

**CITY OF PEACHTREE CORNERS, GEORGIA**  
**ANNUAL COMPREHENSIVE FINANCIAL REPORT**  
**FOR THE YEAR ENDED JUNE 30, 2021**

**Prepared by:**  
**City of Peachtree Corners Finance Department**

## **INTRODUCTORY SECTION**

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# CITY OF PEACHTREE CORNERS, GEORGIA

## ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE YEAR ENDED JUNE 30, 2021

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# CITY OF PEACHTREE CORNERS, GEORGIA

## ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE YEAR ENDED JUNE 30, 2021

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November 1, 2021

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

Ladies and Gentlemen:

Enclosed, please find the Annual Comprehensive Financial Report of the City of Peachtree Corners, Georgia, for the fiscal year ended June 30, 2021. Responsibility for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with City management. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the various funds and accounts of the City of Peachtree Corners. The report has been prepared in accordance with generally accepted accounting principles. All disclosures necessary to enable an interested reader to gain an understanding of the government's financial activities have been included.

The City's financial statements have been audited by Mauldin & Jenkins, LLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of Peachtree Corners for the fiscal year ended June 30, 2021 are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. The independent auditor concluded, based on the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Peachtree Corners' financial statements for the fiscal year ended June 30, 2021 are fairly presented in conformity with Generally Accepted Accounting Principles (GAAP). The independent auditor's report is presented as the first component of the financial section of the report.

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

## **PROFILE OF THE GOVERNMENT**

Peachtree Corners was incorporated in July of 2012 and celebrated its ninth anniversary this year. Positioned in the metro area, Peachtree Corners is a demographically diverse community and covers a 17-square mile area in southwest Gwinnett County, Georgia. Peachtree Corners is the twenty-second largest City in the State of Georgia and serves a population of 42,243 (2020 U.S. Census). The City's daytime population increases to more than 55,000 due to the concentration of major corporations and businesses located within the City, including Crawford Insurance, Hapag-Lloyd, Immucor, Pond & Co., and Soliant. Seven miles of the Chattahoochee River flow



along the western border of Peachtree Corners, creating a unique recreational opportunity within a metropolitan setting.

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

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

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

## **LOCAL ECONOMY**

The City continues to be impacted by the ongoing pandemic. However, the City has experienced steady expansion and economic development in 2021 with several new residential and commercial development projects being started or announced. In April and May 2020, the City did experience a reduction in revenues that are tied to the economy (sales or excise taxes) as a shelter in place order was in effect. However, most of the revenue streams rebounded the following month and have continued to outperform previous projections. The City exceeded the \$13.9 million in revenues appropriated in the FY 2021 amended budget primarily due to the healthy franchise fees, occupation taxes, and building permits. In addition, the City was able to offer grants totaling \$2.66 million to over 100 small businesses that were negatively impacted by COVID-19.



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

The City's commercial properties comprise more than 36 percent of the total land usage, ensuring a strong economic environment for the government. In addition to the companies listed previously, Peachtree Corners is also home to Comcast, Fleetcor Technologies, T-Mobile, Siemens, and Carmax.

According to the 2019 US Census estimates, there were 17,062 housing units within Peachtree Corners, with 53.5% recorded as home ownership and 46.5% recorded as tenant occupied. The median value of owner-occupied housing was \$344,600. The average household size was 2.55 people with a median household income of \$71,149.

## **LONG TERM FINANCIAL PLANNING**

As detailed within the following financial statements, the City's policy is to maintain a minimum General Fund balance reserve of 25% of operating expenditures. Excess fund balances over reserve requirements will be used in subsequent periods for pay-as-you-go capital projects and one-time non-recurring expenditures.

The City maintains a five-year capital improvement plan whereby capital needs are identified several years before funding and implementation to allow for adequate time for planning. The City uses the portion of a countywide, one-cent Special Purpose Local Option Sales Tax (SPLOST) we receive from the County, to fund the Capital Improvement Plan (CIP). The current five-year CIP identified over \$30.8 million in future transportation projects with \$13.9 million being budgeted in FY 2022.

To facilitate the provision of City services, the government is committed to a consistent fee structure for business taxes and permitting. The City's operating millage rate of 1 mill is statutorily set. The City has not assessed the millage rate for the last eight years and relies on franchise taxes, business taxes, and permitting fees to fund City services.

The City is expected to continue developing as an economic hub and preferred location for business and residential investment. Through planned growth consistent with existing zoning, the governing body approved several distinctive commercial and capital improvement developments during fiscal year 2021. Additionally, the commercial community continues to experience significant redevelopment through builders and investors.

## MAJOR INITIATIVES FOR THE YEAR

### Curiosity Lab at Peachtree Corners

In 2019, the City created a 1.5-mile intelligent mobility corridor in Technology Park, running from Spalding Drive to Peachtree Parkway, as an economic development initiative. Curiosity Lab is an integral part of the City's economic development strategy and has already been a factor in recruiting 2 global headquarters, bringing over 400 jobs and filling over 100,000 square feet of empty office space. The City included \$400,000 in the 2021 capital budget to make additional improvements to the autonomous vehicle test track and to construct a garage where autonomous vehicles can be maintained and stored.



*Autonomous Vehicle Test Track at Curiosity Lab at Peachtree Corners*

## Construction of Trail System

The City continued to make progress towards completing our master planned trail system, the Corners Connector. The FY 2021 amended budget included \$500,000 to begin construction of the Town Center segment which will connect Peachtree Parkway and Peachtree Corners Circle. The FY 2021 budget also included \$650,000 for the engineering and design for future trail segments. Upon completion, Corners Connector will have over 12 miles of trails throughout the City.



*Trailhead for the Technology Park Trail segment of Corners Connector.*

## **Pedestrian Bridge**

With the development of the City's Town Center, the concern of pedestrian safety was heavily increased. The FY2021 amended budget included \$1.9 million to complete a pedestrian bridge which provides a completely safe way to cross Peachtree Parkway, a major thoroughfare in the City. The new bridge connects two major economic hubs of the City: Town Center and The Forum, a destination shopping center.



*The pedestrian bridge opened on November 17, 2020.*



## **INITIATIVES FOR FUTURE YEARS**

### **Expansion of Trail System**

The City is continuing to expand the Corners Connector trail system. The FY 2022 capital budget includes \$3.6 million to complete two new segments of the trail: Corners Connector at Town Center and Riverlands. The Town Center segment will connect Peachtree Parkway and Peachtree Corners Circle with a scenic trail that winds along a stream bed. The Riverlands segment consists of a 10'-12' multi-use trail on E. Jones Bridge Rd connecting Peachtree Parkway to Jones Bridge Park. An additional \$500,000 was included for the planning and engineering for future segments of the system: Crooked Creek Trail, Tech Park Lake II, and Engineering Trail.

### **Public Works**

Over the years, Mayor and Council have focused on addressing the City's infrastructure needs from paving to sidewalks to stormwater improvements. The FY 2022 capital budget includes \$6.8 million for infrastructure improvements to roads, bridges, sidewalks, intersections, and traffic management. There is also \$1.0 million allocated for the maintenance and improvement of the City's stormwater drainage system.

## **FINANCIAL POLICIES**

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

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

**Budgetary Controls** - The City maintains budgetary controls to ensure compliance with legal provisions of the annual appropriated budget approved by the City Council. Activities of the general fund are included in the annual appropriated budget. A project length budget is adopted for capital project funds. The official level of City budget control, the level on which expenditures may not legally exceed appropriations, for each legally adopted annual operating budget is the department level within each fund. Administrative transfers of appropriations within a department may be authorized by the City Manager to meet unforeseen needs if the total budgeted amounts do not exceed these appropriations by department. The City's budget procedures, together with



such procedures for discretely presented component units, are more fully explained in the accompanying notes to the financial statements.

## OTHER INFORMATION

**Awards and Achievements** – The Government Finance Officers’ Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Peachtree Corners for its annual comprehensive financial report for the fiscal year ended June 30, 2020. This was the third consecutive year the City received the award and shows its commitment to financial integrity and transparency. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

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

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

Respectfully submitted,

Brian Johnson  
City Manager

Cory Salley  
Finance Director



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**City of Peachtree Corners  
Georgia**

For its Comprehensive Annual  
Financial Report  
For the Fiscal Year Ended

June 30, 2020

*Christopher P. Morill*

Executive Director/CEO

**CITY OF PEACHTREE CORNERS, GEORGIA  
PRINCIPAL OFFICIALS  
JUNE 30, 2021**

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Mike Mason	Mayor
Phil Sadd	Post 1
Eric Christ	Post 2
Alex Wright	Post 3
Jeanne Aulbach	Post 4
Lorri Christopher	Post 5
Weare Gratwick	Post 6



## **FINANCIAL SECTION**

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## INDEPENDENT AUDITOR'S REPORT

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

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

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the **City of Peachtree Corners, Georgia** (the "City"), as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

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

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

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

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

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## ***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Peachtree Corners, Georgia as of June 30, 2021, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## ***Other Matters***

### *Required Supplementary Information*

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

### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, and the schedule of expenditures of special purpose local option sales tax, as required by the Official Code of Georgia 48-8-121, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. The introductory and statistical sections are also presented for purposes of additional analysis and are not a required part of the basic financial statements.

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The schedule of expenditures of federal awards and schedule of expenditures of special purpose local option sales tax (collectively “the supplementary information”) are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of special purpose local option sales tax is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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

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

In accordance with *Government Auditing Standards*, we have also issued our report dated November 1, 2021, on our consideration of the City’s internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City’s internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City’s internal control over financial reporting and compliance.

*Mauldin & Jenkins, LLC*

Atlanta, Georgia  
November 1, 2021

**CITY OF PEACHTREE CORNERS, GEORGIA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2021**

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As management of the City of Peachtree Corners (City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2021. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found in the introductory section of this report.

**Financial Highlights**

- The assets of the City exceeded its liabilities at the close of the fiscal year by \$90.5 million (total net position), which represents an increase of \$11.1 million from the prior year. Of the total net position, \$17.1 million (unrestricted net position) is available to meet the ongoing obligations of the government.
- As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of \$20.9 million. This represents a decrease of \$7.8 million compared to prior year, primarily due to land held for resale in the Downtown Development Authority fund being reclassified as a capital asset within governmental activities.
- Total governmental fund revenues were \$28.0 million an increase of \$5.6 million from the prior year mainly due to the receipt of CARES Act funding from the County.
- Total governmental fund expenditures were \$36.3 million, an increase of \$11.3 million over the prior year, primarily related to expenditures made to mitigate COVID-19 and construction of capital projects in the SPLOST fund.

**Overview of the Financial Statements**

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

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

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

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

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

The government-wide financial statements can be found on pages 16 and 17 of this report.

**CITY OF PEACHTREE CORNERS, GEORGIA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2021**

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

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

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

The City maintains five individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general, grant, SPLOST and downtown development authority funds, which are considered major funds.

The City adopts an annual appropriated budget for all its governmental funds, except capital project funds for which project length budgets are adopted. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on pages 18 through 20 of this report.

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

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

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

**Notes to the financial statements:** The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 24 through 43 of this report.

**Other information:** In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information such as the budgetary comparison schedule for the general fund and grant fund as presented on a generally accepted accounting principal basis in this section. Required supplementary information can be found on page 44 and 45 of this report.

**CITY OF PEACHTREE CORNERS, GEORGIA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2021**

**Government-wide Financial Analysis**

As noted earlier, net position may serve as a useful indicator of a government's financial position over time. In the City's case, assets exceeded liabilities by \$90.5 million which represents an increase of \$11.8 million over the prior year. Governmental activities comprise \$74.0 million of total net position while business-type activities make up \$16.5 million. In a condensed format, the table below summarizes the City's Net Position for 2021 and 2020.

**City of Peachtree Corners Net Position  
June 30, 2021 and 2020**

	Governmental Activities		Business-Type Activities		Total	
	2021	2020	2021	2020	2021	2020
Assets						
Current assets	\$ 22,206,925	\$ 31,461,497	\$ 5,894,940	\$ 4,884,449	\$ 28,101,865	\$ 36,345,946
Capital assets, net of accumulated depreciation	66,702,535	48,947,136	11,708,786	11,557,040	78,411,321	60,504,176
Total Assets	88,909,460	80,408,633	17,603,726	16,441,489	106,513,186	96,850,122
Liabilities						
Current liabilities	1,450,727	3,165,423	1,090,002	1,084,718	2,540,729	4,250,141
Long-term liabilities	13,450,519	13,899,555	-	-	13,450,519	13,899,555
Total Liabilities	14,901,246	17,064,978	1,090,002	1,084,718	15,991,248	18,149,696
Net Position						
Net investment in capital assets	53,400,852	42,287,279	11,708,786	11,557,040	65,109,638	53,844,319
Restricted	8,304,328	11,896,435	-	-	8,304,328	11,896,435
Unrestricted	12,303,034	9,856,190	4,804,938	3,799,731	17,107,972	13,655,921
Total net position	\$ 74,008,214	\$ 64,039,904 **	\$ 16,513,724	\$ 15,356,771	\$ 90,521,938	\$ 79,396,675 **

\*\* As restated

The largest portion of the City's net position, \$65.1 million, or 71.9%, reflects its net investment in capital assets (e.g., buildings, machinery and equipment roadways, sidewalks, culverts, equipment, and signals); less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Other than net position that is restricted as to use for capital projects (\$8.3 million), the remaining portion of the City's net position represents unrestricted net position of \$17.1 million, which is available to meet the ongoing obligations of the government. This amount represents 79.5% of total expenses, and a 27% increase over the prior year.

The City's governmental activities current assets of \$22.2 million decreased \$9.3 million as compared to the prior year and includes sales tax restricted for capital projects of \$8.2 million in the SPLOST Fund. Long term liabilities of governmental activities decreased from the prior year \$449,036 due to long term debt being paid down. The City's capital assets in governmental activities are \$66.7 million which represents an increase of \$17.8 million. The increase is primarily related to the purchase of property to construct Curiosity Corner, completion of several major projects (pedestrian bridge and HVAC replacements at City Hall and the Innovation Center), and land held for redevelopment in the Downtown Development Authority fund being reclassified as a capital asset within governmental activities.

The City's business-type activities current assets increased \$1.0 million over the prior year due to collections for the Stormwater fund. The City's capital assets in business-type activities are \$11.7 million which represents an increase of \$151,746, or 1.3%. The other categories remained relatively the same compared to the prior year.

**CITY OF PEACHTREE CORNERS, GEORGIA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2021**

**Changes in Net Position**

The following table shows the changes in net position for 2021 and 2020:

	<b>City of Peachtree Corners Changes in Net Position For the Years Ended June 30, 2021 and 2020</b>					
	<b>Governmental Activities</b>		<b>Business-Type Activities</b>		<b>Total</b>	
	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>
Revenue						
Program revenues:						
Charges for services	\$ 2,421,122	\$ 2,471,885	\$ 4,669,934	\$ 4,550,417	\$ 7,091,056	\$ 7,022,302
Operating grants and contributions	2,988,598	200,000	7,470	-	2,996,068	200,000
Capital grants and contributions	10,175,357	8,497,235	-	-	10,175,357	8,497,235
General revenues:						
Motor vehicle taxes	1,198,950	884,182	-	-	1,198,950	884,182
Franchise taxes	4,002,094	4,032,511	-	-	4,002,094	4,032,511
Business taxes	3,326,225	3,229,901	-	-	3,326,225	3,229,901
Insurance taxes	3,052,960	-	-	-	3,052,960	-
Other taxes	801,902	3,636,354	-	-	801,902	3,636,354
Investment income	1,227	13,443	-	-	1,227	13,443
Total Revenues	<u>27,968,435</u>	<u>22,965,511</u>	<u>4,677,404</u>	<u>4,550,417</u>	<u>32,645,839</u>	<u>27,515,928</u>
Expenses						
General government	10,013,386	8,230,367	-	-	10,013,386	8,230,367
Public works	2,176,264	3,802,752	-	-	2,176,264	3,802,752
Community development	5,500,499	2,605,463	-	-	5,500,499	2,605,463
Interest on long-term debt	529,426	439,422	-	-	529,426	439,422
Solid waste	-	-	1,774,598	1,533,125	1,774,598	1,533,125
Stormwater	-	-	1,526,403	1,576,439	1,526,403	1,576,439
Total expenses	<u>18,219,575</u>	<u>15,078,004</u>	<u>3,301,001</u>	<u>3,109,564</u>	<u>21,520,576</u>	<u>18,187,568</u>
Excess before transfers	9,748,860	7,887,507	1,376,403	1,440,853	11,125,263	9,328,360
Transfers	219,450	219,450	(219,450)	(219,450)	-	-
Change in net position	9,968,310	8,106,957	1,156,953	1,221,403	11,125,263	9,328,360
Net position, beginning of year, before restatement	64,039,904	55,236,698	15,356,771	14,135,368	79,396,675	69,372,066
Restatement	-	696,249	-	-	-	696,249
Net position, end of year	<u>\$ 74,008,214</u>	<u>\$ 64,039,904</u>	<u>\$ 16,513,724</u>	<u>\$ 15,356,771</u>	<u>\$ 90,521,938</u>	<u>\$ 79,396,675</u>

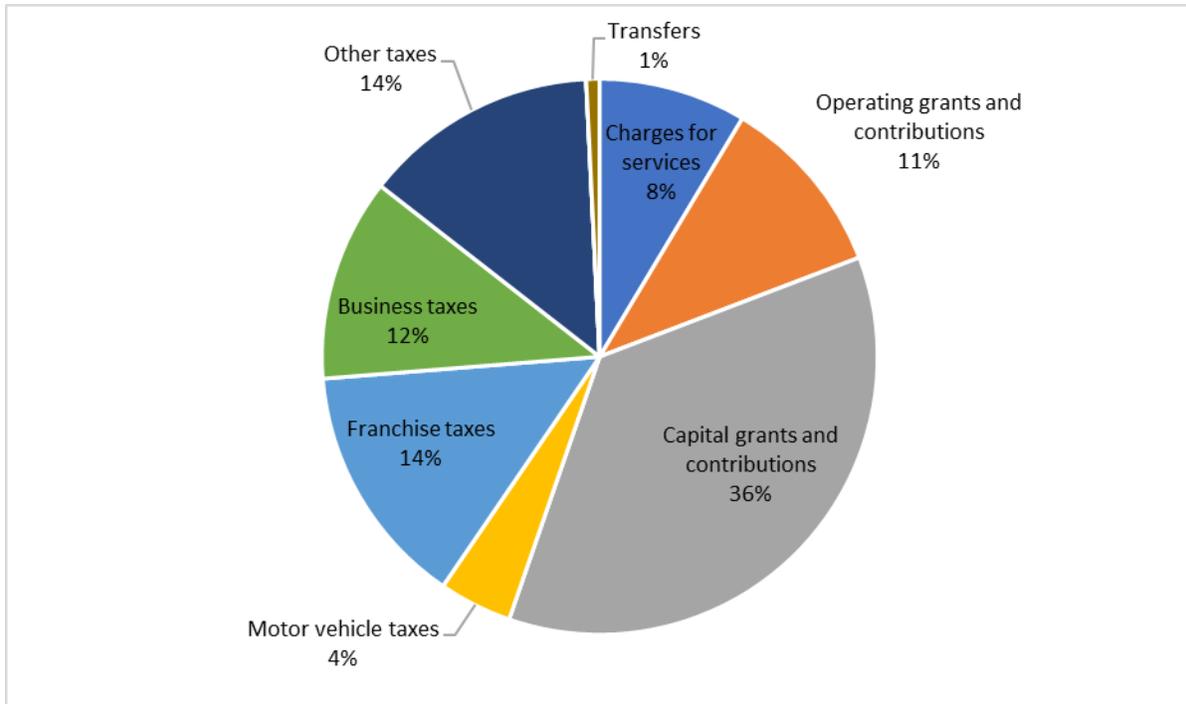
**Governmental Activities**

**Revenues:** Total revenues for governmental activities totaled \$28.0 million, which represents an increase of 22% compared to the prior year. Charges for services includes fines and forfeitures and licenses and permits. These revenues remained relatively flat in the current year with a slight decrease of \$50,763, or 2%. Total operating and capital grants and contributions increased by \$4.5 million as a result of receiving CARES Act funding from the County. Franchise Fees decreased by \$30,417, and Business Taxes increased \$96,324. Other taxes include items such as insurance premium taxes, alcohol excise taxes, and electricity assessments. This category of revenues increased \$218,508 in the current year primarily because of an increase in insurance premium taxes.

**CITY OF PEACHTREE CORNERS, GEORGIA  
MANAGEMENT’S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2021**

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**Revenues by Source – Governmental Activities – Year Ended June 30, 2021**

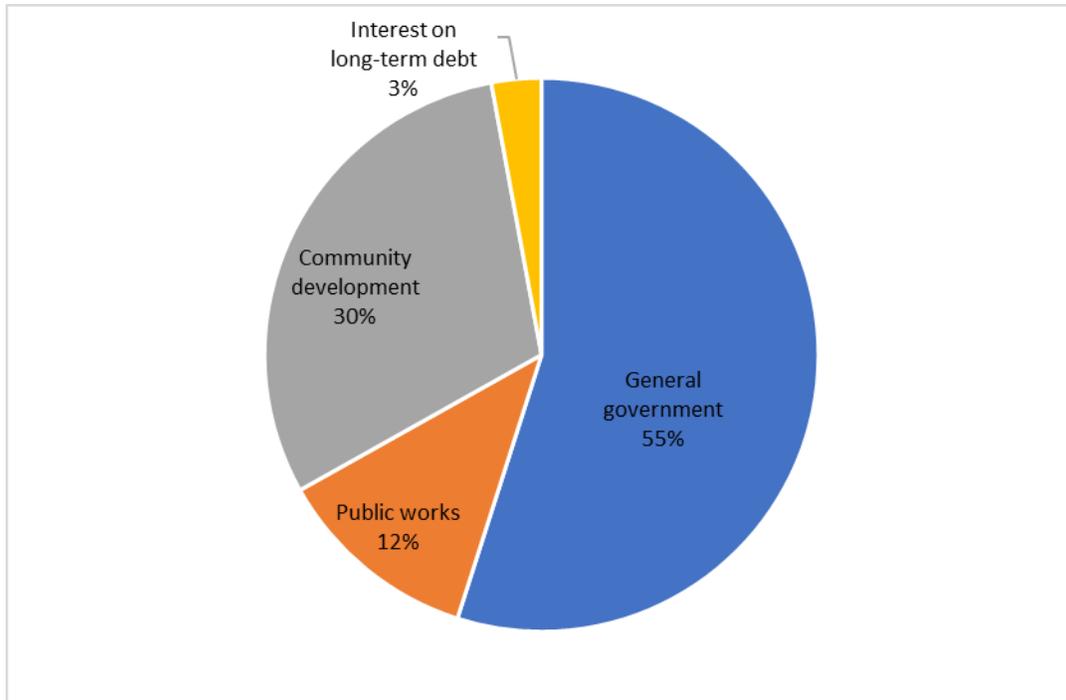


**Expenses:** Expenses for governmental activities cover a wide range of services including general administration, public works, and community development activities. Overall expenses for governmental activities totaled \$18.2 million, which represents an increase of \$3.1 million or 20.7%, over the prior year. General government expenses increased \$1.8 million primarily as a result of expenses related to mitigating the impact of COVID-19. Public works expenses decreased \$1.6 million primarily as a result of less capital projects being completed in 2021. Community development expenses increased \$2.9 million due to COVID related expenses as well as the addition of Curiosity Lab at Peachtree Corners as a blended component unit of the City.

**CITY OF PEACHTREE CORNERS, GEORGIA  
MANAGEMENT’S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2021**

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**Expenses by Function – Governmental Activities – Year Ended June 30, 2021**



**Business-type activities:** The City has two business-type activities: solid waste collection and stormwater management. For fiscal year 2021, total revenues for business-type activities were \$4.7 million, which represents an increase of 2.6% compared to 2020. The increase in revenue can be attributed to a slight increase in solid waste rates to keep pace with the contract cost as well as additional residential units being built. Total expenses for fiscal year 2021 were \$3.3 million, which represents an increase of 6%. As mentioned above, the rate charged by the third-party waste collector was increased per the contract.

**Financial Analysis of the Government’s Funds**

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

**Governmental funds:** The focus of the City’s governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City’s financing requirements. In particular, unassigned fund balance may serve as a useful measure of the City’s net resources available for spending at the end of the fiscal year. The table below summarizes governmental fund revenues and expenditures for 2021 and 2020.

**CITY OF PEACHTREE CORNERS, GEORGIA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2021**

**City of Peachtree Corners Governmental Fund Revenues, Expenditures and Changes in Fund Balances  
For the Years Ended June 30, 2021 and 2020**

	<u>2021</u>	<u>2020</u>	<u>Dollar Increase (Decrease)</u>	<u>Percent</u>
<b>Revenues:</b>				
Motor vehicle taxes	\$ 1,198,950	\$ 884,182	\$ 314,768	35.60 %
Franchise taxes	4,002,094	4,032,511	(30,417)	(0.75)
Insurance premium taxes	3,052,960	2,893,730	159,230	5.50
Business taxes	3,326,225	3,229,901	96,324	2.98
Other taxes	801,902	742,624	59,278	7.98
Licenses and permits	1,661,639	1,927,576	(265,937)	(13.80)
Fines and forfeitures	19,603	8,891	10,712	120.48
Intergovernmental	13,162,704	7,992,485	5,170,219	64.69
Charges for services	185,322	-	185,322	100.00
Investment income	2,478	76,347	(73,869)	(96.75)
Miscellaneous Income	554,558	535,418	19,140	3.57
<b>Total revenues</b>	<u>27,968,435</u>	<u>22,323,665</u>	<u>5,644,770</u>	<u>25.29</u>
<b>Expenditures</b>				
General government	9,132,501	7,026,396	2,106,105	29.97
Public works	1,657,630	1,605,618	52,012	3.24
Community development	5,460,684	2,563,179	2,897,505	113.04
Capital outlay	18,616,456	12,562,137	6,054,319	48.19
Debt service	1,472,286	1,268,859	203,427	16.03
<b>Total expenditures</b>	<u>36,339,557</u>	<u>25,026,189</u>	<u>11,313,368</u>	<u>45.21</u>
Deficiency of revenues over expenditures	(8,371,122)	(2,702,524)	(5,668,598)	209.75
<b>Other financing sources (uses)</b>				
Transfers in	1,232,351	838,096	394,255	47.04
Transfers out	(1,012,901)	(618,646)	(394,255)	63.73
Deposits with escrow agent	(12,875,000)	-	(12,875,000)	100.00
Bond issuance	12,525,000	-	12,525,000	100.00
Premium from bond issuance	733,257	-	733,257	100.00
<b>Total other financing sources (uses)</b>	<u>602,707</u>	<u>219,450</u>	<u>383,257</u>	<u>174.64</u>
Net change in fund balances	(7,768,415)	(2,483,074)	(5,285,341)	212.85
Fund balances, beginning of year, before restatement	28,655,953	31,000,140	(2,344,187)	(7.56)
Restatement	-	138,887	(138,887)	(100.00)
<b>Fund balances, end of year</b>	<u>\$ 20,887,538</u>	<u>\$ 28,655,953</u>	<u>\$ (7,768,415)</u>	<u>(27.11) %</u>

As of the end of the current fiscal year, the City's governmental funds reported a combined ending fund balance of \$20.9 million, a decrease of \$7.8 million, primarily related to land held for resale in the Downtown Development Authority fund being transferred to capital assets within governmental activities. Of this balance, \$8.2 million is restricted by law or contractual agreement in the SPLOST and Downtown Development Authority funds. The remaining balance, \$11.1 million, is unassigned and can be used to meet the near-term operating needs of the City.

**CITY OF PEACHTREE CORNERS, GEORGIA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2021**

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**General Fund**

The General Fund is the chief operating fund of the City. At the end of the current fiscal year, the total fund balance was \$12.4 million, an increase of \$2.3 million, or 23.0%. As a measure of the liquidity, it may be useful to compare unassigned fund balance to total fund expenditures. Unassigned fund balance on June 30, 2021 was \$10.9 million and represents 84.3% percent of total general fund expenditures and transfers out.

Total general fund revenues increased \$203,853, or 1.4% compared to the prior year. Motor vehicle taxes increased \$314,768 as title ad-valorem taxes increased with higher-than-expected car sales across the state. Franchise taxes had a slight decrease of \$30,417. Business taxes increased \$96,324 as a result of higher gross receipts being reported by businesses. Due to several large commercial projects, the City received the most revenue from building permits in 2020. As a result, in 2021, licenses and permits decreased \$265,937. Intergovernmental revenue decreased \$158,891 million as a result of receiving a one-time payment from the County in the prior year.

Total general fund expenditures increased \$94,965, or 0.8%. General government expenditures increased \$121,995. Public works expenditures increased \$52,012, community development expenditures decreased \$386,879 and debt service expenditures increased \$307,567. In 2021, the City refunded its outstanding debt totaling \$13.2 million to take advantage of lower interest rates and to reduce our annual debt service payment. Within Other Financing Sources (Uses), the deposits with escrow agent, the bond issuance, and the premium from bond issuance accounts are all a result of the refunding.

**CITY OF PEACHTREE CORNERS, GEORGIA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2021**

**City of Peachtree Corners General Fund Revenues, Expenditures and Changes in Fund Balance  
For the Years Ended June 30, 2021 and 2020**

	<u>2021</u>	<u>2020</u>	<u>Dollar Increase (Decrease)</u>	<u>Percent</u>
<b>Revenues:</b>				
Motor vehicle taxes	\$ 1,198,950	\$ 884,182	\$ 314,768	35.60 %
Franchise taxes	4,002,094	4,032,511	(30,417)	(0.75)
Insurance premium tax	3,052,960	2,893,730	159,230	5.50
Business taxes	3,326,225	3,229,901	96,324	2.98
Other taxes	801,902	742,624	59,278	7.98
Licenses and permits	1,661,639	1,927,576	(265,937)	(13.80)
Fines and forfeitures	19,603	8,891	10,712	120.48
Intergovernmental	41,109	200,000	(158,891)	(79.45)
Investment income	1,227	1,068	159	14.89
Miscellaneous income	554,045	535,418	18,627	3.48
<b>Total revenues</b>	<u>14,659,754</u>	<u>14,455,901</u>	<u>203,853</u>	<u>1.41</u>
<b>Expenditures</b>				
General government	7,148,391	7,026,396	121,995	1.74
Public works	1,657,630	1,605,618	52,012	3.24
Community development	2,146,138	2,533,017	(386,879)	(15.27)
<b>Debt service:</b>				
Principal	450,000	435,000	15,000	3.45
Interest	293,872	229,300	64,572	28.16
Bond issuance costs	227,995	-	227,995	100.00
<b>Total expenditures</b>	<u>11,924,026</u>	<u>11,829,331</u>	<u>94,695</u>	<u>0.80</u>
<b>Excess of revenues over expenditures</b>	2,735,728	2,626,570	109,158	4.16
<b>Other financing sources (uses):</b>				
Transfers in	219,450	219,450	-	-
Transfers out	(1,012,901)	(617,208)	(395,693)	64.11
Deposits with escrow agent	(12,875,000)	-	(12,875,000)	100.00
Bond issuance	12,525,000	-	12,525,000	100.00
Premium from bond issuance	733,257	-	733,257	100.00
<b>Net change in fund balance</b>	2,325,534	2,228,812	96,722	4.34
Fund balance, beginning of year	10,122,850	7,894,038	2,228,812	28.23
<b>Fund balance, end of year</b>	<u>\$ 12,448,384</u>	<u>\$ 10,122,850</u>	<u>\$ 2,325,534</u>	<u>22.97 %</u>

**CITY OF PEACHTREE CORNERS, GEORGIA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2021**

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**General Fund Budgetary Highlights**

The general fund budget versus actual comparison can be found on page 44. For fiscal year 2021, the City had an overall surplus budget versus actual variance of \$2.3 million.

The original budget included more conservative estimates due to COVID-19. However, revenues continued to come in higher than expected and the budget was increased \$2.0 million, and the City ultimately collected more total revenues than the amended budgeted. In fact, total revenues came in \$790,754 higher than projected. Taxes were \$645,131 more than budgeted as business taxes, franchise taxes, and motor vehicle taxes increased faster than forecasted. Licenses and permits also outpaced projections by \$183,639 as commercial and residential construction continued through the end of the year. All other revenue categories reflect excess budget variances as the city continues to use very conservative revenue estimates.

Total expenditures for fiscal year 2021 were \$11.9 million, 91.5% of the final amended budget. The General Fund actual expenditures were \$1.1 million under budgeted amounts primarily as a result of a reserve contingency being included in the amended budget. Public works expenditures were \$164,975 under budget while general buildings and ground, public information, and debt service were over budget slightly due to unexpected expenditures.

***SPLOST Fund***

The SPLOST fund accounts for the revenues and related project expenditures under the SPLOST agreements. At the end of 2021, the fund balance for this fund was \$8.2 million which represents an increase of \$2.2 million compared to the prior year. The City funds most capital projects on a pay-as-you-go basis. Fund balance will be used to pay for future projects.

***Grant Fund***

The Grant Fund is a special revenue fund and accounts for programs federally funded and awarded to the City for accomplishing specific endeavors and completing special projects. The City received and expended \$4.6 million of CARES Act funding from the County to mitigate the impact of COVID-19.

***Downtown Development Authority***

The Downtown Development Authority is a blended component unit which accounts for the land held for resale and the capital improvements to the land. Fund balance, as of June 30, 2021, is \$1,075, which is \$12.3 million less than the previous year. The decrease in fund balance is the result of reclassifying land held for resale to the capital asset in governmental activities.

***Curiosity Lab at Peachtree Corners***

Curiosity Lab at Peachtree Corners is an economic development initiative by the City that consists of technology infrastructure, which includes a three-mile autonomous vehicle test track available for use by companies and other third parties. Fiscal year 2021 marks the first time that Curiosity Lab at Peachtree Corners has been included in the City's financial statements as a blended component unit, which resulted in the city restating opening fund balance and net position of governmental activities to reflect the change in reporting entity. On June 30, 2021, the fund balance for this fund was \$191,460 which is \$52,573 more than the previous year.

**CITY OF PEACHTREE CORNERS, GEORGIA  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2021**

***Solid Waste Fund***

The solid waste fund accounts for fees and expenses associated with garbage and recycling. For the fiscal year ended June 30, 2021, the activity in this fund during was very comparable to the prior year and resulted in a change in net position of \$4,972.

***Stormwater Fund***

The stormwater fund accounts for fees and expenses associated with operation and maintenance of the City's stormwater drainage system. This was the fourth year of operations for the stormwater fund. The activity in this fund during the fiscal year ended June 30, 2021 resulted in a change in net position of \$1.2 million.

**Capital Asset and Debt Administration**

**Capital Assets:** The City's investment in capital assets for its governmental activities as of June 30, 2021, amounts to \$66.7 million (net of accumulated depreciation). This represents an increase of \$17.7 million over the prior year. The increase is primarily driven by the construction of the pedestrian bridge, Technology Park trail segment, projects on the autonomous vehicle track, and other projects from the 5-year construction in progress (CIP). Additional information on the City's capital assets can be found in Note 6 on pages 37 and 38 of this report.

**City of Peachtree Corners Capital Assets (net of depreciation)  
June 30, 2021**

	<b>Governmental Activities</b>		<b>Business-Type Activities</b>		<b>Total</b>	
	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>
Land	\$ 15,100,927	\$ 1,548,978	\$ -	\$ -	\$ 15,100,927	\$ 1,548,978
Construction in progress	2,712,962	6,396,609	-	-	2,712,962	6,396,609
Machinery and equipment	4,564,988	2,766,152	-	-	4,564,988	2,766,152
Buildings	21,328,728	21,863,303	-	-	21,328,728	21,863,303
Infrastructure	19,754,797	13,549,276	11,112,663	11,557,040	30,867,460	25,106,316
Improvements	2,983,686	3,105,415	-	-	2,983,686	3,105,415
Intangibles	256,447	274,765	-	-	256,447	274,765
	<u>\$ 66,702,535</u>	<u>\$ 49,504,498</u> **	<u>\$ 11,112,663</u>	<u>\$ 11,557,040</u>	<u>\$ 77,815,198</u>	<u>\$ 61,061,538</u> **

**Long-term Debt:** At the end of fiscal year 2020, the City had total debt outstanding of \$13.7 million, primarily for the city hall project and acquisition of land. In November 2020, the Public Facilities Authority issued Series 2020A revenue bonds and Series 2020B taxable revenue bonds for the purposes of refunding the Series 2017A Certificates of Participation and the Series 2018 Downtown Development Authority bonds. As of the end of 2021, the City had \$13.2 million of outstanding long-term debt.

Additional information on the City's long-term debt can be found in Note 7 on page 39 of this report.

**CITY OF PEACHTREE CORNERS, GEORGIA  
MANAGEMENT’S DISCUSSION AND ANALYSIS  
FOR THE YEAR ENDED JUNE 30, 2021**

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**Economic Factors and Next Year’s Budgets and Rates**

The following factors were considered in preparing the City’s budget for the 2022 fiscal year.

- Economy Impact – Given the long-term effects of the pandemic are still unknown, the FY 2022 Budget projects essentially the same amount in revenues as compared to the FY 2021 Amended Budget.
- Cost of Government – The operating millage rate of 1 mill is statutorily set and cannot be changed without a referendum. At this time, the City has chosen not to charge this millage rate and as part of the financial strategic plan, the government is committed to franchise and business taxes to facilitate the provision of city services.
- Infrastructure Improvements – The City provided substantial capital funding to continue the work started in prior years to begin to address a significant backlog of existing infrastructure deficiencies. Funding was allocated for repaving program, intersection improvements, buildings, machinery and equipment, roadways, sidewalks, equipment, and signs.

**Requests for Information**

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

# CITY OF PEACHTREE CORNERS, GEORGIA

## STATEMENT OF NET POSITION

JUNE 30, 2021

	Primary Government		
	Governmental Activities	Business-type Activities	Total
<b>ASSETS</b>			
Cash and cash equivalents	\$ 20,271,025	\$ 5,871,740	\$ 26,142,765
Accounts receivable, net of allowances	493,287	15,730	509,017
Due from other governments	1,019,261	7,470	1,026,731
Prepays	423,352	-	423,352
Capital assets:			
Nondepreciable	17,813,889	-	17,813,889
Depreciable, net of accumulated depreciation	48,888,646	11,708,786	60,597,432
Total assets	88,909,460	17,603,726	106,513,186
<b>LIABILITIES</b>			
Accounts payable and other accrued liabilities	1,137,587	175,770	1,313,357
Retainage payable	56,634	-	56,634
Accrued interest payable	131,340	-	131,340
Deposits payable	125,166	-	125,166
Unearned revenue	-	914,232	914,232
Compensated absences due within one year	61,641	-	61,641
Compensated absences due in more than one year	143,829	-	143,829
Bonds payable due within one year	985,000	-	985,000
Bonds payable due in more than one year	12,260,049	-	12,260,049
Total liabilities	14,901,246	1,090,002	15,991,248
<b>NET POSITION</b>			
Net investment in capital assets	53,400,852	11,708,786	65,109,638
Restricted for:			
Capital projects	8,304,328	-	8,304,328
Unrestricted	12,303,034	4,804,938	17,107,972
Total net position	\$ 74,008,214	\$ 16,513,724	\$ 90,521,938

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

**CITY OF PEACHTREE CORNERS, GEORGIA**  
**STATEMENT OF ACTIVITIES**  
**FOR THE YEAR ENDED JUNE 30, 2021**

<b>Functions/Programs</b>	<b>Net (Expenses) Revenues and Changes in Net Position</b>						
	<b>Program Revenues</b>				<b>Primary Government</b>		
	<b>Expenses</b>	<b>Charges for Services</b>	<b>Operating Grants and Contributions</b>	<b>Capital Grants and Contributions</b>	<b>Governmental Activities</b>	<b>Business-type Activities</b>	<b>Total</b>
<b>Primary government:</b>							
Governmental activities:							
General government	\$ 10,013,386	\$ 1,289,024	\$ 2,971,036	\$ -	\$ (5,753,326)	\$ -	\$ (5,753,326)
Public works	2,176,264	-	17,562	10,175,357	8,016,655	-	8,016,655
Community development	5,500,499	1,132,098	-	-	(4,368,401)	-	(4,368,401)
Interest on long-term debt	529,426	-	-	-	(529,426)	-	(529,426)
Total governmental activities	<u>18,219,575</u>	<u>2,421,122</u>	<u>2,988,598</u>	<u>10,175,357</u>	<u>(2,634,498)</u>	<u>-</u>	<u>(2,634,498)</u>
Business-type activities:							
Solid waste	1,774,598	1,807,070	-	-	-	32,472	32,472
Stormwater	1,526,403	2,862,864	7,470	-	-	1,343,931	1,343,931
Total business-type activities	<u>3,301,001</u>	<u>4,669,934</u>	<u>7,470</u>	<u>-</u>	<u>-</u>	<u>1,376,403</u>	<u>1,376,403</u>
Total primary government	<u>\$ 21,520,576</u>	<u>\$ 7,091,056</u>	<u>\$ 2,996,068</u>	<u>\$ 10,175,357</u>	<u>(2,634,498)</u>	<u>1,376,403</u>	<u>(1,258,095)</u>
General revenues:							
Motor vehicle taxes					1,198,950	-	1,198,950
Franchise taxes					4,002,094	-	4,002,094
Business taxes					3,326,225	-	3,326,225
Insurance taxes					3,052,960	-	3,052,960
Other excise taxes					801,902	-	801,902
Investment income					1,227	-	1,227
Transfers					219,450	(219,450)	-
Total general revenues and transfers					<u>12,602,808</u>	<u>(219,450)</u>	<u>12,383,358</u>
Change in net position					9,968,310	1,156,953	11,125,263
Net position, beginning of year, restated					64,039,904	15,356,771	79,396,675
Net position, end of year					<u>\$ 74,008,214</u>	<u>\$ 16,513,724</u>	<u>\$ 90,521,938</u>

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

**CITY OF PEACHTREE CORNERS, GEORGIA**  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**JUNE 30, 2021**

ASSETS	General Fund	SPLOST Fund	Grant Fund	Downtown Development Authority	Nonmajor Governmental Fund Curiosity Lab	Total Governmental Funds
Cash and cash equivalents	\$ 12,432,364	\$ 7,635,669	\$ -	\$ 1,669	\$ 201,323	\$ 20,271,025
Accounts receivable	493,287	-	-	-	-	493,287
Due from other governments	-	982,196	37,065	-	-	1,019,261
Due from other funds	42,475	-	-	-	-	42,475
Prepaid items	423,352	-	-	-	-	423,352
<b>Total assets</b>	<b>\$ 13,391,478</b>	<b>\$ 8,617,865</b>	<b>\$ 37,065</b>	<b>\$ 1,669</b>	<b>\$ 201,323</b>	<b>\$ 22,249,400</b>
<b>LIABILITIES AND FUND BALANCE</b>						
<b>LIABILITIES</b>						
Accounts payable	\$ 817,928	\$ 309,202	\$ -	\$ 594	\$ 9,863	\$ 1,137,587
Retainage payable	-	56,634	-	-	-	56,634
Deposits payable	125,166	-	-	-	-	125,166
Due to other funds	-	5,410	37,065	-	-	42,475
<b>Total liabilities</b>	<b>943,094</b>	<b>371,246</b>	<b>37,065</b>	<b>594</b>	<b>9,863</b>	<b>1,361,862</b>
<b>FUND BALANCE</b>						
Fund balance:						
Nonspendable:						
Prepaid items	423,352	-	-	-	-	423,352
Restricted:						
Capital projects	-	8,246,619	-	1,075	-	8,247,694
Assigned:						
Debt service	1,116,340	-	-	-	-	1,116,340
Community development	-	-	-	-	191,460	191,460
Unassigned	10,908,692	-	-	-	-	10,908,692
<b>Total fund balance</b>	<b>12,448,384</b>	<b>8,246,619</b>	<b>-</b>	<b>1,075</b>	<b>191,460</b>	<b>20,887,538</b>
<b>Total liabilities and fund balance</b>	<b>\$ 13,391,478</b>	<b>\$ 8,617,865</b>	<b>\$ 37,065</b>	<b>\$ 1,669</b>	<b>\$ 201,323</b>	
Amounts reported for governmental activities in the statement of net position are different because:						
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the funds. <span style="float: right;">66,702,535</span>						
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds. <span style="float: right;">(13,581,859)</span>						
Net position of governmental activities <span style="float: right;"><u>\$ 74,008,214</u></span>						

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

**CITY OF PEACHTREE CORNERS, GEORGIA**  
**STATEMENT OF REVENUES, EXPENDITURES, AND**  
**CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**FOR THE YEAR ENDED JUNE 30, 2021**

	General Fund	SPLOST Fund	Grant Fund	Downtown Development Authority	Nonmajor Governmental Fund Curiosity Lab	Total Governmental Funds
<b>Revenues:</b>						
Motor vehicle taxes	\$ 1,198,950	\$ -	\$ -	\$ -	\$ -	\$ 1,198,950
Franchise taxes	4,002,094	-	-	-	-	4,002,094
Insurance Premium Taxes	3,052,960	-	-	-	-	3,052,960
Business taxes	3,326,225	-	-	-	-	3,326,225
Other taxes	801,902	-	-	-	-	801,902
Licenses and permits	1,661,639	-	-	-	-	1,661,639
Fines and forfeitures	19,603	-	-	-	-	19,603
Intergovernmental	41,109	8,473,654	4,647,941	-	-	13,162,704
Charges for services	-	-	-	-	185,322	185,322
Investment income	1,227	1,251	-	-	-	2,478
Miscellaneous income	554,045	-	-	-	513	554,558
Total revenues	<u>14,659,754</u>	<u>8,474,905</u>	<u>4,647,941</u>	<u>-</u>	<u>185,835</u>	<u>27,968,435</u>
<b>Expenditures:</b>						
Current:						
General government	7,148,391	-	1,984,110	-	-	9,132,501
Public works	1,657,630	-	-	-	-	1,657,630
Community development	2,146,138	-	2,663,831	17,453	633,262	5,460,684
Capital outlay	-	6,288,006	-	12,328,450	-	18,616,456
Debt service:						
Principal	450,000	-	-	390,000	-	840,000
Interest	293,872	-	-	110,419	-	404,291
Bond issuance costs	227,995	-	-	-	-	227,995
Total expenditures	<u>11,924,026</u>	<u>6,288,006</u>	<u>4,647,941</u>	<u>12,846,322</u>	<u>633,262</u>	<u>36,339,557</u>
Excess (deficiency) of revenues over expenditures	2,735,728	2,186,899	-	(12,846,322)	(447,427)	(8,371,122)
<b>Other financing sources (uses):</b>						
Transfers in	219,450	-	-	512,901	500,000	1,232,351
Transfers out	(1,012,901)	-	-	-	-	(1,012,901)
Deposits with escrow agent	(12,875,000)	-	-	-	-	(12,875,000)
Bond issuance	12,525,000	-	-	-	-	12,525,000
Premium from bond issuance	733,257	-	-	-	-	733,257
Total other financing sources (uses)	<u>(410,194)</u>	<u>-</u>	<u>-</u>	<u>512,901</u>	<u>500,000</u>	<u>602,707</u>
Net change in fund balances	2,325,534	2,186,899	-	(12,333,421)	52,573	(7,768,415)
<b>Fund balances, beginning of year, restated</b>	<u>10,122,850</u>	<u>6,059,720</u>	<u>-</u>	<u>12,334,496</u>	<u>138,887</u>	<u>28,655,953</u>
<b>Fund balances, end of year</b>	<u>\$ 12,448,384</u>	<u>\$ 8,246,619</u>	<u>\$ -</u>	<u>\$ 1,075</u>	<u>\$ 191,460</u>	<u>\$ 20,887,538</u>

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

**CITY OF PEACHTREE CORNERS, GEORGIA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED JUNE 30, 2021**

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

Net change in fund balances - total governmental funds	\$	(7,768,415)
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Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation expense in the current period.		17,198,037
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The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.		456,743
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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.		81,945
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Change in net position - governmental activities	\$	<u>9,968,310</u>
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**The accompanying notes are an integral part of these financial statements.**

**CITY OF PEACHTREE CORNERS, GEORGIA**  
**STATEMENT OF NET POSITION**  
**PROPRIETARY FUNDS**  
**JUNE 30, 2021**

ASSETS	Business-type Activities - Enterprise Funds		
	Solid Waste Fund	Stormwater Fund	Totals
<b>CURRENT ASSETS</b>			
Cash and cash equivalents	\$ 1,711,269	\$ 4,160,471	\$ 5,871,740
Accounts receivable, net of allowances	2,890	12,840	15,730
Intergovernmental receivable	-	7,470	7,470
Total current assets	1,714,159	4,180,781	5,894,940
<b>NONCURRENT ASSETS</b>			
Capital Assets:			
Depreciable assets	-	14,673,830	14,673,830
Less accumulated depreciation	-	(2,965,044)	(2,965,044)
Total noncurrent assets	-	11,708,786	11,708,786
Total assets	1,714,159	15,889,567	17,603,726
<b>LIABILITIES</b>			
<b>CURRENT LIABILITIES</b>			
Accounts payable	151,769	24,001	175,770
Unearned revenue	914,232	-	914,232
Total liabilities	1,066,001	24,001	1,090,002
<b>NET POSITION</b>			
Investment in capital assets	-	11,708,786	11,708,786
Unrestricted	648,158	4,156,780	4,804,938
Total net position	\$ 648,158	\$ 15,865,566	\$ 16,513,724

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

**CITY OF PEACHTREE CORNERS, GEORGIA**  
**STATEMENT OF REVENUES, EXPENSES, AND**  
**CHANGES IN NET POSITION**  
**PROPRIETARY FUNDS**  
**FOR THE YEAR ENDED JUNE 30, 2021**

	Solid Waste Fund	Stormwater Fund	Totals
<b>OPERATING REVENUES</b>			
Charges for sales and services	\$ 1,807,070	\$ 2,862,864	\$ 4,669,934
Total operating revenues	<u>1,807,070</u>	<u>2,862,864</u>	<u>4,669,934</u>
<b>OPERATING EXPENSES</b>			
Contractual services	1,774,598	1,194,759	2,969,357
Depreciation	-	331,644	331,644
Total operating expenses	<u>1,774,598</u>	<u>1,526,403</u>	<u>3,301,001</u>
Operating income	<u>32,472</u>	<u>1,336,461</u>	<u>1,368,933</u>
<b>NONOPERATING REVENUES</b>			
Intergovernmental	-	7,470	7,470
Total nonoperating revenues	<u>-</u>	<u>7,470</u>	<u>7,470</u>
Income before transfers	<u>32,472</u>	<u>1,343,931</u>	<u>1,376,403</u>
Transfers out	<u>(27,500)</u>	<u>(191,950)</u>	<u>(219,450)</u>
Change in net position	4,972	1,151,981	1,156,953
<b>Net position, beginning of year</b>	<u>643,186</u>	<u>14,713,585</u>	<u>15,356,771</u>
<b>Net position, end of year</b>	<u>\$ 648,158</u>	<u>\$ 15,865,566</u>	<u>\$ 16,513,724</u>

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

**CITY OF PEACHTREE CORNERS, GEORGIA**  
**STATEMENT OF CASH FLOWS**  
**PROPRIETARY FUNDS**  
**FOR THE YEAR ENDED JUNE 30, 2021**

	Solid Waste Fund	Stormwater Fund	Totals
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Receipts from customers and users	\$ 1,842,668	\$ 2,866,282	\$ 4,708,950
Payments to suppliers	(1,757,011)	(1,243,486)	(3,000,497)
Net cash provided by operating activities	<u>85,657</u>	<u>1,622,796</u>	<u>1,708,453</u>
<b>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</b>			
Transfers out to other funds	(27,500)	(191,950)	(219,450)
Operating grants	-	7,470	7,470
Net cash used in non-capital financing activities	<u>(27,500)</u>	<u>(184,480)</u>	<u>(211,980)</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>			
Purchase of capital assets	-	(483,390)	(483,390)
Net cash used in capital and related financing activities	<u>-</u>	<u>(483,390)</u>	<u>(483,390)</u>
Net increase in cash and cash equivalents	58,157	954,926	1,013,083
Cash and cash equivalents, beginning of year	<u>1,653,112</u>	<u>3,205,545</u>	<u>4,858,657</u>
Cash and cash equivalents, end of year	<u>\$ 1,711,269</u>	<u>\$ 4,160,471</u>	<u>\$ 5,871,740</u>
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES</b>			
Operating income	\$ 32,472	\$ 1,336,461	\$ 1,368,933
Adjustments to reconcile operating income to net cash provided by operating activities:			
Depreciation	-	331,644	331,644
Change in assets and liabilities:			
Decrease in accounts receivable	432	10,888	11,320
Increase in intergovernmental receivable	-	(7,470)	(7,470)
Increase (decrease) in accounts payable	17,587	(48,727)	(31,140)
Decrease in due to other funds	(1,258)	-	(1,258)
Increase in unearned revenue	36,424	-	36,424
Net cash provided by operating activities	<u>\$ 85,657</u>	<u>\$ 1,622,796</u>	<u>\$ 1,708,453</u>

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

# CITY OF PEACHTREE CORNERS, GEORGIA

## NOTES TO FINANCIAL STATEMENTS JUNE 30, 2021

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

#### A. Reporting Entity

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

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

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

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

## NOTES TO FINANCIAL STATEMENTS

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

#### A. Reporting Entity (Continued)

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

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

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the primary government and its component unit. Government-wide financial statements do not provide information by fund, but distinguish between the City's governmental activities and business-type activities. Governmental activities, which are normally supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The statement of net position will include non-current assets and non-current liabilities. In addition, the government-wide statement of activities reflects depreciation expense on the City's capital assets. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. However, any interfund services provided and used are not eliminated as this process would distort the direct costs and program revenues reported in the various functions.

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

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

## NOTES TO FINANCIAL STATEMENTS

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

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

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. As such, property tax revenues are recognized in the current fiscal year for the previous tax year's levy. For tax year 2020, the City levied taxes using a zero millage rate. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers property taxes to be available if they are collected within 60 days of the end of the current fiscal period for which they are levied. Other revenues susceptible to accrual are considered available if they are collected within 180 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to long-term liabilities, such as compensated absences and claims and judgments, are recorded only when payment is due.

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

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

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

## NOTES TO FINANCIAL STATEMENTS

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

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

The City reports the following major governmental funds:

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

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

The **Grant Fund** is a special revenue fund and accounts for programs federally funded and awarded to the City for accomplishing specific endeavors and completing specific projects; its revenues are restricted to those specific purposes.

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

The City reports the following major enterprise funds:

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

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

The City reports one nonmajor governmental fund, the **Curiosity Lab**, which accounts for economic development initiatives and technological activities of the Curiosity Lab innovation incubator.

## NOTES TO FINANCIAL STATEMENTS

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

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

In accounting and reporting for its proprietary operations, the City applies all GASB pronouncements. GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements* incorporated into the GASB's authoritative literature certain accounting and financial reporting guidance issued on or before November 30, 1989 which does not conflict with or contradict GASB pronouncements.

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

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

#### D. Budgets

Formal budgetary accounting is employed as a management control device for the funds of the City. The governmental fund budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. An annual operating budget is adopted each fiscal year through passage of an annual budget ordinance and amended as required for the general fund. A project length budget is adopted for capital projects funds. During the fiscal period ended June 30, 2021, the original budget was amended through supplemental appropriations. These changes are reflected in the budgetary comparison schedule. All appropriations lapse at fiscal year end. The City does not use encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation.

## NOTES TO FINANCIAL STATEMENTS

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

#### **E. Deposits and Investments**

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

#### **F. Receivables**

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

#### **G. Interfund Receivables and Payables**

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

#### **H. Prepaid Items**

Payments made to vendors for services that will benefit periods beyond June 30, 2021, are recorded as prepaid items in both government-wide and fund financial statements. These items are accounted for using the consumption method.

#### **I. Capital Assets**

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

## NOTES TO FINANCIAL STATEMENTS

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

#### I. Capital Assets (Continued)

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

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

Furniture	7 years
Software	7 years
Buildings	30 years
Land improvements	30 years
Infrastructure	20-100 years

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

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

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. The City has no items that qualify for reporting in this category.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has no items that qualify for reporting in this category.

#### K. Compensated Absences

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

## NOTES TO FINANCIAL STATEMENTS

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

#### L. Long-Term Obligations

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

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

#### M. Fund Equity

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

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

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

## NOTES TO FINANCIAL STATEMENTS

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

#### M. Fund Equity (Continued)

- **Assigned** – Fund balances are reported as assigned when amounts are constrained by the City's intent to be used for specific purposes, but are neither restricted nor committed. The City Council, through resolution, has delegated to the Finance Director and City Manager the authority to assign funds for a particular purpose.
- **Unassigned** – Fund balances are reported as unassigned as the residual amount when the balances do not meet any of the above criterion. The City reports positive unassigned fund balance only in the general fund. Negative unassigned fund balances may be reported in all funds.

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

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

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

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

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

## NOTES TO FINANCIAL STATEMENTS

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

#### N. Use of Estimates

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

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

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

The governmental fund balance sheet includes a reconciliation between *fund balance – total governmental funds* and *net position-governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that “long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.” The details of this \$13,581,859 difference are as follows:

Revenue bonds payable	\$ (12,525,000)
Bond premium	(720,049)
Accrued interest	(131,340)
Compensated absences	<u>(205,470)</u>
Net adjustment to decrease fund balance - <i>total governmental funds</i> to arrive at <i>net position - governmental activities</i>	<u><u>\$ (13,581,859)</u></u>

## NOTES TO FINANCIAL STATEMENTS

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

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

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between *net change in fund balances – total governmental funds* and *change in net position of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation explains that “Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.” The details of this \$17,198,037 difference are as follows:

Capital outlay	\$ 19,127,121
Depreciation expense	<u>(1,929,084)</u>
Net adjustment to increase <i>net change in fund balances - total governmental funds</i> to arrive at <i>change in net position - governmental activities</i>	<u><u>\$ 17,198,037</u></u>

Another element of that reconciliation explains that “The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.” The details of this \$456,743 difference are as follows:

Issuance of bonds	\$ (12,525,000)
Issuance of bond premium	(733,257)
Principal retirement of long-term debt	<u>13,715,000</u>
Net adjustment to increase <i>net change in fund balances - total governmental funds</i> to arrive at <i>change in net position - governmental activities</i>	<u><u>\$ 456,743</u></u>

## NOTES TO FINANCIAL STATEMENTS

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

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

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between *net changes in fund balances – total governmental funds and changes in net position of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation states that “Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.” The details of this \$81,945 difference are as follows:

Compensated absences	\$ (20,915)
Accrued interest	89,652
Amortization of bond premium	13,208
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>	\$ 81,945

**NOTE 3. LEGAL COMPLIANCE – BUDGETS**

**A. Budgets and Budgetary Accounting**

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

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

**B. Excess Expenditures Over Appropriations**

For the year ended June 30, 2021, the following funds and departments had actual expenditures in excess of their appropriations:

General Fund	
General government - General buildings and ground	\$ 8,330
Debt service - interest	143,872
Debt service - bond issuance costs	227,995
Grant Fund	
Intergovernmental	51,125

These expenditures in excess of appropriations were funded by savings in other departments and reimbursement based intergovernmental revenues.

## NOTES TO FINANCIAL STATEMENTS

### NOTE 4. DEPOSITS AND INVESTMENTS

**Custodial Credit Risk – Deposits:** Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. State statutes require all deposits and investments (other than federal or state government instruments) amounts that exceed standard depository insurance limits are required to be collateralized either (1) individually by the financial institutions through pledged obligations of the U.S. Government, obligations backed by the full faith and credit of the U.S. Government, obligations of the State of Georgia or other states, or obligations of counties, municipalities, or public authorities of the State of Georgia, or (2) participation in the State of Georgia Secure Deposit Program. As of June 30, 2021, the City had deposits with four (4) financial institutions collateralized by the State of Georgia Secure Deposit Program, which is administered by the Office of the State Treasurer, requires participating banks holding deposits of public funds to pledge collateral at varying rates depending on the tier assigned by the State. Additionally, the City had deposits with one (1) financial institution that were collateralized by pledged securities, as defined above, such that all of the City's bank balances were insured and collateralized as defined by GASB and State statutes.

### NOTE 5. RECEIVABLES

Property taxes are levied on property values assessed as of January 1. The City contracts with Gwinnett County to bill and collect property taxes. The taxes, if billed, would be due in a single installment on October 15 based on the assessed value of property as listed on the previous January 1 and were due 60 days following the billing date each year. Property taxes are recorded as receivables and unavailable revenues when levied as they are intended to fund that fiscal year. Revenues are recognized when available. The City elected not to bill any taxes on real property for the fiscal year ended June 30, 2021.

Receivables at June 30, 2021, for the City's individual major funds, including any applicable allowances for uncollectible accounts are as follows:

	<u>General</u>	<u>SPLOST</u>	<u>Grant Fund</u>	<u>Stormwater</u>	<u>Solid Waste</u>
Receivables:					
Accounts	\$ 493,287	\$ -	\$ -	\$ 12,840	\$ 8,890
Other governments	-	982,196	37,065	-	-
Less allowance					
for uncollectible	-	-	-	-	(6,000)
Net total receivable	<u>\$ 493,287</u>	<u>\$ 982,196</u>	<u>\$ 37,065</u>	<u>\$ 12,840</u>	<u>\$ 2,890</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 6. CAPITAL ASSETS

Capital asset activity for the City for the year ended June 30, 2021 is as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	<u>Ending Balance</u>
<b>Governmental activities:</b>					
Nondepreciable capital assets:					
Land	\$ 1,548,978	\$ 13,551,949	\$ -	\$ -	\$ 15,100,927
Construction in progress	6,396,609	3,115,437	-	(6,799,084)	2,712,962
Total	<u>7,945,587</u>	<u>16,667,386</u>	<u>-</u>	<u>(6,799,084)</u>	<u>17,813,889</u>
Capital assets, being depreciated:					
Machinery and equipment	3,496,215	2,119,344	(8,280)	-	5,607,279
Buildings	23,082,586	238,792	-	-	23,321,378
Infrastructure	15,603,997	74,272	-	6,799,084	22,477,353
Improvements	3,322,882	9,976	-	-	3,332,858
Furniture and fixtures	49,786	17,351	-	-	67,137
Intangibles	274,765	-	-	-	274,765
Total	<u>45,830,231</u>	<u>2,459,735</u>	<u>(8,280)</u>	<u>6,799,084</u>	<u>55,080,770</u>
Less accumulated depreciation for:					
Machinery and equipment	(760,023)	(325,145)	8,280	-	(1,076,888)
Buildings	(1,219,283)	(773,367)	-	-	(1,992,650)
Infrastructure	(2,054,721)	(667,835)	-	-	(2,722,556)
Improvements	(217,467)	(131,705)	-	-	(349,172)
Furniture and fixtures	(19,826)	(12,714)	-	-	(32,540)
Intangibles	-	(18,318)	-	-	(18,318)
Total	<u>(4,271,320)</u>	<u>(1,929,084)</u>	<u>8,280</u>	<u>-</u>	<u>(6,192,124)</u>
Total capital assets being depreciated, net	<u>41,558,911</u>	<u>530,651</u>	<u>-</u>	<u>6,799,084</u>	<u>48,888,646</u>
Governmental activities capital assets, net	<u>\$ 49,504,498</u>	<u>\$ 17,198,037</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 66,702,535</u>

The beginning balance of governmental activities has been restated to include the capital asset reporting of the Curiosity Lab. See Note 14.

## NOTES TO FINANCIAL STATEMENTS

### NOTE 6. CAPITAL ASSETS (CONTINUED)

	<b>Beginning Balance</b>	<b>Increases</b>	<b>Ending Balance</b>
<b>Business-type activities:</b>			
Capital assets, being depreciated:			
Infrastructure	\$ 14,190,440	\$ 483,390	\$ 14,673,830
Total	14,190,440	483,390	14,673,830
Less accumulated depreciation for:			
Infrastructure	(2,633,400)	(331,644)	(2,965,044)
Total	(2,633,400)	(331,644)	(2,965,044)
Business-type activities capital assets, net	\$ 11,557,040	\$ 151,746	\$ 11,708,786

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

Governmental activities:	
General government	\$ 1,179,755
Housing and development	63,176
Public works	686,153
Total depreciation expense - governmental activities	\$ 1,929,084
Business-type activities:	
Stormwater	\$ 331,644
Total depreciation expense - business-type activities	\$ 331,644

## NOTES TO FINANCIAL STATEMENTS

### NOTE 7. LONG-TERM DEBT

#### Changes in Long-Term Liabilities

The following is a summary of long-term debt activity for the year ended June 30, 2021:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
<b>Governmental activities:</b>					
Revenue bonds	\$ 6,795,000	\$ 12,525,000	\$ (6,795,000)	\$ 12,525,000	\$ 985,000
Bond premium	-	733,257	(13,208)	720,049	-
Certificates of participation	6,920,000	-	(6,920,000)	-	-
Compensated absences	184,555	96,202	(75,287)	205,470	61,641
Governmental activity Long-term liabilities	<u>\$ 13,899,555</u>	<u>\$ 13,354,459</u>	<u>\$ (13,803,495)</u>	<u>\$ 13,450,519</u>	<u>\$ 1,046,641</u>

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

#### Revenue Bonds – Direct Placement

In November 2020, the Public Facilities Authority issued Series 2020A revenue bonds and Series 2020B taxable revenue bonds for the purpose of refunding the Series 2017A Certificates of Participation and the Series 2018 Downtown Development Authority bonds. The bonds were issued at a premium of \$733,257 and interest rates ranging from 0.48% to 4.00%. The refunding resulted in debt service savings of \$1,133,145 over the life of the new bonds, and a net, economic gain of approximately \$1,030,677. Interest payments are due semiannually beginning January 1, 2021 and principal payments are due annually beginning on July 1, 2021. The bonds are scheduled to mature on July 1, 2033. As of June 30, 2021, the outstanding balance is \$12,525,000.

The debt service requirements to maturity are as follows:

Fiscal year ending June 30,	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 985,000	\$ 260,317	\$ 1,245,317
2023	990,000	255,082	1,245,082
2024	995,000	248,579	1,243,579
2025	665,000	238,919	903,919
2026	945,000	221,121	1,166,121
2027-2031	5,140,000	701,979	5,841,979
2032-2034	2,805,000	88,221	2,893,221
	<u>\$ 12,525,000</u>	<u>\$ 2,014,218</u>	<u>\$ 14,539,218</u>

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 8. OPERATING LEASES

The City has also entered into an operating lease for the lease of office space in City Hall. Total payments received for the lease were \$547,183 for the fiscal year ended June 30, 2021. The future minimum lease payments to be received for this lease is as follows:

Year Ending June 30,		
2022	\$	563,615
2023		580,639
2024		597,999
2025		256,013
Total	\$	1,998,266

### NOTE 9. INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

The composition of due to/from other funds as of June 30, 2021 is as follows:

Receivable Entity	Payable Entity	Amount
General Fund	Grant Fund	\$ 37,065
General Fund	SPLOST	5,410
		\$ 42,475

The interfund balance between the General Fund and SPLOST Fund is the result of disbursements paid by the General Fund on behalf of the SPLOST Fund that have not been paid back as of June 30, 2021. The interfund balance between the General Fund and Grant Fund is the result of disbursements paid by the General Fund on behalf of the Grant Fund that have not been paid back as of June 30, 2021. Interfund balances are due to the timing of year end and the actual payments and receipts between the funds.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 9. INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS (CONTINUED)

The composition of interfund transfers for the year ended June 30, 2021 is as follows:

<u>Transfer Out</u>	<u>Transfer In</u>	<u>Amount</u>
Solid Waste Fund	General Fund	\$ 27,500
Stormwater Fund	General Fund	191,950
General Fund	Nonmajor Governmental Fund	500,000
General Fund	Downtown Development Authority	512,901
		<u>\$ 1,232,351</u>

Transfers are used to move unrestricted revenues from the enterprise funds to the General Fund to support operations in the General Fund. Transfers are used to move unrestricted funds from the General Fund to the Downtown Development Authority Fund to fund a capital outlay project being constructed by the City in the Downtown Development Authority Fund. Lastly, transfers are used to move funds from the General Fund to the nonmajor governmental fund for the city's funding contribution to the Curiosity Lab.

### NOTE 10. COMMITMENTS AND CONTINGENT LIABILITIES

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

The City has entered into several public/private contractual partnerships for outsourced services and operations. Through these contracts with the private companies, an array of operational services is provided via outsourcing. These contracts are operating contracts for which the City is continually monitoring its outsourcing needs as compared to the cost of providing these services in-house. Currently, the cost of these contracts is approximately \$6,149,314 annually. The total is derived from the following contracts: Jacobs Engineering \$3,316,077, Optech \$933,332, InterDev \$148,679, VC3 \$157,140 and Waste Management \$1,594,086.

## NOTES TO FINANCIAL STATEMENTS

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### **NOTE 11. DEFINED CONTRIBUTION RETIREMENT PLAN**

The City of Peachtree Corners' defined contribution retirement plans are single employer defined contribution plans established and administered by the Georgia Municipal Association ("GMA") and International City/County Managers Association ("ICMA") for all City employees. At June 30, 2021 there were 4 plan members under GMA and 2 members under ICMA. The City contributes 12% of eligible employees' base salary and matches 100% for each dollar of employee contributions up to 5% of the employee's salary under both plans. Employees are not required to contribute to the plans. Employees are eligible and fully vested immediately upon entering the plans. Plan provisions and contribution requirements are established and may be amended by the City's Council. For the fiscal year ending June 30, 2021, contributions to the plans were \$76,069 by the employees and \$168,986 by the City.

### **NOTE 12. JOINT VENTURE**

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

### **NOTE 13. RISK MANAGEMENT**

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

## NOTES TO FINANCIAL STATEMENTS

### NOTE 14. CHANGE IN REPORTING ENTITY

Management of the City has determined that a restatement to the beginning net position of governmental activities and beginning fund balance in the City's nonmajor governmental fund, the Curiosity Lab, is necessary to properly reflect a change in the City's financial reporting. Management determined that the Curiosity Lab qualifies as a blended component unit of the City. A restatement was required for both the beginning fund balance of the Curiosity Lab and governmental funds and beginning net position of governmental activities to properly reflect the change in reporting entity.

The net effect of the restatement to beginning fund balance of the Curiosity lab and governmental funds is shown below:

Fund balance, Curiosity Lab, July 1, 2020 as previously reported	\$ -
Change in reporting entity - recognition of Curiosity Lab fund balance	138,887
Fund balance, Curiosity Lab, July 1, 2020 as restated	\$ 138,887
Fund balance, governmental funds, July 1, 2020 as previously reported	\$ 28,517,066
Change in reporting entity - recognition of Curiosity Lab fund balance	138,887
Fund balance, governmental funds, July 1, 2020 as restated	\$ 28,655,953

The net effect of the restatement to beginning net position of the governmental activities is shown below:

Net position, governmental activities, July 1, 2020 as previously reported	\$ 63,343,655
Change in reporting entity - recognition of Curiosity Lab fund balance	138,887
Change in reporting entity - recognition of Curiosity Lab capital assets	557,362
Net position, governmental activities, July 1, 2020 as restated	\$ 64,039,904

## **REQUIRED SUPPLEMENTARY INFORMATION**

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**CITY OF PEACHTREE CORNERS, GEORGIA**  
**GENERAL FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)**  
**FOR THE YEAR ENDED JUNE 30, 2021**

	Original Budget	Final Budget	Actual	Variance With Final Budget
<b>Revenues:</b>				
Motor vehicle taxes	\$ 600,000	\$ 1,100,000	\$ 1,198,950	\$ 98,950
Franchise taxes	3,600,000	3,800,000	4,002,094	202,094
Business taxes	2,730,000	3,080,000	3,326,225	246,225
Insurance premium taxes	2,800,000	3,052,000	3,052,960	960
Other taxes	630,000	705,000	801,902	96,902
Licenses and permits	1,045,000	1,478,000	1,661,639	183,639
Fines and forfeitures	5,000	15,000	19,603	4,603
Intergovernmental	-	41,000	41,109	109
Investment income	500	1,500	1,227	(273)
Miscellaneous	490,500	596,500	554,045	(42,455)
Total revenues	<u>11,901,000</u>	<u>13,869,000</u>	<u>14,659,754</u>	<u>790,754</u>
<b>Expenditures:</b>				
<b>Current:</b>				
<b>General government:</b>				
Legislative	111,060	111,060	70,693	40,367
Executive	883,705	848,705	827,177	21,528
City clerk	368,900	323,225	308,077	15,148
General administration	1,523,980	2,492,310	1,638,568	853,742
Financial administration	479,685	583,085	548,295	34,790
Legal	346,000	496,000	493,989	2,011
General buildings and ground	692,150	1,528,725	1,537,055	(8,330)
Technology	865,335	948,835	895,776	53,059
Public information	720,000	883,150	828,761	54,389
Total general government	<u>5,990,815</u>	<u>8,215,095</u>	<u>7,148,391</u>	<u>1,066,704</u>
<b>Public Works</b>	<u>1,796,305</u>	<u>1,822,605</u>	<u>1,657,630</u>	<u>164,975</u>
<b>Community development</b>				
Community development	1,139,060	1,234,825	980,406	254,419
Code enforcement	464,000	466,300	466,293	7
Protective inspection administration	665,125	582,900	582,866	34
Planning and zoning	268,945	116,575	116,573	2
Total community development	<u>2,537,130</u>	<u>2,400,600</u>	<u>2,146,138</u>	<u>254,462</u>
<b>Debt service:</b>				
Principal	450,000	450,000	450,000	-
Interest	209,200	150,000	293,872	(143,872)
Bond issuance costs	-	-	227,995	(227,995)
Total debt service	<u>659,200</u>	<u>600,000</u>	<u>971,867</u>	<u>(371,867)</u>
Total expenditures	<u>10,983,450</u>	<u>13,038,300</u>	<u>11,924,026</u>	<u>1,114,274</u>
<b>Other financing sources (uses):</b>				
Transfers in	219,450	219,450	219,450	-
Transfers out	(1,137,000)	(1,050,150)	(1,012,901)	37,249
Deposits with escrow agent	-	-	(12,875,000)	(12,875,000)
Bond issuance	-	-	12,525,000	12,525,000
Premium from bond issuance	-	-	733,257	733,257
Total other financing sources (uses)	<u>(917,550)</u>	<u>(830,700)</u>	<u>(410,194)</u>	<u>420,506</u>
Net change in fund balance	-	-	2,325,534	2,325,534
<b>Fund balance, beginning of year</b>	<u>10,122,850</u>	<u>10,122,850</u>	<u>10,122,850</u>	<u>-</u>
<b>Fund balance, end of year</b>	<u>\$ 10,122,850</u>	<u>\$ 10,122,850</u>	<u>\$ 12,448,384</u>	<u>\$ 2,325,534</u>

**CITY OF PEACHTREE CORNERS, GEORGIA**  
**GRANT FUND**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)**  
**FOR THE YEAR ENDED JUNE 30, 2021**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance With Final Budget</u>
<b>Revenues:</b>				
Intergovernmental	\$ 9,110,900	\$ 9,110,900	\$ 4,647,941	\$ (4,462,959)
Total revenues	<u>9,110,900</u>	<u>9,110,900</u>	<u>4,647,941</u>	<u>(4,462,959)</u>
<b>Expenditures:</b>				
<b>Current:</b>				
<b>General government:</b>				
General administration	262,790	262,790	248,727	14,063
Legal	3,780	3,780	3,780	-
General buildings and ground	1,680,480	1,680,480	1,680,478	2
Intergovernmental	-	-	51,125	(51,125)
Total general government	<u>1,947,050</u>	<u>1,947,050</u>	<u>1,984,110</u>	<u>(37,060)</u>
<b>Community development</b>	<u>2,663,850</u>	<u>2,663,850</u>	<u>2,663,831</u>	<u>19</u>
Total expenditures	<u>4,610,900</u>	<u>4,610,900</u>	<u>4,647,941</u>	<u>(37,041)</u>
Net change in fund balance	4,500,000	4,500,000	-	(4,500,000)
<b>Fund balance, beginning of year</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Fund balance, end of year</b>	<u>\$ 4,500,000</u>	<u>\$ 4,500,000</u>	<u>\$ -</u>	<u>\$ (4,500,000)</u>

## **SUPPLEMENTARY INFORMATION**

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**CITY OF PEACHTREE CORNERS, GEORGIA  
 SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE  
 LOCAL OPTION SALES TAX  
 FOR THE YEAR ENDED JUNE 30, 2021**

<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>2014 SPLOST Program:</b>					
Transportation Projects	\$ 19,970,315	\$ 19,970,315	\$ 17,656,468	\$ 48,870	\$ 17,705,338
Total 2014 SPLOST Fund expenditures for the year ended June 30, 2021				\$ 48,870	
<b>2017 SPLOST Program:</b>					
Transportation Projects	\$ 37,557,816	\$ 36,250,000	\$ 18,800,329	\$ 5,465,520	\$ 24,265,849
Total 2017 SPLOST Fund expenditures for the year ended June 30, 2021				\$ 5,465,520	
Expenditures funded with non-SPLOST related intergovernmental revenues				\$ 773,616	
Total SPLOST Fund expenditures for the year ended June 30, 2021				\$ 6,288,006	

# STATISTICAL SECTION

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

**Page**

**Financial Trends** ..... 47

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** ..... 51

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

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

**Debt Capacity** ..... 54

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

**Demographic and Economic Information**..... 57

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** ..... 59

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

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial report for the relevant year. The City's first year of incorporation was 2013; schedules presented include information beginning in that year.

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

	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
<b>Governmental activities:</b>									
Net investment in capital assets	\$ 53,400,852	\$ 42,287,279 (2)	\$ 31,398,362	\$ 19,665,011	\$ 10,019,701	\$ 16,937,513	\$ 16,964,506	\$ 17,617,500 (1)	\$ 73,355
Restricted	8,304,328	11,896,435	16,305,525	24,029,342	22,548,883	10,242,980	6,153,466	1,679,194	-
Unrestricted	12,303,034	9,856,190 (2)	7,532,811	1,488,047	3,042,824	9,483,434	6,151,991	7,299,535	3,466,350
Total governmental activities net position	<u>\$ 74,008,214</u>	<u>\$ 64,039,904</u>	<u>\$ 55,236,698</u>	<u>\$ 45,182,400</u>	<u>\$ 35,611,408</u>	<u>\$ 36,663,927</u>	<u>\$ 29,269,963</u>	<u>\$ 26,596,229</u>	<u>\$ 3,539,705</u>
<b>Business-type activities:</b>									
Net investment in capital assets	\$ 11,708,786	\$ 11,557,040	\$ 11,112,663	\$ 10,697,642	\$ 11,103,907	\$ -	\$ -	\$ -	\$ -
Unrestricted	4,804,938	3,799,731	3,022,705	2,389,653	303,607	214,840	152,285	31,984	-
Total business-type activities net position	<u>\$ 16,513,724</u>	<u>\$ 15,356,771</u>	<u>\$ 14,135,368</u>	<u>\$ 13,087,295</u>	<u>\$ 11,407,514</u>	<u>\$ 214,840</u>	<u>\$ 152,285</u>	<u>\$ 31,984</u>	<u>\$ -</u>
<b>Primary government:</b>									
Net investment in capital assets	\$ 65,109,638	\$ 53,286,957	\$ 42,511,025	\$ 30,362,653	\$ 21,123,608	\$ 16,937,513	\$ 16,964,506	\$ 17,617,500	\$ 73,355
Restricted	8,304,328	11,896,435	16,305,525	24,029,342	22,548,883	10,242,980	6,153,466	1,679,194	-
Unrestricted	17,107,972	13,517,034	10,555,516	3,877,700	3,346,431	9,698,274	6,304,276	7,331,519	3,466,350
Total primary government net assets	<u>\$ 90,521,938</u>	<u>\$ 78,700,426</u>	<u>\$ 69,372,066</u>	<u>\$ 58,269,695</u>	<u>\$ 47,018,922</u>	<u>\$ 36,878,767</u>	<u>\$ 29,422,248</u>	<u>\$ 26,628,213</u>	<u>\$ 3,539,705</u>

Note: Fiscal year 2013 was the City's first full year of operation.

(1) In 2014 the City added approximately \$17,730,000 of previously unrecorded infrastructure.

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

**CITY OF PEACHTREE CORNERS, GEORGIA**  
**CHANGES IN NET POSITION**  
**LAST NINE FISCAL YEARS**  
**(accrual basis of accounting)**

	2021	2020	2019	2018	2017	2016	2015	2014	2013
<b>Expenses</b>									
Governmental activities:									
General government	\$ 10,013,386	\$ 8,230,367	\$ 6,580,944	\$ 5,209,278	\$ 2,605,719	\$ 3,902,482	\$ 4,903,523	\$ 2,495,125	\$ 1,054,211
Public works	2,176,264	3,802,752	3,432,436	3,657,463	2,624,129	3,741,601	3,415,879	618,244	-
Housing and development	5,500,499	2,605,463	2,499,823	2,100,069	2,036,045	1,504,682	4,873,257	968,196	608,330
Interest on long-term debt	529,426	439,422	475,238	537,112	348,795	318	958	1,523	1,993
Total governmental activities expenses	18,219,575	15,078,004	12,988,441	11,503,922	7,614,688	9,149,083	13,193,617	4,083,088	1,664,534
Business-type activities:									
Solid waste	1,774,598	1,533,125	1,387,232	1,227,963	1,228,517	1,237,324	1,157,119	616,337	307,081
Stormwater	1,526,403	1,576,439	1,661,169	1,065,870	-	-	-	-	-
Total business-type activities expenses	3,301,001	3,109,564	3,048,401	2,293,833	1,228,517	1,237,324	1,157,119	616,337	307,081
Total primary government expenses	\$ 21,520,576	\$ 18,187,568	\$ 16,036,842	\$ 13,797,755	\$ 8,843,205	\$ 10,386,407	\$ 14,350,736	\$ 4,699,425	\$ 1,971,615
<b>Program revenues</b>									
Governmental activities:									
Charges for services:									
General government	\$ 1,289,024	\$ 1,014,239	\$ 1,140,911	\$ 550,601	\$ 530,939	\$ 404,620	\$ 371,106	\$ 330,275	\$ 122,323
Community development	1,132,098	1,457,646	875,540	947,529	744,185	655,604	618,159	627,142	201,449
Operating grants and contributions	2,988,598	200,000	36,630	90,510	40,841	50,500	131,610	16,252	128,785
Capital grants and contributions	10,175,357	8,497,235	9,289,365	6,828,012	6,442,363	6,196,928	6,065,266	1,550,469	-
Total governmental activities program revenues	15,585,077	11,169,120	11,342,446	8,416,652	7,758,328	7,307,652	7,186,141	2,524,138	452,557
Business-type activities:									
Charges for services:									
Solid waste	1,807,070	1,725,230	1,511,305	1,306,364	1,317,284	1,299,879	1,275,180	647,278	-
Stormwater	2,862,864	2,825,187	2,857,462	2,667,250	-	-	-	-	-
Operating grants and contributions	7,470	-	-	-	-	-	-	-	-
Total business-type activities program revenues	4,677,404	4,550,417	4,368,767	3,973,614	1,317,284	1,299,879	1,275,180	647,278	-
Total program revenues	\$ 20,262,481	\$ 15,719,537	\$ 15,711,213	\$ 12,390,266	\$ 9,075,612	\$ 8,607,531	\$ 8,461,321	\$ 3,171,416	\$ 452,557
Net (expense)/revenue	\$ (2,634,498)	\$ (3,908,884)	\$ (1,645,995)	\$ (3,087,270)	\$ 143,640	\$ (1,841,431)	\$ (6,007,476)	\$ (1,558,950)	\$ (1,211,977)
Business-type activities	1,376,403	1,440,853	1,320,366	1,679,781	88,767	62,555	118,061	30,941	(307,081)
Total primary government	\$ (1,258,095)	\$ (2,468,031)	\$ (325,629)	\$ (1,407,489)	\$ 232,407	\$ (1,778,876)	\$ (5,889,415)	\$ (1,528,009)	\$ (1,519,058)
<b>General Revenues and Other Changes in Net Position</b>									
Governmental activities:									
Taxes									
Motor vehicle taxes	\$ 1,198,950	\$ 884,182	\$ 728,251	\$ 559,032	\$ 849,532	\$ 1,056,930	\$ 756,524	\$ 660,859	\$ 2,004,463
Franchise taxes	4,002,094	4,032,511	3,702,272	4,994,280	3,220,188	3,053,324	3,028,563	3,281,768	361,907
Business taxes	3,326,225	3,229,901	3,511,286	3,430,487	2,606,672	2,567,228	2,396,689	2,451,150	2,245,322
Insurance taxes	3,052,960 (1)	-	-	-	-	-	-	-	-
Other excise taxes	801,902	3,636,354	3,485,333	3,572,639	2,741,913	2,555,514	2,495,463	482,579	139,673
Investment income	1,227	13,443	858	1,708	180,353	2,399	3,971	8,815	211
Miscellaneous revenues	-	-	-	100,116	270,603	-	-	-	106
Special item - donation of infrastructure at incorporation	-	-	-	-	-	-	-	17,730,303	-
Transfers	219,450	219,450	272,293	-	-	-	-	-	-
Total governmental activities	12,602,808	12,015,841	11,700,293	12,658,262	9,869,261	9,235,395	8,681,210	24,615,474	4,751,682
Business-type activities:									
Investment income	-	-	-	-	-	-	2,240	1,043	-
Transfers	(219,450)	(219,450)	(272,293)	-	-	-	-	-	-
Total business-type activities	(219,450)	(219,450)	(272,293)	-	-	-	2,240	1,043	-
Total primary government	\$ 12,383,358	\$ 11,796,391	\$ 11,428,000	\$ 12,658,262	\$ 9,869,261	\$ 9,235,395	\$ 8,683,450	\$ 24,616,517	\$ 4,751,682
<b>Change in Net Position</b>									
Governmental activities	\$ 9,968,310	\$ 8,106,957	\$ 10,054,298	\$ 9,570,992	\$ 10,012,901	\$ 7,393,964	\$ 2,673,734	\$ 23,056,524	\$ 3,539,705
Business-type activities	1,156,953	1,221,403	1,048,073	1,679,781	88,767	62,555	120,301	31,984	(307,081)
Total primary government	\$ 11,125,263	\$ 9,328,360	\$ 11,102,371	\$ 11,250,773	\$ 10,101,668	\$ 7,456,519	\$ 2,794,035	\$ 23,088,508	\$ 3,232,624

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

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

	2021	2020	2019	2018	2017	2016	2015	2014	2013
General Fund									
Nonspendable - Prepaids	\$ 423,352	\$ 432,175	\$ 369,309	\$ 275,156	\$ 66,833	\$ 23,069	\$ 22,176	\$ 15,071	\$ 3,398
Assigned	1,116,340	-	-	-	-	-	-	-	-
Restricted	-	-	-	-	6,977,722	-	-	-	-
Unassigned	<u>10,908,692</u>	<u>9,690,675</u>	<u>7,524,729</u>	<u>8,672,304</u>	<u>491,803</u>	<u>12,712,468</u>	<u>9,362,173</u>	<u>7,343,335</u>	<u>3,490,383</u>
Total general fund	<u>\$ 12,448,384</u>	<u>\$ 10,122,850</u>	<u>\$ 7,894,038</u>	<u>\$ 8,947,460</u>	<u>\$ 7,536,358</u>	<u>\$ 12,735,537</u>	<u>\$ 9,384,349</u>	<u>\$ 7,358,406</u>	<u>\$ 3,493,781</u>
All Other Governmental Funds									
Nonspendable:									
Prepaids	\$ -	\$ -	\$ -	\$ 3,954	\$ 3,954	\$ -	\$ -	\$ -	\$ -
Assigned:									
Community development	191,460	138,887 (3)	-	-	-	-	-	-	-
Restricted:									
Capital projects	<u>8,247,694 (2)</u>	<u>18,394,216</u>	<u>23,106,102</u>	<u>22,898,540</u>	<u>25,141,358 (1)</u>	<u>10,242,980</u>	<u>6,153,466</u>	<u>1,679,194</u>	<u>-</u>
Total all other governmental funds	<u>\$ 8,439,154</u>	<u>\$ 18,533,103</u>	<u>\$ 23,106,102</u>	<u>\$ 22,902,494</u>	<u>\$ 25,145,312</u>	<u>\$ 10,242,980</u>	<u>\$ 6,153,466</u>	<u>\$ 1,679,194</u>	<u>\$ -</u>

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

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

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

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

	2021	2020	2019	2018	2017	2016	2015	2014	2013
<b>Revenues</b>									
Taxes	\$ 12,382,131	\$ 11,782,948	\$ 11,427,142	\$ 12,556,438 (3)	\$ 9,418,305	\$ 9,232,996	\$ 8,677,239	\$ 6,880,381	\$ 4,747,340
Licenses and permits	1,661,639	1,927,576	1,508,645	1,439,684	1,270,861	1,051,717	982,359	942,425	323,772
Intergovernmental	13,162,704	7,992,485	9,240,565 (4)	6,890,558	6,476,754	6,246,928	6,170,876	1,566,721	128,785
Fines and forfeitures	19,603	8,891	7,594	4,080	4,263	8,507	6,906	14,992	-
Charges for services	165,322	-	-	-	-	-	-	-	-
Contributions	-	-	-	15,000	-	500	26,000	-	-
Investment income	2,478	76,347	86,288	14,672	186,803	2,399	3,971	8,815	211
Miscellaneous	554,558	535,418	500,212	154,482	270,603	-	-	-	106
Total revenues	<u>27,968,435</u>	<u>22,323,665</u>	<u>22,770,446</u>	<u>21,074,914</u>	<u>17,627,589</u>	<u>16,543,047</u>	<u>15,867,351</u>	<u>9,413,334</u>	<u>5,200,214</u>
<b>Expenditures</b>									
Current:									
General government	9,132,501	7,026,396	8,644,696	9,570,418	9,082,273 (1)	3,837,772	4,867,436	2,610,537	1,117,524
Public works	1,657,630	1,605,618	1,603,306	1,791,515	1,939,000	1,647,176	2,773,950	285,000	-
Housing and development	5,460,684	2,563,179	7,413,523	13,949,204 (2)	2,036,045	1,504,682	1,719,968	968,196	600,982
Capital outlay	18,616,456 (6)	12,562,137 (5)	5,120,744 (4)	3,415,754	2,599,912	2,107,414	-	-	-
Debt service:									
Principal	840,000	815,000	645,000	-	-	4,983	4,824	4,259	332
Interest	404,291	453,859	465,284	354,739	305,693	318	958	1,523	1,993
Bond issuance costs	227,995 (7)	-	-	-	-	-	-	-	-
Total expenditures	<u>36,339,557</u>	<u>25,026,189</u>	<u>23,892,553</u>	<u>29,081,630</u>	<u>15,962,923</u>	<u>9,102,345</u>	<u>9,367,136</u>	<u>3,869,515</u>	<u>1,720,831</u>
Excess of revenues over expenditures	<u>(8,371,122)</u>	<u>(2,702,524)</u>	<u>(1,122,107)</u>	<u>(8,006,716)</u>	<u>1,664,666</u>	<u>7,440,702</u>	<u>6,500,215</u>	<u>5,543,819</u>	<u>3,479,383</u>
<b>Other Financing Sources (Uses)</b>									
Issuance of long term debt	12,525,000 (7)	-	-	7,175,000	8,000,000	-	-	-	14,398
Transfers in	1,232,351	838,096	3,584,356	971,788	19,552,648	-	-	128,725	-
Transfers out	(1,012,901)	(618,646)	(3,312,063)	(971,788)	(19,552,648)	-	-	(128,725)	-
Deposit with escrow agent	(12,875,000) (7)	-	-	-	-	-	-	-	-
Premium from bond issuance	733,257 (7)	-	-	-	-	-	-	-	-
Total other financing sources (uses)	<u>602,707</u>	<u>219,450</u>	<u>272,293</u>	<u>7,175,000</u>	<u>8,000,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>14,398</u>
Net change in fund balances	<u>\$ (7,768,415)</u>	<u>\$ (2,483,074)</u>	<u>\$ (849,814)</u>	<u>\$ (831,716)</u>	<u>\$ 9,664,666</u>	<u>\$ 7,440,702</u>	<u>\$ 6,500,215</u>	<u>\$ 5,543,819</u>	<u>\$ 3,493,781</u>
Debt service as a percentage of noncapital expenditures	7.2%	8.9%	8.7%	3.3%	3.1%	0.1%	0.1%	0.2%	0.1%

- (1) Increase compared to prior year is due to the real estate acquisition for the future site of city hall.  
(2) Increase compared to prior year is due to the real estate acquisition for economic development.  
(3) Increase in franchise taxes and business and occupational taxes compared to prior year is due to a field audit conducted by the City that identified additional billings.  
(4) Increase in intergovernmental revenues compared to prior year is due to receipt of Economic Adjustment Assistance grant.  
(5) Increase in capital outlay is due to construction of Pedestrian Bridge project.  
(6) Increase in capital outlay is due to DDA transfer of land from held for development to capital assets.  
(7) In 2021 the City issued Series 2020A and 2020B revenue bonds to refund previously outstanding Series 2018 bonds and Series 2017A certificates of participation.

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

Digest Year	Real Property				Personal Property			Less Exemptions	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Assessed Value as a Percentage of Actual Value
	Residential Property	Commercial Property	Industrial Property	Other (1)	Motor Vehicle	Utility	Heavy Equipment					
2012	\$ 982,746,640	\$ 967,179,560	\$ 132,431,540	\$ 1,362,720	\$ -	\$ -	\$ -	\$ 339,402,058	\$ 1,744,318,402	0.85	\$ 4,360,796,005	40%
2013	960,398,520	1,003,379,990	96,296,280	1,218,720	8,578,480	-	14,950	310,859,307	1,759,027,633	0.00	4,397,569,083	40%
2014	1,081,474,320	1,052,132,670	100,453,050	1,218,720	81,803,230	47,081,600	46,400	1,840,140	2,362,369,850	0.00	5,905,924,625	40%
2015	1,094,769,440	1,036,650,850	98,134,300	1,231,200	58,116,720	31,366,160	34,670	2,002,065	2,318,301,275	0.00	5,795,753,188	40%
2016	1,158,198,550	1,101,984,720	77,299,460	1,231,200	44,619,270	28,325,240	31,200	2,326,608	2,409,363,032	0.00	6,023,407,580	40%
2017	1,236,564,120	1,165,705,010	82,220,010	1,231,200	33,274,600	26,430,800	105,530	2,473,334	2,543,057,936	0.00	6,357,644,840	40%
2018	1,321,620,820	1,143,955,790	92,372,510	734,400	22,949,320	25,460,600	118,910	2,520,060	2,604,692,290	0.00	6,511,730,725	40%
2019	1,396,993,500	1,302,653,340	99,535,010	734,400	16,478,940	27,558,120	210,714	2,288,505	2,841,875,519	0.00	7,104,688,798	40%
2020	1,473,088,840	1,468,899,500	113,475,830	274,160	12,631,050	27,736,040	189,700	2,341,774	3,093,953,346	0.00	7,734,883,365	40%

Source: Gwinnett County Tax Commissioner  
(1) Reflects agricultural, conservation use, and brownfield.

# CITY OF PEACHTREE CORNERS, GEORGIA

## PRINCIPAL FRANCHISE TAXPAYERS CURRENT AND EIGHT YEARS AGO

Franchise Taxpayer	2021			2013		
	Revenue	Rank	Percentage of Total Revenue	Revenue	Rank	Percentage of Total Revenue
Georgia Power	\$ 2,370,644	1	59.24 %	\$ 314,833	1	87.83 %
Waste Management	690,255	2	17.25	21,827	2	6.09
Atlanta Gas Light	389,742	3	9.74			
Comcast	307,219	4	7.68			
Bellsouth	164,450	5	4.11			
Republic Services	21,806	6	0.54			
Crown Castle	20,606	7	0.51			
Advanced Disposal	11,061	8	0.28			
CenturyLink	9,597	9	0.24			
Uniti Fiber	5,500	10	0.14			
American Disposal Service of Georgia				814	4	0.23
Republic Services				20,997	3	5.86
Totals	<u>\$ 3,990,880</u>			<u>\$ 358,471</u>		

Source: Peachtree Corners Finance Department

Note: FY2013 is the first year the City had a full year of franchise operations.

# CITY OF PEACHTREE CORNERS, GEORGIA

## FRANCHISE TAX RATES LAST NINE CALENDAR YEARS

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<b>Calendar Year</b>	<b>Telecommunication</b>	<b>Cable</b>	<b>Electric</b>	<b>Solid Waste</b>
2013	3%	5%	4%	3%
2014	3%	5%	4%	3%
2015	3%	5%	4%	3%
2016	3%	5%	4%	3%
2017	3%	5%	4%	3%
2018	3%	5%	4%	3%
2019	3%	5%	4%	10%
2020	3%	5%	4%	10%
2021	3%	5%	4%	10%

Source: Peachtree Corners Finance Department

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

# CITY OF PEACHTREE CORNERS, GEORGIA

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

Fiscal Period Ended June 30,	Governmental Activities			Total	Percentage of Personal Income (1)	Per Capita (1)
	Bonds Payable Direct Placement	Certificates of Participation	Capital Lease Payable			
2013	\$ -	\$ -	\$ 14,066	\$ 14,066	0.00 %	\$ 0.37
2014	-	-	9,807	9,807	0.00	0.26
2015	-	-	4,983	4,983	0.00	0.13
2016	-	3,153,289	-	3,153,289	0.18	73.72
2017	-	8,000,000	-	8,000,000	0.45	187.03
2018	7,175,000	8,000,000	-	15,175,000	0.83	350.72
2019	7,175,000	7,355,000	-	14,530,000	0.80	333.95
2020	6,795,000	6,920,000	-	13,715,000	0.75	312.38
2021	13,245,049	-	-	13,245,049	0.72	313.54

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

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

**CITY OF PEACHTREE CORNERS, GEORGIA**  
**DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT**  
**as of June 30, 2021**

<u>Governmental Unit</u>	<u>Debt Outstanding</u>	<u>Percentage Applicable to Government</u>	<u>Amount Applicable to Government</u>
Overlapping debt			
Gwinnett County GO Bonds, Leases Payable <sup>(1)</sup>	\$ 150,123,000	9 %	\$ 13,511,070
Gwinnett County Board of Education GO Bonds, Certificates of Participation <sup>(2)</sup>	<u>1,147,903,595</u>	9 %	<u>103,311,324</u>
Total overlapping debt	<u>1,298,026,595</u>		<u>116,822,394</u>
City of Peachtree Corners direct debt	<u>13,245,049</u>	100 %	<u>13,245,049</u>
Total direct and overlapping debt	<u>\$ 1,311,271,644</u>		<u>\$ 130,067,443</u>

(1) Gwinnett County Annual Comprehensive Financial Report for December 31, 2020.

(2) Gwinnett County Board of Education Annual Comprehensive Financial Report for June 30, 2020.

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

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

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

# CITY OF PEACHTREE CORNERS, GEORGIA

## LEGAL DEBT MARGIN INFORMATION LAST NINE FISCAL YEARS

	2021	2020	2019	2018	2017	2016	2015	2014	2013
Assessed Value	\$ 3,093,953,346	\$ 2,841,875,519	\$ 2,604,692,290	\$ 2,543,057,936	\$ 2,409,363,032	\$ 2,318,301,275	\$ 2,362,369,850	\$ 1,759,027,633	\$ 1,744,318,402
Add back: exempt real property	2,341,774	2,288,505	2,520,060	2,473,334	2,326,608	2,002,065	1,840,140	310,859,307	339,402,058
Total assessed value	<u>\$ 3,096,295,120</u>	<u>\$ 2,844,164,024</u>	<u>\$ 2,607,212,350</u>	<u>\$ 2,545,531,270</u>	<u>\$ 2,411,689,640</u>	<u>\$ 2,320,303,340</u>	<u>\$ 2,364,209,990</u>	<u>\$ 2,069,886,940</u>	<u>\$ 2,083,720,460</u>
Debt Limit - 10% of Assessed Value	<u>\$ 309,629,512</u>	<u>\$ 284,416,402</u>	<u>\$ 260,721,235</u>	<u>\$ 254,553,127</u>	<u>\$ 241,168,964</u>	<u>\$ 232,030,334</u>	<u>\$ 236,420,999</u>	<u>\$ 206,988,694</u>	<u>\$ 208,372,046</u>
Amount of Debt Applicable to Debt Limit:									
General Obligation Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Less: Available in Debt Service Fund	<u>-</u>								
Net Debt Applicable to Debt Limit	<u>\$ -</u>								
Legal Debt Margin	<u>\$ 309,629,512</u>	<u>\$ 284,416,402</u>	<u>\$ 260,721,235</u>	<u>\$ 254,553,127</u>	<u>\$ 241,168,964</u>	<u>\$ 232,030,334</u>	<u>\$ 236,420,999</u>	<u>\$ 206,988,694</u>	<u>\$ 208,372,046</u>
Total net debt applicable to the limit as a percentage of debt limit	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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

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

<b>Fiscal Period</b>	<b>Population (1)</b>	<b>Personal Income (amounts expressed in thousands) (1)</b>	<b>Per Capita Personal Income (1)</b>	<b>Median Age (1)</b>	<b>School Enrollment (2)</b>	<b>Unemployment Rate (3)</b>
2013	38,006	\$ 1,461,179	\$ 38,446	33.2	3,397	2.2 %
2014	38,006	1,496,714	39,381	38.6	3,649	4.3
2015	38,006	1,516,819	39,910	37.9	3,738	5.4
2016	42,773	1,765,156	41,268	35.2	3,753	2.6
2017	42,773	1,792,488	41,907	34.8	3,805	4.0
2018	43,268	1,837,289	42,463	36.1	3,817	3.3
2019	43,509	1,816,109	41,741	36.1	3,794	3.0
2020	43,905	1,832,639	41,741	36.4	3,831	2.8
2021	42,243	1,849,525	43,783	36.5	3,865	7.2

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

(2) Source: Gwinnett County Board of Education (High School Enrollment Only).

(3) Bureau of Labor Statistics July, 2020.

Note: 2021 population, per capita, and personal income are estimates based on past regional trends.

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

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

Employer	2021			2013		
	Employees (1)	Rank	Percentage of Total City Employment (2)	Employees (1)	Rank	Percentage of Total City Employment (2)
Carmax	600	1	2.44 %			
Soliant	598	2	2.44			
Siemens Industry Inc.	477	3	1.94			
Hapag-Lloyd	450	4	1.83			
Pond & Company	400	5	1.63	225	10	1.07 %
Immucor Inc.	382	6	1.56	495	4	2.36
Amazon	350	7	1.43			
Crawford & Company	339	8	1.38			
ACI Worldwide Corp.	302	9	1.23	285	9	1.36
Veritiv Operating Company	298	10	1.21			
The Network Inc.				950	1	4.52
All Risks Ltd.				725	2	3.45
Phoenix Corporation				585	3	2.78
Career Builder, LLC				420	5	2.00
Fiserv				292	6	1.39
Fleetcor Technologies Operating				290	7	1.38
Technical Innovation, LLC				287	8	1.37
Totals	<u>4,196</u>		<u>17.10 %</u>	<u>4,554</u>		<u>21.67 %</u>

(1) Source: 2019 individual employer's business license filing.  
(2) Source: 2021 City of Peachtree Corners Economic Development Office.  
(3) Source: U.S. Bureau of Labor Statistics.

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

Function	2021	2020	2019	2018	2017	2016	2015	2014	2013
General government	12	12	12	11	8	8	6	5	4
Judicial	1	1	1	1	1	1	1	1	-
Public works									
Highways and streets	18	18	17	17	12	12	9	-	-
Housing and development	13	13	13	11	11	11	8	8	6
Total	<u>44</u>	<u>44</u>	<u>43</u>	<u>40</u>	<u>32</u>	<u>32</u>	<u>24</u>	<u>14</u>	<u>10</u>

Source: City of Peachtree Corners Human Resources Department

Note: Fiscal year 2014 is the City's first full year of operations. The 2013 period was only 6 months. The City is gradually taking over the services provided to its citizens by Gwinnett County, which results in changes to the number of employees.

# CITY OF PEACHTREE CORNERS, GEORGIA

## OPERATING INDICATORS BY FUNCTION LAST NINE FISCAL YEARS

Function	2021	2020	2019	2018	2017	2016	2015	2014	2013
General government									
Ordinances approved	32	17	21	27	12	27	25	11	20
Special events held	54	17	12	9	2	2	2	2	2
Court cases	35	30	9	10	-	47	31	86	-
Bond rating	Aa1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Software applications supported	19	13	9	8	7	7	7	7	6
Grants managed	6	4	3	4	3	2	3	1	1
Public works									
Work orders processed	2197	2036	1630	1019	1351	1468	N/A	N/A	N/A
Housing and development									
Stormwater plans reviewed	71	73	12	90	50	23	24	23	17
New building permits issued	1,235	1,446	1,337	1,141	436	1,102	1,027	1,115	649

Sources: Various City and County departments.

Note: Operating indicators are not available for years prior to 2013.

# CITY OF PEACHTREE CORNERS, GEORGIA

## CAPITAL ASSET STATISTICS BY FUNCTION LAST NINE FISCAL YEARS

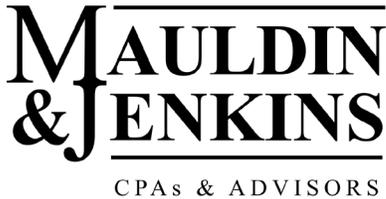
Function/Program	2021	2020	2019	2018	2017	2016	2015	2014	2013
<b>Public Works</b>									
Streets (miles)	121	121	121	121	121	121	121	121	-
Stormwater Pipe (feet)	253,568	261,949	260,338	260,338	252,874	252,874	252,874	252,874	-
Stormwater Structures	3,893	3,924	3,928	3,928	3,816	3,816	3,816	3,816	-
Parking Garage	1	1	1	-	-	-	-	-	-
Traffic Management System	1	1	-	-	-	-	-	-	-
Traffic Signal	1	1	-	-	-	-	-	-	-
<b>General Government</b>									
Land (acres)	21.4	18.78	18.78	4.35	4.35	-	-	-	-
<b>Buildings</b>									
Owned	2	2	2	1	1	-	-	-	-
Leased	1	1	1	1	1	1	1	1	1
<b>Vehicles</b>									
Autonomous Vehicle Test Track (miles)	1.5	1.5	-	-	-	-	-	-	-
Play Structures	3	3	2	-	-	-	-	-	-
Fitness Trail	1	1	-	-	-	-	-	-	-

Source: Various City departments.

Note: The community development function does not maintain any capital assets.

## 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

---

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Peachtree Corners Georgia (the "City") as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated November 1, 2021.

### **Internal Control over Financial Reporting**

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

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

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

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### **Compliance and Other Matters**

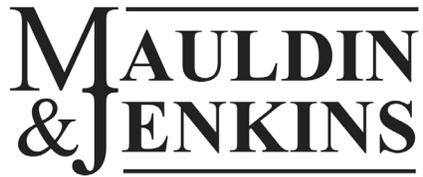
As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect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

### **Purpose of this Report**

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

*Mauldin & Jenkins, LLC*

Atlanta, Georgia  
November 1, 2021



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

---

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

### Report on Compliance for Each Major Federal Program

We have audited the City of Peachtree Corners, Georgia's (the "City") compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended June 30, 2021. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

### *Management's Responsibility*

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

### *Auditor's Responsibility*

Our responsibility is to express an opinion on compliance for each of the City's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the City's compliance.

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### ***Opinion on Each Major Federal Program***

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2021.

### **Report on Internal Control Over Compliance**

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

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

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

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

*Mauldin & Jenkins, LLC*

Atlanta, Georgia  
November 1, 2021

# CITY OF PEACHTREE CORNERS, GEORGIA

## SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS FOR THE YEAR ENDED JUNE 30, 2021

Federal Grantor/Pass-Through Grantor/Program Title	Federal CFDA Number	Contract or Project Number	Sub-recipient Expenditures	Total Expenditures
<b>U.S. DEPARTMENT OF TRANSPORTATION</b>				
Passed through Atlanta Regional Commission Highway Planning and Construction Cluster Highway Planning and Construction (Federal-Aid Highway Program)	20.205	906ETS	\$ -	\$ 112,000
Total Highway Planning and Construction Cluster			-	112,000
Total U.S. Department of Transportation			-	112,000
<b>U.S. DEPARTMENT OF THE TREASURY</b>				
Passed through Gwinnett County, Georgia COVID-19 - Coronavirus Relief Fund	21.019	G-0389-000001-0012	2,662,000	4,651,985
Passed through the State of Georgia COVID-19 - Coronavirus State and Local Fiscal Recovery Funds	21.027	GA-0005117	-	37,065
Total U.S. Department of the Treasury			2,662,000	4,689,050
<b>U.S. ENVIRONMENTAL PROTECTION AGENCY</b>				
Passed through Georgia Environmental Protection Division Nonpoint Source Implementation Grants	66.460	C9-01D09120	-	7,470
Total U.S. Environmental Protection Agency			-	7,470
<b>Total Expenditures of Federal Awards</b>			<b>\$ 2,662,000</b>	<b>\$ 4,808,520</b>

**See accompanying note to schedule of expenditures of federal awards.**

**CITY OF PEACHTREE CORNERS, GEORGIA**  
**NOTE TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
**FOR THE YEAR ENDED JUNE 30, 2021**

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**BASIS OF PRESENTATION**

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

**CITY OF PEACHTREE CORNERS, GEORGIA**

**SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
FOR THE YEAR ENDED JUNE 30, 2021**

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**SECTION I  
SUMMARY OF AUDITOR'S RESULTS**

**Financial Statements**

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

Internal control over financial reporting:

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

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

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

**Federal Awards**

Internal control over major program:

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

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

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

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? \_\_\_ yes \_\_\_X\_\_\_ no

**Identification of major program:**

CFDA Number	Name of Federal Program or Cluster
21.019	COVID-19: Coronavirus Relief Fund

Dollar threshold used to distinguish between Type A and Type B programs \$750,000

Auditee qualified as low-risk auditee? \_\_\_ yes \_\_\_X\_\_\_ no

**CITY OF PEACHTREE CORNERS, GEORGIA**  
**SCHEDULE OF FINDINGS AND QUESTIONED COSTS**  
**FOR THE YEAR ENDED JUNE 30, 2021**

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**SECTION II**  
**FINANCIAL STATEMENT FINDINGS AND RESPONSES**

**None reported**

**SECTION III**  
**FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS**

**None reported**

**CITY OF PEACHTREE CORNERS, GEORGIA**

**SCHEDULE OF PRIOR YEAR FINDINGS  
FOR THE YEAR ENDED JUNE 30, 2021**

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**None reported**