

The City participates in the State of Georgia Local Government Investment Pool (Georgia Fund 1). Assets in this pool are invested in the Georgia Fund 1, created by OCGA 36-83-8, which is a stable net asset investment pool that follows Fitch's criteria for AAAf rated money market funds. However, Georgia Fund 1 operates in a manner consistent with Rule 2a-7 of the Investment Company Act of 1940 and is considered to be a 2a-7 like pool. The pool is not registered with the SEC as an investment company. The pool's primary objectives are safety of capital, investment income, liquidity and diversification while maintaining principal (\$1.00 per share value). Net asset value is calculated weekly to ensure stability. The pool distributes earnings (net of management fees) on a monthly basis and determines participant's shares sold and redeemed based on \$1.00 per share. Georgia Fund 1 is managed by the Georgia Office of the State Treasurer. The investment policies of Georgia Fund 1 are established by the Georgia State Depository Board.

The Georgia Fund 1 is rated AAAf by Fitch. The weighted average maturity at the end of the current year was 23 days. At the end of the current year, the City's balance in Georgia Fund 1 was \$4,548,011.

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

3. Accounts Receivable

Net accounts receivable at the end of the current year consist of the following:

Primary Government:

Major Funds

General Fund		\$ 76,106
Water and Sewer Enterprise Fund	\$ 3,449,878	
Less: Allowance for Uncollectible Accounts	<u>(652,528)</u>	<u>2,797,350</u>
Total primary government		<u><u>\$ 2,873,456</u></u>

4. Intergovernmental Receivables

Intergovernmental receivables at the end of the current year consist of the following:

Primary Government:

Major Funds

General Fund		\$ 15,010
SPLOST Capital Projects Fund		574,383
Water and Sewer Enterprise Fund		<u>692,749</u>
Total primary government		<u><u>\$ 1,282,142</u></u>

5. Leases Receivable

In prior years, the City entered into four leases with restaurant, retail, and professional services companies for the right to use buildings in the downtown area. During the current year, the City entered into twenty two leases with restaurant, retail, and professional services companies for the right to use buildings in the City Center. The lease terms vary between 36 and 252 months and provide options for extensions. Monthly payments on the leases vary between \$445 and \$15,429 and provide for annual escalations. Leases receivable are measured as the present value of the future minimum rent payments expected to be received during the lease terms at imputed discount rates ranging between 0.31% and 3.26%. During the current year, the City recognized \$62,298 of lease revenue (reported as rental and lease revenue on the statement of revenues, expenses, and changes in net position) and \$5,696 of interest revenue under the leases.

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

6. Interfund Receivables, Payables, and Transfers

The composition of interfund balances at the end of the current year is as follows:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
General	SPLOST	\$ 1,592,959
	Capital Projects	1,000,000
	Water and Sewer	2,908,777
	Downtown Development Authority	470,357
Capital Projects	General	26,182
Water and Sewer	General	22,259
Nonmajor Governmental	General	17,806
		<u>\$ 6,038,340</u>

All interfund balances resulted from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made. Any residual balances outstanding between the governmental activities and the business-type activities are reported in the government-wide financial statements as “internal balances”.

A summary of interfund transfers for the current year is as follows:

<u>Transfer Out Fund</u>	<u>Transfer In Fund</u>	<u>Amount</u>
General	SPLOST	\$ 7,541
	Capital Projects	7,199,585
American Rescue Plan Act	General	2,444,888
Water and Sewer	General	821,000
	Capital Projects	6,000,000
Downtown Development Authority	Capital Projects	18,442,265
		<u>34,915,279</u>
Transfers of capital assets		
Governmental Activities	Downtown Development Authority	<u>80,019,661</u>
		<u><u>\$ 114,934,940</u></u>

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

6. Interfund Receivables, Payables, and Transfers (continued)

Transfers are used to (1) move revenues from the fund that statute or budget requires collecting them to the fund that statute or budget requires to expend them, (2) use unrestricted revenues collected in the General Fund to finance various programs accounted for in other funds in accordance with budgetary authorizations, and (3) move cash from capital project funds to pay for debt service of other funds used to advance the construction costs of capital projects.

7. Capital Assets

Capital asset activity for the primary government for the current year is as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities				
Nondepreciable assets				
Land	\$ 15,448,084	\$ 0	\$ (4,184,363)	\$ 11,263,721
Construction in progress	67,172,614	30,626,270	(85,596,242)	12,202,642
Total nondepreciable assets	<u>82,620,698</u>	<u>30,626,270</u>	<u>(89,780,605)</u>	<u>23,466,363</u>
Depreciable assets				
Buildings	38,169,185	0	0	38,169,185
Improvements other than buildings	7,559,528	0	0	7,559,528
Equipment	5,293,701	319,592	(17,167)	5,596,126
Infrastructure	72,590,570	12,012,303	0	84,602,873
Total depreciable assets	<u>123,612,984</u>	<u>12,331,895</u>	<u>(17,167)</u>	<u>135,927,712</u>
Accumulated depreciation				
Buildings	(12,343,705)	(945,511)	0	(13,289,216)
Improvements other than buildings	(4,007,624)	(224,022)	0	(4,231,646)
Equipment	(4,193,394)	(356,806)	17,167	(4,533,033)
Infrastructure	(45,821,355)	(2,212,626)	0	(48,033,981)
Total accumulated depreciation	<u>(66,366,078)</u>	<u>(3,738,965)</u>	<u>17,167</u>	<u>(70,087,876)</u>
Total depreciable assets, net	<u>57,246,906</u>	<u>8,592,930</u>	<u>0</u>	<u>65,839,836</u>
Governmental activities capital assets, net	<u>\$ 139,867,604</u>	<u>\$ 39,219,200</u>	<u>\$ (89,780,605)</u>	<u>\$ 89,306,199</u>

Decreases in construction in progress for the governmental activities consist of projects placed in service in the amount of \$9,760,944 and projects transferred to the Downtown Development Authority Fund of \$75,835,298.

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

7. Capital Assets (continued)

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type activities				
Nondepreciable assets				
Land	\$ 9,289,886	\$ 4,184,363	\$ (221,850)	\$ 13,252,399
Construction in progress	16,800,807	87,949,518	(6,061,179)	98,689,146
Total nondepreciable assets	<u>26,090,693</u>	<u>92,133,881</u>	<u>(6,283,029)</u>	<u>111,941,545</u>
Depreciable assets				
Buildings	5,758,108	0	0	5,758,108
Water distribution system general	85,434,095	2,923,713	0	88,357,808
Water system plant	55,378,223	3,317,894	0	58,696,117
Wastewater treatment plant	91,899,007	2,700,269	0	94,599,276
Stormwater system	1,653,296	218,556	0	1,871,852
Equipment	3,288,153	345,563	(83,869)	3,549,847
Total depreciable assets	<u>243,410,882</u>	<u>9,505,995</u>	<u>(83,869)</u>	<u>252,833,008</u>
Accumulated depreciation				
Buildings	(2,446,796)	(172,131)	0	(2,618,927)
Water distribution system general	(40,083,132)	(3,265,520)	0	(43,348,652)
Water system plant	(34,698,566)	(2,065,372)	0	(36,763,938)
Wastewater treatment plant	(47,616,785)	(4,177,717)	0	(51,794,502)
Stormwater system	(48,221)	(89,039)	0	(137,260)
Equipment	(2,601,260)	(244,882)	83,869	(2,762,273)
Total accumulated depreciation	<u>(127,494,760)</u>	<u>(10,014,661)</u>	<u>83,869</u>	<u>(137,425,552)</u>
Total depreciable assets, net	<u>115,916,122</u>	<u>(508,666)</u>	<u>0</u>	<u>115,407,456</u>
Business-type activities capital assets, net	<u>\$ 142,006,815</u>	<u>\$ 91,625,215</u>	<u>\$ (6,283,029)</u>	<u>\$ 227,349,001</u>

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

7. Capital Assets (continued)

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

Governmental activities

General Government	\$ 188,233
Public Safety	161,649
Public Works	2,146,842
Culture and Recreation	1,218,482
Housing and Development	6,592
	<hr/>
Total depreciation expense for governmental activities	<u><u>\$ 3,721,798</u></u>

Business-type activities

Water and Sewer	<u><u>\$ 10,014,661</u></u>
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	<u>Governmental Activities</u>	<u>Business-Type Activities</u>
Current year depreciation expense	\$ 3,721,798	\$ 10,014,661
Prior accumulated depreciation on assets transferred between governmental and business-type activities	<hr/> 17,167	<hr/> 0
Additions to accumulated depreciation	<u><u>\$ 3,738,965</u></u>	<u><u>\$ 10,014,661</u></u>

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

8. Long-Term Liabilities

Business-Type Activities

Notes from Direct Borrowings

The City has entered into promissory notes with the Georgia Environmental Finance Authority to borrow funds for construction of various water and sewer system projects. Upon an event of default, all outstanding principal and accrued interest may be declared immediately due and payable. Principal and interest payments are secured by revenues on fees and charges collected by the City. The notes are still in the draw down phase. Therefore, a future payment schedule has not been established. The notes from direct borrowings, including their maximum original balances, are as follows at the end of the current year:

Interest Rate	Term	Due Date	Maximum Original Balance	Balance to Date
0.13%	20 years	2044	\$ 14,000,000	\$ 1,527,947
0.13%	20 years	2045	17,000,000	0
0.13%	20 years	2045	26,229,100	0
			<u>\$ 57,229,100</u>	<u>\$ 1,527,947</u>

In April 2022, the Downtown Development Authority entered into a promissory note with a financial institution to borrow up to \$10,000,000 to finance the completion of the construction of the Cumming City Center. The note bears interest at 2.71% and requires monthly interest payments beginning June 1, 2022 with all principal and accrued interest due at maturity on May 1, 2023. Principal and interest payments on the note are secured by payments from the City on an intergovernmental installment sale agreement between the City and the Downtown Development Authority. The City has agreed to levy an ad valorem tax sufficient to pay the installment sale agreement to the extent such installment sale agreement payments are not satisfied from other legally available funds of the City. In June 2022, the note was paid in full with proceeds from the revenue bonds below.

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

8. Long-Term Liabilities (continued)

Business-Type Activities, continued

Bonds from Direct Placements

Downtown Development Authority Revenue Bonds: In June 2022, the Downtown Development Authority of Cumming, Georgia issued \$12,500,000 Downtown Development Authority of Cumming, Georgia Tax-Exempt Revenue Bond (Cumming City Center Project), Series 2022A and \$9,500,000 Downtown Development Authority of Cumming, Georgia Taxable Revenue Bond (Cumming City Center Project), Series 2022B. The Series 2022A bonds bear interest at 2.82% with monthly payments of interest due until monthly payments of principal and interest begin in April 2027. \$8,939,239 has been drawn on the bonds at the end of the current year. However, the entire principal balance is expected to be drawn on the bond. The Series 2022B bonds bear interest at 3.66% with monthly payments of interest due until monthly payments of principal begin in April 2027 with a final payment of principal and accrued interest due on April 1, 2027. The bonds were issued for the purpose of (a) financing the completion of the construction of the Cumming City Center and (b) paying the costs of issuing the bonds. Principal and interest payments on the bonds are secured by payments from the City on an intergovernmental installment sale agreement between the City and the Downtown Development Authority. The City has agreed to levy an ad valorem tax sufficient to pay the installment sale agreement to the extent such installment sale agreement payments are not satisfied from other legally available funds of the City.

Bonds from direct placements currently outstanding mature as follows:

Year Ending December 31,	Principal	Interest	Total
2023	\$ 1,425,926	\$ 503,237	\$ 1,929,163
2024	2,444,445	358,375	2,802,820
2025	2,444,445	357,396	2,801,841
2026	2,444,445	357,396	2,801,841
2027	2,444,445	1,043,789	3,488,234
2028-2032	7,235,533	620,974	7,856,507
Totals	<u>\$ 18,439,239</u>	<u>\$ 3,241,167</u>	<u>\$ 21,680,406</u>

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

8. Long-Term Liabilities (continued)

Changes in Long-Term Liabilities

The following is a summary of changes in long-term liabilities of the City for the current year:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Compensated absences	\$ 54,831	\$ 0	\$ (23,138)	\$ 31,693	\$ 3,169
Business-type activities					
Compensated absences	\$ 61,742	\$ 0	\$ (5,694)	\$ 56,048	\$ 5,605
Notes from direct borrowings	0	6,986,497	(5,458,550)	1,527,947	0
Bonds from direct placements	0	18,439,239	0	18,439,239	1,425,926
Total business-type activities	\$ 61,742	\$ 25,425,736	\$ (5,464,244)	\$ 20,023,234	\$ 1,431,531

For governmental activities, compensated absences are liquidated by the General Fund. The total interest incurred and charged to expense for the current year was \$267,996 for the business-type activities.

9. Net Investment in Capital Assets

The net investment in capital assets reported on the government-wide statement of net position is calculated as follows at the end of the current year:

	Governmental Activities	Business-Type Activities
Cost of capital assets	\$ 159,394,075	\$ 364,774,553
Accumulated depreciation	(70,087,876)	(137,425,552)
Book value	89,306,199	227,349,001
Capital-related accounts payable	(2,526,521)	(1,940,158)
Retainages payable	(670,547)	(527,023)
Notes payable	0	(1,527,947)
Bonds payable	0	(18,439,239)
Net investment in capital assets	\$ 86,109,131	\$ 204,914,634

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

10. Deficit Equity Balances

At the end of the current year, the SPLOST Capital Projects Fund and Capital Projects Capital Projects Fund have deficit equity balances of \$746,322 and \$3,655,800, respectively. This is due to the payment of services in anticipation of future revenues. The City plans to liquidate these deficit equity balances through future revenue recognition and transfers from other funds.

11. Pension Plans

Defined Benefit Pension Plan

Plan Description. The City, as authorized by the City Council, has established a defined benefit pension plan (The City of Cumming Retirement Plan) covering all full-time employees (effective 1/1/15, the one year of service waited period was eliminated). The City's pension plan is affiliated with the Georgia Municipal Employee Benefit System (GMEBS), an agent multiple-employer pension plan administered by the Georgia Municipal Association. Contributions made by the City are commingled with contributions made by other members of GMEBS for investment purposes. Participants are not allowed to contribute to the Plan. The City does not own any securities on its own. Investment income from the securities is allocated on a pro rata basis. The Georgia Municipal Association issues a publicly available financial report that includes financial statements and required supplementary information for GMEBS. That report may be obtained by writing to Georgia Municipal Association, Risk Management and Employee Benefit Services, 201 Pryor Street, NW, Atlanta, Georgia 30303 or by calling (404) 688-0472.

At July 1, 2022, the date of the most recent actuarial valuation, there were 276 participants consisting of the following:

Active participants	156
Vested terminated participants	70
Retired participants and beneficiaries	<u>50</u>
Total number of participants	<u><u>276</u></u>

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

11. Pension Plans (continued)

Defined Benefit Pension Plan, continued

Benefits Provided. As provided by state law, benefit provisions for participants in GMEBS are established by the respective employers. As authorized by City Council, the plan provides pension benefits and death and disability benefits for plan members and beneficiaries. Eligibility for participation is available immediately beginning with the date of employment for all full-time employees. Elected officials are covered by the Plan. City employees may retire at age 55 under the early retirement provision if they have completed ten years of service. Normal retirement age is age 65. Benefits are payable for life in an amount equal to 1.50 percent of annual salary up to the dynamic breakpoint (DBP) plus 2.00 percent of annual salary over the DBP multiplied by years of service. The DBP is subject to annual change. Benefits are based on the final average salary which is computed using the highest five consecutive years of the last ten years.

Contributions. The plan is subject to minimum funding standards of the Georgia Public Retirement Systems Standards law. The Board of Trustees of GMEBS has adopted an actuarial funding policy for the plan which meets the state minimum requirements and will accumulate sufficient funds to provide the benefits under the plan. The funding policy for the plan, as adopted by the City Council, is to contribute an amount equal to or greater than the recommended contribution rate. This rate is based on the estimated amount necessary to finance the costs of benefits earned by the plan members during the year, with an additional amount to finance any unfunded accrued liability. The City's contributions to the plan for the current year totaled \$934,159, or 11.43% of covered payroll. Employees do not contribute to the plan.

Pension Liabilities, Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions. At the end of the current year, the City reported a net pension liability of \$1,054,604. The net pension liability was measured as of March 31, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2022. For the current year, the City recognized pension expense of \$145,699.

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

11. Pension Plans (continued)

Defined Benefit Pension Plan, continued

The components of the net pension liability are as follows:

	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability
	(a)	(b)	(a) - (b)
Balances at March 31, 2021	\$ 25,083,921	\$ 24,476,145	\$ 607,776
Changes for the year:			
Service cost	395,135	0	395,135
Interest	1,846,906	0	1,846,906
Differences between expected and actual experience	525,292	0	525,292
Contributions—employer	0	862,773	(862,773)
Net investment income	0	1,488,740	(1,488,740)
Benefit payments, including refunds of employee contributions	(872,514)	(872,514)	0
Administrative expense	0	(31,008)	31,008
Net changes	1,894,819	1,447,991	446,828
Balances at March 31, 2022	\$ 26,978,740	\$ 25,924,136	\$ 1,054,604

Plan fiduciary net position as a percentage of the total pension liability	96.09%
Covered payroll	\$ 8,425,899
Employer's net pension liability as a percentage of covered payroll	12.52%

At the end of the current year, the City reported deferred outflows of resources and deferred inflows of resources related to the plan from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
City contributions subsequent to the measurement date	\$ 778,466	\$ 0
Changes in participant fund allocation	183,789	(183,789)
Changes of assumptions	0	(118,130)
Differences between expected and actual experience	800,030	0
Net difference between projected and actual earnings on pension plan investments	0	(2,393,223)
Totals	\$ 1,762,285	\$ (2,695,142)

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

11. Pension Plans (continued)

Defined Benefit Pension Plan, continued

The \$778,466 of deferred outflows of resources resulting from the City's contributions subsequent to the measurement date will be recognized as a reduction of the net position liability in the subsequent year. Other amounts reported as deferred outflows and deferred inflows of resources will be recognized in pension expense as follows:

Year Ending December 31,	
2023	\$ (301,475)
2024	(438,814)
2025	(1,034,010)
2026	62,976
Totals	<u><u>\$ (1,711,323)</u></u>

Actuarial Assumptions. The total pension liability in the July 1, 2022 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.25%
Projected salary increases	2.25% plus service based merit increases
Cost of living adjustments	2.10% for participants terminated after April 1, 2000
Net investment rate of return	7.375%

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

The methods and assumptions used in the July 1, 2022 valuation were based on the results of an actuarial experience study for the period of January 1, 2015 through June 30, 2019.

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

11. Pension Plans (continued)

Defined Benefit Pension Plan, continued

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The difference between the resulting rate and the rate on the ongoing basis is a margin for adverse deviation.

Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of March 31, 2020 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic equity	45%	6.55%
International equity	20%	7.30%
Domestic fixed income	20%	0.40%
Real estate	10%	3.65%
Global fixed income	5%	0.50%
Cash	0%	
Total	100%	

Discount Rate. The discount rate used to measure the total pension liability was 7.375 percent. The projection of cash flows used to determine the discount rate assumed that contributions from employer will be made at contractually required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on Plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

11. Pension Plans (continued)

Defined Benefit Pension Plan, continued

Sensitivity of the Net Pension Asset/Liability to Changes in the Discount Rate. The following presents what the net pension liability would be if it were calculated using a discount rate that is one percentage-point lower (6.375 percent) or one percentage-point higher (8.375 percent) than the current rate:

	Discount Rate	Net Pension Liability
1% decrease	6.375%	\$ 4,431,536
Current discount rate	7.375%	1,054,604
1% increase	8.375%	(1,773,262)

Plan Fiduciary Net Position. Detailed information about the Plan's fiduciary net position is available in the separately issued Georgia Municipal Employees Benefit System financial report.

Other Plan

In addition to the plan above, various City employees are also covered under the Peace Officers' Annuity and Benefit Fund of Georgia. Further information regarding this plan can be obtained from the plan's annual report. This plan is immaterial to the financial statements.

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

12. Deferred Compensation Plan

The City of Cumming offers its employees a deferred compensation plan (the City of Cumming Savings and Retirement Plan) created in accordance with Internal Revenue Code Section 457. The Mayor and Council established this defined contribution plan and Ameritas administers the plan. Full-time City employees are eligible and participation is optional. Employees' contributions are vested immediately. During the current year, employee contributions totaled \$76,709.

13. Postemployment Benefits Other Than Pensions

Plan Description. The City of Cumming Other Postemployment Benefits Plan (the OPEB Plan) is an agent multiple-employer defined benefit medical and prescription drug plan. The OPEB Plan is administered through the Georgia Municipal Employees Benefit System (GMEBS), an agent-multiple employer OPEB Plan administered by the Georgia Municipal Association (GMA). The benefit levels, employee contributions, and employer contributions are governed by the City and can be amended by the City Council. The City participates in the GMEBS OPEB Trust, an irrevocable trust established for the purpose of accumulating assets to fund postemployment benefits other than pensions. The GMEBS OPEB Trust issues separate financial statements that may be obtained by contacting the administrator, Georgia Municipal Association (GMA), The Burgess Building, 201 Pryor Street, SW, Atlanta, Georgia 30303.

At July 1, 2021, there were 176 participants consisting of the following:

Retired members or beneficiaries currently receiving benefits	24
Vested terminated members entitled to but not yet receiving benefits	0
Active members	<u>152</u>
Total number of participants	<u><u>176</u></u>

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

13. Postemployment Benefits Other Than Pensions (continued)

Benefits Provided. The City provides medical, prescription drug, and dental benefits to employees that retire at age 55 with service greater than or equal to 10 if hired on or before January 1, 2017, or at age 55 with service greater than or equal to 25 if hired after January 1, 2017. Employees must be fully vested in the GMEBS Retirement Plan and have been on the health plan for five years. Employees who retire before age 62 contribute 100% of the premium attributable to the spouse if they cover their spouse. Employees who retire at age 62 or older contribute 50% of the premium attributable to the spouse for five years if they cover their spouse. After Medicare eligibility, the City provides a \$7,316 contribution to an HRA for each retiree.

Contributions. The City has elected to advance fund the OPEB Plan. The City's contributions totaled \$733,000, or 8.97% of covered employee payroll, for the current year. The City provides for the benefits and funding policy through resolution and maintains the authority to change the policy. The GMA issues a publicly available financial report that includes financial statements and required supplementary information for GMEBS.

OPEB Liabilities (Assets), OPEB Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to OPEB. At the end of the current year, the City reported a net OPEB asset of \$1,972,950. The net OPEB asset was measured as of December 31, 2021, and the total OPEB liability used to calculate the net OPEB asset was determined by an actuarial valuation using data as of July 1, 2021. For the current year, the City recognized OPEB benefit of \$398,821.

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

13. Postemployment Benefits Other Than Pensions (continued)

The components of the net OPEB liability (asset) are as follows:

	Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability (Asset) (a)-(b)
Balances at December 31, 2020	\$ 7,031,987	\$8,602,160	\$ (1,570,173)
Changes for the year:			
Service cost	173,168	0	173,168
Interest	524,334	0	524,334
Differences between expected and actual experience	(81,357)	0	(81,357)
Changes of assumptions	1,121,932	0	1,121,932
Contributions-employer	0	733,000	(733,000)
Net investment income	0	1,426,366	(1,426,366)
Benefit payments, including refunds of member contributions	(194,545)	(194,545)	0
Administrative expense	0	(18,512)	18,512
Net changes	<u>1,543,532</u>	<u>1,946,309</u>	<u>(402,777)</u>
Balances at December 31, 2021	\$ 8,575,519	\$10,548,469	\$ (1,972,950)
Plan fiduciary net position as a percentage of the total OPEB liability		123.01%	
Covered employee payroll		\$ 8,425,899	
Plan net OPEB liability (asset) as a percentage of covered employee payroll		-23.42%	

At the end of the current year, the City reported deferred outflows of resources and deferred inflows of resources related to the OPEB Plan from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
City contributions subsequent to the measurement date	\$ 733,000	\$ 0
Changes in participant fund allocation	114,307	(114,307)
Changes of assumptions	961,656	(719,964)
Differences between expected and actual experience	0	(207,400)
Net difference between projected and actual earnings on OPEB plan investments	<u>0</u>	<u>(1,206,014)</u>
Totals	<u>\$ 1,808,963</u>	<u>\$ (2,247,685)</u>

The \$733,000 of deferred outflows of resources resulting from the City's contributions subsequent to the measurement date will be recognized as a reduction of the net OPEB liability in the subsequent year.

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

13. Postemployment Benefits Other Than Pensions (continued)

Other amounts reported as deferred outflows and deferred inflows of resources will be recognized in OPEB expense as follows:

Year Ending December 31,	
2023	\$ (389,851)
2024	(516,350)
2025	(344,566)
2026	(212,168)
2027	142,559
Thereafter	148,654
Totals	<u><u>\$ (1,171,722)</u></u>

Actuarial Assumptions. The total OPEB liability in the July 1, 2021 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.25%
Projected salary increases	2.25% plus service based merit increases
Actuarial cost method	Entry age level percent of pay
Discount rate	7.375%
Healthcare cost trend rates	Medical: 6.75% trend down to 4.50% over 9 years Medical over 65: 3.00% per year Dental, administrative costs: 3.00% per year
Healthy mortality rates	Sex-distinct Pri-2012 head-count weighted Healthy Retiree Mortality Table with rates multiplied by 1.25
Disabled mortality rates	Sex-distinct Pri-2012 head-count weighted Disabled Retiree Mortality Table with rates multiplied by 1.25
Amortization method	Closed 25 years, level dollar
Remaining amortization period	12 years
Asset valuation method	Market value

The actuarial assumptions used in the July 1, 2021 valuation were based on the results of an actuarial experience study for the period of January 1, 2015 to June 30, 2019.

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

13. Postemployment Benefits Other Than Pensions (continued)

Development of Long-Term Rate. The long-term expected rate of return on OPEB plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

The target allocation and projected arithmetic real rates of return for each major asset class, after deducting inflation, used in the derivation of the long-term expected investment rate of return assumption are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic equity	45%	6.40%
International equity	20%	6.80%
Domestic fixed income	20%	0.40%
Real estate	10%	3.90%
Global fixed income	5%	2.80%
Total	100%	

Discount Rate. The discount rate used to measure the Total OPEB liability was 7.375%. The projection of cash flows used to determine the discount rate assume that Authority contributions will be made at rates equal to the actuarially determined contribution rates. Based on those assumptions, the OPEB plan's fiduciary net position was projected to cover all projected benefit payments of current plan members.

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

13. Postemployment Benefits Other Than Pensions (continued)

Sensitivity of the Net OPEB Liability to Changes in the Discount Rate. The following presents what the net OPEB liability would be if it were calculated using a discount rate that is one percentage-point lower (6.375%) or one percentage-point higher (8.375%) than the current rate. Also shown is the net OPEB liability as if it were calculated using healthcare cost trend rates that were one percentage-point lower or one percentage-point higher than the current healthcare trend rates:

<u>Discount Rate</u>		Net OPEB Liability (Asset)
1% decrease	6.375%	\$ (997,316)
Current discount rate	7.375%	(1,972,950)
1% increase	8.375%	(2,801,923)

<u>Healthcare Cost Trend Rates</u>		Net OPEB Liability (Asset)
1% decrease		\$ (2,916,505)
Current discount rate		(1,972,950)
1% increase		(845,268)

OPEB Plan Fiduciary Net Position. Detailed information about the Plan's fiduciary net position is available in the separately issued Georgia Municipal Employees Benefit System financial report.

14. Hotel/Motel Lodging Tax

The City has levied a 5% lodging tax in accordance with OCGA 48-13-51. The City is required to spend an amount equal to at least 40% for the purpose of promoting tourism, conventions, and trade shows or for facilities used for these purposes. A summary of the transactions for the current year follows:

Lodging tax receipts	\$ 19,455	
Disbursements for the promotion of		
tourism, conventions, and trade shows	\$ 19,455	100% of tax receipts
Transfers to the General Fund	\$ 0	0% of tax receipts

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

15. Joint Venture

Under Georgia law, the City, in conjunction with other cities and counties in the Greater Atlanta Metropolitan area, is a member of the Atlanta Regional Commission (ARC) and is required to pay annual dues thereto. Membership in a regional commission (RC) is required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34, which provides for the organizational structure of the RCs in Georgia. The RC Board membership includes the chief elected official in 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 an RC. A copy of the ARC financial statements can be obtained from Atlanta Regional Commission, 40 Courtland Street, N.E., Atlanta, GA 30303.

16. 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 for which, except as described in the following paragraph, the City carries commercial insurance in amounts deemed prudent by City management.

The City participates in the Georgia Municipal Association Group Workers' Compensation Self-Insurance Fund (GMA) public entity risk pool currently operating as common risk management and insurance program for member local governments.

As part of this risk pool, the City is obligated to pay all contributions and assessments as prescribed by the pool, 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.

As a participant in GMA's risk pool, the City has no legal obligation to pay its own workers' compensation claims. The City is required to make an annual contribution to the fund in an amount that is determined on the basis of actuarial projections of losses. With payment of the City's annual contribution, the City has effectively transferred the risk and responsibility for payment of its workers' compensation claims.

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

16. Risk Management (continued)

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

The City is also to allow the pool's agents and attorneys to represent the City in investigation, settlement discussions and all levels of litigation arising out of any claim made against the City within the scope of loss protection furnished by the funds. The funds are to defend and protect the members of the funds against liability or loss as prescribed in the member government contract and in accordance with the workers' compensation law of Georgia. The funds are to pay all 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.

There have been no significant reductions of insurance coverage from coverage in the prior year and settled claims have not exceeded the coverages in the past three years.

17. Commitments and Contingencies

Contractual Commitments

At the end of the current year, contractual commitments on uncompleted contracts were \$10,654,908.

Litigation

The City is a defendant in several lawsuits in the ordinary course of business. The City's legal counsel believes that any potential loss is undeterminable at this point. The City intends to vigorously contest each lawsuit.

CITY OF CUMMING, GEORGIA
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2022

17. Commitments and Contingencies (continued)

Grant Contingencies

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

18. New Accounting Pronouncements

The City implemented GASB Statement No. 87, *Leases*, effective for the City's current year. The requirements of this statement are effective for periods beginning after June 15, 2021. This statement had no effect on the net position of the City.

19. Changes in Beginning Balances

A prior period adjustment has been made to increase the beginning balances of leases receivable and deferred inflows of resources – leases by \$446,728. This adjustment was required due to the implementation of GASB Statement No. 87, *Leases*. The adjustment did not change beginning net position.

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REQUIRED SUPPLEMENTARY INFORMATION

CITY OF CUMMING, GEORGIA
SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY AND RELATED RATIOS
LAST TEN FISCAL YEARS
December 31, 2022
(Unaudited)

	Fiscal Year End							
	2022	2021	2020	2019	2018	2017	2016	2015
Total pension liability								
Service cost	\$ 395,135	\$ 392,575	\$ 338,975	\$ 308,279	\$ 322,679	\$ 296,343	\$ 286,083	\$ 297,936
Interest	1,846,906	1,734,574	1,648,430	1,529,419	1,404,641	1,301,535	1,209,216	1,138,867
Differences between expected and actual experience	525,292	259,544	625,837	507,906	904,993	283,511	147,575	(130,682)
Changes of assumptions	0	0	0	0	0	0	0	(59,699)
Benefit payments, including refunds of employee contributions	(872,514)	(859,699)	(802,167)	(776,813)	(578,193)	(523,781)	(379,549)	(297,822)
Other	0	0	(295,325)	0	4,767	0	0	0
Net change in total pension liability	1,894,819	1,526,994	1,515,750	1,568,791	2,058,887	1,357,608	1,263,325	948,600
Total pension liability - beginning	25,083,921	23,556,927	22,041,177	20,472,386	18,413,499	17,055,891	15,792,566	14,843,966
Total pension liability - ending (a)	\$ 26,978,740	\$ 25,083,921	\$ 23,556,927	\$ 22,041,177	\$ 20,472,386	\$ 18,413,499	\$ 17,055,891	\$ 15,792,566
Plan fiduciary net position								
Contributions - employer	\$ 862,773	\$ 852,620	\$ 743,824	\$ 629,899	\$ 555,865	\$ 509,907	\$ 508,484	\$ 491,544
Net investment income	1,488,740	7,643,814	(1,280,864)	639,913	1,972,912	1,773,500	45,252	1,226,368
Benefit payments, including refunds of employee contributions	(872,514)	(859,699)	(802,167)	(776,813)	(578,193)	(523,781)	(379,549)	(297,822)
Administrative expense	(31,008)	(29,394)	(31,753)	(29,659)	(28,169)	(28,261)	(20,096)	(18,200)
Net change in plan fiduciary net position	1,447,991	7,607,341	(1,370,960)	463,340	1,922,415	1,731,365	154,091	1,401,890
Plan fiduciary net position - beginning	24,476,145	16,868,804	18,239,764	17,776,424	15,854,009	14,122,644	13,968,553	12,566,663
Plan fiduciary net position - ending (b)	\$ 25,924,136	\$ 24,476,145	\$ 16,868,804	\$ 18,239,764	\$ 17,776,424	\$ 15,854,009	\$ 14,122,644	\$ 13,968,553
Net pension liability - ending : (a) - (b)	\$ 1,054,604	\$ 607,776	\$ 6,688,123	\$ 3,801,413	\$ 2,695,962	\$ 2,559,490	\$ 2,933,247	\$ 1,824,013
Plan's fiduciary net position as a percentage of the total pension liability	96.09%	97.58%	71.61%	82.75%	86.83%	86.10%	82.80%	88.45%
Covered payroll	\$ 8,425,899	\$ 8,025,559	\$ 7,791,058	\$ 7,179,461	\$ 6,705,563	\$ 6,515,819	\$ 6,100,315	\$ 5,748,609
Net pension liability as a percentage of covered payroll	12.52%	7.57%	85.84%	52.95%	40.20%	39.28%	48.08%	31.73%

Note: Fiscal year 2015 was the first year of implementation. Therefore, years prior are not reported.

CITY OF CUMMING, GEORGIA
SCHEDULE OF PENSION CONTRIBUTIONS
LAST TEN FISCAL YEARS
December 31, 2022
(Unaudited)

	Fiscal Year End							
	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Actuarially determined contribution	\$ 934,159	\$ 942,773	\$ 822,569	\$ 717,575	\$ 600,674	\$ 540,929	\$ 499,567	\$ 511,456
Contributions in relation to the actuarially determined contribution	<u>(934,159)</u>	<u>(942,773)</u>	<u>(822,569)</u>	<u>(717,575)</u>	<u>(600,674)</u>	<u>(540,929)</u>	<u>(499,567)</u>	<u>(511,456)</u>
Contribution deficiency (excess)	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 0</u>
Covered payroll	\$ 8,175,055	\$ 8,425,899	\$ 8,025,559	\$ 7,791,058	\$ 6,605,412	\$ 6,409,937	\$ 6,001,185	\$ 6,175,299
Contributions as a percentage of covered payroll	11.43%	11.19%	10.25%	9.21%	9.09%	8.44%	8.32%	8.28%

Note: Fiscal year 2015 was the first year of implementation. Therefore, years prior are not reported.

CITY OF CUMMING, GEORGIA
SCHEDULE OF CHANGES IN THE NET OPEB LIABILITY (ASSET) AND RELATED RATIOS
LAST TEN FISCAL YEARS
December 31, 2022
(Unaudited)

	Fiscal Year End				
	2022	2021	2020	2019	2018
Total pension liability					
Service cost	\$ 173,168	\$ 169,368	\$ 320,306	\$ 311,847	\$ 307,617
Interest	524,334	492,431	579,972	534,172	491,521
Change of benefit terms	0	0	(217,173)	0	0
Differences between expected and actual experience	(81,357)	(42,662)	(141,250)	(57,024)	(44,815)
Changes of assumptions	1,121,932	0	(1,259,940)	0	0
Benefit payments, including refunds of member contributions	(194,545)	(186,320)	(190,792)	(182,785)	(193,459)
Net change in total pension liability	1,543,532	432,817	(908,877)	606,210	560,864
Total pension liability - beginning	7,031,987	6,599,170	7,508,047	6,901,837	6,340,973
Total pension liability - ending (a)	\$ 8,575,519	\$ 7,031,987	\$ 6,599,170	\$ 7,508,047	\$ 6,901,837
Plan fiduciary net position					
Contributions - employer	\$ 733,000	\$ 733,000	\$ 733,000	\$ 733,000	\$ 4,559,959
Net investment income	1,426,366	1,189,443	1,216,712	(283,585)	520,578
Benefit payments, including refunds of member contributions	(194,545)	(186,320)	(190,792)	(182,785)	(193,459)
Administrative expense	(18,512)	(25,094)	(1,634)	(15,431)	(4,432)
Net change in plan fiduciary net position	1,946,309	1,711,029	1,757,286	251,199	4,882,646
Plan fiduciary net position - beginning	8,602,160	6,891,131	5,133,845	4,882,646	0
Plan fiduciary net position - ending (b)	\$ 10,548,469	\$ 8,602,160	\$ 6,891,131	\$ 5,133,845	\$ 4,882,646
Net pension liability (asset) - ending : (a) - (b)	\$ (1,972,950)	\$ (1,570,173)	\$ (291,961)	\$ 2,374,202	\$ 2,019,191
Plan's fiduciary net position as a percentage of the total pension liability	123.01%	122.33%	104.42%	68.38%	70.74%
Covered employee payroll	\$ 8,425,899	\$ 8,025,559	\$ 7,791,058	\$ 6,605,412	\$ 6,409,937
Net pension liability (asset) as a percentage of covered employee payroll	-23.42%	-19.56%	-3.75%	35.94%	31.50%

Note: Fiscal year 2018 was the first year of implementation. Therefore, years prior are not reported.

CITY OF CUMMING, GEORGIA
SCHEDULE OF OPEB CONTRIBUTIONS
LAST TEN FISCAL YEARS
December 31, 2022
(Unaudited)

	Fiscal Year End				
	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Actuarially determined contribution	\$ 217,796	\$ 179,521	\$ 175,613	\$ 592,023	\$ 529,763
Contributions in relation to the actuarially determined contribution	<u>(733,000)</u>	<u>(733,000)</u>	<u>(733,000)</u>	<u>(733,000)</u>	<u>(733,000)</u>
Contribution deficiency (excess)	<u>\$ (515,204)</u>	<u>\$ (553,479)</u>	<u>\$ (557,387)</u>	<u>\$ (140,977)</u>	<u>\$ (203,237)</u>
Covered employee payroll	\$ 8,175,055	\$ 8,425,899	\$ 8,025,559	\$ 7,791,058	\$ 6,605,412
Contributions as a percentage of covered employee payroll	8.97%	8.70%	9.13%	9.41%	11.10%

Note: Fiscal year 2018 was the first year of implementation. Therefore, years prior are not reported.

CITY OF CUMMING, GEORGIA
NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION
December 31, 2022

Pension Plan

1. Valuation Date

The actuarially determined contribution rate was determined as of July 1, 2022, with an interest adjustment to the fiscal year. Contributions in relation to this actuarially determined contribution rate will be reported for the year ending December 31, 2023.

2. Methods and Assumptions Used to Determine Contribution Rates

Actuarial cost method = Projected unit credit

Amortization method = Closed level dollar for remaining unfunded liability

Remaining amortization period = Remaining amortization period varies for the bases, with a net effective amortization period of 10 years

Asset valuation method = Sum of actuarial value at beginning of year and the cash flow during the year plus the assumed investment return, adjusted by 10% of the amount that the value exceeds or is less than the market value at end of year. The actuarial value is adjusted, if necessary, to be within 20% of market value.

Net investment rate of return = 7.375%

Projected salary increases = 2.25% plus service based merit increases

Cost of living adjustments = 2.10% for participants terminated after April 1, 2000

Retirement age for inactive vested participants = 65

Mortality = Healthy mortality rates were based on the sex-distinct Pri-2012 head-count weighted Healthy Retiree Mortality Table with rates multiplied by 1.25. Disabled mortality rates were based on the sex-distinct Pri-2012 head-count weighted Disabled Retiree Mortality Table with rates multiplied by 1.25.

CITY OF CUMMING, GEORGIA
NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION
December 31, 2022

Pension Plan (continued)

3. Changes in Benefits

There were no changes in benefit provisions in the last two fiscal years.

4. Changes of Assumptions

There were no changes in assumptions in the last two fiscal years.

OPEB Plan

1. Valuation Date

The actuarially determined contribution rates are calculated as of December 31, 2021 and adjusted for timing.

2. Methods and Assumptions Used to Determine Contribution Rates

Actuarial cost method = Entry age level percent of pay

Amortization method = Closed 25 years, level dollar

Remaining amortization period = 12 years

Asset valuation method = Market value

Projected salary increases = 2.25% plus service based merit increases

Inflation = 2.25%

Discount rate = 7.375%

Healthcare cost trend rates = Medical: 6.75% trend down to 4.50% over 9 years
 Medical over 65: 3.00% per year
 Dental, administrative costs: 3.00% per year

CITY OF CUMMING, GEORGIA
NOTES TO THE REQUIRED SUPPLEMENTARY INFORMATION
December 31, 2022

OPEB Plan (continued)

2. Methods and Assumptions Used to Determine Contribution Rates (continued)

Mortality = Healthy mortality rates were based on the sex-distinct Pri-2012 head-count weighted Healthy Retiree Mortality Table with rates multiplied by 1.25. Disabled mortality rates were based on the sex-distinct Pri-2012 head-count weighted Disabled Retiree Mortality Table with rates multiplied by 1.25.

3. Changes in Benefits

There were no changes in benefit provisions in the last two fiscal years.

4. Changes of Assumptions

Starting healthcare costs and the associated trend rates were updated to reflect recent experience and changes in projections.

NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

Special revenue funds are used to account for specific revenues that are legally or donor restricted or committed to expenditure for particular purposes.

Hotel/Motel Tax Fund – This fund is used to account for monies collected from the 5% lodging tax. Revenues collected are restricted by State law for the promotion of tourism, conventions, and trade shows.

CAPITAL PROJECTS FUNDS

Capital Project Funds are used to account for financial resources to be used for the acquisition or construction of specifically planned projects (other than those financed by proprietary funds).

Impact Fee Fund – To account for fees assessed upon development activity that are collected to pay for system improvements (recreation/parks, streets, and public safety) as detailed within the government's impact fee ordinance.

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COMBINING STATEMENTS

Nonmajor Governmental Funds

CITY OF CUMMING, GEORGIA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
December 31, 2022

	<u>Special Revenue</u>	<u>Capital Projects</u>	<u>Total Nonmajor Governmental Funds</u>
	<u>Hotel/Motel Tax</u>	<u>Impact Fee</u>	
ASSETS			
Cash and cash equivalents	\$ 0	\$ 1,639,139	\$ 1,639,139
Taxes receivable	1,219	0	1,219
Due from other funds	<u>0</u>	<u>17,806</u>	<u>17,806</u>
Total assets	<u><u>\$ 1,219</u></u>	<u><u>\$ 1,656,945</u></u>	<u><u>\$ 1,658,164</u></u>
LIABILITIES AND FUND BALANCES			
Liabilities			
Accounts payable	\$ 1,219	\$ 0	\$ 1,219
Fund balances			
Restricted for capital outlay	<u>0</u>	<u>1,656,945</u>	<u>1,656,945</u>
Total liabilities and fund balances	<u><u>\$ 1,219</u></u>	<u><u>\$ 1,656,945</u></u>	<u><u>\$ 1,658,164</u></u>

CITY OF CUMMING, GEORGIA
COMBINING STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
For the year ended December 31, 2022

	<u>Special Revenue</u>	<u>Capital Projects</u>	<u>Total Nonmajor Governmental Funds</u>
	<u>Hotel/Motel Tax</u>	<u>Impact Fee</u>	
REVENUES			
Taxes	\$ 19,455	\$ 0	\$ 19,455
Charges for services	0	1,542,055	1,542,055
Total revenues	<u>19,455</u>	<u>1,542,055</u>	<u>1,561,510</u>
EXPENDITURES			
Current			
Housing and development	19,455	0	19,455
Capital outlay	0	172,065	172,065
Total expenditures	<u>19,455</u>	<u>172,065</u>	<u>191,520</u>
Net change in fund balances	0	1,369,990	1,369,990
Fund balances, January 1	0	286,955	286,955
Fund balances, December 31	<u><u>\$ 0</u></u>	<u><u>\$ 1,656,945</u></u>	<u><u>\$ 1,656,945</u></u>

CITY OF CUMMING, GEORGIA
HOTEL/MOTEL TAX FUND
SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
BUDGET (GAAP BASIS) AND ACTUAL
For the year ended December 31, 2022

	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
REVENUES			
Taxes	\$ 19,455	\$ 19,455	\$ 0
Total revenues	<u>19,455</u>	<u>19,455</u>	<u>0</u>
EXPENDITURES			
Current			
Housing and development	<u>19,455</u>	<u>19,455</u>	<u>0</u>
Total expenditures	<u>19,455</u>	<u>19,455</u>	<u>0</u>
Net change in fund balances	0	0	0
Fund balances, January 1	<u>0</u>	<u>0</u>	<u>0</u>
Fund balances, December 31	<u><u>\$ 0</u></u>	<u><u>\$ 0</u></u>	<u><u>\$ 0</u></u>

SINGLE AUDIT 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***

Honorable Mayor and
Members of the City Council
City of Cumming, Georgia

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of City of Cumming, Georgia, as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise City of Cumming, Georgia's basic financial statements and have issued our report thereon dated April 14, 2023.

Report on Internal Control over Financial Reporting

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

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. However, as described in the accompanying schedule of findings and questioned costs, we did identify certain deficiencies in internal control that we consider to be material weaknesses and significant deficiencies.

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. We consider the deficiency described in the accompanying schedule of findings and questioned costs as item 2022-001 to be a material weakness.

A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiencies described in the accompany schedule of findings and questioned costs as items 2022-002 to 2022-004 to be significant deficiencies.

Report on Compliance and Other Matters

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

City of Cumming, Georgia's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on City of Cumming, Georgia's response to the findings identified in our audit and described in the accompanying schedule of findings and questioned costs. City of Cumming, Georgia's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

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 City of Cumming, Georgia's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Rushton, LLC

Gainesville, Georgia
April 14, 2023

**Independent Auditor's Report on Compliance for Each Major Program and on
Internal Control over Compliance Required by the Uniform Guidance**

Honorable Mayor and
Members of the City Council
City of Cumming, Georgia

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited City of Cumming, Georgia's compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of City of Cumming, Georgia's major federal programs for the year ended December 31, 2022. City of Cumming, Georgia's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, City of Cumming, Georgia complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2022.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of City of Cumming, Georgia and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of City of Cumming, Georgia's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to City of Cumming, Georgia's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on City of Cumming, Georgia's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about City of Cumming, Georgia's compliance with the requirements of each major federal program as a whole.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding City of Cumming, Georgia's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of City of Cumming, Georgia's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of City of Cumming, Georgia's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

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

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Rushon, LLC

Gainesville, Georgia
April 14, 2023

CITY OF CUMMING, GEORGIA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the year ended December 31, 2022

Federal Grant/Pass-Through Grantor/Program Title	Federal Assistance Listing Number	Pass- Through Number	Expenditures
<u>Department of the Treasury</u>			
COVID-19 Coronavirus State and Local Fiscal Recovery Funds	21.027	N/A	<u>\$ 2,444,888</u>
<u>United States Environmental Protection Agency</u>			
<u>Drinking Water State Revolving Fund Cluster</u>			
Passed through the Georgia Environmental Finance Authority: Capitalization Grants for Drinking Water State Revolving Funds	66.468	DW2021018	<u>1,527,947</u>
<u>Department of Homeland Security</u>			
Passed through the Georgia Emergency Management Agency: Disaster Grants-Public Assistance (Presidentially Declared Disasters)	97.036	FEMA-4279-DR-GA	3,914
Homeland Security Grant Program	97.067	EMW-2021-SS-00080-S01	<u>6,270</u>
Total Department of Homeland Security			<u>10,184</u>
Total Federal Awards			<u><u>\$ 3,983,019</u></u>

See accompanying notes to the schedule of expenditures of federal awards and the schedule of findings and questioned costs.

CITY OF CUMMING, GEORGIA
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the year ended December 31, 2022

1. Basis of Presentation

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of City of Cumming, Georgia, under programs for the federal government for the year ended December 31, 2022. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because this schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position or cash flows of the City.

2. Summary of Significant Accounting Policies

Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

3. De Minimis Indirect Cost Rate

City of Cumming, Georgia has elected not to use the 10-percent *de minimis* indirect cost rate allowed under the Uniform Guidance.

4. Payments to Subrecipients

For the current year, City of Cumming, Georgia did not pass federal funds through to subrecipients.

CITY OF CUMMING, GEORGIA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
For the year ended December 31, 2022

1. Summary of the Auditor's Results

A. Financial Statements

Type of auditor's report issued:	Unmodified
Internal control over financial reporting:	
Material weaknesses identified?	Yes
Significant deficiencies identified not considered material weaknesses?	Yes
Noncompliance material to financial statements noted?	None reported

B. Federal Awards

Internal control over major programs:	
Material weaknesses identified?	None reported
Significant deficiencies identified not considered material weaknesses?	None reported
Type of auditor's report issued on compliance for major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with the Uniform Guidance?	None reported
Identification of major programs:	
21.027 COVID-19 Coronavirus State and Local Fiscal Recovery Funds	
<u>Drinking Water State Revolving Fund Cluster</u>	
66.468 Capitalization Grants for Drinking Water State Revolving Funds	
Dollar threshold used to distinguish Between Type A and Type B programs:	\$750,000
Auditee qualified as low-risk auditee?	No

CITY OF CUMMING, GEORGIA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
For the year ended December 31, 2022

2. Financial Statement Findings and Responses

A. Current Year Audit Findings

2022-001

Condition: Due to the limited number of staff, appropriate segregation of duties does not exist among receipting, recording, distribution, reconciliation of cash accounts and other operational functions in the various offices of the City. This is especially prominent in the planning and zoning office.

Criteria: Segregation of employees' duties is a common practice in an effective internal control structure. Segregation of duties is when specific employee functions related to important accounting areas (such as cash receipting and cash disbursements) are separated among different individuals to significantly reduce the risk that any one individual could intentionally or unintentionally misappropriate assets.

Effect: Failure to maintain adequate segregation of duties exposes the assets of the City to greater risk of misappropriation.

Cause: Several of the City's departments have a limited number of employees available to perform financial duties; therefore, financial duties cannot be appropriately segregated among multiple employees.

Recommendation: We recommend that the City review its policies and procedures to determine where it can adequately segregate duties.

Management Response: Management concurs with this finding. Management will review the policies and procedures to determine the most efficient and effective solution to properly segregate duties. Action was taken immediately upon receipt of this comment from our auditors.

2022-002

Condition: While performing inventory observation at the Water and Sewer Department, we noted significant discrepancies in test counts of inventory on the listing.

Criteria: Proper internal controls require that physical inventory counts be performed at least annually and differences properly accounted for on count sheets and reflected on the general ledger.

Effect: Failure to maintain adequate inventory records subjects the assets of the City to greater risk of misappropriation.

Cause: Management did not update records to reflect any changes in recorded inventory amounts.

Recommendation: To ensure that sufficient internal controls are in place, the Water and Sewer Department should perform a physical inventory count as close to year end as possible and update records to reflect any changes in recorded inventory amounts.

Management Response: Management has provided a copy of this finding to the appropriate Department Head and they concur with this finding. Action was taken immediately upon receipt of this comment from our auditors.

CITY OF CUMMING, GEORGIA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
For the year ended December 31, 2022

2. Financial Statement Findings and Responses (continued)

A. Current Year Audit Findings (continued)

2022-003

Condition: While performing audit procedures at the Municipal Court, we noted instances of deposits not made in a timely manner. It appears deposits are made approximately once per month. Due to the lack of timeliness of deposits, payouts to other agencies are also not made timely.

Criteria: Proper internal controls require that cash receipts be deposited and transactions recorded in a timely manner.

Effect: Failure to deposit cash receipts in a timely manner exposes the City's assets to a greater risk of loss due to fraud.

Cause: Municipal Court personnel are not depositing receipts at a minimum once per week.

Recommendation: At a minimum, deposits should be made weekly and payouts should be made monthly.

Management Response: Management has provided a copy of this finding to the appropriate Department Head and they concur with this finding. Action was taken immediately upon receipt of this comment from our auditors.

2022-004

Condition: While performing audit procedures at Planning and Zoning, we noted instances of deposits not made in a timely manner. Receipts were held for more than seven days before depositing in 7 of 19 (38%) alcohol licenses receipts tested, 12 of 15 (80%) business licenses receipts tested, and 3 of 25 (12%) building permits receipts tested.

Criteria: Proper internal controls require that cash receipts be deposited and transactions recorded in a timely manner.

Effect: Failure to deposit cash receipts in a timely manner exposes the City's assets to a greater risk of loss due to fraud.

Cause: Planning and Zoning personnel are not depositing receipts at a minimum once per week.

Recommendation: At a minimum, deposits should be made weekly.

Management Response: Management has provided a copy of this finding to the appropriate Department Head and they concur with this finding. Action was taken immediately upon receipt of this comment from our auditors.

B. Prior Year Audit Findings Follow-Ups

None reported

CITY OF CUMMING, GEORGIA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
For the year ended December 31, 2022

3. Federal Award Findings and Questioned Costs

The audit of our basic financial statements and schedule of expenditures of federal awards disclosed no audit findings or questioned costs which are required to be reported under Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*.

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STATE REPORTING SECTION

This section contains additional reports required by the State of Georgia.

CITY OF CUMMING, GEORGIA
SCHEDULE OF PROJECTS FINANCED WITH
SPECIAL PURPOSE LOCAL OPTION SALES TAX
For the year ended December 31, 2022

Project	Estimated Cost *		Expenditures		
	Original	Current	Prior Years	Current Year	Total
SPLOST #7					
Parks and recreation	\$ 2,000,000	\$ 2,308,803	\$ 993,211	\$ 9,398	\$ 1,002,609
Street improvements	10,500,000	12,296,849	17,061,694	0	17,061,694
Intake generator - water system	1,000,000	1,000,000	1,000,000	0	1,000,000
Total	\$ 13,500,000	\$ 15,605,652	\$ 19,054,905	\$ 9,398	\$ 19,064,303
SPLOST #8					
Street improvements	\$ 13,500,000	\$ 13,500,000	\$ 3,455,389	\$ 2,932,253	\$ 6,387,642
Dobbs Creek Recreation Center	1,000,000	1,000,000	519,911	0	519,911
Total	\$ 14,500,000	\$ 14,500,000	\$ 3,975,300	\$ 2,932,253	\$ 6,907,553

* Estimated cost represents the portion of these projects to be financed with Special Purpose Local Option Sales Tax. Actual costs that are in excess of these amounts have been financed through alternative funds.