

City of
Dunwoody
Georgia







CITY OF DUNWOODY, GEORGIA
COMPREHENSIVE ANNUAL FINANCIAL REPORT

FOR THE YEAR ENDED
DECEMBER 31, 2019

Prepared by:

Finance Department

Submitted by:

Eric Linton

City Manager

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INTRODUCTORY SECTION



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dunwoodyga.gov

July 24, 2020

The Honorable Lynn Deutsch, Mayor,
Members of the City Council,
and Citizens of Dunwoody, Georgia

Ladies and Gentlemen

State law and local ordinances require that every general-purpose local government publish a complete set of audited financial statements each fiscal year. This report is published to fulfill that requirement for the year ended December 31, 2019. Management assumes full responsibility for the completeness and reliability of the information contained in this report, based on a comprehensive framework of internal controls established for this purpose. Because the cost of internal controls should not exceed anticipated benefits, the objective is to provide reasonable rather than absolute assurance that the financial statements are free of any material misstatements. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and reported in a manner designed to present fairly the financial position and results of operations of the City of Dunwoody, Georgia (the City).

This report has been prepared in accordance with State statutes set forth in an Act providing uniform standards for audits of municipalities and counties within the State of Georgia, approved March 28, 1968 (p. 464), and as amended by an Act approved April 21, 1968 (GA Laws 1997, p. 883). Warren Averett, LLC, has issued an unmodified (clean) opinion on the City of Dunwoody's financial statements for the year ended December 31, 2019. The independent auditor's report is located at the front of the financial section of this report.

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

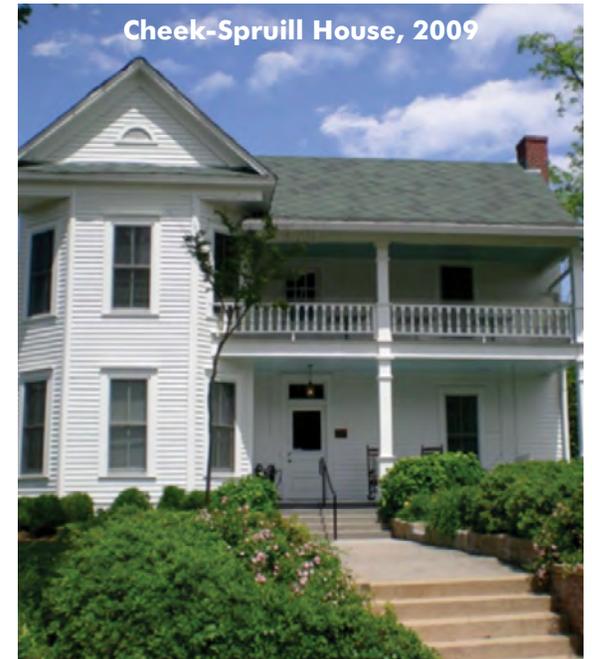
Our History

Dunwoody is located in northern DeKalb County, west of Norcross and east of Sandy Springs; the City is bordered to the north by Dunwoody Club Drive and to the south by Interstate 285. Although not formally recognized as an incorporated city prior to 2008, the residents in this area have always identified themselves as living in "Dunwoody," with a unique history separate from unincorporated DeKalb County. Dunwoody residents have a strong history of community involvement going back for decades before incorporation.

In 1823, the legislators took portions of Fayette and Henry to form DeKalb County, with Decatur being the County seat. In 1821, Elias Redfield was granted land lot d#377, which would eventually become part of the estate of Stephen T. Spruill. This land also passed through the hands of C. A. Dunwoody, in 1862.

Charles Alexander Dunwoody (City of Dunwoody namesake, 1828-1905) was the son of John Dunwoody (originally spelled Dunwody). John Dunwoody was one of the founders of the mills in Roswell, Georgia. The Dunwoody family moved to Roswell in 1839 along with the family's shoe manufacturing business. In 1863, a charter was secured by the State of Georgia to fund the building of a railroad. Both Charles Dunwoody and James King were members of the Roswell Guards and Roswell Battalion. (James King was the grandson of Roswell King, the namesake of Roswell, Georgia).

Major Charles Dunwoody decided to build his family's new home near the present day intersection of Chamblee-Dunwoody Road and Spalding Drive. Railroad construction resumed and the new, 9.8-mile line opened for business on September 1, 1881, running between the Air-Line Railroad and the Chattahoochee River. The Roswell railroad tied into the Air-Line at Roswell Junction, which is now Chamblee. The railroad carried produce from Dunwoody and fabric from the mills in Roswell. In 1903, the narrow gauge track was replaced with modern tracks, and the engine that ran them soon gained the nicknames "The Dinky" and "Old Buck." Dunwoody thrived as a crossroads community and continued to grow even after the railroad stopped running in 1921.



In 1971 the Spruill family, who owned a large amount of land in the area, sold a portion of their property for the construction of Perimeter Mall and surrounding commercial development. In this area today, you can still find a testament to the founding fathers and land owners visible in a cemetery preserved behind commercial buildings, the Stephen Martin/Spruill Cemetery at the corner of Hammond Drive and Ashford Dunwoody Road. Many other locations have been refurbished or marked as historical sites in order to preserve Dunwoody's historically rich legacy.

Dunwoody Present Day

Dunwoody entered into cityhood at midnight on December 1, 2008, following a community led movement to incorporate the City. Dunwoody was voted into cityhood by an overwhelming 81% majority. The City of Dunwoody is approximately 13.2 square miles with an estimated population of more than 49,000 residents and an estimated daytime population of more than 120,000.

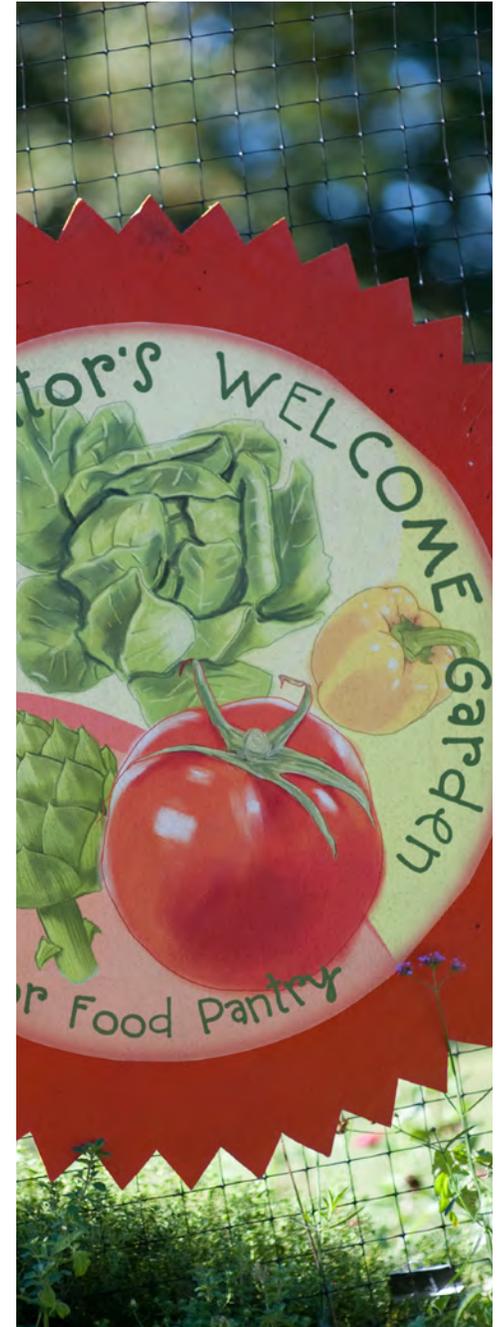
Profile of the Government

The City of Dunwoody operates under a council-manager form of government. The Dunwoody City Council is comprised of a mayor and six council members elected by the people on a nonpartisan ballot for four-year terms.



Three members are elected by voters in each of the three separate districts they represent; the other three, including the mayor, are elected by city voters at large. The terms for council members from District Local 1, District Local 2 and District Local 3 expire in January 2022, while terms for the council members from District 1 At Large, District 2 At Large and District 3 At Large, including the mayor, will expire in January 2020.

The Council serves as the legislative and policymaking body of the municipal government. They enact city ordinances and appropriate funds to conduct city business and provide policy direction to the administrative staff. The city manager works closely with the City Council to assist them in formulating policies and programs. Overseeing all city employees, the manager is responsible for the efficient ongoing operation of all city services as set forth by the City Council. Some services are still provided by DeKalb County.



In conformity with generally accepted accounting principles, as set forth in Governmental Accounting Standards Board (GASB) Statement No. 61, The Financial Reporting Entity: Omnibus an amendment of GASB Statements No. 14 and No. 39, this report includes all funds of the primary government and any component units. For purposes of this report, the primary government includes all departments and agencies of the City which are not separate legal entities, including the Stormwater Department. The component units include those separate legal entities which relationships with the primary government meet the criteria for inclusion defined in GASB Statement No. 61, specifically the Convention and Visitors Bureau of Dunwoody, and Urban Redevelopment Agency of the City of Dunwoody.

Local Economy

Dunwoody Population, Households, and Forecast: 2000-2030

	2000	2008	2013	2020	2025	2030
Population	38,699	43,322	47,591	49,465	51,323	53,019
Households	16,018	18,322	19,479	21,791	22,609	23,356
Avg. Household Sz.	2.38	2.30	2.39	2.27	2.27	2.27

Based on the 2010 US Census, in 2010 DeKalb County had a population of 691,893 people and stood as the third-most populous county in the Atlanta Regional Commission (ARC) region. DeKalb County has come to represent nearly a sixth of metropolitan Atlanta’s total population, a significant figure for a single county considering the region consists of ten counties. Moreover, the County represents 7.1% of the entire population of Georgia. Dunwoody represents 6.7% of the DeKalb population.

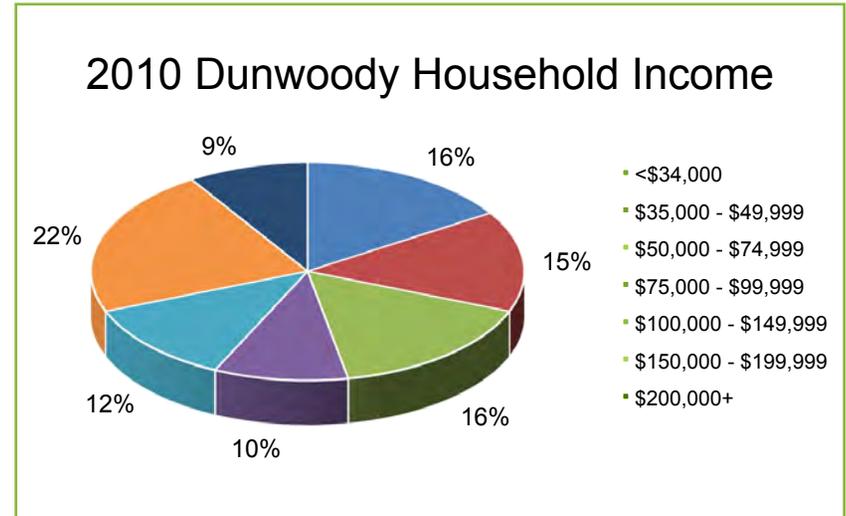
The City of Dunwoody contains approximately 40 percent of the Perimeter Community Improvement Districts (PCID). The PCIDs’ goal is to work continuously to develop efficient transportation services, with an emphasis on access, mobility, diversification and modernization. The Perimeter Center/Perimeter Mall area is served by the Dunwoody train station on Metropolitan Atlanta Rapid Transit Authorities (MARTA) north line, while the other two stations in the area are both on the Fulton County side. Perimeter Mall and the adjacent Perimeter Place shopping complex are the two largest dedicated retail areas housed within city limits. Also included as a primary retail area and considered a central location of Dunwoody is the Dunwoody Village. Within the city limits, there are approximately 2,300 licensed businesses.

The City of Dunwoody’s median household income in 2010 was \$74,297, and the per capita income was \$44,066. DeKalb County (2010), in contrast has a median income of \$46,812 and a per capita income of \$38,094, with Fulton County a bit higher at a median income of \$52,831 (2010) and a per capita income of \$32,562 (2010). This illustrates that the North Fulton/North DeKalb cities have higher incomes than the counties in which they are contained. Georgia numbers are substantially lower at \$46,430 and \$23,383, respectively.

Dunwoody hosts several of the nation’s largest companies and virtually every major industry except agriculture within the Perimeter Mall and surrounding commercial properties. Perimeter Mall is the Southeast’s second largest shopping mall. The City’s commercial properties comprise more than 49% of the total tax digest by property value, ensuring a strong economic environment for the government.

National and Local Economy

Real GDP is projected to decrease by 5.0 percent in 2020—down from the increase of 2.3 percent in 2019 over 2018. COVID-19 has brought a tremendous amount of uncertainty to all economies throughout the world. Businesses and lives have been put on hold until the world can try to regain strength from the global pandemic. The Federal Reserve’s monetary policy stance has lowered interest rates to zero to promote economic stability. Employers were adding jobs with the year-end unemployment rates staying relatively stable at the national, state, county and local levels:



	Current Year	Prior Year
United States	3.5%	3.9%
Georgia	3.1%	3.7%
DeKalb County	2.7%	3.8%
Dunwoody	2.4%	3.8%

Private sector wages and salaries increased 3.0 percent for the 12-month period ending in December 2019.

Several indicators show Dunwoody's local economy was strong in 2019. The City's property tax valuation decreased by 2.19% compared with 2018. Hotel revenues were strong in spite of multiple major renovations. It is anticipated that several new hotels will be under construction in 2020. Dunwoody's effective and efficient structure established during recession years in the economy has continued to be advantageous during the recovery period, illustrating the benefits of a diverse revenue stream and an efficiently managed service culture. Additionally, the City has avoided unmanageable health care costs and pension liabilities experienced by other municipalities by utilizing the Split Contract Service model that provides the City with highly trained staff for a fixed fee cost.

Long-term Financial Planning

Dunwoody is well positioned for future economic success. The City's diverse revenue base provides a variety of additional revenues to the millage rate of only 2.74 mills via local businesses, residents and visitors to the area. The City continues to focus on keeping taxes low and making public investments in services and infrastructure. The City's policy is to obtain and then maintain a minimum General Fund balance reserve equal to 33% of operating expenditures and a maximum of 50%. 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's operating millage rate is 2.74 mills (and just 1.74 for homeowners).

The Finance Department administers financial policies within which the government's finances are maintained. These policies address fund balances, the use of one-time revenues, issuance of debt, purchasing and procurement, cash and investment management, and accounting practices. In totality, these policies formulate the core criteria for which internal evaluations occur. The Finance Department also engaged an independent auditor to evaluate the City's internal control structure and recommend improvements to our structure.

City Council Budget Priorities

The budget adopted by the Mayor and City Council established priorities including:

1. Maintain a safe environment for all residents, businesses and visitors.
2. Promote responsible and balanced redevelopment.
3. Actively pursue comprehensive infrastructure improvements.
4. Create an atmosphere in which businesses thrive.



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.

Fiscal Year 2019 was the eleventh full year of service. Major items implemented during this fiscal year include:

Priority 1 - Maintain a safe environment for all residents, businesses and visitors.

- Purchased and implemented a firearms simulator for our training program
- Maintained certification standards of the new 6th Edition Standards of the Georgia Association of Chiefs of Police
- Radio infrastructure testing which allowed the department to identify cost-effective methods of improving radio coverage within the City
- Assisted Homeland Security Investigations (HSI) to target Sex Trafficking organizations
- Conducted several Active Shooter training classes for the community
- Coordinated a successful Large Truck & Bus Enforcement Initiative on I-285 with multiple departments
- Completed intersection improvements at Mount Vernon Road and Vermack Road
- Completed turn lane and pedestrian improvements on Meadow Lane Road
- Completed a new sidewalk on Dunwoody Club Drive between Whitney Landing and Winters Chapel Road
- Maintained a water quality basin at the Dunwoody Nature Center
- Coordinated multiple recycling events collecting 1,854.25 gallons of paint, 22,284 gross pounds of electronic waste and 5,043 gross pounds of household hazardous waste.
- Removed over 1,500 illegal signs posted in City rights-of-way
- Filed 13,052 court citations and Disposed 10,659 court citations



Priority 2 - Promote responsible and balanced redevelopment.

- Enforced a tree ordinance to create a tree removal permit process and enforce tree removal within the stream buffer
- Held public meetings for the Dunwoody Village Overlay update
- Council approved major amendment of zoning to allow a 25,440 square foot restaurant, 15,400 square foot retail, 5,411 square feet of convenience store, and 2,800 square feet of bank, located at 1250 Meadow Lane Road, and 500, 600, 700 Ashford Parkway
- Performed 4,367 Residential and Commercial permit inspections
- Continued construction on the Brook Run Park and completed Brook Run Baseball Fields
- Participated in the Local Update of Census Addresses (LUCA) program to aid in accurate population counts within the City for the 2020 Census
- Council approved two mall out-parcel restaurants

Priority 3 - Actively pursue comprehensive infrastructure improvements.

- Continued implementation of the 5-year capital paving plan completing 21 lane miles of paving resulting in more than 50% of the city's roads being paved since incorporation and completing an updated citywide pavement condition assessment
- Continued sidewalk improvements guided by the sidewalk improvement policy
- Completed construction for Roberts Drive improvements at the new Austin Elementary School
- Ribbon cutting events included a New pedestrian bridge, Brook Run Park improvements, Bathrooms at Windwood Hollow Park and Mount Vernon intersection

Priority 4 - Create an atmosphere in which businesses thrive.

- Maintained an on-line automated inspection request system
- Continued to work with Perimeter Mall management staff to help maintain a current listing of businesses in the mall
- Promoted the Dine-In-Dunwoody program and coordinated a new social media campaign focused on the Dunwoody restaurant industry
- Held more than 100 Business Retention and Expansion meetings with local Dunwoody companies to create stronger relationships with our business community and engage them with our community partners
- Coordinated the Development Authority process with commercial developers in Dunwoody
- Coordinated the partnership between the City, Chamber and CVB to publish the Atlanta Business Chronicle's Dunwoody Market Report that included 12 articles focused on Dunwoody's economy, housing and lifestyle
- Worked with the Dunwoody and Sandy Springs Convention and Visitors Bureau to publish the "Central Perimeter Guide" highlighting the live, work, play assets of Dunwoody, Sandy Springs, and Brookhaven

Awards and Acknowledgments

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its comprehensive annual financial report for the year ended December 31, 2018. This program recognizes those governments that go beyond the minimum requirements of generally accepted accounting principles to prepare CAFRs that represent the spirit of transparency and full disclosure. To be awarded a Certificate of Achievement, the City must publish an easily readable and efficiently organized comprehensive annual report. The report must satisfy both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period of one year. We believe that our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA for consideration.

In addition, the City also received the GFOA's Distinguished Budget Presentation Award for the 2019 budget document. This program recognizes those governments that prepare budget documents of the very highest quality that reflect both the guidelines established by the National Advisory Council on State and Local Budgeting and the GFOA's recommended practices on budgeting. To qualify for the Distinguished Budget Presentation Award, the City's budget document must be proficient as a policy document, financial plan, operations guide, and communications device. This award is valid for a period of one year only. We believe our current 2020 budget continues to conform to program requirements and have submitted it to the GFOA to determine its eligibility for another award.

The preparation of this report is possible because of the dedicated services of the staff of the Department of Finance and the cooperation of all City departments. I would like to express my appreciation to all who assisted and contributed to the preparation of this report. I would also like to thank the Mayor, City Council, and City Manager for the unfailing support for maintaining the highest standards of professionalism in the oversight of the City's finances.

Respectfully Submitted,

Linda Nabers

Linda Nabers

Director of Finance



Government Finance Officers Association

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

Presented to

**City of Dunwoody
Georgia**

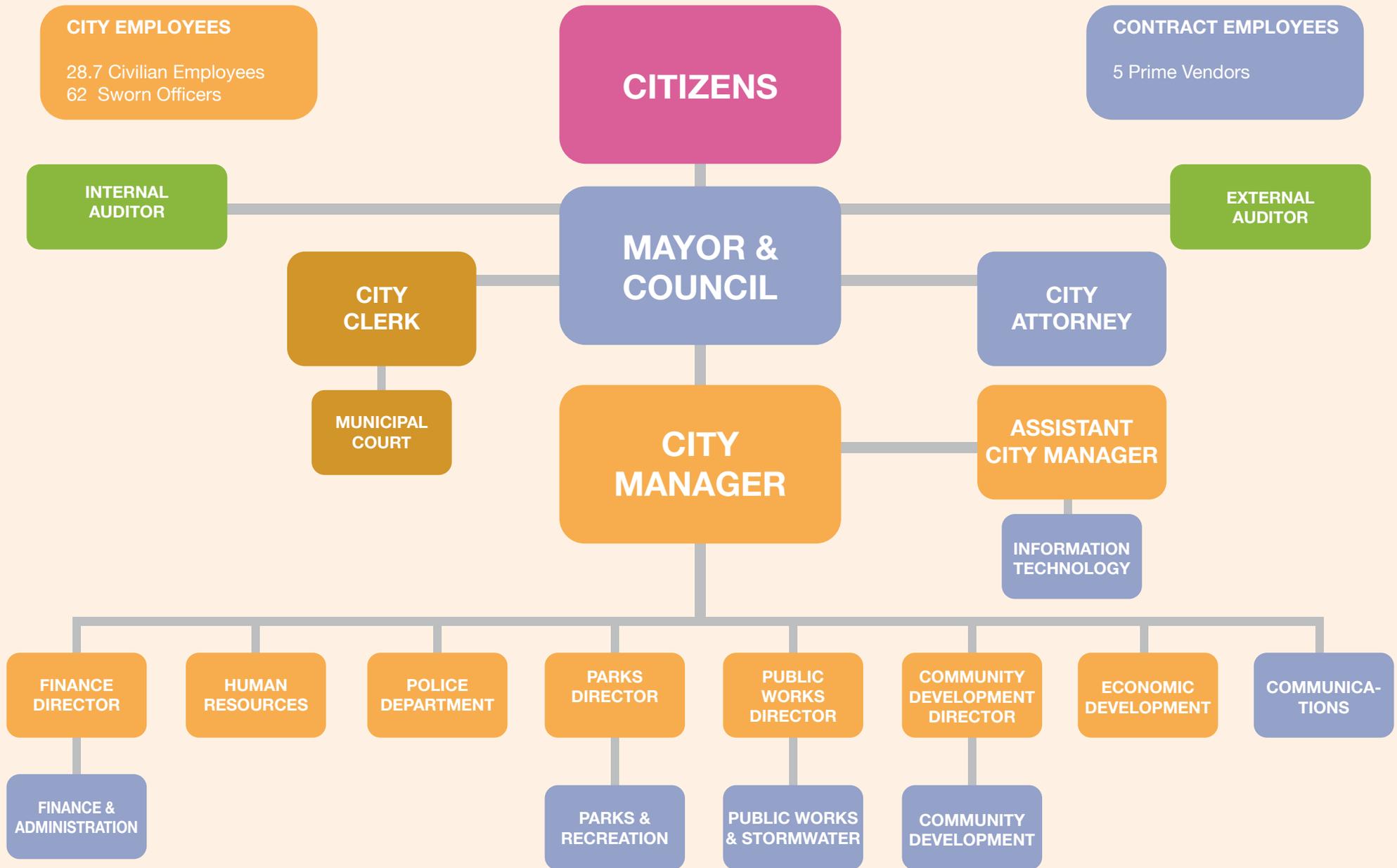
For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

December 31, 2018

Christopher P. Morrell

Executive Director/CFO

ORGANIZATIONAL CHART



Listing of Elected Officials

DECEMBER 31, 2019



Mayor
Denis Shortal



City Council Post 1
Pam Tallmadge



City Council Post 2
Jim Riticher



City Council Post 3
Tom Lambert



City Council Post 4
Terry Nall



City Council Post 5
Lynn Deutsch



City Council Post 6
John Heneghan

Listing of Appointed Officials



City Manager
Eric Linton



City Clerk
Sharon Lowery

City Attorney – Riley McLendon, LLC

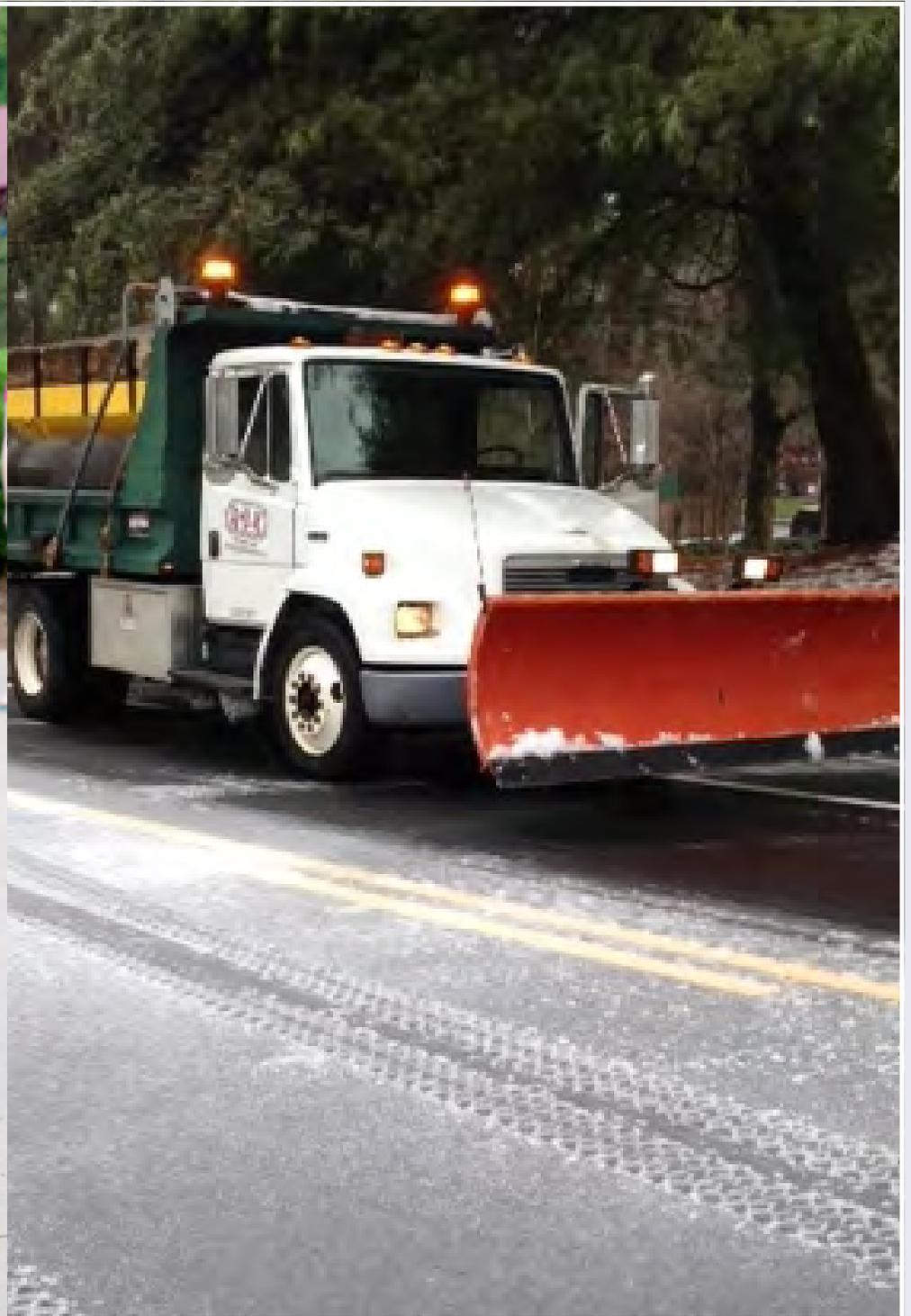
Internal Auditor – Mulcahy Accounting and Risk Consulting

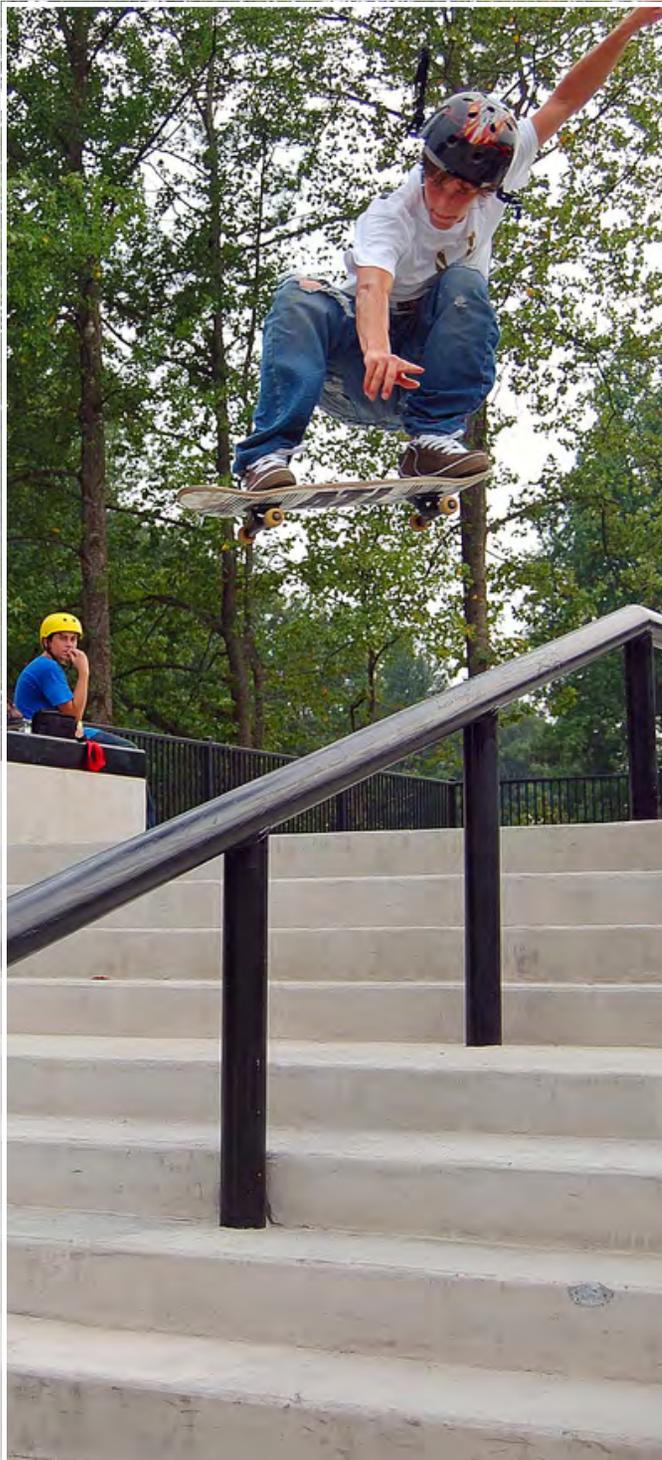
External Auditor – Warren Averett, LLC



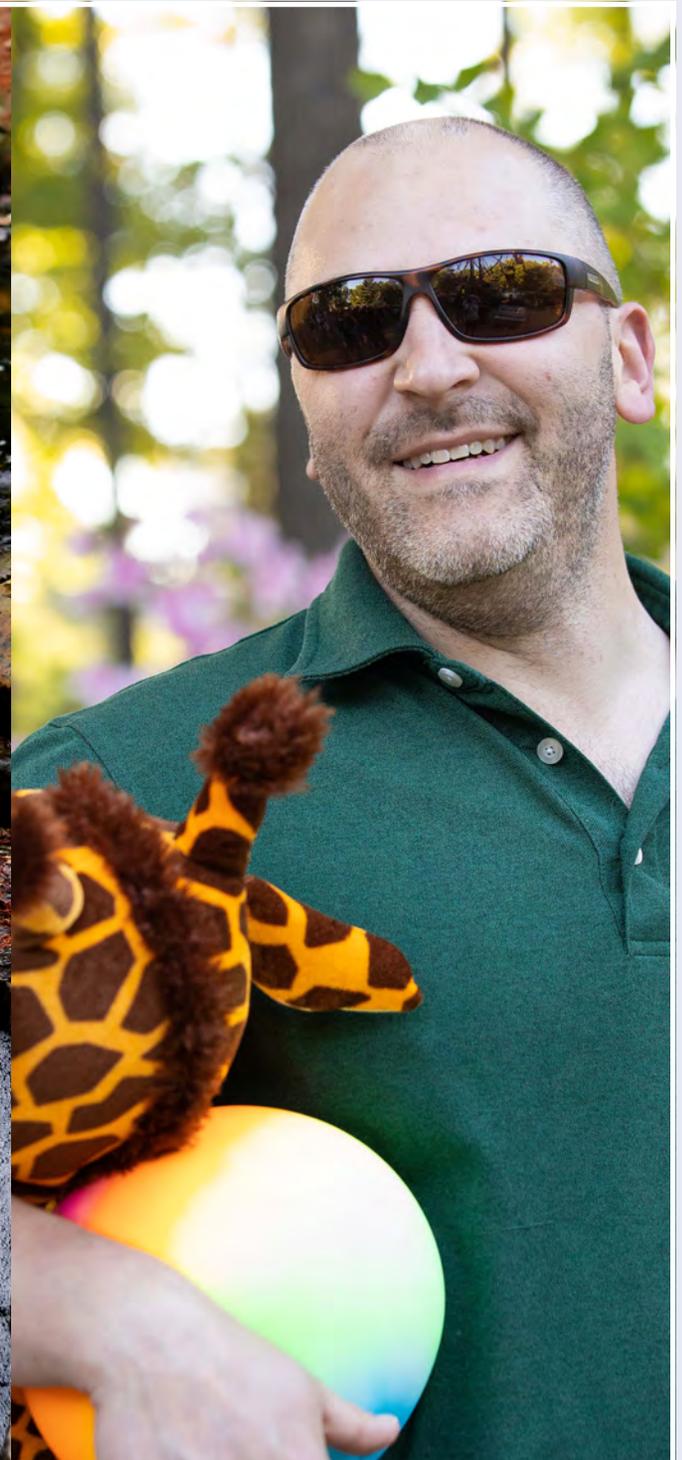
FINANCIAL SECTION







AUDITORS LETTER



INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor
and Members of the City Council
City of Dunwoody, Georgia

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Dunwoody, Georgia (the City), as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, 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.

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, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Dunwoody, Georgia, as of December 31, 2019, 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, General Fund – Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual (GAAP Basis), Grants Fund – Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual (GAAP Basis), Hotel/Motel Fund – Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual (GAAP Basis) and SPLOST Fund – Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual (GAAP Basis), as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

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

The combining and individual fund statements and schedules 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 combining and individual fund statements and schedules are 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 basis financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

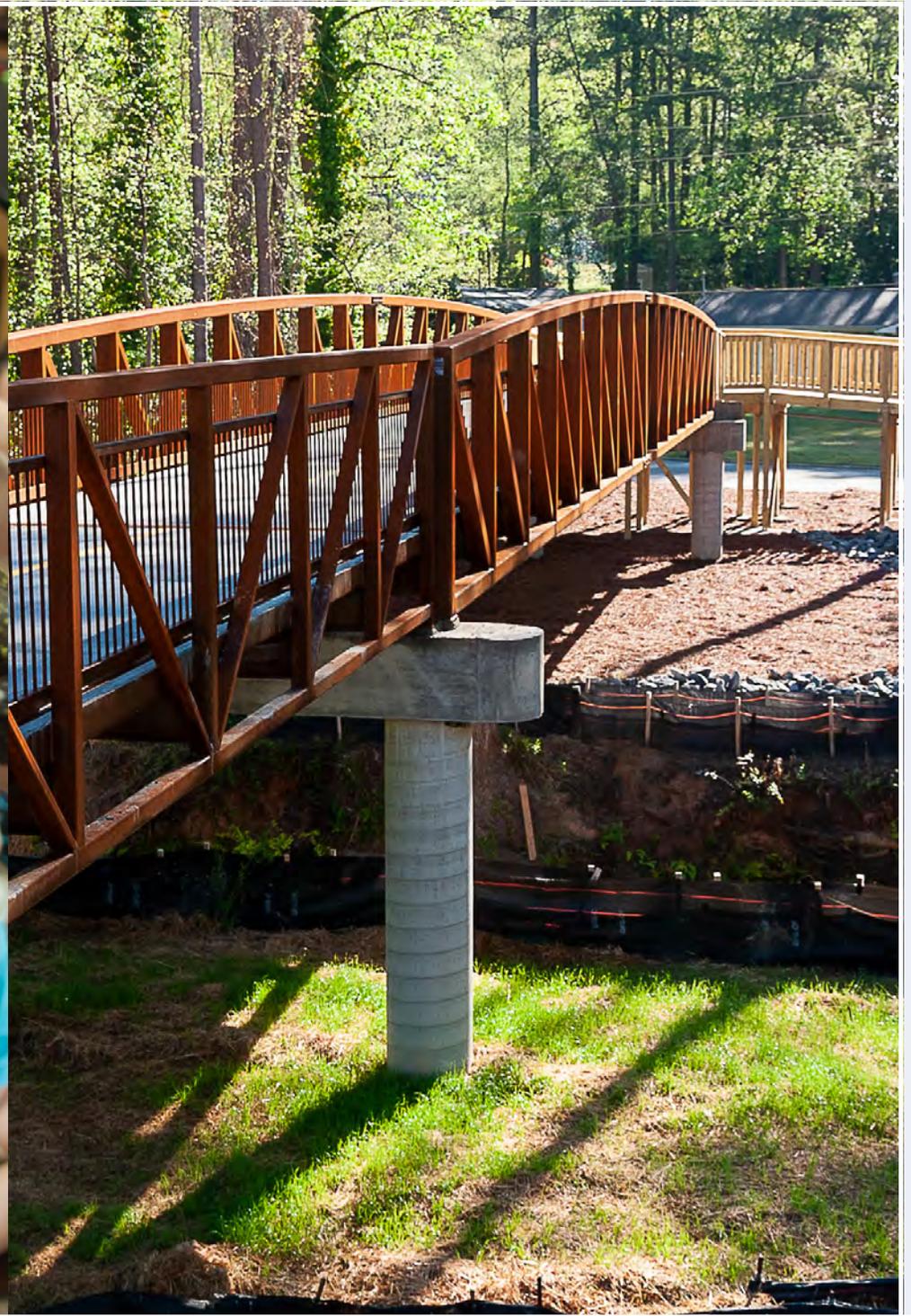
Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated July 24, 2020, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is 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 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

Warren Averett, LLC

Atlanta, Georgia

July 24, 2020



MANAGEMENT'S DISCUSSION AND ANALYSIS

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

OVERVIEW OF THE FINANCIAL STATEMENTS

The Management's Discussion and Analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves. The governmental activities of the City include general government, judicial, public safety, public works, housing and development, culture and recreation and community development.

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 of the City's assets, liabilities, and deferred inflows, with the difference between the three 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 government's net position changed during the most recent 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 periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, judicial, public safety, public works, housing and development, culture and recreation and community development. The business-type activities of the City include the stormwater management fund.

The government-wide financial statements include not only the City itself (known as the primary government), but also a legally separate convention and visitors bureau for which the City is financially accountable. Financial information for this component unit is reported separately from the financial information presented for the primary government itself.

The government-wide financial statements can be found on pages 38 and 39 of this report.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into governmental funds, proprietary funds, or fiduciary 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 eleven 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, grants, SPLOST, Hotel/Motel and capital projects funds, which are considered to be major funds. Data for the other six governmental funds (motor vehicle excise tax fund, Emergency 911 telephone service, confiscated assets fund, HOST fund, urban redevelopment agency fund and debt service fund) are combined into a single aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The City adopts an annual appropriated budget for all its governmental funds.

The basic governmental fund financial statements can be found on pages 40 through 41 of this report



Proprietary funds. The City maintains one proprietary fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses an enterprise fund to account for its stormwater system. Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail.

The proprietary fund financial statements can be found on pages 43 through 45 of this report.

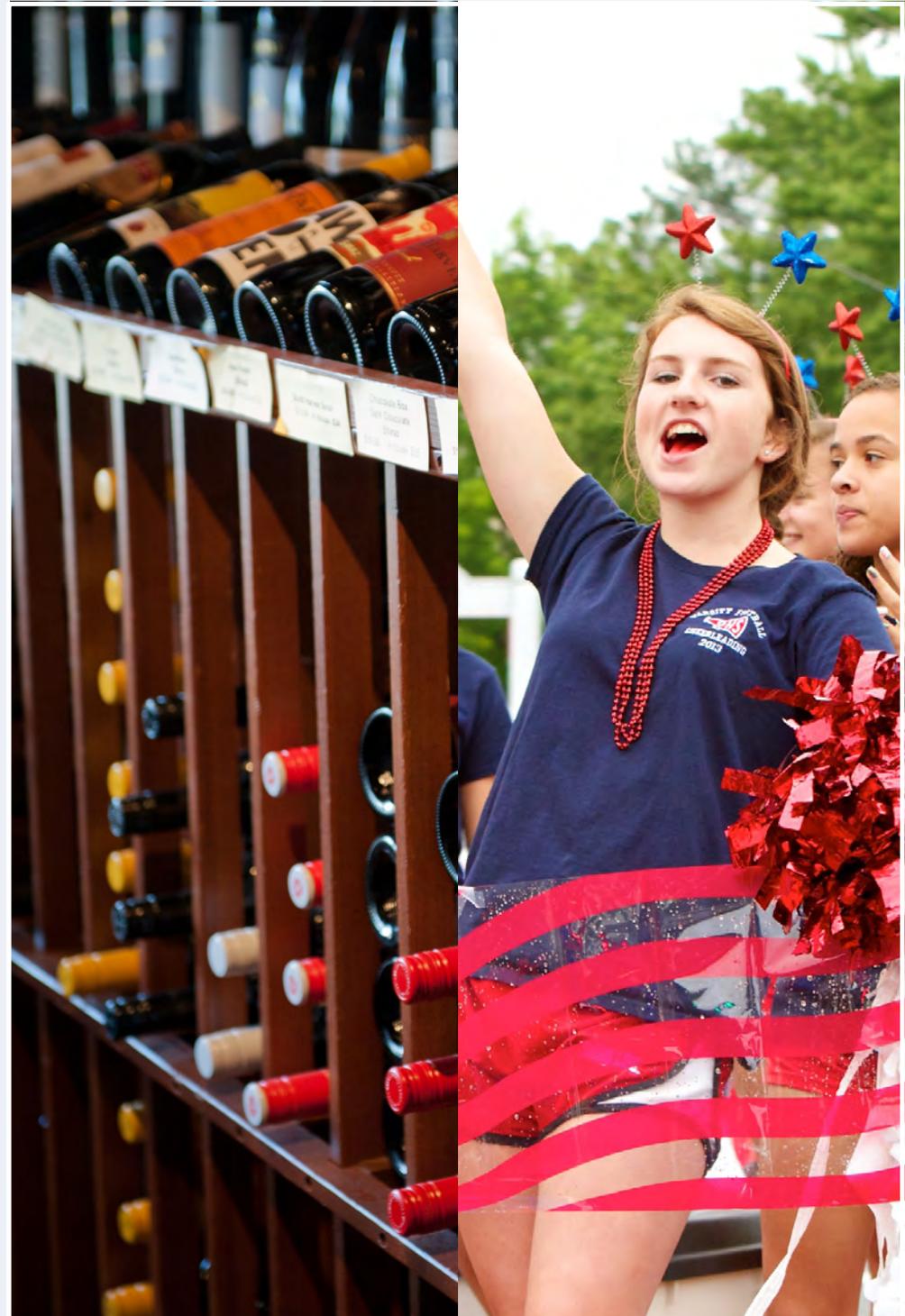
Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. The City uses an Agency Fund for the collection and remittance of cash-appearance and bond-related activities for municipal court. The accounting of fiduciary funds is much like that used for proprietary funds.

The fiduciary fund financial statement can be found on page 46 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 47 through 65 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 schedules for the general, grants, SPLOST and hotel/motel tax fund as presented on a generally accepted accounting principles basis in this section. These schedules are intended to demonstrate the City's compliance with the legally adopted and amended budgets. Required supplementary information can be found on pages 68 and 70 of this report.

The individual fund statements, referred to earlier, are presented immediately following the required supplementary information. Individual fund statements can be found on pages 72 through 79 of this report.





GOVERNMENT-WIDE FINANCIAL ANALYSIS

CITY OF DUNWOODY'S NET POSITION

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the City of Dunwoody, assets exceeded liabilities by \$148,517,351.

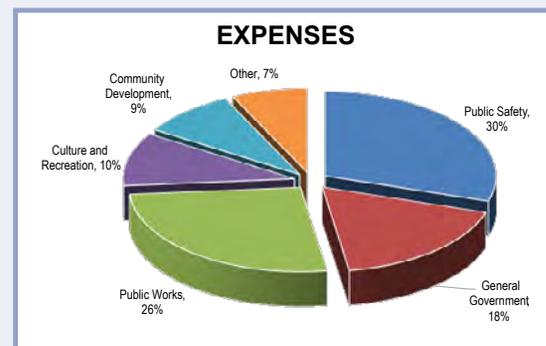
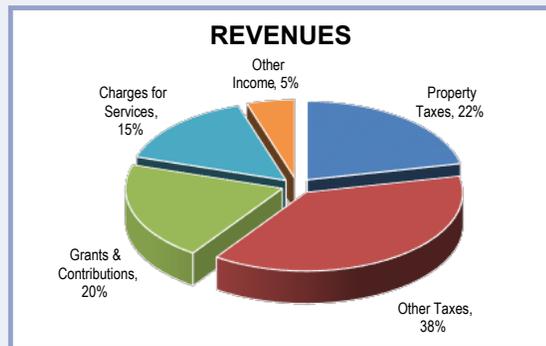
The largest portion of the City's net position, \$105,922,468, reflects its investment in capital assets (e.g., buildings, machinery and equipment, roadways, sidewalks, culverts, equipment and signals); less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. The City reports restricted net position of \$11,045,079 which consists of restricted SPLOST and HOST funds to be used on capital projects, restricted seized funds to be used for public safety, restricted emergency 911 fees to be used for operation of the E911 center and restricted capital projects funds. The remaining portion of the City's net position represents net position of \$31,549,804 available to meet the ongoing obligations of the government. The City has current assets of \$49,446,042. These assets include \$41,258,781 of cash and cash equivalents. The City's capital assets are \$115,174,689. Debt liabilities are \$8,865,530 with another \$386,691 due within a year for the 2016 financing for the City Hall facilities.

	Governmental Activities		Primary Government Business-type Activities		Total	
	2019	2018	2019	2018	2019	2018
ASSETS						
Cash and cash equivalents	\$ 38,922,782	\$ 38,661,672	\$ 2,335,999	\$ 2,688,159	\$ 41,258,781	\$ 41,349,831
Accounts receivable	279,197	770,126	154,910	108,070	434,107	878,196
Taxes receivable	3,366,047	3,935,803	-	-	3,366,047	3,935,803
Due from other governments	974,905	871,342	-	-	974,905	871,342
Land held for resale	853,770	853,771	-	-	853,770	853,771
Prepays	2,086,215	2,111,316	-	-	2,086,215	2,111,316
Restricted cash	472,217	528,339	-	-	472,217	528,339
Capital assets:						
Nondepreciable	37,826,024	33,061,110	-	-	37,826,024	33,061,110
Depreciable, net of accumulated depreciation	76,353,641	74,778,028	995,024	1,080,739	77,348,665	75,858,767
TOTAL ASSETS	161,134,798	155,571,507	3,485,933	3,876,968	164,620,731	159,448,475
LIABILITIES						
Accounts payable	3,005,495	3,165,488	345,289	189,407	3,350,784	3,354,895
Accrued liabilities	1,666,595	1,455,704	-	-	1,666,595	1,455,704
Due to component unit	124,544	90,438	-	-	124,544	90,438
Unearned rent	1,310,848	1,874,832	-	-	1,310,848	1,874,832
Compensated absences due within one year	338,630	279,001	-	-	338,630	279,001
Compensated absences due in more than one year	59,758	46,142	-	-	59,758	46,142
Note payable due within one year	386,691	343,799	-	-	386,691	343,799
Note payable due in more than one year	8,865,530	9,252,221	-	-	8,865,530	9,252,221
TOTAL LIABILITIES	15,758,091	16,507,625	345,289	189,407	16,103,380	16,697,032
NET POSITION						
Net investment in capital assets	104,927,444	98,243,118	995,024	1,080,739	105,922,468	99,323,857
Restricted for HOST capital projects	-	1,360,007	-	-	-	1,360,007
Restricted for SPLOST capital projects	4,761,692	1,957,500	-	-	4,761,692	1,957,500
Restricted for hotel/motel tax	1,449,805	723,522	-	-	1,449,805	723,522
Restricted for public safety	160,615	201,342	-	-	160,615	201,342
Restricted for E911 operations	1,172,967	730,253	-	-	1,172,967	730,253
Restricted for capital projects	3,500,000	3,072,923	-	-	3,500,000	3,072,923
Unrestricted	29,404,184	32,775,217	2,145,620	2,606,822	31,549,804	35,382,039
TOTAL NET POSITION	\$ 145,376,707	\$ 139,063,882	\$ 3,140,644	\$ 3,687,561	\$ 148,517,351	\$ 142,751,443

CITY OF DUNWOODY'S CHANGES IN NET POSITION

	Governmental Activities		Primary Government Business-type Activities		Total	
	2019	2018	2019	2018	2019	2018
	REVENUES					
<i>Program revenues:</i>						
Charges for services	\$ 6,373,576	\$ 6,684,519	\$ 2,166,096	\$ 2,068,165	\$ 8,539,672	\$ 8,752,684
Operating grants and contributions	20,027	22,679	-	-	20,027	22,679
Capital grants and contributions	8,454,995	10,626,319	-	-	8,454,995	10,626,319
<i>General revenues:</i>						
Property taxes	9,088,509	8,588,976	-	-	9,088,509	8,588,976
Other taxes	15,909,367	14,968,242	-	-	15,909,367	14,968,242
Gain of sale of capital assets	3,301	590,384	-	-	3,301	590,384
Miscellaneous revenues	1,133,600	1,328,729	-	-	1,133,600	1,328,729
Unrestricted investment earnings	457,904	218,419	6,373	14,362	464,277	232,781
Total revenues	41,441,279	43,028,267	2,172,469	2,082,527	43,613,748	45,110,794
EXPENSES						
General government	6,246,516	5,781,192	-	-	6,246,516	5,781,192
Judicial	510,478	493,814	-	-	510,478	493,814
Public safety	10,598,867	10,012,037	-	-	10,598,867	10,012,037
Public works	9,283,600	8,561,008	-	-	9,283,600	8,561,008
Housing and development	1,837,312	1,707,639	-	-	1,837,312	1,707,639
Culture and recreation	3,646,383	3,049,535	-	-	3,646,383	3,049,535
Community development	2,820,337	2,858,795	-	-	2,820,337	2,858,795
Interest on long-term debt	184,961	191,346	-	-	184,961	191,346
Stormwater	-	-	2,719,386	2,012,032	2,719,386	2,012,032
Total expenses	35,128,454	32,655,366	2,719,386	2,012,032	37,847,840	34,667,398
Increase (decrease) in net position	6,312,825	10,372,901	(546,917)	70,495	5,765,908	10,443,396
Net position – beginning	139,063,882	128,690,981	3,687,561	3,617,066	142,751,443	132,308,047
Net position – ending	\$ 145,376,707	\$ 139,063,882	\$ 3,140,644	\$ 3,687,561	\$ 148,517,351	\$ 142,751,443

CITY OF DUNWOODY – GOVERNMENTAL ACTIVITIES



Governmental activities. The increase in net position is due to the City maintaining its efficient model of government to control expenses. The decrease in revenues from 2018 to 2019 is due to a decrease in franchise fees as well as the 2018 sale of property related to the URA (this was an unusual transaction in 2018). This decrease in revenues was accompanied by an increase in expenses related to SPLOST and capital projects for general government, public safety and public works, when compared to the prior year. Franchise taxes were \$3,770,111 business occupation taxes were \$2,946,929, and insurance premium taxes were \$3,522,061. The decrease in revenues was also due to a decrease in capital grants and contributions for road improvements projects.

Our most sizable expenses during the year were \$10,598,867 and \$9,283,600 for the operation of the Dunwoody Police Department and the Public Works Department, respectively. Overall, expenses increased by \$3,180,442 from 2018. This is largely attributable to the increase in public safety and equipment as funded through SPLOST and culture and recreation as the City moves to build out the Brook Run Park and amenities.

Business-type activities. The decrease in net position of (\$546,917) is a result of an increase in maintenance costs.

Stormwater assessment fees (computed based on a property's impervious surface area) were \$2,166,096; representing almost all of the revenues in the fund. Repairs to the system accounted for 76% of the operating expenses while depreciation on the assets accounted for 3% of the operating expenses.



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.

As of the end of the current fiscal year, the City's governmental funds reported a combined ending fund balance of \$39,479,966, a decrease in fund balance of (\$777,808). Of this balance, \$17,303,807 is restricted or assigned for capital projects, \$2,086,215 is non-spendable as prepaid expenses, \$2,985,899 is restricted or assigned for special purposes and \$17,104,045 is considered unassigned and can be used to meet the near term operating needs of the City.

General Fund. The general fund is the chief operating fund of the City. At the end of the current fiscal year the total fund balance was \$19,207,304 representing an unassigned fund balance of \$17,104,045, restricted or assigned funds of \$16,774 for special purposes, and \$2,086,215 in non-spendable for prepaid expenses. Fund balance increased by \$4,124,385 from 2018 primarily as a result of an increase in revenues and a decrease in departmental spending. As a measure of the liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 71% of total general fund expenditures, while total fund balance represents 80% of total general fund expenditures.

Grants Fund. The grants fund was set up to account for federally and state funded projects managed by the City. During the current year, the City received a total of \$1,142,669 in intergovernmental revenues. After expenditures of \$1,198,933, the grants fund is reporting a decrease in fund balance of (\$56,264). The fund balance decrease is created due to the timing of grant reimbursements.

SPLOST Fund. The SPLOST fund was set up to account for receipts of a sales tax levied in DeKalb County and related expenditures for road improvements and public safety projects in accordance with the voter-approved sales tax referendum. During the current year, a total of \$7,038,800 was recognized as revenues. After capital outlay expenditures of \$4,099,369, the SPLOST fund is reporting an increase in fund balance of \$2,804,192 which is the first year of twelve months of revenue.

Hotel/Motel Fund. The Hotel/Motel fund was set up to account for the 8% lodging tax levied in the City. Hotel/Motel Excise Tax revenues, during the current year, totaled \$4,178,837. The fund had expenses of \$1,882,678, which included transfers to the Convention Visitors Bureau and the general fund, as well as, capital outlay. The fund had an increase in the fund balance of \$726,278 for a cumulative balance of \$1,449,805 at the end of the fiscal year.

Capital Projects Fund. The capital projects fund was set up to account for capital projects managed by the City. During the current year, a total of \$675,526 and \$1,360,084 was transferred into the capital projects fund from the general fund and HOST fund, respectively. After expenditures of \$9,861,184 and other miscellaneous items, the capital projects fund had a decrease in fund balance of (\$7,471,873).

GENERAL FUND BUDGETARY HIGHLIGHTS

The City's budget utilized a conservative approach based on the limited information available. Emphasis was given to ensuring financial stability and long-term stability while providing revenue enhancement, financial priorities and discipline.

The City employs an annual mid-year budget process in order to re-align appropriations made during the annual budget process with significant unexpected trends. This ensures adjustments facilitating appropriations to be in alignment with expected resources. Differences between the original budget and final amended budget are then taken by resolution to the City Council for vote.

For fiscal 2019, the City's general fund had a favorable budget variance of \$5,094,959. There was a \$1,934,366 favorable budget variance for revenues as

well as a \$2,258,792 favorable budget variance for expenditures. The City’s actual activity was more favorable than budgeted for most line items due to a conservative budget approach. The favorable revenue variance is attributable to an increase in licenses and permit revenues, as well as the judicial court fines.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital assets. The City’s investment in capital assets for its governmental activities as of December 31, 2019, amounts to \$114,179,665 (net of accumulated depreciation). These assets primarily reflect infrastructure assets such as roadways, sidewalks, and signals; land; parks and culture facilities; and the capital investment for police vehicles and other capital related equipment. The City’s investment in net capital assets for its business-type activities as of December 31, 2019 amounts to \$995,024. These assets reflect culverts and other stormwater management assets. The decrease in business-type capital assets results from the normal depreciation of the stormwater management system.

CITY OF DUNWOODY’S CAPITAL ASSETS (NET OF DEPRECIATION)

	Primary Government					
	Business-type Activities		Business-type Activities		Total	
	2019	2018	2019	2018	2019	2018
Land	\$ 25,647,288	\$ 25,520,770	\$ -	\$ -	\$ 25,647,288	\$ 25,520,770
Construction in progress	12,178,736	7,540,340	-	-	12,178,736	7,540,340
Intangible	-	-	-	-	-	-
Buildings	13,926,409	13,713,003	-	-	13,926,409	13,713,003
Improvements	14,937,690	15,697,913	-	-	14,937,690	15,697,913
Machinery and equipment	1,846,072	1,874,463	-	-	1,846,072	1,874,463
Infrastructure	45,643,470	43,492,649	995,024	1,080,739	46,638,494	44,573,388
Total	\$ 114,179,665	\$ 107,839,138	\$ 995,024	\$ 1,080,739	\$ 115,174,689	\$ 108,919,877

Additional information on the City’s capital assets can be found in note 6 on pages 57 and 58 of this report.

Long-term debt. At the end of fiscal year 2019, the City had total debt outstanding of \$9,252,221. The debt outstanding at December 31, 2019 represents debt issued in 2016 for the purchase of the property for City Hall. All debt is backed by the full faith and credit of the City. Additional information on the City’s long-term debt can be found in note 7 on pages 58 and 59 of this report.

ECONOMIC FACTORS AND NEXT YEAR’S BUDGETS AND RATES

All of these factors were considered in preparing the City’s budget for the 2020 fiscal year.

Sustainability of existing services – the City has maintained its philosophy of budgetary evaluation which reviews the needs of the City to the standard which realizes that services and associated costs should not be appropriated if they are not justified as long-term goals of the City. This philosophy is solidified during the budget process, with a multi-year financial outlook that provides the conduit to evaluate government priorities, realign and diversify revenue structures, and provide the data for decision making for continued financial success.

Cost of government – The operating millage rate cap of 3.04 mills is statutorily set and cannot be changed without a referendum. As part of the financial strategic plan, the government is committed to a consistent millage rate for property taxes, to facilitate the provision of city services.

Infrastructure improvements – The City provided substantial capital funding to continue the implementation of the 5-year capital paving plan to address a significant backlog of existing infrastructure deficiencies. Funding was also allocated for intersection improvements, parks, buildings, equipment, roadways, sidewalks, culverts, and signals. Additionally, the City continues to invest heavily in maintaining an aging stormwater system.

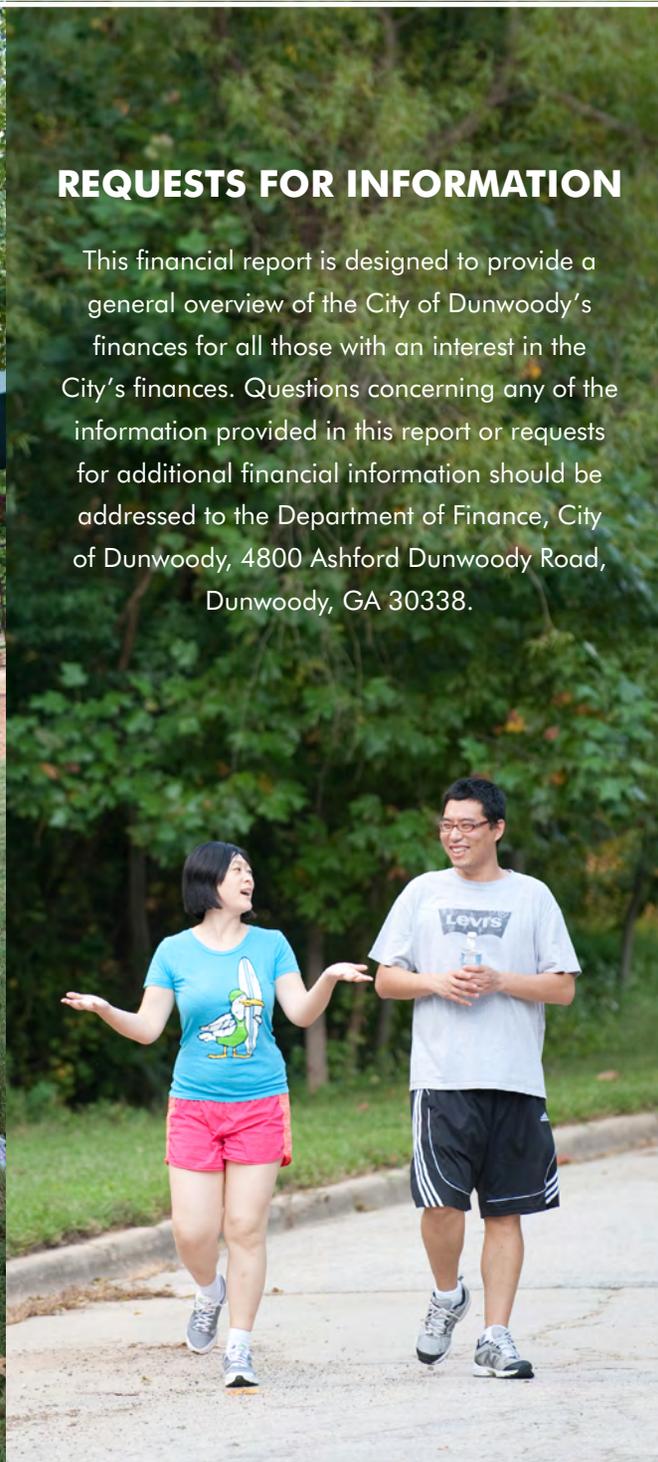
Economy impact – The local economy has been hit with the COVID-19 pandemic in early 2020. The City’s property tax valuations show a 2% decrease due to DeKalb County losing a court case in late 2019 and being required to reset major commercial property values lower. The City will consider these impacts on next year’s budget. The City will continue with its conservative budgeting approach, reinforcing its effective and efficient structure established during recession years.

The City historically restricts the use of one-time revenues to capital and other one-time projects.



REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the City of Dunwoody's 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 Dunwoody, 4800 Ashford Dunwoody Road, Dunwoody, GA 30338.



BASIC FINANCIAL STATEMENTS
STATEMENT OF NET POSITION DECEMBER 31, 2019

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Dunwoody Convention Visitors Bureau
ASSETS				
Cash and cash equivalents	\$ 38,922,782	\$ 2,335,999	\$ 41,258,781	\$ 811,129
Accounts receivable	279,197	154,910	434,107	1,309
Taxes receivable	3,366,047	-	3,366,047	-
Due from other governments	974,905	-	974,905	-
Due from primary government	-	-	-	124,544
Land held for resale	853,770	-	853,770	-
Prepays	2,086,215	-	2,086,215	8,837
Restricted cash	472,217	-	472,217	-
Capital assets:				
Nondepreciable	37,826,024	-	37,826,024	-
Depreciable, net of accumulated depreciation	76,353,641	995,024	77,348,665	-
TOTAL ASSETS	161,134,798	3,485,933	164,620,731	945,819
LIABILITIES				
Accounts payable	3,005,495	345,289	3,350,784	71,493
Accrued liabilities	1,666,595	-	1,666,595	-
Due to component unit	124,544	-	124,544	-
Unearned rent	1,310,848	-	1,310,848	-
Compensated absences due within one year	338,630	-	338,630	-
Compensated absences due in more than one year	59,758	-	59,758	-
Note payable due within one year	386,691	-	386,691	-
Note payable due in more than one year	8,865,530	-	8,865,530	-
TOTAL LIABILITIES	15,758,091	345,289	16,103,380	71,493
Net investment in capital assets	104,927,444	995,024	105,922,468	-
Restricted for SPLOST capital projects	4,761,692	-	4,761,692	-
Restricted for hotel/motel tax	1,449,805	-	1,449,805	-
Restricted for public safety	160,615	-	160,615	-
Restricted for E911 operations	1,172,967	-	1,172,967	-
Restricted for capital projects	3,500,000	-	3,500,000	-
Restricted for promotion of tourism	-	-	-	874,326
Unrestricted	29,404,184	2,145,620	31,549,804	-
TOTAL NET POSITION	\$ 145,376,707	\$ 3,140,644	\$ 148,517,351	\$ 874,326

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

BASIC FINANCIAL STATEMENTS

STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2019

Functions/Programs	Net (Expenses) Revenues & Changes in Net Position							Component Unit Dunwoody Convention and Visitors Bureau
	Program Revenues				Primary Government			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total	
PRIMARY GOVERNMENT:								
Governmental activities:								
General government	\$ 6,246,516	\$ 89,372	\$ -	\$ 191,971	\$ (5,965,173)	\$ -	\$ (5,965,173)	\$ -
Judicial	510,478	1,620,975	-	-	1,110,497	-	1,110,497	-
Public safety	10,598,867	1,839,738	3,150	959,885	(7,796,094)	-	(7,796,094)	-
Public works	9,283,600	367,551	-	7,303,139	(1,612,910)	-	(1,612,910)	-
Housing and development	1,837,312	-	-	-	(1,837,312)	-	(1,837,312)	-
Culture and recreation	3,646,383	14,240	16,877	-	(3,615,266)	-	(3,615,266)	-
Community development	2,820,337	2,441,700	-	-	(378,637)	-	(378,637)	-
Interest on long-term debt	184,961	-	-	-	(184,961)	-	(184,961)	-
Total governmental activities	<u>35,128,454</u>	<u>6,373,576</u>	<u>20,027</u>	<u>8,454,995</u>	<u>(20,279,856)</u>	<u>-</u>	<u>(20,279,856)</u>	<u>-</u>
Business-type activities:								
Stormwater	2,719,386	2,166,096	-	-	-	(553,290)	(553,290)	-
TOTAL PRIMARY GOVERNMENT	<u>\$ 37,847,840</u>	<u>\$ 8,539,672</u>	<u>\$ 20,027</u>	<u>\$ 8,454,995</u>	<u>(20,279,856)</u>	<u>(553,290)</u>	<u>(20,833,146)</u>	<u>-</u>
COMPONENT UNIT:								
Dunwoody Convention and Visitors Bureau	\$ 1,779,882	\$ -	\$ 1,855,722	\$ -	-	-	-	75,840
	<u>\$ 1,779,882</u>	<u>\$ -</u>	<u>\$ 1,855,722</u>	<u>\$ -</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>75,840</u>
General revenues:								
Property taxes					\$ 9,088,509	\$ -	\$ 9,088,509	\$ -
Hotel/Motel taxes					4,178,837	-	4,178,837	-
Franchise taxes					3,770,111	-	3,770,111	-
Business taxes					3,149,816	-	3,149,816	-
Other excise taxes					1,288,542	-	1,288,542	-
Insurance premium taxes					3,522,061	-	3,522,061	-
Unrestricted investment earnings					457,904	6,373	464,277	11,854
Gain on sale of capital assets					3,301	-	3,301	-
Miscellaneous revenues					1,133,600	-	1,133,600	-
Total general revenues					<u>26,592,681</u>	<u>6,373</u>	<u>26,599,054</u>	<u>11,854</u>
Change in net position					6,312,825	(546,917)	5,765,908	87,694
Net position, beginning of year					139,063,882	3,687,561	142,751,443	786,632
Net position, end of year					<u>\$ 145,376,707</u>	<u>\$ 3,140,644</u>	<u>\$ 148,517,351</u>	<u>\$ 874,326</u>

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

BASIC FINANCIAL STATEMENTS

BALANCE SHEET - GOVERNMENTAL FUNDS DECEMBER 31, 2019

	General Fund	Grants Fund	SPLOST Fund	Hotel/Motel Tax Fund	Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS							
Cash and cash equivalents	\$ 17,445,464	\$ -	\$ 4,501,714	\$ 1,412,899	\$ 14,423,119	\$ 1,139,586	\$ 38,922,782
Accounts receivable	7,035	-	-	-	-	272,162	279,197
Taxes receivable	3,071,890	-	-	284,670	-	9,487	3,366,047
Intergovernmental receivable	22,860	-	680,162	-	271,883	-	974,905
Due from other funds	124,620	-	-	-	404	-	125,024
Prepays	2,086,215	-	-	-	-	-	2,086,215
Restricted assets:							
Cash and cash equivalents	191,301	-	-	-	-	280,916	472,217
TOTAL ASSETS	\$ 22,949,385	\$ -	\$ 5,181,876	\$ 1,697,569	\$ 14,695,406	\$ 1,702,151	\$ 46,226,387
LIABILITIES							
Accounts payable	\$ 1,223,199	\$ (34,509)	\$ 386,519	\$ 16,749	\$ 1,413,537	\$ -	\$ 3,005,495
Accrued liabilities	687,829	-	33,261	-	774,263	124,682	1,620,035
Unearned rent	1,310,848	-	-	-	-	-	1,310,848
Due to other funds	-	-	404	106,471	-	18,149	125,024
Due to component unit	-	-	-	124,544	-	-	124,544
TOTAL LIABILITIES	3,221,876	(34,509)	420,184	247,764	2,187,800	142,831	6,185,946
DEFERRED INFLOWS OF RESOURCES							
Unavailable revenue – property taxes	92,122	-	-	-	-	-	92,122
Unavailable revenue – other	428,353	-	-	-	-	40,000	468,353
TOTAL DEFERRED INFLOWS OF RESOURCES	520,475	-	-	-	-	40,000	560,475
FUND BALANCES							
Nonspendable:							
Prepays	2,086,215	-	-	-	-	-	2,086,215
Restricted:							
E911 operations	-	-	-	-	-	1,172,967	1,172,967
HOST capital projects	-	-	-	-	-	-	-
SPLOST capital projects	-	-	4,761,692	-	-	-	4,761,692
Capital projects	-	-	-	-	3,500,000	-	3,500,000
Public safety	-	-	-	-	-	160,615	160,615
Hotel/Motel Tax	-	-	-	1,449,805	-	-	1,449,805
Assigned:							
Parks and recreation	11,600	-	-	-	-	-	11,600
Community development	5,174	-	-	-	-	-	5,174
Capital projects	-	34,509	-	-	9,007,606	-	9,042,115
Debt service	-	-	-	-	-	185,738	185,738
Unassigned	17,104,045	-	-	-	-	-	17,104,045
TOTAL FUND BALANCES	19,207,034	34,509	4,761,692	1,449,805	12,507,606	1,519,320	39,479,966
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	\$ 22,949,385	\$ -	\$ 5,181,876	\$ 1,697,569	\$ 14,695,406	\$ 1,702,151	
Amounts reported for governmental activities in the statement of net position are different and not reported in the funds because:							
Capital assets used in governmental activities are not financial resources							\$ 114,179,665
Long-term liabilities are not due and payable in the current period							(9,697,171)
Some revenues are not available in the current period							560,477
Land held for resale investments included as part of governmental activities are not financial resources							853,770
NET POSITION OF GOVERNMENT ACTIVITIES							\$ 145,376,707

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

BASIC FINANCIAL STATEMENTS
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2019

	General Fund	Grants Fund	SPLOST Fund	Hotel/Motel Tax Fund	Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
REVENUES:							
Property taxes	\$ 9,032,933	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,032,933
Sales taxes	-	-	-	-	-	-	-
Hotel/Motel taxes	-	-	-	4,178,837	-	-	4,178,837
Franchise taxes	3,770,111	-	-	-	-	-	3,770,111
Alcohol excise taxes	757,104	-	-	-	-	-	757,104
Business taxes	3,149,816	-	-	-	-	-	3,149,816
Insurance premium taxes	3,522,061	-	-	-	-	-	3,522,061
Motor vehicle excise taxes	-	-	-	-	-	108,038	108,038
Licenses and permits	2,509,633	-	-	-	-	-	2,509,633
Intergovernmental	500	1,142,669	7,036,943	-	276,883	-	8,456,995
Charges for services	520,664	-	-	-	-	1,706,453	2,227,117
Fines and forfeitures	1,620,975	-	-	-	-	16,618	1,637,593
Contributions	18,527	-	-	-	-	-	18,527
Interest earned	379,028	-	1,857	-	76,818	201	457,904
Miscellaneous	1,133,600	-	-	-	-	-	1,133,600
TOTAL REVENUES	26,414,952	1,142,669	7,038,800	4,178,837	353,701	1,831,310	40,960,269
EXPENDITURES:							
Current:							
General government	5,635,969	-	25,647	-	-	-	5,661,616
Judicial	508,040	-	-	-	-	-	508,040
Public safety	8,879,024	-	-	-	-	1,321,208	10,200,232
Public works	2,431,533	1,182,050	-	-	-	-	3,613,583
Housing and development	-	-	-	1,832,001	-	5,311	1,837,312
Recreation	2,408,823	-	109,592	-	-	-	2,518,415
Community development	2,803,111	-	-	-	-	-	2,803,111
Capital outlay	40,581	16,883	4,099,369	50,677	9,861,184	-	14,068,694
Debt service:							
Principal	-	-	-	-	-	343,799	343,799
Interest	-	-	-	-	-	186,427	186,427
TOTAL EXPENDITURES	22,707,081	1,198,933	4,234,608	1,882,678	9,861,184	1,856,745	41,741,229
Excess (deficiency) of revenues over expenditures	3,707,871	(56,264)	2,804,192	2,296,159	(9,507,483)	(25,435)	(780,960)
OTHER FINANCING SOURCES (USES):							
Proceeds from sale of assets	3,152	-	-	-	-	-	3,152
Transfers in	1,677,919	-	-	-	2,035,610	589,031	4,302,560
Transfers out	(1,264,557)	-	-	(1,569,881)	-	(1,468,122)	(4,302,560)
TOTAL OTHER FINANCING SOURCES (USES)	416,514	-	-	(1,569,881)	2,035,610	(879,091)	3,152
NET CHANGE IN FUND BALANCES	4,124,385	(56,264)	2,804,192	726,278	(7,471,873)	(904,526)	(777,808)
FUND BALANCES (DEFICIT) AT							
BEGINNING OF YEAR	15,082,649	90,773	1,957,500	723,527	19,979,479	2,423,846	40,257,774
END OF YEAR	\$ 19,207,034	\$ 34,509	\$ 4,761,692	\$ 1,449,805	\$ 12,507,606	\$ 1,519,320	\$ 39,479,966

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

BASIC FINANCIAL STATEMENTS

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED DECEMBER 31, 2019

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

Net change in fund balances – total governmental funds	\$ (777,808)
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.	6,340,536
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	478,471
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.	343,799
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.	<u>(72,173)</u>
Change in net position – governmental activities	<u><u>\$ 6,312,825</u></u>

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

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

BASIC FINANCIAL STATEMENTS

STATEMENT OF NET POSITION - PROPRIETARY FUND DECEMBER 31, 2019

	Stormwater Fund
ASSETS	
CURRENT ASSETS	
Cash	\$ 2,335,999
Accounts receivable, net of allowance	154,910
Total current assets	2,490,909
NONCURRENT ASSETS	
Capital assets, depreciable	2,355,082
Accumulated depreciation	(1,360,058)
Total capital assets	995,024
TOTAL ASSETS	3,485,933
LIABILITIES	
CURRENT LIABILITIES	
Accounts payable	345,289
Total current liabilities	345,289
NET POSITION	
Net investment in capital assets	995,024
Unrestricted	2,145,620
TOTAL NET POSITION	\$ 3,140,644

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

BASIC FINANCIAL STATEMENTS

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION - PROPRIETARY FUND FOR THE YEAR ENDED DECEMBER 31, 2019

	Stormwater Fund
OPERATING REVENUES	
Stormwater fees	\$ 2,166,096
Total operating revenues	2,166,096
OPERATING EXPENSES	
Cost of services	2,633,671
Depreciation	85,715
Total operating expenses	2,719,386
Operating income (loss)	(553,290)
NONOPERATING REVENUES	
Interest	6,373
Total nonoperating revenues	6,373
Change in net position	(546,917)
TOTAL NET POSITION, BEGINNING	3,687,561
TOTAL NET POSITION, ENDING	\$ 3,140,644

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

BASIC FINANCIAL STATEMENTS

STATEMENT OF CASH FLOWS - PROPRIETARY FUND FOR THE YEAR ENDED DECEMBER 31, 2019

	Stormwater Fund
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from customers and users	\$ 2,119,259
Payments to suppliers	(2,324,414)
Payments to employees	(153,378)
Net cash used in operating activities	(358,533)
CASH FLOWS FROM INVESTING ACTIVITIES	
Interest received	6,373
Net cash provided by investing activities	6,373
NET CHANGE IN CASH	(352,160)
CASH, BEGINNING OF YEAR	2,688,159
CASH, END OF YEAR	\$ 2,335,999
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES	
Operating income (loss)	\$ (553,290)
Adjustments to reconcile operating income (loss) to net cash used in operating activities:	
Depreciation	85,715
Change in assets and liabilities:	
Decrease in accounts receivable	(46,837)
Increase in accounts payable	155,879
NET CASH USED IN OPERATING ACTIVITIES	\$ (358,533)

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

BASIC FINANCIAL STATEMENTS

STATEMENT OF FIDUCIARY ASSETS AND LIABILITIES - AGENCY FUND DECEMBER 31, 2019

	Municipal Court Fund
ASSETS	
Cash	\$ 586,288
TOTAL ASSETS	<u>\$ 586,288</u>
LIABILITIES	
Due to others	\$ 586,288
TOTAL LIABILITIES	<u>\$ 586,288</u>

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

CITY OF DUNWOODY, GEORGIA

NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2019

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

A. Reporting Entity

The City, which was incorporated in 2008, operates under a charter adopted December 1, 2008, as a municipal corporation governed by an elected mayor and a six-member council. The government provides such services as police protection, cultural and recreational activities, community development and public works.

The accompanying financial statements present the City and its component unit, an entity for which the City is considered to be financially accountable. The discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the City.

Discretely Presented Component Units

The Dunwoody Convention and Visitors Bureau (Bureau) has been included as a discretely presented component unit in the accompanying financial statements. The Bureau is fiscally dependent on the City as it does not have the power to levy taxes, determine its own aggregate budget without the approval of the City of Dunwoody, Georgia, or issue bonded debt, and the City is required by contract to provide a majority of the operational revenues for the Bureau. Financial information with regard to the Bureau can be obtained from the Bureau's administrative offices at 301 Perimeter Center North, Suite 200, Dunwoody GA 30346. Separate financial statements for the Bureau are not prepared.

Blended Component Unit

The Urban Redevelopment Agency (the URA) has been included as a blended component unit in the accompanying financial statements. The City appoints its six-member board. Although it is legally separate from the City, its sole purpose is to finance construction and acquisitions of the City. The debt and assets of the URA have been reported as a form of the City's debt and assets and all debt service activity is reported as debt service activity of the City. Separate financial statements for the URA are not prepared. The City reports the URA as a nonmajor debt service fund.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government and its component unit. The primary government is reported separately from its discretely presented component unit. The statement of net position includes 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 segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to 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, proprietary funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds are reported as separate columns in the fund financial statements.

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 and fiduciary 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. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

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

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

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

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 revenue of the enterprise fund are charges to customers for services provided. Operating expenses for the enterprise fund include the cost of services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

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, "Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments" major individual governmental funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental funds:

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

The **Grants Fund** is used to account for the funds received from external sources as they relate to grants awarded to the City. Matching funds, which are the responsibility of the City, are also recorded within this fund.

The **SPLOST Fund** is used to account for proceeds of a sales tax levied in DeKalb County and related expenditures for road improvements and public safety projects in accordance with the voter approved sales tax referendum.

The **Hotel/Motel Tax Fund** is used to account for the 8% lodging tax levied in the City, which is restricted by State law.

The **Capital Projects Fund** is used to account for the capital expenditures made by the City.

The City reports the following proprietary fund:

The **Stormwater Fund** is used to account for the charges and expenses of maintaining the City's stormwater infrastructure.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

Additionally, the City reports the following fund types:

The **Special Revenue Funds** are used to account for specific revenues, such as E911 revenues, hotel/motel tax revenues, and motor vehicle excise tax revenues, which are legally restricted to expenditures for particular purposes.

The **Capital Projects Fund** is used to account for financial resources to be used for the acquisition and construction of major capital projects.

The **Debt Service Fund** are used to account for the resources accumulated and payments made for principal and interest on long-term debt of the City.

The **Agency Fund** is used to account for the collection and disbursement of monies by the City's Municipal Court on behalf of other individuals or entities.

D. Budgets

Formal budgetary accounting is employed as a management control device for the general fund, special revenue funds, and capital projects funds of the City. The governmental funds' budgets are adopted on a basis consistent with GAAP. Annual operating budgets are adopted for the General Fund, each Special Revenue Fund, and the Debt Service Funds each fiscal year through passage of an annual budget ordinance and amended as required. The City adopts project length budgets for the Capital Projects Fund. During the fiscal year ended December 31, 2019, the original budget was amended through supplemental appropriations. These changes are reflected in the budgetary comparison schedules.

All unencumbered budget appropriations lapse at the end of each year.

E. Cash, Cash Equivalents and Investments

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

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."

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

H. Prepaid Items

Payments made to vendors for services that will benefit periods beyond December 31, 2019, 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 improvements, machinery and equipment, and infrastructure assets, are reported in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$10,000 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. The City has reported all infrastructure that it currently owns and has a responsibility for maintaining. Donated capital assets are recorded at estimated acquisition value at the date of donation.

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

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

Buildings.....	30 years
Improvements	15-40 years
Machinery & Equipment.....	3-20 years
Infrastructure.....	7-60 years
Intangible assets.....	2-4 years

J. Restricted Assets

Unspent tax revenues from the SPLOST, police seizures, bonding escrows, and unspent proceeds from the City's notes payable are classified as restricted assets on the fund balance sheet and the SPLOST funds, police seizures, and bonding escrows are shown as restricted net position on the statement of net position because their use is restricted by Georgia law or applicable debt agreements.

K. Deferred Outflows / Inflows of Resources

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 only one type of item, which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes and intergovernmental revenues and these amounts are deferred and will be recognized as an inflow of resources in the period in which the amounts become available.

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

L. Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation and sick pay 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.

M. Long-Term Obligations

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

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

N. Fund Equity

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

Fund Balance – Generally, fund balance represents the difference between the assets and deferred outflows of resources 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 purpose for which amounts in those funds can be spent.

Fund balances are classified as follows:

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

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

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

NOTES TO FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

N. Fund Equity (Continued)

Assigned – Fund balances are reported as assigned when amounts are constrained by the City’s intent to be used for specific purposes, but are neither restricted nor committed. The Fund Balance Policy, as adopted by the City Council, delegates the authority to the City’s management, the City Manager, to assign fund balance for particular purposes.

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.

The City’s policy is to obtain and then maintain a minimum general fund balance reserve equal to 33% of current 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, (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 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. The remaining portion of net position is reported as unrestricted. The City applies restricted resources first to fund outlays for which both restricted and unrestricted net position is available.

O. Use of Estimates

The preparation of financial statements in conformity with GAAP 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.

P. Subsequent Events

Subsequent events were evaluated through July 24, 2020, which is the date the financial statements were available to be issued.

On March 11, 2020, the World Health Organization declared the novel strain of the coronavirus (“COVID-19”) a pandemic. The COVID-19 outbreak is disrupting supply chains and affecting production and services across a range of industries, including but not limited to tourism and travel. The extent of the impact of COVID-19 on the City’s operational and financial performance will depend on certain developments, including the duration and spread of the outbreak, impact on our citizens, employees, vendors and economical mitigation measures to be taken by federal and state government, all of which are uncertain and cannot be predicted. At this point, the extent to which COVID-19 may impact the City’s financial condition or results of operations is uncertain and cannot be estimated.

NOTES TO FINANCIAL STATEMENTS

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

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

The governmental fund balance sheet includes a reconciliation between fund balance – total governmental funds and net position – governmental activities as reported in the government-wide statement of net position. One element of that reconciliation explains that “long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.” The details of this \$9,697,171 difference are as follows:

Long-term debt	\$ (9,252,221)
Accrued interest payable	(46,562)
Compensated absences (i.e., vacation)	<u>(398,388)</u>
Net adjustment to reduce fund balance – total government funds to arrive at net position – government activities	<u><u>\$ (9,697,171)</u></u>

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

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

The details of this \$6,340,536 difference are as follows:

Capital outlay	\$ 10,167,631
Depreciation expense	<u>(3,827,095)</u>
Net adjustment to increase net change in fund balances – total governmental funds to arrive at change in net position – governmental activities	<u><u>\$ 6,340,536</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 long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.” The details of this \$343,799 difference are as follows:

Principal retirement of long-term debt	<u>\$ 343,799</u>
Net adjustment to decrease net change in fund balances – total governmental funds to arrive at change in net position – governmental activities	<u><u>\$ (343,799)</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)

Another element of the 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 \$72,173 difference are as follows:

Compensated absences	\$	73,639
Accrued interest		(1,466)
		(1,466)
Net adjustment to decrease net change in fund balances – total governmental funds to arrive at change in net position – governmental activities	\$	72,173

NOTE 3. LEGAL COMPLIANCE – BUDGETS

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 only the approval of the Finance Director. 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 ordinance.

NOTES TO FINANCIAL STATEMENTS

NOTE 4. DEPOSITS AND INVESTMENTS

Credit Risk: The City does not have a formal policy that addresses credit risk of investments, aside from adherence to state statutes. State statutes authorize the City to invest in the following: (1) obligations of the State of Georgia or any other state; (2) obligations of the United States; (3) obligations fully insured or guaranteed by the United States government or one of its agencies; (4) obligations of any corporation of the United States government; (5) prime bankers' acceptances; (6) the State of Georgia local government investment pool; (7) repurchase agreements; and (8) obligations of any other political subdivisions of the State of Georgia.

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) to be collateralized by depository insurance, obligations of the U.S. government, or bonds of public authorities, counties, or municipalities. As of December 31, 2019, all of the City's bank balances were insured and collateralized as defined by state statutes and GASB.

NOTE 5. RECEIVABLES

Property taxes are levied on property values assessed as of January 1. The City contracts with DeKalb County to bill and collect City of Dunwoody property taxes. The taxes are levied by August 1 based on the assessed value of property as listed on the previous January 1 and are due on November 15 of each year, with a lien date of January 1 of the following year. Property taxes are recorded as receivables and unavailable revenues when assessed. Revenues are recognized when available.

Receivables at December 31, 2019, for the City's individual major funds and aggregate nonmajor funds, including any applicable allowances for uncollectible accounts are as follows:

	<u>General</u>	<u>Grants</u>	<u>SPLOST</u>	<u>Hotel/Motel Fund</u>	<u>Capital Projects</u>	<u>Nonmajor Governmental</u>
Receivables:						
Accounts	\$ 7,035	\$ -	\$ -	\$ -	\$ -	\$ 272,162
Taxes	3,132,831	-	-	284,670	-	9,487
Intergovernmental	22,860	-	680,162	-	271,883	-
Total receivables	3,162,726	-	680,162	284,670	271,883	281,649
Less allowance for uncollectibles	(60,941)	-	-	-	-	-
Net total receivables	<u>\$ 3,101,785</u>	<u>\$ -</u>	<u>\$ 680,162</u>	<u>\$ 284,670</u>	<u>\$ 271,883</u>	<u>\$ 281,649</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 6.

CAPITAL ASSETS

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

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	<u>Ending Balance</u>
Governmental activities:					
Capital assets, not being depreciated:					
Land	\$ 25,520,770	\$ 126,518	\$ -	\$ -	\$ 25,647,288
Construction in progress	7,540,340	9,589,360	-	(4,950,964)	12,178,736
Total	<u>33,061,110</u>	<u>9,715,878</u>	<u>-</u>	<u>(4,950,964)</u>	<u>37,826,024</u>
Capital assets, being depreciated:					
Buildings	14,608,248	40,581	-	896,929	15,545,758
Improvements	18,916,665	36,773	-	-	18,953,438
Machinery and equipment	6,184,724	374,399	(35,663)	199,553	6,723,013
Infrastructure	56,349,527	-	-	3,854,482	60,204,009
Intangible assets	206,822	-	-	-	206,822
Total	<u>96,265,986</u>	<u>451,753</u>	<u>(35,663)</u>	<u>4,950,964</u>	<u>101,633,040</u>
Less accumulated depreciation for:					
Buildings	(895,245)	(724,104)	-	-	(1,619,349)
Improvements	(3,218,752)	(796,996)	-	-	(4,015,748)
Machinery and equipment	(4,310,261)	(602,334)	35,654	-	(4,876,941)
Infrastructure	(12,856,878)	(1,703,661)	-	-	(14,560,539)
Intangible assets	(206,822)	-	-	-	(206,822)
Total	<u>(21,487,958)</u>	<u>(3,827,095)</u>	<u>35,654</u>	<u>-</u>	<u>(25,279,399)</u>
Capital assets, net of accumulated depreciation	<u>74,778,028</u>	<u>(3,375,342)</u>	<u>(9)</u>	<u>4,950,964</u>	<u>76,353,641</u>
Governmental activities capital assets, net	<u>\$ 107,839,138</u>	<u>\$ 6,340,536</u>	<u>\$ (9)</u>	<u>\$ -</u>	<u>\$ 114,179,665</u>
Business-type activities:					
Capital assets, being depreciated:					
Infrastructure	\$ 2,355,082	\$ -	\$ -	\$ -	\$ 2,355,082
Less accumulated depreciation for:					
Infrastructure	(1,274,343)	(85,715)	-	-	(1,360,058)
Business-type activities capital assets, net	<u>\$ 1,080,739</u>	<u>\$ (85,715)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 995,024</u>

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

Governmental activities:	
General government	\$ 535,379
Public safety	391,597
Public works	1,767,254
Culture and recreation	1,120,580
Community development	12,285
Total depreciation expense – governmental activities	<u>\$ 3,827,095</u>
Business-type activities:	
Stormwater	<u>\$ 85,715</u>

NOTES TO FINANCIAL STATEMENTS

NOTE 6. CAPITAL ASSETS (Continued)

Dunwoody Convention and Visitors Bureau

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, being depreciated:				
Machinery and equipment	\$ 21,950	\$ -	\$ -	\$ 21,950
Less accumulated depreciation for:				
Machinery and equipment	(20,245)	(1,705)	-	(21,950)
Capital assets, net	\$ 1,705	\$ (1,705)	\$ -	\$ -

NOTE 7. LONG-TERM DEBT

Note Payable

On August 31, 2016, the City entered into an agreement through a financial institution to borrow \$9,900,000 from the Georgia Municipal Association for a city hall project. Annual principal payments ranging from \$303,980 to 1,788,727 and semi-annual interest payments, at a rate of 1.98% began in April 2017 and will continue through April 2031. The debt service requirements to maturity are as follows:

	Principal	Interest	Total
Fiscal year ending December 31,			
2020	\$ 386,691	\$ 182,355	\$ 569,046
2021	432,872	173,619	606,491
2022	482,571	164,429	647,000
2023	536,035	154,203	690,238
2024	593,525	143,271	736,796
2025-2029	3,991,655	499,302	4,490,957
2030-2031	2,828,872	82,229	2,911,101
	\$ 9,252,221	\$ 1,399,408	\$ 10,651,629

NOTES TO FINANCIAL STATEMENTS

NOTE 7. LONG-TERM DEBT (Continued)

Changes in Long-Term Liabilities

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

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
Notes payable	\$ 9,596,020	\$ -	\$ (343,799)	\$ 9,252,221	\$ 386,691
Compensated absences	325,143	421,377	(348,132)	398,388	338,630
Governmental activity Long-term liabilities	<u>\$ 9,921,163</u>	<u>\$ 421,377</u>	<u>\$ (691,931)</u>	<u>\$ 9,650,609</u>	<u>\$ 725,321</u>

For governmental activities, compensated absences are generally liquidated by the general fund.

NOTE 8. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

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

Receivable Entity	Payable Entity	Amount
General Fund	Nonmajor governmental funds	\$ 18,149
General Fund	Hotel/motel Fund	106,471

All interfund balances resulted from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made.

Due to/from primary government and component unit:

Receivable Entity	Payable Entity	Amount
Component Unit	Hotel/Motel Tax Fund	<u>\$ 124,544</u>

Interfund transfers:

Transfers In	Transfers Out	Amount
General Fund	Nonmajor governmental funds	\$ 108,038
General Fund	Hotel/Motel Fund	1,569,881
Capital Projects Fund	General Fund	675,526
Capital Projects Fund	HOST Fund	1,360,084
Nonmajor governmental funds	Nonmajor governmental funds	589,031
		<u>\$ 4,302,560</u>

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them and (2) use unrestricted revenues collected in the General Fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

NOTES TO FINANCIAL STATEMENTS

NOTE 9. TAX ABATEMENT

The City of Dunwoody created the Dunwoody Development Authority by passing Ordinance 2009-01-11 on January 26, 2009. The Dunwoody Development Authority is authorized (under statute pursuant to O.C.G.A. (Official Code of Georgia Annotated) 36-21-1) to enter into property tax abatement agreements for the purpose of attracting or retaining businesses that create jobs and new capital investment.

The Dunwoody Development Authority negotiates bond-financed sale-leaseback structures on a case by case basis. Abatements are determined using the long-standing DeKalb County Abatement Schedules:

Schedule 1 (65% Incentive Year 1)
\$3,000,000 - \$74,999,999 capital requirement

Abatement Year	Percent of Ad Valorem Taxes Due
Year 1	35
Year 2	41.5
Year 3	48
Year 4	54.5
Year 5	61
Year 6	67.5
Year 7	74
Year 8	80.5
Year 9	87
Year 10	93.5
Year 11	100

Schedule 2 (85% Incentive Year 1)
\$75,000,000 - \$149,999,999 capital investment required

Abatement Year	Percent of Ad Valorem Taxes Due
Year 1	15
Year 2	24
Year 3	33
Year 4	42
Year 5	51
Year 6	60
Year 7	69
Year 8	78
Year 9	87
Year 10	96
Year 11	100

Schedule 3 (95% Incentive Year 1)
\$150,000,000 capital investment required

Abatement Year	Percent of Ad Valorem Taxes Due
Year 1	5
Year 2	14.5
Year 3	24
Year 4	33.5
Year 5	43
Year 6	52.5
Year 7	62
Year 8	71.5
Year 9	81
Year 10	90.5
Year 11	100

NOTES TO FINANCIAL STATEMENTS

NOTE 9.

TAX ABATEMENT (Continued)

The Authority currently has three active "abatements" agreements as of December 31, 2019:

66 PCE LLC

18-347-01-015 (Building)
18-347-01-029 (Land)

Project Description: Attract new investment and jobs through the renovation of vacant office building
Real Property Abatement not to exceed \$34,000,000

Term: 10 years

June 15, 2012 (Year One of Abatement – 2013)
Year Seven Abatement: 31%
2019 Appraised Value: \$33,828,588
2019 Abated Value: \$9,336,690
Percentage of tax savings 2019: 31%
Total amount of tax savings 2019: \$182,195
Amount of City savings 2019: \$11,494

64 PCE LLC

18-347-01-030 (Building)
18-347-01-065 (Land)

Project Description: Attract new investment and jobs through the renovation of vacant office building
Real Property Abatement Not to Exceed \$81,000,000

Term: 10 Years

June 15, 2012 (Year One of Abatement – 2013)
Year Seven Abatement: 31%
2019 Appraised Value: \$73,835,287
2019 Abated Value: \$20,378,539
Percentage of tax savings 2019: 31%
Total amount of tax savings 2019: \$397,663
Amount of City savings 2019: \$25,086

Hotel Development Partners, LLC

275 Perimeter Center North
18-350-01-171

Project Description: Attract new investment and jobs with a new mixed-use development on surface parking lot with hotel and 20,000 square feet of retail.
Real Property Abatement Not to Exceed \$32,000,000
Term: 10 Years

December 30, 2014 (Project Year One, 2015 – Year One of Abatement, 2017)
Year Three Abatement: 52%
2019 Appraised Value: \$27,886,000
2019 Abated Value: \$5,354,112
Percentage of tax savings 2019: 52%
Total amount of tax savings 2019: \$251,930
Amount of City Savings 2019: \$15,893

NOTES TO FINANCIAL STATEMENTS

NOTE 10. COMMITMENTS AND CONTINGENT LIABILITIES

The government is a defendant in various lawsuits. Although the outcome of these lawsuits is not presently determinable, in the opinion of management and legal counsel, the resolution of these matters will not have a material adverse effect on the financial condition of the City.

The City has entered into several public/private contractual partnerships for outsourced services and operations. Through these contracts with private companies, an array of operational services are provided via outsourcing. These contracts are operating contracts for which the City is continually monitoring its outsourcing needs as compared to providing services in-house. Currently, these contracts range from approximately \$4,164,000 to \$4,270,000 annually. The contracts were bid for five annual service periods and run through the year ending December 31, 2020.

At December 31, 2019, construction commitments on uncompleted contracts totaled approximately \$2.5 million.

The City employed encumbrance accounting during the period; however, there were no encumbrances outstanding at December 31, 2019.

NOTE 11. DEFINED CONTRIBUTION PENSION PLAN

The City of Dunwoody provides two retirement plans for City employees. The 401(a) plan is a defined contribution plan established and administered by the City for all full-time employees. City Council has the authority to establish and amend the plan provisions as well as the contribution for the plan. The City contributes 10% of each employee's eligible compensation each pay period. Employees are eligible to participate on the first day of the month following 30 days of employment, and they are vested in the contributions after one year of service. At December 31, 2019, there were 90 employees participating in the plan with total contributions of \$861,261 for the year ended December 31, 2019.

The City also contributes the Social Security withholding amount (6.2% for 2019) to a social security replacement plan for each eligible employee. All participants are fully vested in their social security replacement plan at all times. At December 31, 2019, there were 92 employees participating in the plan with total contributions of \$411,457 for the year ended December 31, 2019.

City employees may also participate in an Internal Revenue Code Section 457 deferred compensation plan. If an employee contributes at least 8%, the City will also offer a 4% (all or nothing) 401a plan match to all full-time employees. At December 31, 2019, there were 83 employees participating in the plan with total contributions of \$505,600 for the year ended December 31, 2019.

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 DeKalb County has paid on behalf of the City of Dunwoody. Membership in ARC

NOTES TO FINANCIAL STATEMENTS

NOTE 12. JOINT VENTURE (Continued)

required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34, which provides for the structure of ARC. ARC Board membership includes the chief elected official of each county and municipality of the area. OCGA 50-8-39.1 provides that the member governments are liable for any debts or obligations of the ARC. Separate financial statements may be obtained from ARC, 40 Courtland Street NE, Atlanta, Georgia 30303.

NOTE 13. HOTEL/MOTEL LODGING TAX

The City has levied an 8% lodging tax. The Official Code of Georgia Annotated 48-13-51 requires that all lodging taxes levied of 3% or more be expended or obligated contractually for the promotion of tourism, conventions, or trade shows. During the period ended December 31, 2019, the City received \$4,178,837 in hotel/motel taxes. Of this amount, \$1,832,001, or 43.75%, was used for the promotion of tourism, conventions, or trade shows.

NOTE 14. MOTOR VEHICLE EXCISE TAX

The City has levied an excise tax on the rental of motor vehicles. The Official Code of Georgia Annotated 48-13-93 requires that all motor vehicle excise taxes be expended or obligated contractually, in accordance with the City's ordinance, for the acquisition, construction, renovating, improving, maintenance and equipping of pedestrian walkways, installation of traffic lights, and street lights associated with public safety facilities or public improvements for sports and recreational facilities. During the period ended December 31, 2019, the City received \$108,038 in motor vehicle excise taxes. Of this amount, \$108,038, or 100%, was used for these purposes.

NOTE 15. RISK MANAGEMENT

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

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

NOTES TO FINANCIAL STATEMENTS

NOTE 15. RISK MANAGEMENT (Continued)

The Fund is to defend and protect the members of the Fund against liability or loss as prescribed in the member government contract. The Fund is to pay all cost taxed against members in any legal proceeding defended by the members, all interest accruing after entry of judgment, and all expenses incurred for investigation, negotiation or defense.

Settled claims have not exceeded the coverages in the last three years.

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

NOTE 16. LAND SWAP

On November 15, 2016, the City entered into an Intergovernmental Agreement with the DeKalb County School District (DCSD). The DCSD purchased approximately 10 acres of the Dunwoody Park property for construction of a new school complex. The City purchased approximately 18 acres of property formerly occupied by the Austin Elementary School and Peachtree Middle School. Additional consideration was given for both operational agreements and capital improvements to the properties involved in the transaction. The DCSD will pay the City to make certain capital improvements to three ball field sites, which includes the building of two new baseball fields. After closing, the DCSD will lease Austin Elementary School from the City until the school construction is completed. School construction will start after the two new baseball fields are ready for use. The City and DCSD will cooperatively share the fields for 25 years.

	Prepaid Rents	Unearned Income
City use of track and football field	\$ 1,591,920	\$ -
City maintenance of track and football field	-	320,848
DCSD use of baseball fields (2)	-	990,000
Total	\$ 1,591,920	\$ 1,310,848

NOTES TO FINANCIAL STATEMENTS

NOTE 16. LAND SWAP (Continued)

The City recognized rental income for DCSD's rental of elementary school of \$504,400 for the year ending December 31, 2019.

Amounts reported as prepaid related to the City's use of the track and football field will be amortized over the 25 year term and recognized in rental expense as follows:

Year ending December 31,

2020	\$ 72,360
2021	72,360
2022	72,360
2023	72,360
2024	72,360
2025-2029	361,800
2030-2034	361,800
2035-2039	361,800
2040-2041	144,720
	<u>\$ 1,591,920</u>

Amounts reported as unearned rent related to the DCSD's prepayment of maintenance of the track and football field and DCSD use of the baseball fields will be amortized over the 25 year term and recognized in repairs and maintenance expense and rental income as follows:

Year ending December 31,

2020	\$ 59,584
2021	59,584
2022	59,584
2023	59,584
2024	59,584
2025-2029	297,920
2030-2034	297,920
2035-2039	297,920
2040-2041	119,168
	<u>\$ 1,310,848</u>





REQUIRED SUPPLEMENTARY INFORMATION



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

	Budget		Actual	Variance With Final Budget
	Original	Final		
REVENUES				
Property taxes	\$ 8,758,000	\$ 8,758,000	\$ 9,032,933	\$ 274,933
Franchise taxes	3,800,000	3,800,000	3,770,111	(29,889)
Alcohol excise taxes	650,000	650,000	757,104	107,104
Business taxes	3,025,000	3,025,000	3,149,816	124,816
Insurance premium taxes	3,100,000	3,279,830	3,522,061	242,231
Licenses and permits	1,631,000	2,280,000	2,509,633	229,633
Intergovernmental	-	-	500	500
Charges for services	546,000	546,000	520,664	(25,336)
Fines and forfeitures	1,200,000	1,200,000	1,620,975	420,975
Contributions	12,000	12,000	18,527	6,527
Interest earned	50,000	50,000	379,028	329,028
Miscellaneous	2,219,606	879,756	1,133,600	253,844
TOTAL REVENUES	24,991,606	24,480,586	26,414,952	1,934,366
EXPENDITURES				
Current:				
General government:				
Mayor and council	275,454	300,454	270,137	30,317
City manager	512,804	512,804	457,755	55,049
City clerk	269,652	269,652	234,687	34,965
Human Resources	409,133	409,133	289,510	119,623
Marketing	608,032	608,032	556,764	51,268
Finance	2,470,166	2,510,166	2,201,412	308,754
Information technology	1,349,502	1,349,502	1,266,674	82,828
Law	410,000	410,000	359,030	50,970
Contingency	100,000	41,400	-	41,400
Total general government	6,404,743	6,411,143	5,635,969	775,174
Judicial	678,891	678,891	508,040	170,851
Public safety	9,458,951	9,552,851	8,879,024	673,827
Public works	2,538,589	2,663,589	2,431,533	232,056
Recreation	2,590,314	2,590,314	2,408,823	181,491
Community development	2,249,085	3,069,085	2,803,111	265,974
Capital outlay	-	-	40,581	(40,581)
TOTAL EXPENDITURES	23,920,573	24,965,873	22,707,081	2,258,792
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	1,071,033	(485,287)	3,707,871	4,193,158
OTHER FINANCING SOURCES (USES):				
Proceeds from the sale of property	-	-	3,152	3,152
Transfers in	-	(1,618,750)	1,677,919	3,296,669
Transfers out	1,071,033	1,133,463	(1,264,557)	(2,398,020)
TOTAL OTHER FINANCING SOURCES (USES)	1,071,033	(485,287)	416,514	901,801
NET CHANGE IN FUND BALANCE	2,142,066	(970,574)	4,124,385	5,094,959
FUND BALANCE, BEGINNING OF YEAR	10,765,481	8,546,265	15,082,649	6,536,384
FUND BALANCE, END OF YEAR	\$ 12,907,547	\$ 7,575,691	\$ 19,207,034	\$ 11,631,343

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

	Budget		Actual	Variance With Final Budget
	Original	Final		
REVENUES:				
Intergovernmental	\$ -	\$ 1,142,669	\$ 1,142,669	\$ -
TOTAL REVENUES	<u>-</u>	<u>1,142,669</u>	<u>1,142,669</u>	<u>-</u>
EXPENDITURES:				
Current:				
Public safety	-	-	-	-
Public works	-	1,182,050	1,182,050	-
Recreation	-	-	-	-
Capital outlay	-	16,883	16,883	-
TOTAL EXPENDITURES	<u>-</u>	<u>1,198,933</u>	<u>1,198,933</u>	<u>-</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>-</u>	<u>(56,264)</u>	<u>(56,264)</u>	<u>-</u>
OTHER FINANCING SOURCES:				
Transfers in	-	-	-	-
TOTAL OTHER FINANCING SOURCES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	<u>-</u>	<u>(56,264)</u>	<u>(56,264)</u>	<u>-</u>
FUND BALANCE (DEFICIT), AT				
BEGINNING OF YEAR	<u>(884,201)</u>	<u>(884,201)</u>	<u>90,773</u>	<u>974,974</u>
END OF YEAR	<u><u>\$ (884,201)</u></u>	<u><u>\$ (940,465)</u></u>	<u><u>\$ 34,509</u></u>	<u><u>\$ 974,974</u></u>

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

	Budget		Actual	Variance With Final Budget
	Original	Final		
REVENUES:				
Intergovernmental	\$ -	\$ 5,250,000	\$ 4,178,837	\$ (1,071,163)
Interest	-	2,000	1,857	(143)
TOTAL REVENUES	<u>-</u>	<u>5,252,000</u>	<u>4,180,694</u>	<u>(1,071,306)</u>
EXPENDITURES				
Current:				
General government:				
General government:	-	-	25,647	
Housing and Development	-	-	109,592	
Capital Outlay	-	5,252,000	4,099,369	(1,152,631)
TOTAL EXPENDITURES	<u>-</u>	<u>5,252,000</u>	<u>4,234,608</u>	<u>(1,152,631)</u>
EXCESS OF REVENUES OVER EXPENDITURES	-	-	(53,914)	81,325
OTHER FINANCING USES:				
Transfers out	-	-	-	-
TOTAL OTHER FINANCING USES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCES	-	-	(53,914)	81,325
FUND BALANCES (DEFICIT), AT BEGINNING OF YEAR	<u>-</u>	<u>-</u>	<u>1,957,500</u>	<u>1,957,500</u>
END OF YEAR	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,903,586</u>	<u>\$ 2,038,825</u>

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

	Budget		Actual	Variance With Final Budget
	Original	Final		
REVENUES:				
Taxes	\$ 4,050,000	\$ 4,300,000	\$ 4,178,837	\$ (121,163)
TOTAL REVENUES	4,050,000	4,300,000	4,178,837	(121,163)
EXPENDITURES:				
Housing and development	-	-	1,832,001	(1,832,001)
Capital outlay	759,375	250,000	50,677	
TOTAL EXPENDITURES	759,375	250,000	1,882,678	(1,832,001)
EXCESS OF REVENUES OVER EXPENDITURES	3,290,625	4,050,000	2,296,159	(1,753,841)
OTHER FINANCING USES:				
Transfers out	(3,290,625)	(3,290,625)	(1,569,881)	1,720,744
TOTAL OTHER FINANCING USES	(3,290,625)	(3,290,625)	(1,569,881)	1,720,744
NET CHANGE IN FUND BALANCES	-	759,375	726,278	(33,097)
FUNDS BALANCES AT				
BEGINNING OF YEAR	-	839,983	723,527	-
END OF YEAR	\$ -	\$ 1,599,358	\$ 1,449,805	\$ (33,097)

NONMAJOR GOVERNMENTAL FUNDS

Motor Vehicle Excise Tax Fund – To account for the revenues and expenditures related to the excise taxes collected on motor vehicles, which are restricted by State law.

E911 Fund – To account for the collection and expenditures of E911 fees, which are restricted by State law.

Confiscated Assets Fund – To account for monies forfeited by criminals that are prosecuted for narcotics or vice activity.

HOST Fund – To account for the Homestead Option Sales Tax and related expenditures made by the City.

Urban Redevelopment Agency Fund – To account for various land purchases and development projects.

Debt Service Fund – To account for the debt service expenditures of the City.

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS DECEMBER 31, 2019

	Special Revenue Funds			Capital Projects Fund	Debt Service Funds		Total Nonmajor Governmental Funds
	Motor Vehicle Excise Tax Fund	E911 Fund	Confiscated Assets Fund	HOST Fund	Urban Redevelopment Agency Fund	Debt Service Fund	
ASSETS							
Cash	\$ 8,262	\$ 940,805	\$ 4,781	\$ -	\$ -	\$ 185,738	\$ 1,139,586
Accounts receivable	-	272,162	-	-	-	-	272,162
Taxes receivable	9,487	-	-	-	-	-	9,487
Due from other funds	-	-	-	-	-	-	-
Restricted assets:							
Cash and cash equivalents	-	-	280,916	-	-	-	280,916
TOTAL ASSETS	<u>\$ 17,749</u>	<u>\$ 1,212,967</u>	<u>\$ 285,697</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 185,738</u>	<u>\$ 1,702,151</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES							
LIABILITIES							
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accrued liabilities	-	-	124,682	-	-	-	124,682
Due to other funds	17,749	-	400	-	-	-	18,149
Due to component unit	-	-	-	-	-	-	-
TOTAL LIABILITIES	<u>17,749</u>	<u>-</u>	<u>125,082</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>142,831</u>
DEFERRED INFLOWS OF RESOURCES							
Unavailable revenue – other	-	40,000	-	-	-	-	40,000
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>-</u>	<u>40,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>40,000</u>
FUND BALANCES							
Fund balances:							
Nonspendable:							
Prepays	-	-	-	-	-	-	-
Restricted:							
E911 operations	-	1,172,967	-	-	-	-	1,172,967
Capital projects	-	-	-	-	-	-	-
Law enforcement activities	-	-	160,615	-	-	-	160,615
Hotel/Motel Tax	-	-	-	-	-	-	-
Assigned:							
Debt service	-	-	-	-	-	185,738	185,738
Unassigned	-	-	-	-	-	-	-
Total fund balances	<u>-</u>	<u>1,172,967</u>	<u>160,615</u>	<u>-</u>	<u>-</u>	<u>185,738</u>	<u>1,519,320</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	<u>\$ 17,749</u>	<u>\$ 1,212,967</u>	<u>\$ 285,697</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 185,738</u>	<u>\$ 1,702,151</u>

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

	Special Revenue Funds			Capital Projects Fund	Debt Service Funds		Total Nonmajor Governmental Funds
	Motor Vehicle Excise Tax Fund	E911 Fund	Confiscated Assets Fund	HOST Fund	Urban Redevelopment Agency Fund	Debt Service Fund	
REVENUES							
Taxes	\$ 108,038	\$ -	\$ -		\$ -	\$ -	\$ 108,038
Charges for services	-	1,706,453	-		-	-	1,706,453
Fines and forfeitures	-	-	16,618		-	-	16,618
Interest	-	-	124	77	-	-	201
TOTAL REVENUES	108,038	1,706,453	16,742	77	-	-	1,831,310
EXPENDITURES							
Current:							
Public safety	-	1,263,739	57,469	-	-	-	1,321,208
Housing and development	-	-	-	-	5,311	-	5,311
Recreation	-	-	-	-	-	-	-
Capital outlay	-	-	-	-	-	-	-
Debt service:							
Principal	-	-	-	-	-	343,799	343,799
Interest	-	-	-	-	-	186,427	186,427
TOTAL EXPENDITURES	-	1,263,739	57,469	-	5,311	530,226	1,856,745
EXCESS (DEFICIENCY) OF REVENUES							
OVER EXPENDITURES	108,038	442,714	(40,727)	77	(5,311)	(530,226)	(25,435)
OTHER FINANCING SOURCES (USES)							
Proceeds from sale of assets	-	-	-	-	-	-	-
Transfers in	-	-	-	-	3,830	585,201	589,031
Transfers out	(108,038)	-	-	(1,360,084)	-	-	(1,468,122)
TOTAL OTHER FINANCING SOURCES (USES)	(108,038)	-	-	(1,360,084)	3,830	585,201	(879,091)
NET CHANGE IN FUND BALANCES	-	442,714	(40,727)	(1,360,007)	(1,481)	54,975	(904,526)
FUND BALANCES AT							
BEGINNING OF YEAR	-	730,253	201,342	1,360,007	1,481	130,763	2,423,846
END OF YEAR	\$ -	\$ 1,172,967	\$ 160,615	\$ -	\$ -	\$ 185,738	\$ 1,519,320

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL (GAAP BASIS) MOTOR VEHICLE EXCISE TAX FUND
 FOR THE YEAR ENDED DECEMBER 31, 2019

	Budget		Actual	Variance With Final Budget
	Original	Final		
REVENUES:				
Taxes	\$ 100,000	\$ 108,038	\$ 108,038	\$ -
TOTAL REVENUES	<u>100,000</u>	<u>108,038</u>	<u>108,038</u>	<u>-</u>
OTHER FINANCING USES:				
Transfers out	(100,000)	(108,038)	(108,038)	-
TOTAL OTHER FINANCING USES	<u>(100,000)</u>	<u>(108,038)</u>	<u>(108,038)</u>	<u>-</u>
NET CHANGE IN FUND BALANCES	-	-	-	-
FUNDS BALANCES AT				
BEGINNING OF YEAR	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
END OF YEAR	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL (GAAP BASIS) E911 FUND
 FOR THE YEAR ENDED DECEMBER 31, 2019

	Budget		Actual	Variance With Final Budget
	Original	Final		
REVENUES:				
Charges for services	\$ 1,100,000	\$ 1,138,740	\$ 1,706,453	\$ 567,713
TOTAL REVENUES	<u>1,100,000</u>	<u>1,138,740</u>	<u>1,706,453</u>	<u>567,713</u>
EXPENDITURES:				
Public safety	1,225,000	1,263,740	1,263,739	1
Capital outlay	-	-	-	-
TOTAL EXPENDITURES	<u>1,225,000</u>	<u>1,263,740</u>	<u>1,263,739</u>	<u>1</u>
EXCESS OF REVENUES OVER EXPENDITURES	(125,000)	(125,000)	442,714	567,714
OTHER FINANCING SOURCES:				
Transfers in	125,000	125,000	-	(125,000)
TOTAL OTHER FINANCING SOURCES	<u>125,000</u>	<u>125,000</u>	<u>-</u>	<u>(125,000)</u>
NET CHANGE IN FUND BALANCES	-	-	442,714	442,714
FUNDS BALANCES AT BEGINNING OF YEAR	<u>153,934</u>	<u>153,934</u>	<u>730,253</u>	<u>576,319</u>
END OF YEAR	<u><u>\$ 153,934</u></u>	<u><u>\$ 153,934</u></u>	<u><u>\$ 1,172,967</u></u>	<u><u>\$ 1,019,033</u></u>

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

	Budget		Actual	Variance With Final Budget
	Original	Final		
REVENUES:				
Fines and forfeitures	\$ -	\$ 30,274	\$ 16,618	\$ (13,656)
Interest	-	20	124	104
TOTAL REVENUES	-	30,294	16,742	(13,552)
EXPENDITURES:				
Current:				
Public safety	-	-	57,469	(57,469)
Capital outlay	-	30,294	-	-
TOTAL EXPENDITURES	-	30,294	57,469	(57,469)
EXCESS OF REVENUES OVER EXPENDITURES	-	-	(40,727)	(71,021)
OTHER FINANCING SOURCES:				
Proceeds from sale of assets	-	-	-	-
TOTAL OTHER FINANCING SOURCES	-	-	-	-
NET CHANGE IN FUND BALANCES	-	-	(40,727)	(71,021)
FUNDS BALANCES AT				
BEGINNING OF YEAR	257,768	257,902	201,342	(56,560)
END OF YEAR	\$ 257,768	\$ 257,902	\$ 160,615	\$ (127,581)

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL (GAAP BASIS) URBAN REDEVELOPMENT AGENCY FUND
 FOR THE YEAR ENDED DECEMBER 31, 2019

	Budget		Actual	Variance With Final Budget
	Original	Final		
REVENUES:				
Interest	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXPENDITURES:				
Housing and development	-	-	5,311	(5,311)
TOTAL EXPENDITURES	<u>-</u>	<u>-</u>	<u>5,311</u>	<u>(5,311)</u>
DEFICIENCY OF REVENUES OVER EXPENDITURES	-	-	(5,311)	(5,311)
OTHER FINANCING SOURCES:				
Transfers in	-	-	3,830	3,830
Transfers out	-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>3,830</u>	<u>3,830</u>
NET CHANGE IN FUND BALANCES	-	-	(1,481)	(1,481)
FUNDS BALANCES AT BEGINNING OF YEAR	<u>(34,038)</u>	<u>(1,166)</u>	<u>1,481</u>	<u>2,647</u>
END OF YEAR	<u>\$ (34,038)</u>	<u>\$ (1,166)</u>	<u>\$ -</u>	<u>\$ 1,166</u>

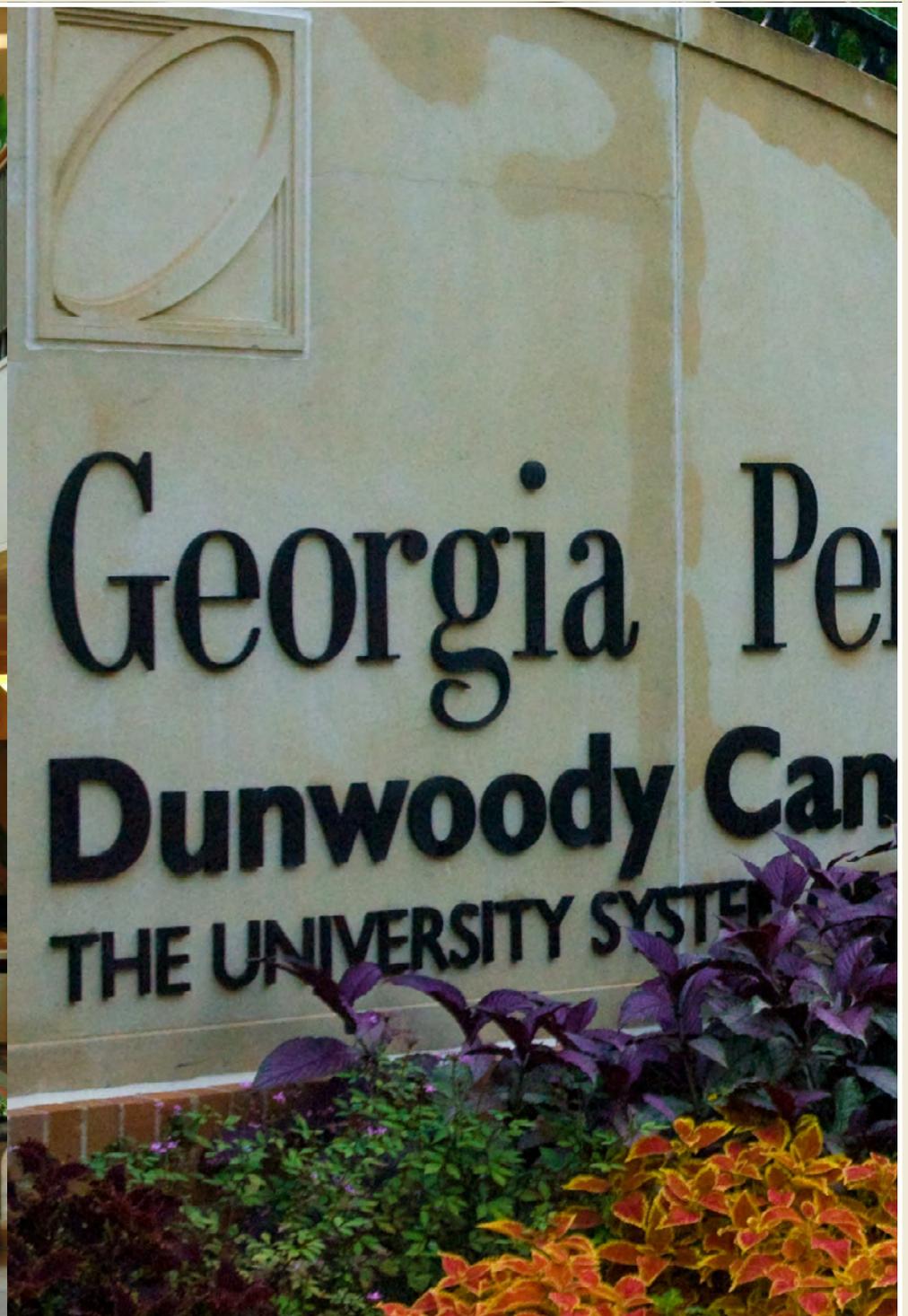
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL (GAAP BASIS) DEBT SERVICE FUND
 FOR THE YEAR ENDED DECEMBER 31, 2019

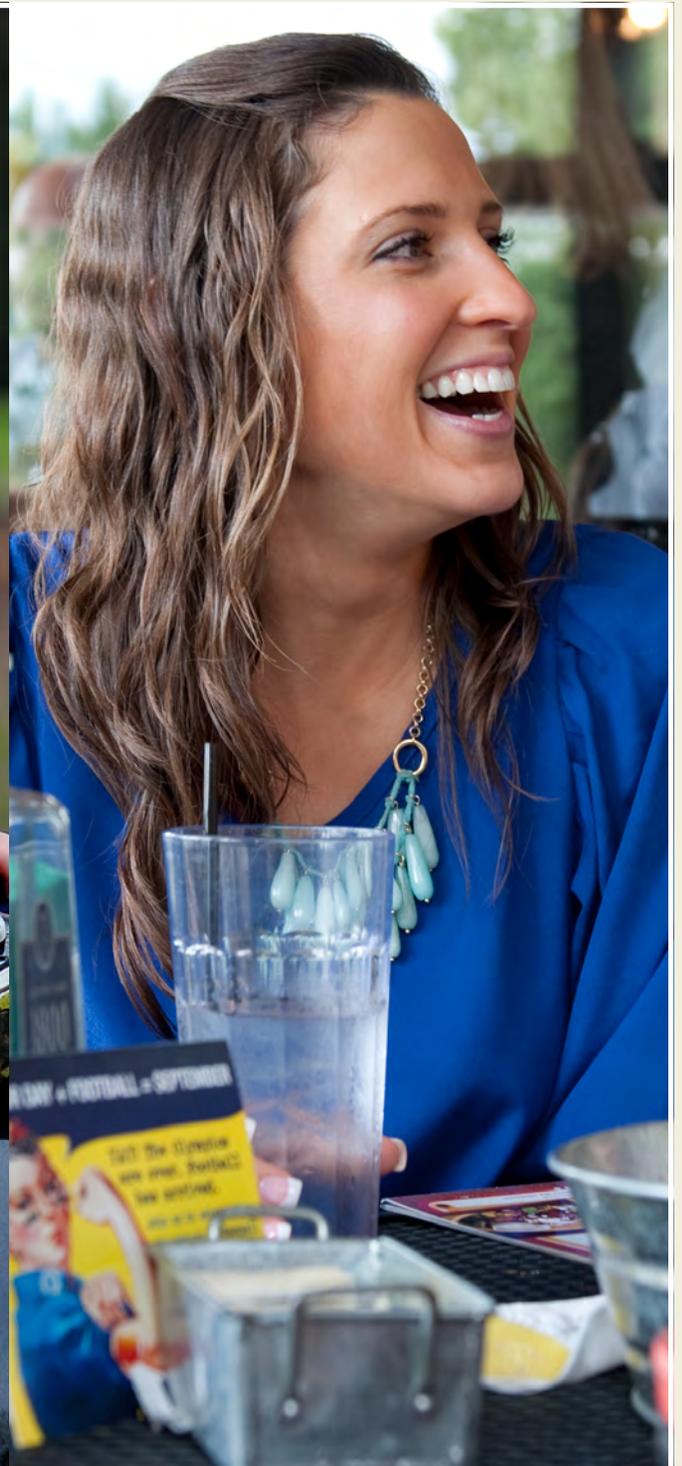
	Budget		Actual	Variance With Final Budget
	Original	Final		
EXPENDITURES:				
Debt service:				
Principal	\$ 343,799	\$ 343,799	\$ 343,799	\$ -
Interest	189,180	189,180	186,427	2,753
TOTAL EXPENDITURES	<u>532,979</u>	<u>532,979</u>	<u>530,226</u>	<u>2,753</u>
DEFICIENCY OF REVENUES OVER EXPENDITURES	(532,979)	(532,979)	(530,226)	(2,753)
OTHER FINANCING SOURCES:				
Transfers in	585,202	585,202	585,201	(1)
TOTAL OTHER FINANCING SOURCES (USES)	<u>585,202</u>	<u>585,202</u>	<u>585,201</u>	<u>(1)</u>
NET CHANGE IN FUND BALANCES	52,223	52,223	54,975	(2,754)
FUNDS BALANCES AT BEGINNING OF YEAR	<u>1,256</u>	<u>1,256</u>	<u>130,763</u>	<u>129,507</u>
END OF YEAR	<u><u>\$ 53,479</u></u>	<u><u>\$ 53,479</u></u>	<u><u>\$ 185,738</u></u>	<u><u>\$ 126,753</u></u>

**SCHEDULE OF PROJECTS CONSTRUCTED WITH SPECIAL PURPOSE LOCAL OPTION
SALES TAX PROCEEDS
FOR THE YEAR ENDED DECEMBER 31, 2019**

	Estimated Cost		Expenditures			Percentage of Completion
	Original	Current	Prior Years	Current Year	Total	
Transportation Improvements (see Note below)	\$ 36,787,543	\$ 36,787,543	\$ 3,020,838	\$ 3,686,684	\$ 6,707,522	18.23%
Public Safety Facilities and Related Capital Equipment	6,000,000	6,000,000	131,986	412,684	544,670	9.08%
Repairs of Capital Outlay Projects	1,200,000	1,200,000	-	135,239	135,239	11.27%
Total	\$ 43,987,543	\$ 43,987,543	\$ 3,152,824	\$ 4,234,607	\$ 7,387,431	16.79%

Note: Transportation improvement projects including, but not limited to Infrastructure Preservation (road resurfacing, rehabilitation and replacement of bridges and drainage systems); Pedestrian and Bicycle Path improvements (addition of sidewalks, streetscapes, bike lanes, and multi-use trails); Congestion Relief (intersection improvements, road widenings, traffic management, and signal upgrades); Safety and Operational Improvements (addition/extension of turn lanes, elimination of sight distance problems and other safety concerns, as well as widened lanes and shoulders).





AGENCY FUND

Agency funds are used to account for assets held by the City as an agent for individuals and other agencies.

Municipal Court Fund – To account for the collection of cash appearance bonds by the Municipal Court.

STATEMENT OF CHANGES IN ASSETS AND LIABILITIES
AGENCY FUND FOR THE YEAR ENDED DECEMBER 31, 2019

	Balance December 31, 2018	Additions	Deductions	Balance December 31, 2019
MUNICIPAL COURT FUND				
Assets:				
Cash	\$ 497,452	\$ 4,053,014	\$ (3,964,178)	\$ 586,288
Liabilities:				
Due to others	\$ 497,452	\$ 1,775,537	\$ (1,686,701)	\$ 586,288

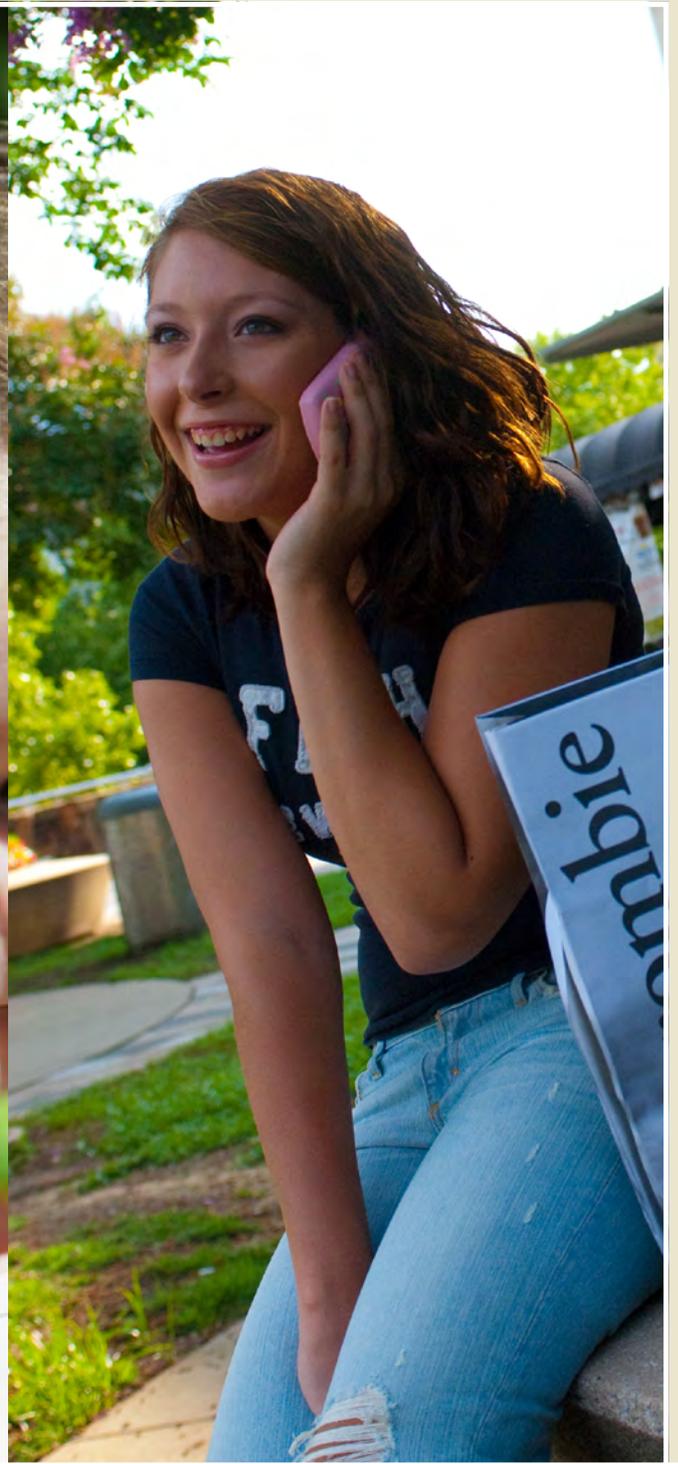
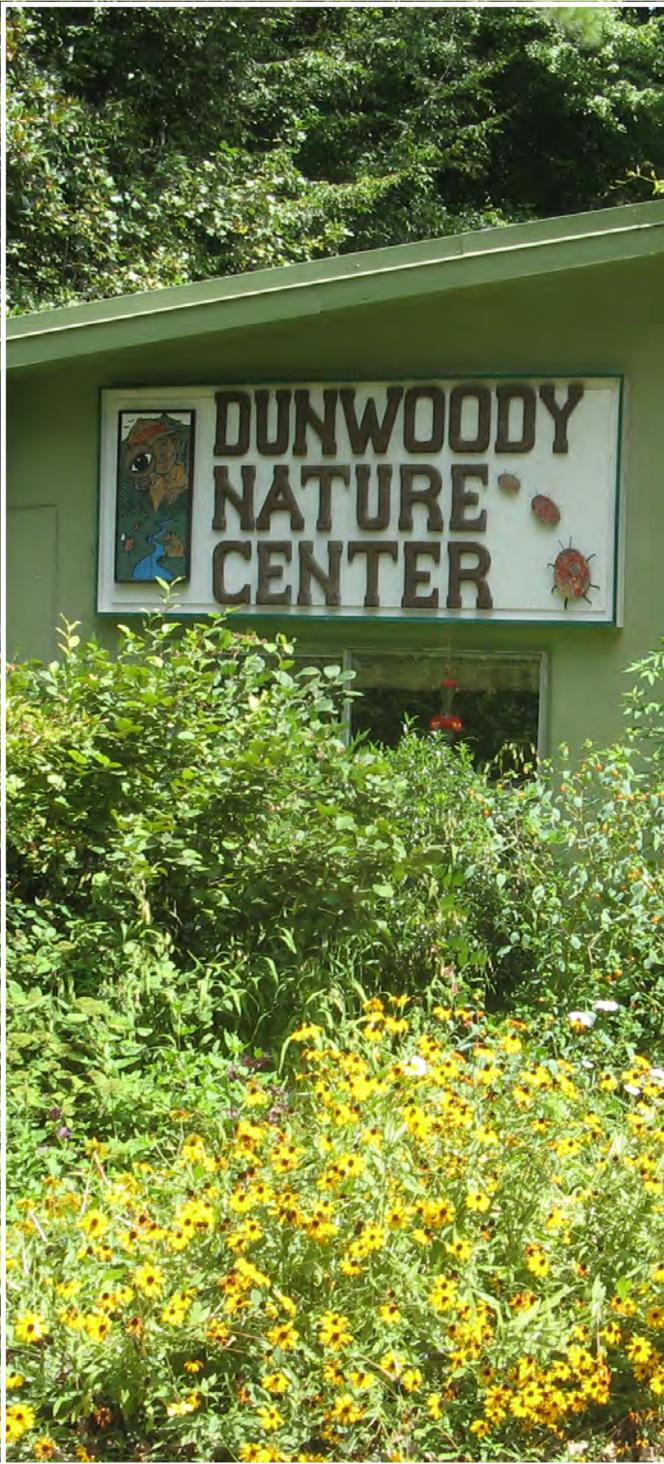
BALANCE SHEET

COMPONENT UNIT - DUNWOODY CONVENTION AND VISITORS BUREAU DECEMBER 31, 2019

ASSETS	
CURRENT ASSETS	
Cash	\$ 811,129
Receivables	125,853
Prepays	8,837
TOTAL ASSETS	\$ 945,819
LIABILITIES AND FUND BALANCE	
LIABILITIES	
Accounts payable	\$ 71,493
TOTAL LIABILITIES	71,493
FUND BALANCE	
Nonspendable prepaids	8,837
Restricted for promotion of tourism	865,489
TOTAL FUND BALANCE	874,326
TOTAL LIABILITIES AND FUND BALANCE	\$ 945,819

**STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
COMPONENT UNIT - DUNWOODY CONVENTION AND VISITORS BUREAU
FOR THE YEAR ENDED DECEMBER 31, 2019**

REVENUES	
Intergovernmental revenues	\$ 1,855,722
Interest	11,854
	<hr/>
Total revenues	1,867,576
EXPENDITURES	
Current:	
Housing and development	1,778,177
	<hr/>
TOTAL EXPENDITURES	1,778,177
	<hr/>
NET CHANGE IN FUND BALANCES	89,399
	<hr/>
FUND BALANCES AT	
BEGINNING OF YEAR	784,927
	<hr/>
END OF YEAR	\$ 874,326
	<hr/> <hr/>





STATISTICAL SECTION



STATISTICAL SECTION

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

Page

Financial Trends87

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

Revenue Capacity93

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

Debt Capacity99

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 Information101

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.....103

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 comprehensive annual financial report.

NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Governmental activities:										
Net investment in capital assets	\$ 104,927,444	\$ 98,243,118	\$ 89,548,797	\$72,367,890	\$ 72,022,101	\$ 64,639,987	\$ 60,390,921	\$ 54,940,675	\$ 55,691,197	\$ 54,385,02
Restricted for HOST capital projects	-	1,360,007	2,351,098	4,276,217	5,074,377	5,002,643	2,788,116	3,291,488	5,268,129	4,673,16
Restricted for SPLOST capital projects	4,761,692	1,957,500	-	-	-	-	-	-	-	-
Restricted for hotel/motel tax	1,449,805	723,522	-	-	-	-	-	-	-	-
Restricted for parks operation	-	-	-	473,356	473,356	-	-	-	-	-
Restricted for public safety	160,615	201,342	297,060	319,040	302,185	264,089	77,462	155,556	192,494	-
Restricted for E911 operations	1,172,967	730,253	171,979	-	60,184	153,934	59,443	42,793	148,234	-
Restricted for grant programs	-	-	-	-	-	-	-	6,040	-	-
Restricted for capital projects	3,500,000	3,072,923	3,580,123	4,436,388	3,668,989	-	-	-	-	-
Unrestricted	29,404,184	32,775,217	32,741,924	30,223,377	27,992,800	26,890,499	21,931,336	19,666,351	10,525,337	6,707,59
Total governmental activities net position	\$ 145,376,707	\$ 139,063,882	\$ 128,690,981	\$112,096,268	\$ 109,593,992	\$ 96,951,152	\$ 85,247,278	\$ 78,102,903	\$ 71,825,391	\$ 65,765,77
Business-type activities:										
Net investment in capital assets	\$ 995,024	\$ 1,080,739	\$ 1,172,174	\$1,266,023	\$ 1,362,655	\$ 1,462,686	\$ 1,606,488	\$ 1,753,477	\$ 1,734,347	\$ 2,085,06
Unrestricted	2,145,620	2,606,822	2,444,892	1,971,690	2,041,090	1,674,734	1,803,082	1,871,785	1,550,829	1,594,71
Total business-type activities net position	\$ 3,140,644	\$ 3,687,561	\$ 3,617,066	\$3,237,713	\$ 3,403,745	\$ 3,137,420	\$ 3,409,570	\$ 3,625,262	\$ 3,285,176	\$ 3,679,77
Primary government:										
Net investment in capital assets	\$ 105,922,468	\$ 99,323,857	\$ 90,720,971	\$73,633,913	\$ 73,384,756	\$ 66,102,673	\$ 61,997,409	\$ 56,694,152	\$ 57,425,544	\$ 56,470,09
Restricted for HOST capital projects	-	1,360,007	2,351,098	4,276,217	5,074,377	5,002,643	2,788,116	3,291,488	5,268,129	4,673,16
Restricted for SPLOST capital projects	4,761,692	1,957,500	-	-	-	-	-	-	-	-
Restricted for hotel/motel tax	1,449,805	723,522	-	-	-	-	-	-	-	-
Restricted for parks operation	-	-	-	473,356	473,356	-	-	-	-	-
Restricted for public safety	160,615	201,342	297,060	319,040	302,185	264,089	77,462	155,556	192,494	-
Restricted for E911 operations	1,172,967	730,253	171,979	-	60,184	153,934	59,443	42,793	148,234	-
Restricted for grant programs	-	-	-	-	-	-	-	6,040	-	-
Restricted for capital projects	3,500,000	3,072,923	3,580,123	4,436,388	3,668,989	-	-	-	-	-
Unrestricted	31,549,804	35,382,039	35,186,816	32,195,067	30,033,890	28,565,233	23,734,418	21,538,136	12,076,166	8,302,30
Total primary government net position	\$ 148,517,351	\$ 142,751,443	\$ 132,308,047	\$ 115,333,981	\$ 112,997,737	\$ 100,088,572	\$ 88,656,848	\$ 81,728,165	\$ 75,110,567	\$ 69,445,55

CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Expenses										
Governmental activities:										
General government	\$ 6,246,516	\$ 5,781,192	\$ 5,470,420	\$ 5,472,183	\$ 4,900,861	\$ 4,423,918	\$ 4,617,699	\$ 5,021,924	\$ 5,178,035	\$ 4,810,795
Judicial	510,478	493,814	467,845	448,206	405,905	449,480	382,633	335,101	236,192	215,094
Public safety	10,598,867	10,012,037	9,412,704	8,784,310	7,895,867	7,334,076	7,203,617	6,705,729	5,979,082	4,975,421
Public works	9,283,600	8,561,008	8,405,211	11,768,593	6,803,121	4,960,165	6,182,605	4,096,589	5,323,795	3,073,849
Housing and development	1,837,312	1,707,639	1,103,613	1,067,674	1,019,881	970,170	819,221	739,888	125,852	-
Culture and recreation	3,646,383	3,049,535	2,607,956	2,481,726	1,760,061	1,457,055	1,231,199	1,268,147	914,096	509,941
Community development	2,820,337	2,858,795	3,875,067	2,242,840	4,119,821	2,412,288	2,463,310	2,374,141	2,105,107	2,053,868
Health and welfare	-	-	-	-	-	-	-	-	40,475	-
Interest on long-term debt	184,961	191,346	208,912	97,256	58,725	72,059	101,343	220,866	105,502	93,486
Total governmental activities expenses	35,128,454	32,655,366	31,551,728	32,362,788	26,964,242	22,079,211	23,001,627	20,762,385	20,008,136	15,732,454
Business-type activities:										
Stormwater	2,719,386	2,012,032	2,092,649	2,178,387	1,623,196	2,134,737	2,054,919	1,466,171	1,665,830	1,161,348
Total business-type activities expenses	2,719,386	2,012,032	2,092,649	2,178,387	1,623,196	2,134,737	2,054,919	1,466,171	1,665,830	1,161,348
Total primary government expenses	37,847,840	34,667,398	33,644,377	34,541,175	28,587,438	24,213,948	25,056,546	22,228,556	21,673,966	16,893,802
Program revenues										
Governmental activities:										
Charges for services:										
General government	89,372	533,952	494,430	524,690	468,420	462,905	430,906	626,846	455,977	408,091
Judicial	1,620,975	1,363,921	1,337,590	1,231,785	1,255,293	1,461,499	1,345,044	1,129,040	1,094,345	1,150,792
Public safety	1,839,738	1,952,208	1,405,799	1,379,181	1,474,168	1,365,761	1,436,804	1,030,365	271,702	53,507
Public works	367,551	370,112	359,082	345,254	333,738	359,728	346,079	373,555	348,900	322,073
Culture and recreation	14,240	36,168	52,553	43,561	34,600	13,524	14,109	18,907	20,098	17,119
Community development	2,441,700	2,428,158	4,736,536	1,220,378	3,566,510	1,321,229	1,328,150	1,286,143	719,569	559,356
Operating grants and contributions	20,027	22,679	60,679	18,522	54,163	70,025	30,569	67,369	117,501	64,072
Capital grants and contributions	8,454,995	4,058,979	6,571,816	2,726,375	6,028,361	2,348,069	1,827,596	436,092	505,539	13,311,910
Total governmental activities program revenues	14,848,598	10,766,177	15,018,485	7,489,746	13,701,253	7,402,740	6,759,257	4,968,317	3,533,631	15,886,920
Business-type activities:										
Charges for services:										
Stormwater	2,166,096	2,068,165	2,111,503	2,010,908	1,888,798	1,861,300	1,837,404	1,804,012	1,269,452	1,272,341
Capital grants and contributions	-	-	354,000	-	-	-	-	-	-	178,449
Total business-type activities program revenues	2,166,096	2,068,165	2,465,503	2,010,908	1,888,798	1,861,300	1,837,404	1,804,012	1,269,452	1,450,790
Net (expense) revenue:										
Governmental activities	(20,279,856)	(21,889,189)	(16,533,243)	(24,873,042)	(13,262,989)	(14,676,471)	(16,242,370)	(15,794,068)	(16,474,505)	154,466
Business-type activities	(553,290)	56,133	372,854	(167,479)	265,602	(273,437)	(217,515)	337,841	(396,378)	289,442
Total primary government net (expense) revenue	\$ (20,833,146)	\$ (21,833,056)	\$ (16,160,389)	\$ (25,040,521)	\$ (12,997,387)	\$ (14,949,908)	\$ (16,459,885)	\$ (15,456,227)	\$ (16,870,883)	\$ 443,908

CHANGES IN NET POSITION
LAST TEN FISCAL YEARS (CONTINUED)
 (ACCRUAL BASIS OF ACCOUNTING)

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
General Revenues and Other Changes in Net Position										
Governmental activities:										
Taxes:										
Property taxes	\$ 9,088,509	\$ 8,588,976	\$ 8,104,867	\$ 7,156,674	\$ 6,796,286	\$ 6,812,751	\$ 6,134,605	\$ 5,565,481	\$ 5,773,218	\$ 6,418,837
Sales taxes	-	6,567,340	5,955,748	6,398,673	5,375,676	6,596,344	5,584,893	5,261,307	6,112,167	2,441,840
Hotel/Motel taxes	4,178,837	3,860,604	2,751,845	2,669,184	2,549,701	2,425,426	2,048,049	1,849,719	1,714,271	1,788,624
Franchise taxes	3,770,111	3,966,742	3,956,705	3,743,942	3,893,061	3,880,550	3,643,706	3,659,533	3,726,300	3,473,461
Business taxes	3,149,816	3,045,041	2,924,993	2,798,629	2,675,191	2,702,392	2,673,994	2,601,628	2,312,374	2,532,106
Other excise taxes	1,288,542	778,595	775,886	764,303	730,988	731,096	721,942	682,867	649,441	675,535
Insurance premium taxes	3,522,061	3,317,260	3,075,880	2,887,902	2,665,983	2,495,238	2,386,636	2,305,027	2,170,117	2,064,127
Unrestricted investment earnings	457,904	218,419	102,819	498,323	707,404	444,439	122,967	32,829	17,007	16,062
Miscellaneous revenues	1,133,600	1,328,729	684,898	457,688	511,539	292,109	69,953	113,189	59,222	24,581
Gain on disposal of capital assets	3,301	590,384	4,794,315	-	-	-	-	2,980	-	2,980
Total governmental activities	26,592,681	32,262,090	33,127,956	27,375,318	25,906,829	26,380,345	23,386,745	22,074,560	22,534,117	19,438,153
Business-type activities:										
Unrestricted investment earnings	6,373	14,362	6,499	1,447	723	1,287	1,823	2,245	1,779	2,492
Special item – donation of infrastructure at incorporation	-	-	-	-	-	-	-	-	-	-
Total business-type activities	6,373	14,362	6,499	1,447	723	1,287	1,823	2,245	1,779	2,492
Total primary government net (expense) revenue	\$ 26,599,054	\$ 32,276,452	\$ 33,134,455	\$ 27,376,765	\$ 25,906,552	\$ 26,381,632	\$ 23,388,568	\$ 22,076,805	\$ 22,535,896	\$ 19,440,645
Change in Net Position										
Governmental activities	\$ 6,312,825	\$ 10,372,901	\$ 16,594,713	\$ 2,502,276	\$ 12,642,840	\$ 11,703,874	\$ 7,144,376	\$ 6,280,492	\$ 6,059,612	\$ 19,592,619
Business-type activities	(546,917)	70,495	379,353	(166,032)	266,325	(272,150)	(215,692)	340,086	(394,599)	291,934
Total primary government	\$ 5,765,908	\$ 10,443,396	\$ 16,974,066	\$ 2,336,244	\$ 12,909,165	\$ 11,431,724	\$ 6,928,684	\$ 6,620,578	\$ 5,665,013	\$ 19,884,553

(1) In 2010 the City took ownership of the parks within the City limits from DeKalb County.

(2) 2010 was the first full year of operations for the Court.

(3) 2010 was the first year the City was eligible to receive insurance premium tax revenue.

(4) In 2011 the City's inventory of the stormwater system was complete and the City began significant repairs to the system.

(5) 2012 was the City's first full year of collecting E911 revenues.

(6) In 2012 the City approved a rate increase from \$49 per ERU to \$69 per ERU for the stormwater fee.

GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
 (ACCRUAL BASIS OF ACCOUNTING)

Fiscal Year	Property Taxes	Sales Taxes	Hotel/Motel Taxes	Franchise Taxes	Business Taxes	Other Excise Taxes	Insurance Premium Taxes	Total
2010	\$ 6,418,837	\$ 2,441,840	\$ 1,788,624	\$ 3,473,461	\$ 2,532,106	\$ 675,535	\$ 2,064,127 (1)	\$ 19,394,530
2011	5,773,218	6,112,167 (2)	1,714,271	3,726,300	2,312,374	649,441	2,170,117	22,457,888
2012	5,565,481	5,261,307	1,849,719	3,659,533	2,601,628	682,867	2,305,027	21,925,562
2013	6,134,605	5,584,893	2,048,049	3,643,706	2,673,994	721,942	2,386,636	23,193,825
2014	6,812,751	6,596,344	2,425,426	3,880,550	2,702,392	731,096	2,495,238	25,643,797
2015	6,796,286	5,375,676	2,549,701	3,893,061	2,675,191	730,988	2,665,983	24,686,886
2016	7,156,674	6,398,673	2,669,184	3,743,942	2,798,629	764,303	2,887,902	26,419,307
2017	8,104,867	5,955,748	2,751,845	3,956,705	2,924,993	775,886	3,075,880	27,545,924
2018	8,588,976	6,567,340	3,860,604 (3)	3,966,742	3,045,041	778,595	3,317,260	30,124,558
2019	9,088,509	- (4)	4,178,837	3,770,111	3,149,816	1,288,542	3,522,061	24,997,876

- (1) 2010 was the first year the City was eligible to receive insurance premium tax revenue.
- (2) DeKalb County changed the capital factor used in calculating the HOST revenues due to municipalities.
- (3) In 2018 Hotel/Motel tax rate was changed from 5% to 8%
- (4) Beginning in 2019, Sales Taxes received were recorded as Intergovernmental Revenue.

FUND BALANCE OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
 (ACCRUAL BASIS OF ACCOUNTING)

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
General Fund										
Nonspendable	\$ 2,086,215	\$ 2,111,316	\$ 2,130,119	\$399,732	\$ 166,889	\$ 243,811	\$ 168,938	\$ 210,750	\$ 109,511	\$ 158,114
Restricted:										
HOST capital projects	-	-	-	-	-	- (1)	2,788,116	3,291,488	5,268,129	4,673,161
SPLOST capital projects	-	-	-	-	-	-	-	-	-	-
Public safety	-	-	-	-	-	264,089	77,462	155,555	192,484	-
Capital projects	-	-	-	-	-	-	-	-	-	-
Parks operation	-	-	-	473,355	473,355	-	-	-	-	-
Assigned:										
General government	-	-	-	-	-	12,000	3,309	45,600	-	619,740
Finance and administration	-	40,000	-	-	-	-	-	-	-	-
Municipal Court	-	-	-	-	-	25,000	-	-	-	-
Police explorer program	-	3,151	428	1,080	3,670	4,522	7,281	11,257	-	-
Parks and recreation	11,600	-	-	-	-	-	-	-	-	-
Public works	-	125,000	-	-	-	5,000	56,850	4,550	-	-
Culture and recreation	-	-	-	-	-	-	74,267	-	-	-
Public safety	-	93,900	-	-	-	-	75,000	21,100	-	-
Community development	5,174	20,000	-	-	-	201,724	4,000	174,946	-	-
Unassigned	17,104,045	12,689,282	11,653,877	13,224,143	11,573,142	9,235,081	8,206,754	7,471,080	5,822,789	5,460,937
Total general fund	<u>\$ 19,207,034</u>	<u>\$ 15,082,649</u>	<u>\$ 13,784,424</u>	<u>\$14,098,310</u>	<u>\$ 12,217,056</u>	<u>\$ 9,991,227</u>	<u>\$ 11,461,977</u>	<u>\$ 11,386,326</u>	<u>\$ 11,392,913</u>	<u>\$ 10,911,952</u>
All Other Governmental Funds										
Nonspendable	\$ -	\$ -	\$ -	\$187,500	\$ 93,750	\$ 3,048	\$ 95,681	\$ 851,780	\$ 100,000	\$ -
Restricted:										
Public Safety	160,615	201,342	297,060	319,040	302,185	257,768	256,356	-	-	-
E911 operations	1,172,967	730,253	171,979	-	60,184	153,934	59,443	42,793	132,377	-
Grant projects	-	-	-	-	-	-	-	6,040	-	-
Capital projects	3,500,000	3,072,923	3,580,123	4,436,388	3,668,989	48,318	57,966	282,662	204,196	306,150
Hotel/motel fund	1,449,805	723,522	-	-	-	-	-	-	-	-
HOST capital projects	-	1,360,007	2,351,098	4,276,217	5,074,377	5,002,643 (1)	-	-	-	-
SPLOST capital projects	4,761,692	1,957,500	-	-	-	-	-	-	-	-
Assigned:										
Promotion of tourism	-	-	-	-	-	-	-	-	-	-
E911 operations	-	-	-	-	-	-	-	-	-	-
Capital projects	9,042,115	16,997,329	17,806,015	14,898,839	14,029,833	14,191,240	9,696,507	7,746,680	4,704,074	562,907
Debt service	185,738	132,244	-	-	-	140,009	137,272	34,556	58,221	32,297
Unassigned	-	-	-	(126,417)	(78,980)	(884,201)	(86,555)	-	(7,198)	-
Total all other governmental funds	<u>\$ 20,272,932</u>	<u>\$ 25,175,120</u>	<u>\$ 24,206,275</u>	<u>\$ 23,991,567</u>	<u>\$ 23,150,338</u>	<u>\$ 18,912,759</u>	<u>\$ 10,216,670</u>	<u>\$ 8,964,511</u>	<u>\$ 5,191,670</u>	<u>\$ 901,354</u>

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Revenues										
Taxes	\$ 24,518,900	\$ 30,196,757	\$ 27,511,491	\$26,367,313	\$ 24,695,326	\$ 25,654,262	\$ 23,164,489	\$ 21,948,111	\$ 22,588,129	\$ 19,259,382 (1)
Licenses and permits	2,509,633	2,964,166	5,233,883	1,747,291	4,021,537	1,791,291	1,763,578	1,790,182	1,131,905	944,671
Intergovernmental	8,456,995	4,064,479	6,726,426	2,165,980	7,325,987	1,585,419	1,754,670	499,714	379,649	62,345
Charges for services	2,227,117	2,250,523	1,787,677	1,752,214	1,704,218	1,719,998	1,618,165	1,416,024 (3)	628,443	393,119
Fines and forfeitures	1,637,593	1,476,172	1,370,498	1,248,536	1,397,625	1,472,714	1,479,826	1,129,040	1,094,345	1,150,792 (2)
Contributions	18,527	13,956	24,591	68,522	29,069	58,869	10,900	10,945	12,674	46,424
Interest earned	457,904	218,419	102,819	35,082	51,767	16,499	27,672	32,829	17,007	16,062
Miscellaneous	1,133,600	1,328,729	684,898	457,696	497,497	301,104	73,350	259,903	95,668	59,536
Total revenues	40,960,269	42,513,201	43,442,283	33,842,634	39,723,026	32,600,156	29,892,650	27,086,748	25,947,820	21,932,331
Expenditures										
Current:										
General government	5,661,616	5,537,371	5,203,601	5,195,516	4,610,702	4,312,164	4,276,019	4,087,614	4,833,084	4,627,391
Judicial	508,040	495,978	466,244	447,802	404,464	450,868	382,673	332,862	235,916	218,953
Public safety	10,200,232	9,381,239	8,846,017	8,183,855	7,497,984	7,003,378	7,207,732	6,161,698	5,756,630	4,517,442
Public works	3,613,583	4,663,388	3,097,341	3,182,225	3,336,927	4,552,001	4,887,902	2,825,749	4,104,480	1,896,421
Housing and development	1,837,312	1,707,639	1,100,738	1,067,674	1,019,881	970,170	819,221	739,888	125,852	-
Culture and recreation	2,518,415	2,188,949	1,833,278	1,847,778	1,322,680	1,202,590	1,010,262	1,287,398	815,120	385,865
Community development	2,803,111	2,841,473	3,862,782	2,226,738	4,107,462	2,403,897	2,457,621	2,368,452	2,099,419	2,093,686
Health and welfare	-	-	-	-	-	-	-	-	40,475	-
Capital outlay	14,068,694	13,646,039	22,791,435	19,086,841	10,608,548	4,115,661	6,039,046	4,545,136	7,574,382	845,729
Debt service:										
Principal	343,799	303,980	1,456,467	802,344	1,403,500	1,240,393	1,639,339	1,227,507	679,960	662,073
Interest	186,427	192,867	221,412	38,696	60,588	73,695	140,035	141,652	84,216	110,195
Total expenditures	41,741,229	40,958,923	48,879,315	42,079,469	34,372,736	26,324,817	28,859,850	23,717,956	26,349,533	15,357,755
Excess of revenues over expenditures	(780,960)	1,554,278	(5,437,032)	(8,236,835)	5,350,290	6,275,339	1,032,800	3,368,792	(401,713)	6,574,576
Other Financing Sources (Uses)										
Proceeds from issuance of long term debt	-	-	-	9,900,000	-	-	-	-	-	-
Proceeds from the sale of assets	3,152	712,792	5,337,854	1,059,318	1,113,119	950,000	295,009	39,550	-	-
Issuance of long-term debt	-	-	-	-	-	-	-	5,305,000	5,173,000	-
Payments to escrow agent	-	-	-	-	-	-	-	(4,947,097)	-	-
Transfers in	4,302,560	14,786,637	18,993,765	12,924,231	17,121,720	13,154,376	12,708,674	12,239,279	11,546,244	2,285,986
Transfers out	(4,302,560)	(14,786,637)	(18,993,765)	(12,924,231)	(17,121,720)	(13,154,376)	(12,708,674)	(12,239,279)	(11,546,244)	(2,285,986)
Total other financing sources (uses)	3,152	712,792	5,337,854	10,959,318	11,130,119	950,000	295,009	397,453	5,173,000	-
Net change in fund balances	\$ (777,808)	\$ 2,267,070	\$ (99,178)	\$2,722,483	\$ 6,463,409	\$ 7,225,339	\$ 1,327,809	\$ 3,766,245	\$ 4,771,287	\$ 6,574,576
Debt service as a percentage of noncapital expenditures	1.7%	1.7%	5.6%	2.8%	5.7%	6.3%	7.9%	7.2%	4.2%	5.4%

(1) 2010 was the first year the City was eligible to receive insurance premium tax revenue.

(2) 2010 was the first full year of operations for the Court.

(3) 2012 was the first full year of E911 service collections.

GENERAL GOVERNMENTAL TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)

Fiscal Year	Property Taxes	Sales Taxes	Hotel/Motel Taxes	Franchise Taxes	Business Taxes	Other Excise Taxes	Insurance Premium Taxes	Motor Vehicle Taxes	Total
2010	\$ 6,283,689	\$ 2,441,840	\$ 1,788,624	\$ 3,473,461	\$ 2,532,106	\$ 675,535	\$ 2,064,127 (1)	\$ -	\$ 19,259,382
2011	5,817,882	6,112,167 (2)	1,714,271	3,811,877	2,312,374	546,281	2,170,117	103,160	22,588,129
2012	5,588,030	5,261,307	1,849,719	3,659,533	2,601,628	584,429	2,305,028	98,437	21,948,111
2013	6,105,269	5,584,893	2,048,049	3,643,706	2,673,994	616,533	2,386,636	105,409	23,164,489
2014	6,823,216	6,596,344	2,425,426	3,880,550	2,702,392	616,358	2,495,238	114,738	25,654,262
2015	6,804,726	5,375,676	2,549,701	3,893,061	2,675,191	617,872	2,665,983	113,116	24,695,326
2016	7,104,680	6,398,673	2,669,184	3,743,942	2,798,629	665,173	2,887,902	99,130	26,367,313
2017	8,070,434	5,955,748	2,751,845	3,956,705	2,924,993	667,124	3,075,880	108,762	27,511,491
2018	8,661,175	6,567,340	3,860,604 (3)	3,966,742	3,045,041	662,786	3,317,260	115,809	30,196,757
2019	9,032,933	- (4)	4,178,837	3,770,111	3,149,816	757,104	3,522,061	108,038	24,518,900

(1) 2010 was the first year the City was eligible to receive insurance premium tax revenue.
(2) DeKalb County changed the capital factor used in calculating the HOST revenues due to the municipalities.
(3) In 2018 Hotel/Motel tax rate was changed from 5% to 8%
(4) Beginning in 2019, sales taxes received were recorded as Intergovernmental Revenue.

ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)

Calendar 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	Motor Vehicles	Other	Utility						
2010	\$ 1,683,178,283	\$ 1,093,173,311	\$ 19,838,600 (1)	\$ 91,787,922	\$ 138,653,175	\$ 7,961,865 (2)	\$ 471,468	\$ 3,034,121,688	2.74000	\$ 8,313,493,425	40%	
2011	1,596,200,717	991,341,782	2,170,120	98,031,590	127,062,887	8,335,504	631,562,603 (3)	2,191,579,997	2.74000	6,004,929,192	40%	
2012	1,465,257,364	951,288,420	2,170,120	105,545,490	127,937,396	9,614,399	611,029,987	2,050,783,202	2.74000	5,619,145,973	40%	
2013	1,473,545,860	1,012,027,248	2,170,120	114,145,810	142,365,855	10,750,400	591,293,621	2,163,711,672	2.74000	5,928,569,981	40%	
2014	1,564,866,126	896,492,440	2,170,120	97,644,680	158,775,520	9,882,361	615,027,205	2,114,804,042	2.74000	5,794,563,075	40%	
2015	1,656,284,799	1,148,982,462	2,025,240	69,585,460	166,868,257	10,899,182	724,349,943	2,330,295,457	2.74000	6,385,009,552	40%	
2016	1,733,097,145	1,342,429,628	1,999,113	50,026,160	168,525,124	12,081,394	737,564,063	2,570,594,501	2.74000	7,043,428,933	40%	
2017	1,835,714,056	1,498,503,730	2,025,240	42,877,420	157,243,862	18,678,730	794,802,211	2,760,240,827	2.74000	7,563,059,866	40%	
2018	1,911,835,716	1,755,390,179	803,240	24,293,260	154,660,039	19,671,971	841,104,329	3,025,550,076	2.74000	8,290,007,208	40%	
2019	1,988,347,626	1,868,262,829	803,240	18,153,600	145,670,146	24,351,399	882,030,465	3,163,558,375	2.74000	8,668,149,948	40%	

Source: Georgia Department of Revenue www.etax.dor.ga.gov

(1) In 2010 a large property was included with industrial property from commercial property.

(2) 2010 was the first year of the utility tax on the digest for the City.

(3) 2011 was the first year local exemptions (ie. homestead) were included.

PROPERTY TAX RATES
DIRECT AND OVERLAPPING GOVERNMENTS
LAST TEN FISCAL YEARS
(RATE PER \$1,000 OF ASSESSED VALUE)

Calendar Year	DeKalb County						Total School District Millage	State	Total Direct & Overlapping Rates
	Dunwoody (1)	Operating Millage	Debt Service Millage	Fire District Millage	Hospital Millage	Total County Millage			
2010	2.740	8.000	1.940	2.460	0.960	13.360	22.980	0.250	39.330
2011	2.740	15.820	1.810	2.700	0.880	21.210	22.980	0.250	47.180
2012	2.740	14.560	2.420	3.290	0.940	21.210	23.980	0.200	48.130
2013	2.740	15.670	1.920	2.820	0.800	21.210	23.980	0.150	48.080
2014	2.740	16.660	1.680	2.870	0.000	21.210	23.980	0.100	48.030
2015	2.740	10.390	0.640	2.750	0.890	14.670	23.730	0.050	41.190
2016	2.740	8.760	0.490	2.570	0.740	12.560	23.380	0.000	38.680
2017	2.740	8.693	0.794	3.080	0.740	13.307	23.380	0.000	39.327
2018	2.740	9.638	0.733	2.687	0.726	13.784	23.180	0.000	39.704
2019	2.740	9.304	0.953	2.709	0.648	13.614	23.080	0.000	39.434

Source: DeKalb County Tax Commissioner

Note: As set forth in the City's charter, the millage rate cannot exceed 3.04 mills unless a higher limit is approved through a referendum by a majority of qualified voters of the City.

(1) The City only has one tax rate, there are no components to total.

**PRINCIPAL PROPERTY TAXPAYERS
CURRENT AND NINE YEARS AGO**

Taxpayer	2019				2010			
	Taxable Assessed		Percentage of Total Taxable Assessed		Taxable Assessed		Percentage of Total Taxable Assessed	
	Value	Rank	Value		Value	Rank	Value	
PERIMETER MALL LLC	\$ 114,000,000	1	3.60 %		\$ 66,381,876	1	2.19 %	
CORPORATE PROPERTIES TRUST II SPEC LLC	70,080,400	2	2.22					
POP THREE RAVINIA LLC	60,800,000	3	1.92		40,243,760	3	1.33	
ML TERRACE LLC	41,004,425	4	1.30					
ML TERRACES LLC	39,936,640	5	1.26		42,114,194	2	1.39	
BRE JEFFERSON ST ANDREWS OWNERS LLC	38,087,089	6	1.20		22,118,240	7	0.73	
BRICKS PERIMETER CENTER LLC	36,125,440	7	1.14		29,452,962	4	0.97	
SAVANNAH AT PARK PLACE APARTMENTS LLC	34,760,320	8	1.10					
FSP TWO RAVINIA DRIVE LLC	32,000,000	9	1.01					
BELL FUND V PERIMETER LLC	30,800,000	10	0.97					
MASSACHUSETTS MUTUAL LIFE					23,182,960	5	0.76	
PERIMETER ATLANTA SC LLC	-		-		22,120,000	6	0.73	
WRI RETAIL POOL LLP					21,657,668	8	0.71	
MILLBROOK APARTMENTS ASSOCIATE			-		19,292,240	9	0.64	
FAIRFIELD PERIMETER LLC	-		-		18,961,290	10	0.63	
Totals	\$ <u>497,594,314</u>		<u>15.73 %</u>		\$ <u>305,525,190</u>		<u>10.08 %</u>	

Source: DeKalb County Tax Commissioner
Note: Rank is based on the amount of City maintenance & operations total taxable assessed value.

**PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS**

Fiscal Year Ended December 31,	Total Tax Levy for Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2010	\$ 7,510,425	\$ 5,735,897	76.4 %	\$ 1,761,593	\$ 7,497,490	99.8 %
2011	7,157,969	6,902,090	96.4	237,723	7,139,813	99.7
2012	7,387,484	7,095,624	96.0	282,059	7,377,683	99.9
2013	7,597,433	7,359,133	96.9	251,144	7,610,277	100.2
2014	8,138,567	8,043,508	98.8	85,457	8,128,965	99.9
2015	8,356,963	8,212,595	98.3	136,698	8,349,293	99.9
2016	9,146,728	8,716,581	95.3	422,047	9,138,628	99.9
2017	9,742,521	9,515,682	97.7	211,718	9,727,400	99.8
2018	10,202,502	9,920,268	97.2	358,173	10,278,441	99.2
2019	10,608,934	10,247,033	96.6	N/A	10,247,033	96.6

Source: DeKalb County Tax Commissioner

Note: Total tax levy for fiscal year is adjusted each year for errors, releases, and adjustments.

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

Fiscal Year Ended December 31,	Governmental Activities			Percentage of Personal Income (1)	Per Capita (1)
	Bonds Payable	Notes Payable	Total		
2010	\$ -	\$ 2,792,191	\$ 2,792,191	0.12 %	\$ 60.35
2011	-	7,285,232	7,285,232	0.36	157.46
2012	5,130,652	1,411,390	6,542,042	0.36	138.53
2013	4,902,703	-	4,902,703	0.23	103.82
2014	3,662,310	-	3,662,310	0.17	76.95
2015	2,258,811	-	2,258,811	0.11	47.06
2016	1,456,467	9,900,000	11,356,467	0.52	233.03
2017	-	9,900,000	9,900,000	0.43	205.70
2018	-	9,596,020	9,596,020	0.40	196.41
2019		9,252,221	9,252,221	0.36	187.07

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.

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

<u>Governmental Unit</u>	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable (1)</u>	<u>Estimated Share of Overlapping Debt</u>
Direct debt			
Notes payable	\$ 9,252,221	100.00 %	\$ 9,252,221
Total direct debt	<u>\$ 9,252,221</u>		<u>\$ 9,252,221</u>
Overlapping debt			
DeKalb County	\$ 145,148,000	11.58 %	\$ 168,057
Total overlapping debt	<u>\$ 145,148,000</u>		<u>\$ 168,057</u>
Total direct and overlapping debt	<u>\$ 154,400,221</u>		<u>\$ 9,420,278</u>

Source: Assessed value data used to estimate applicable percentages and debt outstanding obtained from DeKalb County's Finance Department.

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.

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

LEGAL DEBT MARGIN LAST SEVEN YEARS

	2019	2018	2017	2016	2015	2014	2013	2012
Debt limit	\$ 404,558,884	\$ 386,785,497	\$ 355,504,304	\$ 330,236,647	\$ 305,464,540	\$ 272,983,125	\$ 275,500,529	\$ 266,181,319
Total net debt applicable to limit	<u>9,252,221</u>	<u>9,596,020</u>	<u>9,900,000</u>	<u>11,356,467</u>	<u>2,258,811</u>	<u>3,662,310</u>	<u>4,866,400</u>	<u>5,096,096</u>
Legal debt margin	<u>\$ 395,306,663</u>	<u>\$ 377,189,477</u>	<u>\$ 345,604,304</u> (1)	<u>\$ 318,880,180</u>	<u>\$ 303,205,729</u>	<u>\$ 269,320,815</u>	<u>\$ 270,634,129</u>	<u>\$ 261,085,223</u>
Total net debt applicable to the limit as a percentage of debt limit	2%	2%	3%	3%	1%	1%	2%	2%
Legal Debt Margin Calculation for Fiscal Year 2019								
Assessed value	\$ 3,163,558,375							
Add back: exempt real property	<u>882,030,465</u>							
Total assessed value	4,045,588,840							
Debt limit (10% of total assessed value)	404,558,884							
Debt applicable to limit:								
General obligation debt	<u>9,252,221</u>							
Total net debt applicable to limit	<u>9,252,221</u>							
Legal debt margin	<u>\$ 395,306,663</u>							
(1) The City had no bonds outstanding prior to fiscal year 2012.								

DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS

Fiscal Year	Population ⁽¹⁾	Personal Income (amounts expressed in thousands) ⁽¹⁾	Per Capita Personal Income ⁽¹⁾	Median Age ⁽¹⁾	School Enrollment ⁽²⁾	Unemployment Rate ⁽¹⁾
2010	46,267	\$ 2,239,878	\$ 48,412	38.0	6,003	6.9 %
2011	46,809	2,038,802	44,066	35.7	11,425	5.9
2012	47,224	1,838,096	39,268	35.9	12,308	5.6
2013	47,591	2,113,085	44,746	36.6	11,728	5.3
2014	48,000	2,112,898	44,397	36.5	11,395	4.3
2015	48,000	2,137,008	44,521	36.6	12,101	3.6
2016	48,733	2,176,952	44,671	36.5	11,950	4.0
2017	48,128	2,298,641	47,761	36.8	11,872	3.6
2018	48,857	2,412,119	49,371	36.8	12,203	3.4
2019	49,459	2,572,313	52,009	36.6	12,580	2.4

⁽¹⁾ Source: US Census Bureau

⁽²⁾ Source: DeKalb County Schools

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

**PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS AGO**

Employer	2019			2010		
	Employees (3)	Rank	Percentage of Total City Employment (2)	Employees (1)	Rank	Percentage of Total City Employment (2)
INTERCONTINENTAL HOTELS GROUP (SIX CONTINENTS GROUP)	1,765	1	6.97 %	884	1	4.00 %
DEKALB COUNTY SCHOOL DISTRICT	772	2	3.05	-		-
CONVERGENT OUTSOURCING, INC	423	3	1.67	-		-
UHS OF PEACHFORD LP	410	4	1.62	496	4	2.24
T MOBILE	396	5	1.56	295	10	1.32
NORDSTROM	366	6	1.44	-		-
SOUTHEASTERN DATA COOPERA	366	7	1.44	-		-
MAGGIANO'S	322	8	1.27	-		-
MACY'S #20	298	9	1.18	371	8	1.35
WALMART SUPERCENTER #236	298	10	1.18	298	9	1.34
THE ATLANTA JOURNAL CONSTITUTION	-		-	647	2	2.93
MACY'S CORPORATE	-		-	371	7	1.68
WALDEN SECURITY	-		-	570	3	2.58
COMPUTER GENERATED SOLUTIONS	-		-	409	5	1.85
ER SOLUTIONS INC	-		-	378	6	1.71
Totals	5,416		21.38 %	4,719		21.00 %

(1) Source: 2010 individual employer's business license filings.
(2) Source: U.S. Bureau of Labor Statistics
(3) Source: 2019 individual employer's business license filings.

**FULL TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION
LAST TEN FISCAL YEARS**

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Function										
General government	6	6	6	6	5	3	4	4	3	3
Judicial	4	4	4	4	4	4	3	3	1	1
Public safety:										
Officers	62	62	59	58	54	50	43	46	46	40
Civilians	14	14	13	10	10	9	8	8	8	8
Public Works	1	1	1	1	1	1	-	-	-	-
Housing and Development	1.7	1.7	1.7	1.7	-	-	-	-	-	-
Recreation	1	1	1	1	-	-	-	-	-	-
Community Development	1	1	1	1	-	-	-	-	-	-
Total	<u>90.7</u>	<u>90.7</u>	<u>86.7</u>	<u>82.7</u>	<u>74</u>	<u>67</u>	<u>58</u>	<u>61</u>	<u>58</u>	<u>52</u>

Source: City of Dunwoody Human Resources Department

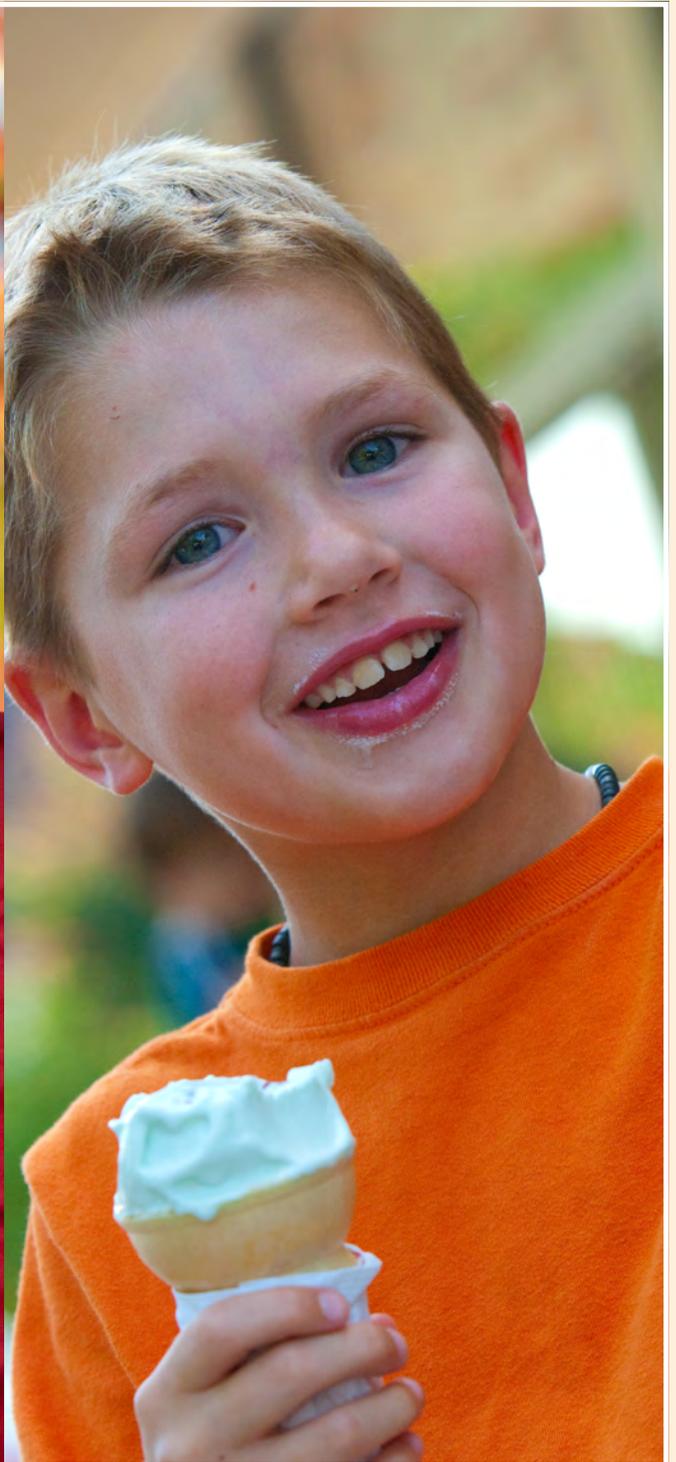
Note: Indicators are not available for the Community Development function.

**CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS**

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Function/Program										
Public Safety:										
Stations	1	1	1	1	1	1	1	1	1	1
Patrol Units	51	46	47	46	45	45	43	39	41	41
Patrol Zones	3	3	3	3	3	3	3	3	3	3
Public Works:										
Streets (miles)	146	143	143	143	143	145	143	143	150	150
Traffic Signals	62	60	60	57	57	57	56	56	56	56
Recreation										
Parks (acres)	192	185	182	175	175	174	172	162	159	159
Source: Various City departments.										
Note: Indicators are not available for the General Government, Judicial and Community Development functions.										

OPERATING INDICATORS BY FUNCTION LAST TEN FISCAL YEARS

Function	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Public Safety:										
Arrests	2,201	1,976	2,254	2,300	2,130	2,433	1,578	1,487	1,840	1,966
Incidents	5,629	5,578	5,910	6,294	6,192	6,430	6,590	6,090	5,770	5,338
Citations	12,246	8,129	9,021	7,639	7,816	8,924	6,710	6,077	7,829	7,396
Public Works:										
Pavement repairs	209	159	207	234	234	201	189	141	470	610
Storm drains cleaned/repaired	229	188	197	180	101	237	359	293	386	402
Municipal Court:										
Citations adjudicated	10,659	8,901	10,033	8,787	8,821	9,497	9,578	7,788	8,066	7,469
Clients successfully completing probation	1,014	1,251	1,413	1,151	1,181	867	876	885	838	1,171
Community Development:										
Permits issued	1,240	1,583	1,245	1,579	1,355	1,548	439	542	972	942
Inspections completed	4,694	4,408	3,877	6,737	5,214	4,923	4,580	4,861	6,358	5,900
Sources: Various government departments										
Note: Indicators are not available for the general government function.										
Note: Municipal Court processed citations issued by DeKalb County for the first part of 2009 fiscal year.										
Note: Community Development began tracking over the counter permits issued in 2012.										







City of
Dunwoody
Georgia