



*Photo Credit: Michael Valentine*

# Villa Rica

**CITY OF VILLA RICA, GEORGIA  
ANNUAL COMPREHENSIVE FINANCIAL REPORT  
For the Year Ended September 30, 2024**



**CITY OF VILLA RICA, GEORGIA**  
**ANNUAL COMPREHENSIVE FINANCIAL REPORT**  
**FOR THE YEAR ENDED**  
**SEPTEMBER 30, 2024**

**Prepared By:**  
**The City of Villa Rica Finance Department**

## INTRODUCTORY SECTION

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**CITY OF VILLA RICA, GEORGIA**  
**ANNUAL COMPREHENSIVE FINANCIAL REPORT**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2024**

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February 28, 2025

To the Honorable Mayor, Members of the City Council, City Manager,  
Citizens, Businesses, and Stakeholders of the City of Villa Rica:

It is my pleasure to present the City of Villa Rica's (the City) Annual Comprehensive Financial Report (ACFR) for the fiscal year-ended September 30, 2024. These financial statements were prepared by the City's Finance Department and audited by the public accounting firm of Mauldin & Jenkins, LLC. As reflected in the Independent Auditor's Report, the City's financial statements are presented fairly in all material respects in accordance with Generally Accepted Accounting Principles (GAAP) in the United States.

Responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the management of the City. Because the cost of internal controls should not exceed anticipated benefits, the objective is to provide reasonable rather than absolute assurance that the financial statements are free of any material misstatements. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and reported in a manner designed to present fairly the financial position and results of operations of the City of Villa Rica, Georgia.

State law and local ordinances require that every general-purpose local government publish a complete set of audited financial statements each fiscal year. This report is published to fulfill that requirement for the year ending September 30, 2024. This report has been prepared in accordance with State statutes set forth in an Act providing uniform standards for audits of municipalities and counties within the State of Georgia, approved March 28, 1968 (p. 464), and as amended by an Act approved April 21, 1968 (GA Laws 1997, p. 883).

Management's Discussion and Analysis (MD&A) immediately follows the Independent Auditor's Report and provides a narrative introduction, overview, and analysis of the basic financial statements. This transmittal letter complements the MD&A and should be read in conjunction with it.



## **OUR HISTORY**

The location that eventually became Villa Rica was originally settled in 1826 along what is now Dallas Highway. Shortly after the arrival of the wagons in 1826, gold was discovered. Although it did not develop into the large gold rush that would strike Georgia a few years later, there was a small gold rush in Villa Rica in the late 1820s. When the Georgia Gold Rush took hold in 1829, most of the Villa Rica miners moved northeast to the Dahlonega area. Nevertheless, some mining continued in the area, with several hundred men employed in nearby mines.

The City of Villa Rica was incorporated on December 24, 1842. Two small communities in the Villa Rica area, Hixtown and Cheevestown, had been formed between 1826 and 1882. When the railroad was built in 1882, Hixtown and Cheevestown moved to Villa Rica's present location. Many of the original structures were physically moved to the new site by rolling them on logs pulled by horses. Another act was passed by the State on September 13, 1883, to incorporate Villa Rica in its new location.

## **GOVERNMENT PROFILE**

The City Charter provides for a Council-Manager form of government, subject only to the limitations imposed by the State of Georgia and the City Charter. All powers of the City are vested in an elective Council (the City Council), which enacts legislation, adopts budgets, and determines policy. The City Council is comprised of six members, with five members elected from single-member wards, and the Mayor elected at-large. The Mayor and Council members have four-year terms. The Mayor appoints a City Manager and the Council have the power to override that appointment with a supermajority vote. The City Manager is charged with executing the laws and administering the government of the City, additionally the Manager serves as the City's Chief Operating Officer.

The City provides a vast array of municipal services. The full range of services provided to its constituents includes ongoing programs to provide public safety; maintenance and construction of streets and drainage; cultural and recreational services; and community development. The City also considers the promotion of convention and tourism and participation in economic development programs as high priorities. The funding sources from which these various services are provided include property, sales, and hotel tax receipts; grants; user fees; and other sources.

The City has two component units that are considered part of the City's operations and, therefore, included in its annual financial statements. The two units are the Downtown Development Authority and the Industrial Development Authority. For additional details on all of the City's component units and the basis for their respective presentation in our financial report, please refer to the Financial Section, Note 1 Summary of Significant Accounting Policies.

## **ECONOMY**

The City is located in West Georgia, approximately 35 miles west of downtown Atlanta and 24 miles east of the Alabama border. Interstate 20, Highway 78, Highway 101, and Highway 61 run through Villa Rica, providing easy access to and from the City. Residents of Villa Rica enjoy first-rate medical services, various industrial employment opportunities, historical attractions, including the Pine Mountain Gold Museum, a variety of dining establishments, and lively performing arts at the Mill Amphitheatre in downtown. Geographically, the City of Villa Rica covers more than 14 square miles in two counties. Roughly 57% of the population is located in the northeastern corner of Carroll County, while the other 43% is located in the



northwestern corner of Douglas County. The City is estimated to be the 70<sup>th</sup> most populated city in the State of Georgia with roughly 17,000 citizens. Since 2010, the City's population has grown over 21% and is projected to grow by an additional 8,000 people through the year 2030.

The City's commercial and industrial properties comprise more than 47% of the total tax digest by property value, ensuring a strong economic environment. Major employers in and around the Villa Rica area include Tanner Medical Center, Printpack, Flowers Baking Company, Southwire, Sugar Foods, Carroll County Board of Education, Turano Bread Company, Walmart, and the City of Villa Rica.

## **MAJOR CAPITAL INITIATIVES**

**North Loop Bypass** Plans for a North Loop Bypass have been underway for over half a century. The Georgia Department of Transportation is creating a bypass on the northside of Villa Rica stemming from the 3-way stop at Industrial Blvd and Highway 61 near Stockmar Road. GDOT began clearing the path for the North Loop Bypass late in 2021. Both intersections are being designed as roundabouts and currently you can see much of the curbing and what the future final project will look like. The bypass will remove much of the truck traffic that clogs downtown and non-truck routes. The project will open a new commercial corridor on the east side of town. The contractor has completed approximately 50% of the utility relocations to date. We approved adding new water lines along this new corridor in FY25 budget and have since secured funding so that it can be completed before the road project. The bypass is slated for completion at the end of 2025.

**Connors Rd/Hwy 78 Roundabout** The Georgia Department of Transportation also plans to install a roundabout at the intersection of Highway 78 and Connors Road. This installation will also require the City to relocate some water and sewer infrastructure. Work on this project began in May 2024 and it is scheduled to be completed in December 2025.

**Villa Rica Parkway/Mirror Lake Connector** Since 2013 there have been discussions of a road that would link the downtown Carroll County portion of Villa Rica with the Douglas County/Mirror Lake portion. This road would better unite the City and make it easier for residents on the eastern side of the city to get to the Downtown district that houses many of our small unique owner operated businesses. In 2017, the City began spending money to develop a plan for what was then deemed as the Mirror Lake Connector, however at that time funding for the project couldn't be established. The use of tax allocation districts was voted favorably by the citizens of Villa Rica in November 2018. In 2019, more specific discussions began on using a tax allocation district (TAD) to fund the Mirror Lake Connector and attempt to further develop the area around what would become the connector. In October 2021, the Mayor and Council approved rezoning for the Fuqua development that would be the anchor development for the Eastside TAD that would also fund the connecting road. The first portion of the road (now known as Villa Rica Parkway) was completed in 2024. The second phase was placed on hold to determine the most suitable route that was least impactful to property owners in the area. After reviewing various options, the City Council voted to approve negotiations with property owners around a proposed route that had little to no cultural or environmental impacts. The City is currently negotiating acquisition with property owners along the proposed route for the second phase of the connector parkway.

**Fortune Parkway** In addition to the Fuqua Development, Mayor and Council approved another development with Inline Communities to develop along the northern side of the Eastside Tax Allocation District. With this development another road, Fortune Parkway, would be created to navigate from Old Stone Road to what is currently Anderson Road. This road would give the new communities access to the

business portion of the Fuqua Development. The first portion of this road was completed in FY2024 and the second phase was placed on hold due to stream and wetland mitigation credits. The Council approved funding late in 2024 and permits were obtained from the US Army Corps of Engineers. This second phase of the Parkway should begin within the next month and will be completed in FY2025.

**Downtown Development** The City was awarded a \$1.4 million grant from the Atlanta Regional Commission as part of their Livable Cities Initiative (LCI). This grant will pay for engineering designs for making our downtown area more livable and easier to navigate for pedestrians and motorists. The City is currently working with Georgia Department of Transportation and other engineers on the Downtown Streetscapes project. In FY2025, the City will host stakeholder meetings to transform the conceptual designs from 2021 into updated designs and will transition this to construction drawings. The City is currently reviewing potential grant funding options to complete the Downtown Streetscapes project.

Additionally, the City has relocated the WIC services building that was located off of Anderson Road to the downtown area behind the police station. The relocation allowed us to add needed parking to the downtown district that could be utilized by patrons of the Mill and businesses along Main Street.

**Utilities** Much of the progress in 2024 have been infrastructure improvements, to include underground water and sewer lines and improvements to the treatment facilities. Staff produced 494 million gallons of drinking water through the operation of the water treatment facility. Our daily production increased from 1.296 million gallons to 1.353 million gallons, an annual increase of nearly 21 million gallons. Water system improvements included improving the Lake Fashion screening structure, refurbishing the Lake Paradise dam, replacing water plant service pumps, and continuing work on an in-house microbiological laboratory. Additionally, the City purchased 357 million gallons from Carroll and Douglas counties. Staff negotiated new mid-term intergovernmental agreements with Carroll and Douglas counties, with the new IGA's being approved in fall of 2024, and January 2025 respectively.

Staff appropriately treated and returned to the environment 610 million gallons of wastewater, while maintaining compliance throughout the year at both wastewater facilities. The City was recognized by the Georgia Association of Water Professionals for its successful operation of the North Wastewater Plant throughout the year without violations in 2023 and have been nominated for similar awards for both treatment facilities for successful operations in 2024. Significant improvements to the wastewater system include the construction and installation of a headworks screening facility at the west plant, the design of a lift station redirect to manage flows to the plants, the awarding of two additional lift station projects, and the replacement of multiple pumps and controls to ensure plant and lift station operations. Teams also repaired or replaced 127 service lines, cleared 90 miles of water and sewer easements, and maintained over 230 miles of underground utility infrastructure.

Moving forward, staff are working to develop long-term solutions to capacity issues at the two treatment facilities and conveyance issues in the wastewater collection system.

## **ECONOMIC DEVELOPMENT**

**New Development** Our City is growing fast, and we can expect to continue to add new residences and developments over the next few years. Villa Rica has what we believe to be a healthy mix of residential development underway and some additional commercial developments that are showing in process plus some new interest due to our increased populations. We believe that the addition of new restaurants and retail will improve our quality of life within the city.

On the east side of town, Fuqua's mixed-use development is underway along Mirror Lake Boulevard and Shoreline. This development, along with the Inline Development, also located within the Eastside Tax Allocation District, holds the promise of improving our City just as the Mirror Lake Community did 20 years ago. The commercial portion of the Fuqua Development was significantly completed in fiscal year 2024 with some additional businesses to come. Additionally, the residential portion of the development will add over 400 new places to live. Inline Communities have planned a mix of apartments, town homes, and single family that will add another 400 homes that will target seniors and young adults to avoid overwhelming our school systems. The Carroll County Board of Education, Carroll County, and City officials (also known as the TAD Joint Committee) meet regularly to discuss updates about developments and their impact to all three entities.

Walton Communities with the Villa Rica Housing Authority completed construction on Phase I of their project located across from Tanner Medical Center in Villa Rica in 2022. In 2024, they began construction on Phase II of Legacy at Walton which is scheduled for completion in 2026. Phase I consisted of 131 units and phase II will be 139 units.

Arbour Valley Communities broke ground on Cleghorn Street for its development in 2022 and the first phase of the development was completed last summer. The 192-unit workforce housing campus is leasing on Cleghorn Street. Phase II of this development will be primarily for seniors in our community and will include 64 units. It is scheduled to start construction in the spring of 2025.

Alta Villa Rica, an upscale 280-unit development by Wood Partners is being built in the area between Hardee's on Highway 61 and the Villa Rica High School. It is largely completed and will be fully complete in fiscal year 2025. Council has approved to re-open Meadowlark Drive which should ease congestion from both the development and the high school. Additionally in this area, the county opened the replacement Fire Station 9 and a new road was added that connects Commerce Drive and South Street.

Rivershire Place, being developed behind the old fire station at Leggett Drive, just before the Industrial Park, is a 186-townhome development. Close by, Emery Townhomes are being constructed along Highway 78, behind the Dairy Queen. Further down Highway 78 leaving the City on the west side, before the First Baptist Church, construction has began on Cottages that will be 191 units marketed to seniors.

On the south side of the City there is also significant construction happening. Charleston Place Phase III is adding single family homes to the existing Charleston Place subdivision. The Residences, 110 town homes located on Hickory Level Road, just beyond the Holiday Inn Express, was completed in 2024. Also, on the south side, additional single-family units are being added adjacent to the existing Twin Oaks neighborhood as a Phase II. Inline is also constructing 194 townhomes off of Tolbert Drive in the same area.

Altogether, there are thousands of residential units in the pipeline through 2026; the full buildout of these developments should generate 9,000 new residents, most of them in Carroll County. When that cycle is complete, over \$1 billion in new market value will be added to the City's gross tax digest. By relying on tax revenues generated solely through new growth, the city can continue to provide quality services to existing property owners without significant increases to the millage rate.

## FINANCIAL INFORMATION

The management of the City is responsible for establishing a system of internal controls that is designed to provide reasonable assurance that assets are protected from loss, theft, or misuse. The City's accounting system supports the internal controls and procedures, which provide reliable financial records for preparing financial statements in conformity with GAAP. The internal control structure provides reasonable assurance that the City's assets are safeguarded as well as the reliability of financial records for preparing financial statements. The concept of reasonable assurance first recognizes that the cost of a control should not exceed the benefits likely to be derived. Secondly, the evaluation of costs and benefits require estimates and judgments by management.

**BUDGET** Budgetary compliance is a significant tool for managing and controlling governmental activities, as well as ensuring conformance with the City's budgetary limits and specifications. The objective of budgetary controls is to ensure compliance with legal provisions embodied in the annual appropriated budget approved by City Council. Levels of budgetary control, that is the levels at which expenditures cannot legally exceed appropriated amounts, are established at the department level within individual funds. The City utilizes an encumbrance system of accounting as one mechanism to accomplish effective budgetary control. Another budgetary control is the generation of a monthly revenue and expenditure report summarizing by department budget and actual balances with variances which are reviewed by the City's Finance Department.

The Finance Department meets with department managers regularly to assess departments' revenues and expenditures based on actual to date and projected revenue and expenditures for the remainder of the fiscal year. The projected revenue and expenditures are compared against the legally adopted budget for analysis. A financial summary is presented to the Finance Committee, comprised of three council members, quarterly, and to the City Council on a monthly basis. The accounting software requires a password for any requisitions that exceed the budget for any line item. Therefore, the departments are not able to request funds for line items that have met or exceeded the budget. Budget transfers within departments are processed by the Finance Department, while budget amendments that impact the overall budget go to Council for approval.

**Annual Budget Process** The annual budget serves as the foundation for the City's financial planning and control. The development of the City's annual budget begins in April. It is a comprehensive effort that involves input from the Mayor and City Council, City Manager, all City departments, and citizens. There are several major components to the process, including gathering input on priorities, the annual goal setting session with the Mayor and City Council, presentation of the proposed budget, public comment on the proposed budget, City Council budget work sessions, and budget adoption.

**Goal Setting** At the beginning of the budget process, the City Manager, Deputy City Manager and Department Heads, including the Finance Department, meet with the City Council to discuss upcoming priorities and set goals for the budget. This is an open dialogue between the Department Heads and the Council. Department Heads bring their wish lists, and the Council brings theirs.

**Budget Proposal** After obtaining the priorities of the City Council, the City Manager reviews department budgets to ensure they are in line with priorities and funding availability. The City Manager then presents the proposed budget to the City Council for review in early August. The proposed budget represents the City staff's recommendation of utilizing revenues and expenditures in order to achieve a balanced budget, while optimizing City service deliveries and addressing priorities of the City Council and residents.

**City Council Work Sessions** The City Manager, Deputy City Manager and Finance Director meet with the City Council to discuss capital projects and personnel requests before the budget is proposed. Once the budget is proposed, the City Council hold additional work sessions to review the proposed budget. The budget work sessions provided a forum for public comments on significant policy issues as well as an opportunity to review departmental programs, service enhancement, and revenue changes.

**Budget Adoption** On September 12, 2023, City Council adopted the fiscal year 2024 Operating and Capital Budget. City Council must adopt a final budget each year no later than September 30<sup>th</sup>, or the prior year budget rolls forward into the new fiscal year. The appropriated budget is prepared by fund (e.g., General Fund) and department (e.g., Finance Department). The legal level of budgetary control is approved by City Council at the individual fund and departmental level. Expenditures by department and major category (personnel, non-personnel, and capital outlay) are further defined in the budget document.

**FINANCIAL RESERVE** As a means of managing the City's financial standing, the City established and maintains a financial reserve within the General Fund and Water & Sewer Fund. The financial reserve provides budgetary flexibility for unexpected events, financial emergencies, or the unusual fluctuation in revenue-expenditure patterns that impact the ability of the City in the short-term to meet its obligations. In the Water & Sewer Fund, the reserve also allows for pay-as-you-go capital purchases.

## **AWARDS**

As demonstrated by the statements and schedules included in the financial and required supplemental information sections of this report, the City continues meeting its responsibility for sound financial management.

Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Finance Reporting to City of Villa Rica, Georgia for its annual comprehensive financial report for the fiscal year ended September 30, 2023. This was the fourth year that the government has achieved this prestigious award. 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 is valid for a period of one year only. 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 GFOA to determine its eligibility for another certificate.

## ACKNOWLEDGEMENTS

This is the fifth Annual Comprehensive Financial Report that the City has prepared. The preparation of this report is possible because of the dedicated services of the Finance Department and the cooperation of all City departments. We would like to express our appreciation to all who assisted in this effort. In closing, please accept our sincere gratitude to the Mayor and City Council for their continued support.

Respectfully submitted,



Diana DeSanto  
Interim City Manager



Jennifer Hallman, CPFO  
Interim Deputy City Manager, CFO



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**City of Villa Rica  
Georgia**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

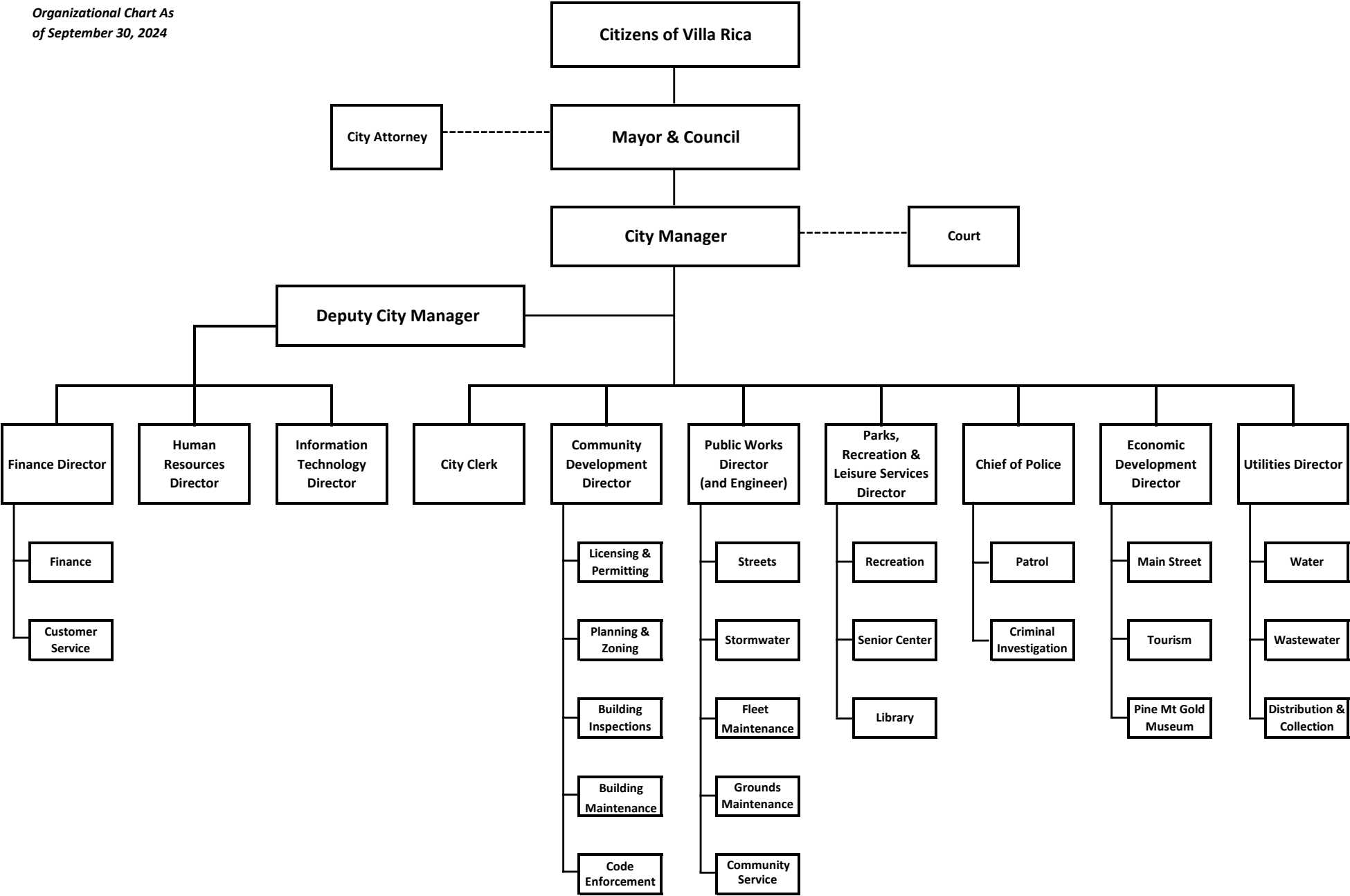
September 30, 2023

*Christopher P. Morill*

Executive Director/CEO

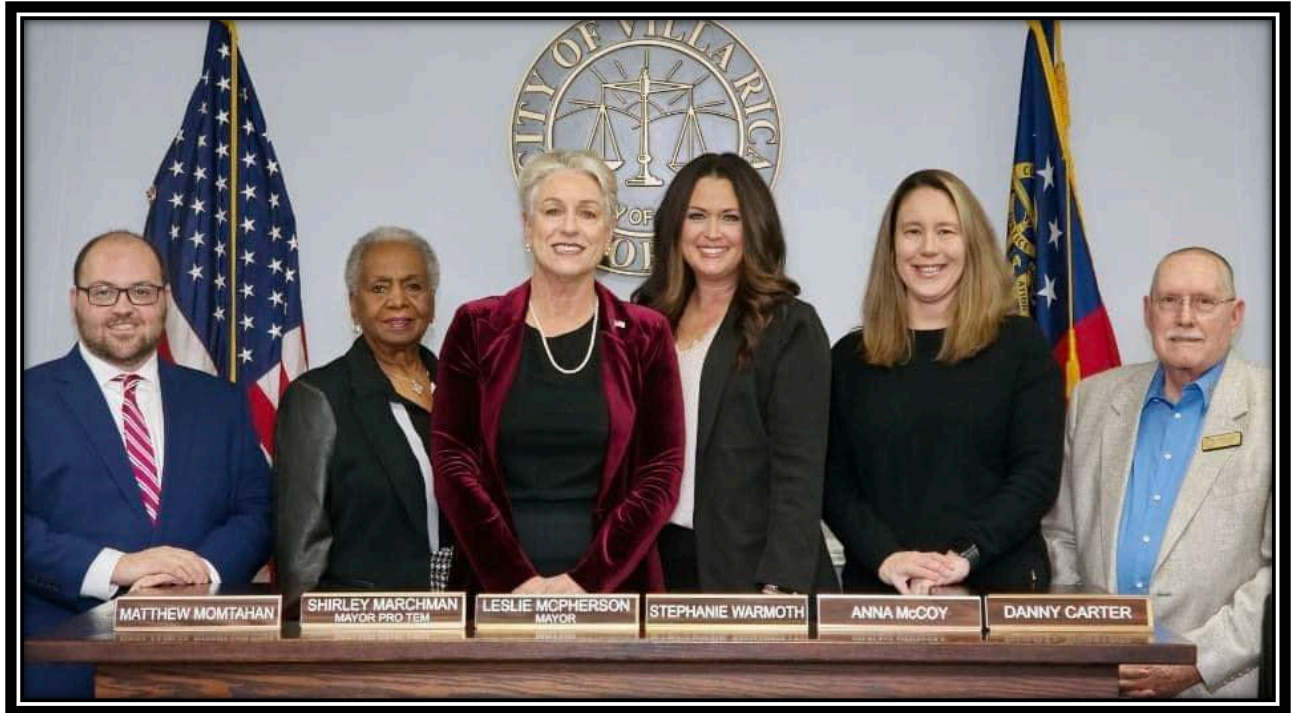


Organizational Chart As  
of September 30, 2024



# CITY OF VILLA RICA, GEORGIA

## ELECTED OFFICIALS FOR THE YEAR ENDED SEPTEMBER 30, 2024



Leslie McPherson, Mayor  
Shirley Marchman, Ward 1  
Matthew Momtahan, Ward 2  
Stephanie Warmoth, Ward 3  
Anna McCoy, Ward 4  
Danny Carter, Ward 5

## FINANCIAL SECTION

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## INDEPENDENT AUDITOR'S REPORT

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To the Honorable Mayor and Members  
of the City Council  
City of Villa Rica, Georgia

### Report on the Audit of the Financial Statements

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the **City of Villa Rica, Georgia** (the "City"), as of and for the year ended September 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 financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Villa Rica, Georgia, as of September 30, 2024, and the respective changes in financial position, and where applicable, cashflows thereof, and the budgetary comparison for the General Fund, the Eastside TAD Project Fund and the Villa Rica Public Facilities Authority Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City 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.

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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 GAAS 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 GAAS 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.

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***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, the Schedule of Changes in the City's Net Pension Liability and Related Ratios, and the Schedule of City Contributions, 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 GAAS, 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 combining and individual fund financial statements and schedules, and the schedule of expenditures of special purpose local option sales tax proceeds as required by the Official Code of Georgia 48-8-121 are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements and schedules and the schedule of expenditures of special purpose local option sales tax proceeds are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

***Other Information***

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

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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 February 28, 2025 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  
February 28, 2025



## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

The following discussion and analysis of the City of Villa Rica, Georgia (the "City") provides an introduction to the basic financial statements for the fiscal period ended September 30, 2024. Management prepared this discussion that should be read in conjunction with the basic financial statements, footnotes, and supplementary information found in this report. This information taken collectively is designed to provide readers with an understanding of the City's finances.

### **FINANCIAL HIGHLIGHTS**

- The assets and deferred outflows of resources of the City of Villa Rica exceeded its liabilities and deferred inflows of resources at the close of fiscal year 2024 by \$93,100,967 (net position). Of this amount, the unrestricted portion is (\$9,090,445).
- The City's total net position increased by \$6,091,223 compared to the prior year. The City's operations increased the governmental activities by \$5,303,919 and increased the business-type activities by \$787,304.
- At the close of fiscal year 2024, the City of Villa Rica's governmental funds reported combined ending fund balances of \$36,933,667.
- At the end of fiscal year 2024, the unassigned fund balance for the General Fund was \$9,286,048 or 50% of the total General Fund expenditures.
- At the end of fiscal year 2024, unrestricted net position for the Enterprise Funds was \$8,795,755 or 90% of the total Proprietary Fund expenditures, excluding the transfer for the bond payment.
- Overall, the City continues to maintain a strong financial position.

### **OVERVIEW OF THE FINANCIAL STATEMENTS**

The Management's Discussion and Analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

#### **Government-Wide Financial Statements**

The City's annual report includes two government-wide financial statements. These statements provide both long-term and short-term information about the City's overall financial status. They are designed to provide the readers with a broad overview of the City's finances, in a manner similar to private-sector business.

The *Statement of Net Position* presents information on all of the City's assets and liabilities, and deferred inflows, with the difference 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 as a whole is improving or deteriorating.

The *Statement of Activities* presents information showing how the City's net position changed during the current 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 periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government and administration, public safety, development services, and cultural and recreation. The business-type activities of the City include water, sewer, sanitation/solid waste, and stormwater.

The government-wide financial statements are presented on pages 17-19 of this report.

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

**Governmental Funds** – Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on current sources and uses 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 a government's near-term financing requirements.

Because the focus of the 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 government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statements of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains sixteen (16) governmental funds. Information is presented separately in the Governmental Funds Balance Sheet and in the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances for the General Fund, Eastside TAD Project Fund, 2021 SPLOST Fund, and Villa Rica Public Facilities Authority Fund, which are considered major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report.

The basic governmental fund financial statements can be found on pages 20-26 of this report.

**Proprietary Funds** – The City maintains two types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its water, sewer, stormwater and solid waste operations. Internal Service Funds are used to report departments that provide services for other city departments. The City uses an internal service fund to account for its partially self-funded insurance fund.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The basic proprietary fund financial statements can be found on pages 27-29 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 30-61 of this report.

**Required Supplementary Information** – In addition to the basic financial statements and accompanying notes, this section presents required supplementary information concerning the City's retirement plan. This information can be found on pages 62 and 63 of this report.

**Component Units** – The City's two discretely presented component units are the Villa Rica Industrial Development Authority and Villa Rica Downtown Development Authority. Financial information about these component units can be found on pages 76-79 of this report.

## **GOVERNMENTAL-WIDE FINANCIAL ANALYSIS**

The City's net position at the close of fiscal year 2024 increased 7% from \$87,009,774 at September 30, 2023 to \$93,100,967 at September 30, 2024.

The largest portion of the City's net position at September 30, 2024 (\$85,174,435) reflects its investment in capital assets (e.g., land, buildings machinery and equipment, less any outstanding debt used to acquire those assets). 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 capital assets is reported net of related debt, it should be noted that revenue sources needed to pay this debt must be provided from other sources, since capital assets themselves are not planned to be used to liquidate these liabilities.

An additional portion of the City's net position (\$17,016,977) represents resources that are subject to external restrictions on how they may be used. The unrestricted portion of net position is (\$9,090,445).

Following are summaries of the City's Statement of Net Position and Changes in Net Position.

*(This page is continued on the subsequent page.)*

**MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)**  
**As of and For the Year Ended September 30, 2024**

**City of Villa Rica, Georgia**

**Condensed Statement of Net Position**

	Governmental Activities		Business-Type Activities		Total	
	2024	2023	2024	2023	2024	2023
Current and other assets	\$ 41,417,435	\$ 45,003,096	\$ 10,803,083	\$ 10,192,830	\$ 52,220,518	\$ 55,195,926
Capital assets	42,239,290	33,364,567	59,290,091	58,332,964	101,529,381	91,697,531
Total Assets	83,656,725	78,367,663	70,093,174	68,525,794	153,749,899	146,893,457
Deferred outflows of resources	2,045,276	2,782,165	208,779	367,780	2,254,055	3,149,945
Total deferred outflows of resources	2,045,276	2,782,165	208,779	367,780	2,254,055	3,149,945
Current liabilities	3,311,524	2,526,346	1,571,765	1,455,751	4,883,289	3,982,097
Long-term liabilities	52,971,076	54,480,583	5,004,938	4,491,827	57,976,014	58,972,410
Total Liabilities	56,282,600	57,006,929	6,576,703	5,947,578	62,859,303	62,954,507
Deferred inflows of resources	34,788	62,205	8,896	16,946	43,684	79,151
Total deferred inflows of resources	34,788	62,205	8,896	16,946	43,684	79,151
Net Position:						
Net investment in capital assets	30,253,836	26,104,306	54,920,599	54,582,413	85,174,435	80,686,719
Restricted	17,016,977	16,431,198	-	-	17,016,977	16,431,198
Unrestricted	(17,886,200)	(18,454,810)	8,795,755	8,346,637	(9,090,445)	(10,108,173)
Total Net Position	\$ 29,384,613	\$ 24,080,694	\$ 63,716,354	\$ 62,929,050	\$ 93,100,967	\$ 87,009,744

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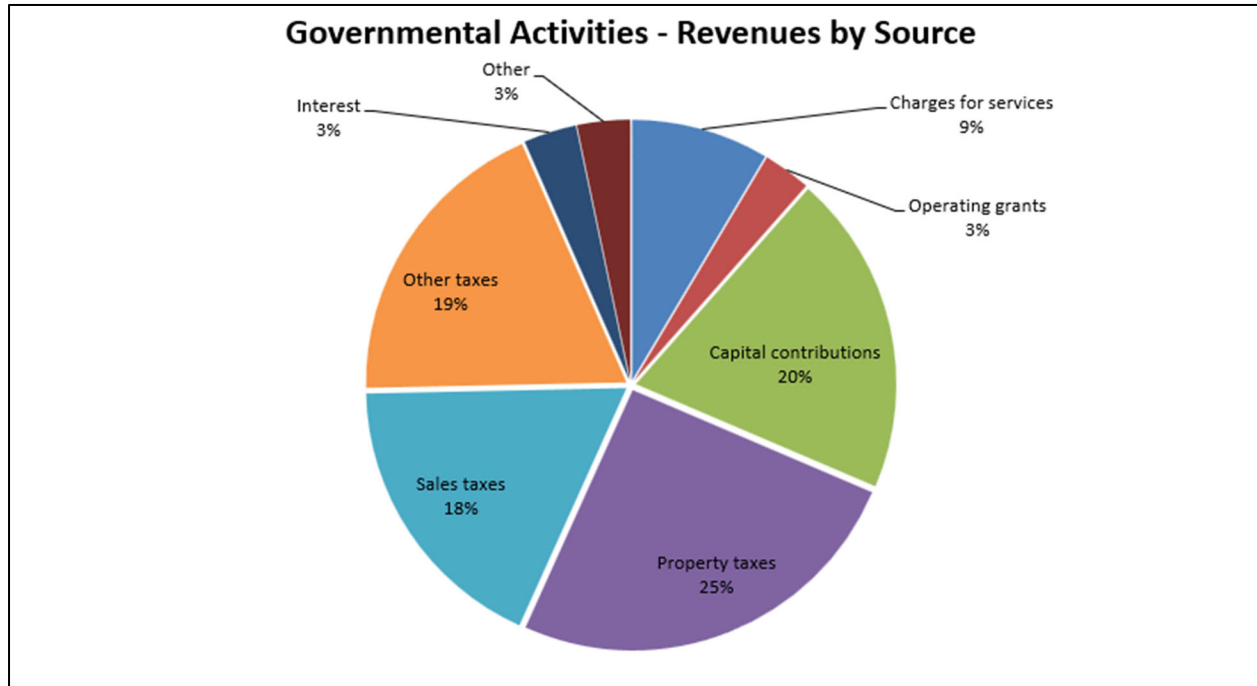
**MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)**  
**As of and For the Year Ended September 30, 2024**

**City of Villa Rica, Georgia**

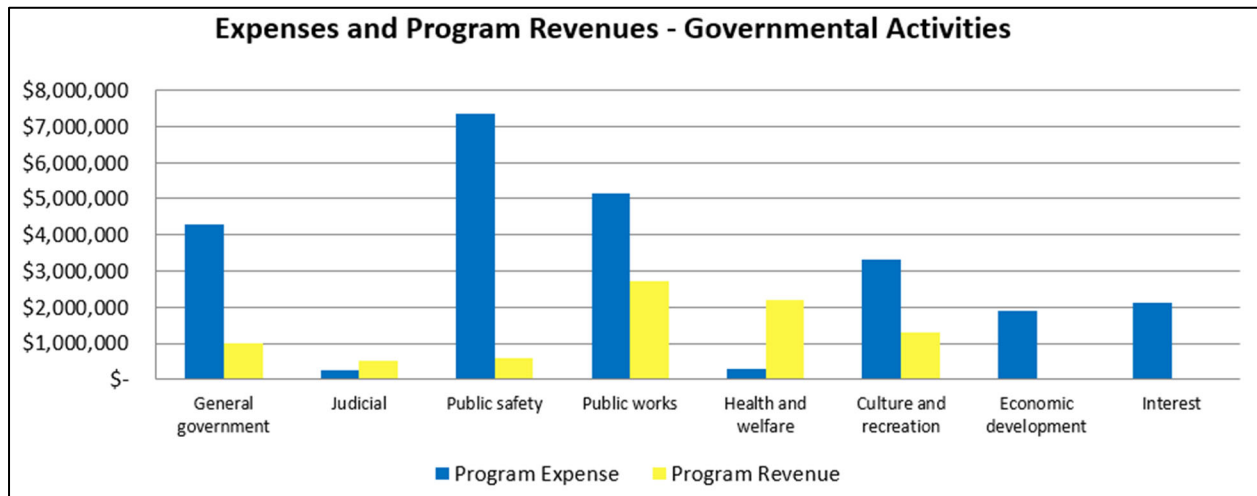
Changes in Net Position						
	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2022
Program revenues:						
Charges for services	\$ 2,262,473	\$ 1,774,730	\$ 13,605,229	\$ 11,948,240	\$ 15,867,702	\$ 13,722,970
Operating grants	786,801	598,633	-	-	786,801	598,633
Capital contributions	5,276,163	5,296,587	-	-	5,276,163	5,296,587
General revenues:						
Property taxes	6,710,240	6,092,903	-	-	6,710,240	6,092,903
Sales taxes	4,746,774	4,432,976	-	-	4,746,774	4,432,976
Other taxes	4,970,027	4,925,546	-	-	4,970,027	4,925,546
Interest	870,844	157,795	298,237	329,712	1,169,081	487,507
Other	871,026	191,876	78,654	36,912	949,680	228,788
Total revenues	<u>26,494,348</u>	<u>23,471,046</u>	<u>13,982,120</u>	<u>12,314,864</u>	<u>40,476,468</u>	<u>35,785,910</u>
Expenses:						
General government	4,277,240	3,562,822	-	-	4,277,240	3,562,822
Judicial	239,519	212,384	-	-	239,519	212,384
Public safety	7,332,680	6,220,676	-	-	7,332,680	6,220,676
Public works	5,147,783	3,319,711	-	-	5,147,783	3,319,711
Health and welfare	294,893	282,199	-	-	294,893	282,199
Culture and recreation	3,310,118	3,131,009	-	-	3,310,118	3,131,009
Housing/Economic Developm.	1,904,008	1,709,264	-	-	1,904,008	1,709,264
Interest	2,122,290	1,866,338	-	-	2,122,290	1,866,338
Water and sewer	-	-	7,869,008	7,241,407	7,869,008	7,241,407
Solid waste	-	-	1,616,710	1,656,123	1,616,710	1,656,123
Stormwater	-	-	270,996	253,201	270,996	253,201
Total expenses	<u>24,628,531</u>	<u>20,304,403</u>	<u>9,756,714</u>	<u>9,150,731</u>	<u>34,385,245</u>	<u>29,455,134</u>
Increase in net position before transfers	1,865,817	3,166,643	4,225,406	3,164,133	6,091,223	6,330,776
Transfers	3,438,102	3,543,859	(3,438,102)	(3,543,859)	-	-
Increase (decrease) in net position	5,303,919	6,710,502	787,304	(379,726)	6,091,223	6,330,776
Net Position, October 1	24,080,694	17,370,192	62,929,050	63,308,776	87,009,744	80,678,968
Net Position, September 30	<u>\$ 29,384,613</u>	<u>\$ 24,080,694</u>	<u>\$ 63,716,354</u>	<u>\$ 62,929,050</u>	<u>\$ 93,100,967</u>	<u>\$ 87,009,744</u>

**Governmental Activities**

The City's governmental activities are heavily reliant on property taxes, sales taxes and other taxes to support operations. Property taxes provided 25% of revenues, sales taxes provided 18% and other taxes provided 19%. As a result, the general economy and the local businesses have a major impact on the City's revenue streams. Program revenues cover 34% of governmental expenses with capital contributions being the largest revenue in this category at 63%.



The table below presents the cost of each of the City's programs and the related program revenues. The difference between the expenses and the program revenues show the financial burden placed on the City's taxpayers by each of these functions.



The most significant governmental expense for the City is providing Public Safety services such as the police department. This comprises \$7,332,680 (30%) of the total governmental expense. The next two significant governmental expenses are Public Works totaling \$5,147,783 (21%) and General Government totaling \$4,277,240 (17%) of governmental expenses.

- The cost for all governmental activity for the year was \$24,628,531 compared to \$20,304,403 in the previous year.
- The revenue amount paid for most of these activities came from the general revenues of the City such as property taxes, sales taxes and business taxes (\$16,427,041).

- Some of the costs were paid by those benefiting directly from the programs (\$2,262,473) and subsidies from other governments and organizations through grants and/or contributions (\$5,276,163).

**Business-Type Activities**

The cost of all Business-Type activities in 2024 was \$9,756,714. The amounts paid by the users of the systems were \$13,605,229 and additionally the business-type activities earned \$376,891 from other revenues.

With the activity from the year, the net position at September 30, 2024 for business-type activities was \$63,716,354.

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

As discussed, governmental funds are reported in the fund statements with a short-term, inflow and outflow of spendable resources focus. The information is useful in assessing resources available at the end of the year in comparison with upcoming financing requirements.

**Governmental Funds**

Governmental funds reported ending fund balance of \$36,933,667. Of this year-end total, \$9,286,048 is unassigned indicating availability for continuing service requirements.

**Major Governmental Funds**

The general fund is the City's primary operating fund and the largest source of day-to-day service delivery. At the end of the current fiscal year, fund balance of the general fund was \$10,891,111. As a measure of the General Fund's liquidity, it may be useful to compare the unassigned fund balance (\$9,286,048) to total fund expenditures. Unassigned fund balance represents 50% total general fund expenditures.

Total General Fund revenues for the period ending September 30<sup>th</sup> were \$19,749,178 which is an increase of \$1,807,824 (10%) compared to 2023. General property taxes increased \$617,337 (9%) compared to 2023 due to digest growth. Local Option Sales Tax (LOST) increased \$313,798 (6.6%) due to the economy. In 2013, the State of Georgia implemented a title ad valorem tax (TAVT) which replaced sales tax on vehicle purchases and became a one-time tax as an alternative to the "birthday" tax for vehicle tag purchases. TAVT experienced an increase of \$109,198 (13.4%) compared to 2023.

License and permit fees increased in 2024 compared to 2023 by \$257,698 (42%). This was due to an increase in development. Intergovernmental revenue experienced a \$191,044 (34%) increase due to state and federal grants for the nutrition program. Charges for services realized an increase because of permitting, expanded park programs, and library programs.

Total expenditures increased by \$1,761,670 (10.5%). General government experienced an increase of \$343,343 (10%). This was primarily due to professional services and changes in personnel. Public Works increased \$394,816 (13.6%) due to a higher volume of projects.



**MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)**  
**As of and For the Year Ended September 30, 2024**

**City of Villa Rica, Georgia**

**General Fund's Net Change in Fund Balance**

	2024	2023	Increase (Decrease)	Percent Increase (Decrease)
Revenues:				
Taxes	\$ 15,944,835	\$ 14,984,309	\$ 960,526	6.4%
Licenses and permits	875,159	617,461	257,698	41.7%
Intergovernmental	757,125	566,081	191,044	33.7%
Fines and fees	420,440	354,145	66,295	18.7%
Charges for services	900,553	756,277	144,276	19.1%
Interest income	611,886	453,531	158,355	34.9%
Other revenue	239,180	209,550	29,630	14.1%
Total revenues	19,749,178	17,941,354	1,807,824	10.1%
Expenses:				
General government	3,787,206	3,443,863	343,343	10.0%
Judicial	235,261	219,729	15,532	7.1%
Public safety	6,681,130	5,905,247	775,883	13.1%
Public works	3,295,306	2,900,490	394,816	13.6%
Health and welfare	286,778	285,136	1,642	0.6%
Culture and recreation	2,719,961	2,642,958	77,003	2.9%
Economic development	1,553,141	1,399,690	153,451	11.0%
Total expenditures	18,558,783	16,797,113	1,761,670	10.5%
Other financing sources (uses)				
Transfers in	1,817,881	1,652,607	165,274	10.0%
Transfers out	(3,175,592)	(1,717,507)	(1,458,085)	84.9%
Proceeds from sale of assets	175,180	63,135	112,045	
Net change in fund balance	7,864	1,142,476	(1,134,612)	-99.3%
Fund Balance, beginning of year	10,883,247	9,740,771	1,142,476	11.7%
Fund Balance, end of year	\$ 10,891,111	\$ 10,883,247	\$ 7,864	0.1%

In 2023, the Eastside Tax Allocation District (TAD) Project Fund was created. The Villa Rica Urban Redevelopment Agency issued bonds totaling \$20,985,000 for road and utility construction projects within the special district. We are anticipating that these large developments within the district will generate enough property tax to cover the annual debt service payments as well as generate other revenue for the City.

2021 Carroll SPLOST Fund (2021 SPLOST) was created in May 2021. The City entered into an intergovernmental agreement with Carroll County to participate in the issuance of General Obligation Sales Tax Bonds, Series 2021 in the amount of \$40,000,000. The City's portion of the debt was \$4,000,000 which will be paid first from the City's share of sales and use tax proceeds. The City received \$4.5 million in bond proceeds (including bond premium). Additional sales tax proceeds are received after the annual

debt service is fully funded. In fiscal year 2024, the additional taxes were \$1,522,051. The City continues to collect the sales tax dollars from the County and is building the fund balance to pay for future road, park and economic development capital projects. These funds now totaling (\$7,152,327) are in restricted fund balance as of September 30, 2024.

The Villa Rica Public Facilities Authority Fund is used for revenue bonds which were for the construction of the wastewater treatment plant on the northwest side of the City. The expenditures totaled \$2,406,581 in 2024 and were matched with an operating transfer from the Water and Sewer Fund.

***Proprietary Funds***

The proprietary funds share the same focus as the government-wide statements, reporting both short-term and long-term information about financial status. Operating revenues were 14% higher than the prior year due to a water volume rate increase of 5% as well as a sanitation rate increase of 5% and an increase in tap fees. Operating expenses were 7% higher due to an increase in maintenance expenses, professional services and landfill tipping fees in 2024 compared to 2023.

**BUDGETARY HIGHLIGHTS**

The General Fund's 2024 final approved revenue budget was \$19,483,758. The City collected \$265,420 more than the approved revenue budget. Actual tax revenue was \$27,837 more than budgeted. Title Ad Valorem Tax (TAVT) revenues were the main contributor to this increase at \$100,373. There were tax other revenues that were less than budgeted (i. e. Real-Property for Douglas County) and account for the smaller increase than the Title Ad Valorem Tax overage.

The General Fund's final approved expenditure budget was \$19,628,300. The city expended 94.5% of the final approved expenditure budget. The General Fund actual expenditures were \$1,069,517 less than budgeted. Public Safety was under budget by \$178,828 primarily due to some vacancies as well as timing of equipment purchases/payments because of delayed shipping. Public Works was under budget by \$154,966 due to some projects not completed and paid by end of the fiscal year. Staff reorganization and vacancies are reasons why Culture and Recreation was under budget by \$193,604. See pages 23 and 24 for more information about the General Fund budget.

**MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)**  
**As of and For the Year Ended September 30, 2024**

**City of Villa Rica, Georgia**

General Fund's Budget & Actual Comparison				
	Budgeted Amounts			Variance with Final Budget
	Original	Final	Actual	
Revenues:				
Taxes	\$ 15,562,313	\$ 15,916,998	\$ 15,944,835	\$ 27,837
Licenses and permits	811,450	811,450	875,159	63,709
Intergovernmental	467,650	711,661	757,125	45,464
Fines and fees	351,000	351,000	420,440	69,440
Charges for services	888,109	905,043	900,553	(4,490)
Interest income	455,000	629,283	611,886	(17,397)
Other revenue	134,203	158,323	239,180	80,857
Total revenues	18,669,725	19,483,758	19,749,178	265,420
Expenses:				
General government	3,980,145	4,106,300	3,787,206	\$ 319,094
Judicial	272,850	273,580	235,261	38,319
Public safety	6,881,555	6,859,958	6,681,130	178,828
Public works	3,329,726	3,450,272	3,295,306	154,966
Health and welfare	337,891	338,510	286,778	51,732
Culture and recreation	2,853,864	2,913,565	2,719,961	193,604
Economic development	1,676,674	1,686,115	1,553,141	132,974
Total expenditures	19,332,705	19,628,300	18,558,783	1,069,517
Other financing sources (uses)				
Transfers in	1,808,434	1,837,417	1,817,881	(19,536)
Transfers out	(1,160,454)	(3,189,199)	(3,175,592)	13,607
Proceeds from sale of assets	15,000	15,000	175,180	160,180
Net change in fund balance	\$ -	\$ (1,481,324)	\$ 7,864	\$ 1,489,188
Fund Balance, beginning of year	10,883,247	10,883,247	10,883,247	-
Fund Balance, end of year	10,883,247	9,401,923	10,891,111	1,489,188

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

***Capital Assets***

The City's investment in capital assets, net of accumulated depreciation and related debt, for governmental and business-type activities as September 30, 2024, was \$42,239,290 and \$59,290,091 respectively. The major changes to capital for 2024 were:

**Governmental Activities:**

- \$2,578,337 was spent on the Villa Rica Parkway and Mirror Lake Connector. This project is currently in progress and not complete.
- \$2,330,841 was spent on Fortune Parkway. This project is currently in progress and not complete.
- The city purchased 8 patrol vehicles and necessary equipment to upfit them for a cost of \$567,635.
- World Changer's historic church properties were purchased and partially renovated for \$1,411,193. This allowed some staff to be relocated downtown to a more centralized location and provided an extra space for Parks and Recreation to offer expanded programs.
- Fitness Court was installed at Gold Dust for \$176,910.
- The Park-n-Ride lots (in front of Ingle's, McDonald's and Wendy's on Hwy 61) were resurfaced for \$143,260.
- The City purchased Durapatcher pothole patching equipment mounted on a trailer for in-house repairs for \$96,889.

**Business-Type Activities:**

- The Temple Street drainage/Stormwater project was completed for \$434,258.
- An additional bar screen, to filter out large items, was added at the West Plant influent for \$336,186.
- We spent approximately \$300,000 updating control panels, pumps, flow meters, and various other components at lift stations and both sewage treatment plants.
- New meters were purchased for \$113,130. These meters were for both replacements and new installations.
- Scada was upgraded at the North Plant for \$73,571.
- The North Plant driveway was paved for \$98,723.

At September 30, 2024, the depreciable capital assets for governmental activities were 48% depreciated. The business-type activities are 37% depreciated.

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Land	\$ 3,968,744	\$ 3,961,152	\$ 2,157,452	\$ 2,157,452	\$ 6,126,196	\$ 6,118,604
Construction in progress	13,432,483	7,948,257	4,974,716	6,632,132	18,407,199	14,580,389
Site Improvements	5,254,315	5,192,638	188,381	67,639	5,442,696	5,260,277
Infrastructure	10,227,165	9,254,252	25,003,389	21,899,246	35,230,554	31,153,498
Buildings	7,065,176	5,499,875	25,581,651	26,214,715	32,646,827	31,714,590
Machinery and equipment	2,291,407	1,508,393	1,384,502	1,361,780	3,675,909	2,870,173
Total	\$ 42,239,290	\$ 33,364,567	\$ 59,290,091	\$ 58,332,964	\$ 101,529,381	\$ 91,697,531

**MANAGEMENT'S DISCUSSION AND ANALYSIS (Unaudited)**  
**As of and For the Year Ended September 30, 2024**

**City of Villa Rica, Georgia**

For more information on the changes in capital assets, see Note 6.

**Debt Administration**

At the end of the fiscal year, the City had total bonded debt outstanding of \$50,330,000. In 2022, the Public Facilities Authority issued \$31,880,000 in bonds for the purpose of refunding the Series 2015 Bonds. These bonds had an outstanding balance of \$29,345,000 as of the end of fiscal year 2024. These are revenue bonds but are backed by the ad valorem tax revenues of the General Fund. Also, the Urban Redevelopment Agency issued \$20,985,000 in bonds for road and utility construction projects in September 2023. The principal balance of those bonds have not yet changed.

	Governmental Activities		Business-type Activities		Total	
	2024	2023	2024	2023	2024	2023
Bonds Payable	\$ 50,330,000	\$ 51,655,000	\$ -	\$ -	\$ 50,330,000	\$ 51,655,000
Compensated absences	359,982	299,342	52,139	53,062	412,121	352,404
Net Pension Liability	2,246,198	2,526,241	618,203	688,214	2,864,401	3,214,455
Notes payable	-	-	4,369,492	3,750,551	4,369,492	3,750,551
Total Outstanding Debt	\$ 52,936,180	\$ 54,480,583	\$ 5,039,834	\$ 4,491,827	\$ 57,976,014	\$ 58,972,410

For more information on the long-term debt, see Note 8 to the financial statements.

**ECONOMIC FACTORS**

The City's elected and appointed officials considered many factors when adopting the 2024 budget, tax rates and fees that will be charged for the business-type activities. One of those factors is the economy. The trends for the City of Villa Rica have shown growth in the economy as the City is seeing a steady flow of new residential housing permit applications. There are several companies contacting the City about relocating or expanding their footprint in Villa Rica.

**REQUEST FOR INFORMATION**

The financial report is designed to provide a general overview of the City of Villa Rica's finances for all those with an interest in the City's finances. If you have any questions about this report or need any additional information, contact the Finance Department at 571 W. Bankhead Highway, Villa Rica, Georgia 30180, or call 770-459-7000. A copy of this document is available on the City's website at [www.villarica.gov](http://www.villarica.gov).

# CITY OF VILLA RICA, GEORGIA

## STATEMENT OF NET POSITION

SEPTEMBER 30, 2024

	Primary Government			Component Units	
	Governmental Activities	Business-Type Activities	Total	Villa Rica Industrial Development Authority	Villa Rica Downtown Development Authority
<b>ASSETS</b>					
Cash and cash equivalents	\$ 37,836,985	\$ 9,293,478	\$ 47,130,463	\$ 349,060	\$ 36,093
Investments	-	-	-	710,000	-
Receivables (net of allowance for uncollectibles)	2,801,226	1,304,106	4,105,332	-	-
Taxes receivable	33,627	-	33,627	-	-
Due from component units	206,100	-	206,100	-	-
Inventories	51,579	183,803	235,382	-	-
Prepaid items	487,918	21,696	509,614	-	-
Capital assets, nondepreciable	17,401,227	7,132,168	24,533,395	50,000	-
Capital assets, depreciable, net of accumulated depreciation	24,838,063	52,157,923	76,995,986	222,089	-
Total assets	83,656,725	70,093,174	153,749,899	1,331,149	36,093
<b>DEFERRED OUTFLOWS OF RESOURCES</b>					
Deferred charges on refunding	1,232,873	-	1,232,873	-	-
Pension related items	812,403	208,779	1,021,182	-	-
Total deferred outflows of resources	2,045,276	208,779	2,254,055	-	-
<b>LIABILITIES</b>					
Accounts payable	2,163,490	727,275	2,890,765	40,236	-
Accrued liabilities	654,476	53,577	708,053	-	-
Retainage payable	355,835	-	355,835	-	-
Customer deposits payable	-	790,913	790,913	-	-
Claims payable	137,723	-	137,723	-	-
Long-term liabilities due within one year					
Compensated absences payable	247,938	35,610	283,548	-	-
Bonds payable	1,590,000	-	1,590,000	-	-
Long-term liabilities due in more than one year					
Due to primary government	-	-	-	157,100	49,000
Compensated absences payable	112,044	16,529	128,573	-	-
Notes payable	-	4,369,492	4,369,492	-	-
Bonds payable	48,740,000	-	48,740,000	-	-
Net pension liability	2,281,094	583,307	2,864,401	-	-
Total liabilities	56,282,600	6,576,703	62,859,303	197,336	49,000
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Pension related items	34,788	8,896	43,684	-	-
Total deferred inflows of resources	34,788	8,896	43,684	-	-
<b>NET POSITION</b>					
Net investment in capital assets	30,253,836	54,920,599	85,174,435	272,089	-
Restricted for:					
Economic development	159,742	-	159,742	861,724	-
Capital projects	16,418,986	-	16,418,986	-	-
Public safety	438,249	-	438,249	-	-
Unrestricted	(17,886,200)	8,795,755	(9,090,445)	-	(12,907)
Total net position	\$ 29,384,613	\$ 63,716,354	\$ 93,100,967	\$ 1,133,813	\$ (12,907)

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

# CITY OF VILLA RICA, GEORGIA

## STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

Functions/Programs	Program Revenues			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
<b>Primary government:</b>				
Governmental activities:				
General government	\$ 4,277,240	\$ 45,005	\$ 517,332	\$ 449,921
Judicial	239,519	517,745	-	-
Public safety	7,332,680	5,485	148,454	449,920
Public works	5,147,783	28,097	113,933	2,576,640
Health and welfare	294,893	832,477	7,082	1,349,762
Culture and recreation	3,310,118	833,664	-	449,920
Housing and economic development	1,904,008	-	-	-
Interest and fiscal charges	2,122,290	-	-	-
Total governmental activities	24,628,531	2,262,473	786,801	5,276,163
Business-type activities:				
Water and sewer	7,869,008	11,801,370	-	-
Solid waste	1,616,710	1,803,859	-	-
Stormwater	270,996	-	-	-
Total business-type activities	9,756,714	13,605,229	-	-
Total primary government	\$ 34,385,245	\$ 15,867,702	\$ 786,801	\$ 5,276,163
Component units:				
Villa Rica Industrial Development Authority	\$ 56,837	\$ -	\$ -	\$ -
Villa Rica Downtown Development Authority	11,698	2,209	-	-
Total component units	\$ 68,535	\$ 2,209	\$ -	\$ -
General revenues:				
Property taxes				
Sales and use taxes				
Franchise taxes				
Hotel/motel taxes				
Alcohol taxes				
Insurance premium tax				
Other taxes				
Unrestricted investment earnings				
Gain on disposal of assets				
Miscellaneous				
Transfers				
Total general revenues and transfers				
Change in net position				
Net position, beginning of year				
Net position, end of year				

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



Net (Expense) Revenue and Changes in Net Position				
Primary Government			Component Units	
Governmental Activities	Business-Type Activities	Total	Villa Rica Industrial Development Authority	Villa Rica Downtown Development Authority
\$ (3,264,982)	\$ -	\$ (3,264,982)	\$ -	\$ -
278,226	-	278,226	-	-
(6,728,821)	-	(6,728,821)	-	-
(2,429,113)	-	(2,429,113)	-	-
1,894,428	-	1,894,428	-	-
(2,026,534)	-	(2,026,534)	-	-
(1,904,008)	-	(1,904,008)	-	-
(2,122,290)	-	(2,122,290)	-	-
(16,303,094)	-	(16,303,094)	-	-
-	3,932,362	3,932,362	-	-
-	187,149	187,149	-	-
-	(270,996)	(270,996)	-	-
-	3,848,515	3,848,515	-	-
(16,303,094)	3,848,515	(12,454,579)	-	-
-	-	-	(56,837)	-
-	-	-	-	(9,489)
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (56,837)</u>	<u>\$ (9,489)</u>
\$ 6,710,240	\$ -	\$ 6,710,240	\$ -	\$ -
4,746,774	-	4,746,774	-	-
1,561,071	-	1,561,071	-	-
434,645	-	434,645	-	-
271,442	-	271,442	-	-
1,619,738	-	1,619,738	-	-
1,083,131	-	1,083,131	-	-
870,844	298,237	1,169,081	-	-
661,522	50,298	711,820	-	-
209,504	28,356	237,860	50,891	133
3,438,102	(3,438,102)	-	-	-
21,607,013	(3,061,211)	18,545,802	50,891	133
5,303,919	787,304	6,091,223	(5,946)	(9,356)
24,080,694	62,929,050	87,009,744	1,139,759	(3,551)
<u>\$ 29,384,613</u>	<u>\$ 63,716,354</u>	<u>\$ 93,100,967</u>	<u>\$ 1,133,813</u>	<u>\$ (12,907)</u>

# CITY OF VILLA RICA, GEORGIA

## BALANCE SHEET

### GOVERNMENTAL FUNDS

#### SEPTEMBER 30, 2024

ASSETS	General	Eastside TAD Project Fund	2021 SPLOST Fund	Villa Rica Public Facilities Authority Fund	Nonmajor Governmental Funds	Total
Cash and cash equivalents	\$ 9,232,573	\$ 10,096,802	\$ 7,790,676	\$ -	\$ 9,130,710	\$ 36,250,761
Receivables (net of allowance for uncollectibles)	2,339,992	-	-	-	454,957	2,794,949
Taxes receivable, net	33,627	-	-	-	-	33,627
Due from component unit	206,100	-	-	-	-	206,100
Due from other funds	298,602	-	-	-	300	298,902
Inventories	51,579	-	-	-	-	51,579
Prepaid items	487,918	-	-	-	-	487,918
Total assets	\$ 12,650,391	\$ 10,096,802	\$ 7,790,676	\$ -	\$ 9,585,967	\$ 40,123,836
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>						
<b>LIABILITIES</b>						
Accounts payable	\$ 1,384,806	\$ 48,007	\$ 554,219	\$ -	\$ 174,108	\$ 2,161,140
Accrued liabilities	349,994	-	-	-	-	349,994
Retainage payable	-	213,007	84,130	-	58,698	355,835
Due to other funds	300	298,602	-	-	-	298,902
Total liabilities	1,735,100	559,616	638,349	-	232,806	3,165,871
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Unavailable revenue - taxes	24,180	-	-	-	118	24,298
Total deferred inflows of resources	24,180	-	-	-	118	24,298
<b>FUND BALANCES</b>						
Fund balances:						
Nonspendable:						
Prepaid items	487,918	-	-	-	-	487,918
Inventories	51,579	-	-	-	-	51,579
Restricted:						
Public safety	-	-	-	-	438,249	438,249
Capital projects	-	9,537,186	7,152,327	-	8,729,019	25,418,532
Economic development	-	-	-	-	159,742	159,742
Committed for promissory note - DDA	500,000	-	-	-	-	500,000
Committed for cemetery improvements	-	-	-	-	26,033	26,033
Assigned:						
Rise N Shine	2,750	-	-	-	-	2,750
Project improvement fees	2,340	-	-	-	-	2,340
Sidewalk fees	118,245	-	-	-	-	118,245
General government	186,708	-	-	-	-	186,708
Public safety	101,099	-	-	-	-	101,099
Public works	61,603	-	-	-	-	61,603
Culture and recreation	86,501	-	-	-	-	86,501
Economic development	6,182	-	-	-	-	6,182
Community development	138	-	-	-	-	138
Unassigned	9,286,048	-	-	-	-	9,286,048
Total fund balances	10,891,111	9,537,186	7,152,327	-	9,353,043	36,933,667
Total liabilities, deferred inflows of resources, and fund balances	\$ 12,650,391	\$ 10,096,802	\$ 7,790,676	\$ -	\$ 9,585,967	

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

Capital assets used in governmental activities are not financial resources, and, therefore, are not reported in the governmental funds.	42,239,290
Revenues in the statement of activities that do not provide current financial resources are reported as unavailable revenues in the governmental funds.	24,298
Internal service funds are used by management to charge the costs of providing self-funded insurance to individual governmental funds. The assets and liabilities of the internal service fund are included in governmental activities in the Statement of Net Position.	1,452,428
Long-term liabilities are not due and payable in the current year, and, therefore, are not reported in the governmental funds.	(49,761,591)
The deferred outflows of resources, deferred inflows of resources, and the net pension liability related to the City's pension plan are not expected to be liquidated with expendable available financial resources, and, therefore, are not reported in the governmental funds.	(1,503,479)

Net position of governmental activities

\$ 29,384,613

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

**CITY OF VILLA RICA, GEORGIA**  
**STATEMENT OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	General	Eastside TAD Project Fund	2021 SPLOST Fund	Villa Rica Public Facilities Authority Fund	Nonmajor Governmental Funds	Total
<b>Revenues:</b>						
Taxes	\$ 15,944,835	\$ -	\$ -	\$ -	\$ 479,626	\$ 16,424,461
Licenses and permits	875,159	-	-	-	-	875,159
Intergovernmental	757,125	-	1,522,051	-	2,552,820	4,831,996
Fines and forfeitures	420,440	-	-	-	-	420,440
Charges for services	900,553	-	-	-	66,321	966,874
Investment earnings	611,886	649,702	420,625	-	389,923	2,072,136
Contributions	29,676	-	-	-	-	29,676
Miscellaneous	209,504	-	-	-	-	209,504
Total revenues	<u>19,749,178</u>	<u>649,702</u>	<u>1,942,676</u>	<u>-</u>	<u>3,488,690</u>	<u>25,830,246</u>
<b>Expenditures:</b>						
Current:						
General government	3,787,206	-	-	-	-	3,787,206
Judicial	235,261	-	-	-	-	235,261
Public safety	6,681,130	-	-	-	8,186	6,689,316
Public works	3,295,306	-	-	-	586,988	3,882,294
Health and welfare	286,778	-	-	-	5,271	292,049
Culture and recreation	2,719,961	-	-	-	-	2,719,961
Economic development	1,553,141	-	-	-	253,546	1,806,687
Capital outlay	-	4,923,583	2,446,602	-	3,991,350	11,361,535
Debt service:						
Principal	-	-	-	1,325,000	-	1,325,000
Interest and fiscal charges	-	-	-	1,081,581	712,930	1,794,511
Total expenditures	<u>18,558,783</u>	<u>4,923,583</u>	<u>2,446,602</u>	<u>2,406,581</u>	<u>5,558,271</u>	<u>33,893,820</u>
Excess (deficiency) of revenues over expenditures	1,190,395	(4,273,881)	(503,926)	(2,406,581)	(2,069,581)	(8,063,574)
<b>Other financing sources (uses):</b>						
Proceeds from sale of capital assets	175,180	-	-	-	-	175,180
Transfers in	1,817,881	-	-	2,406,581	2,886,424	7,110,886
Transfers out	(3,175,592)	-	-	-	(162,992)	(3,338,584)
Total other financing sources (uses)	<u>(1,182,531)</u>	<u>-</u>	<u>-</u>	<u>2,406,581</u>	<u>2,723,432</u>	<u>3,947,482</u>
Net change in fund balances	7,864	(4,273,881)	(503,926)	-	653,851	(4,116,092)
Fund balances, beginning of year	<u>10,883,247</u>	<u>13,811,067</u>	<u>7,656,253</u>	<u>-</u>	<u>8,699,192</u>	<u>41,049,759</u>
Fund balances, end of year	<u>\$ 10,891,111</u>	<u>\$ 9,537,186</u>	<u>\$ 7,152,327</u>	<u>\$ -</u>	<u>\$ 9,353,043</u>	<u>\$ 36,933,667</u>

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

**CITY OF VILLA RICA, GEORGIA**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS**  
**TO THE STATEMENT OF ACTIVITIES**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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

Net change in fund balances - total governmental funds	\$ (4,116,092)
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay exceeded depreciation in the current year.	8,615,903
The net effect of various transactions involving capital assets (i.e., sales, trade-ins, and donations) are not reported in the governmental funds.	486,342
Contributions of capital assets to business-type activities are recorded as transfers in the statement of activities but are not reported in the governmental funds.	(227,522)
Internal service funds are used by management to charge the costs of self-funded insurance to individual funds. The assets and liabilities of the internal service fund are included in governmental activities in the Statement of Net Position.	(128,822)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental funds.	2,580
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 debt service payments on the long-term debt and related items.	1,325,000
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.	(653,470)
Change in net position - governmental activities	\$ <u>5,303,919</u>

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

**CITY OF VILLA RICA, GEORGIA**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
<b>Revenues:</b>				
Taxes	\$ 15,562,313	\$ 15,916,998	\$ 15,944,835	\$ 27,837
Licenses and permits	811,450	811,450	875,159	63,709
Intergovernmental	467,650	711,661	757,125	45,464
Fines and forfeitures	351,000	351,000	420,440	69,440
Charges for services	888,109	905,043	900,553	(4,490)
Investment earnings	455,000	629,283	611,886	(17,397)
Contributions	28,000	31,000	29,676	(1,324)
Miscellaneous	106,203	127,323	209,504	82,181
Total revenues	<u>18,669,725</u>	<u>19,483,758</u>	<u>19,749,178</u>	<u>265,420</u>
<b>Expenditures:</b>				
Current:				
General government:				
General administration	590,923	553,004	407,671	145,333
City manager	905,791	961,310	961,309	1
City administration	319,034	361,246	281,469	79,777
Finance	528,360	550,937	537,776	13,161
Legal	220,000	220,000	194,026	25,974
IT	469,097	488,249	488,247	2
Human resources	390,411	400,864	346,018	54,846
Customer service	556,529	570,690	570,690	-
Total general government	<u>3,980,145</u>	<u>4,106,300</u>	<u>3,787,206</u>	<u>319,094</u>
Judicial	<u>272,850</u>	<u>273,580</u>	<u>235,261</u>	<u>38,319</u>
Public safety:				
Police department	6,851,555	6,835,958	6,664,015	171,943
Custody of prisoners	30,000	24,000	17,115	6,885
Total public safety	<u>6,881,555</u>	<u>6,859,958</u>	<u>6,681,130</u>	<u>178,828</u>
Public works:				
Public works department	1,410,077	1,498,952	1,477,131	21,821
Garage	932,735	944,646	917,752	26,894
Administrative community services	986,914	1,006,674	900,423	106,251
Total public works	<u>3,329,726</u>	<u>3,450,272</u>	<u>3,295,306</u>	<u>154,966</u>
Health and welfare	<u>337,891</u>	<u>338,510</u>	<u>286,778</u>	<u>51,732</u>
Culture and recreation:				
Recreation	1,798,881	1,840,825	1,677,225	163,600
Mountain gold museum	499,130	502,117	474,805	27,312
Library	555,853	570,623	567,931	2,692
Total health and welfare	<u>2,853,864</u>	<u>2,913,565</u>	<u>2,719,961</u>	<u>193,604</u>

(continued)

**CITY OF VILLA RICA, GEORGIA**  
**GENERAL FUND**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts			Variance with Final Budget
	Original	Final	Actual	
Housing and economic development:				
Protective inspection	\$ 208,495	\$ 208,495	\$ 166,913	\$ 41,582
Planning and zoning	782,219	787,886	735,857	52,029
Code enforcement	212,366	212,952	192,488	20,464
Economic development	75,000	75,000	75,000	-
Main street	398,594	401,782	382,883	18,899
Total housing and economic development	1,676,674	1,686,115	1,553,141	132,974
Total expenditures	19,332,705	19,628,300	18,558,783	1,069,517
Excess (deficiency) of revenues over expenditures	(662,980)	(144,542)	1,190,395	1,334,937
<b>Other financing sources (uses):</b>				
Proceeds from sale of capital assets	15,000	15,000	175,180	160,180
Transfers in	1,808,434	1,837,417	1,817,881	(19,536)
Transfers out	(1,160,454)	(3,189,199)	(3,175,592)	13,607
Total other financing sources (uses)	662,980	(1,336,782)	(1,182,531)	154,251
Net change in fund balances	-	(1,481,324)	7,864	1,489,188
<b>Fund balance, beginning</b>	10,883,247	10,883,247	10,883,247	-
<b>Fund balance, ending</b>	<u>\$ 10,883,247</u>	<u>\$ 9,401,923</u>	<u>\$ 10,891,111</u>	<u>\$ 1,489,188</u>

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

**CITY OF VILLA RICA, GEORGIA**  
**EASTSIDE TAD PROJECT FUND**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts			Variance with Final Budget
	Original	Final	Actual	
<b>Revenues:</b>				
Interest	\$ -	\$ 524,599	\$ 649,702	\$ 125,103
Total revenues	-	524,599	649,702	125,103
<b>Expenditures:</b>				
Capital outlay	14,335,666	14,335,666	4,923,583	9,412,083
Total expenditures	14,335,666	14,335,666	4,923,583	9,412,083
Net change in fund balances	(14,335,666)	(13,811,067)	(4,273,881)	9,537,186
Fund balance, beginning	13,811,067	13,811,067	13,811,067	-
Fund balance, ending	\$ (524,599)	\$ -	\$ 9,537,186	\$ 9,537,186

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

**CITY OF VILLA RICA, GEORGIA**  
**VILLA RICA PUBLIC FACILITIES AUTHORITY FUND**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Actual	Variance with Final Budget
	Original	Final		
<b>Revenues:</b>				
Investment earnings	\$ -	\$ -	\$ -	\$ -
Total revenues	-	-	-	-
<b>Expenditures:</b>				
Debt service:				
Principal	1,910,797	1,325,000	1,325,000	-
Interest and fiscal charges	495,784	1,081,581	1,081,581	-
Total expenditures	2,406,581	2,406,581	2,406,581	-
Deficiency of revenues over expenditures	(2,406,581)	(2,406,581)	(2,406,581)	-
<b>Other financing sources:</b>				
Transfers in	2,406,581	2,406,581	2,406,581	-
Total other financing sources	2,406,581	2,406,581	2,406,581	-
Net change in fund balance	-	-	-	-
<b>Fund balance, beginning of year</b>	-	-	-	-
<b>Fund balance, end of year</b>	\$ -	\$ -	\$ -	\$ -

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



# CITY OF VILLA RICA, GEORGIA

## STATEMENT OF NET POSITION PROPRIETARY FUNDS SEPTEMBER 30, 2024

	Business-Type Activities				Governmental Activities
	Water and Sewer	Solid Waste	Nonmajor Stormwater Fund	Total Enterprise Funds	Internal Service Fund
<b>ASSETS</b>					
Current assets:					
Cash and cash equivalents	\$ 7,948,523	\$ 385,012	\$ 959,943	\$ 9,293,478	\$ 1,586,224
Receivables (net of allowance for uncollectibles)	1,096,704	207,402	-	1,304,106	6,277
Inventory	183,803	-	-	183,803	-
Prepaid items	21,696	-	-	21,696	-
Total current assets	9,250,726	592,414	959,943	10,803,083	1,592,501
Noncurrent assets:					
Capital assets:					
Capital assets, not being depreciated	7,087,217	-	44,951	7,132,168	-
Capital assets, being depreciated	80,564,116	699,495	1,253,373	82,516,984	-
Less accumulated depreciation	(29,777,172)	(470,711)	(111,178)	(30,359,061)	-
Total noncurrent assets	57,874,161	228,784	1,187,146	59,290,091	-
Total assets	67,124,887	821,198	2,147,089	70,093,174	1,592,501
<b>DEFERRED OUTFLOWS OF RESOURCES</b>					
Pension related items	176,682	20,768	11,329	208,779	-
Total deferred outflows of resources	176,682	20,768	11,329	208,779	-
<b>LIABILITIES</b>					
Current liabilities:					
Accounts payable	247,122	107,141	373,012	727,275	2,350
Accrued expenses	45,926	4,215	3,436	53,577	-
Customer deposits payable	790,913	-	-	790,913	-
Claims payable	-	-	-	-	137,723
Compensated absences, current	35,610	-	-	35,610	-
Total current liabilities	1,119,571	111,356	376,448	1,607,375	140,073
Long-term liabilities:					
Compensated absences, long-term	8,902	5,598	2,029	16,529	-
Notes payable	4,369,492	-	-	4,369,492	-
Net pension liability	493,633	58,022	31,652	583,307	-
Total long-term liabilities	4,872,027	63,620	33,681	4,969,328	-
Total liabilities	5,991,598	174,976	410,129	6,576,703	140,073
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Pension related items	7,528	885	483	8,896	-
Total deferred inflows of resources	7,528	885	483	8,896	-
<b>NET POSITION</b>					
Net investment in capital assets	53,504,669	228,784	1,187,146	54,920,599	-
Unrestricted	7,797,774	437,321	560,660	8,795,755	1,452,428
Total net position	\$ 61,302,443	\$ 666,105	\$ 1,747,806	\$ 63,716,354	\$ 1,452,428

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

**CITY OF VILLA RICA, GEORGIA**  
**STATEMENT OF REVENUES, EXPENSES, AND**  
**CHANGES IN FUND NET POSITION**  
**PROPRIETARY FUNDS**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Business-Type Activities				Governmental Activities
	Water and Sewer	Solid Waste	Nonmajor Stormwater Fund	Total Enterprise Funds	Internal Service Fund
<b>OPERATING REVENUES</b>					
Charges for services	\$ 10,616,797	\$ 1,803,859	\$ -	\$ 12,420,656	\$ 2,323,149
Other fees	1,184,573	-	-	1,184,573	-
Miscellaneous	20,306	8,050	-	28,356	-
Total operating revenues	<u>11,821,676</u>	<u>1,811,909</u>	<u>-</u>	<u>13,633,585</u>	<u>2,323,149</u>
<b>OPERATING EXPENSES</b>					
Personnel services and benefits	2,433,267	239,646	149,497	2,822,410	-
Purchased contract services	1,058,865	1,238,272	-	2,297,137	603,284
Supplies and maintenance	2,262,063	48,997	83,575	2,394,635	-
Depreciation	2,070,212	89,795	37,924	2,197,931	-
Claims	-	-	-	-	1,721,033
Other services and charges	-	-	-	-	20,976
Total operating expenses	<u>7,824,407</u>	<u>1,616,710</u>	<u>270,996</u>	<u>9,712,113</u>	<u>2,345,293</u>
Operating income (loss)	3,997,269	195,199	(270,996)	3,921,472	(22,144)
<b>NONOPERATING REVENUES (EXPENSES)</b>					
Gain on disposal of capital assets	50,298	-	-	50,298	-
Investment earnings	298,237	-	-	298,237	-
Interest expense and fiscal charges	(44,601)	-	-	(44,601)	-
Total nonoperating revenues (expenses)	<u>303,934</u>	<u>-</u>	<u>-</u>	<u>303,934</u>	<u>-</u>
<b>INCOME (LOSS) BEFORE CAPITAL CONTRIBUTIONS AND TRANSFERS</b>	4,301,203	195,199	(270,996)	4,225,406	(22,144)
Capital contributions	227,522	-	-	227,522	-
Transfers in	18,068	2,331	290,334	310,733	-
Transfers out	<u>(3,917,118)</u>	<u>(59,239)</u>	<u>-</u>	<u>(3,976,357)</u>	<u>(106,678)</u>
Change in net position	629,675	138,291	19,338	787,304	(128,822)
<b>NET POSITION, beginning of year</b>	<u>60,672,768</u>	<u>527,814</u>	<u>1,728,468</u>	<u>62,929,050</u>	<u>1,581,250</u>
<b>NET POSITION, end of year</b>	<u>\$ 61,302,443</u>	<u>\$ 666,105</u>	<u>\$ 1,747,806</u>	<u>\$ 63,716,354</u>	<u>\$ 1,452,428</u>

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

**CITY OF VILLA RICA, GEORGIA**  
**STATEMENT OF CASH FLOWS**  
**PROPRIETARY FUNDS**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Business-Type Activities				Governmental Activities
	Water and Sewer	Solid Waste	Nonmajor Stormwater Fund	Total Enterprise Funds	Internal Service Funds
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>					
Receipts from customers	\$ 15,073,010	\$ 1,796,044	\$ -	\$ 16,869,054	\$ 2,319,502
Payments to suppliers and service providers	(3,632,086)	(1,286,374)	285,450	(4,633,010)	(2,368,808)
Payments to employees	(2,380,148)	(246,454)	(150,687)	(2,777,289)	-
Net cash provided by (used in) operating activities	9,060,776	263,216	134,763	9,458,755	(49,306)
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>					
Purchase of capital assets	(2,216,333)	(57,141)	(654,062)	(2,927,536)	-
Proceeds from long-term debt	618,941	-	-	618,941	-
Proceeds from sale of capital assets	50,298	-	-	50,298	-
Interest and fiscal charges paid	(44,601)	-	-	(44,601)	-
Net cash used in capital and related financing activities	(1,591,695)	(57,141)	(654,062)	(2,302,898)	-
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>					
Interest received	298,237	-	-	298,237	-
Net cash provided by investing activities	298,237	-	-	298,237	-
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>					
Transfers in	18,068	2,331	290,334	310,733	-
Transfers out	(3,917,118)	(59,239)	-	(3,976,357)	(106,678)
Net cash provided by (used in) noncapital financing activities	(3,899,050)	(56,908)	290,334	(3,665,624)	(106,678)
Increase (decrease) in cash	3,868,268	149,167	(228,965)	3,788,470	(155,984)
<b>Cash:</b>					
Beginning of year	4,080,255	235,845	1,188,908	5,505,008	1,742,208
End of year	\$ 7,948,523	\$ 385,012	\$ 959,943	\$ 9,293,478	\$ 1,586,224
<b>Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:</b>					
Operating income (loss)	\$ 3,997,269	\$ 195,199	\$ (270,996)	\$ 3,921,472	\$ (22,144)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Depreciation	2,070,212	89,795	37,924	2,197,931	-
(Increase) decrease in accounts receivable	3,215,739	(15,865)	-	3,199,874	(3,647)
Increase in inventories	(24,946)	-	-	(24,946)	-
Decrease in prepaid assets	3,289	-	-	3,289	-
Decrease in pension related deferred outflows of resources	123,589	26,602	8,810	159,001	-
Decrease in due from other funds	-	-	-	-	154
Increase (decrease) in accounts payable	(301,998)	296	367,795	66,093	109
Increase in accrued expenses	12,497	599	1,230	14,326	-
Increase in customer deposits payable	35,595	-	-	35,595	-
Decrease in claims payable	-	-	-	-	(23,778)
Decrease in net pension liability	(68,253)	(30,620)	(6,034)	(104,907)	-
Decrease in pension related deferred outflows of resources	(6,308)	(1,297)	(445)	(8,050)	-
Increase (decrease) in compensated absences	4,091	(1,493)	(3,521)	(923)	-
Net cash provided by (used in) operating activities	\$ 9,060,776	\$ 263,216	\$ 134,763	\$ 9,458,755	\$ (49,306)
<b>NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES</b>					
Contribution of capital assets from governmental activities	\$ 227,522	\$ -	\$ -	\$ 227,522	\$ -

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

**CITY OF VILLA RICA, GEORGIA**  
**NOTES TO FINANCIAL STATEMENTS**  
**SEPTEMBER 30, 2024**

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

The financial statements of City of Villa Rica, Georgia (the “City”) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government 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 of Villa Rica operates under a council - manager form of government and provides the following services to its citizens: public safety, judicial, public works, planning and zoning, culture and recreation, and general administrative services.

As required by accounting principles generally accepted in the United States of America, the financial statements of the reporting entity include those of the City and its component units. The component units discussed below are included in the City's reporting entity because of the significance of their operational or financial relationship with the City. Each discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the government.

**Discretely Presented Component Units**

The Villa Rica Industrial Development Authority (the “Industrial Development Authority”) is a public body, corporate and politic and was created upon the adoption and approval of the Development Authority Law of the State of Georgia. The Mayor and City Council appoint all members of the Villa Rica Industrial Development Authority. Management has determined that due to the nature and significance of the relationship with the City and the Industrial Development Authority, to report the Industrial Development Authority as a component unit. The Industrial Development Authority has purchased land and built industrial buildings that were leased to such companies as Lowe's, Flowers Bakery, and Print Pack. The Industrial Development Authority does not issue separate financial statements.

The Villa Rica Downtown Development Authority (the “Downtown Development Authority”) is a seven member public body, corporate and politic and was created in 1991 upon adoption and approval of the Development Authorities of the State of Georgia. The City Council appoints all members of the Downtown Development Authority and has the ability to significantly impose the Council's will on the programs and services of the Downtown Development Authority. The Downtown Development Authority developed plans and coordinated the use of SPLOST funds for a downtown train station park parking garage. The Downtown Development Authority does not issue separate financial statements.

## NOTES TO FINANCIAL STATEMENTS

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

#### A. Reporting Entity (Continued)

##### **Blended Component Units**

The Villa Rica Public Facilities Authority (the "Public Facilities Authority") is a public body which was created upon the adoption and approval of the Development Authority Law of the State of Georgia. The Mayor and City Council serve as members of the Public Facilities Authority Board and appoint three additional members. The Public Facilities Authority provides services entirely to the City of Villa Rica and the debt of the Public Facilities Authority is secured by the City's ad valorem levy. The Public Facilities Authority is therefore reported as a blended component unit of the City. There are no separately issued financial statements for the Public Facilities Authority.

##### **Related Organizations**

The City of Villa Rica officials are also responsible for appointing the members of the boards of other organizations, but the City's accountability of the organizations does not extend beyond making appointments. The Mayor and Council appoint the board members for the Villa Rica Housing Authority, the Planning and Zoning Commission, Cemetery Commission, Historic Preservation Commission, the Main Street Advisory Board, the Library Board, and the Recreation Advisory Board.

#### 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 activities of the primary government and its component units. For the most part, the effect of interfund activity has been removed from these 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. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Likewise, the primary government is reported separately from certain legally separate component units for which the primary government is financially accountable. 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.

## NOTES TO FINANCIAL STATEMENTS

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

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

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

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 fiscal period for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

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

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

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

## NOTES TO FINANCIAL STATEMENTS

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

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

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.

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 **Eastside TAD Fund** accounts for the positive tax increment revenues attributable to the Eastside Tax Allocation District. These revenues are restricted and used to pay for the redevelopment costs that provide substantial public benefit in accordance with the Eastside Tax Allocation District Redevelopment Plan.

The **2021 SPLOST Fund** accounts for the Carroll County sales tax proceeds received by the City and the related project expenditures associated with the approved referendum.

The **Villa Rica Public Facilities Authority Fund** accounts for the financing and construction of capital projects determined by the Authority to promote the public good or general welfare of the citizens of Villa Rica including the acquisition, construction, renovation, improvement, extension, addition, or equipping of utility systems, emergency facilities, recreational facilities, public safety facilities, healthcare facilities, educational, cultural, or historical facilities, and administrative facilities.

The City reports the following major proprietary fund:

The **Water and Sewer Fund** accounts for the activities of the City's water system and the billing on behalf of Douglas County's sewer system as it applies to City residents, which renders those services to the residents and businesses located within the City.

The **Solid Waste Fund** accounts for the activities of the City's solid waste collection and disposal services.

Additionally, the City reports the following fund types:

The **Special Revenue Funds** account for revenue sources that are restricted or committed to expenditure for specific purposes.

## NOTES TO FINANCIAL STATEMENTS

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

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

The **Capital Project Funds** account for and report financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of facilities and other capital assets.

The **Debt Service Fund** accounts for revenues restricted, committed, or assigned to expenditures for principal and interest.

The **Enterprise Funds** account for the revenues and maintenance of the City's solid waste and stormwater infrastructure.

The **Internal Service Fund** is used to finance and account for the City's partial self-funded Health Insurance Plan provided to other departments and agencies of the City.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. However, interfund services provided and used have not been eliminated in this process.

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

Proprietary funds distinguish *operating* revenues and expenses from *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 revenue of the enterprise funds are charges to customers for sales and services provided. Operating expenses for the enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.



## NOTES TO FINANCIAL STATEMENTS

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

#### D. Budget

Annual appropriated budgets are adopted on a basis consistent with generally accepted accounting principles for the General Fund, special revenue funds, the Debt Service Fund, and the Capital Projects Fund. The City's other capital projects funds are adopted on a project-length basis. All appropriations lapse at fiscal period-end. Encumbered appropriations are carried forward to the subsequent fiscal period automatically with no formal action required by the City Council. Encumbrance accounting - under which purchase orders, contracts and other commitments for the expenditure of resources are recorded to reserve that portion of the applicable appropriation - is employed by the City.

There were \$470,014 in outstanding encumbrances at September 30, 2024. The City reports open encumbrances in the following funds as of September 30, 2024:

<u>Fund</u>	<u>Amount</u>
Water and Sewer Fund	\$ 69,939
Stormwater Fund	151,319
Nonmajor Governmental Funds	27,961
General Fund	220,795
Total	<u>\$ 470,014</u>

#### E. Deposits and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

The City's only investments are certificates of deposit which are considered nonparticipating interest earning investment contracts. These items are recorded at cost.

Increases or decreases in fair value during the fiscal year are recognized as a component of interest income.

#### F. Receivables and Payables

Activity between funds that are representative of short-term lending/borrowing arrangements outstanding at the end of the fiscal period 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."

## NOTES TO FINANCIAL STATEMENTS

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

#### F. Receivables and Payables (Continued)

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

#### G. Inventories and Prepaid Items

All inventories are valued at cost assuming a first-in, first-out (FIFO) consumption pattern. Inventories consist of expendable supplies held for consumption. The cost is recorded as an asset at the time the individual item is purchased. The cost is recorded as an expenditure in the governmental funds when consumed. Inventories reported in the governmental funds are equally offset by fund balance, which indicates that they do not constitute “available, spendable resources” even though they are a component of net current assets.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. These items are accounted for using the consumption method.

#### H. Capital Assets

Capital assets, which include property, plant, equipment, intangible assets, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of \$5,000 and an estimated useful life in excess of two fiscal periods. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation. The City has elected to capitalize all general infrastructure assets regardless of the acquisition date and has used the estimated historical cost to value these assets.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend useful lives are expensed as incurred. Interest incurred during the construction of capital assets utilized by the enterprise funds is capitalized.

## NOTES TO FINANCIAL STATEMENTS

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

#### H. Capital Assets (Continued)

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

<u>Asset Category</u>	<u>Years</u>
Land improvements	20
Buildings and improvements	40
Machinery and equipment	5 - 30
Vehicles	8
Infrastructure	10 - 65

#### I. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net 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 a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has one item that qualifies for reporting in this category. That item is the deferred charge on refunding reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded debt or the refunding debt.

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 future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has one type of item that qualifies for reporting in this category under the modified accrual basis of accounting. The governmental funds report unavailable revenues from property taxes, franchise taxes, and intergovernmental revenues as these amounts are deferred and will be recognized as inflow of resources in the period in which the amounts become available.

## NOTES TO FINANCIAL STATEMENTS

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

#### I. Deferred Outflows/Inflows of Resources (Continued)

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

#### J. Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation benefits. All vacation is accrued when incurred in the government-wide and proprietary fund financial statements as these amounts will be paid to employees upon termination or retirement. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations or retirements.

#### K. 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 life 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 fiscal period of issuance.

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

## NOTES TO FINANCIAL STATEMENTS

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

#### L. Fund Equity

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

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

Fund balances are classified as follows:

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

*Restricted* – Fund balances are reported as restricted when they include amounts that can be spent only for the specific purposes stipulated by the constitution, external resource providers, or through enabling legislation.

*Committed* – Fund balances are reported as committed when they include amounts that can be used only for the specific purposes determined by a formal action (i.e., resolution) of the City Council. Further the limitation that has been placed on the resources can only be removed by Mayor and Council with reversal of the action which committed the resources in the fund balance.

*Assigned* – Fund balances are reported as assigned when they include amounts intended to be used by the City for specific purposes but do not meet the criteria to be classified as restricted or committed. In governmental funds other than the General Fund, assigned fund balance represents the remaining amount that is not restricted or committed. The City Council, through resolution, has delegated to the City Manager the authority to assign funds for a particular purpose.

*Unassigned* – Fund balances are reported as unassigned as the residual classification for the City’s General Fund and includes all spendable amounts not contained in the other classifications. The City reports positive unassigned fund balance only in the General Fund. Negative unassigned fund balances may be reported in all funds.

## NOTES TO FINANCIAL STATEMENTS

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

#### L. Fund Equity (Continued)

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

#### M. Pensions

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

#### N. Management Estimates

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

## NOTES TO FINANCIAL STATEMENTS

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### 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 reconciliation between *fund balance – total governmental funds* and *net position – governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that “long-term liabilities are not due and payable in the current period, and, therefore, are not reported in the governmental funds.” The details of this \$49,761,591 difference are as follows:

Bonds payable	\$ (50,330,000)
Unamortized deferred charges	1,232,873
Accrued interest	(304,482)
Compensated absences	<u>(359,982)</u>
Net adjustment to reduce <i>fund balance – total governmental funds</i> to arrive at <i>net position – governmental activities</i>	<u><u>\$ (49,761,591)</u></u>

Another element of that reconciliation states that “deferred outflows of resources, deferred inflows of resources and the net pension liability are not expected to be liquidated with expendable available resources, and, therefore, are not reported in the governmental funds.” The details of this \$1,503,479 difference are as follows:

Net pension liability	\$ (2,281,094)
Deferred outflows of resources	812,403
Deferred inflows of resources	<u>(34,788)</u>
Net adjustment to reduce <i>fund balance – total governmental funds</i> to arrive at <i>net position – governmental activities</i>	<u><u>\$ (1,503,479)</u></u>

## NOTES TO FINANCIAL STATEMENTS

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

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

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between *net changes in fund balances – total governmental funds* and *changes in net position of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation explains that “Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.” The details of this \$8,615,903 difference are as follows:

Capital outlay	\$ 10,263,997
Depreciation expense	<u>(1,648,094)</u>
Net adjustment to increase <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position - governmental activities</i>	<u>\$ 8,615,903</u>

Another 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 \$653,470 difference are as follows:

Compensated absences	\$ (60,640)
Amortization of deferred charges	(199,274)
Accrued interest	(128,505)
Pension expense	<u>(265,051)</u>
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>\$ (653,470)</u>



## NOTES TO FINANCIAL STATEMENTS

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### NOTE 3. LEGAL COMPLIANCE – BUDGETS

#### **Budgets and Budgetary Accounting**

1. Prior to October 1, the City Manager submits the proposed budget to the City Council. The operating budget includes proposed expenditures and the means of financing them.
2. A public hearing is conducted to obtain taxpayer comments, giving notice thereof at least seven days in advance by publication in the official organ of the City.
3. The budget is then legally enacted through passage of a resolution by the City Council at a public meeting.
4. Budget amounts can be transferred between line items within any department; however, any revisions of the budget must be amended by formal action of the City Council in a regular meeting.

Budgeted amounts are as originally adopted, or as amended by the City Council. The supplementary budgetary appropriations made are reflected in the final budget amounts.

### NOTE 4. DEPOSITS AND INVESTMENTS

**Credit risk.** State statutes authorize the City to invest in U.S. Government obligations; U.S. Government agency (or other corporation of the U.S. Government) obligations; obligations fully insured or guaranteed by the U.S. Government or a U.S. Government agency; obligations of the State of Georgia or other states; obligations of other counties, municipal corporations and political subdivisions of the State of Georgia; negotiable certificates of deposit issued by any bank or trust company organized under the laws of any state of the United States of America; prime bankers' acceptances; repurchase agreements; and pooled investment programs sponsored by the State of Georgia for the investment of local government funds.

**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.

**Custodial credit risk.** State statutes require all deposits and investments (other than federal or state government instruments) to be covered by depository insurance or pledged securities. Amounts that exceed standard depository insurance limits are required to be collateralized either: (1) individually by the financial institutions through pledged obligations of the U.S. Government, obligations backed by the full faith and credit of the U.S. Government, obligations of the State of Georgia or other states, or obligations of counties, municipalities, or public authorities of the State of Georgia, or (2) participation in the State of Georgia Secure Deposit Program. As of September 30, 2024, the financial institution holding all of the City's deposits is a participant of 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 tier assigned by the State. As of September 30, 2024, all of the City's bank balances were insured and/or collateralized as defined by GASB and required by State Statutes.

## NOTES TO FINANCIAL STATEMENTS

### NOTE 4. DEPOSITS AND INVESTMENTS (CONTINUED)

**Investments – Component Unit:** As of September 30, 2024, the Villa Rica Industrial Development Authority had \$710,000 of investments, all of which were held in certificates of deposit at a local financial institution as follows:

Description	Term	Maturity Date	Balance
Certificate of deposit	12 months	10/24/2025	\$ 250,000
Certificate of deposit	12 months	9/25/2025	225,000
Certificate of deposit	24 months	3/17/2025	235,000
Total Investments			<u>\$ 710,000</u>

These certificates of deposit are nonparticipating interest-earning investment contracts, and, accordingly, are recorded at cost.

### NOTE 5. RECEIVABLES

Receivables at September 30, 2024, for the City's individual major funds and nonmajor funds in the aggregate are as follows:

	General Fund	Nonmajor Governmental Funds	
Taxes	\$ 55,533	\$ 72,579	
Other governments	-	357,895	
Accounts	2,797,789	24,483	
	<u>2,853,322</u>	<u>454,957</u>	
Less allowances	(479,703)	-	
Net total receivables	<u>\$ 2,373,619</u>	<u>\$ 454,957</u>	
	Water and Sewer Fund	Solid Waste Fund	Internal Service Fund
Accounts	\$ 1,163,010	\$ 216,445	\$ 6,277
Less allowances	(66,306)	(9,043)	-
Net total receivables	<u>\$ 1,096,704</u>	<u>\$ 207,402</u>	<u>\$ 6,277</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 5. RECEIVABLES (CONTINUED)

Douglas and Carroll County Property taxes for the 2024 fiscal year were levied in September 2023, with property values assessed as of January 1, 2023. Bills are payable on or before December 4, 2023 (Douglas) and December 11, 2023 (Carroll), after which the applicable property is subject to lien and penalties and interest are assessed. Property taxes attached as an enforceable lien on property as of January 1.

### NOTE 6. CAPITAL ASSETS

#### A. Primary Government

Capital asset activity for the year ended September 30, 2024 was as follows:

	Beginning Balance	Increases	Decreases	Transfers	Transfers to Business- Type	Ending Balance
<b>Governmental Activities:</b>						
Capital assets, not being depreciated:						
Land and improvements	\$ 3,961,152	\$ 79,054	\$ (71,462)	\$ -	\$ -	\$ 3,968,744
Construction in progress	7,948,257	5,502,121	(14,020)	(3,875)	-	13,432,483
Total capital assets, not being depreciated	11,909,409	5,581,175	(85,482)	(3,875)	-	17,401,227
Capital assets, being depreciated:						
Buildings and improvements	12,280,090	1,391,553	(18,719)	-	-	13,652,924
Site improvements	8,767,558	386,876	-	3,875	(98,724)	9,059,585
Machinery and equipment	8,544,836	1,580,456	(277,651)	-	(95,282)	9,752,359
Infrastructure	13,644,292	1,323,937	-	-	(33,516)	14,934,713
Total capital assets, being depreciated	43,236,776	4,682,822	(296,370)	3,875	(227,522)	47,399,581
Less accumulated depreciation for:						
Buildings and improvements	(6,780,215)	(432,664)	625,131	-	-	(6,587,748)
Site improvements	(3,574,920)	(230,350)	-	-	-	(3,805,270)
Machinery and equipment	(7,036,443)	(667,572)	243,063	-	-	(7,460,952)
Infrastructure	(4,390,040)	(317,508)	-	-	-	(4,707,548)
Total accumulated depreciation	(21,781,618)	(1,648,094)	868,194	-	-	(22,561,518)
Total capital assets, being depreciated, net	21,455,158	3,034,728	571,824	3,875	(227,522)	24,838,063
Governmental activities capital assets, net	\$ 33,364,567	\$ 8,615,903	\$ 486,342	\$ -	\$ (227,522)	\$ 42,239,290

## NOTES TO FINANCIAL STATEMENTS

### NOTE 6. CAPITAL ASSETS (CONTINUED)

#### A. Primary Government (Continued)

	Beginning Balance	Increases	Decreases	Transfers	Transfers from Governmental	Ending Balance
<b>Business-Type Activities:</b>						
Capital assets, not being depreciated:						
Land	\$ 2,157,452	\$ -	\$ -	\$ -	\$ -	\$ 2,157,452
Construction in progress	6,632,133	707,546	-	(2,364,963)	-	4,974,716
Total capital assets, not being depreciated	8,789,585	707,546	-	(2,364,963)	-	7,132,168
Capital assets, being depreciated:						
Site improvements	98,465	31,926	-	-	98,724	229,115
Infrastructure	37,921,328	1,888,319	-	2,330,557	33,516	42,173,720
Buildings	34,074,795	52,257	-	34,406	-	34,161,458
Equipment	5,639,424	247,486	(29,501)	-	95,282	5,952,691
Total capital assets, being depreciated	77,734,012	2,219,988	(29,501)	2,364,963	227,522	82,516,984
Less accumulated depreciation for:						
Site improvements	(30,826)	(9,908)	-	-	-	(40,734)
Infrastructure	(16,022,081)	(1,148,250)	-	-	-	(17,170,331)
Buildings	(7,860,080)	(719,727)	-	-	-	(8,579,807)
Equipment	(4,277,644)	(320,046)	29,501	-	-	(4,568,189)
Total accumulated depreciation	(28,190,631)	(2,197,931)	29,501	-	-	(30,359,061)
Total capital assets, being depreciated, net	49,543,381	22,057	-	2,364,963	227,522	52,157,923
Business-type activities capital assets, net	<u>\$ 58,332,966</u>	<u>\$ 729,603</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 227,522</u>	<u>\$ 59,290,091</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 6. CAPITAL ASSETS (CONTINUED)

#### A. Primary Government (Continued)

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

Governmental activities:	
General government	\$ 225,938
Public safety	400,085
Public works	487,710
Culture and recreation	500,617
Economic development	33,744
Total depreciation expense - governmental activities	<u>\$ 1,648,094</u>
Business-type activities:	
Water and Sewer Fund	\$ 2,070,212
Solid Waste Fund	89,795
Stormwater Fund	37,924
Total depreciation expense - business-type activities	<u>\$ 2,197,931</u>

#### B. Discretely Presented Component Unit – Villa Rica Industrial Development Authority

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Transfers</u>	<u>Ending Balance</u>
Capital assets, not being depreciated:				
Land	\$ 50,000	\$ -	\$ -	\$ 50,000
Construction in progress	55,525	-	(55,525)	-
Total	<u>105,525</u>	<u>-</u>	<u>(55,525)</u>	<u>50,000</u>
Capital assets, being depreciated:				
Infrastructure	157,000	-	-	157,000
Improvements	-	54,738	55,525	110,263
Total capital assets, being depreciated	<u>157,000</u>	<u>54,738</u>	<u>55,525</u>	<u>267,263</u>
Less accumulated depreciation for:				
Infrastructure	(32,590)	(5,233)	-	(37,823)
Improvements	-	(7,351)	-	(7,351)
Total accumulated depreciation	<u>(32,590)</u>	<u>(12,584)</u>	<u>-</u>	<u>(45,174)</u>
Total capital assets, being depreciated, net	<u>124,410</u>	<u>42,154</u>	<u>55,525</u>	<u>222,089</u>
Villa Rica Industrial Development Authority capital assets, net	<u>\$ 229,935</u>	<u>\$ 42,154</u>	<u>\$ -</u>	<u>\$ 272,089</u>

## NOTES TO FINANCIAL STATEMENTS

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

The composition of interfund balances as of September 30, 2024, is as follows:

Due to/from other funds:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
General Fund	Eastside TAD Fund	\$ 298,602
Nonmajor Governmental Funds	General Fund	300
		<u>\$ 298,902</u>

These balances resulted from the time lag between the dates that interfund goods and services are provided or reimbursable expenditures occur and the actual reimbursements. The amount due to the General Fund from the nonmajor governmental funds represents the amount that the SPLOST Fund and Eastside TAD Fund will reimburse the General Fund for allowable capital expenditures paid for by the General Fund.

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

<u>Transfers In</u>	<u>Transfers Out</u>	<u>Amount</u>
General	Water and Sewer Fund	\$ 1,510,537
General	Solid Waste Fund	59,239
General	Nonmajor Governmental Funds	162,992
General	Internal Service Fund	85,113
Villa Rica Public Facilities	Water and Sewer Fund	2,406,581
Water and Sewer Fund	Internal Service Fund	18,068
Solid Waste Fund	Internal Service Fund	2,331
Nonmajor Governmental Funds	General	2,886,424
Nonmajor Enterprise Fund	Internal Service Fund	1,166
Nonmajor Enterprise Fund	General	289,168
		<u>\$ 7,421,619</u>

Transfers are used to move revenues from the fund that statute or budget requires to collect them to the fund that the statute or budget requires to expend them. Transfers from the General Fund to nonmajor governmental funds were used to cover costs for various capital projects and operating costs for the cemetery. The transfer from the Water and Sewer Fund to the Villa Rica Public Facilities Fund was for the payment of bond principal and interest. Transfers from the Water and Sewer Fund to the General Fund were used to provide additional funds for operations.

## NOTES TO FINANCIAL STATEMENTS

### NOTE 8. LONG-TERM DEBT

#### Primary Government

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

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
<b>Governmental Activities:</b>					
Direct placement -					
Bonds payable	\$ 30,670,000	\$ -	\$ (1,325,000)	\$ 29,345,000	\$ 1,590,000
Private placement -					
Bond payable	20,985,000	-	-	20,985,000	-
Total bonds payable	51,655,000	-	(1,325,000)	50,330,000	1,590,000
Compensated absences	299,342	63,427	(2,787)	359,982	247,938
Net pension liability	2,526,241	941,449	(1,186,596)	2,281,094	-
Governmental activities long-term liabilities	<u>\$ 54,480,583</u>	<u>\$ 1,004,876</u>	<u>\$ (2,514,383)</u>	<u>\$ 52,971,076</u>	<u>\$ 1,837,938</u>
<b>Business-Type Activities:</b>					
Direct borrowings -					
Note payable	\$ 3,750,551	\$ 618,941	\$ -	\$ 4,369,492	\$ -
Compensated absences	53,062	7,624	(8,547)	52,139	35,610
Net pension liability	688,214	240,741	(345,648)	583,307	-
Business-type activities long-term liabilities	<u>\$ 4,491,827</u>	<u>\$ 867,306</u>	<u>\$ (354,195)</u>	<u>\$ 5,004,938</u>	<u>\$ 35,610</u>

For governmental and business-type activities, compensated absences are liquidated in the funds from which the employees' salaries are paid, which include the General Fund, Nonmajor Governmental Funds, Water and Sewer Fund, and Nonmajor Enterprise Funds, as applicable. The net pension liability is primarily liquidated by the General Fund for governmental activities. For business-type activities, the net pension liability will be liquidated by all enterprise funds.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 8. LONG-TERM DEBT (CONTINUED)

#### Primary Government (Continued)

**Direct Placement - Revenue Bonds, Series 2008.** During the fiscal period 2008, the Public Facilities Authority (PFA) issued \$10,000,000 of revenue bonds for the purpose of construction of a new 2.15 million gallon wastewater treatment plant including: (a) a portion of the financing costs for the acquisition of land, construction and equipping the wastewater treatment plant on the west side of the City, (b) paying capitalized interest on the bonds, and (c) paying the costs of issuance incident thereto. The bonds carry a rate of interest ranging from 4.4% – 4.9% per annum and mature March 1, 2028. During 2015 these bonds were defeased through the issuance of the 2015 Series Revenue Bonds. As part of the refunding, the City defeased certain outstanding general obligation bonds by placing the proceeds of the new bonds in an irrevocable trust to provide for future debt service payments on the old bonds. Accordingly, the trust account assets and the liability for the defeased bonds are not included in the City's financial statements. As of September 30, 2024, the outstanding amount of Series 2008 General Obligation Bonds considered legally defeased is \$5,025,000.

**Direct Placement - Revenue Bonds, Series 2009.** During the fiscal period 2009, the Public Facilities Authority issued \$24,905,000 of revenue bonds for the purpose of construction of a new 2.15 million gallon wastewater treatment plant including: (a) a portion of the financing costs for the acquisition of land, construction and equipping the wastewater treatment plant on the west side of the City, (b) paying capitalized interest on the bonds, and (c) paying the costs of issuance incident thereto. The bonds carry a rate of interest ranging from 4.625% - 4.875% per annum and mature March 1, 2039. During 2015 these bonds were defeased through the issuance of the 2015 Series Revenue Bonds. As part of the refunding, the City defeased certain outstanding general obligation bonds by placing the proceeds of the new bonds in an irrevocable trust to provide for future debt service payments on the old bonds. Accordingly, the trust account assets and the liability for the defeased bonds are not included in the City's financial statements. As of September 30, 2024, the outstanding amount of Series 2009 General Obligation Bonds considered legally defeased is \$24,905,000.

The total cash flow savings of the refunding of the Series 2008 and 2009 Bonds is \$6,370,734 with a present value, or economic gain of \$4,525,794.



## NOTES TO FINANCIAL STATEMENTS

### NOTE 8. LONG-TERM DEBT (CONTINUED)

#### Primary Government (Continued)

**Direct Placement - Revenue Bonds, Series 2015.** During the fiscal period 2015, the PFA issued \$33,860,000 City of Villa Rica Public Facilities Authority (Georgia) Revenue Bonds (City of Villa Rica Water and Sewerage Project), Series 2015 Revenue Bonds for the purpose of: (a) refunding all of Series 2008 and Series 2009 Bonds of the Authority, and (b) paying the costs of issuance incident thereto. The bonds carry a rate of interest ranging from 2.0% – 5.0% per annum and mature March 1, 2039. During 2022, these bonds were defeased through the issuance of the 2022 Series Revenue Bonds. As part of the refunding, the City defeased certain outstanding general obligation bonds by placing the proceeds of the new bonds in an irrevocable trust to provide for future debt service payments on the old bonds. Accordingly, the trust account assets and the liability for the defeased bonds are not included in the City's financial statements. As of September 30, 2024, the outstanding amount of Series 2015 General Obligation Bonds considered legally defeased is \$28,020,000.

**Direct Placement - Revenue Bonds, Series 2022.** During the fiscal period 2022, the PFA issued \$31,880,000 City of Villa Rica Public Facilities Authority (Georgia) Revenue Bonds (City of Villa Rica Water and Sewerage Project), Series 2022 Revenue Bonds for the purpose of: (a) refunding all of the Series 2015 Bond of the Authority, and (b) paying the costs of issuance incident thereto. The bonds carry a rate of interest ranging from 2.84% – 3.82% per annum and mature March 1, 2039. The bonds are payable solely from the City through a lease agreement with the Authority, whereby the City agrees to make rental payments in an amount sufficient to enable the Authority to make the semiannual principal and interest payments. The City has unconditionally agreed to levy ad valorem property tax, without limitation as to rate or amount, as necessary to meet its obligation under this agreement.

The total cash flow savings of the refunding of the Series 2015 Bonds is \$2,839,689 with a present value, or economic gain, of \$1,979,436.

The City's debt service requirements to maturity on the revenue bonds are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 1,590,000	\$ 810,820	\$ 2,400,820
2026	1,635,000	765,025	2,400,025
2027	1,685,000	717,881	2,402,881
2028	1,735,000	669,317	2,404,317
2029	1,785,000	619,333	2,404,333
2030-2034	9,715,000	2,295,927	12,010,927
2035-2039	11,200,000	813,234	12,013,234
Total	<u>\$ 29,345,000</u>	<u>\$ 6,691,537</u>	<u>\$ 36,036,537</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 8. LONG-TERM DEBT (CONTINUED)

#### Primary Government (Continued)

**Private Placement - Revenue Bond, Series 2023.** During the fiscal period 2023, the Urban Redevelopment Agency (URA) issued \$20,985,000 City of Villa Rica Urban Redevelopment Agency Revenue Bond, Series 2023 for the purpose of: (a) financing all or a portion of the costs of the urban redevelopment project, (b) paying capitalized interest through July 1, 2025, and (c) paying the costs of the issuance of the bond. The bond carries an interest rate of 4.48% and matures January 1, 2041. The Series 2023 Bond is secured by an Intergovernmental Contract, between the URA and the City of Villa Rica, pursuant to which the City of Villa Rica will agree to: (a) pay to the Agency amounts sufficient to enable the Agency to pay the principal and interest on the Series 2023 Bond as the same become due (contract payments), and (b) levy an ad valorem tax, unlimited as to rate or amount, on all property in the City of Villa Rica subject to such tax in order to make such contract payments.

The City anticipates making the contract payments from revenues (positive tax allocation increment) collected from the City's Eastside Tax Allocation District by the City, Carroll County, Georgia and the Carroll County School Board. The City has not pledged these revenues to the repayment of the Series 2023 Bond and may make the contract payments from any lawfully available funds.

The City's debt service requirements to maturity on the revenue bond are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ -	\$ 940,128	\$ 940,128
2026	1,050,000	916,608	1,966,608
2027	1,090,000	868,672	1,958,672
2028	1,140,000	818,720	1,958,720
2029	1,190,000	766,528	1,956,528
2030-2034	6,830,000	2,961,728	9,791,728
2035-2039	7,415,000	1,306,480	8,721,480
2040-2041	2,270,000	98,784	2,368,784
Total	<u>\$ 20,985,000</u>	<u>\$ 8,677,648</u>	<u>\$ 29,662,648</u>

#### Notes Payable

In August 2021, the City executed an agreement with the Georgia Environmental Finance Authority (GEFA) for the construction of a new water main, hydrant and valve installations, and related appurtenances. The agreement for construction of the water main has been executed for \$2,500,000 with an interest rate of 0.13%. As of September 30, 2024, the City had made draws totaling \$495,370 on the note payable to GEFA. Currently there is no payment schedule for the debt as the project is in the construction phase, thus the entire payable is reported as due in more than one year.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 8. LONG-TERM DEBT (CONTINUED)

#### Primary Government (Continued)

In August 2023, the City executed an agreement with the Georgia Environmental Finance Authority (GEFA) for upgrades to the pump station and related appurtenances. The agreement for upgrades to the pump station has been executed for \$1,707,900 with an interest rate of 1.63%. As of September 30, 2024, the City had made draws totaling \$1,707,900 on the note payable to GEFA. Currently there is no payment schedule for the debt as the project is in the construction phase, thus the entire payable is reported as due in more than one year.

In February 2023, the City executed an agreement with the Georgia Environmental Finance Authority (GEFA) for the relocation of utilities for the north Bypass and Hwy 78 and Conners Road roundabout. The agreement for construction of the water main has been executed for \$3,000,000 with an interest rate of 2.42%. As of September 30, 2024, the City had made draws totaling \$2,166,222 on the note payable to GEFA. Currently there is no payment schedule for the debt as the project is in the construction phase, thus the entire payable is reported as due in more than one year.

### NOTE 9. PENSION PLAN

#### Plan Description

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

As provided by state law, benefit provisions for participants in GMEBS are established and amended by the respective employers. As authorized by City Council, the plan provides pension benefits and death and disability benefits for plan members and beneficiaries. All employees, excluding elected officials who are immediately eligible, who work forty hours per week are eligible to participate after one fiscal period. Benefits vest after five fiscal periods of service. A City employee who retires at age 65 with five fiscal periods of service is entitled to benefits of 2% of final average earnings in excess of covered compensation. An employee may elect early retirement at age 55 provided he has a minimum of 25 fiscal periods total credited service to receive full benefits, otherwise early retirement may be elected after only 10 fiscal periods of service for reduced benefits.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 9. PENSION PLAN (CONTINUED)

#### Plan Description (Continued)

Elected officials are entitled to \$14 for each fiscal period of service after reaching normal retirement age.

*Plan Membership.* At January 1, 2024, the date of the most recent actuarial valuation, there were 320 participants consisting of the following:

Retirees and beneficiaries currently receiving benefits	79
Terminated vested participants not yet receiving benefits	76
Active employees - vested	47
Active employees - nonvested	118
Total	<u>320</u>

*Contributions.* The Plan is subject to minimum funding standards of the Georgia Public Retirement Systems Standards law. The Board of Trustees of GMEBS has adopted a recommended actuarial funding policy for the plan which meets state minimum requirements and will accumulate sufficient funds to provide the benefits under the plan. The funding policy for the plan, as adopted by the City Council, is to contribute an amount equal to or greater than the recommended contribution described below. For 2024, the actuarially determined contribution rate was 7.30% of covered payroll. The City makes all contributions to the plan. For fiscal year 2024, the City's contribution to the plan was \$538,303.

#### **Net Pension Liability of the City**

The City's net pension liability was measured as of September 30, 2023. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2023.

*Actuarial Assumptions.* The total pension liability in the January 1, 2023 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.25%
Salary increases	2.25%, including inflation
Investment rate of return	7.375%, net of pension expense, including inflation

Mortality rates for the January 1, 2023 valuation were based on the Pri-2012 Head-Count Weighted Healthy Retiree Mortality Table with rates multiplied by 1.25. The Pri-2012 Mortality Tables were determined to contain sufficient provision appropriate to reasonably reflect future mortality improvement, based on a four-year review of mortality experience for the period July 1, 2015 to June 30, 2019. Mortality experience will be reviewed periodically and updated if necessary.

## NOTES TO FINANCIAL STATEMENTS

### NOTE 9. PENSION PLAN (CONTINUED)

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

Cost-of-living adjustments were assumed to be 0.00%.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The difference between the resulting rate and the rate on the ongoing basis is a margin for adverse deviation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of March 31, 2023 are summarized in the table below:

Asset class	Target allocation	Long-term expected real rate of return*
Domestic equity	45%	6.91%
International equity	20%	7.21
Domestic fixed income	20%	1.61
Real estate	10%	3.61
Global fixed income	5%	1.67
Cash	—%	
Total	100%	

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

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

## NOTES TO FINANCIAL STATEMENTS

### NOTE 9. PENSION PLAN (CONTINUED)

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

*Changes in the Net Pension Liability of the City.* The changes in the components of the net pension liability of the City for the fiscal year ended September 30, 2024 were as follows:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
<b>Balances at 9/30/23</b>	<b>\$ 10,571,089</b>	<b>\$ 7,356,634</b>	<b>\$ 3,214,455</b>
<b>Changes for the year:</b>			
Service cost	294,135	-	294,135
Interest	782,597	-	782,597
Differences between expected and actual experience	78,730	-	78,730
Contributions - employer	-	542,355	(542,355)
Net investment income	-	989,889	(989,889)
Benefit payments, including refunds of employee contributions	(507,465)	(507,465)	-
Administrative expense	-	(26,728)	26,728
<b>Net changes</b>	<b>647,997</b>	<b>998,051</b>	<b>(350,054)</b>
<b>Balances at 9/30/24</b>	<b>\$ 11,219,086</b>	<b>\$ 8,354,685</b>	<b>\$ 2,864,401</b>

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

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

	1% Decrease (6.375%)	Current Discount Rate (7.375%)	1% Increase (8.375%)
City's net pension liability	<u>\$ 4,337,921</u>	<u>\$ 2,864,401</u>	<u>\$ 1,643,301</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 9. PENSION PLAN (CONTINUED)

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

*Changes in the Net Pension Liability of the City.* Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future, and actuarially determined amounts are subject to continual revision as results are compared to past expectations and new estimates are made about the future. Actuarial calculations reflect a long-term perspective. Calculations are based on the substantive plan in effect as of September 30, 2021 and the current sharing pattern of costs between employer and employee.

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

For the year ended September 30, 2024, the City recognized pension expense of \$849,398. At September 30, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 88,833	\$ 43,684
Net difference between projected and actual earnings on pension plan investments	394,046	-
City contributions subsequent to the measurement date	538,303	-
Total	<u>\$ 1,021,182</u>	<u>\$ 43,684</u>

City contributions subsequent to the measurement date of \$538,303 are reported as deferred outflows of resources and will be recognized as a reduction of the net pension liability in the fiscal year ending September 30, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending September 30:		
2025	\$	83,811
2026		96,887
2027		347,904
2028		(89,407)
Total	<u>\$</u>	<u>439,195</u>

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 10. DEFINED CONTRIBUTION PLAN

The City of Villa Rica's Internal Revenue Code Section 457 Plan (the "Plan") is a deferred compensation plan and qualifies as a defined contribution pension plan. The Plan is administered by John Hancock for all full-time employees. The Plan is funded through employer and employee contributions. Plan provisions and contribution requirements are established and may be amended by the City's Mayor and Council. At September 30, 2024, there were 111 plan members.

Employees are not required to contribute to the Plan. Employees may contribute a portion of their gross salary up to the maximum amount allowed by the IRS. The Plan allows employees to increase, decrease, stop and restart deferrals as often as they wish without penalties or fees. The City's Mayor and Council have established the plan to make matching contributions to all employees who elect to contribute to the Plan. Total employer and employee contributions for the year ended September 30, 2024 were \$127,923 and \$283,995 respectively.

### NOTE 11. RISK MANAGEMENT

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

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

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

Settled claims have not exceeded the coverage in the past three fiscal periods.



## NOTES TO FINANCIAL STATEMENTS

### NOTE 11. RISK MANAGEMENT (CONTINUED)

Effective September 1, 2017, the City created a high deductible self-insurance program for the City's employees. Under the program the City will pay for the first \$50,000 of medical and pharmacy claims on an individual basis up to \$1,530,848 in aggregate based on enrollment of 145 employees. The stop-loss insurance coverage does not include fixed costs such as TPA fees, stop-loss premiums, network rental, etc. The City pays annual premiums for stop-loss insurance coverage. The City's policies cover individual medical and pharmacy claims in excess of \$50,000; additionally, the City's aggregate annual claims exposure for medical and pharmacy claims is limited to \$1,530,848. The following describes the claims activity for the year ended September 30, 2024 and the fiscal year ended September 30, 2023:

<b>Fiscal Year-End</b>	<b>Beginning Balance</b>	<b>Current Year Claims and Change in Estimate</b>	<b>Claims Paid</b>	<b>End of Period Claims Liability</b>
2024	\$ 161,501	\$ 1,889,846	\$ (1,913,624)	\$ 137,723
2023	84,103	\$ 1,159,539	\$ (1,082,141)	\$ 161,501

### NOTE 12. COMMITMENTS AND CONTINGENCIES

#### Litigation

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

#### Grant Contingencies

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

#### Contractual Commitments

In addition to the liabilities enumerated in the balance sheet, at September 30, 2024, the City has contractual commitments on uncompleted contracts of approximately \$8,126,746.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 13. JOINT VENTURES

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

Three Rivers Regional Commission  
Highway 34  
Franklin, Georgia 30217

Atlanta Regional Commission  
229 Peachtree St NE, STE 100  
Atlanta, Georgia 30303

### NOTE 14. HOTEL/MOTEL TAX

The City levied an occupancy tax of 8% beginning August 1, 2018 for the rent of a guest room at a hotel or motel in the City as authorized by the Official Code of Georgia Annotated (O.C.G.A.) §48-13-51(b). Local governments imposing a tax under this code section are required to expend, in each fiscal period, an amount equal to but not less than 50% of the total amount of taxes collected that exceed the amount of taxes that would have been collected at the rate of 5% for promoting tourism, conventions, and trade shows by the destination marketing organization designated by the municipality levying the tax (for the City, the Downtown Development Authority or Industrial Development Authority). The remaining amount of taxes collected that exceed the amount of taxes that would be collected at the rate of 5% which are not otherwise expended above shall be expended for tourism product development. For the year ended September 30, 2024, the City collected \$434,645 in hotel/motel tax revenues of which \$162,992 was transferred to the City's General Fund and \$225,499 was disbursed to the Villa Rica Convention and Visitors Bureau.

### NOTE 15. TAX ABATEMENTS

For the year ended September 30, 2024, City property tax revenues were reduced by \$159,369 under agreements entered into by Carroll County and Douglas County. Under the agreements, assessed values on both real property and personal property are reduced based on investments made by the corporation to whom the incentives were offered as long as the corporation meets certain investment targets.

## NOTES TO FINANCIAL STATEMENTS

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### **NOTE 16. NONEXCHANGE FINANCIAL GUARANTEES**

In May 2021, the City entered into an intergovernmental agreement with Carroll County to participate in the issuance of General Obligation Sales Tax Bonds, Series 2021 in the amount of \$40,000,000 at an interest rate of 4%. The City's portion of the debt is \$4,000,000 which shall be paid first from the borrowing entity's (i.e., the "City") share of sales and use tax proceeds. The City has a guarantee in the intergovernmental agreement that requires the City to cover any debt service in which annual sales and use tax proceeds do not cover debt service, however, the likelihood of that occurring is remote, and therefore, the City has no liability to report.

## **REQUIRED SUPPLEMENTARY INFORMATION**

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

	2024	2023	2022	2021	2020
<b>Total pension liability</b>					
Service cost	\$ 294,135	\$ 301,671	\$ 276,900	\$ 252,306	\$ 237,027
Interest on total pension liability	782,597	745,451	706,213	655,468	571,853
Differences between expected and actual experience	78,730	(60,595)	(53,543)	148,918	396,883
Benefit payments, including refunds of employee contributions	(507,465)	(443,154)	(401,457)	(384,981)	(362,066)
Other expenses	-	-	-	-	415,484
<b>Net change in total pension liability</b>	<b>647,997</b>	<b>543,373</b>	<b>528,113</b>	<b>671,711</b>	<b>1,259,181</b>
<b>Total pension liability - beginning</b>	<b>10,571,089</b>	<b>10,027,716</b>	<b>9,499,603</b>	<b>8,827,892</b>	<b>7,568,711</b>
<b>Total pension liability - ending (a)</b>	<b>\$ 11,219,086</b>	<b>\$ 10,571,089</b>	<b>\$ 10,027,716</b>	<b>\$ 9,499,603</b>	<b>\$ 8,827,892</b>
<b>Plan fiduciary net position</b>					
Contributions - employer	\$ 542,355	\$ 532,331	\$ 470,367	\$ 355,973	\$ 278,227
Net investment income	989,889	(1,441,560)	1,696,968	619,722	186,708
Benefit payments, including refunds of member contributions	(507,465)	(443,154)	(401,457)	(384,981)	(362,066)
Administrative expenses	(26,728)	(27,218)	(27,797)	(23,613)	(23,725)
<b>Net change in plan fiduciary net position</b>	<b>998,051</b>	<b>(1,379,601)</b>	<b>1,738,081</b>	<b>567,101</b>	<b>79,144</b>
<b>Plan fiduciary net position - beginning</b>	<b>7,356,634</b>	<b>8,736,235</b>	<b>6,998,154</b>	<b>6,431,053</b>	<b>6,351,909</b>
<b>Plan fiduciary net position - ending (b)</b>	<b>\$ 8,354,685</b>	<b>\$ 7,356,634</b>	<b>\$ 8,736,235</b>	<b>\$ 6,998,154</b>	<b>\$ 6,431,053</b>
<b>City's net pension liability - ending (a) - (b)</b>	<b>\$ 2,864,401</b>	<b>\$ 3,214,455</b>	<b>\$ 1,291,481</b>	<b>\$ 2,501,449</b>	<b>\$ 2,396,839</b>
<b>Plan fiduciary net position as a percentage of the total pension liability</b>	<b>74.47%</b>	<b>69.59%</b>	<b>87.12%</b>	<b>73.67%</b>	<b>72.85%</b>
<b>Covered payroll</b>	<b>\$ 7,378,980</b>	<b>\$ 6,765,682</b>	<b>\$ 5,999,579</b>	<b>\$ 4,984,730</b>	<b>\$ 6,077,554</b>
<b>City's net pension liability as a percentage of covered payroll</b>	<b>38.82%</b>	<b>47.51%</b>	<b>21.53%</b>	<b>50.18%</b>	<b>39.44%</b>
	2019	2018	2017	2016	
<b>Total pension liability</b>					
Service cost	\$ 118,425	\$ 221,290	\$ 200,256	\$ 213,374	
Interest on total pension liability	279,114	505,365	488,754	433,897	
Differences between expected and actual experience	(69,314)	220,211	(145,396)	361,719	
Benefit payments, including refunds of employee contributions	(168,273)	(340,694)	(317,883)	(284,415)	
Other expenses	-	111,406	-	-	
<b>Net change in total pension liability</b>	<b>159,952</b>	<b>717,578</b>	<b>225,731</b>	<b>724,575</b>	
<b>Total pension liability - beginning</b>	<b>7,408,759</b>	<b>6,691,181</b>	<b>6,465,450</b>	<b>5,740,875</b>	
<b>Total pension liability - ending (a)</b>	<b>\$ 7,568,711</b>	<b>\$ 7,408,759</b>	<b>\$ 6,691,181</b>	<b>\$ 6,465,450</b>	
<b>Plan fiduciary net position</b>					
Contributions - employer	\$ 138,539	\$ 277,095	\$ 256,886	\$ 229,947	
Net investment income	304,455	680,462	620,185	13,608	
Benefit payments, including refunds of member contributions	(168,273)	(340,694)	(317,883)	(284,415)	
Administrative expenses	(12,538)	(22,997)	(23,126)	(15,103)	
<b>Net change in plan fiduciary net position</b>	<b>262,183</b>	<b>593,866</b>	<b>536,062</b>	<b>(55,963)</b>	
<b>Plan fiduciary net position - beginning</b>	<b>6,089,726</b>	<b>5,495,860</b>	<b>4,959,798</b>	<b>5,015,761</b>	
<b>Plan fiduciary net position - ending (b)</b>	<b>\$ 6,351,909</b>	<b>\$ 6,089,726</b>	<b>\$ 5,495,860</b>	<b>\$ 4,959,798</b>	
<b>City's net pension liability - ending (a) - (b)</b>	<b>\$ 1,216,802</b>	<b>\$ 1,319,033</b>	<b>\$ 1,195,321</b>	<b>\$ 725,114</b>	
<b>Plan fiduciary net position as a percentage of the total pension liability</b>	<b>83.92%</b>	<b>82.20%</b>	<b>82.14%</b>	<b>87.37%</b>	
<b>Covered payroll</b>	<b>\$ 4,670,988</b>	<b>\$ 4,595,373</b>	<b>\$ 4,619,244</b>	<b>\$ 4,525,595</b>	
<b>City's net pension liability as a percentage of covered payroll</b>	<b>26.05%</b>	<b>28.70%</b>	<b>25.88%</b>	<b>18.28%</b>	

**Notes to the Schedule:**

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

The City changed the measurement period of the plan with the change of the City's fiscal year end. The Plan years 2016 - 2018 were measured as of March 31, while

Plan years 2019 - 2024 are measured as of September 30.

# CITY OF VILLA RICA, GEORGIA

## REQUIRED SUPPLEMENTARY INFORMATION

### RETIREMENT PLAN

### SCHEDULE OF CITY CONTRIBUTIONS

	2024	2023	2022	2021	2020
Actuarially determined contribution	\$ 538,303	\$ 532,331	\$ 470,367	\$ 363,520	\$ 334,362
Contributions in relation to the actuarially determined contribution	<u>538,303</u>	<u>542,355</u>	<u>531,106</u>	<u>470,367</u>	<u>335,973</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ (10,024)</u>	<u>\$ (60,739)</u>	<u>\$ (106,847)</u>	<u>\$ (1,611)</u>
Covered payroll	\$ 7,374,014	\$ 7,378,980	\$ 6,765,682	\$ 5,999,579	\$ 4,984,730
Contributions as a percentage of covered payroll	7.30%	7.35%	7.85%	7.84%	6.74%
	2019	2018	2017	2016	
Actuarially determined contribution	\$ 353,457	\$ 207,808	\$ 277,101	\$ 250,148	
Contributions in relation to the actuarially determined contribution	<u>277,077</u>	<u>138,539</u>	<u>277,095</u>	<u>245,098</u>	
Contribution deficiency (excess)	<u>\$ 76,380</u>	<u>\$ 69,269</u>	<u>\$ 6</u>	<u>\$ 5,050</u>	
Covered payroll	\$ 5,197,012	\$ 3,522,169	\$ 4,595,274	\$ 3,966,501	
Contributions as a percentage of covered payroll	5.33%	3.93%	6.03%	6.18%	

**Notes to the Schedule:**

(1) Actuarial Assumptions:

Valuation Date  
Cost Method  
Actuarial Asset Valuation Method

January 1, 2023

Projected Unit Credit

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

Assumed Rate of Return on Investments  
Projected Salary Increases  
Cost-of-Living Adjustment  
Amortization Method  
Remaining Amortization Period

7.375%  
2.25% plus service based merit increases  
N/A  
Closed level dollar for unfunded liability  
Varies for the bases, with a net effective period of 10 years

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

## NONMAJOR GOVERNMENTAL FUNDS

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### Special Revenue Funds

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

**Federal Seizures Fund** – to account for funds awarded to the City of Villa Rica from joint seizures with various Federal agencies.

**Narcotics Enforcement Fund** – accounts for the City's local seizure activity. Revenues are restricted by State law to be used for drug prevention and trafficking.

**Hotel/Motel Tax Fund** – to account for the collection of hotel/motel taxes within the City which are restricted for the promotion of tourism via a contract with the Villa Rica Tourism Board.

**Cemetery Fund** – accounts for the committed resources provided for the operation and maintenance of the cemeteries.

**Technology Fund** – accounts for the restricted revenues generated from court fines which are to be used for expenditures related to technology needs in the municipal court of the City and any ancillary financial technology needs of the municipal court of the City.

### Capital Projects Funds

Capital projects funds are used to account for financial resources for the acquisition, construction, and improvements of the City's capital assets other than those financed by enterprise funds.

**Capital Projects Fund** – to account for the acquisition and construction of major capital projects.

**Public Roads Fund** – to account for capital projects which are funded through State grants that are used specifically for road resurfacing.

**2015 SPLOST Fund** – accounts for the Carroll County sales tax proceeds received by the City and the related project expenditures associated with the approved referendum.

**2016 SPLOST Fund** – accounts for the Douglas County sales tax proceeds received by the City and the related project expenditures associated with the approved referendum.

**2022 SPLOST Fund** – accounts for the Douglas County sales tax proceeds received by the City and the related project expenditures associated with the approved referendum.

**Capital Grants Fund** – accounts for the acquisition and construction of major capital projects funded by capital grants.

### Debt Service Fund

**Debt Service Fund** – accounts for revenues restricted, committed, or assigned to expenditures for principal and interest.

**CITY OF VILLA RICA, GEORGIA**

**COMBINING BALANCE SHEET**

**NONMAJOR GOVERNMENTAL FUNDS**

**SEPTEMBER 30, 2024**

Special Revenue Funds					
	Federal Seizures Fund	Narcotics Enforcement Fund	Hotel/Motel Tax Fund	Cemetery Fund	Technology Fund
<b>ASSETS</b>					
Cash and cash equivalents	\$ 123,918	\$ 182,197	\$ 119,117	\$ 28,992	\$ 131,665
Receivables	-	-	72,579	-	469
Due from other funds	-	-	-	-	-
Total assets	<u>\$ 123,918</u>	<u>\$ 182,197</u>	<u>\$ 191,696</u>	<u>\$ 28,992</u>	<u>\$ 132,134</u>
<b>LIABILITIES</b>					
Accounts payable	\$ -	\$ -	\$ 31,954	\$ 2,959	\$ -
Retainage payable	-	-	-	-	-
Deferred revenue	-	-	-	-	-
Total liabilities	<u>-</u>	<u>-</u>	<u>31,954</u>	<u>2,959</u>	<u>-</u>
<b>FUND BALANCES</b>					
<b>FUND BALANCES</b>					
Restricted:					
Public safety	123,918	182,197	-	-	132,134
Capital projects	-	-	-	-	-
Economic development	-	-	159,742	-	-
Committed for cemetery improvement	-	-	-	26,033	-
Total fund balances	<u>123,918</u>	<u>182,197</u>	<u>159,742</u>	<u>26,033</u>	<u>132,134</u>
Total liabilities and fund balances	<u>\$ 123,918</u>	<u>\$ 182,197</u>	<u>\$ 191,696</u>	<u>\$ 28,992</u>	<u>\$ 132,134</u>



Capital Projects Funds

Capital Projects Fund	Public Roads Fund	2015 SPLOST Fund	2016 SPLOST Fund	2022 SPLOST Fund	Capital Grants Fund	Debt Service Fund	Total Nonmajor Governmental Funds
\$ 1,596	\$ 321,773	\$ 120,261	\$ 3,466,047	\$ 2,769,803	\$ 816,674	\$ 1,048,667	\$ 9,130,710
-	-	-	-	357,895	23,597	417	454,957
-	-	-	300	-	-	-	300
<u>\$ 1,596</u>	<u>\$ 321,773</u>	<u>\$ 120,261</u>	<u>\$ 3,466,347</u>	<u>\$ 3,127,698</u>	<u>\$ 840,271</u>	<u>\$ 1,049,084</u>	<u>\$ 9,585,967</u>
\$ 1,596	\$ -	\$ 4,760	\$ 99,486	\$ -	\$ 33,353	\$ -	\$ 174,108
-	58,698	-	-	-	-	-	58,698
-	-	-	-	-	-	118	118
<u>1,596</u>	<u>58,698</u>	<u>4,760</u>	<u>99,486</u>	<u>-</u>	<u>33,353</u>	<u>118</u>	<u>232,924</u>
-	-	-	-	-	-	-	438,249
-	263,075	115,501	3,366,861	3,127,698	806,918	1,048,966	8,729,019
-	-	-	-	-	-	-	159,742
-	-	-	-	-	-	-	26,033
<u>-</u>	<u>263,075</u>	<u>115,501</u>	<u>3,366,861</u>	<u>3,127,698</u>	<u>806,918</u>	<u>1,048,966</u>	<u>9,353,043</u>
<u>\$ 1,596</u>	<u>\$ 321,773</u>	<u>\$ 120,261</u>	<u>\$ 3,466,347</u>	<u>\$ 3,127,698</u>	<u>\$ 840,271</u>	<u>\$ 1,049,084</u>	<u>\$ 9,585,967</u>

**CITY OF VILLA RICA, GEORGIA**  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**NONMAJOR GOVERNMENTAL FUNDS**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Special Revenue Funds				
	Federal Seizures Fund	Narcotics Enforcement Fund	Hotel/Motel Tax Fund	Cemetery Fund	Technology Fund
<b>Revenues:</b>					
Taxes	\$ -	\$ -	\$ 434,645	\$ -	\$ -
Intergovernmental	-	-	-	-	-
Charges for services	-	-	-	4,500	38,224
Investment earnings	-	-	6,512	-	6,110
Total revenues	-	-	441,157	4,500	44,334
<b>Expenditures:</b>					
Current:					
Public safety	-	8,186	-	-	-
Public works	-	-	-	-	-
Health and welfare	-	-	-	-	-
Economic development	-	-	225,499	13,997	14,050
Capital outlay	-	-	-	-	-
Debt service:					
Interest and fiscal charges	-	-	-	-	-
Total expenditures	-	8,186	225,499	13,997	14,050
Excess (deficiency) of revenues over expenditures	-	(8,186)	215,658	(9,497)	30,284
<b>Other financing sources (uses):</b>					
Transfers in	-	-	-	25,955	-
Transfers out	-	-	(162,992)	-	-
Total other financing sources (uses):	-	-	(162,992)	25,955	-
Net change in fund balances	-	(8,186)	52,666	16,458	30,284
<b>Fund balances, beginning of year</b>	<u>123,918</u>	<u>190,383</u>	<u>107,076</u>	<u>9,575</u>	<u>101,850</u>
<b>Fund balances, end of year</b>	<u>\$ 123,918</u>	<u>\$ 182,197</u>	<u>\$ 159,742</u>	<u>\$ 26,033</u>	<u>\$ 132,134</u>

**Capital Projects Funds**

<b>Capital Projects Fund</b>	<b>Public Roads Fund</b>	<b>2015 SPLOST Fund</b>	<b>2016 SPLOST Fund</b>	<b>2022 SPLOST Fund</b>	<b>Capital Grants Fund</b>	<b>Debt Service Fund</b>	<b>Total Nonmajor Governmental Funds</b>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,981	\$ 479,626
-	475,506	-	-	2,077,314	-	-	2,552,820
-	-	-	-	-	23,597	-	66,321
-	-	15,606	199,483	93,796	-	68,416	389,923
-	475,506	15,606	199,483	2,171,110	23,597	113,397	3,488,690
-	-	-	-	-	-	-	8,186
-	586,988	-	-	-	-	-	586,988
-	-	-	-	-	-	5,271	5,271
-	-	-	-	-	-	-	253,546
2,860,469	-	374,571	681,640	5,300	69,370	-	3,991,350
-	-	-	-	-	-	712,930	712,930
2,860,469	586,988	374,571	681,640	5,300	69,370	718,201	5,558,271
(2,860,469)	(111,482)	(358,965)	(482,157)	2,165,810	(45,773)	(604,804)	(2,069,581)
2,860,469	-	-	-	-	-	-	2,886,424
-	-	-	-	-	-	-	(162,992)
2,860,469	-	-	-	-	-	-	2,723,432
-	(111,482)	(358,965)	(482,157)	2,165,810	(45,773)	(604,804)	653,851
-	374,557	474,466	3,849,018	961,888	852,691	1,653,770	8,699,192
\$ -	\$ 263,075	\$ 115,501	\$ 3,366,861	\$ 3,127,698	\$ 806,918	\$ 1,048,966	\$ 9,353,043

**CITY OF VILLA RICA, GEORGIA**  
**FEDERAL SEIZURES FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budget			Variance with Final Budget
	Original	Final	Actual	
<b>Revenues:</b>				
Fines and forfeitures	\$ 1,000	\$ 1,000	\$ -	\$ (1,000)
Total revenues	1,000	1,000	-	(1,000)
<b>Expenditures:</b>				
Current:				
Public safety	1,000	1,000	-	1,000
Total expenditures	1,000	1,000	-	1,000
Net change in fund balance	-	-	-	-
Fund balance, beginning of year	123,918	123,918	123,918	-
Fund balance, end of year	\$ 123,918	\$ 123,918	\$ 123,918	\$ -

**CITY OF VILLA RICA, GEORGIA  
NARCOTICS ENFORCEMENT FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budget			Variance with Final Budget
	Original	Final	Actual	
<b>Revenues:</b>				
Fines and forfeitures	\$ 1,000	\$ 1,000	\$ -	\$ (1,000)
Total revenues	1,000	1,000	-	(1,000)
<b>Expenditures:</b>				
Current:				
Public safety	1,000	25,849	8,186	17,663
Total expenditures	1,000	25,849	8,186	17,663
Net change in fund balance	-	(24,849)	(8,186)	16,663
Fund balance, beginning of year	190,383	190,383	190,383	-
Fund balance, end of year	\$ 190,383	\$ 165,534	\$ 182,197	\$ 16,663

**CITY OF VILLA RICA, GEORGIA**  
**HOTEL/MOTEL TAX FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budget			Variance with Final Budget
	Original	Final	Actual	
<b>Revenues:</b>				
Taxes	\$ 486,740	\$ 486,740	\$ 434,645	\$ (52,095)
Investment earnings	-	-	6,512	6,512
Total revenues	486,740	486,740	441,157	(45,583)
<b>Expenditures:</b>				
Economic development	364,212	370,140	225,499	144,641
Total expenditures	364,212	370,140	225,499	144,641
Excess of revenues over expenditures	122,528	116,600	215,658	99,058
<b>Other financing uses:</b>				
Transfers out	(182,528)	(182,528)	(162,992)	19,536
Total other financing uses	(182,528)	(182,528)	(162,992)	19,536
Net change in fund balance	(60,000)	(65,928)	52,666	118,594
Fund balance, beginning of year	107,076	107,076	107,076	-
Fund balance, end of year	\$ 47,076	\$ 41,148	\$ 159,742	\$ 118,594

**CITY OF VILLA RICA, GEORGIA**  
**CEMETERY FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budget			Variance with Final Budget
	Original	Final	Actual	
<b>Revenues:</b>				
Charges for services	\$ 1,500	\$ 1,500	\$ 4,500	\$ 3,000
Investment earnings	25	25	-	(25)
Total revenues	1,525	1,525	4,500	2,975
<b>Expenditures:</b>				
Current:				
Economic development	27,480	27,480	13,997	13,483
Total expenditures	27,480	27,480	13,997	13,483
Deficiency of revenues over expenditures	(25,955)	(25,955)	(9,497)	16,458
<b>Other financing sources:</b>				
Transfers in	25,955	25,955	25,955	-
Total other financing sources	25,955	25,955	25,955	-
Net change in fund balance	-	-	16,458	16,458
<b>Fund balance, beginning of year</b>	9,575	9,575	9,575	-
<b>Fund balance, end of year</b>	\$ 9,575	\$ 9,575	\$ 26,033	\$ 16,458

**CITY OF VILLA RICA, GEORGIA**  
**TECHNOLOGY FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budget			Variance with Final Budget
	Original	Final	Actual	
<b>Revenues:</b>				
Charges for services	\$ 30,000	\$ 30,000	\$ 38,224	\$ 8,224
Investment earnings	-	-	6,110	6,110
Total revenues	30,000	30,000	44,334	14,334
<b>Expenditures:</b>				
Current:				
Economic development	30,000	30,000	14,050	15,950
Total expenditures	30,000	30,000	14,050	15,950
Net change in fund balance	-	-	30,284	30,284
Fund balance, beginning of year	101,850	101,850	101,850	-
Fund balance, end of year	\$ 101,850	\$ 101,850	\$ 132,134	\$ 30,284



**CITY OF VILLA RICA, GEORGIA**  
**CAPITAL PROJECTS FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budget			Variance with Final Budget
	Original	Final	Actual	
<b>Expenditures:</b>				
Capital outlay	\$ 845,331	\$ 2,874,076	\$ 2,860,469	\$ 13,607
Total expenditures	845,331	2,874,076	2,860,469	13,607
Deficiency of revenues over expenditures	(845,331)	(2,874,076)	(2,860,469)	13,607
<b>Other financing sources:</b>				
Transfers in	845,331	2,874,076	2,860,469	(13,607)
Total other financing sources	845,331	2,874,076	2,860,469	(13,607)
Net change in fund balance	-	-	-	-
<b>Fund balance, beginning of year</b>	-	-	-	-
<b>Fund balance, end of year</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**CITY OF VILLA RICA, GEORGIA**  
**DEBT SERVICE FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCES - BUDGET AND ACTUAL - GAAP BASIS**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budget			Variance with Final Budget
	Original	Final	Actual	
<b>Revenues:</b>				
Property Taxes	\$ 5,275	\$ 5,275	\$ 44,981	\$ 39,706
Investment earnings	-	-	68,416	68,416
Total revenues	5,275	5,275	113,397	108,122
<b>Expenditures:</b>				
Intergovernmental	5,275	5,275	5,271	4
Interest and fiscal charges	712,931	712,931	712,930	1
Total expenditures	718,206	718,206	718,201	5
Net change in fund balance	(712,931)	(712,931)	(604,804)	108,127
Fund balance, beginning of year	1,653,770	1,653,770	1,653,770	-
Fund balance, end of year	\$ 940,839	\$ 940,839	\$ 1,048,966	\$ 108,127

# CITY OF VILLA RICA, GEORGIA

## SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS - FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024

<u>Project</u>	<u>Original Estimated Cost</u>	<u>Current Estimated Cost</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total</u>
<b>2015 Issue</b>					
Water and sewer facilities and equipment including debt service for WWRF capital improvements	\$ 1,644,000	\$ 888,862	\$ 855,346	\$ 33,516	\$ 888,862
Library	1,375,999	1,375,999	1,375,999	-	1,375,999
Public safety	643,725	410,707	410,707	-	410,707
Streets and sidewalks	2,224,401	3,115,771	2,691,023	333,445	3,024,468
Recreation	1,379,075	2,095,264	2,063,457	7,610	2,071,067
Administration	-	338,747	338,747	-	338,747
Economic development	-	129,029	129,029	-	129,029
Total 2015 SPLOST	<u>\$ 7,267,200</u>	<u>\$ 8,354,379</u>	<u>\$ 7,864,308</u>	<u>\$ 374,571</u>	<u>\$ 8,238,879</u>
<b>2016 Issue</b>					
Transportation and streets	\$ 2,179,408	\$ 2,524,371	\$ 1,252,820	\$ 94,726	\$ 1,347,546
Water and sewerage	1,851,472	2,144,530	1,084,238	194,006	1,278,244
Public safety	804,810	1,181,243	989,971	168,997	1,158,968
Fire and EMS	944,182	844,585	327,907	-	327,907
Parks and recreation	1,052,128	1,218,663	209,957	223,911	433,868
Total 2016 SPLOST	<u>\$ 6,832,000</u>	<u>\$ 7,913,392</u>	<u>\$ 3,864,893</u>	<u>\$ 681,640</u>	<u>\$ 4,546,533</u>
<b>2021 Issue</b>					
Punkintown Road	\$ 4,008,300	\$ 4,008,300	\$ 259,859	\$ 1,411,967	\$ 1,671,826
Transportation and streets	3,000,000	3,000,000	39,966	914,351	954,317
Parks and recreation	1,000,000	1,000,000	-	70,750	70,750
Economic development	1,000,000	1,000,000	-	49,534	49,534
Total 2021 SPLOST	<u>\$ 9,008,300</u>	<u>\$ 9,008,300</u>	<u>\$ 299,825</u>	<u>\$ 2,446,602</u>	<u>\$ 2,746,427</u>
<b>2022 Issue</b>					
Transportation and streets	\$ 2,999,808	\$ 2,999,808	\$ -	\$ 5,300	\$ 5,300
Public safety	1,048,320	1,048,320	-	-	-
Infrastructure	4,015,872	4,015,872	-	-	-
Total 2022 SPLOST	<u>\$ 8,064,000</u>	<u>\$ 8,064,000</u>	<u>\$ -</u>	<u>\$ 5,300</u>	<u>\$ 5,300</u>

## **DISCRETELY PRESENTED COMPONENT UNITS**

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**CITY OF VILLA RICA, GEORGIA**  
**BALANCE SHEET**  
**COMPONENT UNIT - VILLA RICA INDUSTRIAL DEVELOPMENT AUTHORITY**  
**SEPTEMBER 30, 2024**

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<b>ASSETS</b>	<b>Villa Rica Industrial Development Authority</b>
Cash	\$ 349,060
Investments	710,000
Total assets	<u>\$ 1,059,060</u>
<b>LIABILITIES AND FUND BALANCES</b>	
<b>LIABILITIES</b>	
Accounts payable	\$ 40,236
Due to City of Villa Rica	157,100
Total liabilities	<u>197,336</u>
<b>FUND BALANCES</b>	
Restricted:	
Economic development	861,724
Total fund balance	<u>861,724</u>
Total liabilities and fund balance	<u>\$ 1,059,060</u>

**CITY OF VILLA RICA, GEORGIA**  
**STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**COMPONENT UNIT - VILLA RICA INDUSTRIAL DEVELOPMENT AUTHORITY**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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	Villa Rica Industrial Development Authority
<b>Revenues:</b>	
Investment earnings	\$ 50,891
Total revenues	<u>50,891</u>
<b>Expenditures:</b>	
Current:	
Economic development	<u>98,991</u>
Total expenditures	<u>98,991</u>
Net change in fund balance	(48,100)
<b>Fund balance, beginning of period</b>	<u>909,824</u>
<b>Fund balance, end of period</b>	<u><u>\$ 861,724</u></u>

**CITY OF VILLA RICA, GEORGIA**  
**BALANCE SHEET**  
**COMPONENT UNIT - VILLA RICA DOWNTOWN DEVELOPMENT AUTHORITY**  
**SEPTEMBER 30, 2024**

	Villa Rica Downtown Development Authority
<b>ASSETS</b>	
Cash and cash equivalents	\$ 36,093
Total assets	<u>\$ 36,093</u>
<b>LIABILITIES AND FUND BALANCES</b>	
<b>LIABILITIES</b>	
Due to primary government	\$ 49,000
Total liabilities	<u>49,000</u>
<b>FUND BALANCE</b>	
Unassigned (deficit)	<u>(12,907)</u>
Total fund balance	<u>(12,907)</u>
Total liabilities and fund balance	<u>\$ 36,093</u>

**CITY OF VILLA RICA, GEORGIA**  
**STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**COMPONENT UNIT - VILLA RICA DOWNTOWN DEVELOPMENT AUTHORITY**  
**FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

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	<b>Villa Rica Downtown Development Authority</b>
<b>Revenues:</b>	
Charges for services	\$ 2,209
Investment earnings	133
Total revenues	<u>2,342</u>
<b>Expenditures:</b>	
Current:	
Economic development	<u>11,698</u>
Net change in fund balance	(9,356)
<b>Fund balance, beginning of period</b>	<u>(3,551)</u>
<b>Fund deficit, end of period</b>	<u><u>\$ (12,907)</u></u>



**STATISTICAL SECTION**

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# STATISTICAL SECTION

## (Unaudited)

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

### Contents

#### **Financial Trends**

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**

These schedules contain information to help the reader assess the government's most significant local revenue source, the property tax.

#### **Debt Capacity**

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

#### **Demographic and Economic Information**

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**

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 reports for the relevant year.**

**CITY OF VILLA RICA, GEORGIA**  
**NET POSITION BY COMPONENT**  
**LAST TEN FISCAL YEARS**  
**(accrual basis of accounting)**

	12/2015	12/2016	12/2017	9/2018 (1)	9/2019
Governmental Activities					
Net Investment in capital assets	\$ 23,376,912	\$ 24,631,631	\$ 25,581,609	\$ 27,495,408	\$ 27,150,274
Restricted	2,946,353	1,796,702	2,263,462	820,694	2,369,296
Unrestricted	(27,955,224)	(27,862,880)	(27,531,954)	(27,407,528)	(25,385,896)
Total governmental activities net position	<u>\$ (1,631,959)</u>	<u>\$ (1,434,547)</u>	<u>\$ 313,117</u>	<u>\$ 908,574</u>	<u>\$ 4,133,674</u>
Business-type activities					
Net Investment in capital assets	\$ 53,535,243	\$ 52,711,362	\$ 51,730,520	\$ 51,111,546	\$ 51,095,904
Unrestricted	1,289,168	2,097,521	3,436,108	3,658,259	5,181,640
Total business-type activities net position	<u>\$ 54,824,411</u>	<u>\$ 54,808,883</u>	<u>\$ 55,166,628</u>	<u>\$ 54,769,805</u>	<u>\$ 56,277,544</u>
Primary government					
Net Investment in capital assets	\$ 42,820,242	\$ 43,618,398	\$ 43,958,887	\$ 45,628,831	\$ 45,651,654
Restricted	2,946,353	1,796,702	2,263,462	820,694	2,369,296
Unrestricted	7,425,857	7,959,236	9,257,396	9,302,027	12,390,268
Total primary government net position	<u>\$ 53,192,452</u>	<u>\$ 53,374,336</u>	<u>\$ 55,479,745</u>	<u>\$ 55,678,379</u>	<u>\$ 60,411,218</u>

*(Continued)*

**Notes:**

(1) Fiscal year 2018 is only for 9 months, running from 1/1/2018 - 9/30/2018. This is due to the change in fiscal year end.

	9/2020		9/2021		9/2022		9/2023		9/2024
\$	27,271,385	\$	27,571,991	\$	27,007,898	\$	26,104,306	\$	30,253,836
	3,733,813		9,000,419		11,082,384		16,431,198		17,016,977
	(22,938,191)		(22,972,052)		(20,720,090)		(18,454,810)		(17,886,200)
\$	8,067,007	\$	13,600,358	\$	17,370,192	\$	24,080,694	\$	29,384,613

\$	51,368,464	\$	51,261,026	\$	53,233,962	\$	54,582,413	\$	54,920,599
	6,023,630		6,072,458		10,074,814		8,346,637		8,795,755
\$	57,392,094	\$	57,333,484	\$	63,308,776	\$	62,929,050	\$	63,716,354

\$	78,639,849	\$	48,065,012	\$	80,241,860	\$	80,686,719	\$	85,174,435
	3,733,813		9,000,419		11,082,384		16,431,198		17,016,977
	(16,914,561)		13,868,411		(10,645,276)		(10,108,173)		(9,090,445)
\$	65,459,101	\$	70,933,842	\$	80,678,968	\$	87,009,744	\$	93,100,967

**CITY OF VILLA RICA, GEORGIA**  
**CHANGES IN NET POSITION**  
**LAST TEN FISCAL YEARS**  
**(accrual basis of accounting)**

	12/2015	12/2016	12/2017	9/2018 (1)
<b>Expenses</b>				
Governmental activities:				
General government	\$ 2,240,151	\$ 1,889,057	\$ 1,970,169	\$ 881,397
Judicial	118,003	126,958	155,784	109,652
Public safety	3,598,334	4,136,348	4,319,969	3,294,224
Public works	2,136,417	1,911,665	2,378,939	1,899,343
Housing and development	434,965	685,524	921,503	179,681
Health and welfare	195,254	202,580	227,141	1,972,259
Culture and recreation	2,228,525	2,293,240	2,731,102	1,002,085
Interest on long-term debt	1,326,673	1,344,470	1,333,151	964,520
Total governmental activities expenses	12,278,322	12,589,842	14,037,758	10,303,161
Business-type activities:				
Water and sewer	4,438,097	5,050,925	4,719,234	3,833,639
Solid waste	778,358	839,843	947,077	925,278
Stormwater	-	-	-	-
Total business-type activities expenses	5,216,455	5,890,768	5,666,311	4,758,917
Total primary government expenses	\$ 17,494,777	\$ 18,480,610	\$ 19,704,069	\$ 15,062,078
Component units:				
Villa Rica Industrial Development Authority	\$ 28,783	\$ 40,872	\$ 42,960	\$ 42,960
Villa Rica Downtown Development Authority	7,580	8,530	96,162	96,162
Total component unit expenses	\$ 36,363	\$ 49,402	\$ 139,122	\$ 139,122
<b>Program Revenues</b>				
Governmental activities:				
Charges for service:				
General government	\$ 81,819	\$ 61,807	\$ 440,433	\$ 9,945
Judicial	470,045	527,344	656,508	479,575
Public safety	2,402	9,331	13,810	23,585
Public works	1,605	1,285	5,525	5,023
Health and welfare	438,871	403,467	439,047	385,036
Culture and recreation	131,056	168,401	475,577	267,036
Operating grants and contributions	699,582	302,692	1,202,322	414,040
Capital grants and contributions	1,175,651	1,422,653	2,233,372	1,978,565
Total governmental activities program revenues	3,001,031	2,896,980	5,466,594	3,562,805
Business-type activities:				
Charges for services:				
Water and sewer	5,207,284	5,653,759	5,857,818	5,732,545
Solid waste	831,768	862,475	867,805	843,581
Capital grants and contributions	264,443	322,793	144,031	259,724
Total business-type activities program revenues	6,303,495	6,839,027	6,869,654	6,835,850
Total primary government program revenues	\$ 9,304,526	\$ 9,736,007	\$ 12,336,248	\$ 10,398,655

*(Continued)*

9/2019	9/2020	9/2021	9/2022	9/2023	9/2024
\$ 2,179,236	\$ 2,252,393	\$ 3,155,094	\$ 3,051,053	\$ 3,562,822	\$ 4,277,240
193,179	193,567	201,785	211,759	212,384	239,519
5,381,329	5,378,386	5,923,904	5,933,902	6,220,676	7,332,680
2,325,209	2,724,924	3,428,048	3,258,183	3,319,711	5,147,783
249,168	226,466	227,328	256,862	282,199	294,893
2,223,989	2,435,844	3,451,869	2,951,829	3,131,009	3,310,118
1,207,817	1,338,005	1,651,512	1,755,540	1,709,264	1,904,008
1,323,039	1,309,895	1,290,487	1,235,216	1,866,338	2,122,290
15,082,966	15,859,480	19,330,027	18,654,344	20,304,403	24,628,531
5,671,479	5,490,886	6,193,250	6,939,504	7,241,407	7,869,008
1,224,268	1,284,004	1,318,076	1,473,408	1,656,123	1,616,710
206,776	197,851	219,873	207,417	253,201	270,996
7,102,523	6,972,741	7,731,199	8,620,329	9,150,731	9,756,714
\$ 22,185,489	\$ 22,832,221	\$ 27,061,226	\$ 27,274,673	\$ 29,455,134	\$ 34,385,245
\$ 43,401	\$ 44,153	\$ 25,134	\$ 154,529	\$ 47,313	\$ 56,837
11,613	8,907	5,149	68,948	45,085	11,698
\$ 55,014	\$ 53,060	\$ 30,283	\$ 223,477	\$ 92,398	\$ 68,535
\$ 72,023	\$ 103,973	\$ 51,901	\$ 64,502	\$ 57,238	\$ 45,005
617,117	614,184	587,542	611,588	435,198	517,745
19,646	26,527	9,375	8,032	13,854	5,485
4,670	19,790	13,790	30,750	6,310	28,097
316,497	114,796	421,641	565,997	698,669	832,477
665,838	568,116	369,830	464,127	563,461	833,664
550,714	1,389,146	567,721	444,962	598,633	786,801
2,720,736	2,831,693	7,098,628	9,386,858	5,296,587	5,276,163
4,967,241	5,668,225	9,120,428	11,576,816	7,669,950	8,325,437
9,058,890	9,595,927	9,065,232	9,319,626	10,237,338	11,801,370
1,263,850	1,345,477	1,415,708	1,559,751	1,710,902	1,803,859
597,322	232,480	331,465	585,445	-	-
10,920,062	11,173,884	10,812,405	11,464,822	11,948,240	13,605,229
\$ 15,887,303	\$ 16,842,109	\$ 19,932,833	\$ 23,041,638	\$ 19,618,190	\$ 21,930,666

**CITY OF VILLA RICA, GEORGIA**  
**CHANGES IN NET POSITION**  
**LAST TEN FISCAL YEARS**  
**(accrual basis of accounting)**

	12/2015	12/2016	12/2017	9/2018 (1)
Component Units:				
Charges for services:				
Villa Rica Industrial Development Authority	\$ 11,338	\$ -	\$ -	\$ -
Villa Rica Downtown Development Authority	53	1,025	72,206	72,206
Total Component Unit program revenues	\$ 11,391	\$ 1,025	\$ 72,206	\$ 72,206
<b>Net (Expense)/Revenue</b>				
Governmental activities	\$ (9,277,291)	\$ (9,692,862)	\$ (8,571,164)	\$ (6,740,357)
Business-type activities	1,087,040	948,259	1,203,343	2,076,933
Total primary government net expense	\$ (8,190,251)	\$ (8,744,603)	\$ (7,367,821)	\$ (4,663,424)
<b>General Revenues and Other Changes in Net Position</b>				
Governmental activities:				
Taxes				
Property taxes	\$ 3,113,639	\$ 3,348,369	\$ 3,771,161	\$ 631,999
Sales taxes	2,288,460	2,328,688	2,405,569	1,992,836
Other taxes and miscellaneous	2,829,722	3,028,918	3,118,313	2,042,776
Unrestricted investment earnings	37,827	9,698	2,967	2,592
Miscellaneous	-	-	9,528	189,060
Gain on sale of capital assets	614,828	211,087	162,920	-
Transfers	1,286,740	963,514	848,370	2,476,551
Total governmental activities	\$ 10,171,216	\$ 9,890,274	\$ 10,318,828	\$ 7,335,814
Business-type activities				
Investment earnings	\$ 875	\$ 2,457	\$ 2,772	\$ 2,795
Miscellaneous	7,900	-	-	-
Gain on sale of capital assets	-	-	-	-
Transfers	(1,286,740)	(963,514)	(848,370)	(2,476,551)
Total business-type activities	(1,277,965)	(961,057)	(845,598)	(2,473,756)
Total primary government	\$ 8,893,251	\$ 8,929,217	\$ 9,473,230	\$ 4,862,058
<b>Change in Net Position</b>				
Governmental activities	\$ 893,925	\$ 197,412	\$ 1,747,664	\$ 595,457
Business-type activities	(190,925)	(15,528)	357,745	(396,823)
Total primary government	\$ 703,000	\$ 181,884	\$ 2,105,409	\$ 198,634

**Notes:**

(1) Fiscal year 2018 is only for 9 months, running from 1/1/2018 - 9/30/2018. This is due to the change in fiscal year end.

9/2019	9/2020	9/2021	9/2022	9/2023	9/2024
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
500	-	-	103,735	-	-
\$ 500	\$ -	\$ -	\$ 103,735	\$ -	\$ -
\$ (10,115,725)	\$ (10,191,255)	\$ (10,209,599)	\$ (7,077,528)	\$ (12,634,453)	\$ (16,303,094)
3,817,539	4,201,143	3,081,206	2,844,493	2,797,509	3,848,515
\$ (6,298,186)	\$ (5,990,112)	\$ (7,128,393)	\$ (4,233,035)	\$ (9,836,944)	\$ (12,454,579)
\$ 3,780,936	\$ 3,944,485	\$ 4,854,855	\$ 5,236,509	\$ 6,092,903	\$ 6,710,240
2,921,096	3,095,590	3,486,976	3,964,238	4,432,976	4,746,774
3,868,420	3,758,257	3,989,267	4,510,341	4,925,546	4,970,027
-	-	387	25,554	157,795	870,844
440,979	202,797	205,245	159,336	176,998	209,504
15,504	8,168	12,840	-	14,878	661,522
2,313,890	3,115,291	3,193,380	(3,048,616)	3,543,859	3,438,102
\$ 13,340,825	\$ 14,124,588	\$ 15,742,950	\$ 10,847,362	\$ 19,344,955	\$ 21,607,013
\$ 4,090	\$ 28,698	\$ 19,164	\$ 71,979	\$ 329,712	\$ 298,237
-	-	34,400	10,204	9,481	28,356
-	-	-	-	27,431	50,298
(2,313,890)	(3,115,291)	(3,193,380)	3,048,616	(3,543,859)	(3,438,102)
(2,309,800)	(3,086,593)	(3,139,816)	3,130,799	(3,177,235)	(3,061,211)
\$ 11,031,025	\$ 11,037,995	\$ 12,603,134	\$ 13,978,161	\$ 16,167,720	\$ 18,545,802
\$ 3,225,100	\$ 3,933,333	\$ 5,533,351	\$ 3,769,834	\$ 6,710,502	\$ 5,303,919
1,507,739	1,114,550	(58,610)	5,975,292	(379,729)	787,304
\$ 4,732,839	\$ 5,047,883	\$ 5,474,741	\$ 9,745,126	\$ 6,330,773	\$ 6,091,223



**CITY OF VILLA RICA, GEORGIA**  
**FUND BALANCES OF GOVERNMENTAL FUNDS**  
**LAST TEN FISCAL YEARS**  
**(modified accrual basis of accounting)**

	12/2015	12/2016	12/2017	9/2018 (1)
General Fund				
Nonspendable	\$ 306,723	\$ 588,642	\$ 98,234	\$ 236,815
Committed	-	450,000	500,000	950,000
Assigned	337,134	600,483	1,087,658	79,688
Unassigned	6,523,603	5,220,018	5,069,864	3,617,325
Total general fund	<u>\$ 7,167,460</u>	<u>\$ 6,859,143</u>	<u>\$ 6,755,756</u>	<u>\$ 4,883,828</u>
All Other Governmental Funds				
Nonspendable	\$ -	\$ -	\$ -	\$ -
Restricted	2,983,880	1,796,702	2,263,462	820,694
Committed	-	24,472	27,689	15,508
Assigned	-	199,227	48,748	-
Unassigned (deficit)	-	-	-	(951)
Total all other governmental funds	<u>\$ 2,983,880</u>	<u>\$ 2,020,401</u>	<u>\$ 2,339,899</u>	<u>\$ 835,251</u>
Total all governmental funds	<u><u>\$ 10,151,340</u></u>	<u><u>\$ 8,879,544</u></u>	<u><u>\$ 9,095,655</u></u>	<u><u>\$ 5,719,079</u></u>

**Notes:**

(1) Fiscal year 2018 is only for 9 months, running from 1/1/2018 - 9/30/2018. This is due to the change in fiscal year end.

9/2019	9/2020	9/2021	9/2022	9/2023	9/2024
\$ 331,987	\$ 265,570	\$ 305,780	\$ 389,402	\$ 462,132	\$ 539,497
950,000	1,000,000	1,000,000	500,000	500,000	500,000
19,192	638,175	877,804	541,726	438,961	565,566
5,104,136	5,859,892	6,458,485	8,309,643	9,482,154	9,286,048
\$ 6,405,315	\$ 7,763,637	\$ 8,642,069	\$ 9,740,771	\$ 10,883,247	\$ 10,891,111
\$ -	\$ -	\$ 8,461	\$ 750	\$ 1,000	\$ -
2,369,296	3,733,813	8,702,559	10,838,329	30,155,937	26,016,523
52,730	8,354	9,077	5,448	9,575	26,033
609	283,378	277	-	-	-
109,182	-	(3,600)	-	-	-
\$ 2,531,817	\$ 4,025,545	\$ 8,716,774	\$ 10,844,527	\$ 30,166,512	\$ 26,042,556
\$ 8,937,132	\$ 11,789,182	\$ 17,358,843	\$ 20,585,298	\$ 41,049,759	\$ 36,933,667

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

	12/2015	12/2016	12/2017	9/2018	9/2019
<b>Revenues</b>					
Taxes	\$ 8,202,400	\$ 8,710,240	\$ 9,236,397	\$ 4,680,351	\$ 10,756,673
Licenses and permits	211,314	229,187	537,327	275,853	736,444
Intergovernmental	1,808,598	1,710,806	3,256,165	1,381,676	3,098,476
Fines and forfeitures	261,061	359,854	466,094	356,566	530,235
Charges for service	653,423	582,594	650,065	537,781	429,112
Interest income	38,196	10,115	3,323	3,086	4,313
Other revenues	656,893	248,410	234,151	212,755	534,181
Total revenues	11,831,885	11,851,206	14,383,522	7,448,068	16,089,434
<b>Expenditures</b>					
General government	2,153,213	1,773,868	1,616,466	1,330,555	1,899,096
Judicial	118,330	125,679	154,686	111,680	193,620
Public safety	3,607,660	3,887,115	4,055,900	3,294,805	4,649,375
Public works	1,159,921	1,375,220	1,895,374	1,704,649	1,896,409
Health and welfare	195,735	200,007	224,809	177,939	250,741
Culture and recreation	1,874,565	1,914,100	2,303,076	1,711,620	2,008,815
Economic development	436,596	679,225	918,015	1,040,035	1,213,665
Capital outlay	1,755,468	2,417,914	2,190,317	2,224,974	1,395,142
Debt service					
Interest	1,416,133	1,473,388	1,461,138	1,454,938	1,447,288
Principal	556,302	240,000	245,000	250,000	260,000
Bond issuance cost	-	-	-	-	-
Total expenditures	13,273,923	14,086,516	15,064,781	13,301,195	15,214,151
Excess of revenues over (under) expenditures	(1,442,038)	(2,235,310)	(681,259)	(5,853,127)	875,283
<b>Other Financing Sources (Uses)</b>					
Transfers in	2,717,354	3,813,500	3,419,736	2,866,579	3,329,235
Transfers out	(1,430,614)	(2,849,986)	(2,571,366)	(390,028)	(1,015,345)
Bonds issued	33,860,000	-	-	-	-
Premium on bonds issued	4,835,048	-	-	-	-
Payment to refunded bond escrow agent	(38,434,806)	-	-	-	-
Sale of capital assets	-	-	49,000	-	28,880
Total other financing sources (uses)	1,546,982	963,514	897,370	2,476,551	2,342,770
Net change in fund balances	\$ 104,944	\$ (1,271,796)	\$ 216,111	\$ (3,376,576)	\$ 3,218,053
Debt service as a percentage of noncapital expenditures	20.66%	17.21%	15.28%	18.19%	14.10%

	9/2020		9/2021		9/2022		9/2023		9/2023
\$	10,807,499	\$	12,327,620	\$	13,706,739	\$	15,453,001	\$	16,424,461
	670,512		419,688		526,227		617,461		875,159
	4,025,156		8,880,966		9,678,425		3,854,035		4,831,996
	525,388		483,479		519,280		363,487		420,440
	251,485		550,912		699,489		793,782		966,874
	27,895		26,412		153,771		997,598		2,072,136
	238,345		260,228		192,271		209,550		239,180
	16,546,280		22,949,305		25,476,202		22,288,914		25,830,246
	2,077,177		2,379,395		2,875,659		3,443,863		3,787,206
	190,446		199,153		221,022		219,729		235,261
	5,029,924		5,042,877		5,559,011		5,905,842		6,689,316
	2,263,622		2,653,665		2,658,744		2,900,490		3,882,294
	223,343		224,808		261,956		285,136		292,049
	1,955,858		2,043,574		2,308,615		2,642,958		2,719,961
	1,258,605		1,527,899		1,777,129		1,731,454		1,806,687
	1,668,101		4,306,042		1,693,841		6,630,527		11,361,535
	735,000		855,000		880,000		1,210,000		1,325,000
	1,432,363		1,408,513		995,533		1,194,705		1,794,511
	-		-		365,218		322,177		-
	16,834,439		20,640,926		19,596,728		26,486,881		33,893,820
	(288,159)		2,308,379		5,879,474		(4,197,967)		(8,063,574)
	3,814,423		4,767,757		9,961,534		7,165,055		7,110,886
	(682,382)		(1,519,315)		(13,010,150)		(3,562,366)		(3,338,584)
	-		-		31,880,000		20,985,000		-
	-		-		-		-		-
	-		-		(31,484,403)		-		-
	8,168		12,840		-		74,739		175,180
	3,140,209		3,261,282		(2,653,019)		24,662,428		3,947,482
\$	2,852,050	\$	5,569,661	\$	3,226,455	\$	20,464,461	\$	(4,116,092)
	16.67%		12.18%		10.10%		12.13%		13.20%

# CITY OF VILLA RICA, GEORGIA

## TAX REVENUE BY SOURCE, GOVERNMENTAL FUNDS LAST TEN FISCAL YEARS

Fiscal Year	Property Tax	Sales Tax	Alcoholic Beverage Excise Tax	Franchise Tax	Insurance Premium Tax	Hotel/Motel Tax	Other	Total
12/2015	\$ 3,113,639	\$ 2,288,460	\$ 288,093	\$ 1,177,544	\$ 804,151	\$ 109,438	\$ 450,496	\$ 8,231,821
12/2016	3,348,369	2,328,688	296,599	1,238,834	871,052	130,506	491,927	8,705,975
12/2017	3,771,161	2,405,569	299,585	1,151,519	933,311	179,033	554,865	9,295,043
9/2018 <sup>(1)</sup>	631,999	1,992,836	224,312	161,639	1,006,675	252,081 <sup>(2)</sup>	398,069	4,667,611
9/2019	3,780,936	2,921,096	328,438	1,352,028	1,069,008	329,530	789,416	10,570,452
9/2020	3,953,652	3,095,590	308,100	1,344,327	1,128,055	288,410	689,365	10,807,499
9/2021	4,854,855	3,486,976	336,384	1,316,112	1,166,067	379,580	791,124	12,331,098
9/2022	5,236,509	3,964,238	303,573	1,404,205	1,461,039	462,337	879,187	13,711,088
9/2023	6,094,479	4,432,976	289,173	1,586,706	1,506,161	468,692	1,074,814	15,453,001
9/2024	6,662,679	4,746,774	275,169	1,561,071	1,619,738	434,645	1,124,385	16,424,461

**Notes:**

(1) Fiscal year 2018 is only for 9 months, running from 1/1/2018 - 9/30/2018. This is due to the change in fiscal year end.

(2) The Hotel/Motel Tax rate increased from 5% to 8% in 2017.

**CITY OF VILLA RICA, GEORGIA**

**ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY**

**LAST TEN FISCAL YEARS - CARROLL COUNTY**

Fiscal Year	Digest Year	Real Property	Personal Property	Public Utilities Property	Motor Vehicles Mobile Homes	Less: Tax-Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Assessed Value as a Percentage of Actual Value
12/2014	2014	\$ 185,080,187	\$ 88,699,984	\$ 5,646,388	\$ 17,942,723	\$ (39,214,037)	\$ 258,155,245	6.630	\$ 645,388,113	40.00
12/2015	2015	188,912,127	89,264,678	5,756,077	11,042,923	(43,032,866)	251,942,939	6.500	629,857,348	40.00
12/2016	2016	216,666,769	130,867,680	5,918,751	8,745,216	(59,783,393)	302,415,023	6.500	756,037,558	40.00
12/2017	2017	241,551,697	110,788,455	6,988,845	7,181,755	(48,165,421)	318,345,331	6.365	795,863,328	40.00
9/2018	n/a									
9/2019	2018	259,642,495	120,790,187	6,280,258	6,204,882	(55,086,068)	337,831,754	6.056	844,579,385	40.00
9/2020	2019	294,575,301	148,490,299	6,536,732	3,573,372	(61,068,593)	392,107,111	5.743	980,267,778	40.00
9/2021	2020	334,201,560	146,780,002	7,061,872	4,510,322	(55,888,243)	436,665,513	6.250	1,091,663,783	40.00
9/2022	2021	355,978,833	145,574,445	7,115,716	3,783,788	(62,598,473)	449,854,309	6.250	1,124,635,773	40.00
9/2023	2022	408,506,799	172,063,297	7,351,910	5,190,594	(81,299,576)	511,813,024	6.250	1,279,532,560	40.00
9/2024	2023	531,174,055	184,526,898	7,587,410	6,154,730	(94,849,817)	634,593,276	5.822	1,586,483,190	40.00

**Notes:** Property in the county is reassessed each year. The county assesses property at approximately 40 percent of actual value for all types of real and personal property. Estimated actual value is calculated by dividing assessed value by those percentages. Tax rates are per \$1,000 of assessed value. The fiscal year change in 2018 caused a skip in property taxes. Digest Year 2017 was recorded in FY 2017. Digest Year 2018 was recorded in FY2019.

**Source:** Georgia Department of Revenue

Source: <https://apps.dor.ga.gov/digestconsolidation/DisplayDigest.aspx>

## CITY OF VILLA RICA, GEORGIA

### ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY LAST TEN FISCAL YEARS - DOUGLAS COUNTY

Fiscal Year	Digest Year	Real Property	Personal Property	Public Utilities Property	Motor Vehicles Mobile Homes	Less: Tax-Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Assessed Value as a Percentage of Actual Value
12/2014	2014	\$ 151,545,511	\$ 23,373,304	\$ 1,631,422	\$ 11,792,520	\$ (21,667,475)	\$ 166,675,282	6.630	\$ 416,688,205	40.00
12/2015	2015	162,632,635	22,803,179	2,226,719	7,851,060	(18,900,819)	176,612,774	6.500	441,531,935	40.00
12/2016	2016	177,273,269	37,110,555	1,649,637	5,463,070	(34,176,077)	187,320,454	6.500	468,301,135	40.00
12/2017	2017	189,158,214	42,456,261	1,864,397	3,922,340	(29,028,185)	208,373,027	6.365	520,932,568	40.00
9/2018	N/A									
9/2019	2018	212,209,120	55,298,431	1,865,361	2,705,670	(29,609,513)	242,469,069	6.056	606,172,673	40.00
9/2020	2019	232,835,760	74,194,141	2,597,521	2,279,320	(69,253,162)	242,653,580	5.743	606,633,950	40.00
9/2021	2020	256,703,775	69,903,991	2,597,521	2,098,664	(65,195,766)	266,108,185	6.250	665,270,463	40.00
9/2022	2021	270,119,972	57,964,486	3,094,811	1,527,170	(55,454,136)	277,252,303	6.250	693,130,758	40.00
9/2023	2022	347,587,650	76,540,041	3,322,947	1,287,900	(73,133,015)	355,605,523	6.250	889,013,808	40.00
9/2024	2023	372,457,532	110,096,881	5,355,774	1,224,710	(100,354,651)	388,780,246	5.822	971,950,615	40.00

**Notes:** Property in the county is reassessed each year. The county assesses property at approximately 40 percent of actual value for all types of real and personal property. Estimated actual value is calculated by dividing assessed value by those percentages. Tax rates are per \$1,000 of assessed value. The fiscal year change in 2018 caused a skip in property taxes. Digest Year 2017 was recorded in FY 2017. Digest Year 2018 was recorded in FY2019.

**Source:** Georgia Department of Revenue

**Source:** <https://apps.dor.ga.gov/digestconsolidation/DisplayDigest.aspx>

## CITY OF VILLA RICA, GEORGIA

### DIRECT AND OVERLAPPING SALES TAX RATES LAST TEN FISCAL YEARS

<u>Fiscal Year</u>		<u>County/BOE</u>	<u>SPLOST Sales Tax</u>	<u>State of Georgia Sales Tax</u>	<u>Total Direct and Overlapping Rates</u>
2015	Carroll	2.00	1.00	4.00	7.00
	Douglas	2.00	-	4.00	6.00
2016	Carroll	2.00	1.00	4.00	7.00
	Douglas	2.00	1.00	4.00	7.00
2017	Carroll	2.00	1.00	4.00	7.00
	Douglas	2.00	1.00	4.00	7.00
2018	Carroll	2.00	1.00	4.00	7.00
	Douglas	2.00	1.00	4.00	7.00
2019	Carroll	2.00	1.00	4.00	7.00
	Douglas	2.00	1.00	4.00	7.00
2020	Carroll	2.00	1.00	4.00	7.00
	Douglas	2.00	1.00	4.00	7.00
2021	Carroll	2.00	1.00	4.00	7.00
	Douglas	2.00	1.00	4.00	7.00
2022	Carroll	2.00	1.00	4.00	7.00
	Douglas	2.00	1.00	4.00	7.00
2023	Carroll	2.00	1.00	4.00	7.00
	Douglas	2.00	1.00	4.00	7.00
2024	Carroll	2.00	1.00	4.00	7.00
	Douglas	2.00	1.00	4.00	7.00

**Source:** Georgia Department of Revenue



**CITY OF VILLA RICA, GEORGIA**  
**DIRECT AND OVERLAPPING PROPERTY TAX RATES**  
**LAST TEN TAX YEARS**  
**(rate per \$1,000 of assessed value)**

Tax Year	County	Direct Rates			Overlapping Rates Douglas County			Overlapping Rates Carroll County			Total Direct and Overlapping Rates
		City of Villa Rica	Bond City of Villa Rica	Total Direct	Douglas County	Board of Education	State of Georgia	Carroll County	Board of Education	State of Georgia	
2014	Carroll	6.630	-	6.630	-	-	-	8.482	19.500	0.100	34.71
	Douglas	6.630	-	6.630	12.153	21.350	0.100	-	-	-	40.23
2015	Carroll	6.500	-	6.500	-	-	-	8.414	19.500	0.050	34.46
	Douglas	6.500	-	6.500	11.809	21.100	0.050	-	-	-	39.46
2016	Carroll	6.500	-	6.500	-	-	-	8.349	18.001	-	32.85
	Douglas	6.500	-	6.500	11.267	21.000	-	-	-	-	38.77
2017	Carroll	6.365	-	6.365	-	-	-	8.342	17.998	-	32.71
	Douglas	6.365	-	6.365	10.768	20.950	-	-	-	-	38.08
2018	Carroll	6.056	-	6.056	-	-	-	8.261	17.998	-	32.32
	Douglas	6.056	-	6.056	10.213	20.900	-	-	-	-	37.17
2019	Carroll	5.743	-	5.743	-	-	-	7.880	17.998	-	31.62
	Douglas	5.743	-	5.743	10.213	19.650	-	-	-	-	35.61
2020	Carroll	6.250	-	6.250	-	-	-	7.668	17.998	-	31.92
	Douglas	6.250	-	6.250	12.563	20.600	-	-	-	-	39.41
2021	Carroll	6.250	-	6.250	-	-	-	7.639	17.998	-	31.89
	Douglas	6.250	-	6.250	12.563	20.050	-	-	-	-	38.86
2022	Carroll	6.250	-	6.250	-	-	-	7.580	17.500	-	31.33
	Douglas	6.250	-	6.250	12.563	20.000	-	-	-	-	38.81
2023	Carroll	5.822	-	5.822	-	-	-	6.671	17.000	-	29.49
	Douglas	5.822	-	5.822	12.313	19.490	-	-	-	-	37.63

**Note:** Overlapping rates are those of local and county governments that apply to property owners within the City of Villa Rica.

**Source:** Georgia Department of Revenue

# CITY OF VILLA RICA, GEORGIA

## PROPERTY TAX LEVIES AND COLLECTIONS LAST TEN FISCAL YEARS

Fiscal Year Ended	Tax Year	County	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
				Amount	Percentage of Levy		Amount	Percentage of Levy
12/31/2015	2015	Carroll	\$ 1,637,629					
		Douglas	1,147,983					
			<u>\$ 2,785,612</u>	2,504,073	89.89%	281,257	2,785,330	99.99%
12/31/2016	2016	Carroll	\$ 1,965,698					
		Douglas	1,217,583					
			<u>\$ 3,183,281</u>	2,806,135	88.15%	374,639	3,180,774	99.92%
12/31/2017	2017	Carroll	\$ 2,026,268					
		Douglas	1,326,294					
			<u>\$ 3,352,562</u>	3,210,822	95.77%	141,007	3,351,829	99.98%
9/30/2018	n/a - (1)							
9/30/2019	2018	Carroll	\$ 2,045,909					
		Douglas	1,468,393					
			<u>\$ 3,514,302</u>	3,363,024	95.70%	143,718	3,506,741	99.78%
9/30/2020	2019	Carroll	\$ 2,251,871					
		Douglas	1,393,560					
			<u>\$ 3,645,431</u>	3,407,834	93.48%	205,957	3,613,791	99.13%
9/30/2021	2020	Carroll	\$ 2,700,970					
		Douglas	1,637,360					
			<u>\$ 4,338,330</u>	4,198,717	96.78%	107,039	4,305,757	99.25%
9/30/2022	2021	Carroll	\$ 2,787,871					
		Douglas	1,708,789					
			<u>\$ 4,496,660</u>	4,453,388	99.04%	21,228	4,474,616	99.51%
9/30/2023	2022	Carroll	\$ 3,128,373					
		Douglas	2,193,119					
			<u>\$ 5,321,492</u>	5,213,818	97.98%	29,109	5,242,926	98.52%
9/30/2023	2022 - (2)	Carroll	\$ 3,658,429					
		Douglas	2,256,348					
			<u>\$ 5,914,777</u>	5,882,793	99.46%	47,226	5,930,019	100.26%

**Notes:**

1. The fiscal year change in 2018 caused a skip in property taxes. Digest Year 2017 was recorded in FY 2017. Digest Year 2018 was recorded in FY2019.
2. The percentage is greater than 100% due to collection of prior year property taxes being more than the current year total levy total when combined with current year collections. We did not collect more than the levy.

**CITY OF VILLA RICA, GEORGIA**

**PRINCIPAL PROPERTY TAX PAYERS**

**CURRENT YEAR AND NINE YEARS AGO**

**Fiscal Year 2024 (Digest Year 2023)**

<b>Taxpayer</b>	<b>Taxable Assessed Value</b>	<b>County</b>	<b>Rank</b>	<b>Percentage of Total Taxable Assessed Value</b>
Printpack, Inc.	\$ 45,752,608	Carroll	1	4.47%
Sugar Foods Corp	166,391,754	Carroll	2	16.26%
Development Authority of Douglas County	13,593,943	Douglas	3	1.33%
Intercapital Villa Rica Associates, LP	12,611,284	Carroll	4	1.23%
Flowers Foods, Inc.	6,850,370	Carroll	5	0.67%
Sealy West Industrial Court	9,800,000	Carroll	6	0.96%
3101 Place Owner, LLC	8,780,753	Carroll	7	0.86%
Four Plus Villa Rica, LLC	8,204,534	Carroll	8	0.80%
Hawthorn-Midway Mirror Lake, LLC	7,700,000	Douglas	9	0.75%
Southwire Company, LLC	7,682,727	Douglas	10	0.75%
<b>Total</b>	<b>\$ 287,367,973</b>			<b>28.08%</b>

**Fiscal Year 12/2015 (Digest Year 2015)**

<b>Taxpayer</b>	<b>Taxable Assessed Value</b>	<b>County</b>	<b>Rank</b>	<b>Percentage of Total Taxable Assessed Value</b>
Preserve at Mirror Lake, LLC	\$4,475,760	Douglas	1	0.91%
Village Mirror, LLC	2,858,000	Douglas	2	0.58%
Printpack, Inc.	40,760,011	Carroll	3	8.29%
Chase Equipment Leasing	2,473,518	Douglas	4	0.50%
Southwire Company	14,902,800	Douglas	5	3.03%
CC Mirror Lake, LLC	1,934,880	Douglas	6	0.39%
Connors Senior Village Phase II, LP	1,784,080	Douglas	7	0.36%
Tanner Medical Center, Inc.	1,437,440	Douglas	8	0.29%
Sugar Foods	16,457,891	Carroll	9	3.35%
Greystone Power Co.	1,285,528	Douglas	10	0.26%
<b>Total</b>	<b>\$ 88,369,908</b>			<b>17.98%</b>

**Sources:** Carroll and Douglas County Tax Commissioner's Offices  
Total Gross City Tax Digest

# CITY OF VILLA RICA, GEORGIA

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

Fiscal Year	Business-Type Activities		Total Primary Government	Per Capita
	Revenue Bonds	Note Payable		
12/2015	\$ 38,032,917	\$ -	\$ 38,032,917	\$ 2,587
12/2016	37,501,391	-	37,501,391	2,551
12/2017	36,965,830	-	36,965,830	2,515
9/2018	36,426,501	-	36,426,501	2,478
9/2019	35,878,694	-	35,878,694	2,234
9/2020	34,858,855	-	34,858,855	2,171
9/2021	33,723,759	81,365	33,805,124	1,992
9/2022	31,880,000	300,645	32,180,645	1,805
9/2023	51,655,000	3,750,551	55,405,551	3,003
9/2024	50,330,000	4,369,492	54,699,492	2,925

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

# CITY OF VILLA RICA, GEORGIA

## RATIOS OF GENERAL BONDED DEBT OUTSTANDING LAST TEN FISCAL YEARS

Fiscal Year	General Obligation Bonds	Less: Amounts Restricted for GO Debt Service	Total	Percentage of Actual Taxable Value of Property	Per Capita
12/2015	\$ -	\$ -	\$ -	0.00%	\$ -
12/2016	-	-	-	0.00%	-
12/2017	-	-	-	0.00%	-
12/20178	-	-	-	0.00%	-
9/2019	-	-	-	0.00%	-
9/2020	-	-	-	0.00%	-
9/2021	-	-	-	0.00%	-
9/2022	-	-	-	0.00%	-
9/2023	-	-	-	0.00%	-
9/2024	-	-	-	0.00%	-

**Note 1:** Details regarding the City's outstanding debt can be found in the notes to the financial statements.

**Note 2:** Amounts shown above as restricted for GO Debt Service are amounts reported as restricted in the Statement of Net Position as these amounts represent the remainder of the restricted fund balance from the Debt Service Fund minus accrued interest payable and are considered to represent the amount available to pay principal on the City's outstanding bonds.

**Source:** Schedule of Demographic and Economic Statistics for personal income and population data.

**Source:** Schedule of Assessed Value for estimated actual taxable value.

# CITY OF VILLA RICA, GEORGIA

## LEGAL DEBT MARGIN INFORMATION LAST TEN FISCAL YEARS

	Fiscal Year									
	12/2015	12/2016	12/2017	9/2018	9/2019	9/2020	9/2021	9/2022	9/2023	9/2024
Assessed Property Value	\$ 428,555,713	\$ 489,735,477	\$ 526,718,358	N/A	\$ 580,300,823	\$ 634,760,691	\$ 702,773,698	\$ 727,106,612	\$ 867,418,547	\$ 1,023,373,522
Debt limit (10%)	\$ 42,855,571	\$ 48,973,548	\$ 52,671,836	N/A	\$ 58,030,082	\$ 63,476,069	\$ 70,277,370	\$ 72,710,661	\$ 86,741,855	\$ 102,337,352
Total net debt applicable to limit	-	-	-	-	-	-	-	-	-	-
Legal debt margin	\$ 42,855,571	\$ 48,973,548	\$ 52,671,836	N/A	\$ 58,030,082	\$ 63,476,069	\$ 70,277,370	\$ 72,710,661	\$ 86,741,855	\$ 102,337,352
Total net debt applicable to the limit as a percentage of debt limit	0.00%	0.00%	0.00%	0.00%	n/a	0.00%	0.00%	0.00%	0.00%	0.00%
<b>Legal Debt Margin Calculation for Fiscal Year 2023</b>										
Assessed value									\$	-
Add back exempt real property										-
Total assessed value										-
Debt limit (10% of total assessed value)										-
Debt applicable to limit:										
General obligation bonds										-
Less: Amount set aside for repayment of general obligation debt										-
Total net debt applicable to limit										-
Legal debt margin									\$	-

Source: 2022 Tax Millage Rate and 5 Year History

Note: Under Article 9, Section 5, Paragraph I of the State of Georgia Constitution, the City's outstanding general obligation debt should not exceed 10% of the assessed value of all taxable property located within that City.

# CITY OF VILLA RICA, GEORGIA

## DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT SEPTEMBER 30, 2024

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable (1)	Estimated Share of Overlapping Debt
<b>Overlapping Debt (2)(3)</b>			
Carroll County Board of Education (June 30, 2024)			
General obligation bonds	\$ 29,640,000	8.42%	\$ 2,494,863
Financed purchases	279,697	8.42%	23,543
Carroll County (June 30, 2024):			
General obligation bonds	21,335,000	8.42%	1,795,814
Financed purchases	2,017,000	8.42%	169,775
Douglas County Board of Education (June 30, 2022)			
General obligation bonds	66,846,000	5.37%	3,587,386
Douglas County (Dec 31, 2022)			
Leases	122,055	5.37%	6,550
Financed purchases	2,218,549	5.37%	119,062
<b>Total Overlapping Debt</b>			<u>8,196,993</u>
<b>City Direct Debt</b>			
General obligation/Revenue bonds	50,330,000	100.00%	<u>50,330,000</u>
<b>Total Direct Debt</b>			<u>50,330,000</u>
<b>Total Direct and Overlapping Debt</b>			<u><u>\$ 58,526,993</u></u>

**Notes:**

(1) Applicable percentages were estimated by determining the portion of another government unit's assessed value that is within the City's geographic boundaries and dividing it by each government's total assessed value.

(2) Underlying governments are those that coincide, at least in part, with the geographic boundaries of the City.

(3) Source - Each specific government.

# CITY OF VILLA RICA, GEORGIA

## DEMOGRAPHIC AND ECONOMIC STATISTICS LAST TEN CALENDAR YEARS

Calendar Year	Population	Personal Income (in thousands)	Per Capita Personal Income (Dollars)	Median Property Value	Average Unemployment Rate		
					City	State - GA	U.S.
2015	14,700	\$ 4,998,706	\$ 34,005	\$ 119,500	6.35%	5.98%	5.28%
2016	14,700	5,141,501	34,976	127,700	5.54%	5.37%	4.88%
2017	14,700	5,285,414	35,955	139,700	4.87%	4.70%	4.35%
2018	14,700	5,457,551	37,126	157,900	4.13%	3.96%	3.89%
2019	16,058	6,189,363	38,544	168,000	3.53%	3.43%	3.67%
2020	16,058	6,630,375	41,290	182,000	7.14%	6.42%	8.12%
2021	16,970	7,814,779	46,051	206,000	4.32%	3.83%	5.36%
2022	17,830	8,479,013	47,555	281,250	3.30%	3.05%	3.68%
2023	18,452	6,695,230	48,717	343,750	2.80%	3.20%	3.70%
2024	18,703	N/A	N/A	325,000	2.90%	3.70%	4.00%

Sources: U.S. Census Bureau  
<https://apps.bea.gov/iTable/iTable.cfm?ReqID=70&step=1&isuri=1&acrdn=5>  
<https://www.homefacts.com/unemployment/Georgia/Douglas-County/Villa-Rica.html>  
 US Bureau of Labor Statistics

N/A Not available

Note: Personal income and per capita income for 2024 are not available at time of publishing.



**CITY OF VILLA RICA, GEORGIA**  
**PRINCIPAL EMPLOYERS**  
**CURRENT YEAR AND NINE YEARS AGO**

<b>2024</b>		
<b>Employer</b>	<b>Employees</b>	<b>Rank</b>
Flowers Baking Company of Villa Rica	447	1
Walmart Stores East, LP #2732	332	2
East-West Express	311	3
Verida, Inc.	282	4
Sugar Foods, LLC	250	5
Tanner Medical Center, Inc.	245	6
J J Kane Auctioneers	236	7
Print Pack	232	8
Publix Super Markets, Inc.	200	9
City of Villa Rica	195	10
Total	2,730	

<b>2015</b>		
<b>Employer</b>	<b>Employees</b>	<b>Rank</b>
Tanner Medical Center	750	1
PrintPack	468	2
Flowers Baking Co.	425	3
Sugar Foods	340	4
Carroll County Board of Education	207	5
Walmart	170	6
Home Depot	149	7
McNeilus Truck & Manufacturing	128	8
City of Villa Rica	101	9
Publix	68	10
Total	2,805	

**Sources:** Carroll County Chamber of Commerce and Douglas County Chamber of Commerce

# CITY OF VILLA RICA, GEORGIA

## BUDGETED FULL-TIME EQUIVALENT CITY EMPLOYEES BY FUNCTION LAST TEN FISCAL YEARS

Function	12/2015	12/2016	12/2017	9/2018 <sup>(1)</sup>	9/2019	9/2020	9/2021 <sup>(2)</sup>	9/2022	9/2023	9/2024
Governmental activities:										
General government	9.0	9.0	12.5	13.0	15.5	16.0	17.0	19.0	19.5	20.0
Municipal court	1.0	1.0	1.0	1.0	2.0	2.0	2.0	2.0	2.0	2.5
Public safety	45.0	49.0	51.4	51.7	57.3	58.3	61.3	57.0	56.8	59.8
Public works	9.0	10.0	10.0	13.5	20.7	21.7	21.7	25.0	22.0	27.0
Culture and recreation	26.7	27.2	29.9	30.0	28.9	28.9	24.2	23.9	23.9	25.0
Community development	5.0	6.0	9.5	10.5	12.2	12.0	16.7	18.8	18.8	19.8
Total - Governmental activities	<u>95.7</u>	<u>102.2</u>	<u>114.3</u>	<u>119.7</u>	<u>136.6</u>	<u>138.9</u>	<u>142.9</u>	<u>145.7</u>	<u>143.0</u>	<u>154.1</u>
Business activities:										
Water and sewer fund	22.0	23.0	23.0	25.0	30.0	31.0	32.0	35.0	34.0	34.0
Solid waste fund	4.0	4.0	7.0	7.0	6.0	6.0	6.0	7.0	7.0	5.0
Stormwater fund	1.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Total - business-type activities	<u>27.0</u>	<u>29.0</u>	<u>32.0</u>	<u>34.0</u>	<u>38.0</u>	<u>39.0</u>	<u>40.0</u>	<u>44.0</u>	<u>43.0</u>	<u>41.0</u>
Total City	<u>122.7</u>	<u>131.2</u>	<u>146.3</u>	<u>153.7</u>	<u>174.6</u>	<u>177.9</u>	<u>182.9</u>	<u>189.7</u>	<u>186.0</u>	<u>195.1</u>

### Notes:

(1) Fiscal year 2018 is only for 9 months, running from 1/1/2018 - 9/30/2018. This is due to the change in fiscal year end.

(2) In 2021, the City reorganized Pine Mountain Gold Museum, moving it from Culture and Recreation to Community/Economic Development/Tourism.

# CITY OF VILLA RICA, GEORGIA

## OPERATING INDICATORS BY FUNCTION

### LAST TEN FISCAL YEARS

Function	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Public Safety										
Arrests	137	142	173	197	173	222	227	182	247	321
Incident reports	2,241	2,116	2,260	2,199	2,060	1,897	2,260	2,135	2,313	2,391
Citations	4,019	4,208	5,254	4,235	5,140	3,956	4,117	3,697	2,295	3,431
Public Works										
Stormwater infrastructure repairs	28	50	42	28	35	29	49	37	44	56
Community Development										
Building permits issued	34	49	94	207	277	281	156	160	193	249
Water and Sewer										
Number of residential customers, water	5,488	5,488	5,528	5,632	5,875	6,071	6,190	6,275	6,316	6,466
Number of residential customers, sewer	4,137	4,200	4,246	4,374	4,604	4,793	4,887	4,964	5,315	5,430
Solid Waste										
Number of residential customers	3,670	3,665	3,697	4,365	4,574	4,843	4,967	5,073	5,422	5,555

Sources: Various City departments

# CITY OF VILLA RICA, GEORGIA

## CAPITAL ASSET STATISTICS BY FUNCTION

### LAST TEN FISCAL YEARS

Function	12/2015	12/2016	12/2017	9/2018	9/2019	9/2020	9/2021	9/2022	9/2023	9/2024
Public Safety										
Number of stations	1	1	1	1	1	1	1	1	1	1
Number of police officers positions	38	40	43	46	47	52	55	55	55	56
Public Works										
Miles of streets	84	84	84	84	84	84	84	85	85	87
Number of traffic lights	12	12	12	12	12	12	12	12	12	12
Number of streetlights	1647	1647	1647	1647	1652	1690	1779	1795	1820	1891
Recreation and Culture										
Number of parks	9	9	9	9	9	9	9	9	9	9
Park acreage	443.33	443.33	443.33	443.33	443.33	443.33	443.33	443.33	443.33	443.33
Water and Sewer										
Miles of water mains	137	137	137	137	137	137	139	139	139	143
Miles of sewer mains	89	89	89	89	89	89	89	89	89	94

**Sources:** Various City departments

## **COMPLIANCE SECTION**

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

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**To the Honorable Mayor and Members  
of the City Council  
City of Villa Rica, Georgia**

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Villa Rica, Georgia (the "City"), as of and for the year ended September 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 February 28, 2025.

### **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 and therefore, material weaknesses or significant deficiencies may exist that have not been identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

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## Report 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  
February 28, 2025

**CITY OF VILLA RICA, GEORGIA**  
**SCHEDULE OF FINDINGS AND RESPONSES**  
**FOR THE YEAR ENDED SEPTEMBER 30, 2024**

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**Summary of Auditor's Results**

**Financial Statements**

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

Unmodified

Internal control over financial reporting:

Material weaknesses identified?

\_\_\_ yes       X  no

Significant deficiencies identified?

\_\_\_ yes       X  none reported

Noncompliance material to financial statements noted?

\_\_\_ yes       X  no

**Federal Awards**

There was not an audit of major federal award programs for the fiscal year ended September 30, 2024 due to the total amount expended being less than \$750,000.