

CITY OF PEACHTREE CORNERS, GEORGIA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE YEAR ENDED JUNE 30, 2024

Prepared by:
City of Peachtree Corners Finance Department

INTRODUCTORY SECTION

CITY OF PEACHTREE CORNERS, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE YEAR ENDED JUNE 30, 2024

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CITY OF PEACHTREE CORNERS, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE YEAR ENDED JUNE 30, 2024

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November 4, 2024

Honorable Mike Mason, Mayor,
Members of the City Council, and
Citizens of Peachtree Corners, Georgia

Ladies and Gentlemen:

Enclosed, please find the Annual Comprehensive Financial Report of the City of Peachtree Corners, Georgia, for the fiscal year ended June 30, 2024. Responsibility for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with City management. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the various funds and accounts of the City of Peachtree Corners. The report has been prepared in accordance with generally accepted accounting principles. All disclosures necessary to enable an interested reader to gain an understanding of the government's financial activities have been included.

The City's financial statements have been audited by Mauldin & Jenkins, LLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of Peachtree Corners for the fiscal year ended June 30, 2024 are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. The independent auditor concluded, based on the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Peachtree Corners' financial statements for the fiscal year ended June 30, 2024 are fairly presented in conformity with Generally Accepted Accounting Principles (GAAP). The independent auditor's report is presented as the first component of the financial section of the report.

Management's discussion and analysis (MD&A) immediately follows the independent auditors report and provides a narrative introduction, overview, and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be read in conjunction with it.



PROFILE OF THE GOVERNMENT

Peachtree Corners was incorporated in July of 2012. Positioned in the metro area, Peachtree Corners is a demographically diverse community and covers a 17-square mile area in southwest Gwinnett County, Georgia. Peachtree Corners is the twenty-second largest City in the State of Georgia and serves a population of 42,243 (2020 U.S. Census). The City's daytime population increases to more than 55,000 due to the concentration of major corporations and businesses located within the City, including Soliant Health, Carmax, Siemens Industry, and Crawford & Company. Seven miles of the Chattahoochee River flow along the western border of Peachtree Corners, creating a unique recreational opportunity within a metropolitan setting.

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

The City operates under a council/manager form of government, where the Council is the legislative authority and the Mayor possess all the executive powers granted to the government under the constitution and laws of the State of Georgia and the City of Peachtree Corners charter. The City Manager maintains all the administrative powers granted to the government under the constitution and laws of the State of Georgia and the City's charter. The City is empowered to levy a property tax on both real and personal property located within its boundaries and is qualified to levy all other taxes granted to municipalities within the State of Georgia.

Deploying a nontraditional approach to government services, the City operates through public-private partnerships. The City provides a full range of services including police and fire protection, the construction and maintenance of highways, streets, and other infrastructure, community development, and recreational and cultural activities. Most services outside the City Manager's executive staff are outsourced or provided through an intergovernmental agreement with another government entity. Sanitation services are also outsourced through a contract. Water and sewer services are delivered to residential and commercial properties by Gwinnett County. The annual budget serves as the foundation for the City's financial plan and assists in the control of the financial stability and health of the government. The Mayor and Council are required to adopt a final budget no later than the close of the fiscal year. The budget is prepared by fund, function, and department. Since Fiscal Year 2013, the budgeting process included performance management initiatives. Amounts in this budget may be reallocated within departments by approval of the City Manager if the total budgeted amounts do not exceed the approved appropriations by department.



LOCAL ECONOMY

The City's local economy continues to be steady. While occupational tax revenue was down slightly from last year, the City's building permits, which reflect the amount of development activity in the City, outpaced the 2023 collections by \$388,654. Other revenues that are tied to the local economy, e.g., motor vehicle taxes and the special purpose local option sales tax (SPLOST) also came in higher than last year's collections.

Peachtree Corners is one of the best places in the country to do business. The City embodies an urban energy and relaxed lifestyle. The City is home to a burgeoning dining scene and has created a nighttime scene with the construction of a Town Center. One can also choose to expend energy paddle boarding on the river or enjoying one of the City's many parks and green spaces. Peachtree Corners is located on the second busiest highway in Gwinnett County, a county with over nine hundred and fifty thousand residents.

The City's commercial properties comprise more than 35% of the total land usage, ensuring a strong economic environment for the government. In addition to the companies listed previously, Peachtree Corners is also home to Mizuno USA, Fleetcor Technologies, Pond & Company, and Molnlycke Healthcare US.

According to the 2020 US Census estimates, there were 17,805 housing units within Peachtree Corners, with 52% recorded as home ownership and 48% recorded as tenant occupied. The median value of owner-occupied housing was \$360,100. The average household size was 2.55 people with a median household income of \$65,328.

LONG-TERM FINANCIAL PLANNING

As detailed within the following financial statements, the City's policy is to maintain a minimum General Fund balance reserve of 25% of operating expenditures to cover cost of expenditures caused by unforeseen emergencies and an additional 25% as an Opportunity Fund to fund unexpected capital projects that would result in an economic gain for the City. Excess fund balances over reserve requirements will be used in subsequent periods for pay-as-you-go capital projects and one-time nonrecurring expenditures.

The City maintains a five-year capital improvement plan whereby capital needs are identified several years before funding and implementation to allow for adequate time for planning. The City uses a mix of General Fund resources, financing, and the portion of a countywide, one-cent Special Purpose Local Option Sales Tax (SPLOST) we receive from the County, to fund the Capital Improvement Plan (CIP). The current five-year CIP identified over \$85.1 million in future projects with \$34.8 million being budgeted in FY 2025.



To facilitate the provision of City services, the government is committed to a consistent fee structure for business taxes and permitting. The City's operating millage rate of 1 mill is statutorily set. The City has not assessed the millage rate for the last eleven years and relies on franchise taxes, business taxes, and permitting fees to fund City services. Given the City does not assess a millage rate, economic development is a major focus for the City. The Mayor and Council recently approved a five-year Economic Development Plan that will help guide us as we strive to attract, retain and grow local businesses.

The City is expected to continue developing as an economic hub and preferred location for business and residential investment. Through planned growth consistent with existing zoning, the governing body approved several distinctive commercial and capital improvement developments during Fiscal Year 2024.

MAJOR INITIATIVES FOR THE YEAR

Curiosity Lab at Peachtree Corners

In 2019, the City created a 1.5-mile intelligent mobility corridor in Technology Park, running from Spalding Drive to Peachtree Parkway, as an economic development initiative. Curiosity Lab is an integral part of the City's economic development strategy and has already been a factor in recruiting 2 global headquarters, bringing over 400 jobs and filling over 100,000 square feet of empty office space. The City purchased an office building in FY 2024 to expand the Curiosity Lab campus. In addition, the City included \$620,000 in the 2024 capital budget to make additional improvements to the testing infrastructure. In addition, the City committed \$500,000 to support operations of Curiosity Lab.

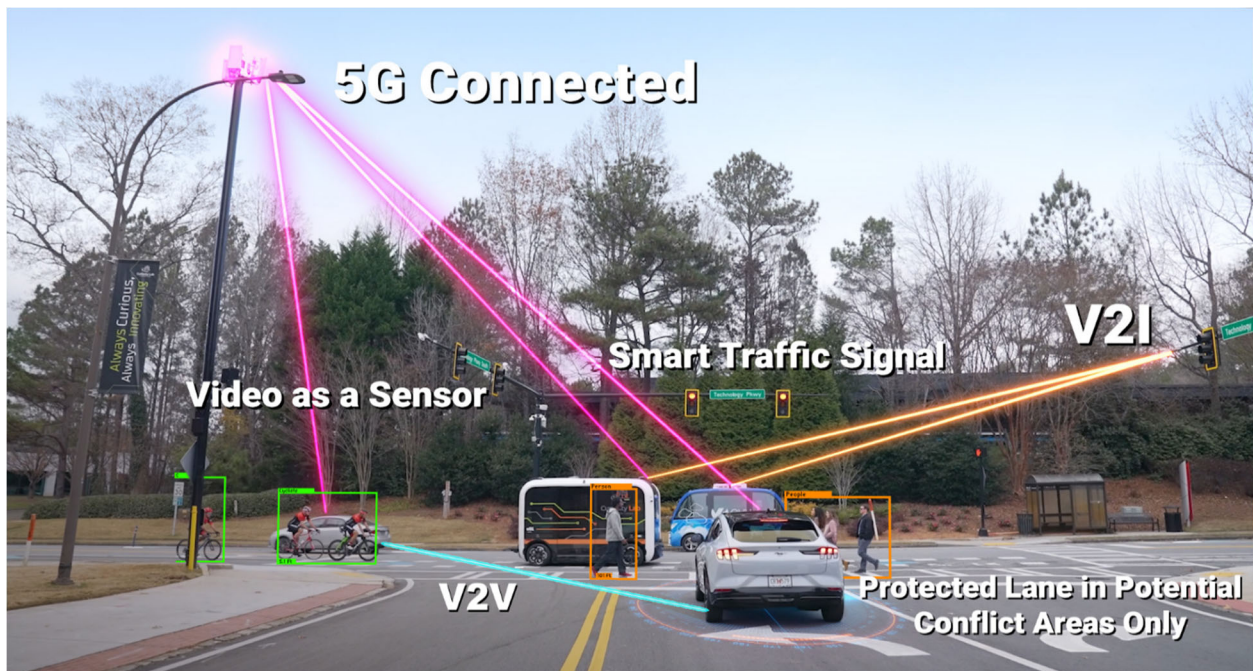


Photo showcasing some of the technology being tested on Curiosity Lab's infrastructure



Construction of Trail System

The City continued to make progress towards completing our master planned trail system, the Corners Connector. The FY 2024 amended budget included \$590,000 for construction and planning of two segments: Town Center and Burdell Branch. The FY 2024 amended budget also includes \$40,000 to begin acquiring land for a new trail hub. The Town Center segment will connect State Route 141 (Peachtree Pkwy) and Peachtree Corners Circle and provide a pedestrian link from both roadways to our Town Green. The Burdell Branch segment will be approximately 1.0 mile in length and will wind through a wooded area near a tributary to Crooked Creek running parallel to (Peachtree Pkwy). It will connect Engineering Dr to Woodhill Dr crossing Parkway Lane and Jay Bird Alley. Upon completion, Corners Connector will have over 12 miles of trails throughout the City.



Trailhead for the Technology Park Trail segment of Corners Connector.



Town Center Improvements

The City's Town Center opened in 2019 and serves as the City's downtown. It has over 15 restaurants, retail shops, office space and townhomes that overlook the 2-plus acre Town Green park. The park is a central gathering place for the community, and hosts live outdoor concerts and seasonal events. In FY 2024, the City completed construction of a one-of-a-kind toddler playground for children under 6 years old, constructed a new dog park, added a new shade structure, made enhancements to the City's fitness trail, and make drainage improvements to the 2-acre Town Green. The FY 2024 amended budget included \$3.1 million for these improvements.



View of one section of the new toddler playground that opened at the City's Town Green.



Infrastructure Enhancements

The City Council has been persistent in its focus on providing the resources and support to address our infrastructure needs from paving and sidewalks to the addition of stormwater. The FY 2024 amended budget continued the progress on the capital paving plan along with significant investments into sidewalk improvements and continued the implementation of the stormwater capital improvement plan. The FY 2024 amended budget included \$540,000 million for paving of city roads, \$1 million for improvements and maintenance to the stormwater drainage system, and \$1.35 million in new sidewalks and streetlights. The City Council also included \$900,000 for various traffic and gateway improvement projects.



Design of intersection improvement at Medlock Bridge Rd and Bush Rd



City Marshal's Office

In FY 2023, the Mayor and Council approved the creation of a City Marshal's Office to be a resource for filling gaps in services between the City's Code Enforcement Officers and those of the Gwinnett County police Department (GCPD). The City Marshal's Office serves as a liaison with GCPD and functions as a law enforcement "force multiplier" for the City by providing law enforcement services in underserved areas as identified by the City Council and/or City Manager as well as being an additional law enforcement resource for the community on specific issues as they arise. The FY 2024 amended budget included \$914,900 to fund three new positions and purchase the necessary equipment and supplies for the new marshals.

INITIATIVES FOR FUTURE YEARS

Expansion of Trail System

The City is continuing to expand the Corners Connector trail system. The FY 2025 capital budget includes \$5.9 million to continue the completion of the City's trail system. These funds will be used to complete current segments and begin planning/engineering for future ones. Upon completion, Corners Connector will have over 12 miles of trails throughout the City.

Public Works

As in previous years, Mayor and Council have focused on addressing the City's infrastructure needs from paving to sidewalks to stormwater improvements. The FY 2025 capital budget includes \$11.7 million for infrastructure improvements to roads, bridges, sidewalks, intersections, gateway and traffic management. There is also \$1.0 million allocated for the maintenance and improvement of the City's stormwater drainage system.



Curiosity Lab at Peachtree Corners

The FY 2025 capital budget includes \$3.5 million to construct Curiosity Corner, a multi-modal hub for e-bikes, e-scooters, and autonomous shuttles. Curiosity Corner will also include an electric vehicle charging hub with both Level 2 and Direct Current Fast Charge (DCFC) stations. The project will also add greenspace for Atlanta Technology Park employees and residents to enjoy. The City received \$500,000 from a federal grant to offset some of the costs. In addition, the FY 2025 budget includes \$250,000 to various improvements to the Curiosity Lab campus.



Rendering of the proposed Curiosity Corner



FINANCIAL POLICIES

The City has adopted a comprehensive set of financial policies that establish the framework for the administration of the City's finances. Some of the areas addressed include, but are not limited to, fund balances, debt management, cash and investment management, purchasing, and accounting practices.

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

Budgetary Controls – The City maintains budgetary controls to ensure compliance with legal provisions of the annual appropriated budget approved by the City Council. Activities of the General Fund and American Rescue Plan Act fund are included in the annual appropriated budget. A project length budget is adopted for capital project funds. The official level of City budget control, the level on which expenditures may not legally exceed appropriations, for each legally adopted annual operating budget is the department level within each fund. Administrative transfers of appropriations within a department may be authorized by the City Manager to meet unforeseen needs if the total budgeted amounts do not exceed these appropriations by department. The City's budget procedures, together with such procedures for discretely presented component units, are more fully explained in the accompanying notes to the financial statements.



OTHER INFORMATION

Awards and Achievements – The Government Finance Officers' Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Peachtree Corners for its annual comprehensive financial report for the fiscal year ended June 30, 2023. This was the sixth consecutive year the City received the award and shows its commitment to financial integrity and transparency. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

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

Acknowledgments – The preparation of the report could not have been accomplished without the efficient and dedicated efforts of the staff of the Finance Department, the auditors for the City and its component units, and the cooperation of City staff in various departments. My sincere appreciation is extended to each individual for their contributions in the preparation of this report.

Respectfully submitted,

Brian Johnson
City Manager

Cory Salley
Finance Director



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Peachtree Corners
Georgia**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

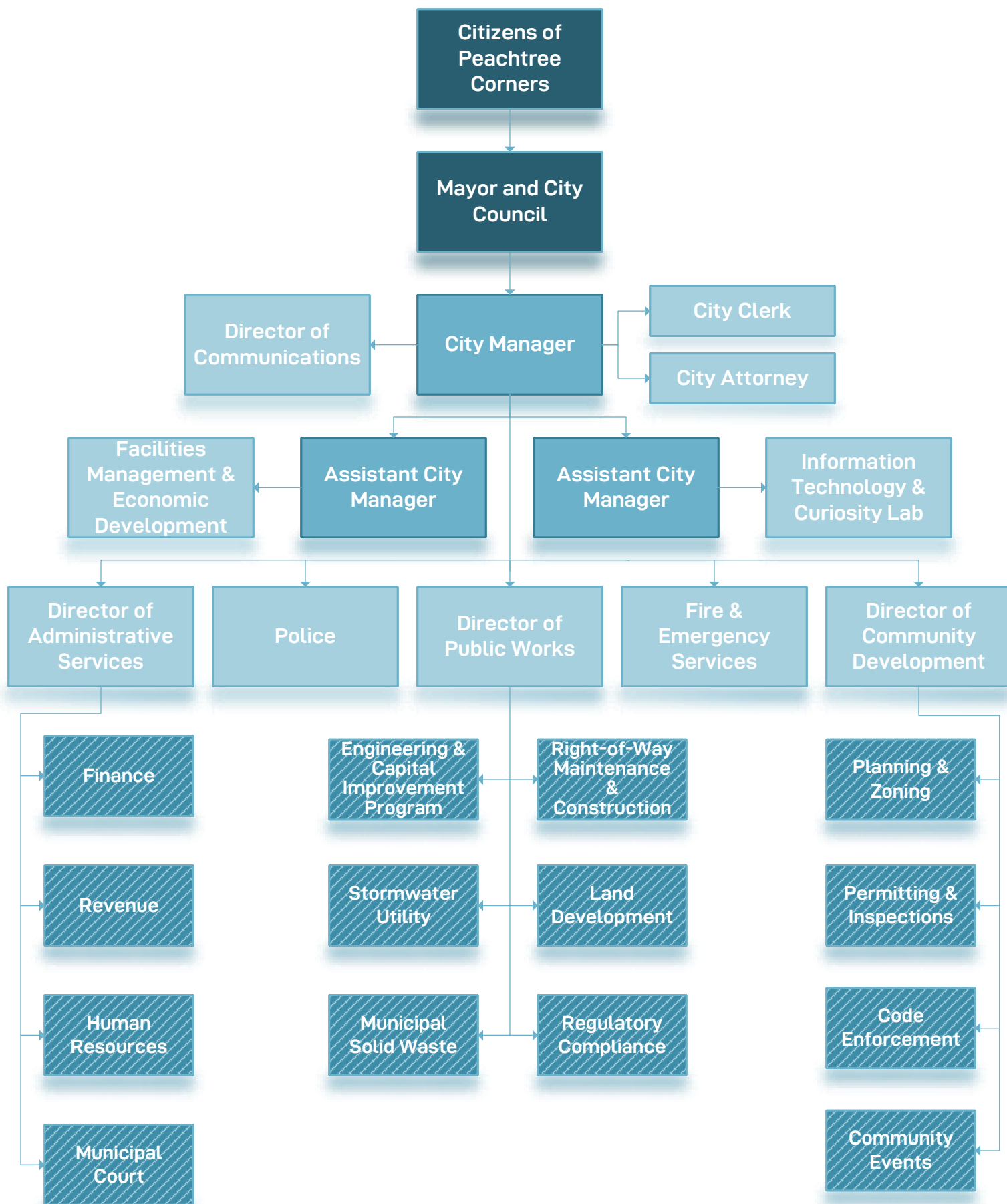
June 30, 2023

Christopher P. Morill

Executive Director/CEO

CITY OF PEACHTREE CORNERS, GEORGIA
PRINCIPAL OFFICIALS
JUNE 30, 2024

Mike Mason	Mayor
Phil Sadd	Post 1
Eric Christ	Post 2
Alex Wright	Post 3
Joe Sawyer	Post 4
Ora B. Douglass	Post 5
Weare Gratwick	Post 6



FINANCIAL SECTION



INDEPENDENT AUDITOR'S REPORT

The Honorable Mayor and Members
of the City Council of the
City of Peachtree Corners, Georgia

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the **City of Peachtree Corners, Georgia** (the "City"), as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Peachtree Corners, Georgia as of June 30, 2024, and the respective changes in financial position, and where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining and individual nonmajor fund financial statements and schedules, the schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and the schedule of expenditures of special purpose local option sales tax, as required by the Official Code of Georgia 48-8-121, as listed in the table of contents, are presented for purposes of additional analysis, and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and schedules, the schedule of expenditures of federal awards, and the schedule of expenditures of special purpose local option sales tax are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

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

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 4, 2024, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Atlanta, Georgia
November 4, 2024

CITY OF PEACHTREE CORNERS, GEORGIA

MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE YEAR ENDED JUNE 30, 2024

As management of the City of Peachtree Corners (City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2024. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found in the introductory section of this report.

Financial Highlights

- The assets of the City exceeded liabilities and deferred inflows of resources at the close of the fiscal year by \$130.2 million (total net position), which represents an increase of \$12.7 million from the prior year. Of the total net position, \$20.1 million (unrestricted net position) is available to meet the ongoing obligations of the government.
- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$45.9 million. This represents a decrease of \$1.7 million compared to the prior year, primarily due to the completion of capital projects.
- Total governmental fund revenues were \$31.3 million, a decrease of \$2.3 million from the prior year. General Fund and SPLOST fund revenues increased by \$2.0 million and \$1.2 million, respectively, while American Rescue Plan Act (ARPA) fund revenues decreased by \$5.6 million.
- Total governmental fund expenditures were \$34.2 million, an increase of \$9.2 million over the prior year. The increase is primarily due to the completion of one-time capital projects.

Overview of the Financial Statements

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

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

The statement of net position presents information on all the City's assets and liabilities with the difference between them reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how the City's net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal years (e.g., uncollected taxes and earned but unused vacation leave).

Both government-wide financial statements report City functions that are principally supported by taxes (governmental activities) separately from business-type activities. The governmental activities of the City include general government, public safety, public works, culture/recreation and community development. Business-type activities report the function of solid waste and stormwater.

The government-wide financial statements can be found on pages 17 and 18 of this report.

CITY OF PEACHTREE CORNERS, GEORGIA

MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE YEAR ENDED JUNE 30, 2024

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

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

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

The City maintains six individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General, American Rescue Plan Act, and SPLOST funds, which are considered major funds.

The City adopts an annual appropriated budget for all its governmental funds, except capital project funds for which project length budgets are adopted. Budgetary comparison statements have been provided for the General, the American Rescue Plan Act, and the Opioid Settlement funds to demonstrate compliance with these budgets.

The basic governmental fund financial statements can be found on pages 19 through 21 of this report.

Proprietary funds The City maintains one type of proprietary fund: an enterprise fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its Solid Waste and Stormwater operations.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information and cash flows for the Solid Waste and Stormwater operation, which are considered major funds of the City.

The basic proprietary fund financial statements can be found on pages 22 through 24 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 25 through 45 of this report.

Other information: In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information such as the budgetary comparison schedule for the General Fund as presented on a generally accepted accounting principal basis in this section.

Required supplementary information can be found on page 46 and 47 of this report.

CITY OF PEACHTREE CORNERS, GEORGIA

MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE YEAR ENDED JUNE 30, 2024

Government-wide Financial Analysis

As noted earlier, net position may serve as a useful indicator of a government's financial position over time. In the City's case, assets exceeded liabilities and deferred inflows of resources by \$130.2 million, which represents an increase of \$12.7 million over the prior year. Governmental activities comprise \$110.7 million of total net position while business-type activities make up \$19.5 million. In a condensed format, the table below summarizes the City's Net Position for 2024 and 2023.

City of Peachtree Corners Net Position June 30, 2024 and 2023						
	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Assets						
Current assets	\$ 54,756,864	\$ 53,514,257	\$ 7,545,922	\$ 6,909,237	\$ 62,302,786	\$ 60,423,494
Capital assets, net of accumulated depreciation	86,693,469	74,565,096	13,327,204	12,293,829	100,020,673	86,858,925
Total Assets	141,450,333	128,079,353	20,873,126	19,203,066	162,323,459	147,282,419
Liabilities						
Current liabilities	10,588,079	7,662,925	1,361,800	1,190,669	11,949,879	8,853,594
Long-term liabilities	20,046,227	20,366,224	-	-	20,046,227	20,366,224
Total Liabilities	30,634,306	28,029,149	1,361,800	1,190,669	31,996,106	29,219,818
Deferred Inflows of Resources	161,512	549,160	-	-	161,512	549,160
Net Position						
Net investment in capital assets	72,822,626	61,154,962	13,177,498	12,143,983	86,000,124	73,298,945
Restricted	24,105,010	17,866,243	-	-	24,105,010	17,866,243
Unrestricted	13,726,879	20,479,839	6,333,828	5,868,414	20,060,707	26,348,253
Total net position	\$ 110,654,515	\$ 99,501,044	\$ 19,511,326	\$ 18,012,397	\$ 130,165,841	\$ 117,513,441

The largest portion of the City's net position, \$86 million, or 66.1%, reflects its investment in capital assets (e.g., buildings, machinery and equipment roadways, sidewalks, culverts, equipment, and signals); less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Other than net position that is restricted as to use for capital projects and federal programs (\$24.1 million), the remaining portion of the City's net position represents unrestricted net position of \$20.1 million, which is available to meet the ongoing obligations of the government. This amount represents 83.2% of total expenses and a 23.9% decrease under the prior year.

The City's governmental activities current assets of \$54.8 million increased \$1.2 million as compared to the prior year and includes sales tax restricted for capital projects of \$23.4 million in the SPLOST Fund. Long-term liabilities of governmental activities decreased slightly from the prior year by \$319,997. The City's capital assets in governmental activities are \$86.7 million which represents an increase of \$12.1 million. The City purchased a new office building to expand the Curiosity Lab campus, completed several major projects, and has several projects in construction in progress, including segments of the Corners Connector trail system, enhancements to the City's facilities, and several major transportation related projects. In addition to these projects, under Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases*, the City reports lease assets (net of accumulated depreciation) totaling \$1.1 million.

CITY OF PEACHTREE CORNERS, GEORGIA

MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE YEAR ENDED JUNE 30, 2024

The City's business-type activities current assets increased \$636,685 over the prior year due to increased collections for the Solid Waste Fund and the receipt of a federal grant in the Stormwater Fund. The City's capital assets in business-type activities are \$13.3 million, which represents an increase of \$1.0 million, or 8%. Current-term liabilities of business-type activities increased from the prior year by \$171,131 due to an increase in accounts payable and retainage payable

Changes in Net Position

The following table shows the changes in net position for 2024 and 2023:

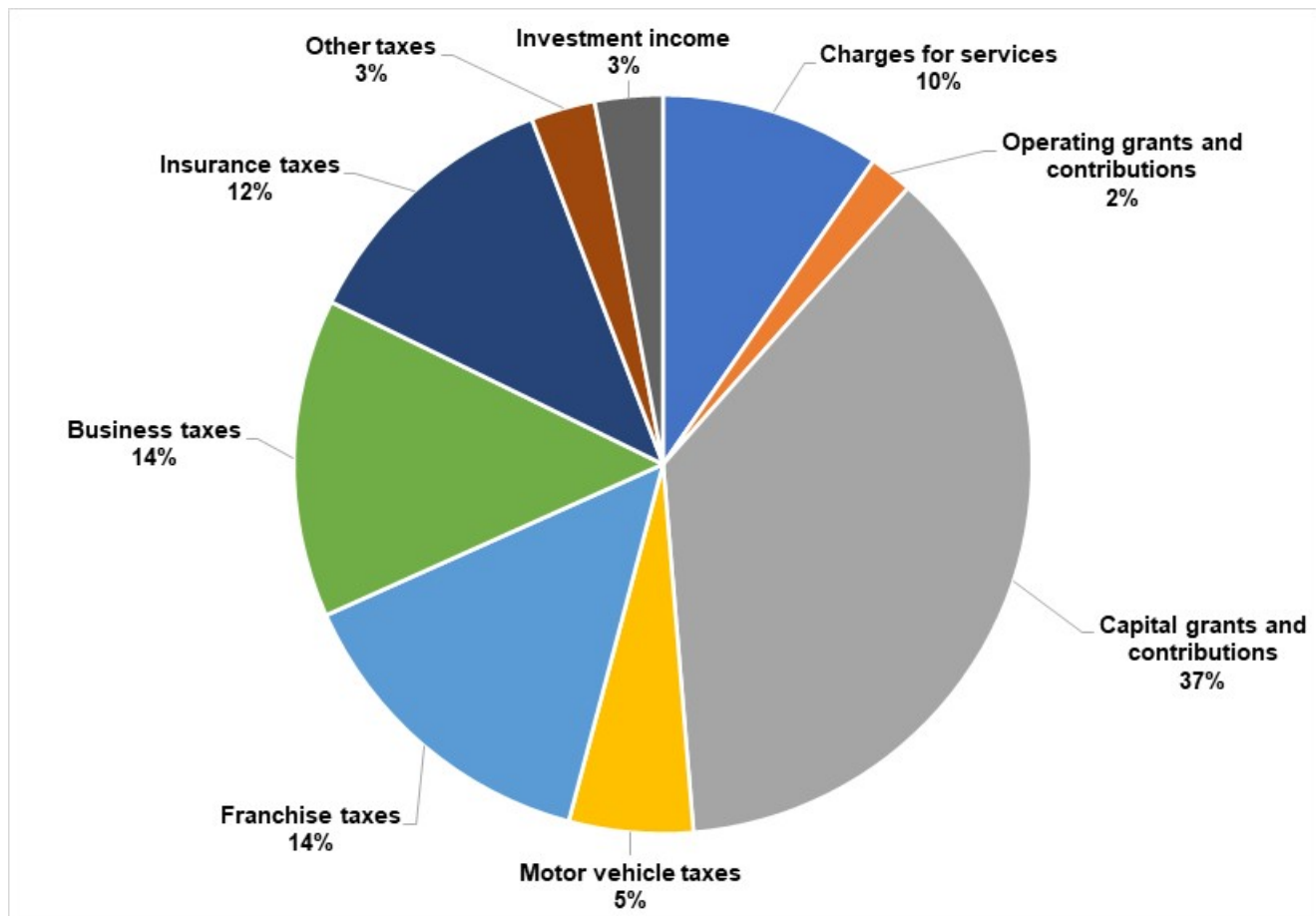
City of Peachtree Corners Changes in Net Position For the Years Ended June 30, 2024 and 2023						
	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Revenue						
Program revenues:						
Charges for services	\$ 3,022,535	\$ 2,543,686	\$ 5,079,289	\$ 5,002,252	\$ 8,101,824	\$ 7,545,938
Operating grants and contributions	593,571	6,138,867	-	8,817	593,571	6,147,684
Capital grants and contributions	11,618,816	10,435,200	239,243	-	11,858,059	10,435,200
General revenues:						
Motor vehicle taxes	1,701,238	1,397,446	-	-	1,701,238	1,397,446
Franchise taxes	4,436,533	4,277,206	-	-	4,436,533	4,277,206
Business taxes	4,359,905	4,443,550	-	-	4,359,905	4,443,550
Insurance taxes	3,748,725	3,180,853	-	-	3,748,725	3,180,853
Other taxes	879,676	837,737	-	-	879,676	837,737
Investment income	931,811	295,520	143,577	47,784	1,075,388	343,304
Miscellaneous	-	2,578	-	-	-	2,578
Total Revenues	31,292,810	33,552,643	5,462,109	5,058,853	36,754,919	38,611,496
Expenses						
General government	12,269,499	14,181,982	-	-	12,269,499	14,181,982
Public safety	1,478,994	143,602	-	-	1,478,994	143,602
Public works	798,937	3,262,603	-	-	798,937	3,262,603
Culture and recreation	1,393,454	-	-	-	1,393,454	-
Community development	4,142,520	3,360,886	-	-	4,142,520	3,360,886
Interest on long-term debt	378,435	920,340	-	-	378,435	920,340
Solid waste	-	-	2,031,184	1,941,230	2,031,184	1,941,230
Stormwater	-	-	1,609,496	1,718,058	1,609,496	1,718,058
Total expenses	20,461,839	21,869,413	3,640,680	3,659,288	24,102,519	25,528,701
Excess before transfers	10,830,971	11,683,230	1,821,429	1,399,565	12,652,400	13,082,795
Transfers	322,500	227,500	(322,500)	(227,500)	-	-
Change in net position	11,153,471	11,910,730	1,498,929	1,172,065	12,652,400	13,082,795
Net position, beginning of year	99,501,044	87,590,314	18,012,397	16,840,332	117,513,441	104,430,646
Net position, end of year	<u>\$ 110,654,515</u>	<u>\$ 99,501,044</u>	<u>\$ 19,511,326</u>	<u>\$ 18,012,397</u>	<u>\$ 130,165,841</u>	<u>\$ 117,513,441</u>

CITY OF PEACHTREE CORNERS, GEORGIA

MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE YEAR ENDED JUNE 30, 2024

Governmental Activities

Revenues: Total revenues for governmental activities totaled \$31.3 million, which represents a decrease of 6.7% compared to the prior year. Charges for services include fines and forfeitures and licenses and permits. These revenues increased \$478,849, or 18.8% primarily due to an increase in building permit revenues. Total operating and capital grants and contributions decreased by \$4.4 million primarily due to less Coronavirus State and Local Fiscal Recovery Funds (CSLFRF) being spent in FY2024. Motor vehicle taxes increased \$303,792 as car sales in the state remain strong. Franchise fees increased slightly by \$159,327. Business taxes saw a slight decrease of \$83,645 compared to the prior year. Insurance taxes increased \$567,872 over the prior year, and investment income saw an increase of \$636,291.

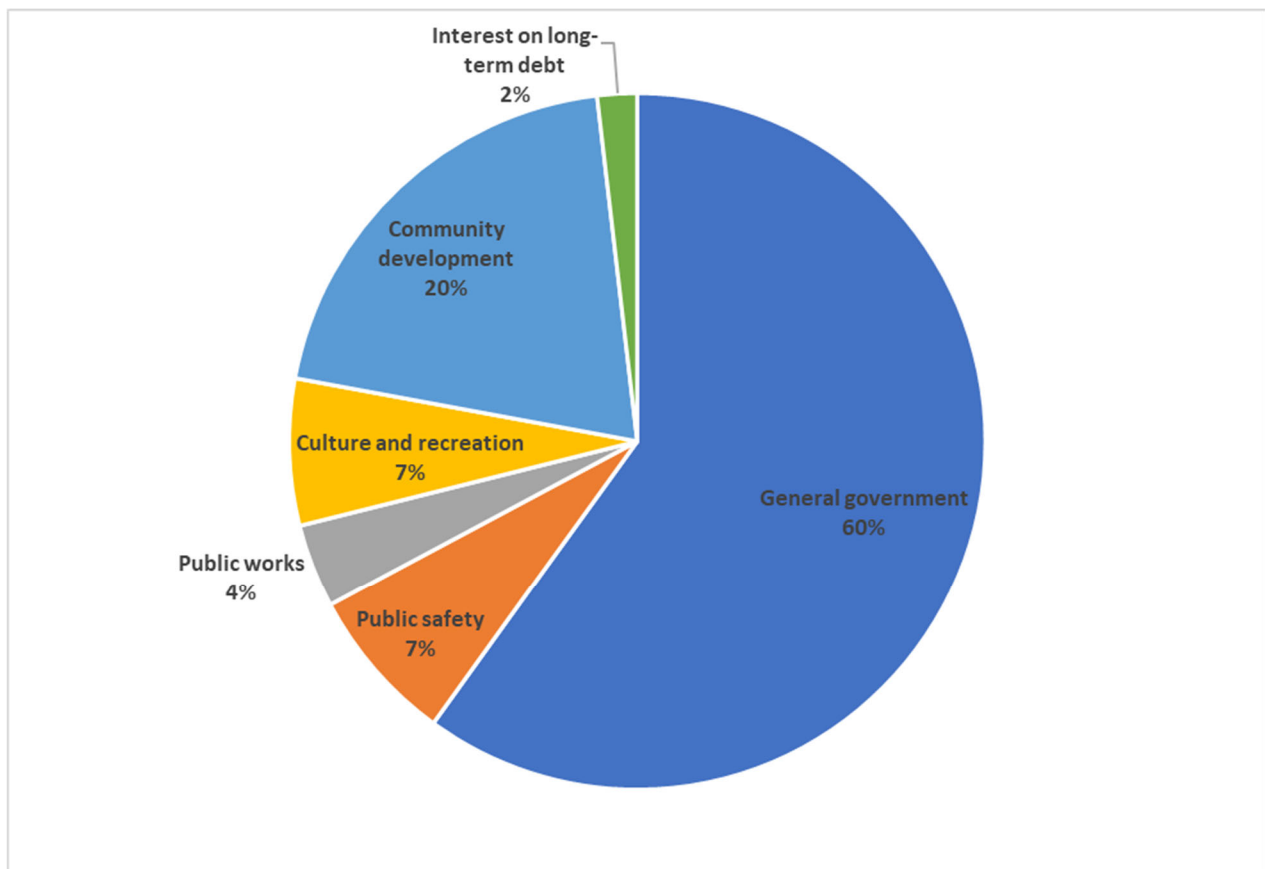


Revenues by Source – Governmental Activities – Year Ended June 30, 2024

CITY OF PEACHTREE CORNERS, GEORGIA

MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE YEAR ENDED JUNE 30, 2024

Expenses: Expenses for governmental activities cover a wide range of services including general administration, public safety, public works, culture/recreation and community development activities. Expenses for governmental activities totaled \$20.5 million, which represents a decrease of 6% compared to the prior year. General government expenses decreased \$1.9 million due to the reallocation of economic development and culture/recreation expenses. Public safety expenses increased \$342,412. The City created the City Marshal's Office at the end of FY23, so expenses to start up the department were made in FY24. Government-wide expenses for public works decreased \$2.5 million due to noncapital costs incurred in the prior year. In FY24, the City created a new department to capture expenses related to special events and maintenance for the Town Center. As a result, \$1.4 million was reallocated from other departments to the culture and recreational category. Community development expenses increased \$781,634 due to the reallocation of economic development expenses from general government. Interest on long-term debt decreased \$541,905.



Expenses by Function – Governmental Activities – Year Ended June 30, 2024

CITY OF PEACHTREE CORNERS, GEORGIA

MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE YEAR ENDED JUNE 30, 2024

Business-type activities: The City has two business-type activities: solid waste collection and stormwater management. For FY24, total revenues for business-type activities were \$5.5 million, which represents an increase of 8% compared to FY23. The increase in revenue can be attributed to a slight increase in solid waste rates to keep pace with the contract cost, receipt of a federal grant in stormwater, and an increase in investment income. Total expenses for FY24 totaled \$3.6 million, which is essentially the same as FY23.

Financial Analysis of the Government's Funds

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

Governmental funds: The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of the City's net resources available for spending at the end of the fiscal year. The table below summarizes governmental fund revenues and expenditures for 2024 and 2023.

**City of Peachtree Corners Governmental Fund Revenues, Expenditures and Changes in Fund Balances
For the Years Ended June 30, 2024 and 2023**

	2024	2023	Dollar Increase (Decrease)	Percent
Revenues:				
Motor vehicle taxes	\$ 1,701,238	\$ 1,397,446	\$ 303,792	21.74 %
Franchise taxes	4,436,533	4,277,206	159,327	3.73
Insurance premium taxes	3,748,725	3,180,853	567,872	17.85
Business taxes	4,359,905	4,443,550	(83,645)	(1.88)
Other taxes	879,676	837,737	41,939	5.01
Licenses and permits	1,966,437	1,553,192	413,245	26.61
Fines and forfeitures	81,906	68,515	13,391	19.54
Intergovernmental	11,795,033	16,460,929	(4,665,896)	(28.35)
Charges for services	394,593	338,796	55,797	16.47
Contributions	302,943	56,000	246,943	440.97
Investment income	1,046,222	352,658	693,564	196.67
Miscellaneous Income	579,599	583,183	(3,584)	(0.61)
Total revenues	<u>31,292,810</u>	<u>33,550,065</u>	<u>(2,257,255)</u>	<u>(6.73)</u>
Expenditures				
General government	20,111,885	12,386,779	7,725,106	62.37
Public safety	896,407	143,602	752,805	100.00
Public works	1,977,332	2,101,449	(124,117)	(5.91)
Culture and recreation	1,393,454	-	1,393,454	100.00
Community development	3,989,315	3,332,666	656,649	19.70
Capital outlay	3,430,811	5,292,148	(1,861,337)	(35.17)
Debt service	2,389,997	1,697,546	692,451	40.79
Total expenditures	<u>34,189,201</u>	<u>24,954,190</u>	<u>9,235,011</u>	<u>37.01</u>
Excess (deficiency) of revenues over expenditures	(2,896,391)	8,595,875	(11,492,266)	(133.70)
Other financing sources (uses)				
Transfers in	822,500	5,727,500	(4,905,000)	(85.64)
Transfers out	(500,000)	(5,500,000)	5,000,000	(90.91)
Proceeds from sales of capital assets	573	2,578	(2,005)	(77.77)
Issuance of lease liability	902,961	-	902,961	100.00
Bond issuance	-	10,150,000	(10,150,000)	(100.00)
Total other financing sources (uses)	<u>1,226,034</u>	<u>10,380,078</u>	<u>(9,154,044)</u>	<u>(88.19)</u>
Net change in fund balances	(1,670,357)	18,975,953	(20,646,310)	(108.80)
Fund balances, beginning of year	47,612,918	28,636,965	18,975,953	66.26
Fund balances, end of year	<u>\$ 45,942,561</u>	<u>\$ 47,612,918</u>	<u>\$ (1,670,357)</u>	<u>(3.51) %</u>

CITY OF PEACHTREE CORNERS, GEORGIA

MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE YEAR ENDED JUNE 30, 2024

As of June 30, 2024, the City's governmental funds reported a combined ending fund balance of \$45.9 million, a decrease of \$1.7 million due to the planned use of fund balance to complete capital projects. Of this balance, \$23.7 million is restricted by law or contractual agreement in the SPLOST, ARPA, and Opioid Settlement funds. \$5.4 million is committed by the Mayor and City Council as an Opportunity Fund to finance economic development projects that may arise throughout the year. Another \$8.1 million is assigned for capital projects and debt service appropriations of fund balance. The remaining balance, \$8.5 million, is unassigned and can be used to meet the near-term operating needs of the City.

General Fund

The General Fund is the chief operating fund of the City. At the end of the current fiscal year, the total fund balance was \$21.6 million, a decrease of \$9.3 million, or 30%. The decrease is due to the planned use of fund balance to complete capital projects and make one-time purchases. Most of the fund balance, 63%, is either committed or assigned for various items. As a measure of liquidity, it may be useful to compare unassigned fund balance to total fund expenditures. On June 30, 2024, unassigned fund balance was \$7.8 million and represents 26.8% of total General Fund expenditures and transfers out.

Total General Fund revenues increased \$2.05 million, or 12.4% compared to the prior year. Motor vehicle taxes increased \$303,792 as car sales in the state remain strong. Franchise taxes increased \$159,327. Insurance premium tax saw an increase of \$567,872, but business taxes saw a slight decrease of \$83,645. Licenses and permits increased \$413,245 over FY23 as more commercial developments were started. Investment income for the City increased \$603,800 due to favorable interest rates.

Total General Fund expenditures increased \$10.6 million, or 59%. General government expenditures increased \$8.3 million:

- Completed or began construction of new amenities and improvements at the City's Town Green, including a dog park, toddler playground, shade structure, restoration of the sodded area, a memorial garden space, and improvements to Fort Pain, the City's fitness trail.
- Completed a major renovation to city hall that provided additional office space.
- Purchased a new office building to expand the Curiosity Lab campus.

Expenditures for public safety were included for the first time in FY23 to account for three vehicles for the newly created City Marshal's Office. In FY24, public safety expenditures increased \$752,805 as the City hired three marshals and purchased the necessary equipment to outfit the new department. Expenditures for Public works decreased \$124,117. In FY24, the City created a new department to capture expenses related to special events and maintenance for the Town Center. As a result, \$1.4 million was reallocated from other departments to culture and recreation. Community development expenditures increased \$558,189 due to:

- Reallocation of expenditures from general government to a new Economic Development Department.
- Annual increase in third-party contractors to provide building permitting/inspections and code enforcement services.

Debt service expenditures decreased \$248,389 due to bond issuance costs of \$257,500 being included in FY23 and not in the current year. Within Other Financing Sources (Uses), the General Fund recognized the issuance of lease liability of \$902,961, recorded transfers in from the stormwater and solid waste funds totaling \$322,500, and recorded a \$500,000 transfer out to Curiosity Lab.

CITY OF PEACHTREE CORNERS, GEORGIA

MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE YEAR ENDED JUNE 30, 2024

City of Peachtree Corners General Fund Revenues, Expenditures and Changes in Fund Balance For the Years Ended June 30, 2024 and 2023

	2024	2023	Dollar Increase (Decrease)	Percent
Revenues:				
Motor vehicle taxes	\$ 1,701,238	\$ 1,397,446	\$ 303,792	21.74 %
Franchise taxes	4,436,533	4,277,206	159,327	3.73
Insurance premium tax	3,748,725	3,180,853	567,872	17.85
Business taxes	4,359,905	4,443,550	(83,645)	(1.88)
Other taxes	879,676	837,737	41,939	5.01
Licenses and permits	1,966,437	1,553,192	413,245	26.61
Fines and forfeitures	10,558	7,963	2,595	32.59
Contributions	102,943	56,000	46,943	100.00
Investment income	832,943	229,143	603,800	263.50
Miscellaneous income	577,226	583,110	(5,884)	(1.01)
Total revenues	<u>18,616,184</u>	<u>16,566,200</u>	<u>2,049,984</u>	<u>12.37</u>
Expenditures				
General government	19,621,257	11,303,912	8,317,345	73.58
Public safety	896,407	143,602	752,805	100.00
Public works	1,977,332	2,101,449	(124,117)	(5.91)
Culture and recreation	1,393,454	-	1,393,454	100.00
Community development	3,334,151	2,775,962	558,189	20.11
Debt service:				
Principal	1,192,646	1,182,613	10,033	0.85
Interest	256,511	514,933	(258,422)	(50.19)
Bond issuance costs	-	-	-	-
Total expenditures	<u>28,671,758</u>	<u>18,022,471</u>	<u>10,649,287</u>	<u>59.09</u>
Excess of revenues over expenditures	(10,055,574)	(1,456,271)	(8,599,303)	590.50
Other financing sources (uses):				
Transfers in	322,500	5,227,500	(4,905,000)	(93.83)
Transfers out	(500,000)	(500,000)	-	-
Proceeds from sales of capital assets	573	2,578	(2,005)	(77.77)
Issuance of lease liability	902,961	-	902,961	100.00
Bond issuance	-	10,150,000	(10,150,000)	(100.00)
Net change in fund balance	(9,329,540)	13,423,807	(22,753,347)	(169.50)
Fund balances, beginning of year,	30,960,577	17,536,770	13,423,807	76.55
Fund balances, end of year	<u>\$ 21,631,037</u>	<u>\$ 30,960,577</u>	<u>\$ (9,329,540)</u>	<u>(30.13) %</u>

General Fund Budgetary Highlights

The General Fund budget versus actual comparison can be found on page 46. For FY24, the City had an overall surplus budget versus actual variance of \$2.1 million.

While the original budget included revenue estimates supported by historical trends, revenues came in higher than expected and the budget increased \$2.1 million. The City ultimately collected \$215,494 more total revenues than the amended budgeted. Taxes were \$162,352 more than budgeted as business taxes, motor vehicle taxes, and other taxes increased faster than forecasted. Miscellaneous revenue came in \$63,526 higher than projected, while licenses and permits came in \$11,826 lower than forecasted.

CITY OF PEACHTREE CORNERS, GEORGIA

MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE YEAR ENDED JUNE 30, 2024

Total expenditures for FY24 were \$28.7 million, 93.8% of the final amended budget. The General Fund actual expenditures were \$1.9 million under budgeted amounts primarily because of a reserve contingency being included in the amended budget. All departments were under budgeted amounts except for public information, which was only slightly above budget.

SPLOST Fund

The SPLOST Fund accounts for the revenues and related project expenditures under the SPLOST agreements. On June 30, 2024, the fund balance for this fund was \$23.4 million which represents an increase of \$7.2 million compared to the prior year. This is primarily attributable to increased grant funding and because primary work on the City's 2017 SPLOST Fund projects are coming close to completion, requiring fewer expenditures. The City funds most capital projects on a pay-as-you-go basis. Fund balance will be used to pay for future projects.

American Rescue Plan Act Fund

The American Rescue Plan Act (ARPA) Fund is a special revenue fund and accounts for the federal funds received through the Coronavirus State and Local Fiscal Recovery Fund (CSLFRF). The City received and expended \$589,496 in CSLFRF funding to mitigate the impact of COVID-19. The City awarded over \$245,000 in grants to local nonprofits to assist Peachtree Corners' residents who were negatively impacted because of COVID-19. Fund balance, as of June 30, 2024, is \$171,277.

Opioid Settlement Fund

The Opioid Settlement Fund is a special revenue fund and accounts for all opioid settlement funds received by the City, e.g., through the National Distributor Settlement and the Janssen/J&J Settlement. The City received \$71,348 in settlement funds. Fund balance, as of June 30, 2024, is \$131,900.

Downtown Development Authority

The Downtown Development Authority is a blended component unit which accounts for the land held for resale and the capital improvements to the land. Fund balance, as of June 30, 2024, is \$223 which is the same as the previous year.

Curiosity Lab at Peachtree Corners

Curiosity Lab at Peachtree Corners is an economic development initiative by the City that consists of technology infrastructure, which includes a three-mile autonomous vehicle test track available for use by companies and other third parties. Curiosity Lab at Peachtree Corners is included in the City's financial statements as a blended component unit. The Curiosity Lab ended the year with a fund balance of \$654,236 which is \$241,802 higher than the previous year.

CITY OF PEACHTREE CORNERS, GEORGIA

MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE YEAR ENDED JUNE 30, 2024

Solid Waste Fund

The Solid Waste Fund accounts for fees and expenses associated with garbage and recycling. For the fiscal year ended June 30, 2024, the activity in this fund was very comparable to the prior year and resulted in a change in net position of \$8,526.

Stormwater Fund

The Stormwater Fund accounts for fees and expenses associated with operation and maintenance of the City's stormwater drainage system. This was the eighth year of operations for the Stormwater Fund. The activity in this fund during the fiscal year ended June 30, 2024 resulted in a change in net position of \$1.5 million.

Capital Asset and Debt Administration

Capital Assets: The City's investment in capital assets for its governmental activities as of June 30, 2024, amounts to \$86.7 million (net of accumulated depreciation). This represents an increase of \$12.1 million over the prior year. The increase is primarily driven by the acquisition of a new office building, completing and/or beginning several major projects, including segments of the Corners Connector trail system, enhancements to the City's facilities, and major transportation related projects. In addition to these projects, under Governmental Accounting Standards Board (GASB) Statement No. 87, *Leases*, the City was required to report right-to-use lease assets (net of accumulated depreciation) totaling \$1.1 million.

Additional information on the City's capital assets can be found in Note 7 on pages 40 and 41 of this report.

**City of Peachtree Corners Capital Assets (net of depreciation)
June 30, 2024 and 2023**

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Land	\$ 15,173,544	\$ 15,173,544	\$ -	\$ -	\$ 15,173,544	\$ 15,173,544
Construction in progress	8,404,347	7,740,162	869,190	236,270	9,273,537	7,976,432
Machinery and equipment	4,476,296	4,294,031	-	-	4,476,296	4,294,031
Buildings	26,649,274	20,177,151	-	-	26,649,274	20,177,151
Infrastructure	22,967,858	21,410,011	12,458,014	12,057,559	35,425,872	33,467,570
Improvements	7,650,652	5,080,053	-	-	7,650,652	5,080,053
Furniture and fixtures	28,944	44,146	-	-	28,944	44,146
Intangibles	201,494	219,812	-	-	201,494	219,812
Right-to-use assets	1,141,060	426,186	-	-	1,141,060	426,186
	<u>\$ 86,693,469</u>	<u>\$ 74,565,096</u>	<u>\$ 13,327,204</u>	<u>\$ 12,293,829</u>	<u>\$ 100,020,673</u>	<u>\$ 86,858,925</u>

Long-term Debt: In November 2020, the Public Facilities Authority issued Series 2020A revenue bonds and Series 2020B taxable revenue bonds for the purposes of refunding the Series 2017A Certificates of Participation and the Series 2018 Downtown Development Authority bonds.

In December 2022, the Public Facilities Authority issued Series 2022A revenue bonds and Series 2022B taxable revenue bonds for the purposes of acquiring real property, constructing a public works facility, and modifying city hall for additional office space.

As of June 30, 2024, the City had \$19.26 million outstanding in revenue bonds.

Additional information on the City's long-term debt can be found in Note 9 on page 42 and 43 of this report.

CITY OF PEACHTREE CORNERS, GEORGIA

MANAGEMENT'S DISCUSSION AND ANALYSIS FOR THE YEAR ENDED JUNE 30, 2024

Economic Factors and Next Year's Budgets and Rates

The following factors were considered in preparing the City's budget for the 2025 fiscal year.

- **Economy Impact** – The City has been fortunate to have attracted new commercial activity, and we have been able to build up a strong financial position since our incorporation. However, many of our revenue streams are dependent on the local economy, and if we enter into a recession, it is reasonable to anticipate a slowdown in new development and consumer spending causing a reduction in some revenue streams, especially Building Permit Fees and Occupational Taxes. With that in mind, General Fund revenues were budgeted very conservatively. Once appropriated fund balance and capital lease revenues are removed, the FY25 Budget is \$672,190 less than the FY24 Amended Budget.
- **Appropriated Fund Balance** – The Mayor and Council approved the use of \$1.8 million in fund balance to complete one-time projects, including enhancements to the Town Green and the purchase of additional right-of-way buffer.
- **Cost of Government** – The operating millage rate of 1 mill is statutorily set and cannot be changed without a referendum. Currently, the City has chosen not to charge this millage rate and as part of the financial strategic plan, the government is committed to franchise and business taxes to facilitate the provision of city services.
- **Infrastructure Improvements** – The City provided substantial capital funding to continue the work started in prior years to begin to address a significant backlog of existing infrastructure deficiencies. Funding was allocated for a repaving program, intersection improvements, buildings, machinery and equipment, roadways, sidewalks, equipment, and signs.

Requests for Information

This financial report is designed to provide a general overview of the City of Peachtree Corners' finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Department of Finance, City of Peachtree Corners, 310 Technology Parkway, Peachtree Corners, Georgia, 30092, or by calling 678-691-1200.

CITY OF PEACHTREE CORNERS, GEORGIA

STATEMENT OF NET POSITION

JUNE 30, 2024

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and cash equivalents	\$ 36,261,883	\$ 5,167,545	\$ 41,429,428
Investments	15,274,589	2,543,326	17,817,915
Accounts receivable, net of allowances	452,313	27,181	479,494
Internal balances	271,404	(271,404)	-
Due from other governments	2,037,883	61,739	2,099,622
Lease receivable, due within one year	199,392	-	199,392
Prepays	259,400	17,535	276,935
Capital assets:			
Nondepreciable	23,577,891	869,190	24,447,081
Depreciable, net of accumulated depreciation	63,115,578	12,458,014	75,573,592
Total assets	141,450,333	20,873,126	162,323,459
LIABILITIES			
Accounts payable and other accrued liabilities	6,550,386	257,090	6,807,476
Retainage payable	57,148	70,662	127,810
Accrued interest payable	351,929	-	351,929
Deposits payable	114,355	-	114,355
Unearned revenue	1,930,902	1,034,048	2,964,950
Compensated absences due within one year	239,392	-	239,392
Compensated absences due in more than one year	558,581	-	558,581
Lease liabilities due within one year	178,967	-	178,967
Lease liabilities due in more than one year	957,290	-	957,290
Bonds payable due within one year	1,165,000	-	1,165,000
Bonds payable due in more than one year	18,530,356	-	18,530,356
Total liabilities	30,634,306	1,361,800	31,996,106
DEFERRED INFLOWS OF RESOURCES			
Lease revenue, deferred	161,512	-	161,512
NET POSITION			
Net investment in capital assets	72,822,626	13,177,498	86,000,124
Restricted for:			
Capital projects	23,801,833	-	23,801,833
Federal programs	171,277	-	171,277
Health and welfare	131,900	-	131,900
Unrestricted	13,726,879	6,333,828	20,060,707
Total net position	\$ 110,654,515	\$ 19,511,326	\$ 130,165,841

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

CITY OF PEACHTREE CORNERS, GEORGIA

STATEMENT OF ACTIVITIES FOR THE YEAR ENDED JUNE 30, 2024

Functions/Programs					Net (Expenses) Revenues and Changes in Net Position		
	Expenses	Program Revenues			Primary Government		Total
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	
Primary government:							
Governmental activities:							
General government	\$ 12,269,499	\$ 1,619,817	\$ 593,571	\$ -	\$ (10,056,111)	\$ -	\$ (10,056,111)
Public safety	1,478,994	-	-	-	(1,478,994)	-	(1,478,994)
Public works	798,937	-	-	11,618,816	10,819,879	-	10,819,879
Culture and recreation	1,393,454	-	-	-	(1,393,454)	-	(1,393,454)
Community development	4,142,520	1,402,718	-	-	(2,739,802)	-	(2,739,802)
Interest on long-term debt	378,435	-	-	-	(378,435)	-	(378,435)
Total governmental activities	20,461,839	3,022,535	593,571	11,618,816	(5,226,917)	-	(5,226,917)
Business-type activities:							
Solid waste	2,031,184	2,040,157	-	-	-	8,973	8,973
Stormwater	1,609,496	3,039,132	-	239,243	-	1,668,879	1,668,879
Total business-type activities	3,640,680	5,079,289	-	239,243	-	1,677,852	1,677,852
Total primary government	\$ 24,102,519	\$ 8,101,824	\$ 593,571	\$ 11,858,059	(5,226,917)	1,677,852	(3,549,065)
General revenues:							
Motor vehicle taxes					1,701,238	-	1,701,238
Franchise taxes					4,436,533	-	4,436,533
Business taxes					4,359,905	-	4,359,905
Insurance taxes					3,748,725	-	3,748,725
Other excise taxes					879,676	-	879,676
Investment income					931,811	143,577	1,075,388
Transfers					322,500	(322,500)	-
Total general revenues and transfers					16,380,388	(178,923)	16,201,465
Change in net position					11,153,471	1,498,929	12,652,400
Net position, beginning of year					99,501,044	18,012,397	117,513,441
Net position, end of year					\$ 110,654,515	\$ 19,511,326	\$ 130,165,841

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

CITY OF PEACHTREE CORNERS, GEORGIA
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2024

ASSETS	General Fund	SPLOST Fund	American Rescue Plan Act Fund	Nonmajor Governmental Funds	Total Governmental Funds
Cash and cash equivalents	\$ 14,825,241	\$ 18,715,122	\$ 2,062,248	\$ 659,272	\$ 36,261,883
Investments	12,225,761	3,048,828	-	-	15,274,589
Accounts receivable	445,438	-	-	6,875	452,313
Due from other governments	-	2,037,883	-	-	2,037,883
Due from other funds	453,902	-	-	131,900	585,802
Lease receivable	199,392	-	-	-	199,392
Prepaid items	259,400	-	-	-	259,400
Total assets	<u>\$ 28,409,134</u>	<u>\$ 23,801,833</u>	<u>\$ 2,062,248</u>	<u>\$ 798,047</u>	<u>\$ 55,071,262</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE					
LIABILITIES					
Accounts payable	\$ 6,041,429	\$ 421,919	\$ -	\$ 8,943	\$ 6,472,291
Accrued expenditures	75,350	-	-	2,745	78,095
Retainage payable	31,122	26,026	-	-	57,148
Deposits payable	114,355	-	-	-	114,355
Due to other funds	314,398	-	-	-	314,398
Unearned revenue	39,931	-	1,890,971	-	1,930,902
Total liabilities	<u>6,616,585</u>	<u>447,945</u>	<u>1,890,971</u>	<u>11,688</u>	<u>8,967,189</u>
DEFERRED INFLOWS OF RESOURCES					
Deferred lease revenue	<u>161,512</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>161,512</u>
FUND BALANCE					
Fund balance:					
Nonspendable:					
Prepaid items	259,400	-	-	-	259,400
Restricted:					
Capital projects	-	23,353,888	-	-	23,353,888
Health and welfare	-	-	-	131,900	131,900
Federal programs	-	-	171,277	-	171,277
Committed:					
Economic development	5,442,810	-	-	-	5,442,810
Assigned:					
Appropriated fund balance - fiscal year 2025	1,830,000	-	-	-	1,830,000
Debt service	787,474	-	-	-	787,474
Capital projects	5,490,149	-	-	-	5,490,149
Community development	-	-	-	654,459	654,459
Unassigned	7,821,204	-	-	-	7,821,204
Total fund balance	<u>21,631,037</u>	<u>23,353,888</u>	<u>171,277</u>	<u>786,359</u>	<u>45,942,561</u>
Total liabilities, deferred inflows of resources, and fund balance	<u>\$ 28,409,134</u>	<u>\$ 23,801,833</u>	<u>\$ 2,062,248</u>	<u>\$ 798,047</u>	
<p>Amounts reported for governmental activities in the statement of net position are different because:</p> <p>Capital assets used in governmental activities are not current financial resources, and therefore, are not reported in the funds.</p> <p>Long-term liabilities are not due and payable in the current period, and therefore, are not reported in the funds.</p>					
					86,693,469
					(21,981,515)
Net position of governmental activities					<u>\$ 110,654,515</u>

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

CITY OF PEACHTREE CORNERS, GEORGIA
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2024

	General Fund	SPLOST Fund	American Rescue Plan Act Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues:					
Motor vehicle taxes	\$ 1,701,238	\$ -	\$ -	\$ -	\$ 1,701,238
Franchise taxes	4,436,533	-	-	-	4,436,533
Insurance premium taxes	3,748,725	-	-	-	3,748,725
Business taxes	4,359,905	-	-	-	4,359,905
Other taxes	879,676	-	-	-	879,676
Licenses and permits	1,966,437	-	-	-	1,966,437
Fines and forfeitures	10,558	-	-	-	10,558
Intergovernmental	-	11,304,405	490,628	-	11,795,033
Charges for services	-	-	-	394,593	394,593
Contributions	102,943	200,000	-	-	302,943
Interest income	832,943	114,411	98,868	-	1,046,222
Miscellaneous income	577,226	-	-	73,721	650,947
Total revenues	<u>18,616,184</u>	<u>11,618,816</u>	<u>589,496</u>	<u>468,314</u>	<u>31,292,810</u>
Expenditures:					
Current:					
General government	19,621,257	-	490,628	-	20,111,885
Public safety	896,407	-	-	-	896,407
Public works	1,977,332	-	-	-	1,977,332
Culture and recreation	1,393,454	-	-	-	1,393,454
Community development	3,334,151	-	-	655,164	3,989,315
Capital outlay	-	3,430,811	-	-	3,430,811
Debt service:					
Principal	1,192,646	450,000	-	-	1,642,646
Interest	256,511	490,840	-	-	747,351
Total expenditures	<u>28,671,758</u>	<u>4,371,651</u>	<u>490,628</u>	<u>655,164</u>	<u>34,189,201</u>
Excess (deficiency) of revenues over expenditures	(10,055,574)	7,247,165	98,868	(186,850)	(2,896,391)
Other financing sources (uses):					
Sale of capital assets	573	-	-	-	573
Transfers in	322,500	-	-	500,000	822,500
Transfers out	(500,000)	-	-	-	(500,000)
Issuance of lease liability	902,961	-	-	-	902,961
Total other financing sources (uses)	<u>726,034</u>	<u>-</u>	<u>-</u>	<u>500,000</u>	<u>1,226,034</u>
Net change in fund balances	(9,329,540)	7,247,165	98,868	313,150	(1,670,357)
Fund balances, beginning of year	<u>30,960,577</u>	<u>16,106,723</u>	<u>72,409</u>	<u>473,209</u>	<u>47,612,918</u>
Fund balances, end of year	<u>\$ 21,631,037</u>	<u>\$ 23,353,888</u>	<u>\$ 171,277</u>	<u>\$ 786,359</u>	<u>\$ 45,942,561</u>

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

CITY OF PEACHTREE CORNERS, GEORGIA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2024

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

Net change in fund balances - total governmental funds	\$ (1,670,357)
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 and amortization. This is the amount by which capital outlays exceeded depreciation and amortization expense in the current period.	11,585,030
The effect of the remeasurement of leased assets increased net position	559,655
The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to decrease net position.	(16,312)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.	739,685
Some expenses reported in the statement of activities do not require the use of current financial resources, and therefore, are not reported as expenditures in governmental funds.	(44,230)
Change in net position - governmental activities	<u>\$ 11,153,471</u>

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

CITY OF PEACHTREE CORNERS, GEORGIA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
JUNE 30, 2024

	Business-type Activities - Enterprise Funds		
	Solid Waste Fund	Stormwater Fund	Totals
ASSETS			
CURRENT ASSETS			
Cash and cash equivalents	\$ 1,770,458	\$ 3,397,087	\$ 5,167,545
Investments	534,068	2,009,258	2,543,326
Accounts receivable, net of allowances	6,589	20,592	27,181
Intergovernmental receivable	-	61,739	61,739
Due from other funds	-	182,498	182,498
Prepaid expenses	-	17,535	17,535
Total current assets	2,311,115	5,688,709	7,999,824
NONCURRENT ASSETS			
Capital Assets:			
Nondepreciable assets	-	869,190	869,190
Depreciable assets	-	16,175,238	16,175,238
Less accumulated depreciation	-	(3,717,224)	(3,717,224)
Total noncurrent assets	-	13,327,204	13,327,204
Total assets	2,311,115	19,015,913	21,327,028
LIABILITIES			
CURRENT LIABILITIES			
Accounts payable	173,352	83,738	257,090
Retainage payable	-	70,662	70,662
Due to other funds	453,902	-	453,902
Unearned revenue	1,034,048	-	1,034,048
Total liabilities	1,661,302	154,400	1,815,702
NET POSITION			
Net investment in capital assets	-	13,177,498	13,177,498
Unrestricted	649,813	5,684,015	6,333,828
Total net position	\$ 649,813	\$ 18,861,513	\$ 19,511,326

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

CITY OF PEACHTREE CORNERS, GEORGIA
STATEMENT OF REVENUES, EXPENSES, AND
CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED JUNE 30, 2024

	Solid Waste Fund	Stormwater Fund	Totals
OPERATING REVENUES			
Charges for sales and services	\$ 2,040,157	\$ 2,995,449	\$ 5,035,606
Miscellaneous revenue	-	43,683	43,683
Total operating revenues	2,040,157	3,039,132	5,079,289
OPERATING EXPENSES			
Contractual services	2,031,184	1,353,411	3,384,595
Depreciation	-	256,085	256,085
Total operating expenses	2,031,184	1,609,496	3,640,680
Operating income	8,973	1,429,636	1,438,609
NONOPERATING REVENUES			
Investment earnings	27,053	116,524	143,577
Total nonoperating revenues	27,053	116,524	143,577
Income before transfers and capital contributions	36,026	1,546,160	1,582,186
Transfers out	(27,500)	(295,000)	(322,500)
Capital grants	-	239,243	239,243
Total transfers and capital contributions	(27,500)	(55,757)	(83,257)
Change in net position	8,526	1,490,403	1,498,929
Net position, beginning of year	641,287	17,371,110	18,012,397
Net position, end of year	<u>\$ 649,813</u>	<u>\$ 18,861,513</u>	<u>\$ 19,511,326</u>

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

CITY OF PEACHTREE CORNERS, GEORGIA

STATEMENT OF CASH FLOWS PROPRIETARY FUNDS FOR THE YEAR ENDED JUNE 30, 2024

	Solid Waste Fund	Stormwater Fund	Totals
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts from customers and users	\$ 2,529,771	\$ 3,020,151	\$ 5,549,922
Payments to suppliers	(2,030,910)	(1,327,781)	(3,358,691)
Net cash provided by operating activities	498,861	1,692,370	2,191,231
CASH FLOWS FROM INVESTING ACTIVITIES			
Investment earnings	27,053	116,524	143,577
Purchases of marketable securities	(32,169)	(87,553)	(119,722)
Net cash provided by (used in) investing activities	(5,116)	28,971	23,855
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES			
Transfers out to other funds	(27,500)	(55,757)	(83,257)
Net cash used in non-capital financing activities	(27,500)	(55,757)	(83,257)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES			
Receipt of capital grant	-	-	-
Purchase of capital assets	-	(1,289,460)	(1,289,460)
Net cash used in capital and related financing activities	-	(1,289,460)	(1,289,460)
Net increase in cash and cash equivalents	466,245	376,124	842,369
Cash and cash equivalents, beginning of year	1,304,213	3,020,963	4,325,176
Cash and cash equivalents, end of year	<u>\$ 1,770,458</u>	<u>\$ 3,397,087</u>	<u>\$ 5,167,545</u>
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES			
Operating income	\$ 8,973	\$ 1,429,636	\$ 1,438,609
Adjustments to reconcile operating income to net cash provided by operating activities:			
Depreciation	-	256,085	256,085
Change in assets and liabilities:			
Decrease in accounts receivable	2,014	37,536	39,550
Increase in due from other funds	-	(111,529)	(111,529)
Increase in intergovernmental receivable	-	(56,517)	(56,517)
Increase in accounts payable	274	77,373	77,647
Increase in retainage payable	-	59,786	59,786
Increase in due to other funds	453,902	-	453,902
Increase in unearned revenue	33,698	-	33,698
Net cash provided by operating activities	<u>\$ 498,861</u>	<u>\$ 1,692,370</u>	<u>\$ 2,191,231</u>

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

CITY OF PEACHTREE CORNERS, GEORGIA

NOTES TO FINANCIAL STATEMENTS JUNE 30, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

A. Reporting Entity

The City, which was incorporated in 2012, operates under a charter adopted July 1, 2012, as a municipal corporation governed by an elected mayor and a six-member council. The government provides such services as code enforcement, building and zoning, housing and development and public works.

The accompanying financial statements present the City and its component units, entities for which the City has a significant financial and operational relationship. The blended component units are reported as if they are a part of the City because their primary purpose is to provide services to the City. Separate financial statements are not prepared for the component units.

The Downtown Development Authority of the City of Peachtree Corners (the “DDA”) has been included as a blended component unit in the accompanying financial statements. Although it is legally separate from the City, it is reported as a capital project fund in the City’s financial statements. A voting majority of the DDA’s governing body is appointed by the City. The DDA does not have the power to levy taxes or determine its own aggregate budget without the approval of the City, and one of the purposes of the DDA is to construct certain City facilities and to account for their subsequent activities. In addition, DDA debt is repaid entirely with the City’s resources. Financial information with regard to the component unit can be obtained from the DDA’s administrative offices at 310 Technology Parkway, Peachtree Corners, Georgia 30092. Separate financial statements for the DDA are not prepared.

The Curiosity Lab of the City of Peachtree Corners has been included as a blended component unit in the accompanying financial statements. Although it is legally separate from the City, it is reported as a capital project fund in the City’s financial statements. A voting majority of the Curiosity Lab’s governing body is appointed by the City. The Board members consist of three members, two of which are officials of the City. The Curiosity Lab is an economic development initiative by the City that consists of technology infrastructure, which includes a three-mile autonomous vehicle test track available for use by companies and other third parties. Financial information with regard to the component unit can be obtained from the Curiosity Lab’s administrative office at 147 Technology Parkway, Peachtree Corners, Georgia 30092. Separate financial statements for the Curiosity Lab are not prepared.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A. Reporting Entity (Continued)

The Public Facilities Authority (the “PFA”) of the City of Peachtree Corners exists to obtain favorable financing and funding for public facilities, buildings, equipment, and services exclusively for the City. The PFA is governed by a seven-member Board of Directors consisting of the mayor and all members of the City Council. Although it is legally separate from the City, all of its debt and assets are reported as a form of the City’s debt and assets.

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 activities of the primary government and its component unit. 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. 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. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. However, any interfund services provided and used are not eliminated as this process would distort the direct costs and program revenues reported in the various functions.

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

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

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. As such, property tax revenues are recognized in the current fiscal year for the previous tax year's levy. For tax year 2023, the City levied taxes using a zero millage rate. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers property taxes to be available if they are collected within 60 days of the end of the current fiscal period for which they are levied. Other revenues susceptible to accrual are considered available if they are collected within 180 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, including lease liabilities, as well as expenditures related to long-term liabilities, such as compensated absences and claims and judgments, are recorded only when payment is due. General capital asset acquisitions, including entering into contracts giving the City the right-to-use assets, are reported as expenditures in governmental funds. Issuance of long-term debt and financing through leases are reported as other financing sources.

Motor vehicle taxes, sales taxes, franchise taxes, business taxes, investment income and licenses and permits associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period if availability criteria are met. All other revenue items are considered to be measurable and available only when cash is received by the City.

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

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.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

The City reports the following major governmental funds:

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

The **Special Purpose Local Option Sales Tax Fund (SPLOST)** is used to account for the revenues and expenditures relating to the City's 2014, 2017, and 2022 Special Purpose Local Option Sales Tax agreements.

The **American Rescue Plan Act Fund** is a special revenue fund and accounts for the amounts awarded to the City under the Coronavirus State and Local Fiscal Recovery Funds program, provided for under the American Rescue Plan Act of 2021.

The City reports the following major enterprise funds:

The **Solid Waste Fund** accounts for the activities associated with the collection of residential garbage, including recyclables, non-recyclables and yard waste. Activity is rendered on a user charge basis.

The **Stormwater Fund** accounts for the activities associated with upgrading and maintaining the City's stormwater infrastructure.

The City reports three nonmajor governmental funds:

The **Curiosity Lab**, which accounts for economic development initiatives and technological activities of the Curiosity Lab innovation incubator.

The **Downtown Development Authority Fund (DDA)** accounts for capital improvements and general economic development initiatives of the City.

The **Opioid Settlement Fund** accounts for the restricted funds received from legal settlements related to the nationwide opioid epidemic.

In accounting and reporting for its proprietary operations, the City applies all GASB pronouncements. Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* 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 nonoperating revenues and expenses.

D. Budgets

Formal budgetary accounting is employed as a management control device for the funds of the City. The governmental fund budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. An annual operating budget is adopted each fiscal year through passage of an annual budget ordinance and amended as required for the General Fund. A project length budget is adopted for capital projects funds. During the fiscal period ended June 30, 2024, the original budget was amended through supplemental appropriations. These changes are reflected in the budgetary comparison schedule. All appropriations lapse at fiscal year end. The City does not use encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation.

E. Cash, Cash Equivalents, and Investments

Cash and cash equivalents include amounts in demand deposits as well as short-term investments with a maturity date within three months of the date acquired by the City. The City pools cash resources of its various funds in order to facilitate the management of cash. Cash applicable to a particular fund is readily identifiable. The balance in the pooled cash accounts is available to meet current operating requirements.

The City's investments are recorded at fair value. Increases or decreases in the fair value during the year are recognized as a component of interest income.

F. Receivables

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

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

G. Interfund Receivables and Payables

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

H. Prepaid Items

Payments made to vendors for services that will benefit periods beyond June 30, 2024, are recorded as prepaid items in both government-wide and fund financial statements. These items are accounted for using the consumption method.

I. Capital Assets

Capital assets and right-to-use leased assets, which include infrastructure and machinery and equipment, are reported in the government-wide and proprietary fund financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation.

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

Capital assets and right-to-use leased assets of the City are depreciated/amortized using the straight-line method over the following useful lives:

Machinery and equipment	5-10 years
Right-to-use equipment	5 years
Intangibles	15 years
Improvements	15-30 years
Buildings	30 years
Right-to-use buildings	5 years
Infrastructure	20-100 years

Fully depreciated assets still in service are carried in the capital asset accounts.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

J. Deferred Outflows/Inflows of Resources

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 assets that applies to future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. The City has no items that qualify for reporting in this category.

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 assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has one item that qualifies for reporting in this category related to deferred revenue on a lease receivable, which is reported both at the fund level and the government-wide level.

K. Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation benefits. There is no liability for nonvesting accumulated rights to receive sick pay benefits since the City does not have a policy to pay any amounts when employees separate from service with the City. All vacation pay is accrued when incurred in the government-wide financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

L. Long-Term Obligations

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

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

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

M. Leases

Lessee

The City is a lessee for noncancellable leases of a building and equipment. The City recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements. The City recognizes lease liabilities with an initial, individual value of \$25,000 or more.

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

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

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option prices that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

Lessor

The City is a lessor for a noncancellable lease of space within a building. The City recognizes a lease receivable asset and a deferred inflow of resources in the fund level and government-wide financial statements. The City recognizes lease receivable assets with an initial, individual value of \$25,000 or more.

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

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

M. Leases (Continued)

Lessor (continued)

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

- The lease agreement entered into by the City does not contain a stated interest rate. Therefore, the Authority has used its estimated incremental borrowing rate as the discount rate for the lease. The City has estimated this incremental borrowing rate to be 0.52% for the lease in which the City is currently involved as the lessor.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease receivable are composed of fixed payments that the City is reasonably certain to collect.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable asset.

N. Fund Equity

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

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

- **Nonspendable** – Fund balances are reported as nonspendable when amounts cannot be spent because they are either (a) not in spendable form (i.e., items that are not expected to be converted to cash) or (b) legally or contractually required to be maintained intact.
- **Restricted** – Fund balances are reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.
- **Committed** – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by formal action of the City Council through the adoption of a resolution. Only the City Council may modify or rescind the commitment, also through a resolution.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

N. Fund Equity (Continued)

- **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, through resolution, has delegated to the Finance Director and City Manager the authority to assign funds for a particular purpose.
- **Unassigned** – Fund balances are reported as unassigned as the residual amount when the balances do not meet any of the above criterion. The City reports positive unassigned fund balance only in the General Fund. Negative unassigned fund balances may be reported in all funds.

The City's policy is to maintain a minimum General Fund balance reserve equal to 25% of expenditures.

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

Net Position – Net position represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources, in reporting which utilizes the economic resources measurement focus. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used (i.e., the amount that the City has spent) for the acquisition, construction or improvement of those assets.

Net position is reported as restricted using the same definition as used for restricted fund balance as described in the section above. All other net position is reported as unrestricted.

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

O. Use of Estimates

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

NOTES TO FINANCIAL STATEMENTS

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

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

The governmental fund balance sheet includes a reconciliation between *fund balance – total governmental funds* and *net position-governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that “long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.” The details of this \$21,981,515 difference are as follows:

Revenue bonds payable	\$	(19,255,000)
Bond premium		(440,356)
Lease liability		(1,136,257)
Accrued interest		(351,929)
Compensated absences		(797,973)
Net adjustment to decrease fund balance - <i>total governmental funds</i> to arrive at <i>net position - governmental activities</i>	\$	<u>(21,981,515)</u>

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

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between *net change in fund balances – total governmental funds* and *change in net position of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation explains that “Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation and amortization expense.” The details of this \$11,585,030 difference are as follows:

Capital outlay	\$	14,585,069
Depreciation and amortization expense		<u>(3,000,039)</u>
Net adjustment to increase <i>net change in fund balances - total governmental funds</i> to arrive at <i>change in net position - governmental activities</i>	\$	<u>11,585,030</u>

NOTES TO FINANCIAL STATEMENTS

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

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

Another element of that reconciliation explains that “The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.” The details of this \$739,685 difference are as follows:

Issuance of leases	\$	(348,061)
Remeasurement of leases		(554,900)
Principal payments on bonds payable		1,445,000
Principal payments on lease liabilities		197,646
Net adjustment to increase <i>net change in fund balances - total governmental funds</i> to arrive at <i>change in net position - governmental activities</i>	\$	<u>739,685</u>

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between *net changes in fund balances – total governmental funds and changes in net position of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation states that “Some expenses reported in the statement of activities do not require the use of current financial resources, and therefore, are not reported as expenditures in governmental funds.” The details of this \$44,230 difference are as follows:

Compensated absences	\$	(413,146)
Accrued interest		275,685
Amortization of bond premium		93,231
Net adjustment to decrease <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position - governmental activities</i>	\$	<u>(44,230)</u>

NOTE 3. LEGAL COMPLIANCE – BUDGETS

A. Budgets and Budgetary Accounting

The budget is officially adopted by the governing body prior to the beginning of its fiscal year, or a resolution authorizing the continuation of necessary and essential expenditures to operate the City will be adopted. The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the department level, within the fund.

Transfers of appropriations within a department budget or within a nondepartmental expenditure category require the approval of the City Manager. Increases in appropriations in a departmental budget or in a nondepartmental expenditure category, require approval of the governing body in the form of amendments to the budget resolution.

NOTES TO FINANCIAL STATEMENTS

NOTE 3. LEGAL COMPLIANCE – BUDGETS (CONTINUED)

B. Excess Expenditures Over Appropriations

For the year ended June 30, 2024, the following department had actual expenditures in excess of its appropriations:

General Fund:	
General government	
Public information	\$ 1,287

These expenditures in excess of appropriations were funded by available fund balance and savings in other departments.

NOTE 4. DEPOSITS AND INVESTMENTS

Credit Risk. State statutes authorize the City to invest in U.S. Government obligations; U.S. Government agency obligations; obligations of the State of Georgia; obligations of other counties; municipal corporations and political subdivisions of the State of Georgia which are rated "AA" or better by Moody's Investors Service, Inc.; negotiable certificates of deposit issued by any bank or trust company organized under the laws of any state of the United States of America or any national banking association; repurchase agreements when collateralized by the U.S. Government or agency obligations; and pooled investment programs sponsored by the State of Georgia for the investment of local government funds.

Operating funds of the City are currently invested in U.S. Treasury notes; U.S. Government agency obligations, and mortgage backed securities; or maintained in demand deposit, savings, and money market accounts with financial institutions.

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 require all deposits and investments (other than federal or state government instruments) amounts that exceed standard depository insurance limits are required to be collateralized either (1) individually by the financial institutions through pledged obligations of the U.S. Government, obligations backed by the full faith and credit of the U.S. Government, obligations of the State of Georgia or other states, or obligations of counties, municipalities, or public authorities of the State of Georgia, or (2) participation in the State of Georgia Secure Deposit Program. As of June 30, 2024, the City had deposits with four (4) financial institutions collateralized by the State of Georgia Secure Deposit Program, which is administered by the Office of the State Treasurer, requires participating banks holding deposits of public funds to pledge collateral at varying rates depending on the tier assigned by the State. Additionally, the City had deposits with one (1) financial institution that were collateralized by pledged securities, as defined above, such that all of the City's bank balances were insured and collateralized as defined by GASB and State statutes.

NOTES TO FINANCIAL STATEMENTS

NOTE 4. DEPOSITS AND INVESTMENTS (CONTINUED)

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

At June 30, 2024, information on the credit risk and interest rate risk related to the City's investments is disclosed as follows:

Investment	Weighted Average Maturity	Credit Rating	Fair Value
Federal agency securities	2.41 Years	AAA	\$ 7,331,984
Federal mortgage-backed securities	16.24 Years	AAA	3,253,351
U.S. treasury notes	0.42 Years	AAA	7,232,580
			<u>\$ 17,817,915</u>

Fair Value Measurements. The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for the identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs. The City has the following recurring fair value measurements as of June 30, 2024:

Investment	Level 1	Level 2	Fair Value
Federal agency securities	\$ 816,641	\$ 6,515,343	\$ 7,331,984
Federal mortgage-backed securities	-	3,253,351	3,253,351
U.S. treasury notes	7,232,580	-	7,232,580
Total investments measured at fair value	<u>\$ 8,049,221</u>	<u>\$ 9,768,694</u>	<u>\$ 17,817,915</u>

The U.S. Treasury bonds, U.S. Government Agencies, corporate equities, and preferred stock classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those investments.

The investments in asset-backed securities, commercial mortgage backed securities, and collateralized mortgage obligations classified as Level 2 on the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices.

NOTES TO FINANCIAL STATEMENTS

NOTE 5. RECEIVABLES

Property taxes are levied on property values assessed as of January 1. The City contracts with Gwinnett County to bill and collect property taxes. The taxes, if billed, would be due in a single installment on October 15 based on the assessed value of property as listed on the previous January 1 and were due 60 days following the billing date each year. Property taxes are recorded as receivables and unavailable revenues when levied as they are intended to fund that fiscal year. Revenues are recognized when available. The City elected not to bill any taxes on real property for the fiscal year ended June 30, 2024.

Receivables at June 30, 2024, for the City's individual major funds, including any applicable allowances for uncollectible accounts are as follows:

	<u>General</u>	<u>SPLOST</u>	<u>Solid Waste</u>	<u>Stormwater</u>	<u>Nonmajor Funds</u>
Receivables:					
Accounts	\$ 445,438	\$ -	\$ 9,589	\$ 28,592	\$ 6,875
Other governments	-	2,037,883	-	61,739	-
Less allowance for uncollectible	-	-	(3,000)	(8,000)	-
Net total receivable	<u>\$ 445,438</u>	<u>\$ 2,037,883</u>	<u>\$ 6,589</u>	<u>\$ 82,331</u>	<u>\$ 6,875</u>

NOTE 6. LEASE RECEIVABLE

The City has leased a portion of the second floor of City Hall to a third party. The City receives variable monthly payments ranging from \$38,766 to \$39,931, which include the principal and interest components of the payments. As the lease does not contain a specific interest rate, the City has used its incremental borrowing rate of 0.52% as the discount rate for the lease. For the current year, the City recognized \$387,648 in lease revenue and \$2,348 in interest revenue related to the lease. Also, the City has a deferred inflow of resources associated with this lease that will be recognized over the lease term that ends on November 30, 2024. This deferred inflows of resources has a balance of \$161,512 as of June 30, 2024. As of June 30, 2024, the City's receivable for lease payments was \$199,392.

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Lease receivable	<u>\$ 663,399</u>	<u>\$ -</u>	<u>\$ (464,007)</u>	<u>\$ 199,392</u>	<u>\$ 199,392</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 7. CAPITAL ASSETS

Capital asset activity for the City for the year ended June 30, 2024 is as follows:

	Beginning Balance	Remeasurements	Increases	Decreases	Transfers	Ending Balance
Governmental activities:						
Nondepreciable capital assets:						
Land	\$ 15,173,544	\$ -	\$ -	\$ -	\$ -	\$ 15,173,544
Construction in progress	7,740,162	-	11,298,640	-	(10,634,455)	8,404,347
Total	<u>22,913,706</u>	<u>-</u>	<u>11,298,640</u>	<u>-</u>	<u>(10,634,455)</u>	<u>23,577,891</u>
Capital assets, being depreciated:						
Machinery and equipment	6,612,608	-	974,020	(27,186)	-	7,559,442
Buildings	23,744,328	-	-	-	7,274,444	31,018,772
Infrastructure	25,839,874	-	-	-	2,517,987	28,357,861
Improvements	5,715,516	-	1,964,348	-	842,024	8,521,888
Furniture and fixtures	106,089	-	-	-	-	106,089
Intangibles	274,765	-	-	-	-	274,765
Right-to-use assets	814,129	309,696	348,061	(137,984)	-	1,333,902
Total	<u>63,107,309</u>	<u>309,696</u>	<u>3,286,429</u>	<u>(165,170)</u>	<u>10,634,455</u>	<u>77,172,719</u>
Less accumulated depreciation for:						
Machinery and equipment	(2,318,577)	-	(775,443)	10,874	-	(3,083,146)
Buildings	(3,567,177)	-	(802,321)	-	-	(4,369,498)
Infrastructure	(4,429,863)	-	(960,140)	-	-	(5,390,003)
Improvements	(635,463)	-	(235,773)	-	-	(871,236)
Furniture and fixtures	(61,943)	-	(15,202)	-	-	(77,145)
Intangibles	(54,953)	-	(18,318)	-	-	(73,271)
Right-to-use assets	(387,943)	249,959	(192,842)	137,984	-	(192,842)
Total	<u>(11,455,919)</u>	<u>249,959</u>	<u>(3,000,039)</u>	<u>148,858</u>	<u>-</u>	<u>(14,057,141)</u>
Total capital assets being depreciated, net	<u>51,651,390</u>	<u>559,655</u>	<u>286,390</u>	<u>(16,312)</u>	<u>10,634,455</u>	<u>63,115,578</u>
Total capital assets, net as reported in the statement of net position	<u>\$ 74,565,096</u>	<u>\$ 559,655</u>	<u>\$ 11,585,030</u>	<u>\$ (16,312)</u>	<u>\$ -</u>	<u>\$ 86,693,469</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 7. CAPITAL ASSETS (CONTINUED)

Business-type activities:	Beginning Balance	Increases	Decreases	Ending Balance
Nondepreciable capital assets:				
Construction in progress	\$ 236,270	\$ 632,920	\$ -	\$ 869,190
Total	<u>236,270</u>	<u>632,920</u>	<u>-</u>	<u>869,190</u>
Capital assets, being depreciated:				
Infrastructure	15,518,698	656,540	-	16,175,238
Total	<u>15,518,698</u>	<u>656,540</u>	<u>-</u>	<u>16,175,238</u>
Less accumulated depreciation for:				
Infrastructure	(3,461,139)	(256,085)	-	(3,717,224)
Total	<u>(3,461,139)</u>	<u>(256,085)</u>	<u>-</u>	<u>(3,717,224)</u>
Business-type capital assets being depreciated, net	<u>12,057,559</u>	<u>400,455</u>	<u>-</u>	<u>12,458,014</u>
Business-type activities capital assets, net	<u>\$ 12,293,829</u>	<u>\$ 1,033,375</u>	<u>\$ -</u>	<u>\$ 13,327,204</u>

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

Governmental activities:	
General government	\$ 1,749,063
Public safety	1,121,978
Public works	<u>128,998</u>
Total depreciation and amortization expense - governmental activities	<u>\$ 3,000,039</u>
Business-type activities:	
Stormwater	<u>\$ 256,085</u>
Total depreciation expense - business-type activities	<u>\$ 256,085</u>

NOTE 8. LEASED ASSETS

A summary of lease asset activity for the City for the year ended June 30, 2024, is as follows:

	Beginning Balance	Remeasurements	Increases	Decreases	Ending Balance
Governmental activities:					
Right-to-use assets:					
Building	\$ 137,984	\$ -	\$ 348,061	\$ (137,984)	\$ 348,061
Equipment	676,145	309,696	-	-	985,841
Total	<u>814,129</u>	<u>309,696</u>	<u>348,061</u>	<u>(137,984)</u>	<u>1,333,902</u>
Less accumulated amortization for:					
Building	(137,984)	-	(69,612)	137,984	(69,612)
Equipment	(249,959)	249,959	(123,230)	-	(123,230)
Total	<u>(387,943)</u>	<u>249,959</u>	<u>(192,842)</u>	<u>137,984</u>	<u>(192,842)</u>
Total right-to-use assets, net	<u>\$ 426,186</u>	<u>\$ 559,655</u>	<u>\$ 155,219</u>	<u>\$ -</u>	<u>\$ 1,141,060</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 9. LONG-TERM DEBT

Changes in Long-Term Liabilities

The following is a summary of long-term debt activity for the year ended June 30, 2024:

	Beginning Balance	Remeasurements	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:						
Revenue bonds	\$ 20,700,000	\$ -	\$ -	\$ (1,445,000)	\$ 19,255,000	\$ 1,165,000
Bond premium	533,587	-	-	(93,231)	440,356	-
Lease liabilities	430,942	554,900	348,061	(197,646)	1,136,257	178,967
Compensated absences	384,827	-	569,447	(156,301)	797,973	239,392
Governmental activity						
Long-term liabilities	<u>\$ 22,049,356</u>	<u>\$ 554,900</u>	<u>\$ 917,508</u>	<u>\$ (1,892,178)</u>	<u>\$ 21,629,586</u>	<u>\$ 1,583,359</u>

For governmental activities, the compensated absences are expected to be liquidated by the General Fund.

Revenue Bonds – Direct Placement

In November 2020, the Public Facilities Authority issued Series 2020A revenue bonds and Series 2020B taxable revenue bonds for the purpose of refunding the Series 2017A Certificates of Participation and the Series 2018 Downtown Development Authority bonds. The bonds were issued at a premium of \$733,257 and interest rates ranging from 0.48% to 4.00%. The refunding resulted in debt service savings of \$1,133,145 over the life of the new bonds, and a net, economic gain of approximately \$1,030,677. Interest payments are due semiannually beginning January 1, 2021 and principal payments are due annually beginning on July 1, 2021. The bonds are scheduled to mature on July 1, 2033. As of June 30, 2024, the outstanding balance is \$9,555,000.

In December 2022, the Public Facilities Authority issued Series 2022A revenue bonds and Series 2022B revenue bonds, to finance the cost of a renovation project at City Hall. The Series 2022A and 2022B bonds carry interest rates of 4.33% and 5.33%, respectively. Beginning July 1, 2023, payments of interest are due semiannually and principal payments are due annually. The bonds are scheduled to mature on July 1, 2037. As of June 30, 2024, the outstanding balance is \$9,700,000.

The debt service requirements to maturity for revenue bonds are as follows:

	Principal	Interest	Total
2025	\$ 1,165,000	\$ 686,054	\$ 1,851,054
2026	1,470,000	644,114	2,114,114
2027	1,525,000	594,054	2,119,054
2028	1,575,000	540,931	2,115,931
2029	1,630,000	484,767	2,114,767
2030-2034	8,440,000	1,529,229	9,969,229
2035-2038	3,450,000	337,263	3,787,263
	<u>\$ 19,255,000</u>	<u>\$ 4,816,412</u>	<u>\$ 24,071,412</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 9. LONG-TERM DEBT (CONTINUED)

Lease Liabilities

In October 2020, and in December 2021, the City entered into lease agreements as lessee for the installation and use of public safety surveillance equipment. In February 2024, the City negotiated a modification of these leases, consolidating them into a single arrangement, and extending the term an additional five years. The value of the remeasured lease liability was recorded in the amount of \$554,900. As of June 30, 2024, the value of the lease liability was \$851,732. The City is required to make annual payments of \$135,000. The lease has an interest rate of 2.70%. The equipment has an 8-year estimated useful life and the value of the right-to-use asset as of the end of the current fiscal year was \$985,842 and had accumulated amortization of \$123,230.

In July 2023, the City entered into a five-year lease agreement as lessee for the use of office and warehouse space adjacent to City Hall. An initial lease liability was recorded in the amount of \$348,061. As of June 30, 2024, the value of the lease liability was \$284,525. The City is required to make variable monthly principal and interest payments from \$5,956 to \$6,457. The lease has an interest rate of 2.74%. The equipment has a 5-year estimated useful life and the value of the right-to-use asset as of the end of the current fiscal year was \$348,061 and had accumulated amortization of \$69,612.

The debt service requirements to maturity for lease liabilities are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 178,967	\$ 29,896	\$ 208,863
2026	184,451	25,027	209,478
2027	190,999	19,983	210,982
2028	197,727	14,760	212,487
2029	124,648	10,352	135,000
2030-2031	259,465	10,535	270,000
	<u>\$ 1,136,257</u>	<u>\$ 110,553</u>	<u>\$ 1,246,810</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 10. INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

The composition of due to/from other funds as of June 30, 2024 is as follows:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
General Fund	Solid Waste Fund	\$ 453,902
Stormwater Fund	General Fund	182,498
Nonmajor Governmental Funds	General Fund	131,900
		<u>\$ 768,300</u>

The interfund balance between the General Fund and Solid Waste Fund is the result of sanitation contract expenditures paid from the General Fund. The interfund balance between the General Fund and the Stormwater Fund is the result of grant reimbursement funds deposited to the General operating account that were transferred to the Stormwater operating account in July 2023. The interfund balance between the General Fund and the Opioid Settlement Fund is the result of Opioid Settlement Fund revenue deposited to General Fund cash accounts, as the City does not maintain separate deposit accounts for the Opioid Settlement Fund as of June 30, 2024. The Interfund balances are due to the timing of year end and the actual payments and receipts between the funds.

The composition of interfund transfers for the year ended June 30, 2024 is as follows:

<u>Transfer Out</u>	<u>Transfer In</u>	<u>Amount</u>
Stormwater Fund	General Fund	\$ 295,000
Solid Waste Fund	General Fund	27,500
General Fund	Nonmajor Governmental Funds	500,000
		<u>\$ 822,500</u>

Transfers are used to move unrestricted revenues from the enterprise funds to the General Fund to support operations in the General Fund. Transfers are used to move funds from the General Fund to the nonmajor governmental fund for the City's funding contribution to the Curiosity Lab.

NOTES TO FINANCIAL STATEMENTS

NOTE 11. COMMITMENTS AND CONTINGENT LIABILITIES

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

The City has entered into several public/private contractual partnerships for outsourced services and operations. Through these contracts with the private companies, an array of operational services is provided via outsourcing. These contracts are operating contracts for which the City is continually monitoring its outsourcing needs as compared to the cost of providing these services in-house. As of June 30, 2024 the City has construction and other contract commitments of \$2,234,361.

NOTE 12. DEFINED CONTRIBUTION RETIREMENT PLAN

The City of Peachtree Corners' defined contribution retirement plans are single employer defined contribution plans established and administered by the Georgia Municipal Association ("GMA") and International City/County Managers Association ("ICMA") for all City employees. At June 30, 2024 there were 24 plan members under GMA and 2 members under ICMA. The City contributes 12% of eligible employees' base salary and matches 100% for each dollar of employee contributions up to 5% of the employee's salary under both plans. Employees are not required to contribute to the plans. Employees are eligible and fully vested immediately upon entering the plans. Plan provisions and contribution requirements are established and may be amended by the City's Council. For the fiscal year ended June 30, 2024, contributions to the plans were \$288,488 by the employees and \$517,812 by the City.

NOTE 13. JOINT VENTURE

Under Georgia law, the City, in conjunction with other cities around the Metropolitan Atlanta Georgia area, is a member of the Atlanta Regional Commission (ARC) and is required to pay annual dues thereto, which Gwinnett County has paid on behalf of the City of Peachtree Corners. Membership in ARC is required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34, which provides for the organization structure of ARC. ARC Board membership includes the chief elected official of each county and municipality of the area. OCGA 50-8-39.1 provides that the member governments are liable for any debts or obligations of the ARC. Separate financial statements may be obtained from ARC, 229 Peachtree St. NE, Ste 100, Atlanta, Georgia 30303.

NOTE 14. RISK MANAGEMENT

The City is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City carries commercial insurance for these risks of losses. There have been no significant reductions in insurance coverage. Settlement amounts have not exceeded insurance coverage in the past three years.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF PEACHTREE CORNERS, GEORGIA
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED JUNE 30, 2024

	Original Budget	Final Budget	Actual	Variance With Final Budget
Revenues:				
Motor vehicle taxes	\$ 1,300,000	\$ 1,700,000	\$ 1,701,238	\$ 1,238
Franchise taxes	4,300,000	4,300,000	4,436,533	136,533
Business taxes	4,180,000	4,359,000	4,359,905	905
Insurance premium taxes	3,212,000	3,748,725	3,748,725	-
Other taxes	815,000	856,000	879,676	23,676
Licenses and permits	1,445,000	1,978,265	1,966,437	(11,828)
Fines and forfeitures	5,000	10,000	10,558	558
Contributions	-	102,000	102,943	943
Investment income	201,500	833,000	832,943	(57)
Miscellaneous	794,500	513,700	577,226	63,526
Total revenues	16,253,000	18,400,690	18,616,184	215,494
Expenditures:				
Current:				
General government:				
Legislative	93,000	96,850	95,147	1,703
Executive	1,001,500	1,015,450	998,173	17,277
City clerk	388,750	343,450	340,790	2,660
General administration	2,286,390	3,728,520	2,035,389	1,693,131
Financial administration	878,650	887,100	876,334	10,766
Legal	891,520	899,500	843,386	56,114
General buildings and ground	13,847,000	12,617,500	12,617,245	255
Technology	1,028,500	915,500	891,196	24,304
Public information	915,725	922,310	923,597	(1,287)
Total general government	21,331,035	21,426,180	19,621,257	1,804,923
Public safety	905,805	914,900	896,407	18,493
Public works	1,806,850	1,995,750	1,977,332	18,418
Culture and recreation	-	1,423,800	1,393,454	30,346
Community development				
Community development	2,456,045	1,878,595	1,876,630	1,965
Code enforcement	523,425	537,000	536,719	281
Protective inspection administration	872,340	921,000	920,802	198
Total community development	3,851,810	3,336,595	3,334,151	2,444
Debt service:				
Principal	1,120,000	1,195,000	1,192,646	2,354
Interest	252,000	270,000	256,511	13,489
Total debt service	1,372,000	1,465,000	1,449,157	15,843
Total expenditures	29,267,500	30,562,225	28,671,758	1,890,467
Deficiency of revenues over expenditures:	(13,014,500)	(12,161,535)	(10,055,574)	2,105,961
Other financing sources (uses):				
Sale of capital assets	-	-	573	573
Transfers in	320,000	320,000	322,500	2,500
Transfers out	(1,500,000)	(500,000)	(500,000)	-
Issuance of lease liability	-	915,000	902,961	(12,039)
Total other financing sources (uses)	(1,180,000)	735,000	726,034	(8,966)
Net change in fund balance	(14,194,500)	(11,426,535)	(9,329,540)	2,096,995
Fund balance, beginning of year	30,960,577	30,960,577	30,960,577	-
Fund balance, end of year	\$ 16,766,077	\$ 19,534,042	\$ 21,631,037	\$ 2,096,995

CITY OF PEACHTREE CORNERS, GEORGIA
AMERICAN RESCUE PLAN ACT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED JUNE 30, 2024

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
Revenues:				
Intergovernmental	\$ 1,565,050	\$ 495,050	\$ 490,628	\$ (4,422)
Interest income	10,000	100,000	98,868	(1,132)
Total revenues	<u>1,575,050</u>	<u>595,050</u>	<u>589,496</u>	<u>(5,554)</u>
Expenditures:				
General government	<u>1,575,050</u>	<u>595,050</u>	<u>490,628</u>	<u>104,422</u>
Total expenditures	<u>1,575,050</u>	<u>595,050</u>	<u>490,628</u>	<u>104,422</u>
Net change in fund balance	-	-	98,868	98,868
Fund balance, beginning of year	<u>72,409</u>	<u>72,409</u>	<u>72,409</u>	<u>-</u>
Fund balance, end of year	<u>\$ 72,409</u>	<u>\$ 72,409</u>	<u>\$ 171,277</u>	<u>\$ 98,868</u>

SUPPLEMENTARY INFORMATION

CITY OF PEACHTREE CORNERS, GEORGIA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
JUNE 30, 2024

	Opioid Settlement Fund	Downtown Development Authority	Curiosity Lab	Total Nonmajor Governmental Funds
ASSETS				
Cash and cash equivalents	\$ -	\$ 223	\$ 659,049	\$ 659,272
Accounts receivable	-	-	6,875	6,875
Due from other funds	131,900	-	-	131,900
Total assets	<u>\$ 131,900</u>	<u>\$ 223</u>	<u>\$ 665,924</u>	<u>\$ 798,047</u>
LIABILITIES				
Accounts payable	\$ -	\$ -	\$ 8,943	\$ 8,943
Accrued expenses	-	-	2,745	2,745
Total liabilities	<u>-</u>	<u>-</u>	<u>11,688</u>	<u>11,688</u>
FUND BALANCES				
Restricted:				
Health and welfare	131,900	-	-	131,900
Assigned:				
Community development	-	223	654,236	654,459
Total fund balances	<u>131,900</u>	<u>223</u>	<u>654,236</u>	<u>786,359</u>
Total liabilities and fund balances	<u>\$ 131,900</u>	<u>\$ 223</u>	<u>\$ 665,924</u>	<u>\$ 798,047</u>

CITY OF PEACHTREE CORNERS, GEORGIA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2024

	Opioid Settlement Fund	Downtown Development Authority Fund	Curiosity Lab	Total Nonmajor Governmental Funds
REVENUES				
Charges for services	\$ -	\$ -	\$ 394,593	\$ 394,593
Miscellaneous	71,348	-	2,373	73,721
Total revenues	71,348	-	396,966	468,314
EXPENDITURES				
Community development	-	-	655,164	655,164
Total expenditures	-	-	655,164	655,164
Excess (Deficiency) of revenues over expenditures	71,348	-	(258,198)	(186,850)
OTHER FINANCING SOURCES				
Transfers in	-	-	500,000	500,000
Total other financing sources	-	-	500,000	500,000
Net change in fund balances	71,348	-	241,802	313,150
FUND BALANCES, beginning of year	60,552	223	412,434	473,209
FUND BALANCES, end of year	<u>\$ 131,900</u>	<u>\$ 223</u>	<u>\$ 654,236</u>	<u>\$ 786,359</u>

CITY OF PEACHTREE CORNERS, GEORGIA
OPIOID SETTLEMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED JUNE 30, 2024

	Original Budget	Final Budget	Actual	Variance With Final Budget
Revenues:				
Miscellaneous	\$ -	\$ 132,000	\$ 71,348	\$ (60,652)
Total revenues	-	132,000	71,348	(60,652)
Expenditures:				
Miscellaneous	-	132,000	-	132,000
Total expenditures	-	132,000	-	132,000
Net change in fund balance	-	-	71,348	71,348
Fund balance, beginning of year	60,552	60,552	60,552	-
Fund balance, end of year	<u>\$ 60,552</u>	<u>\$ 60,552</u>	<u>\$ 131,900</u>	<u>\$ 71,348</u>

CITY OF PEACHTREE CORNERS, GEORGIA
SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE
LOCAL OPTION SALES TAX
FOR THE YEAR ENDED JUNE 30, 2024

Project	Original Estimated Cost	Current Estimated Cost	Prior Years	Current Year	Total
2014 SPLOST Program:					
Transportation Projects	\$ 19,970,315	\$ 19,970,315	\$ 16,695,936 (A)	\$ 86,089	\$ 16,782,025
Total 2014 SPLOST Fund expenditures for the year ended June 30, 2024				\$ 86,089	
2017 SPLOST Program:					
Transportation Projects	\$ 37,557,816	\$ 44,000,000	\$ 32,606,393 (A)	\$ 2,107,889	\$ 34,714,282
Total 2017 SPLOST Fund expenditures for the year ended June 30, 2024				\$ 2,107,889	
2023 SPLOST Program:					
Transportation Projects	\$ 47,800,544	\$ 47,800,544	\$ -	\$ -	\$ -
Administrative Facilities & Equipment	5,000,000	5,000,000	5,550	965,839	971,389
Recreational/Cultural Facilities & Equipment	5,000,000	5,000,000	-	-	-
	\$ 57,800,544	\$ 57,800,544	\$ 5,550		\$ 971,389
Total 2023 SPLOST expenditures for the year ended June 30, 2024				\$ 965,839	
Expenditures funded from other intergovernmental revenue:					
2017 Transportation Projects				1,211,834	
Total SPLOST Fund expenditures for the year ended June 30, 2024				\$ 4,371,651	
(A): The prior years totals were adjusted to account for expenditures that were reported in prior years as project expenditures funded by SPLOST, but were determined to have been funded by other state and local revenues. The expenditures totaled the following:					
2014 SPLOST Transportation Projects	\$	1,715,845			
2017 SPLOST Transportation Projects		1,538,327			
	\$	3,254,172			

STATISTICAL SECTION

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

Page

Financial Trends..... 52

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

Revenue Capacity 56

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

Because the City has a zero millage rate, no property taxes were levied or collected; the only property taxes reported are motor vehicle taxes. Therefore, the schedules for Principal Property Taxpayers and Property Tax Levies and Collections are not applicable. Franchise taxes is the City's largest own-source revenue.

Debt Capacity 59

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

Demographic and Economic Information..... 62

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

Operating Information 65

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

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

CITY OF PEACHTREE CORNERS, GEORGIA
NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
(accrual basis of accounting)

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Governmental activities:										
Net investment in capital assets	\$ 72,822,626	\$ 61,154,962	\$ 58,618,434	\$ 53,400,852	\$ 42,287,279 ⁽¹⁾	\$ 31,398,362	\$ 19,665,011	\$ 10,019,701	\$ 16,937,513	\$ 16,964,506
Restricted	24,105,010	17,866,243	11,691,725	8,304,328	11,896,435	16,305,525	24,029,342	22,548,883	10,242,980	6,153,466
Unrestricted	13,726,879	20,479,839	17,280,155	12,209,562 ⁽²⁾	9,856,190 ⁽¹⁾	7,532,811	1,488,047	3,042,824	9,483,434	6,151,991
Total governmental activities net position	\$ 110,654,515	\$ 99,501,044	\$ 87,590,314	\$ 73,914,742	\$ 64,039,904	\$ 55,236,698	\$ 45,182,400	\$ 35,611,408	\$ 36,663,927	\$ 29,269,963
Business-type activities:										
Net investment in capital assets	\$ 13,177,498	\$ 12,280,520	\$ 11,880,215	\$ 11,708,786	\$ 11,557,040	\$ 11,112,663	\$ 10,697,642	\$ 11,103,907	\$ -	\$ -
Unrestricted	6,333,828	5,731,877	4,960,117	4,804,938	3,799,731	3,022,705	2,389,653	303,607	214,840	152,285
Total business-type activities net position	\$ 19,511,326	\$ 18,012,397	\$ 16,840,332	\$ 16,513,724	\$ 15,356,771	\$ 14,135,368	\$ 13,087,295	\$ 11,407,514	\$ 214,840	\$ 152,285
Primary government:										
Net investment in capital assets	\$ 86,000,124	\$ 73,435,482	\$ 70,498,649	\$ 65,109,638	\$ 53,844,319	\$ 42,511,025	\$ 30,362,653	\$ 21,123,608	\$ 16,937,513	\$ 16,964,506
Restricted	24,105,010	17,866,243	11,691,725	8,304,328	11,896,435	16,305,525	24,029,342	22,548,883	10,242,980	6,153,466
Unrestricted	20,060,707	26,211,716	22,240,272	17,014,500	13,655,921	10,555,516	3,877,700	3,346,431	9,698,274	6,304,276
Total primary government net assets	\$ 130,165,841	\$ 117,513,441	\$ 104,430,646	\$ 90,428,466	\$ 79,396,675	\$ 69,372,066	\$ 58,269,695	\$ 47,018,922	\$ 36,878,767	\$ 29,422,248

(1) Beginning in 2021, the Curiosity Lab was reported as a blended component unit.

(2) The City implemented GASB 87 Leases as of July 1, 2021, which required a restatement of opening governmental activities net position in fiscal year 2022.

CITY OF PEACHTREE CORNERS, GEORGIA

CHANGES IN NET POSITION

LAST TEN FISCAL YEARS

(accrual basis of accounting)

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Expenses										
Governmental activities:										
General government	\$ 12,269,499	\$ 14,181,982	\$ 15,209,992	\$ 10,013,386	\$ 8,230,367	\$ 6,580,944	\$ 5,209,278	\$ 2,605,719	\$ 3,902,482	\$ 4,903,523
Public safety	1,478,994	143,602 ⁽²⁾	-	-	-	-	-	-	-	-
Public works	798,937	3,262,603	3,424,509	2,176,264	3,802,752	3,432,436	3,657,463	2,624,129	3,741,601	3,415,879
Culture and recreation	1,393,454 ⁽³⁾	-	-	-	-	-	-	-	-	-
Community development	4,142,520	3,360,886	3,086,178	5,500,499	2,605,463	2,499,823	2,100,069	2,036,045	1,504,682	4,873,257
Interest on long-term debt	378,435	920,340	167,607	529,426	439,422	475,238	537,112	348,795	318	958
Total governmental activities expenses	<u>20,461,839</u>	<u>21,869,413</u>	<u>21,888,286</u>	<u>18,219,575</u>	<u>15,078,004</u>	<u>12,988,441</u>	<u>11,503,922</u>	<u>7,614,688</u>	<u>9,149,083</u>	<u>13,193,617</u>
Business-type activities:										
Solid waste	2,031,184	1,941,230	1,854,505	1,774,598	1,533,125	1,387,232	1,227,963	1,228,517	1,237,324	1,157,119
Stormwater	1,609,496	1,718,058	1,692,951	1,526,403	1,576,439	1,661,169	1,065,870	-	-	-
Total business-type activities expenses	<u>3,640,680</u>	<u>3,659,288</u>	<u>3,547,456</u>	<u>3,301,001</u>	<u>3,109,564</u>	<u>3,048,401</u>	<u>2,293,833</u>	<u>1,228,517</u>	<u>1,237,324</u>	<u>1,157,119</u>
Total primary government expenses	<u>\$ 24,102,519</u>	<u>\$ 25,528,701</u>	<u>\$ 25,435,742</u>	<u>\$ 21,520,576</u>	<u>\$ 18,187,568</u>	<u>\$ 16,036,842</u>	<u>\$ 13,797,755</u>	<u>\$ 8,843,205</u>	<u>\$ 10,386,407</u>	<u>\$ 14,350,736</u>
Program revenues										
Governmental activities:										
Charges for services:										
General government	\$ 1,619,817	\$ 1,543,483	\$ 1,464,795	\$ 1,289,024	\$ 1,014,239	\$ 1,140,911	\$ 550,601	\$ 530,939	\$ 404,620	\$ 371,106
Community development	1,402,718	1,000,203	1,457,781	1,132,098	1,457,646	875,540	947,529	744,185	655,604	618,159
Operating grants and contributions	593,571	6,138,867	8,145,230	2,988,598	200,000	36,630	90,510	40,841	50,500	131,610
Capital grants and contributions	11,618,816	10,435,200	9,840,939	10,175,357	8,497,235	9,289,365	6,828,012	6,442,363	6,196,928	6,065,266
Total governmental activities program revenues	<u>15,234,922</u>	<u>19,117,753</u>	<u>20,908,745</u>	<u>15,585,077</u>	<u>11,169,120</u>	<u>11,342,446</u>	<u>8,416,652</u>	<u>7,758,328</u>	<u>7,307,652</u>	<u>7,186,141</u>
Business-type activities:										
Charges for services:										
Solid waste	2,040,157	1,956,760	1,873,598	1,807,070	1,725,230	1,511,305	1,306,364	1,317,284	1,299,879	1,275,180
Stormwater	3,039,132	3,045,492	2,964,719	2,862,864	2,825,187	2,857,462	2,667,250	-	-	-
Operating grants and contributions	-	8,817	129,272	7,470	-	-	-	-	-	-
Total business-type activities program revenues	<u>5,079,289</u>	<u>5,011,069</u>	<u>4,967,589</u>	<u>4,677,404</u>	<u>4,550,417</u>	<u>4,368,767</u>	<u>3,973,614</u>	<u>1,317,284</u>	<u>1,299,879</u>	<u>1,275,180</u>
Total program revenues	<u>\$ 20,314,211</u>	<u>\$ 24,128,822</u>	<u>\$ 25,876,334</u>	<u>\$ 20,262,481</u>	<u>\$ 15,719,537</u>	<u>\$ 15,711,213</u>	<u>\$ 12,390,266</u>	<u>\$ 9,075,612</u>	<u>\$ 8,607,531</u>	<u>\$ 8,461,321</u>
Net (expense)/revenue										
Governmental activities	\$ (5,226,917)	\$ (2,751,660)	\$ (979,541)	\$ (2,634,498)	\$ (3,908,884)	\$ (1,645,995)	\$ (3,087,270)	\$ 143,640	\$ (1,841,431)	\$ (6,007,476)
Business-type activities	1,438,609	1,351,781	1,420,133	1,376,403	1,440,853	1,320,366	1,679,781	88,767	62,555	118,061
Total primary government	<u>\$ (3,788,308)</u>	<u>\$ (1,399,879)</u>	<u>\$ 440,592</u>	<u>\$ (1,258,095)</u>	<u>\$ (2,468,031)</u>	<u>\$ (325,629)</u>	<u>\$ (1,407,489)</u>	<u>\$ 232,407</u>	<u>\$ (1,778,876)</u>	<u>\$ (5,889,415)</u>
General Revenues and Other Changes in Net Position										
Governmental activities:										
Taxes										
Motor vehicle taxes	\$ 1,701,238	\$ 1,397,446	\$ 1,317,855	\$ 1,198,950	\$ 884,182	\$ 728,251	\$ 559,032	\$ 849,532	\$ 1,056,930	\$ 756,524
Franchise taxes	4,436,533	4,277,206	4,234,332	4,002,094	4,032,511	3,702,272	4,994,280	3,220,188	3,053,324	3,028,563
Business taxes	4,359,905	4,443,550	3,964,997	3,326,225	3,229,901	3,511,286	3,430,487	2,606,672	2,567,228	2,396,689
Insurance taxes	3,748,725	3,180,853	3,152,255	3,052,960 ⁽¹⁾	-	-	-	-	-	-
Other excise taxes	879,676	837,737	837,298	801,902	3,636,354	3,485,333	3,572,639	2,741,913	2,555,514	2,495,463
Investment income (loss)	931,811	295,520	42,896	1,227	13,443	858	1,708	180,353	2,399	3,971
Gain on sale of capital assets	-	2,578	-	-	-	-	-	-	-	-
Miscellaneous revenues	-	-	-	-	-	-	100,116	270,603	-	-
Transfers	322,500	227,500	1,105,480	219,450	219,450	272,293	-	-	-	-
Total governmental activities	<u>16,380,388</u>	<u>14,662,390</u>	<u>14,655,113</u>	<u>12,602,808</u>	<u>12,015,841</u>	<u>11,700,293</u>	<u>12,658,262</u>	<u>9,869,261</u>	<u>9,235,395</u>	<u>8,681,210</u>
Business-type activities:										
Investment income (loss)	143,577	47,784	11,955	-	-	-	-	-	-	2,240
Transfers	(322,500)	(227,500)	(1,105,480)	(219,450)	(219,450)	(272,293)	-	-	-	-
Total business-type activities	<u>(178,923)</u>	<u>(179,716)</u>	<u>(1,093,525)</u>	<u>(219,450)</u>	<u>(219,450)</u>	<u>(272,293)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,240</u>
Total primary government	<u>\$ 16,201,465</u>	<u>\$ 14,482,674</u>	<u>\$ 13,561,588</u>	<u>\$ 12,383,358</u>	<u>\$ 11,796,391</u>	<u>\$ 11,428,000</u>	<u>\$ 12,658,262</u>	<u>\$ 9,869,261</u>	<u>\$ 9,235,395</u>	<u>\$ 8,683,450</u>
Change in Net Position										
Governmental activities	\$ 11,153,471	\$ 11,910,730	\$ 13,675,572	\$ 9,968,310	\$ 8,106,957	\$ 10,054,298	\$ 9,570,992	\$ 10,012,901	\$ 7,393,964	\$ 2,673,734
Business-type activities	1,259,686	1,172,065	326,608	1,156,953	1,221,403	1,048,073	1,679,781	88,767	62,555	120,301
Total primary government	<u>\$ 12,413,157</u>	<u>\$ 13,082,795</u>	<u>\$ 14,002,180</u>	<u>\$ 11,125,263</u>	<u>\$ 9,328,360</u>	<u>\$ 11,102,371</u>	<u>\$ 11,250,773</u>	<u>\$ 10,101,668</u>	<u>\$ 7,456,519</u>	<u>\$ 2,794,035</u>

(1) In 2021, the City began reporting its insurance premium tax collection as a separate tax revenue. Previously this was reported as other taxes.

(2) In December 2022, the City appointed its first City Marshal, establishing a Public Safety function.

(3) During the fiscal year ended June 30, 2024, the City created a new culture and recreation department for the operation of recreational facilities and special events.

CITY OF PEACHTREE CORNERS, GEORGIA
FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
General Fund										
Nonspendable - Prepaids	\$ 259,400	\$ 214,683	\$ 170,420	\$ 423,352	\$ 432,175	\$ 369,309	\$ 275,156	\$ 66,833	\$ 23,069	\$ 22,176
Nonspendable - Long Term Lease Receivable	-	37,882	115,675	-	-	-	-	-	-	-
Committed	5,442,810	4,722,231	-	-	-	-	-	-	-	-
Assigned	8,107,623	17,910,868	1,118,976	1,116,340	-	-	-	-	-	-
Restricted	-	-	-	-	-	-	-	6,977,722	-	-
Unassigned	7,821,204	8,074,913	16,131,699	10,815,220	9,690,675	7,524,729	8,672,304	491,803	12,712,468	9,362,173
Total general fund	<u>\$ 21,631,037</u>	<u>\$ 30,960,577</u>	<u>\$ 17,536,770</u>	<u>\$ 12,354,912</u>	<u>\$ 10,122,850</u>	<u>\$ 7,894,038</u>	<u>\$ 8,947,460</u>	<u>\$ 7,536,358</u>	<u>\$ 12,735,537</u>	<u>\$ 9,384,349</u>
All Other Governmental Funds										
Nonspendable:										
Prepaids	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,954	\$ 3,954	\$ -	\$ -
Assigned:										
Community development	654,459	412,657	130,492	191,460	138,887 (3)	-	-	-	-	-
Restricted:										
Capital projects	23,353,888	16,106,723	10,963,671	8,247,694 (2)	18,394,216	23,106,102	22,898,540	25,141,358 (1)	10,242,980	6,153,466
Health and welfare	131,900	60,552	-	-	-	-	-	-	-	-
Federal programs	171,277	72,409	6,032	-	-	-	-	-	-	-
Total all other governmental funds	<u>\$ 24,311,524</u>	<u>\$ 16,652,341</u>	<u>\$ 11,100,195</u>	<u>\$ 8,439,154</u>	<u>\$ 18,533,103</u>	<u>\$ 23,106,102</u>	<u>\$ 22,902,494</u>	<u>\$ 25,145,312</u>	<u>\$ 10,242,980</u>	<u>\$ 6,153,466</u>

(1) Beginning in 2017, the Downtown Development Authority (DDA) was reported as a blended component unit.

(2) In 2021, land held for development in the DDA was included in capital assets of governmental activities, causing a significant decrease the fund balance of the DDA.

(3) Beginning in 2021, the Curiosity Lab was reported as a blended component unit.

CITY OF PEACHTREE CORNERS, GEORGIA
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Revenues										
Taxes	\$ 15,126,077	\$ 14,136,792	\$ 13,506,737	\$ 12,382,131	\$ 11,782,948	\$ 11,427,142	\$ 12,556,438 (3)	\$ 9,418,305	\$ 9,232,996	\$ 8,677,239
Licenses and permits	1,966,437	1,553,192	2,075,459	1,661,639	1,927,576	1,508,645	1,439,684	1,270,861	1,051,717	982,359
Intergovernmental	11,795,033	16,460,929	17,514,352	13,162,704	7,992,485	9,240,565 (4)	6,890,558	6,476,754	6,246,928	6,170,876
Fines and forfeitures	10,558	68,515	7,166	19,603	8,891	7,594	4,080	4,263	8,507	6,906
Charges for services	394,593	338,796	248,522	185,322	-	-	-	-	-	-
Contributions	302,943	56,000	275,938	-	-	-	15,000	-	500	26,000
Investment income (loss)	1,046,222	352,658	(70,291)	2,478	76,347	86,288	14,672	186,803	2,399	3,971
Miscellaneous	650,947	583,183	591,429	554,558	535,418	500,212	154,482	270,603	-	-
Total revenues	<u>31,292,810</u>	<u>33,550,065</u>	<u>34,149,312</u>	<u>27,968,435</u>	<u>22,323,665</u>	<u>22,770,446</u>	<u>21,074,914</u>	<u>17,627,589</u>	<u>16,543,047</u>	<u>15,867,351</u>
Expenditures										
Current:										
General government	20,111,885	12,386,779	13,713,664 (8)	9,132,501	7,026,396	8,644,696	9,570,418	9,082,273 (1)	3,837,772	4,867,436
Public safety	896,407	143,602 (9)	-	-	-	-	-	-	-	-
Public works	1,977,332	2,101,449	1,727,704	1,657,630	1,605,618	1,603,306	1,791,515	1,939,000	1,647,176	2,773,950
Culture and recreation	1,393,454 (11)	-	-	-	-	-	-	-	-	-
Community development	3,989,315	3,332,666	3,083,444	5,460,684	2,563,179	7,413,523	13,949,204 (2)	2,036,045	1,504,682	1,719,968
Capital outlay	3,430,811	5,292,148	7,815,167	18,616,456 (6)	12,562,137 (5)	5,120,744 (4)	3,415,754	2,599,912	2,107,414	-
Debt service:										
Principal	1,642,646	1,182,613	1,175,574	840,000	815,000	645,000	-	-	4,983	4,824
Interest	747,351	257,433	263,202	404,291	453,859	465,284	354,739	305,693	318	958
Bond issuance costs	-	257,500	-	227,995 (7)	-	-	-	-	-	-
Total expenditures	<u>34,189,201</u>	<u>24,954,190</u>	<u>27,778,755</u>	<u>36,339,557</u>	<u>25,026,189</u>	<u>23,892,553</u>	<u>29,081,630</u>	<u>15,962,923</u>	<u>9,102,345</u>	<u>9,367,136</u>
Excess of revenues over expenditures	<u>(2,896,391)</u>	<u>8,595,875</u>	<u>6,370,557</u>	<u>(8,371,122)</u>	<u>(2,702,524)</u>	<u>(1,122,107)</u>	<u>(8,006,716)</u>	<u>1,664,666</u>	<u>7,440,702</u>	<u>6,500,215</u>
Other Financing Sources (Uses)										
Proceeds from sale of assets	573	2,578	-	-	-	-	-	-	-	-
Issuance of long term debt	902,961	10,150,000 (10)	366,862	12,525,000 (7)	-	-	7,175,000	8,000,000	-	-
Transfers in	822,500	5,727,500	6,611,187	1,232,351	838,096	3,584,356	971,788	19,552,648	-	-
Transfers out	(500,000)	(5,500,000)	(5,505,707)	(1,012,901)	(618,646)	(3,312,063)	(971,788)	(19,552,648)	-	-
Deposit with escrow agent	-	-	-	(12,875,000) (7)	-	-	-	-	-	-
Premium from bond issuance	-	-	-	733,257 (7)	-	-	-	-	-	-
Total other financing sources (uses)	<u>1,226,034</u>	<u>10,380,078</u>	<u>1,472,342</u>	<u>602,707</u>	<u>219,450</u>	<u>272,293</u>	<u>7,175,000</u>	<u>8,000,000</u>	<u>-</u>	<u>-</u>
Net change in fund balances	<u>\$ (1,670,357)</u>	<u>\$ 18,975,953</u>	<u>\$ 7,842,899</u>	<u>\$ (7,768,415)</u>	<u>\$ (2,483,074)</u>	<u>\$ (849,814)</u>	<u>\$ (831,716)</u>	<u>\$ 9,664,666</u>	<u>\$ 7,440,702</u>	<u>\$ 6,500,215</u>
Debt service as a percentage of noncapital expenditures	12.5%	7.2%	7.1%	7.2%	8.9%	8.7%	3.3%	3.1%	0.1%	0.1%

(1) Increase compared to prior year is due to the real estate acquisition for the future site of City Hall.

(2) Increase compared to prior year is due to the real estate acquisition for economic development.

(3) Increase in franchise taxes and business and occupational taxes compared to prior year is due to a field audit conducted by the City that identified additional billings.

(4) Increase in intergovernmental revenues compared to prior year is due to receipt of Economic Adjustment Assistance grant.

(5) Increase in capital outlay is due to construction of Pedestrian Bridge project.

(6) Increase in capital outlay is due to DDA transfer of land from held for development to capital assets.

(7) In 2021, the City issued Series 2020A and 2020B revenue bonds to refund previously outstanding Series 2018 bonds and Series 2017A certificates of participation.

(8) Increase compared to prior year is attributed to commencement of several construction projects in the City.

(9) In December 2022, the City appointed its first City Marshal, establishing a Public Safety function.

(10) In December 2022, the City issued Series 2022A and 2022B revenue bonds to finance renovations at City Hall.

(11) During the fiscal year ended June 30, 2024, the City created a new culture and recreation department for the operation of recreational facilities and special events.

CITY OF PEACHTREE CORNERS, GEORGIA
ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS
(in thousands)

Digest Year	Real Property				Personal Property			Less Exemptions	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Assessed Value as a Percentage of Actual Value
	Residential Property	Commercial Property	Industrial Property	Other (1)	Motor Vehicle	Utility	Heavy Equipment					
2014	\$ 1,081,474,320	\$ 1,052,132,670	\$ 100,453,050	\$ 1,218,720	\$ 81,803,230	\$ 47,081,600	\$ 46,400	\$ 1,840,140	\$ 2,362,369,850	0.00	\$ 5,905,924,625	40%
2015	1,094,769,440	1,036,650,850	98,134,300	1,231,200	58,116,720	31,366,160	34,670	2,002,065	2,318,301,275	0.00	5,795,753,188	40%
2016	1,158,198,550	1,101,984,720	77,299,460	1,231,200	44,619,270	28,325,240	31,200	2,326,608	2,409,363,032	0.00	6,023,407,580	40%
2017	1,236,564,120	1,165,705,010	82,220,010	1,231,200	33,274,600	26,430,800	105,530	2,473,334	2,543,057,936	0.00	6,357,644,840	40%
2018	1,321,620,820	1,143,955,790	92,372,510	734,400	22,949,320	25,460,600	118,910	2,520,060	2,604,692,290	0.00	6,511,730,725	40%
2019	1,396,993,500	1,302,653,340	99,535,010	734,400	16,478,940	27,558,120	210,714	2,288,505	2,841,875,519	0.00	7,104,688,798	40%
2020	1,473,088,840	1,468,899,500	113,475,830	274,160	12,631,050	27,736,040	189,700	2,341,774	3,093,953,346	0.00	7,734,883,365	40%
2021	1,521,487,380	1,448,295,490	96,901,940	747,440	10,002,610	31,280,320	88,500	2,301,318	3,106,502,362	0.00	7,766,255,905	40%
2022	1,854,469,340	1,874,184,160	125,446,350	747,440	8,485,140	33,797,520	72,640	4,190,502	3,893,012,088	0.00	9,732,530,220	40%
2023	2,101,545,670	1,903,573,090	130,823,170	1,098,320	8,485,140	31,599,960	414,130	5,699,852	4,171,839,628	0.00	10,429,599,070	40%

Source: Gwinnett County Tax Commissioner

(1) Reflects agricultural, conservation use, and brownfield.

CITY OF PEACHTREE CORNERS, GEORGIA
PRINCIPAL FRANCHISE TAXPAYERS
CURRENT AND NINE YEARS AGO

Franchise Taxpayer	2024			2015		
	Revenue	Rank	Percentage of Total Revenue	Revenue	Rank	Percentage of Total Revenue
Georgia Power	\$ 2,788,463	1	62.85 %	\$ 1,756,408	1	57.99 %
Waste Management	816,733	2	18.41	62,680	5	2.07
Atlanta Gas Light	452,839	3	10.21	463,129	2	15.29
Comcast	267,185	4	6.02	384,788	3	12.71
Bellsouth	79,783	5	1.80	284,496	4	9.39
Republic Services	18,650	6	0.42	49,118	6	1.62
Level 3 Communication	4,016	7	0.09			
Uniti Fiber	3,396	8	0.08			
MCI Metro	2,228	9				
Fiberlight	1,398	10				
Advanced Disposal				16,560	7	0.55
Waste Pro of Georgia				6,213	8	0.21
American Disposal Service of Georgia				3,092	9	0.10
Waste Eliminator				2,057	10	0.07
Totals	<u>\$ 4,434,691</u>			<u>\$ 3,028,541</u>		

Source: Peachtree Corners Finance Department

CITY OF PEACHTREE CORNERS, GEORGIA

FRANCHISE TAX RATES LAST TEN CALENDAR YEARS

Calendar Year	Telecommunication	Cable	Electric	Solid Waste
2015	3%	5%	4%	3%
2016	3%	5%	4%	3%
2017	3%	5%	4%	3%
2018	3%	5%	4%	3%
2019	3%	5%	4%	3%
2020	3%	5%	4%	10%
2021	3%	5%	4%	10%
2022	3%	5%	4%	10%
2023	3%	5%	4%	10%
2024	3%	5%	4%	10%

Source: Peachtree Corners Finance Department

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

CITY OF PEACHTREE CORNERS, GEORGIA
RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS

Fiscal Period Ended June 30,	Governmental Activities				Percentage of Personal Income (1)	Per Capita (1)
	Bonds Payable Direct Placement	Certificates of Participation	Lease Payable	Total		
2015	\$ -	\$ -	\$ 4,983	\$ 4,983	0.000 %	0.13
2016	-	3,153,289	-	3,153,289	0.179	73.72
2017	-	8,000,000	-	8,000,000	0.446	187.03
2018	7,175,000	8,000,000	-	15,175,000	0.826	350.72
2019	7,175,000	7,355,000	-	14,530,000	0.800	333.95
2020	6,795,000	6,920,000	-	13,715,000	0.778	324.67
2021	13,245,049	-	-	13,245,049	0.716	313.54
2022	12,166,818	-	623,555	12,790,373	0.686	303.51
2023	21,233,587	-	430,942	21,664,529	1.099	513.85
2024	19,695,356	-	1,136,257	20,831,613	1.019	494.39

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

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

CITY OF PEACHTREE CORNERS, GEORGIA
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
AS OF JUNE 30, 2024

Governmental Unit	Debt Outstanding	Percentage Applicable to Government	Amount Applicable to Government
Overlapping debt			
Gwinnett County GO Bonds, Leases Payable ⁽¹⁾	\$ 220,474,000	9 %	\$ 19,842,660
Gwinnett County Board of Education GO Bonds, Certificates of Participation ⁽²⁾	1,186,725,000	9 %	106,805,250
Total overlapping debt	1,407,199,000		126,647,910
City of Peachtree Corners direct debt	20,831,613	100 %	20,831,613
Total direct and overlapping debt	\$ 1,428,030,613		\$ 147,479,523

(1) Gwinnett County Annual Comprehensive Financial Report for December 31, 2023.

(2) Gwinnett County Board of Education Annual Comprehensive Financial Report for June 30, 2023.

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

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

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

CITY OF PEACHTREE CORNERS, GEORGIA

LEGAL DEBT MARGIN INFORMATION

LAST TEN FISCAL YEARS

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Assessed Value	\$ 4,171,839,628	\$ 3,893,012,088	\$ 3,106,502,362	\$ 3,093,953,346	\$ 2,841,875,519	\$ 2,604,692,290	\$ 2,543,057,936	\$ 2,409,363,032	\$ 2,318,301,275	\$ 2,362,369,850
Add back: exempt real property	5,699,852	4,190,502	2,301,318	2,341,774	2,288,505	2,520,060	2,473,334	2,326,608	2,002,065	1,840,140
Total assessed value	<u>\$ 4,177,539,480</u>	<u>\$ 3,897,202,590</u>	<u>\$ 3,108,803,680</u>	<u>\$ 3,096,295,120</u>	<u>\$ 2,844,164,024</u>	<u>\$ 2,607,212,350</u>	<u>\$ 2,545,531,270</u>	<u>\$ 2,411,689,640</u>	<u>\$ 2,320,303,340</u>	<u>\$ 2,364,209,990</u>
Debt Limit - 10% of Assessed Value	<u>\$ 417,753,948</u>	<u>\$ 389,720,259</u>	<u>\$ 310,880,368</u>	<u>\$ 309,629,512</u>	<u>\$ 284,416,402</u>	<u>\$ 260,721,235</u>	<u>\$ 254,553,127</u>	<u>\$ 241,168,964</u>	<u>\$ 232,030,334</u>	<u>\$ 236,420,999</u>
Amount of Debt Applicable to Debt Limit:										
General Obligation Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Less: Available in Debt Service Fund	-	-	-	-	-	-	-	-	-	-
Net Debt Applicable to Debt Limit	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Legal Debt Margin	<u>\$ 417,753,948</u>	<u>\$ 389,720,259</u>	<u>\$ 310,880,368</u>	<u>\$ 309,629,512</u>	<u>\$ 284,416,402</u>	<u>\$ 260,721,235</u>	<u>\$ 254,553,127</u>	<u>\$ 241,168,964</u>	<u>\$ 232,030,334</u>	<u>\$ 236,420,999</u>
Total net debt applicable to the limit as a percentage of debt limit	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

NOTE: The City's outstanding general obligation debt should not exceed 10 percent of total assessed property value.

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

Fiscal Period	Population (1)	Personal Income (amounts expressed in thousands) (2)	Per Capita Personal Income (2)	Median Age (2)	School Enrollment (3)	Unemployment Rate (4)
2015	38,006	\$ 1,516,819	\$ 39,910	37.9	3,738	5.4 %
2016	42,773	1,765,156	41,268	35.2	3,753	2.6
2017	42,773	1,792,488	41,907	34.8	3,805	4.0
2018	43,268	1,837,289	42,463	36.1	3,817	3.3
2019	43,509	1,816,109	41,741	36.1	3,794	3.0
2020	42,243	1,763,265	41,741	36.4	3,831	2.8
2021	42,243	1,849,525	43,783	36.5	3,865	7.2
2022	42,142	1,863,351	44,216	35.3	3,869	3.6
2023	42,161	1,972,039	46,774	35.6	3,830	2.4
2024	42,136	2,044,565	48,523	35.5	3,781	2.9

(1) Source: U.S. Census Bureau - 2020 Census

(2) Source: U.S. Census Bureau - 2022 Estimates

(3) Source: Georgia Department of Education (High School Enrollment Only)

(4) Bureau of Labor Statistics July 2024

Note: 2020-2023 population, per capita, and personal income are estimates based on past regional trends.

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

CITY OF PEACHTREE CORNERS, GEORGIA
PRINCIPAL EMPLOYERS
CURRENT YEAR AND SEVEN YEARS AGO

Employer	2024			2017		
	Employees (2)	Rank	Percentage of Total City Employment (3)	Employees (1)	Rank	Percentage of Total City Employment (3)
Siemens Industry Inc.	687	1	1.67 %			
Soliant	501	2	1.22			
Carmax	450	3	1.09			
Mölnlycke Healthcare US	445	4	1.08			
Pond & Company	379	5	0.92			
Immucor Inc.	374	6	0.91	535	5	1.28 %
Capstone Logistics	331	7	0.80			
Ryerson	330	8	0.80			
Stratix Corporation	273	9	0.66			
Sidel Inc	269	10	0.65			
The Network Inc.				1,050	1	2.51
All Risks Ltd.				850	2	2.03
Phoenix Corporation				618	3	1.48
Comcast				550	4	1.31
Career Builder LLC				464	6	1.11
Computer Generated Systems				354	7	0.84
Fleetcor Technologies Operating				316	8	0.75
Technical Innovation LLC				304	9	0.73
ACI Worldwide Corp				302	10	0.72
Totals	4,039		9.81 %	5,343		12.76 %

Note: Employer data prior to 2017 is unavailable.

(1) Source: 2017 individual employer's business license filing

(2) Source: 2024 City of Peachtree Corners Business License Department

(3) Source: U. S. Census Bureau

CITY OF PEACHTREE CORNERS, GEORGIA
FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION
LAST TEN FISCAL YEARS

Function	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
General government	17	17	14	12	11	11	10	7	7	5
Judicial	3	1	1	1	1	1	1	1	1	1
Public Safety	3	0	0	0	0	0	0	0	0	0
Public works										
Highways and streets	16.5	16.5	17.5	17.5	17.5	17	17	12	12	9
Housing and development	11	11	12	13	13	13	11	11	11	8
Total	<u>50.5</u>	<u>45.5</u>	<u>44.5</u>	<u>43.5</u>	<u>42.5</u>	<u>42</u>	<u>39</u>	<u>31</u>	<u>31</u>	<u>23</u>

Source: City of Peachtree Corners Human Resources Department

CITY OF PEACHTREE CORNERS, GEORGIA
OPERATING INDICATORS BY FUNCTION
LAST TEN FISCAL YEARS

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Function										
General government										
Ordinances approved	26	22	24	32	17	21	27	12	27	25
Special events held	41	36	44	54	17	12	9	2	2	2
Court cases	39	47	25	35	30	9	10	-	47	31
Bond rating	Aa1	Aa1	Aa1	Aa1	N/A	N/A	N/A	N/A	N/A	N/A
Software applications supported	19	19	19	19	13	9	8	7	7	7
Grants managed	5	5	3	6	4	3	4	3	2	3
Public works										
Work orders processed	1,767	1,873	1585	2197	2036	1630	1019	1351	1468	N/A
Housing and development										
Stormwater plans reviewed	65	76	91	71	73	12	90	50	23	24
New building permits issued	1,151	1,163	1,295	1,235	1,446	1,337	1,141	436	1,102	1,027

Sources: Various City and County departments.

CITY OF PEACHTREE CORNERS, GEORGIA
CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS

Function/Program	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Public Works										
Streets (miles)	121	121	121	121	121	121	121	121	121	121
Stormwater Pipe (feet)	231,501	233,134	252,215	253,568	261,949	260,338	260,338	252,874	252,874	252,874
Stormwater Structures	3,448	3,512	3,631	3,893	3,924	3,928	3,928	3,816	3,816	3,816
Parking Garage	1	1	1	1	1	1	-	-	-	-
Traffic Management System	1	1	1	1	1	-	-	-	-	-
Traffic Signal	1	1	1	1	1	-	-	-	-	-
General Government										
Land (acres)	21.7	21.7	21.7	21.40	18.78	18.78	4.35	4.35	-	-
Buildings										
Owned	3	2	2	2	2	2	1	1	-	-
Leased	1	1	1	1	1	1	1	1	1	1
Vehicles	7	6	1	1	-	-	-	-	-	-
Autonomous Vehicle Test Track (miles)	1.5	1.5	1.5	1.5	1.5	-	-	-	-	-
Play Structures	6	5	4	3	3	2	-	-	-	-
Fitness Trail	1	1	1	1	1	-	-	-	-	-

Source: Various City departments.

Note: The community development and culture and recreation functions do not maintain any capital assets.

COMPLIANCE SECTION



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

The Honorable Mayor and Members
of the City Council of the
City of Peachtree Corners, 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, each major fund, and the aggregate remaining fund information of the City of Peachtree Corners, Georgia (the "City") as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated November 4, 2024.

Report on Internal Control over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

Mauldin & Jenkins, LLC

Atlanta, Georgia
November 4, 2024



INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

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

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of Peachtree Corners, Georgia's (the "City") 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 the City's major federal programs for the year ended June 30, 2024. The City'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, the City 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 June 30, 2024.

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 the City 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 the City'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 the City'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 the City'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 the City'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 the City'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 the City'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 the City'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.

Mauldin & Jenkins, LLC

Atlanta, Georgia
November 4, 2024

CITY OF PEACHTREE CORNERS, GEORGIA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS FOR THE YEAR ENDED JUNE 30, 2024

Federal Grantor/Pass-Through Grantor/Program Title	Assistance Listing Number	Contract or Project Number	Subrecipient Expenditures	Total Expenditures
U.S. DEPARTMENT OF TRANSPORTATION				
Passed through the Georgia Department of Transportation Highway Planning and Construction	20.205	PI # 19213	\$ -	\$ 70,119
Total U.S. Department of Transportation			-	70,119
U.S. DEPARTMENT OF THE TREASURY				
Passed through the State of Georgia COVID-19 - Coronavirus State and Local Fiscal Recovery Funds	21.027	GA-0005117	415,095	490,628
Total U.S. Department of the Treasury			415,095	490,628
U.S. ENVIRONMENTAL PROTECTION AGENCY				
Passed through Georgia Environmental Protection Division Nonpoint Source Implementation Grants	66.460	751-210072	-	239,243
Total U.S. Environmental Protection Agency			-	239,243
Total Expenditures of Federal Awards			\$ 415,095	\$ 799,990

See accompanying note to schedule of expenditures of federal awards.

CITY OF PEACHTREE CORNERS, GEORGIA

NOTE TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS FOR THE YEAR ENDED JUNE 30, 2024

BASIS OF PRESENTATION

The accompanying schedule of expenditures of federal awards includes the federal grant activity of the City of Peachtree Corners, Georgia and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the financial statements. The City did not utilize the 10% de minimis indirect cost rate.

CITY OF PEACHTREE CORNERS, GEORGIA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS FOR THE YEAR ENDED JUNE 30, 2024

SECTION I SUMMARY OF AUDITOR'S RESULTS

Financial Statements

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

Unmodified

Internal control over financial reporting:

Material weaknesses identified?

____ yes X no

Significant deficiencies identified?

____ yes X none reported

Noncompliance material to financial statements noted?

____ yes X no

Federal Awards

Internal control over major program:

Material weaknesses identified?

____ yes X no

Significant deficiencies identified?

____ yes X none reported

Type of auditor's report issued on compliance for major program

Unmodified

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?

____ yes X no

Identification of major program:

Assistance Listing Number

21.027

Name of Federal Program or Cluster

COVID-19: Coronavirus State and Local Fiscal Recovery Fund

Dollar threshold used to distinguish between Type A and Type B programs

\$750,000

Auditee qualified as low-risk auditee?

 X yes ____ no

CITY OF PEACHTREE CORNERS, GEORGIA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED JUNE 30, 2024

SECTION II
FINANCIAL STATEMENT FINDINGS AND RESPONSES

None reported

SECTION III
FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS

None reported

CITY OF PEACHTREE CORNERS, GEORGIA

**SCHEDULE OF PRIOR YEAR FINDINGS
FOR THE YEAR ENDED JUNE 30, 2024**

None reported