

# **CITY OF STOCKBRIDGE, GEORGIA**



## **COMPREHENSIVE ANNUAL FINANCIAL REPORT**

**FOR THE YEAR ENDED  
DECEMBER 31, 2017**

**CITY OF STOCKBRIDGE, GEORGIA  
COMPREHENSIVE ANNUAL FINANCIAL REPORT**

**FOR THE YEAR ENDED  
DECEMBER 31, 2017**

**PREPARED BY: DEPARTMENT OF FINANCE**

CITY OF STOCKBRIDGE, GEORGIA

COMPREHENSIVE ANNUAL FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2017

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# CITY OF STOCKBRIDGE, GEORGIA

## COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED DECEMBER 31, 2017

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## **INTRODUCTORY SECTION**



July 16, 2018

To the Honorable Mayor, Distinguished Members of City Council  
And the Citizens of the City of Stockbridge:

Ladies and Gentlemen:

State Law requires that all general-purpose local governments publish within six months of the close of each fiscal year a complete set of financial statements presented in conformity with general accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the comprehensive annual financial report of the City of Stockbridge, Georgia for the fiscal year ended December 31, 2017.

This report consists of management's representations concerning the finances of the City of Stockbridge, Georgia. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management of the City of Stockbridge has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City of Stockbridge's financial statements in conformity with GAAP. Because the cost of the internal controls should not outweigh their benefits, the City of Stockbridge's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City of Stockbridge's financial statements have been audited by Mauldin and Jenkins, LLC, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of Stockbridge for the fiscal year ended December 31, 2017, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Stockbridge's financial statements for the fiscal year ended December 31, 2017, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of the report. A single audit was not necessary in 2017. The requirement for a single audit is the expenditure of \$750,000 or more in federal funds.

Government Auditing Standards require the independent auditor to report not only on the fair presentation of the financial statements, but also on the audited government's internal controls and compliance with legal requirements. This report is available under a separate cover.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City of Stockbridge's MD&A can be found immediately following the report of the independent auditors.

## **PROFILE OF THE CITY**

The City of Stockbridge was founded in 1829 and was incorporated as a city in 1920. Stockbridge is located in the northern part of Henry County, Georgia and is approximately eighteen miles from the state capital of Atlanta. The City is a municipal corporation created under the laws of the State of Georgia and has its corporate name as "City of Stockbridge, Georgia." The affairs of the City are conducted by a Mayor and a five-member city council. The Mayor and City Council members are elected at large. This elected body is responsible for the active coordination of community resources, to anticipate problems and meet community needs.

The City Manager, who is appointed by the Mayor and City Council, oversees the day-to-day operations of the City and ensures the smooth and efficient delivery of city services. All activities and functions of the City are administered by the City Manager and City Clerk and are under the jurisdiction of the Mayor and City Council, as set forth in State and local law.

The City provides a full range of services to approximately 28,202 residents. These services are provided in whole either by the City or through contractual agreements with Henry County. They include public safety (police and fire), community development, highways and streets, water, sewer, sanitation, public improvements, planning and zoning, code enforcement and general administrative services. The City currently employs 71 full time employees.

The City is one of four incorporated municipalities within Henry County and is not included in Henry County's reporting entity.

The annual budget serves as the foundation for the City of Stockbridge's financial planning and control. All funds and departments of the City are required to submit requests for appropriations to the City Manager in August of each year. The City Manager uses these requests as the starting point for developing a proposed budget. The City Manager then presents this proposed budget to the Council for review in October. The Council is required to hold public hearings on the proposed budget and to adopt a final budget no later than December 31, the close of the City of Stockbridge's fiscal year. The appropriated budget is prepared by fund and department. Department supervisors may make transfers of appropriations within a department. Transfers of appropriations between departments require the special approval of the governing council. Budget to actual comparisons are provided in this report for the General Fund. These comparisons are presented beginning on page 17 of the basic financial statements.

On January 1, 1995, the City of Stockbridge received its status as a Certified City by the State of Georgia Department of Community Affairs. The State designated the Stockbridge Main Street Program on January 26, 2015. The Main Street Program was established to design an identifiable downtown historic district that promotes economic vitality, encourages cultural enrichment and nurtures a collaborative community spirit.

## **FACTORS AFFECTING FINANCIAL CONDITION**

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City of Stockbridge operates.

## **Strategic Financial Planning**

The Mayor and Council of the City of Stockbridge are very diligent with budgeting and planning. With the Joint Comprehensive Development Plan, the Short Term Work program as well as other programs, we share in the planning for growth and development of infrastructure with our county. These plans also address population, economic development, natural histories and cultural resources as well as transportation and community facilities throughout the city and county. In May 2016, sanitation services were contracted through Waste Industries at no additional cost to the citizens. Waste Industries also offers curbside recycling services. Henry County diverted the tickets from our Municipal Court revenues for fines and forfeitures to the Henry County State Court in McDonough, thus reducing court revenue by 49%.

## **Local Economy**

Stockbridge is intersected by two interstate expressways, I-75 and I-675. These heavily traveled interstates bring tourists into our City. The tourist boosts the sales tax revenue as well as the Hotel/Motel tax revenue. The City has a Hotel/Motel tax rate of 8%. We currently have five hotels in the city limits of Stockbridge for which we receive this tax revenue. This revenue has increased due to the overall economy.

Our citizen's employment, as well as our local economy, depends largely on what happens in and around Atlanta. The 2017 unemployment rates for the State of Georgia and the City of Stockbridge, are at 4.4% and 4.9%, respectively. Property values have started to recover with an increase of 4% in the net maintenance and operation tax digest from 2016 to 2017.

The City depends largely on Local Option Sales Tax for revenue. The 2017 sales tax revenue increased by approximately 3% compared to 2016. Other increases in revenue occurred in occupational taxes and insurance premium tax. Franchise taxes were down overall by \$13,696 in 2017 from 2016.

## **RELEVANT FINANCIAL POLICIES**

### **Fiscal Policies**

The City of Stockbridge actively supports economic development efforts to expand our revenue base and extend support to local business owners already established within our city limits. Budgeted revenue projections are made conservatively so that actual revenues will consistently meet or exceed budgeted revenues. The City provides medical, dental, and life insurance for its employees. The cost for these benefits are shared by the City and its employees. The City also provides a defined benefit pension plan for the City employees and elected officials.

### **Treasury Policies**

The City's financial policies authorize investment in any securities approved by the State of Georgia for local governments. The City administers the conservative treasury approach, and we employ safe and financially stable practices to protect the City's liquid assets. Other policies that have been established by the Council include Capital Assets, as well as Purchasing and Procurement.



## Debt Administration

At December 31, 2017, the only outstanding long-term debt of the City, other than compensated absences and net pension liability, were Urban Redevelopment Agency revenue bonds in the amount of \$12,400,000. Under current state statutes, the City's general obligation bonded debt issuances are subject to a legal limitation based on 10% of total assessed value of real and personal property. As of December 31, 2017, the City did not have any general obligation bonded debt outstanding. The City's legal limit was \$84,791,773 and related debt per capita was zero.

The City's Water and Sewer Enterprise Fund was issued a note by the Georgia Environmental Facilities Authority in 2010 to finance construction projects to improve the City's water distribution facilities. The outstanding balance that matures in 2031, is \$1,432,156 at the end of 2017.

## **MAJOR INITIATIVES AND ACCOMPLISHMENTS**

In 2016, the Mayor and Council adopted a Mission statement:

To provide visionary leadership and superior municipal services that enhance the quality of life for the citizens while creating a welcoming business atmosphere focused on sustainability and expansion of tourism and cultural events. They are passionate on establishing the Values of PEACE.

Professionalism  
Excellence  
Adaptability  
Communications  
Ethics

Special Purpose Local Option Sale Tax IV was passed by the citizens in November of 2013. We began receiving these funds in May of 2014. The plans are to use these funds for Capital Projects such as roads, bridges, sidewalks as well as public works facilities and equipment, parks and recreation and public safety facilities and equipment.

There are currently several projects that are being funded through our SPLOST revenues and supplemented by fund balance in the enterprise funds:

- Multiplex Renovations  
Approximately \$500,000
- Public Works Maintenance Facility  
Approximately \$3,000,000
- Water Source Development (Wells)  
Approximately \$800,000
- Sewer Line Replacement  
Approximately \$1,000,000

## **The Future**

The Mayor and Council are working on the Main Street Revitalization and Economic Development in our downtown area. In 2017 the Carrie Mae Hambrick building was demolished with plans to rebuild a state of the art community center. Future considerations include a fiber optic network for our City buildings and downtown area. The city is designing a new Public Works Facility. Annexation is under consideration by the State Legislative Branch, to help clean up the lines of our City limits.

## **AWARDS AND ACKNOWLEDGEMENTS**

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Stockbridge for its comprehensive annual financial report for the fiscal year ended December 31, 2016. This was the first year since 2009 that the city applied for and achieved this prestigious award.

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

The preparation of this report would not have been possible without the efficient and dedicated services of the entire staff (current and former) of the finance and administration departments. We would like to express our appreciation to all members of the department who assisted and contributed to the preparation of this report. The independent audit firm of Mauldin & Jenkins, LLC is also to be commended for their guidance and assistance in the preparation of this document.

We would like to also thank the Mayor, Members of City Council, City Manager and Department Heads for their support in planning and conducting the financial operations of the City in a responsible and progressive manner.

Respectfully submitted,

  
\_\_\_\_\_  
John Wiggins  
Treasurer



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**City of Stockbridge  
Georgia**

For its Comprehensive Annual  
Financial Report  
for the Fiscal Year Ended

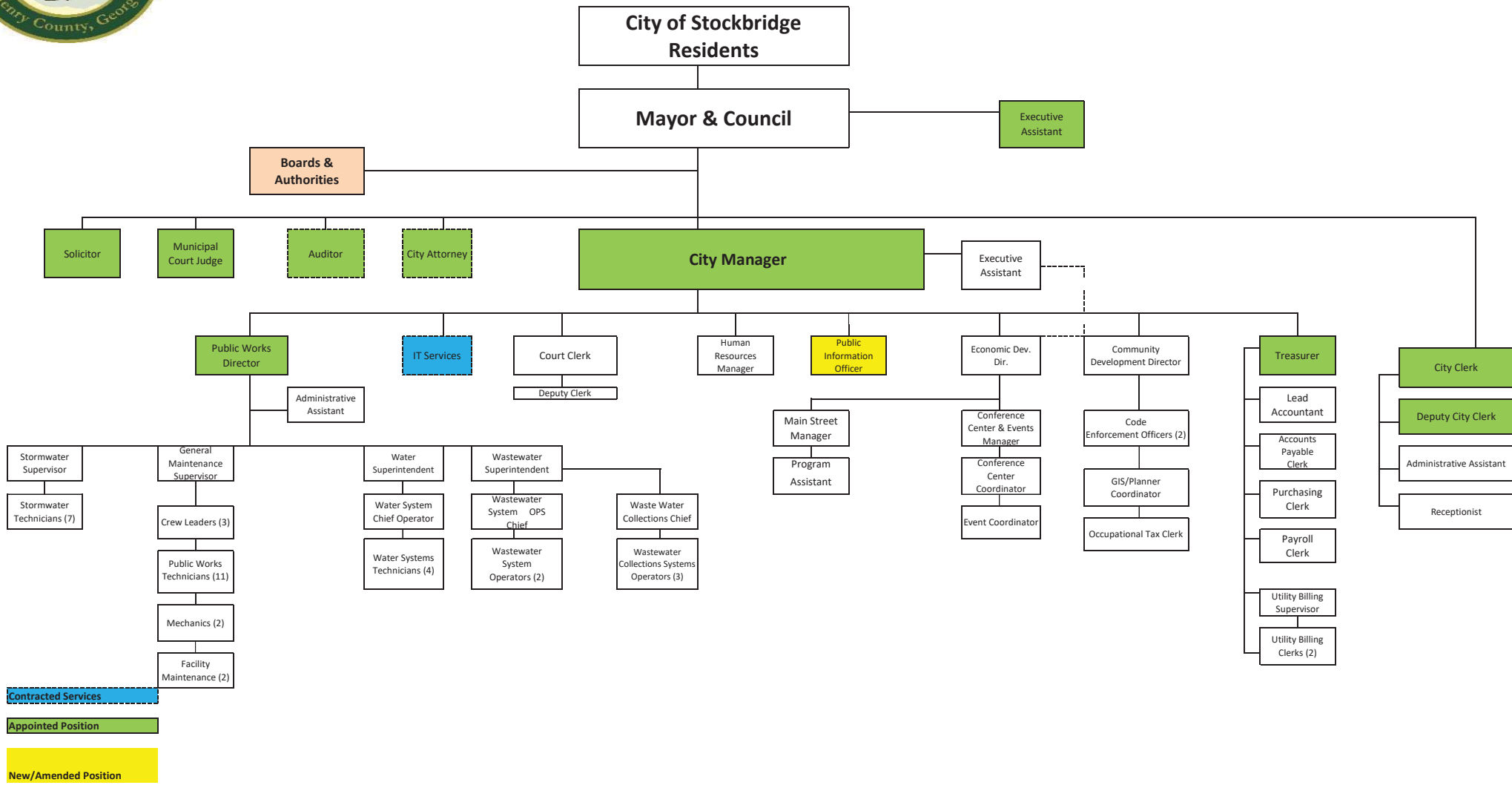
**December 31, 2016**

*Christopher P. Morill*

Executive Director/CEO



**City of Stockbridge -- Organizational Chart -- Approved -Amended April 25, 2017**



# **CITY OF STOCKBRIDGE, GEORGIA**

## **LIST OF ELECTED AND APPOINTED OFFICIALS DECEMBER 31, 2017**

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### **LEGISLATIVE BRANCH MAYOR AND CITY COUNCIL**

Judy B. Neal	Mayor
Anthony Ford	Mayor Pro Tem
Elton Alexander	Council Member
John Blount	Council Member
LaKeisha Gantt	Council Member
Neat Robinson	Council Member

### **OFFICERS OF THE COUNCIL**

Randy Knighton	City Manager
Vanessa Holiday	City Clerk
Randi Rainey	Deputy City Clerk
Michael J. Williams	City Attorney

### **JUDICIAL BRANCH**

Matthew McCord	Municipal Court Judge
Mysti Ramsey	City Solicitor
Dayna Biles	Court Clerk

**FINANCIAL SECTION**



## INDEPENDENT AUDITOR'S REPORT

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**Honorable Mayor and Members  
of City Council  
City of Stockbridge, Georgia**

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

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the **City of Stockbridge, Georgia** ("the City") as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

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

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

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

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

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

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

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**Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Stockbridge, Georgia as of December 31, 2017, and the respective changes in financial position and, where applicable, cash flows thereof, and the budgetary comparison for the General Fund 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 (on pages 4 through 10), the Schedule of Changes in the City's Net Pension Liability and Related Ratios (on page 50), and the Schedule of City Contributions (on page 51) 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 of Stockbridge, Georgia's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements and schedules, and statistical section, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedules of expenditures of special purpose local option sales tax proceeds are presented for purposes of additional analysis as required by the Official Code of Georgia 48-8-121, and are also not a required part of the basic financial statements.



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

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

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

In accordance with *Government Auditing Standards*, we have also issued our report dated June 28, 2018, 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.

*Mauldin & Jenkins, LLC*

Macon, Georgia  
June 28, 2018

## **CITY OF STOCKBRIDGE MANAGEMENT'S DISCUSSION AND ANALYSIS**

As management of the City of Stockbridge, we offer readers of the City of Stockbridge's financial statements this narrative overview and analysis of the financial activities of the City of Stockbridge for the fiscal year ended December 31, 2017. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in the City's financial statements, which follow this narrative.

### **Financial Highlights**

- The assets and deferred outflows of the City of Stockbridge exceeded its liabilities and deferred inflows at December 31, 2017 by \$84,211,504 (total net position). Of this amount, \$24,765,842 is unrestricted and may be used to meet the government's ongoing obligations to citizens and creditors.
- The total net position, on an entity-wide basis, increased by \$3,994,480. Of this amount, an increase of \$1,940,887 was associated with governmental activities and an increase of \$2,053,593 was associated with business-type activities.
- As of the close of the current fiscal year, the City of Stockbridge's governmental funds reported combined ending fund balances of \$33,934,355 an increase of \$1,185,742 in comparison with the prior year. Of this amount \$16,328,566 is unassigned and available for spending and \$15,311,268 is restricted by third parties or assigned for other specific future uses.
- At the end of the current year, unassigned fund balance for the general fund was \$16,328,566 or 265.2 percent of total General Fund expenditures.
- The City of Stockbridge's total debt obligations decreased by \$941,392 for an overall decrease of 5.8 percent in total debt obligations. The Net Pension liability decreased by \$250,002. Bonds and notes payable decreased by \$707,922 due to scheduled debt service payments.

### **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the City of Stockbridge's basic financial statements. The City's basic financial statements are comprised of three components:

- 1) Government-wide financial statements;
- 2) Fund financial statements; and
- 3) Notes to the financial statements.

The basic financial statements present two different views of the City through the use of government-wide statements and fund financial statements. In addition to the basic financial statements, this report also contains other supplementary information that will enhance the reader's understanding of the financial condition of the City.

### **Basic Financial Statements**

The first two statements in the basic financial statements are the Government-wide Financial Statements. They provide both short and long-term information about the City's financial position.

The next statements are Fund Financial Statements. These statements focus on the activities of the individual parts of the City government. These statements provide more detail than the government-wide statements. There are three parts to the Fund Financial Statements:

- 1) The governmental funds statements;
- 2) The budgetary comparison statements; and
- 3) The proprietary fund statements.

The next section of the basic financial statements is the notes. The notes to the financial statements explain in detail some of the data contained in those statements. After the notes, supplemental information is provided to show details about the City's individual funds.

**Government-wide financial statements.** The government-wide financial statements are designed to provide readers with a broad overview of the City of Stockbridge'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 and deferred outflows of resources and liabilities and deferred inflows of resources, with the difference between the two 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.

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 of Stockbridge include general government, public safety and courts, highways and streets, parks and recreation, tourism and promotion, and code enforcement. The business-type activities of the City are water and sewer, solid waste management, conference center, community center and stormwater management.

**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 of Stockbridge can be divided into two categories: governmental funds and proprietary funds.

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

The City maintains four major governmental funds. The City's major governmental funds are the General Fund, Urban Redevelopment Fund, Downtown Development Fund (DDA) and SPLOST IV Capital Project Fund. 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 all major funds. The non-major funds are the Hotel/Motel Fund, the Perpetual Care Permanent Fund and the State and Federal Grants Fund, along with the SPLOST III Capital Project Fund.

The City of Stockbridge adopts an annual budget for all of its governmental funds. Budgetary comparison statements have been provided for the General Fund for the Fiscal Year 2017 budget. A project length budget has been adopted for the SPLOST Capital Project Funds.

**Proprietary funds.** Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its Water and Sewer Fund, Solid Waste Management Fund, Conference Center Fund, Community Center Fund and Stormwater Management Fund. The first two enterprise funds are considered by the City to be major funds.

Proprietary funds provide the same type of information as government-wide financial statements only in more detail. The proprietary fund financial statements provide separate information for each of the City's major funds.

**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.

**Other information.** In addition to the basic financial statement and accompanying notes, this report also presents certain other supplementary information which consists of individual fund financial statements.

### Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. At December 31, 2017, the City's assets exceeded liabilities by \$84,211,504. The City's net position reflects its investment in capital assets (52.4 percent), less any related debt used to acquire those assets that is still outstanding. Capital assets are used to provide services to citizens and they are not available for future spending. Although the investment in capital assets are 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. Of the total net position, \$15,313,394 (18.2 percent) is restricted for capital projects and other external restrictions on how they may be used. The unrestricted amount of \$24,765,842 (29.4 percent) may be used to meet the government's ongoing obligations to citizens and creditors.

The following is a comparison statement of the City of Stockbridge's net position as of December 31, 2017:

#### The City of Stockbridge's Net Position

	Governmental Activities		Business-Type Activities		Totals	
	2017	2016	2017	2016	2017	2016
Current and other assets	\$35,580,700	\$33,841,596	\$9,287,518	\$9,324,280	\$44,868,218	\$43,165,876
Capital assets	37,876,622	37,731,392	20,087,802	17,852,998	57,964,424	55,584,390
Total assets	<u>73,457,322</u>	<u>71,572,988</u>	<u>29,375,320</u>	<u>27,177,278</u>	<u>102,832,642</u>	<u>98,750,266</u>
Deferred outflows of resources						
Pension	442,603	555,859	236,603	220,485	679,206	776,344
Long-term liabilities outstanding	13,387,414	14,294,442	1,983,130	1,454,901	15,370,544	15,749,343
Other liabilities	1,852,665	1,218,046	1,562,921	2,017,494	3,415,586	3,235,540
Total liabilities	<u>15,240,079</u>	<u>15,512,488</u>	<u>3,546,051</u>	<u>3,472,395</u>	<u>18,786,130</u>	<u>18,984,883</u>
Deferred inflows of resources						
Pension	335,087	232,487	179,127	92,216	514,214	324,703
Net position:						
Net investment in capital assets	25,476,622	24,706,392	18,655,646	16,337,920	44,132,268	41,044,312
Restricted	15,313,394	16,757,135	-	-	15,313,394	16,757,135
Unrestricted	17,534,743	14,920,345	7,231,099	7,495,232	24,765,842	22,415,577
Total net position	<u>\$58,324,759</u>	<u>\$56,383,872</u>	<u>\$25,886,745</u>	<u>\$23,833,152</u>	<u>\$84,211,504</u>	<u>\$80,217,024</u>

**Governmental activities.** Governmental activities increased the City of Stockbridge's net position by \$1,940,887, primarily due to strong Sales Tax receipts and contributed capital from SPLOST for Public Works Equipment and Improvements. Other key elements of this increase are as follows:

**City of Stockbridge Changes in Net Position**

	Governmental		Business		Total	
	Activities		Activities			
	2017	2016	2017	2016	2017	2016
<b>Revenues:</b>						
Program revenues						
Charges for services	\$ 484,025	\$ 849,808	\$ 5,573,392	\$ 5,295,897	\$ 6,057,417	\$ 6,145,705
Capital grants and contributions	2,811,531	2,863,565	-	-	2,811,531	2,863,565
General revenues						
Sales tax	3,887,722	3,785,414	-	-	3,887,722	3,785,414
Other tax	5,310,845	4,887,185	-	-	5,310,845	4,887,185
Interest	2,007	1,381	-	4	2,007	1,385
Total Revenues	<u>12,496,130</u>	<u>12,387,353</u>	<u>5,573,392</u>	<u>5,295,901</u>	<u>18,069,522</u>	<u>17,683,254</u>
<b>Expenses:</b>						
General Government	3,397,192	3,496,445	-	-	3,397,192	3,496,445
Judicial	172,218	447,338	-	-	172,218	447,338
Public safety	436,880	584,235	-	-	436,880	584,235
Public works	2,608,574	1,650,982	-	-	2,608,574	1,650,982
Housing and development	1,037,910	739,159	-	-	1,037,910	739,159
Interest on long-term debt	573,861	602,535	-	-	573,861	602,535
Water and sewer	-	-	3,429,805	3,090,427	3,429,805	3,090,427
Stormwater management	-	-	599,575	389,999	599,575	389,999
Solid waste	-	-	1,270,720	1,024,671	1,270,720	1,024,671
Conference center	-	-	492,130	393,485	492,130	393,485
Community center	-	-	56,177	51,876	56,177	51,876
Total Expenses	<u>8,226,635</u>	<u>7,520,694</u>	<u>5,848,407</u>	<u>4,950,458</u>	<u>14,075,042</u>	<u>12,471,152</u>
Change in net position before transfers	4,269,495	4,866,659	(275,015)	345,443	3,994,480	5,212,102
Transfers	<u>(2,328,608)</u>	<u>(493,164)</u>	<u>2,328,608</u>	<u>493,164</u>	<u>-</u>	<u>-</u>
Increase in net position	1,940,887	4,373,495	2,053,593	838,607	3,994,480	5,212,102
Net position - beginning of year	<u>56,383,872</u>	<u>52,010,377</u>	<u>23,833,152</u>	<u>22,994,545</u>	<u>80,217,024</u>	<u>75,004,922</u>
Net position - end of year	<u><u>\$58,324,759</u></u>	<u><u>\$56,383,872</u></u>	<u><u>\$25,886,745</u></u>	<u><u>\$23,833,152</u></u>	<u><u>\$84,211,504</u></u>	<u><u>\$80,217,024</u></u>

- Revenues from Local Option Sales Tax increased by \$102,308 or 2.7% from 2016 to 2017. This increase is due to the overall economy. The Special Purpose Local Option Sales Tax increased by \$98,570 or 4.1% for the SPLOST IV revenues, due to the required debt service payments for the bonds from SPLOST IV. The City has an intergovernmental agreement with Henry County for bonds issued in the amount of \$6,000,000.
- Investment earnings increased by \$622 from 2016 to 2017. This is due to an increase in cash on hand.
- The City received \$239,653 for Local Maintenance Improvement Grants for the year associated with street improvements.
- Expenses in the General Government were down due primarily to the policing services agreement with Henry County, and the Local Option Sales Taxes revenues were up which offset the loss in the courts.
- Revenue from Courts was down \$470,563 as Henry County diverted the tickets from our municipal court to State Court. Receivables for fines were down because of this change and the change in law for probation tolling laws.

**Business-type activities.** Business-type activities increased the City's net position by \$2,053,593. The increase is basically the result of the capital contributions of \$2,207,823 from the SPLOST IV Fund to the Water and Sewer Fund. The transfer from the City's General Fund to the Conference Center is to supplement the operation. The sanitation department privatized the collection of residential solid waste in 2016 with Waste Industries and the startup proved beneficial.

### **Financial Analysis of the Government's Funds**

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

**Governmental Funds.** The purpose of the City's governmental fund financial statements 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 a government's net resources available for spending at the end of the fiscal year.

At December 31, 2017, the City's governmental funds reported combined ending fund balances of \$33,934,355, an increase of \$1,185,742 in comparison to the prior year. Of this amount, \$16,328,566 (48.1 percent) is unassigned fund balance, which is available for spending at the government's discretion. Additionally, \$15,311,268 is restricted by third parties for 1) capital items most of which is funded by the proceeds of the Special Purpose Local Option Sales Tax (\$14,963,965); 2) Perpetual Care of the City's cemetery (\$12,284); and 3) tourism. The General Fund's increase of \$2,630,080 resulted from a decrease in court fines and amounts paid to Henry County for police services.

The General Fund is the City's chief operating fund. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$16,328,566. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 265.2 percent of the total general fund expenditures, while total fund balance represents 302.4 percent of that same amount.

During the current fiscal year, the fund balance of the City's General Fund increased by \$2,630,080. Key factors in the increase are due to: 1) Increased tax revenues and 2) decreased departmental expenditures. The City collected a total of \$3,887,722 in local option sales taxes for 2017, an increase of 2.7% over 2016. Franchise taxes decreased by 1% to \$1,419,203 in 2017 from \$1,433,090 in 2016, for electric, television and telephone taxes. The City's general fund revenues decreased due to Court Fines and Forfeitures offset by Local Option Sales Tax receipts. In 2016, General Fund transfers increased slightly from \$1,377,187 to \$1,442,644 because of the money transferred from General Fund to subsidize the Merle Manders Conference Center. The expenditures in General Fund increased by 13.1% from \$5,445,702 to \$6,158,090 in 2017 compared to 2016.

The City of Stockbridge received \$2,519,170 in Special Purpose Local Option Sales Taxes in 2017 compared to \$2,420,600 in 2016. This is up by 4.1% due primarily to the increase in collections. Henry County issued bonds in order to begin projects approved by the voters in November 2013. The City received \$6,000,000 from the County's bond issue in order to begin special projects rather than wait for the revenue to come in over the six-year period of the referendum. The debt service on the bonds has to be paid each year before the City or County receives any proceeds to be used on projects. The projects approved by the voters in the SPLOST IV referendum include public works facilities and equipment, new park equipment, the City's share of roads, bridges, sidewalks and transportation facilities and public safety facilities and equipment.

As of December 31, 2017, the Urban Redevelopment Agency of the City of Stockbridge had long-term liabilities from Revenue Bonds in the amount of \$12,400,000. The majority of these funds were used for purchasing property and building and furnishing a new city hall facility which was completed in 2009. The cost of the building is approximately \$11,964,000.

The Hotel/Motel Tax Fund is used to promote tourism in The City. The Fund is used to account for proceeds from the City's Hotel/Motel tax and is required to make a 43.75% payment to the Henry County Chamber of Commerce. The total fund balance at December 31, 2017 for this fund amounted to \$337,145.

The City of Stockbridge has a Perpetual Care Permanent Fund which is for the upkeep of the city cemetery. A donation of \$5,000 was made with only the investment earnings to be used for cemetery upkeep purposes. Currently, the City has not used any of these proceeds.

**Proprietary funds.** The City's proprietary funds provide the same type of information found in the government-wide financial statements but in more detail.

Unrestricted net position of the proprietary funds at the end of the year were \$7,231,099 of which the Water and Sewer Fund had \$4,301,771 (60%) and the Solid Waste Fund had \$1,882,657 (26%). Other factors concerning the finances of proprietary funds have already been addressed in the discussion of the City's business-type activities.

### **General Fund Budgetary Highlights**

The original budget for the City of Stockbridge's General Fund for 2017 was \$8,785,750. There was a \$473,432 difference between the net change in fund balance from the original budget and the final amended budget. This was due to increased expenditures.

### **Capital Asset and Debt Administration**

**Capital assets.** The City's investment in capital assets for its governmental and business-type activities at December 31, 2017 amounts to \$44,132,268 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements, automobiles and equipment, sidewalks, bridges and roads.

Major capital asset events during the current fiscal year include the following:

- Purchase of land: \$50,531 for 115 Burke Street and \$172,012 for Tye Street at Second Street.
- \$71,950 for a Chipper.
- \$49,648 for Gardner Park Tennis Court resurfacing and fence replacement - SPLOST IV.
- \$211,114 for Clark Park playground equipment and rubber surfacing - SPLOST IV.
- \$30,602 for Reeves Creek Park rubber surfacing - SPLOST IV.
- \$25,386 for Audio Equipment for Merle Manders Conference Center.
- \$224,887 for a Street Sweeper.
- \$1,198,155 for the Water Meter Replacement Project.
- \$107,469 for the Water and Sewer Department Cues Lamp Camera.

Additional information on the City's capital assets can be found in note 6.

**Long-term debt.** At the end of the current fiscal year the City had \$15,370,544 in outstanding debt consisting of the following:

<b>City of Stockbridge's Outstanding Debt</b>		<u>Balance</u>
Governmental Activities		
Revenue Bonds		\$12,400,000
Accrued Compensated Absences		81,443
Net Pension Liability		905,971
Business-Type Activities		
GEFA Notes Payable		1,432,156
Accrued Compensated Absences		66,668
Net Pension Liability		<u>484,306</u>
TOTAL		<u>\$15,370,544</u>

The City's total debt decreased by \$941,392. Additional information on the City's long-term debt can be found in note 7.

State statutes limit the amount of general obligation debt a governmental entity may issue to 10% of its total assessed valuation. The current debt limitation for the City of Stockbridge is \$84,791,773, which is in excess of the City of Stockbridge's outstanding general obligation debt.

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

- The estimated unemployment rate for the City of Stockbridge is currently 6.7%, which is slightly above the state and the national rates.
- Cost of Living indices in the region, compare favorably to national indices.
- Occupational Taxes (Business Licenses) were up from 2017 due to the economy rebound. These are based on gross receipts.
- Sales tax receipts have been stable in recent months.

All of these factors were considered in preparing the City of Stockbridge's budget for Fiscal Year 2018.

**Requests for Information**

This financial report is designed to provide a general overview of the City of Stockbridge's finances, comply with finance-related laws and regulations, and demonstrate the City's commitment to public accountability. Questions concerning this report or requests for additional information can be obtained by contacting the City at (770) 389-7900 or at the following address:

City of Stockbridge  
 Finance Department  
 4640 North Henry Boulevard  
 Stockbridge, GA 30281



## **BASIC FINANCIAL STATEMENTS**

**CITY OF STOCKBRIDGE, GEORGIA**

**STATEMENT OF NET POSITION  
DECEMBER 31, 2017**

	Primary Government		
	Governmental Activities	Business-type Activities	Total
<b>ASSETS</b>			
Cash and cash equivalents	\$ 25,083,085	\$ 8,424,209	\$ 33,507,294
Investments	6,095,168	58,000	6,153,168
Taxes receivable	1,666,227	-	1,666,227
Accounts receivable, net of allowances	37,902	694,947	732,849
Due from other governments	406,541	19,085	425,626
Inventories	-	78,009	78,009
Prepaid expenses	92,489	13,268	105,757
Restricted assets, cash and cash equivalents	2,256	-	2,256
Assets held for resale	2,197,032	-	2,197,032
Capital assets, nondepreciable	11,632,534	2,797,336	14,429,870
Capital assets, depreciable, net of accumulated depreciation	26,244,088	17,290,466	43,534,554
<b>Total assets</b>	<b>73,457,322</b>	<b>29,375,320</b>	<b>102,832,642</b>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Pension	442,603	236,603	679,206
<b>Total deferred outflows of resources</b>	<b>442,603</b>	<b>236,603</b>	<b>679,206</b>
<b>LIABILITIES</b>			
Accounts payable	896,934	239,341	1,136,275
Retainage payable	5,000	-	5,000
Accrued interest expense	238,110	3,580	241,690
Other accrued expenses	66,504	33,297	99,801
Customer deposits	-	176,607	176,607
Compensated absences due within one year	16,289	13,334	29,623
Compensated absences due in more than one year	65,154	53,334	118,488
Unearned revenue	646,117	1,110,096	1,756,213
Bonds payable due within one year	650,000	-	650,000
Bonds payable due in more than one year	11,750,000	-	11,750,000
Notes payable due within one year	-	85,444	85,444
Notes payable due in more than one year	-	1,346,712	1,346,712
Net pension liability	905,971	484,306	1,390,277
<b>Total liabilities</b>	<b>15,240,079</b>	<b>3,546,051</b>	<b>18,786,130</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Pension	335,087	179,127	514,214
<b>Total deferred inflows of resources</b>	<b>335,087</b>	<b>179,127</b>	<b>514,214</b>
<b>NET POSITION</b>			
Net investment in capital assets	25,476,622	18,655,646	44,132,268
Restricted for capital projects	14,963,965	-	14,963,965
Restricted for tourism	337,145	-	337,145
Restricted for cemetery maintenance - nonexpendable	5,000	-	5,000
Restricted for cemetery maintenance - expendable	7,284	-	7,284
Unrestricted	17,534,743	7,231,099	24,765,842
<b>Total net position</b>	<b>\$ 58,324,759</b>	<b>\$ 25,886,745</b>	<b>\$ 84,211,504</b>

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

**CITY OF STOCKBRIDGE, GEORGIA**

**STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2017**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>
<b>Primary government:</b>				
Governmental activities:				
General government	\$ 3,397,192	\$ 440,347	\$ -	\$ 52,708
Judicial	172,218	43,678	-	-
Public safety	436,880	-	-	-
Public works	2,608,574	-	-	2,758,823
Housing and development	1,037,910	-	-	-
Interest on long-term debt	573,861	-	-	-
Total governmental activities	<u>8,226,635</u>	<u>484,025</u>	<u>-</u>	<u>2,811,531</u>
Business-type activities:				
Water and sewer	3,429,805	3,580,309	-	-
Stormwater	599,575	510,920	-	-
Solid waste	1,270,720	1,237,250	-	-
Conference center	492,130	198,496	-	-
Community center	56,177	46,417	-	-
Total business-type activities	<u>5,848,407</u>	<u>5,573,392</u>	<u>-</u>	<u>-</u>
Total primary government	<u>\$ 14,075,042</u>	<u>\$ 6,057,417</u>	<u>\$ -</u>	<u>\$ 2,811,531</u>
General revenues:				
Property taxes				
Sales taxes				
Franchise taxes				
Alcoholic beverage excise taxes				
Business and occupation taxes				
Insurance premium taxes				
Hotel/motel taxes				
Other taxes				
Unrestricted investment earnings				
Transfers				
Total general revenues and transfers				
Change in net position				
Net position, beginning of year				
Net position, end of year				

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

**Net (Expenses) Revenues and  
Changes in Net Position**

<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>
\$ (2,904,137)	\$ -	\$ (2,904,137)
(128,540)	-	(128,540)
(436,880)	-	(436,880)
150,249	-	150,249
(1,037,910)	-	(1,037,910)
(573,861)	-	(573,861)
<u>(4,931,079)</u>	<u>-</u>	<u>(4,931,079)</u>
-	150,504	150,504
-	(88,655)	(88,655)
-	(33,470)	(33,470)
-	(293,634)	(293,634)
-	(9,760)	(9,760)
-	<u>(275,015)</u>	<u>(275,015)</u>
<u>(4,931,079)</u>	<u>(275,015)</u>	<u>(5,206,094)</u>
126,814	-	126,814
3,887,722	-	3,887,722
1,419,291	-	1,419,291
726,445	-	726,445
661,371	-	661,371
1,751,247	-	1,751,247
445,240	-	445,240
180,437	-	180,437
2,007	-	2,007
<u>(2,328,608)</u>	<u>2,328,608</u>	<u>-</u>
<u>6,871,966</u>	<u>2,328,608</u>	<u>9,200,574</u>
1,940,887	2,053,593	3,994,480
56,383,872	23,833,152	80,217,024
<u>\$ 58,324,759</u>	<u>\$ 25,886,745</u>	<u>\$ 84,211,504</u>

**CITY OF STOCKBRIDGE, GEORGIA**

**BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2017**

	<b>General Fund</b>	<b>Urban Redevelopment Fund</b>	<b>Downtown Development Fund</b>	<b>SPLOST IV Fund</b>	<b>Other Governmental Funds</b>	<b>Totals Governmental Funds</b>
<b>ASSETS</b>						
Cash and cash equivalents	\$ 15,710,369	\$ -	\$ 87,668	\$ 5,604,912	\$ 3,680,136	\$ 25,083,085
Investments	-	-	-	6,082,884	12,284	6,095,168
Taxes receivable	1,626,747	-	-	-	39,480	1,666,227
Accounts receivable	35,402	-	2,500	-	-	37,902
Due from other governments	11,304	-	-	395,237	-	406,541
Prepaid expenditures	92,489	-	-	-	-	92,489
Assets held for resale	2,197,032	-	-	-	-	2,197,032
Restricted assets, cash	-	2,256	-	-	-	2,256
<b>Total assets</b>	<b>\$ 19,673,343</b>	<b>\$ 2,256</b>	<b>\$ 90,168</b>	<b>\$ 12,083,033</b>	<b>\$ 3,731,900</b>	<b>\$ 35,580,700</b>
<b>LIABILITIES</b>						
Accounts payable	\$ 308,092	\$ -	\$ -	\$ 496,280	\$ 92,562	\$ 896,934
Retainage payable	-	-	-	5,000	-	5,000
Accrued liabilities	66,383	-	121	-	-	66,504
Unearned revenue - occupational taxes	646,117	-	-	-	-	646,117
<b>Total liabilities</b>	<b>1,020,592</b>	<b>-</b>	<b>121</b>	<b>501,280</b>	<b>92,562</b>	<b>1,614,555</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Unavailable revenue - court fines	26,725	-	-	-	-	26,725
Unavailable revenue - rental income	5,065	-	-	-	-	5,065
<b>Total deferred inflows of resources</b>	<b>31,790</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>31,790</b>
<b>FUND BALANCES</b>						
Fund balances:						
Nonspendable:						
Prepays	92,489	-	-	-	-	92,489
Permanent fund corpus	-	-	-	-	5,000	5,000
Assets held for resale	2,197,032	-	-	-	-	2,197,032
Restricted for:						
Capital projects	-	2,256	90,047	11,581,753	3,289,909	14,963,965
Tourism	-	-	-	-	337,145	337,145
Cemetery maintenance	-	-	-	-	7,284	7,284
Assigned for purchases on order	2,874	-	-	-	-	2,874
Unassigned	16,328,566	-	-	-	-	16,328,566
<b>Total fund balances</b>	<b>18,620,961</b>	<b>2,256</b>	<b>90,047</b>	<b>11,581,753</b>	<b>3,639,338</b>	<b>33,934,355</b>
<b>Total liabilities, deferred inflows of resources and fund balances</b>	<b>\$ 19,673,343</b>	<b>\$ 2,256</b>	<b>\$ 90,168</b>	<b>\$ 12,083,033</b>	<b>\$ 3,731,900</b>	

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

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	37,876,622
Other long-term assets are not available to pay for current-period expenditures and, therefore, are deferred in the funds.	31,790
The net pension liability and related deferred outflows and inflows of resources are not financial resources and, therefore, are not reported in the governmental funds.	(798,455)
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.	(12,719,553)
<b>Net position of governmental activities</b>	<b>\$ 58,324,759</b>

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

**CITY OF STOCKBRIDGE, GEORGIA**

**STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2017**

	<b>General Fund</b>	<b>Urban Redevelopment Fund</b>	<b>Downtown Development Fund</b>	<b>SPLOST IV Fund</b>	<b>Other Governmental Funds</b>	<b>Totals Governmental Funds</b>
<b>Revenues</b>						
Taxes	\$ 8,821,753	\$ -	\$ -	\$ -	\$ 445,240	\$ 9,266,993
Licenses and permits	291,989	-	-	-	-	291,989
Intergovernmental	239,653	-	-	2,519,170	-	2,758,823
Fines and forfeitures	68,652	-	-	-	-	68,652
Charges for services	7,858	-	-	-	-	7,858
Rental income	600	-	-	-	-	600
Interest income	1,920	-	87	52,175	533	54,715
Other revenues	139,752	-	-	-	-	139,752
<b>Total revenues</b>	<b>9,572,177</b>	<b>-</b>	<b>87</b>	<b>2,571,345</b>	<b>445,773</b>	<b>12,589,382</b>
<b>Expenditures</b>						
Current:						
General government	2,990,473	-	-	-	-	2,990,473
Judicial	180,971	-	-	-	-	180,971
Public safety	161,280	-	-	-	-	161,280
Public works and parks	2,122,376	-	-	-	-	2,122,376
Housing and development	702,990	-	44,194	-	295,765	1,042,949
Capital outlay:						
General government	-	-	-	555,445	230,765	786,210
Public safety	-	-	-	-	225,681	225,681
Public works	-	-	-	2,730,375	22,207	2,752,582
Culture and recreation	-	-	-	357,111	-	357,111
Debt service:						
Principal	-	625,000	-	-	-	625,000
Interest	-	585,859	-	-	-	585,859
<b>Total expenditures</b>	<b>6,158,090</b>	<b>1,210,859</b>	<b>44,194</b>	<b>3,642,931</b>	<b>774,418</b>	<b>11,830,492</b>
Excess (deficiency) of revenues over (under) expenditures	3,414,087	(1,210,859)	(44,107)	(1,071,586)	(328,645)	758,890
<b>Other financing sources (uses):</b>						
Proceeds from sale of assets	547,637	-	-	-	-	547,637
Transfers in	111,000	1,210,859	-	-	-	1,321,859
Transfers out	(1,442,644)	-	-	-	-	(1,442,644)
<b>Total other financing     sources (uses)</b>	<b>(784,007)</b>	<b>1,210,859</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>426,852</b>
Net change in fund balances	2,630,080	-	(44,107)	(1,071,586)	(328,645)	1,185,742
<b>Fund balances, beginning of year</b>	<b>15,990,881</b>	<b>2,256</b>	<b>134,154</b>	<b>12,653,339</b>	<b>3,967,983</b>	<b>32,748,613</b>
<b>Fund balances, end of year</b>	<b>\$ 18,620,961</b>	<b>\$ 2,256</b>	<b>\$ 90,047</b>	<b>\$ 11,581,753</b>	<b>\$ 3,639,338</b>	<b>\$ 33,934,355</b>

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

# CITY OF STOCKBRIDGE, GEORGIA

## RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED DECEMBER 31, 2017

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

Net change in fund balances - total governmental funds	\$ 1,185,742
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 depreciation expense exceeded capital outlay in the current period.	2,353,053
The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to decrease net position.	(2,207,823)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	(93,252)
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.	625,000
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	<u>78,167</u>
Changes in net position - governmental activities	<u><u>\$ 1,940,887</u></u>

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

**CITY OF STOCKBRIDGE, GEORGIA  
GENERAL FUND**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
BUDGET AND ACTUAL  
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2017**

	Budget		Actual	Variance With Final Budget
	Original	Final		
<b>Revenues:</b>				
Sales taxes	\$ 3,546,450	\$ 3,546,450	\$ 3,887,722	\$ 341,272
Other taxes	4,558,100	4,558,100	4,934,031	375,931
Licenses and permits	205,500	205,500	291,989	86,489
Intergovernmental	239,600	239,600	239,653	53
Fines and forfeitures	113,000	113,000	68,652	(44,348)
Charges for services	500	500	7,858	7,358
Contributions	600	600	600	-
Interest income	1,000	1,000	1,920	920
Other revenues	121,000	121,000	139,752	18,752
Total revenues	<u>8,785,750</u>	<u>8,785,750</u>	<u>9,572,177</u>	<u>786,427</u>
<b>Expenditures:</b>				
<b>Current:</b>				
<b>General government:</b>				
Mayor and council	271,100	290,500	228,792	61,708
Executive	739,200	741,000	524,613	216,387
Financial administration	1,683,000	1,906,050	1,484,198	421,852
Data processing	190,500	340,500	306,797	33,703
Building and plant	702,750	707,496	446,073	261,423
Total general government	<u>3,586,550</u>	<u>3,985,546</u>	<u>2,990,473</u>	<u>995,073</u>
<b>Judicial:</b>				
Municipal court	265,675	265,675	180,971	84,704
<b>Public safety:</b>				
Police administration	400,000	400,000	161,280	238,720
<b>Public Works and Parks:</b>				
Public works	2,134,380	2,173,875	2,044,716	129,159
Parks	65,500	123,500	77,660	45,840
Total public works	<u>2,199,880</u>	<u>2,297,375</u>	<u>2,122,376</u>	<u>174,999</u>
<b>Housing and development:</b>				
Code enforcement	192,840	166,940	159,897	7,043
Main Street	205,445	205,445	176,397	29,048
Planning and zoning	351,900	286,300	196,746	89,554
City events	203,815	213,815	169,950	43,865
Total housing and development	<u>954,000</u>	<u>872,500</u>	<u>702,990</u>	<u>169,510</u>
Total expenditures	<u>7,406,105</u>	<u>7,821,096</u>	<u>6,158,090</u>	<u>1,663,006</u>
Excess of revenues over expenditures	<u>1,379,645</u>	<u>964,654</u>	<u>3,414,087</u>	<u>2,449,433</u>
<b>Other financing sources (uses):</b>				
Proceeds from sale of assets	-	(58,441)	547,637	606,078
Transfers in	111,000	111,000	111,000	-
Transfers out	(1,490,645)	(1,490,645)	(1,442,644)	48,001
Total other financing sources	<u>(1,379,645)</u>	<u>(1,438,086)</u>	<u>(784,007)</u>	<u>654,079</u>
Net change in fund balances	-	(473,432)	2,630,080	3,103,512
<b>Fund balances, beginning of year</b>	<u>15,990,881</u>	<u>15,990,881</u>	<u>15,990,881</u>	<u>-</u>
<b>Fund balances, end of year</b>	<u>\$ 15,990,881</u>	<u>\$ 15,517,449</u>	<u>\$ 18,620,961</u>	<u>\$ 3,103,512</u>

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



**CITY OF STOCKBRIDGE, GEORGIA**

**STATEMENT OF NET POSITION  
PROPRIETARY FUNDS  
DECEMBER 31, 2017**

	<u>Water and Sewer Fund</u>	<u>Solid Waste Fund</u>	<u>Other Enterprise Funds</u>	<u>Totals</u>
<b>ASSETS</b>				
<b>CURRENT ASSETS</b>				
Cash and cash equivalents	\$ 4,225,087	\$ 3,030,505	\$ 1,168,617	\$ 8,424,209
Investments	58,000	-	-	58,000
Accounts receivable, net of allowances	477,910	73,408	143,629	694,947
Due from other governments	12,174	3,558	3,353	19,085
Inventories	78,009	-	-	78,009
Prepaid expenses	7,429	849	4,990	13,268
Total current assets	<u>4,858,609</u>	<u>3,108,320</u>	<u>1,320,589</u>	<u>9,287,518</u>
<b>NONCURRENT ASSETS</b>				
Capital assets:				
Capital assets, non-depreciable	2,674,083	-	123,253	2,797,336
Capital assets, depreciable, net of accumulated depreciation	<u>13,457,485</u>	<u>82,793</u>	<u>3,750,188</u>	<u>17,290,466</u>
Total capital assets	<u>16,131,568</u>	<u>82,793</u>	<u>3,873,441</u>	<u>20,087,802</u>
Total noncurrent assets	<u>16,131,568</u>	<u>82,793</u>	<u>3,873,441</u>	<u>20,087,802</u>
Total assets	<u>20,990,177</u>	<u>3,191,113</u>	<u>5,194,030</u>	<u>29,375,320</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Pension	<u>149,003</u>	<u>7,069</u>	<u>80,531</u>	<u>236,603</u>
Total deferred outflows of resources	<u>149,003</u>	<u>7,069</u>	<u>80,531</u>	<u>236,603</u>
<b>LIABILITIES</b>				
<b>CURRENT LIABILITIES</b>				
Accounts payable	100,571	98,772	39,998	239,341
Accrued liabilities	20,827	1,366	11,104	33,297
Unearned revenue	-	1,110,096	-	1,110,096
Notes payable, current portion	85,444	-	-	85,444
Compensated absences due within one year	8,001	535	4,797	13,334
Customer deposits	123,055	-	53,552	176,607
Accrued interest	3,580	-	-	3,580
Total current liabilities	<u>341,478</u>	<u>1,210,769</u>	<u>109,451</u>	<u>1,661,699</u>
<b>NONCURRENT LIABILITIES</b>				
Compensated absences due in more than one year	32,004	2,141	19,190	53,334
Net pension liability	304,996	14,470	164,840	484,306
Notes payable, long-term portion	1,346,712	-	-	1,346,712
Total noncurrent liabilities	<u>1,683,712</u>	<u>16,611</u>	<u>184,030</u>	<u>1,884,352</u>
Total liabilities	<u>2,025,190</u>	<u>1,227,380</u>	<u>293,481</u>	<u>3,546,051</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Pension	<u>112,807</u>	<u>5,352</u>	<u>60,968</u>	<u>179,127</u>
Total deferred outflows of resources	<u>112,807</u>	<u>5,352</u>	<u>60,968</u>	<u>179,127</u>
<b>NET POSITION</b>				
Net investment in capital assets	14,699,412	82,793	3,873,441	18,655,646
Unrestricted	4,301,771	1,882,657	1,046,671	7,231,099
Total net position	<u>\$ 19,001,183</u>	<u>\$ 1,965,450</u>	<u>\$ 4,920,112</u>	<u>\$ 25,886,745</u>

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

**CITY OF STOCKBRIDGE, GEORGIA**

**STATEMENT OF REVENUES, EXPENSES AND  
CHANGES IN FUND NET POSITION  
PROPRIETARY FUNDS  
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2017**

	<u>Water and Sewer Fund</u>	<u>Solid Waste Fund</u>	<u>Other Enterprise Funds</u>	<u>Totals</u>
<b>OPERATING REVENUES</b>				
Charges for services:				
Water sales	\$ 1,803,073	\$ -	\$ -	\$ 1,803,073
Sewer sales	1,682,700	-	-	1,682,700
Stormwater fees	-	-	510,920	510,920
Sanitation charges	-	1,085,103	-	1,085,103
Rentals	-	152,147	244,913	397,060
Other fees and charges	94,536	-	-	94,536
Total operating revenues	<u>3,580,309</u>	<u>1,237,250</u>	<u>755,833</u>	<u>5,573,392</u>
<b>OPERATING EXPENSES</b>				
Personal services and employee benefits	1,195,322	55,269	627,619	1,878,210
Contracted services	452,123	1,177,735	294,039	1,923,897
Supplies	1,020,972	3,738	81,819	1,106,529
Repairs and maintenance	24,911	-	2,737	27,648
Bad debt expense	22,409	-	-	22,409
Depreciation	669,957	33,978	141,668	845,603
Total operating expenses	<u>3,385,694</u>	<u>1,270,720</u>	<u>1,147,882</u>	<u>5,804,296</u>
Operating income (loss)	<u>194,615</u>	<u>(33,470)</u>	<u>(392,049)</u>	<u>(230,904)</u>
<b>NON-OPERATING (EXPENSE)</b>				
Interest expense	<u>(44,111)</u>	-	-	<u>(44,111)</u>
Total non-operating (expenses)	<u>(44,111)</u>	-	-	<u>(44,111)</u>
Income (loss) before capital contributions and transfers	150,504	(33,470)	(392,049)	(275,015)
<b>CAPITAL CONTRIBUTIONS</b>	2,207,823	-	-	2,207,823
<b>TRANSFERS IN</b>	-	-	231,785	231,785
<b>TRANSFERS OUT</b>	<u>(55,500)</u>	-	<u>(55,500)</u>	<u>(111,000)</u>
Change in net position	2,302,827	(33,470)	(215,764)	2,053,593
<b>NET POSITION, beginning of year</b>	<u>16,698,356</u>	<u>1,998,920</u>	<u>5,135,876</u>	<u>23,833,152</u>
<b>NET POSITION, end of year</b>	<u>\$ 19,001,183</u>	<u>\$ 1,965,450</u>	<u>\$ 4,920,112</u>	<u>\$ 25,886,745</u>

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

**CITY OF STOCKBRIDGE, GEORGIA**

**STATEMENT OF CASH FLOWS  
 PROPRIETARY FUNDS  
 FOR THE FISCAL YEAR ENDED DECEMBER 31, 2017**

	<u>Water and Sewer Fund</u>	<u>Solid Waste Fund</u>	<u>Other Enterprise Funds</u>	<u>Totals</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Receipts from customers	\$ 3,485,122	\$ 1,287,143	\$ 729,877	\$ 5,502,142
Payments to suppliers and service providers	(1,458,431)	(1,171,201)	(359,584)	(2,989,216)
Payments to employees	<u>(1,102,798)</u>	<u>(64,534)</u>	<u>(587,560)</u>	<u>(1,754,892)</u>
Net cash provided by (used in) operating activities	<u>923,893</u>	<u>51,408</u>	<u>(217,267)</u>	<u>758,034</u>
<b>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</b>				
Transfers from (to) other funds	<u>(55,500)</u>	<u>-</u>	<u>176,285</u>	<u>120,785</u>
Net cash provided by (used in) non-capital financing activities	<u>(55,500)</u>	<u>-</u>	<u>176,285</u>	<u>120,785</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>				
Purchase of property and equipment	(480,221)	-	(392,363)	(872,584)
Principal payments on notes payable	(82,922)	-	-	(82,922)
Interest paid	<u>(44,319)</u>	<u>-</u>	<u>-</u>	<u>(44,319)</u>
Net cash used in capital and related financing activities	<u>(607,462)</u>	<u>-</u>	<u>(392,363)</u>	<u>(999,825)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Interest on investments	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net cash provided by investing activities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Increase (decrease) in cash and cash equivalents	260,931	51,408	(433,345)	(121,006)
<b>Cash and cash equivalents:</b>				
Beginning of year	<u>3,964,156</u>	<u>2,979,097</u>	<u>1,601,962</u>	<u>8,545,215</u>
End of year	<u>\$ 4,225,087</u>	<u>\$ 3,030,505</u>	<u>\$ 1,168,617</u>	<u>\$ 8,424,209</u>

**(Continued)**

**CITY OF STOCKBRIDGE, GEORGIA**

**STATEMENT OF CASH FLOWS  
 PROPRIETARY FUNDS  
 FOR THE FISCAL YEAR ENDED DECEMBER 31, 2017**

	<u>Water and Sewer Fund</u>	<u>Solid Waste Fund</u>	<u>Other Enterprise Funds</u>	<u>Totals</u>
<b>RECONCILIATION OF OPERATING INCOME (LOSS)                  TO NET CASH PROVIDED BY (USED IN)</b>				
<b>OPERATING ACTIVITIES</b>				
Operating income (loss)	\$ 194,615	\$ (33,470)	\$ (392,049)	\$ (230,904)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:				
Depreciation	669,957	33,978	141,668	845,603
Increase in accounts receivable	(93,702)	(17,532)	(15,574)	(126,808)
Decrease in inventories	25,088	-	-	25,088
Decrease in due from other governments	2,015	1,185	3,216	6,416
(Increase) decrease in deferred outflows of resources - pension	(18,134)	6,925	(4,909)	(16,118)
Decrease in customer deposits	(3,500)	-	(13,598)	(17,098)
(Increase) decrease in prepaid expenses	13,287	248	(2,475)	11,060
Increase in accrued liabilities	24,091	(593)	10,564	34,062
Increase in accounts payable	23,609	10,024	21,486	55,119
Increase in unearned revenue	-	66,240	-	66,240
Increase (decrease) in deferred inflows of resources - pension	58,072	(501)	29,340	86,911
Increase (decrease) in net pension liability	<u>28,495</u>	<u>(15,096)</u>	<u>5,064</u>	<u>18,463</u>
Net cash provided by (used in) operating activities	<u>\$ 923,893</u>	<u>\$ 51,408</u>	<u>\$ (217,267)</u>	<u>\$ 758,034</u>
<b>NON-CASH CAPITAL AND RELATED                  FINANCING ACTIVITIES</b>				
Contributions of capital assets from other funds	<u>\$ 2,207,823</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,207,823</u>

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

# CITY OF STOCKBRIDGE, GEORGIA

## NOTES TO FINANCIAL STATEMENTS DECEMBER 31, 2017

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### NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Stockbridge, Georgia (the "City") have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to governments. 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 was incorporated in 1920 and is located in the northern part of Henry County about 18 miles south of Atlanta. The City provides a full range of services to approximately 26,000 residents. These services are provided in whole by the City or through contractual agreements with Henry County. These services include police services, community development, highways and streets, water and sewer, sanitation, parks, public improvements, planning and zoning, and general administrative services.

In 2013, the City adopted the provisions of Governmental Accounting Standards Board Statement No. 61, *The Financial Reporting Entity: Omnibus – an amendment to GASB Nos. 14 and 34*, which defines the reporting entity for determining which potential component units should be included in the primary government's financial statements. Inclusion is based on financial accountability or the fact that exclusion would make the financial statements misleading or incomplete. The criteria for determining financial accountability includes appointing a voting majority of an organization's governing body and (1) the ability of the City to impose its will on that organization or (2) the potential for the organization to provide specific financial benefits or to impose specific financial burdens on the City. In addition to the above criteria, GASB 61 added that if the primary government is expected to repay substantially all of the component unit's debt, then the component unit should be blended.

**Blended Component Units** - Blended component units, although legally separate entities, are, in substance, part of the government's operations.

The City of Stockbridge Urban Redevelopment Agency (the "URA") was created by the City's elected officials to provide for the issuance of bonds to finance the construction of the Town Center facilities including City Hall. The City Council appoints the majority of the URA board members and the URA's debt is expected to be repaid almost entirely from the resources of the City. Although legally separate, the URA is blended as a governmental fund into the primary government. Separate financial statements for the URA are not issued.

The City of Stockbridge Downtown Development Authority (the "DDA") exists to encourage growth and redevelopment of the Stockbridge, Georgia central business district. The City Council appoints the majority of the DDA board members and the DDA's debt is expected to be repaid almost entirely from the resources of the City. Although legally separate, the DDA is blended as a major governmental fund into the primary government. Separate financial statements for the DDA are not issued.

## NOTES TO FINANCIAL STATEMENTS

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### 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 nonfiduciary activities of the government. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

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

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

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. 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. 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.

## NOTES TO FINANCIAL STATEMENTS

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

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

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.

The format of the fund financial statements has been modified by GASB Statement No. 34. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. GASB Statement No. 34 also requires, as required supplementary information, Management's Discussion and Analysis which includes an analytical overview of the City's financial activity.

The City reports the following major governmental funds:

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

The **Special Purpose Local Option Sales (SPLOST) IV Fund** accounts for capital expenditures. Funding is provided by special purpose sales taxes, which are collected by the County and remitted to the City through an intergovernmental agreement.

The **Urban Redevelopment Fund** accounts for the proceeds from the issuance of bonds to finance the acquisition and construction of major capital facilities.

The **Downtown Development Fund** accounts for the activities of the City's blended component unit, the Downtown Development Authority.

The City reports the following major proprietary funds:

The **Water and Sewer Fund** accounts for the operation of the water and sewerage system including all revenues from sources applicable to these operations and all expenses of the operation.

The **Solid Waste Fund** accounts for revenues generated from the charges for sanitation and recycling services provided to the residential and commercial users of the City.

## NOTES TO FINANCIAL STATEMENTS

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

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

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the City's water and sewer function and the other functions of the government. Elimination of these charges would distort the direct costs reported for the various functions concerned.

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

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

#### D. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles 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.

#### E. Cash and Investments

Cash includes amounts in demand deposits as well as short-term investments with a maturity date within three months of the date acquired by the City. For purposes of the statement of cash flows, the enterprise funds consider all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased to be cash equivalents.



## NOTES TO FINANCIAL STATEMENTS

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

#### **E. Cash and Investments (Continued)**

The City's investments consist of certificates of deposit with a maturity date greater than three months from the date of purchase and the State of Georgia's Georgia Fund 1. For reporting purposes, all investments are recorded at fair value.

State statutes authorize the City to invest in: obligations of the United States, the State of Georgia and other political subdivisions of the State of Georgia, and other states; prime bankers' acceptances; repurchase agreements; and the Georgia local government investment pool (Georgia Fund 1). Georgia Fund 1, created by OCGA 36-83-8, is a stable net asset value investment pool which follows Standard & Poor's criteria for AAAf rated money market funds. The investment in the Georgia Fund 1 represents the City's portion of a pooled investment account operated by the Office of the State Treasurer. The pool consists of U.S. treasury obligations, securities issued or guaranteed by the U.S. government or any of its agencies or instrumentalities, banker's acceptances, overnight and term repurchase agreements with highly rated counterparties, and collateralized bank accounts. The investment in the Georgia Fund 1 is valued at fair market value.

The City's policy is to hold investments to maturity.

In applying GASB Statement No. 72, the City utilized the following methods and assumptions as of December 31, 2017:

1. Fair value is based on quoted market prices as of the valuation date;
2. The investment portfolio did not hold investments in any of the following: a) items required to be reported at amortized costs; b) items subject to involuntary participation in an external pool; and c) items associated with a fund other than the fund to which the income is assigned.

#### **F. Inventories**

Inventories are valued at cost, which approximates market, using the first in, first out (FIFO) method. The consumption method is used to account for inventories. Under the consumption method, inventory items are recognized as expenditures when used.

#### **G. Prepaid Expenditures/Expenses**

Prepaid items are accounted for using the consumption method. A prepaid item is recognized when a cash expenditure/expense is made for goods or services that were purchased for consumption, but not consumed as of December 31, 2017.

## NOTES TO FINANCIAL STATEMENTS

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

#### H. Restricted Assets

Certain proceeds from the Urban Redevelopment Agency Fund's debt issues are classified as restricted assets on the balance sheet because they are maintained in separate bank accounts and their use is limited by applicable debt covenants.

#### I. Deferred Outflows/Inflows

In addition to assets, the statement of net position will sometimes report a separate section for *deferred outflows of resources*. This separate financial statement element represents a consumption of net position that applies to future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has four items that qualify for reporting in this category. These four items relate to the City's defined benefit pension plan. The pension assumption changes, experience differences, investment differences, and the contributions made subsequent to the measurement date are deferred and recognized as pension expense in future years.

In addition to liabilities, the statement of net position and/or the governmental funds balance sheet will sometimes report a separate section for *deferred inflows of resources*. This separate financial statement element represents an acquisition of fund balance/net position that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has three items that qualify for reporting in this category. The first item, unavailable revenue, arises only under the modified accrual basis of accounting, and is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenue for court fines, rental income, and franchise taxes levied, and these amounts are deferred and will be recognized as an inflow of resources in the period in which the amounts become available. The other two items relate to the City's defined benefit pension plan and are reported in the government-wide statement of net position. The pension experience differences and pension investment earnings difference represent future acquisitions of net position and, accordingly, are reported as deferred inflows of resources.

#### J. Pensions

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

## NOTES TO FINANCIAL STATEMENTS

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

#### K. Capital Assets

General capital assets are capital assets which are associated with and generally arise from governmental activities. They generally result from expenditures in governmental funds. General capital assets are reported in the governmental activities column of the government-wide statement of net position but are not reported in the fund financial statements. Capital assets utilized by the proprietary funds are reported both in the business-type activities column of the government-wide statement of net position and in respective funds.

Capital assets purchased or acquired with an original cost of \$5,000 or more are reported at historical cost or estimated historical cost. Contributed assets are reported at acquisition value. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of assets constructed. Depreciation on all assets is provided on the straight-line basis over the following estimated useful lives:

<u>Asset</u>	<u>Years</u>
Building and improvements	30-50
Improvements other than buildings	25-50
Furniture and fixtures	10-20
Vehicles	5-10
Machinery and equipment	5-10
Infrastructure	40-50

The City only reports infrastructure assets purchased subsequent to December 31, 2003.

#### L. Compensated Absences

In 2017, the City switched from using a Paid Time Off (PTO) system to a compensated absences system. Under the compensated absences system, the City accrues accumulated unpaid vacation and sick benefits. Annual leave will be paid to employees upon separation from service when earned (or estimated to be earned) by the employee. The noncurrent portion (the amount estimated to be used in subsequent fiscal years) for governmental funds is maintained separately and represents a reconciling item between the fund and government-wide presentations. In accordance with the provisions of GASB Statement No. 16, *Accounting for Compensated Absences*, no liability is recorded for nonvesting accumulating rights to receive sick pay benefits.

## NOTES TO FINANCIAL STATEMENTS

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

#### **M. Accrued Liabilities and Long-Term Obligations**

All payables, accrued liabilities, and long-term obligations are reported in the government-wide financial statements. All payables, accrued liabilities, and long-term obligations payable from proprietary funds are reported on the proprietary fund financial statements.

In general, governmental fund payables and accrued liabilities that, once incurred, are paid in a timely manner and in full from current financial resources are reported as obligations of the funds. However, claims and judgments and compensated absences that will be paid from governmental funds are reported as liabilities in the fund financial statements only to the extent that they are due for payment during the current year. Long-term loans are recognized as a liability on the governmental fund financial statements when due.

#### **N. Interfund Activity**

Interfund activity is reported as either loans, services provided, reimbursements or transfers. Loans are reported as interfund receivables and payables as appropriate and are subject to elimination upon consolidation. Services provided, deemed to be market or near market rates, are treated as revenues and expenditures/expenses and are not eliminated in the process of consolidation. Reimbursements are when one fund incurs a cost, charges the appropriate benefiting fund and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers. Transfers between governmental funds are netted as part of the reconciliation to the government-wide financial statements. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

#### **O. Budgets and Budgetary Accounting**

The City adopts an annual budget for all of the City's funds and is required by state law to adopt annual budgets for the General Fund and all special revenue funds, i.e., Hotel/Motel Tax Fund. Public hearings are conducted to obtain taxpayer comments. The operating budget includes proposed expenditures and the means of financing them. The budget is legally enacted by the passage of an ordinance. Any revisions that alter the total expenditures of any department must be approved by City Council. Formal budgetary integration is employed as a management control device during the year.

Governmental fund type budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP) at the legal level of budgetary control which is the department level. Expenditures may not exceed the appropriations within a fund. Budgets, as reported in the financial statements, are as amended in December 2017. All annual appropriations lapse at year-end.

## NOTES TO FINANCIAL STATEMENTS

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

#### P. Revenues

Substantially all governmental fund revenues are accrued. In applying GASB No. 33 to grant revenues, the provider recognizes liabilities and expenses and the recipient recognizes receivables and revenues when the applicable eligibility requirements, including time requirements, are met. Resources transmitted before the eligibility requirements are met are reported as advances by the provider and unearned revenue by the recipient.

#### Q. Expenditures

Expenditures are recognized when the related fund liability is incurred. Inventory costs are reported in the period when inventory items are used, rather than in the period purchased.

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

- **Nonspendable** – Fund balances are reported as nonspendable when amounts cannot be spent because they are either (a) not in spendable form (i.e., items that are not expected to be converted to cash) or (b) legally or contractually required to be maintained intact.
- **Restricted** – Fund balances are reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.
- **Committed** – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by formal action of the City Council. The action to commit funds must occur prior to fiscal year-end, to report such commitments in the balance sheet of the respective period, even though the amount may be determined subsequent to fiscal year-end. Only the City Council may modify or remove the commitment.

## NOTES TO FINANCIAL STATEMENTS

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

#### R. 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. Through resolution, the City Council has authorized the Treasurer and his designee to assign fund balances. Assignments may occur subsequent to fiscal year-end.
- **Unassigned** – Fund balances are reported as unassigned when the balances do not meet any of the above criterion.

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

**Net Position** – Net position represents the difference between assets and deferred outflows, and liabilities and deferred inflows in reporting which utilizes the economic resources measurement focus. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used (i.e., the amount that the City has spent) for the acquisition, construction or improvement of those assets. Net position is reported as restricted when there are limitations imposed on their use either through constitutional provisions or enabling legislation or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.

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

## NOTES TO FINANCIAL STATEMENTS

### 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 \$12,719,553 difference are as follows:

Accrued interest payable	\$ (238,110)
Compensated absences payable	(81,443)
Bonds payable	<u>(12,400,000)</u>
Net adjustment to reduce <i>fund balance - total governmental funds</i> to arrive at <i>net position - governmental activities</i>	<u>\$ (12,719,553)</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 changes in fund balances – total governmental funds* and *changes in net position of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation explains that “Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their useful lives and reported as depreciation expense.” The details of this \$2,353,053 difference are as follows:

Capital outlay	\$ 3,578,440
Depreciation expense	<u>(1,225,387)</u>
Net adjustment to increase <i>net changes in fund balance - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u>\$ 2,353,053</u>

## NOTES TO FINANCIAL STATEMENTS

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

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

Another element of that reconciliation 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 \$78,167 difference are as follows:

Compensated absences	\$ 13,563
Net pension liability	52,609
Accrued interest	<u>11,995</u>
Net adjustment to increase <i>net changes in fund balances - total governmental funds</i> to arrive at <i>changes in net position of governmental activities</i>	<u><u>\$ 78,167</u></u>

### NOTE 3. CASH AND INVESTMENTS

**Credit Risk.** State statutes authorize the City to invest in: obligations of the United States, the State of Georgia and other political subdivisions of the State of Georgia, and other states; prime bankers' acceptances; repurchase agreements; and the Georgia local government investment pool (Georgia Fund 1).

The local government investment pool, Georgia Fund 1, created by OCGA 36-83-8, is a stable asset value investment pool, which follows Standard & Poor's criteria for AAAf rated money market funds and is regulated by the Georgia Office of the State Treasurer. The pool is not registered with the SEC as an investment company. The pool's primary objectives are safety of capital, investment income, liquidity and diversification while maintaining principal (\$1 per share value). The asset value is calculated weekly to ensure stability.

The pool distributes earnings (net of management fees) on a monthly basis and determines participants' shares sold and redeemed based on \$1 per share. The pool also adjusts the value of its investments to fair market value as of year-end and the City investment in the Georgia Fund 1 is reported at fair value. The City considers amounts held in Georgia Fund 1 as cash equivalents for financial statement presentation. The City does not have a policy for credit risk beyond the types of investments authorized by Georgia State law.



## NOTES TO FINANCIAL STATEMENTS

### NOTE 3. CASH AND INVESTMENTS (CONTINUED)

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

**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, 2017, all of the deposits for the City were fully collateralized in accordance with the state statutes.

**Fair Value Measurements.** The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs. The Georgia Fund 1 is an investment pool which does not meet the criteria of GASB Statement No. 79 and is thus valued at fair value in accordance with GASB Statement No. 31. As a result, the City does not disclose the investment in the Georgia Fund 1 within the fair value hierarchy. Additionally, the City's certificates of deposit are nonnegotiable and, therefore, are not subject to fair value hierarchy.

**Investments.** The City's financial policies authorize investment in any securities approved by the State of Georgia for local governments. Authorized investments include certificates of deposit, repurchase agreements, direct and agency obligations of the United States, obligations of the State of Georgia, pooled investment programs of the State of Georgia, and no-load mutual funds of direct obligations of the United States.

At December 31, 2017, the City had the following investments:

Investment	Maturities	Fair Value
Georgia Fund 1	9-day weighted average	\$ 6,082,884
Certificate of Deposit	August 19, 2019	12,284
Certificate of Deposit	December 29, 2018	58,000
		\$ 6,153,168

## NOTES TO FINANCIAL STATEMENTS

### NOTE 4. PROPERTY TAXES

Property taxes attach as an enforceable lien on property as of January 1. The City, when applicable, obtains the services of Henry County to bill and collect the City's property taxes. The County remits taxes collected to the City on a bi-monthly basis. Property taxes are levied approximately October 1 of each year and are due 60 days after issuance. A local option sales tax is in force. Proceeds from the tax are remitted to the City monthly and are utilized to give property tax owners tax relief. No property taxes were levied for the year ended December 31, 2017. There were no property taxes receivable as of December 31, 2017.

### NOTE 5. RECEIVABLES

Receivables at December 31, 2017 for the City's individual major funds and nonmajor funds in the aggregate, including the applicable allowances for uncollectible accounts are as follows:

#### Governmental Funds

	<u>General</u>	<u>SPLOST IV</u>	<u>Downtown Development Fund</u>	<u>Nonmajor Governmental Funds</u>	<u>Total</u>
Receivables:					
Intergovernmental	\$ 11,304	\$ 395,237	\$ -	\$ -	\$ 406,541
Taxes	1,626,747	-	-	39,480	1,666,227
Accounts	64,866	-	2,500	-	67,366
Gross receivables	1,702,917	395,237	2,500	39,480	2,140,134
Less allowance for uncollectibles	(29,464)	-	-	-	(29,464)
Net total receivables	<u>\$ 1,673,453</u>	<u>\$ 395,237</u>	<u>\$ 2,500</u>	<u>\$ 39,480</u>	<u>\$ 2,110,670</u>

#### Proprietary Funds

	<u>Water and Sewer</u>	<u>Solid Waste</u>	<u>Nonmajor Enterprise Funds</u>	<u>Total</u>
Receivables:				
Intergovernmental	\$ 12,174	\$ 3,558	\$ 3,353	\$ 19,085
Accounts	501,025	73,408	143,629	718,062
Gross receivables	513,199	76,966	146,982	737,147
Less allowance for uncollectibles	(23,115)	-	-	(23,115)
Net total receivables	<u>\$ 490,084</u>	<u>\$ 76,966</u>	<u>\$ 146,982</u>	<u>\$ 714,032</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 6. CAPITAL ASSETS

Capital asset activity for the fiscal year ended December 31, 2017, is as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	<u>Ending Balance</u>
<b>Governmental activities:</b>					
Capital assets, not being depreciated:					
Land	\$ 10,660,695	\$ 231,044	\$ -	\$ -	\$ 10,891,739
Construction in progress	261,304	2,630,186	-	(2,150,695)	740,795
Total	<u>10,921,999</u>	<u>2,861,230</u>	<u>-</u>	<u>(2,150,695)</u>	<u>11,632,534</u>
Capital assets, being depreciated:					
Buildings and improvements	21,940,454	57,128	-	(57,128)	21,940,454
Improvements other than buildings	2,277,304	291,363	-	-	2,568,667
Infrastructure	8,317,631	-	-	-	8,317,631
Machinery and equipment	1,648,011	117,094	(178,687)	-	1,586,418
Office equipment	904,920	145,774	-	-	1,050,694
Vehicles	1,356,216	105,851	(145,400)	(11,664)	1,305,003
Furniture and fixtures	1,063,391	-	-	-	1,063,391
Total	<u>37,507,927</u>	<u>717,210</u>	<u>(324,087)</u>	<u>(68,792)</u>	<u>37,832,258</u>
Less accumulated depreciation for:					
Buildings and improvements	(4,490,691)	(535,613)	-	-	(5,026,304)
Improvements other than buildings	(827,133)	(101,944)	-	-	(929,077)
Infrastructure	(1,524,681)	(201,768)	-	-	(1,726,449)
Machinery and equipment	(1,295,238)	(95,725)	178,687	-	(1,212,276)
Office equipment	(684,344)	(99,374)	-	-	(783,718)
Vehicles	(1,036,241)	(105,617)	145,400	11,664	(984,794)
Furniture and fixtures	(840,206)	(85,346)	-	-	(925,552)
Total	<u>(10,698,534)</u>	<u>(1,225,387)</u>	<u>324,087</u>	<u>11,664</u>	<u>(11,588,170)</u>
Total assets, being depreciated, net	<u>26,809,393</u>	<u>(508,177)</u>	<u>-</u>	<u>(57,128)</u>	<u>26,244,088</u>
Governmental activities capital assets, net	<u>\$ 37,731,392</u>	<u>\$ 2,353,053</u>	<u>\$ -</u>	<u>\$ (2,207,823)</u>	<u>\$ 37,876,622</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 6. CAPITAL ASSETS (CONTINUED)

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Transfers</u>	<u>Ending Balance</u>
<b>Business-type activities:</b>					
Capital assets, not being depreciated:					
Land	\$ 445,603	\$ -	\$ -	\$ -	\$ 445,603
Construction in progress	124,425	76,613	-	2,150,695	2,351,733
Total	<u>570,028</u>	<u>76,613</u>	<u>-</u>	<u>2,150,695</u>	<u>2,797,336</u>
Capital assets, being depreciated:					
Buildings and improvements	6,059,638	-	-	57,128	6,116,766
Improvements other than buildings	18,282,767	-	-	-	18,282,767
Infrastructure	482,551	-	-	-	482,551
Vehicles	1,375,038	339,328	(14,655)	11,664	1,711,375
Furniture and fixtures	455,287	5,209	-	-	460,496
Machinery and equipment	1,419,505	451,434	-	-	1,870,939
Total	<u>28,074,786</u>	<u>795,971</u>	<u>(14,655)</u>	<u>68,792</u>	<u>28,924,894</u>
Less accumulated depreciation for:					
Buildings and improvements	(1,567,541)	(328,111)	-	-	(1,895,652)
Improvements other than buildings	(6,768,663)	(243,124)	-	-	(7,011,787)
Infrastructure	(61,769)	(16,085)	-	-	(77,854)
Vehicles	(884,271)	(144,901)	14,655	(11,664)	(1,026,181)
Furniture and fixtures	(336,188)	(21,741)	-	-	(357,929)
Machinery and equipment	(1,173,384)	(91,641)	-	-	(1,265,025)
Total	<u>(10,791,816)</u>	<u>(845,603)</u>	<u>14,655</u>	<u>(11,664)</u>	<u>(11,634,428)</u>
Total assets, being depreciated, net	<u>17,282,970</u>	<u>(49,632)</u>	<u>-</u>	<u>57,128</u>	<u>17,290,466</u>
Business-type activities capital assets, net	<u>\$ 17,852,998</u>	<u>\$ 26,981</u>	<u>\$ -</u>	<u>\$ 2,207,823</u>	<u>\$ 20,087,802</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 6. CAPITAL ASSETS (CONTINUED)

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

<b>Governmental activities:</b>	
General government	\$ 633,040
Judicial	57,011
Public safety	52,612
Public works	482,724
	<u>1,225,387</u>
Total depreciation expense - governmental activities	<u>\$ 1,225,387</u>
 <b>Business-type activities:</b>	
Water and sewer	\$ 669,957
Solid waste	33,978
Stormwater	32,516
Conference center	86,499
Community center	22,653
	<u>845,603</u>
Total depreciation expense - business-type activities	<u>\$ 845,603</u>

### NOTE 7. LONG-TERM DEBT

**Changes in Long-Term Debt.** The following is a summary of changes in long-term liabilities reported in the government-wide financial statements for the year ended December 31, 2017:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<b>Governmental activities:</b>					
Urban Redevelopment revenue bonds	\$ 13,025,000	\$ -	\$ (625,000)	\$ 12,400,000	\$ 650,000
Accrued compensated absences	95,006	193,364	(206,927)	81,443	16,289
Net pension liability	1,174,436	629,766	(898,231)	905,971	-
	<u>14,294,442</u>	<u>823,130</u>	<u>(1,730,158)</u>	<u>13,387,414</u>	<u>666,289</u>
Total governmental-type activity long-term debt	<u>\$ 14,294,442</u>	<u>\$ 823,130</u>	<u>\$ (1,730,158)</u>	<u>\$ 13,387,414</u>	<u>\$ 666,289</u>
 <b>Business-type activities:</b>					
GEFA notes payable	\$ 1,515,078	\$ -	\$ (82,922)	\$ 1,432,156	\$ 85,444
Accrued compensated absences	36,573	163,269	(133,174)	66,668	13,334
Net pension liability	465,843	336,651	(318,188)	484,306	-
	<u>2,017,494</u>	<u>499,920</u>	<u>(534,284)</u>	<u>1,983,130</u>	<u>98,778</u>
Total business-type activity long-term debt	<u>\$ 2,017,494</u>	<u>\$ 499,920</u>	<u>\$ (534,284)</u>	<u>\$ 1,983,130</u>	<u>\$ 98,778</u>

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 7. LONG-TERM DEBT (CONTINUED)

The City's General Fund is typically used to liquidate all governmental activity long-term liabilities. However, proceeds from any asset sales relative to the Urban Redevelopment project will be used to liquidate the related revenue bond obligation.

The Water and Sewer Enterprise Fund is used to liquidate all of the business-type activity long-term liabilities.

**Urban Redevelopment Revenue Bonds.** The City entered into an agreement with a financial institution that provided for the issuance of revenue bonds for the purchase of land and construction of structures and improvements for the New Town Center. Various bond issues were used by the City during the purchase and construction phases. Some of the issues were nontaxable while others were taxable issues. All of the remaining outstanding bonds are nontaxable. During the year ended December 31, 2017, the City repaid various bond issues in the amount of \$625,000. Amounts outstanding at year-end of \$12,400,000 reflect total drawdowns to date net of repayments, if any.

Urban Redevelopment Fund long-term liabilities outstanding at December 31, 2017, are as follows:

Series 2005 B Revenue bonds payable to Capital One Bank, in the total amount of \$7,330,000, interest at 4.45%, matures 2/1/31.	\$ 5,275,000
Series 2006 A Revenue bonds payable to Capital One Bank, in the total amount of \$4,795,000, current interest at 4.58%, matures 2/1/31.	3,475,000
Series 2006 C Revenue bonds payable to Capital One Bank, in the total amount of \$5,000,000, current interest at 4.865%, matures 2/1/31.	<u>3,650,000</u>
Total	<u><u>\$ 12,400,000</u></u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 7. LONG-TERM DEBT (CONTINUED)

Annual debt service requirements to maturity for the revenue bonds that have closed are as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2018	\$ 650,000	\$ 556,491	\$ 1,206,491
2019	680,000	525,859	1,205,859
2020	710,000	493,848	1,203,848
2021	745,000	460,337	1,205,337
2022	780,000	425,213	1,205,213
2023-2027	4,470,000	1,543,025	6,013,025
2028-2031	<u>4,365,000</u>	<u>413,686</u>	<u>4,778,686</u>
Total	<u>\$ 12,400,000</u>	<u>\$ 4,418,459</u>	<u>\$ 16,818,459</u>

**Water and Sewer Long-Term Debt.** The City issues revenue bonds and enters into construction note agreements with the Georgia Environmental Facilities Authority where in both types of debt the government pledges income derived from the acquired or constructed assets to pay debt service. Amounts outstanding at the end of the current fiscal year relate to a note issued in 2010 to finance construction projects to improve the City's water distribution facilities. The note was issued by the Georgia Environmental Facilities Authority in the total amount of \$1,911,900. During the year ended December 31, 2017, the City repaid \$82,922 of the note payable. Amounts outstanding at year-end of \$1,432,156 reflect total drawdowns to date net of repayments, if any.

The annual requirement to pay the Georgia Environmental Facilities Authority's note outstanding is as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2018	\$ 85,444	\$ 41,796	\$ 127,240
2019	88,043	39,197	127,240
2020	90,721	36,519	127,240
2021	93,480	33,760	127,240
2022	96,323	30,917	127,240
2023-2027	527,387	108,814	636,201
2028-2031	<u>450,758</u>	<u>26,393</u>	<u>477,151</u>
Total	<u>\$ 1,432,156</u>	<u>\$ 317,396</u>	<u>\$ 1,749,552</u>

## NOTES TO FINANCIAL STATEMENTS

### NOTE 8. INTERFUND TRANSFERS

<u>Transfers In</u>	<u>Transfers Out</u>				Total
	General Fund	Nonmajor Governmental Funds	Water and Sewer Fund	Nonmajor Enterprise Funds	
General Fund	\$ -	\$ -	\$ 55,500	\$ 55,500	\$ 111,000
Urban Redevelopment Fund	1,210,859	-	-	-	1,210,859
Nonmajor Enterprise Funds	231,785	-	-	-	231,785
Total	<u>\$ 1,442,644</u>	<u>\$ -</u>	<u>\$ 55,500</u>	<u>\$ 55,500</u>	<u>\$ 1,553,644</u>

Transfers are used to (1) move revenues from the fund that the statute or budget requires to collect them to the fund that the 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.

### NOTE 9. JOINT VENTURE

Under Georgia law, the City, in conjunction with other cities and counties in the ten county Atlanta area, is a member of the Atlanta Regional Commission (ARC) and is required to pay annual dues thereto. Membership in an ARC is required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34 which provides for the organizational structure of the ARC in Georgia. The 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 a regional commission. Henry County makes contributions on behalf of the City to the ARC. Separate financial statements may be obtained from:

Atlanta Regional Commission  
40 Courtland Street, NE  
Atlanta, Georgia 30303



## NOTES TO FINANCIAL STATEMENTS

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### NOTE 10. DEFINED BENEFIT PENSION PLAN

#### Plan Description

The City's pension plan is administered through the Georgia Municipal Employee Benefit System (GMEBS), an agent multiple-employer pension plan administered by the Georgia Municipal Association. The Plan provides retirement and disability benefits, annual cost of living adjustments, and death benefits to plan members and beneficiaries. Benefits are provided by the Plan whereby retirees receive between 1% and 1.75% multiplied by the average of the five highest years of regular earnings multiplied by the total credited years of service. The City Council, in its role as the Plan sponsor, has the governing authority to establish and amend from time to time, the benefits provided and the contribution rates of the City and its employees. The Georgia Municipal Association issues a publicly available financial report that includes financial statements and required supplementary information for GMEBS. That report may be obtained at [www.gmanet.com](http://www.gmanet.com) or by writing to Georgia Municipal Association, Risk Management and Employee Benefit Services, 201 Pryor Street, NW, Atlanta, Georgia 30303 or by calling (404) 688-0472.

#### Plan Membership

As of July 1, 2017, the date of the most recent actuarial valuation, there were 132 participants consisting of the following:

Inactive plan members or beneficiaries currently receiving benefits	33
Inactive plan members entitled to but not receiving benefits	26
Active plan members	73
	<hr/>
	132

#### Contributions

The Plan is subject to minimum funding standards of the Georgia Public Retirement Systems Standards law. The Board of Trustees of GMEBS has adopted a recommended actuarial funding policy for the plan which meets state minimum requirements and will accumulate sufficient funds to provide the benefits under the plan. The funding policy for the Plan, as adopted by the City Council, is to contribute an amount equal to or greater than the actuarially recommended contribution rate. This rate is based on the estimated amount necessary to finance the costs of benefits earned by plan members during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of plan members, as determined by the City Council. For the year ended December 31, 2017, the City's contribution rate was 12.9% of annual payroll. City contributions to the Plan were \$365,104 for the year ended December 31, 2017.

## NOTES TO FINANCIAL STATEMENTS

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### NOTE 10. DEFINED BENEFIT PENSION PLAN (CONTINUED)

#### Net Pension Liability of the City

Effective January 1, 2015, the City implemented the provisions of GASB Statement No. 68, *Accounting and Financial Reporting for Pensions – an amendment of GASB Statement No. 27*, and Statement No. 71, *Pension Transition For Contributions Made Subsequent to the Measurement Date – an amendment of GASB Statement No. 68*, which significantly changed the City's accounting for pension amounts. The information disclosed below is presented in accordance with these new standards.

The City's net pension liability was measured as of March 31, 2017. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2016 with update procedures performed by the actuary to roll forward to the total pension liability measured as of March 31, 2017.

*Actuarial Assumptions.* The total pension liability in the July 1, 2017 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	3.25%
Salary increases	3.75% - 8.00%, including inflation
Investment rate of return	7.75%, net of pension plan investment expense, including inflation

Mortality rates were based on the RP-2000 Combined Healthy Mortality Table with gender-distinct rates, set forward two years for males and one year for females.

The actuarial assumptions used in the July 1, 2017 valuation were based on the results of an actuarial experience study for the period January 1, 2010–June 30, 2014.

## NOTES TO FINANCIAL STATEMENTS

### NOTE 10. DEFINED BENEFIT PENSION PLAN (CONTINUED)

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

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of March 31, 2017, are summarized in the following table:

Asset Class	Target Allocation	Long-term expected real rate of return*
Domestic equity	45 %	6.71 %
International equity	20	7.71
Real estate	10	5.21
Global fixed income	5	3.36
Domestic fixed income	20	2.11
Total	<u>100 %</u>	

\* Rates shown are net of the 3.25% assumed rate of inflation.

#### Discount Rate

The discount rate used to measure the total pension liability was 7.75%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all of the projected benefit payments to determine the total pension liability.

## NOTES TO FINANCIAL STATEMENTS

### NOTE 10. DEFINED BENEFIT PENSION PLAN (CONTINUED)

#### Changes in the Net Pension Liability of the City

The changes in the components of the net pension liability of the City for the year ended December 31, 2017, were as follows:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
	<u>          </u>	<u>          </u>	<u>          </u>
<b>Balances at December 31, 2016</b>	\$ 8,636,372	\$ 6,996,093	\$ 1,640,279
<b>Changes for the year:</b>			
Service cost	297,396	-	297,396
Interest	650,509	-	650,509
Differences between expected and actual experience	(11,712)	-	(11,712)
Assumption changes	-	-	-
Contributions - employer	-	334,499	(334,499)
Contributions - employee	-	-	-
Net investment income	-	870,208	(870,208)
Benefit payments, including refunds of employee contributions	(485,418)	(485,418)	-
Administrative expense	-	(18,512)	18,512
<b>Net changes</b>	<u>450,775</u>	<u>700,777</u>	<u>(250,002)</u>
<b>Balances at December 31, 2017</b>	<u>\$ 9,087,147</u>	<u>\$ 7,696,870</u>	<u>\$ 1,390,277</u>

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

## NOTES TO FINANCIAL STATEMENTS

### NOTE 10. DEFINED BENEFIT PENSION PLAN (CONTINUED)

#### Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the City, calculated using the discount rate of 7.75%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.75%) or 1-percentage-point higher (8.75%) than the current rate:

	1% Decrease (6.75%)	Current Discount Rate (7.75%)	1% Increase (8.75%)
City's net pension liability	\$ 2,497,220	\$ 1,390,277	\$ 457,911

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future, and actuarially determined amounts are subject to continual revision as results are compared to past expectations and new estimates are made about the future. Actuarial calculations reflect a long-term perspective. Calculations are based on the substantive plan in effect as of March 31, 2017, and the current sharing pattern of costs between employer and employee.

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

For the year ended December 31, 2017, the City recognized pension expense of \$401,751. At December 31, 2017, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 88,596	\$ (195,824)
Changes in assumptions	2,271	-
Net difference between projected and actual earnings on pension plan investments	314,511	(318,390)
City contributions subsequent to the measurement date	273,828	-
Total	\$ 679,206	\$ (514,214)

## NOTES TO FINANCIAL STATEMENTS

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### **NOTE 10. DEFINED BENEFIT PENSION PLAN (CONTINUED)**

#### **Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)**

City contributions subsequent to the measurement date of \$273,828 are reported as deferred outflows of resources and will be recognized as a reduction of the net pension liability in the year ending December 31, 2018. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending December 31:	
2018	\$ (29,031)
2019	(29,031)
2020	(3,666)
2021	(47,108)
2022	-
Total	<u>\$ (108,836)</u>

### **NOTE 11. RISK MANAGEMENT**

The City of Stockbridge is exposed to various risks of loss related to torts, theft of, damage to and destruction of assets, errors and omissions, injuries to employees, and natural disasters. The City carries commercial insurance in amounts deemed prudent by City management. Commercial insurance is carried for coverage of property, errors and omissions, professional liability and injuries to employees.

There have been no significant reductions of insurance coverage from coverage in the prior year and settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

### **NOTE 12. COMMITMENTS AND CONTINGENCIES**

Amounts received or receivable from grant agencies are subject to audit and adjustments by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount of any expenditures that may be disallowed by the grantor cannot be determined at this time, although the government expects such amounts, if any, to be immaterial.

## NOTES TO FINANCIAL STATEMENTS

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### **NOTE 12. COMMITMENTS AND CONTINGENCIES (CONTINUED)**

In 2014, the citizens of Henry County voted to approve a special purpose local option sales tax to help finance the acquisition and construction of major capital equipment and facilities. In relation to this, the City entered into an intergovernmental agreement with Henry County and the other cities inside the County whereby Henry County would issue revenue bonds to finance some of the SPLOST projects in advance of the SPLOST tax collections. The City of Stockbridge received \$6,000,000 from the County under this agreement in fiscal year 2015.

The revenue bonds are in the name of Henry County and are not a direct liability of the City of Stockbridge. However, under the terms of the intergovernmental agreement, Henry County will retain all of the first SPLOST revenue collections for each year in amounts that will satisfy the annual debt service requirements. The agreement also requires the City of Stockbridge to pay its share of debt service requirements should the SPLOST revenue collections not be sufficient to satisfy the debt service requirements under the bond issue. Management believes the SPLOST revenue collections will be sufficient to satisfy all debt service requirements under the bond ordinance.

### **NOTE 13. HOTEL/MOTEL TAX**

The City levies an 8% hotel/motel tax in accordance with the provisions of OCGA 48-13-51. In order to comply with the expenditure requirements of this code section, the City remits 40% of the monies from the first 5% collected under this provision to the Henry County Chamber of Commerce. The Henry County Chamber of Commerce also receives 50% of the additional 3%. Total collections for year ended December 31, 2017 were \$445,240. The amount remitted to the Chamber totaled \$192,751.

### **NOTE 14. POLICE PROTECTION**

In 2009, the City of Stockbridge and Henry County entered into a Service Delivery Agreement, which included police services. The original agreement called for Henry County to provide full, comprehensive police services within the City's boundaries and, in return, the County would collect and keep a portion of taxes received from Stockbridge residents. In addition to the full service protection provided by the County, the City elected to add additional supplemental police services in the form of two additional full-time officers patrolling throughout the City. The agreed-upon cost for this additional service was \$500,000 annually, paid in quarterly installments of \$125,000. In January 2016, County officials made the decision to reroute all violations written in Stockbridge to the Henry County State Court, thereby reducing the City's court-related revenue by approximately \$520,000 from fiscal year 2015 to fiscal year 2016, and by approximately \$482,000 from fiscal year 2016 to fiscal year 2017. To help offset this financial loss, the City ceased all payments to the County for the supplemental police services.

## NOTES TO FINANCIAL STATEMENTS

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### **NOTE 15. LEASE AGREEMENTS**

The City leases its solid waste transfer station to Lamar County Regional Solid Waste Management Authority who subleases to Waste Management. The current lease extends until April 30, 2026. The monthly rental charged by the City is \$1.40 for each ton of waste received at the site through April 30, 2021, at which time the monthly rental will be adjusted by the Consumer Price Index (CPI) annually through the termination of the agreement. For the year ended December 31, 2017, the City received \$152,147 in rental fees under the contract. The leased assets cost \$36,116 and are reported net of accumulated depreciation of \$28,893 for a net carrying value of \$7,223.

The City's lease agreements, other than the agreement described above, are relatively minor commitments whereby the City is leasing various pieces of office equipment.



## **REQUIRED SUPPLEMENTARY INFORMATION**

**CITY OF STOCKBRIDGE, GEORGIA**

**SCHEDULE OF CHANGES IN THE CITY'S NET PENSION LIABILITY  
AND RELATED RATIOS  
FOR THE FISCAL YEAR ENDED DECEMBER 31**

	<u>2017</u>	<u>2016</u>	<u>2015</u>
<b>Total pension liability</b>			
Service cost	\$ 297,396	\$ 247,214	\$ 319,885
Interest on total pension liability	650,509	611,199	604,791
Differences between expected and actual experience	(11,712)	132,894	(372,914)
Changes of assumptions	-	-	4,539
Changes in benefit terms	-	-	3,871
Benefit payments, including refunds of employee contributions	<u>(485,418)</u>	<u>(482,759)</u>	<u>(472,198)</u>
<b>Net change in total pension liability</b>	<b>450,775</b>	<b>508,548</b>	<b>87,974</b>
<b>Total pension liability - beginning</b>	<b>8,636,372</b>	<b>8,127,824</b>	<b>8,039,850</b>
<b>Total pension liability - ending (a)</b>	<b><u>\$ 9,087,147</u></b>	<b><u>\$ 8,636,372</u></b>	<b><u>\$ 8,127,824</u></b>
<b>Plan fiduciary net position</b>			
Contributions - employer	\$ 334,499	\$ 401,339	\$ 397,450
Net investment income	870,208	20,122	629,378
Benefit payments, including refunds of employee contributions	(485,418)	(482,759)	(472,198)
Administrative expenses	<u>(18,512)</u>	<u>(13,276)</u>	<u>(11,731)</u>
<b>Net change in plan fiduciary net position</b>	<b>700,777</b>	<b>(74,574)</b>	<b>542,899</b>
<b>Plan fiduciary net position - beginning</b>	<b>6,996,093</b>	<b>7,070,667</b>	<b>6,527,768</b>
<b>Plan fiduciary net position - ending (b)</b>	<b><u>\$ 7,696,870</u></b>	<b><u>\$ 6,996,093</u></b>	<b><u>\$ 7,070,667</u></b>
<b>City's net pension liability (a) - (b)</b>	<b><u>\$ 1,390,277</u></b>	<b><u>\$ 1,640,279</u></b>	<b><u>\$ 1,057,157</u></b>
<b>Plan fiduciary net position as a percentage of the total pension liability</b>	<b>84.7%</b>	<b>81.0%</b>	<b>87.0%</b>
<b>Covered-employee payroll</b>	<b>\$ 2,777,571</b>	<b>\$ 2,297,038</b>	<b>\$ 2,705,584</b>
<b>City's net pension liability as a percentage of covered payroll</b>	<b>50.05%</b>	<b>71.41%</b>	<b>39.07%</b>

**Notes to the Schedule**

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

# CITY OF STOCKBRIDGE, GEORGIA

## SCHEDULE OF CITY CONTRIBUTIONS FOR THE FISCAL YEAR ENDED DECEMBER 31

	2017	2016	2015	2014
Actuarially determined contribution	\$ 365,104	\$ 324,417	\$ 427,020	\$ 387,593
Contributions in relation to the actuarially determined contribution	365,104	324,417	427,020	387,593
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -
Covered-employee payroll	\$ 2,839,086	\$ 2,777,571	\$ 2,297,038	\$ 2,705,584
Contributions as a percentage of covered-employee payroll	12.9%	11.7%	18.6%	14.3%

### Notes to the Schedule

Valuation date	July 1, 2017
Cost method	Projected unit credit
Actuarial asset valuation method	Sum of actuarial value at beginning of year and the cash flow during the year plus the assumed investment return, adjusted by 10% of the amounts that the value exceeds or is less than the market value at the end of the year. The actuarial value is adjusted, if necessary, to be within 20% of market value.
Assumed rate of return on investments	7.75%
Projected salary increases	3.25% plus service based merit increases
Cost of living adjustments	0.00%
Amortization method	Closed level dollar for remaining unfunded liability
Remaining amortization period	Remaining amortization period varies for the bases, with a net effective amortization period of 11 years.

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

## NONMAJOR GOVERNMENTAL FUNDS

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### Special Revenue Fund

**Hotel/Motel Tax Fund** – This fund is used to account for hotel/motel taxes collected.

### Permanent Fund

**Burke Cemetery Fund** – This fund is used to account for revenues earned from a trust set up for cemetery improvements at Burke Cemetery.

### Capital Projects Funds

**State and Federal Grants Fund** – This fund is used to account for the acquisition and construction of major capital facilities which are financed with state and federal financial assistance.

**SPLOST III Fund** – This fund is used to account for capital expenditures. Funding is provided by special purpose sales taxes, which are collected by the County and remitted to the City through an intergovernmental agreement.

**CITY OF STOCKBRIDGE, GEORGIA**

**COMBINING BALANCE SHEET  
NONMAJOR GOVERNMENTAL FUNDS  
DECEMBER 31, 2017**

	<u>Special Revenue Fund</u>	<u>Permanent Fund</u>	<u>Capital Projects Funds</u>		<u>Total Nonmajor Governmental Funds</u>
	<u>Hotel/Motel Tax Fund</u>	<u>Burke Cemetery Fund</u>	<u>State and Federal Grants Fund</u>	<u>SPLOST III Fund</u>	
<b>ASSETS</b>					
Cash and cash equivalents	\$ 314,265	\$ -	\$ 449,377	\$ 2,916,494	\$ 3,680,136
Investments	-	12,284	-	-	12,284
Taxes receivable	39,480	-	-	-	39,480
<b>Total assets</b>	<b>\$ 353,745</b>	<b>\$ 12,284</b>	<b>\$ 449,377</b>	<b>\$ 2,916,494</b>	<b>\$ 3,731,900</b>
<b>LIABILITIES AND FUND BALANCES</b>					
<b>Liabilities:</b>					
Accounts payable	\$ 16,600	\$ -	\$ 7,067	\$ 68,895	\$ 92,562
<b>Total liabilities</b>	<b>16,600</b>	<b>-</b>	<b>7,067</b>	<b>68,895</b>	<b>92,562</b>
<b>Fund Balances:</b>					
Nonspendable:					
Permanent fund corpus	-	5,000	-	-	5,000
Restricted:					
Cemetery maintenance	-	7,284	-	-	7,284
Capital projects	-	-	442,310	2,847,599	3,289,909
Tourism	337,145	-	-	-	337,145
<b>Total fund balances</b>	<b>337,145</b>	<b>12,284</b>	<b>442,310</b>	<b>2,847,599</b>	<b>3,639,338</b>
<b>Total liabilities and fund balances</b>	<b>\$ 353,745</b>	<b>\$ 12,284</b>	<b>\$ 449,377</b>	<b>\$ 2,916,494</b>	<b>\$ 3,731,900</b>

**CITY OF STOCKBRIDGE, GEORGIA**

**COMBINING STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
NONMAJOR GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2017**

	Special	Permanent	Capital Projects Funds		Total
	Revenue		Fund	State and Federal	
	Fund	Burke Cemetery	Grants Fund	Fund	Governmental
	Hotel/Motel	Fund			Funds
	Tax Fund				
<b>Revenues:</b>					
Other taxes	\$ 445,240	\$ -	\$ -	\$ -	\$ 445,240
Interest income	-	-	-	533	533
Total revenues	<u>445,240</u>	<u>-</u>	<u>-</u>	<u>533</u>	<u>445,773</u>
<b>Expenditures:</b>					
Current:					
Housing and development	295,765	-	-	-	295,765
Capital outlay:					
General government	-	-	-	230,765	230,765
Public safety	-	-	-	225,681	225,681
Public works	-	-	22,207	-	22,207
Total expenditures	<u>295,765</u>	<u>-</u>	<u>22,207</u>	<u>456,446</u>	<u>774,418</u>
Excess (deficiency) of revenues over expenditures	<u>149,475</u>	<u>-</u>	<u>(22,207)</u>	<u>(455,913)</u>	<u>(328,645)</u>
Net change in fund balances	149,475	-	(22,207)	(455,913)	(328,645)
<b>Fund balances, beginning of year</b>	<u>187,670</u>	<u>12,284</u>	<u>464,517</u>	<u>3,303,512</u>	<u>3,967,983</u>
<b>Fund balances, end of year</b>	<u>\$ 337,145</u>	<u>\$ 12,284</u>	<u>\$ 442,310</u>	<u>\$ 2,847,599</u>	<u>\$ 3,639,338</u>

**CITY OF STOCKBRIDGE, GEORGIA  
SPECIAL REVENUE FUND - HOTEL/MOTEL TAX FUND**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES  
IN FUND BALANCES - BUDGET AND ACTUAL  
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2017**

	Hotel/Motel Tax Fund		
	Final Budget	Actual	Variance With Final Budget
<b>Revenues:</b>			
Taxes	\$ 268,000	\$ 445,240	\$ 177,240
Total revenues	<u>268,000</u>	<u>445,240</u>	<u>177,240</u>
<b>Expenditures:</b>			
Current:			
Housing and development	343,000	295,765	47,235
Total expenditures	<u>343,000</u>	<u>295,765</u>	<u>47,235</u>
Excess (deficiency) of revenues over expenditures	<u>(75,000)</u>	<u>149,475</u>	<u>224,475</u>
Net change in fund balances	(75,000)	149,475	224,475
<b>Fund balances, beginning of year</b>	<u>187,670</u>	<u>187,670</u>	<u>-</u>
<b>Fund balances, end of year</b>	<u>\$ 112,670</u>	<u>\$ 337,145</u>	<u>\$ 224,475</u>

## NONMAJOR ENTERPRISE FUNDS

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**Community Center Fund** – This fund is used to account for activities of the Ted Strickland Community Center.

**Stormwater Fund** – This fund is used to account for revenues generated from the charges for stormwater services provided to the citizens of Stockbridge.

**Conference Center Fund** – This fund is used to account for activities related to the Merle Manders Conference Center.



**CITY OF STOCKBRIDGE, GEORGIA**

**COMBINING STATEMENT OF NET POSITION  
NONMAJOR ENTERPRISE FUNDS  
DECEMBER 31, 2017**

	<u>Community Center Fund</u>	<u>Stormwater Fund</u>	<u>Conference Center Fund</u>	<u>Totals</u>
<b>ASSETS</b>				
<b>CURRENT ASSETS</b>				
Cash and cash equivalents	\$ 89,939	\$ 839,627	\$ 239,051	\$ 1,168,617
Accounts receivable	-	143,629	-	143,629
Due from other governments	-	3,353	-	3,353
Prepaid expenses	240	4,119	631	4,990
Total current assets	<u>90,179</u>	<u>990,728</u>	<u>239,682</u>	<u>1,320,589</u>
<b>NONCURRENT ASSETS</b>				
Capital assets, net of accumulated depreciation	<u>627,812</u>	<u>831,084</u>	<u>2,414,545</u>	<u>3,873,441</u>
Total noncurrent assets	<u>627,812</u>	<u>831,084</u>	<u>2,414,545</u>	<u>3,873,441</u>
Total assets	<u>717,991</u>	<u>1,821,812</u>	<u>2,654,227</u>	<u>5,194,030</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Pensions	-	54,750	25,781	80,531
Total deferred outflows of resources	<u>-</u>	<u>54,750</u>	<u>25,781</u>	<u>80,531</u>
<b>LIABILITIES</b>				
<b>CURRENT LIABILITIES</b>				
Accounts payable	1,677	23,649	14,672	39,998
Accrued liabilities	-	6,104	5,000	11,104
Customer deposits	11,410	-	42,142	53,552
Compensated absences due within one year	<u>-</u>	<u>3,371</u>	<u>1,427</u>	<u>4,797</u>
Total current liabilities	<u>13,087</u>	<u>33,124</u>	<u>63,241</u>	<u>109,451</u>
<b>NONCURRENT LIABILITIES</b>				
Compensated absences due in more than one year	-	13,483	5,706	19,190
Net pension liability	<u>-</u>	<u>112,069</u>	<u>52,771</u>	<u>164,840</u>
Total noncurrent liabilities	<u>-</u>	<u>125,552</u>	<u>58,477</u>	<u>184,030</u>
Total liabilities	<u>13,087</u>	<u>158,676</u>	<u>121,718</u>	<u>293,481</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Pensions	-	41,450	19,518	60,968
Total deferred inflows of resources	<u>-</u>	<u>41,450</u>	<u>19,518</u>	<u>60,968</u>
<b>NET POSITION</b>				
Investment in capital assets	627,812	831,084	2,414,545	3,873,441
Unrestricted	<u>77,092</u>	<u>845,352</u>	<u>124,227</u>	<u>1,046,671</u>
Total net position	<u>\$ 704,904</u>	<u>\$ 1,676,436</u>	<u>\$ 2,538,772</u>	<u>\$ 4,920,112</u>

**CITY OF STOCKBRIDGE, GEORGIA**

**COMBINING STATEMENT OF REVENUES, EXPENSES AND  
CHANGES IN FUND NET POSITION  
NONMAJOR ENTERPRISE FUNDS  
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2017**

	<u>Community Center Fund</u>	<u>Stormwater Fund</u>	<u>Conference Center Fund</u>	<u>Totals</u>
<b>OPERATING REVENUES</b>				
Charges for services:				
Rentals	\$ 46,417	\$ -	\$ 198,496	\$ 244,913
Stormwater fees	-	510,920	-	510,920
Total operating revenues	<u>46,417</u>	<u>510,920</u>	<u>198,496</u>	<u>755,833</u>
<b>OPERATING EXPENSES</b>				
Personal services	511	452,885	174,223	627,619
Contracted services	23,655	85,530	184,854	294,039
Supplies	8,908	27,190	45,721	81,819
Repairs and maintenance	450	1,454	833	2,737
Depreciation	<u>22,653</u>	<u>32,516</u>	<u>86,499</u>	<u>141,668</u>
Total operating expenses	<u>56,177</u>	<u>599,575</u>	<u>492,130</u>	<u>1,147,882</u>
Operating loss	<u>(9,760)</u>	<u>(88,655)</u>	<u>(293,634)</u>	<u>(392,049)</u>
Loss before capital contributions and transfers	(9,760)	(88,655)	(293,634)	(392,049)
<b>TRANSFERS IN</b>	-	-	231,785	231,785
<b>TRANSFERS OUT</b>	<u>-</u>	<u>(55,500)</u>	<u>-</u>	<u>(55,500)</u>
Change in net position	(9,760)	(144,155)	(61,849)	(215,764)
<b>NET POSITION, beginning of year</b>	<u>714,664</u>	<u>1,820,591</u>	<u>2,600,621</u>	<u>5,135,876</u>
<b>NET POSITION, end of year</b>	<u>\$ 704,904</u>	<u>\$ 1,676,436</u>	<u>\$ 2,538,772</u>	<u>\$ 4,920,112</u>

**CITY OF STOCKBRIDGE, GEORGIA**  
**COMBINING STATEMENT OF CASH FLOWS**  
**NONMAJOR ENTERPRISE FUNDS**  
**FOR THE FISCAL YEAR ENDED DECEMBER 31, 2017**

	Community Center Fund	Stormwater Fund	Conference Center Fund	Totals
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Receipts from customers	\$ 39,747	\$ 498,562	\$ 191,568	\$ 729,877
Payments to suppliers and service providers	(33,069)	(98,180)	(228,335)	(359,584)
Payments to employees	(511)	(418,225)	(168,824)	(587,560)
Net cash provided by (used in) operating activities	<u>6,167</u>	<u>(17,843)</u>	<u>(205,591)</u>	<u>(217,267)</u>
<b>CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES</b>				
Transfers from (to) other funds	-	(55,500)	231,785	176,285
Net cash provided by (used in) non-capital financing activities	<u>-</u>	<u>(55,500)</u>	<u>231,785</u>	<u>176,285</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>				
Purchase of equipment	-	(361,768)	(30,595)	(392,363)
Net cash used in capital and related financing activities	<u>-</u>	<u>(361,768)</u>	<u>(30,595)</u>	<u>(392,363)</u>
Increase (decrease) in cash and cash equivalents	6,167	(435,111)	(4,401)	(433,345)
<b>Cash and cash equivalents:</b>				
Beginning of year	<u>83,772</u>	<u>1,274,738</u>	<u>243,452</u>	<u>1,601,962</u>
End of year	<u>\$ 89,939</u>	<u>\$ 839,627</u>	<u>\$ 239,051</u>	<u>\$ 1,168,617</u>
<b>Reconciliation of operating loss to net cash provided by operating activities:</b>				
Operating loss	\$ (9,760)	\$ (88,655)	\$ (293,634)	\$ (392,049)
Adjustments to reconcile operating loss to net cash provided by (used in) operating activities:				
Depreciation	22,653	32,516	86,499	141,668
Increase in accounts receivable	-	(15,574)	-	(15,574)
Decrease in due from other governments	-	3,216	-	3,216
(Increase) decrease in deferred outflows of resources-pension	-	(7,533)	2,624	(4,909)
Decrease in customer deposits	(6,670)	-	(6,928)	(13,598)
(Increase) decrease in prepaid expenses	109	(2,714)	130	(2,475)
Increase in accrued liabilities	-	8,183	2,381	10,564
Increase (decrease) in accounts payable	(165)	18,708	2,943	21,486
Increase in deferred inflows of resources-pension	-	21,702	7,638	29,340
Increase (decrease) in net pension liability	-	12,308	(7,244)	5,064
Net cash provided by (used in) operating activities	<u>\$ 6,167</u>	<u>\$ (17,843)</u>	<u>\$ (205,591)</u>	<u>\$ (217,267)</u>
<b>NON-CASH CAPITAL AND RELATED FINANCING ACTIVITIES</b>				
Contributions of capital assets from other funds	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**CITY OF STOCKBRIDGE, GEORGIA**

**SCHEDULE OF EXPENDITURES OF  
SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS - SPLOST III  
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2017**

<u>Project</u>	<u>Original Estimated Cost</u>	<u>Current Estimated Cost</u>	<u>Expenditures</u>			<u>Estimated Percent Complete</u>
			<u>Beginning of Year</u>	<u>Current Year</u>	<u>To Date</u>	
Roads, bridges, sidewalks and transportation facilities	\$ 3,060,000	\$ 1,742,941	\$ 1,591,498	\$ 151,443	\$ 1,742,941	100.00%
Public safety facilities and equipment	2,000,000	2,551,386	2,551,386	-	2,551,386	100.00%
Public works facilities and equipment	17,097,500	7,574,302	4,915,543	74,238	4,989,781	65.88%
Construction and renovation of municipal buildings	<u>10,700,000</u>	<u>6,280,848</u>	<u>5,971,156</u>	<u>230,765</u>	<u>6,201,921</u>	<u>98.74%</u>
Totals	<u>\$ 32,857,500</u>	<u>\$ 18,149,477</u>	<u>\$ 15,029,583</u>	<u>\$ 456,446</u>	<u>\$ 15,486,029</u>	<u>85.32%</u>

**CITY OF STOCKBRIDGE, GEORGIA**

**SCHEDULE OF EXPENDITURES OF  
SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS - SPLOST IV  
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2017**

<u>Project</u>	<u>Original Estimated Cost</u>	<u>Current Estimated Cost</u>	<u>Expenditures</u>			<u>Estimated Percent Complete</u>
			<u>Beginning of Year</u>	<u>Current Year</u>	<u>To Date</u>	
Roads, bridges, sidewalks and transportation facilities	\$ 1,500,000	\$ 5,550,000	\$ 380,935	\$ 579,680	\$ 960,615	17.31%
Public safety facilities and equipment	4,180,000	150,000	9,943	-	9,943	6.63%
Public works facilities and equipment	19,000,000	12,250,000	140,353	2,534,127	2,674,480	21.83%
Parks and recreation	2,000,000	1,550,000	252,401	529,124	781,525	50.42%
<b>Totals</b>	<b>\$ 26,680,000</b>	<b>\$ 19,500,000</b>	<b>\$ 783,632</b>	<b>\$ 3,642,931</b>	<b>\$ 4,426,563</b>	<b>22.70%</b>

## STATISTICAL SECTION

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This part of the City of Stockbridge'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 Trends** ..... **60 – 65**

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

**Revenue Capacity** ..... **66 – 76**

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

**Debt Capacity** ..... **77 – 82**

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

**Demographic and Economic Information** ..... **83 and 84**

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** ..... **85 – 89**

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

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

# CITY OF STOCKBRIDGE, GEORGIA

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

	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>
<b>Governmental Activities</b>				
Invested in capital assets, net of related debt	\$ 10,989,673	\$ 17,811,919	\$ 19,619,619	\$ 20,568,400
Restricted	6,211,996	4,039,095	3,375,196	5,215,699
Unrestricted	15,071,355	8,380,668	8,980,105	9,896,589
Total governmental activities net position	<u>\$ 32,273,024</u>	<u>\$ 30,231,682</u>	<u>\$ 31,974,920</u>	<u>\$ 35,680,688</u>
<b>Business-Type Activities</b>				
Invested in capital assets, net of related debt	\$ 12,627,711	\$ 15,995,790	\$ 17,320,303	\$ 16,812,443
Restricted	78,650	-	412,499	-
Unrestricted	1,237	1,123,893	1,540,982	2,992,430
Total business-type activities net position	<u>\$ 12,707,598</u>	<u>\$ 17,119,683</u>	<u>\$ 19,273,784</u>	<u>\$ 19,804,873</u>
<b>Primary Government</b>				
Invested in capital assets, net of related debt	\$ 23,617,384	\$ 33,807,709	\$ 36,939,922	\$ 37,380,843
Restricted	6,290,646	4,039,095	3,787,695	5,215,699
Unrestricted	15,072,592	9,504,561	10,521,087	12,889,019
Total primary government net position	<u>\$ 44,980,622</u>	<u>\$ 47,351,365</u>	<u>\$ 51,248,704</u>	<u>\$ 55,485,561</u>

Fiscal Year					
2012	2013	2014	2015	2016	2017
\$ 21,525,515	\$ 32,551,895	\$ 30,884,452	\$ 29,316,744	\$ 24,706,392	\$ 25,476,622
6,091,361	4,090,481	6,707,544	14,922,842	16,757,135	15,313,394
10,899,219	6,138,430	7,423,318	7,770,791	14,920,345	17,534,743
<u>\$ 38,516,095</u>	<u>\$ 42,780,806</u>	<u>\$ 45,015,314</u>	<u>\$ 52,010,377</u>	<u>\$ 56,383,872</u>	<u>\$ 58,324,759</u>
\$ 16,233,167	\$ 14,173,806	\$ 15,869,585	\$ 16,460,917	\$ 16,337,920	\$ 18,655,646
-	-	-	-	-	-
4,115,652	4,716,724	5,891,310	6,533,628	7,495,232	7,231,099
<u>\$ 20,348,819</u>	<u>\$ 18,890,530</u>	<u>\$ 21,760,895</u>	<u>\$ 22,994,545</u>	<u>\$ 23,833,152</u>	<u>\$ 25,886,745</u>
\$ 37,758,682	\$ 46,725,701	\$ 46,754,037	\$ 45,777,661	\$ 41,044,312	\$ 44,132,268
6,091,361	4,090,481	6,707,544	14,922,842	16,757,135	15,313,394
15,014,871	10,855,154	13,314,628	14,304,419	22,415,577	24,765,842
<u>\$ 58,864,914</u>	<u>\$ 61,671,336</u>	<u>\$ 66,776,209</u>	<u>\$ 75,004,922</u>	<u>\$ 80,217,024</u>	<u>\$ 84,211,504</u>



# CITY OF STOCKBRIDGE, GEORGIA

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

	2008	2009	2010	2011
<b>Expenses</b>				
Governmental activities:				
General government	\$ 1,795,176	\$ 2,400,464	\$ 2,515,610	\$ 3,685,693
Judicial (1)	-	-	-	793,371
Public safety	649,280	677,665	1,080,261	638,889
Public works	2,986,934	2,083,352	1,971,459	2,196,017
Culture and recreation	207,166	245,170	228,944	-
Housing and development	131,744	221,412	133,444	130,855
Interest on long-term debt	922,844	855,074	749,810	734,837
Total governmental activities expenses	6,693,144	6,483,137	6,679,528	8,179,662
Business-type activities:				
Water and sewer	2,685,740	2,702,794	2,664,977	2,637,874
Stormwater	414,145	474,327	471,972	402,250
Solid waste	1,137,109	1,088,706	966,489	927,975
Conference center	553,651	549,345	518,217	494,312
Community center	-	-	70,853	120,702
Total business-type activities	4,790,645	4,815,172	4,692,508	4,583,113
Total primary government	\$ 11,483,789	\$ 11,298,309	\$ 11,372,036	\$ 12,762,775
<b>Program Revenues</b>				
Governmental activities:				
Charges for services:				
General government	\$ 216,033	\$ 211,047	\$ 262,785	\$ 291,440
Judicial	884,277	728,773	779,488	-
Public safety	-	-	-	1,473,453
Public works	42,180	450	7,029	-
Culture and recreation	9,017	9,893	10,006	-
Housing and development	143,177	28,374	67,449	-
Operating grants and contributions	-	-	-	690,000
Capital grants and contributions	10,195,013	1,010,556	1,985,246	2,557,612
Total governmental activities program revenues	11,489,697	1,989,093	3,112,003	5,012,505
Business-type activities:				
Charges for services:				
Water and sewer	2,515,244	2,639,751	2,755,999	2,764,241
Stormwater	456,348	487,815	491,631	703,228
Solid waste	850,328	967,395	1,152,171	1,151,748
Conference center	192,616	121,784	174,984	156,008
Community center	-	-	24,281	34,964
Capital grants and contributions	81,600	51,092	1,178,613	-
Total business-type activities program revenues	4,096,136	4,267,837	5,777,679	4,810,189
Total primary government program revenues	\$ 15,585,833	\$ 6,256,930	\$ 8,889,682	\$ 9,822,694

Fiscal Year						
2012	2013	2014	2015	2016	2017	
\$ 3,155,588	\$ 5,936,424	\$ 3,561,543	\$ 3,366,285	\$ 3,496,445	\$ 3,397,192	
711,290	847,430	787,946	665,664	447,338	172,218	
738,576	811,804	744,104	848,136	177,125	436,880	
2,202,773	360,679	2,844,049	2,829,741	2,058,092	2,608,574	
63,035	66,573	-	10,577	-	-	
214,411	191,209	203,265	1,267,243	739,159	1,037,910	
704,873	681,001	656,137	629,911	602,535	573,861	
<u>7,790,546</u>	<u>8,895,120</u>	<u>8,797,044</u>	<u>9,617,557</u>	<u>7,520,694</u>	<u>8,226,635</u>	
2,607,609	3,560,527	2,884,646	3,158,357	3,090,427	3,429,805	
287,346	434,772	349,691	212,729	389,999	599,575	
804,642	874,678	728,744	719,355	1,024,671	1,270,720	
366,119	347,392	331,099	290,062	393,485	492,130	
125,847	95,972	28,849	49,768	51,876	56,177	
<u>4,191,563</u>	<u>5,313,341</u>	<u>4,323,029</u>	<u>4,430,271</u>	<u>4,950,458</u>	<u>5,848,407</u>	
<u>\$ 11,982,109</u>	<u>\$ 14,208,461</u>	<u>\$ 13,120,073</u>	<u>\$ 14,047,828</u>	<u>\$ 12,471,152</u>	<u>\$ 14,075,042</u>	
\$ 372,647	\$ 345,093	\$ 450,308	\$ 347,970	\$ 430,767	\$ 440,347	
1,005,117	1,184,636	1,179,667	1,018,700	419,041	43,678	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
-	-	-	-	-	-	
<u>2,193,557</u>	<u>3,171,384</u>	<u>3,886,677</u>	<u>8,732,683</u>	<u>2,863,565</u>	<u>2,811,531</u>	
<u>3,571,321</u>	<u>4,701,113</u>	<u>5,516,652</u>	<u>10,099,353</u>	<u>3,713,373</u>	<u>3,295,556</u>	
2,776,146	2,835,775	2,938,884	3,067,407	3,356,353	3,580,309	
494,874	495,025	493,402	495,077	509,886	510,920	
1,155,246	1,145,486	1,167,463	1,170,475	1,212,246	1,237,250	
124,258	170,707	194,518	163,297	168,874	198,496	
38,828	43,438	34,661	46,788	48,538	46,417	
-	-	-	-	-	-	
<u>4,589,352</u>	<u>4,690,431</u>	<u>4,828,928</u>	<u>4,943,044</u>	<u>5,295,897</u>	<u>5,573,392</u>	
<u>\$ 8,160,673</u>	<u>\$ 9,391,544</u>	<u>\$ 10,345,580</u>	<u>\$ 15,042,397</u>	<u>\$ 9,009,270</u>	<u>\$ 8,868,948</u>	

(Continued)

# CITY OF STOCKBRIDGE, GEORGIA

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

	2008	2009	2010	2011
Net (expense)/revenue				
Governmental activities	\$ 4,796,553	\$ (4,494,044)	\$ (3,567,525)	\$ (3,167,157)
Business-type activities	(694,509)	(547,335)	1,085,171	227,076
Total primary government net expense	\$ 4,102,044	\$ (5,041,379)	\$ (2,482,354)	\$ (2,940,081)
<b>General Revenues and</b>				
<b>Other Changes in Net Position</b>				
Governmental activities:				
Taxes				
Property taxes	\$ 47,451	\$ 33,566	\$ 25,396	\$ -
Sales taxes	3,130,349	2,759,279	3,130,180	3,198,744
Franchise taxes	1,255,583	1,243,106	1,334,679	1,403,671
Alcoholic beverage taxes	604,223	588,149	589,448	587,497
Business and occupation taxes	566,309	504,022	490,959	512,690
Insurance premium taxes	551,455	546,281	530,405	1,202,436
Hotel/Motel taxes	105,667	96,394	95,008	96,100
Other taxes	14,099	8,802	5,373	38,017
Unrestricted investment earnings	526,337	360,899	155,468	132,640
Gain on sale of capital assets	50,061	-	-	-
Miscellaneous	2,883	16,865	15,399	-
Transfers	(2,015,751)	(3,704,661)	(1,061,552)	(298,870)
Total governmental activities	4,838,666	2,452,702	5,310,763	6,872,925
Business-type activities:				
Unrestricted investment earnings	14,370	18,790	7,378	5,143
Gain on sale of capital assets	-	-	-	-
Transfers	2,015,751	3,704,661	1,061,552	298,870
Total business-type activities	2,030,121	3,723,451	1,068,930	304,013
Total primary government	\$ 6,868,787	\$ 6,176,153	\$ 6,379,693	\$ 7,176,938
<b>Change in Net Position</b>				
Governmental activities	\$ 9,635,219	\$ (2,041,342)	\$ 1,743,238	\$ 3,705,768
Business-type activities	1,335,612	3,176,116	2,154,101	531,089
Total primary government	\$ 10,970,831	\$ 1,134,774	\$ 3,897,339	\$ 4,236,857

Note:

(1) The Judicial function was recorded in Public Safety for years prior to 2011.

Fiscal Year					
2012	2013	2014	2015	2016	2017
\$ (4,219,225)	\$ (4,194,007)	\$ (3,280,392)	\$ 481,796	\$ (3,807,321)	\$ (4,931,079)
397,789	(622,910)	505,899	512,773	345,439	(275,015)
<u>\$ (3,821,436)</u>	<u>\$ (4,816,917)</u>	<u>(2,774,493)</u>	<u>\$ 994,569</u>	<u>\$ (3,461,882)</u>	<u>\$ (5,206,094)</u>
\$ -	\$ 231,993	\$ 271,113	\$ 226,911	\$ 124,284	\$ 126,814
3,322,774	3,260,524	3,403,706	3,597,732	3,785,414	3,887,722
1,398,424	1,355,500	1,452,601	1,546,828	1,480,642	1,419,291
603,903	621,381	663,251	704,298	711,402	726,445
582,833	617,617	472,466	564,290	601,511	661,371
1,277,188	1,322,407	1,419,779	1,516,512	1,642,740	1,751,247
64,431	87,052	92,580	130,588	222,993	445,240
51,048	74,168	84,437	120,925	103,613	180,437
84,720	49,919	17,715	4,322	1,381	2,007
8,085	-	-	-	-	-
-	-	-	-	-	-
(204,668)	838,157	(2,362,748)	(1,123,522)	(493,164)	(2,328,608)
<u>7,188,738</u>	<u>8,458,718</u>	<u>5,514,900</u>	<u>7,288,884</u>	<u>8,180,816</u>	<u>6,871,966</u>
2,197	1,888	1,718	334	4	-
-	890	-	42,791	-	-
204,668	(838,157)	2,362,748	1,123,522	493,164	2,328,608
206,865	(835,379)	2,364,466	1,166,647	493,168	2,328,608
<u>\$ 7,395,603</u>	<u>\$ 7,623,339</u>	<u>\$ 7,879,366</u>	<u>\$ 8,455,531</u>	<u>\$ 8,673,984</u>	<u>\$ 9,200,574</u>
\$ 2,969,513	\$ 4,264,711	\$ 2,234,508	\$ 7,770,680	\$ 4,373,495	\$ 1,940,887
604,654	(1,458,289)	2,870,365	1,679,420	838,607	2,053,593
<u>\$ 3,574,167</u>	<u>\$ 2,806,422</u>	<u>\$ 5,104,873</u>	<u>\$ 9,450,100</u>	<u>\$ 5,212,102</u>	<u>\$ 3,994,480</u>

**CITY OF STOCKBRIDGE, GEORGIA**

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

<b>Fiscal Year</b>	<b>Property Tax</b>	<b>Sales Tax</b>	<b>Franchise Tax</b>	<b>Alcoholic Beverage Tax</b>	<b>Business and Occupation Tax</b>	<b>Insurance Premium Tax</b>
2008	\$ 47,451	\$ 3,130,349	\$ 1,255,583	\$ 604,223	\$ 566,309	\$ 551,455
2009	33,566	2,759,279	1,243,106	588,149	504,022	546,281
2010	25,396	3,130,180	1,334,679	589,448	490,959	530,405
2011	-	3,198,744	1,403,671	587,497	512,690	1,202,436
2012	-	3,322,774	1,398,424	603,903	582,833	1,277,188
2013	231,993	3,260,524	1,355,500	621,381	617,617	1,322,407
2014	271,113	3,403,706	1,452,601	663,251	472,466	1,419,779
2015	226,911	3,597,732	1,546,828	704,298	564,290	1,516,512
2016	124,284	3,785,414	1,480,642	711,402	601,511	1,642,740
2017	126,814	3,887,722	1,419,291	726,445	661,371	1,751,247

Note: Sales and Use Tax revenues along with most other tax revenue sources have increased due to the significant growth in both population and commercial businesses.

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<u>Other Taxes</u>	<u>Total</u>
\$ 119,766	\$ 6,275,136
105,196	5,779,599
100,381	6,201,448
134,117	7,039,155
115,479	7,300,601
161,220	7,570,642
177,017	7,859,933
251,513	8,408,084
326,606	8,672,599
625,677	9,198,567

**CITY OF STOCKBRIDGE, GEORGIA**

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

	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>
General Fund				
Reserved	\$ 96,467	\$ 92,510	\$ 87,869	\$ -
Unreserved	14,249,562	7,800,835	8,318,250	-
Nonspendable	-	-	-	97,446
Restricted	-	-	-	-
Assigned	-	-	-	1,408,219
Unassigned	-	-	-	8,306,801
Total General Fund	<u>\$ 14,346,029</u>	<u>\$ 7,893,345</u>	<u>\$ 8,406,119</u>	<u>\$ 9,812,466</u>
All Other Governmental Funds				
Reserved	\$ 8,745,939	\$ 5,341,334	\$ 3,375,196	\$ -
Unreserved, reported in:				
Special revenue funds	8,631	4,420	987	-
Capital project funds	572,407	553,171	413,648	-
Nonspendable	-	-	-	5,000
Restricted, reported in:				
Special revenue funds	-	-	-	-
Capital project funds	-	-	-	-
Permanent fund	-	-	-	-
Committed, reported in:				
Special revenue funds	-	-	-	3,112
Capital project funds	-	-	-	5,201,241
Permanent fund	-	-	-	6,346
Assigned, reported in:				
Capital project funds	-	-	-	-
Total all other governmental funds	<u>\$ 9,326,977</u>	<u>\$ 5,898,925</u>	<u>\$ 3,789,831</u>	<u>\$ 5,215,699</u>

Note: Governmental Accounting Standards Board Statement No. 54 was adopted in 2011.

<b>Fiscal Year</b>					
<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-
108,753	6,138,534	6,116,722	6,078,840	4,605,760	2,289,521
	62,475	-	166,864	-	
2,738,528	142,654	113,588	138,184	58,937	2,874
8,199,749	4,486,260	6,166,220	8,232,433	11,326,184	16,328,566
<u>\$ 11,047,030</u>	<u>\$ 10,829,923</u>	<u>\$ 12,396,530</u>	<u>\$ 14,616,321</u>	<u>\$ 15,990,881</u>	<u>\$ 18,620,961</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-
-	-	-	-	-	-
5,000	280,684	592,900	5,684	5,597	5,000
39,428	40,220	68,238	129,398	187,190	337,145
6,040,284	3,975,827	6,627,115	14,614,296	16,557,661	14,963,965
6,649	6,959	7,191	7,284	7,284	7,284
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	(4,879,042)	(5,513,757)	(5,765,237)	-	-
<u>\$ 6,091,361</u>	<u>\$ (575,352)</u>	<u>\$ 1,781,687</u>	<u>\$ 8,991,425</u>	<u>\$ 16,757,732</u>	<u>\$ 15,313,394</u>



# CITY OF STOCKBRIDGE, GEORGIA

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

	2008	2009	2010	2011
<b>Revenues</b>				
Taxes	\$ 6,269,947	\$ 5,763,622	\$ 6,212,600	\$ 7,025,634
Licenses and permits	165,236	155,059	173,644	189,267
Intergovernmental	3,568,873	1,010,556	1,800,512	2,596,932
Fines and forfeitures	984,515	746,086	775,496	1,020,491
Charges for services	3,919	4,404	1,417	503,570
Contributions	-	-	-	-
Rental income	-	-	-	-
Investment earnings	526,337	360,901	164,888	142,228
Miscellaneous	337,823	81,726	178,575	788,603
Total revenues	11,856,650	8,122,354	9,307,132	12,266,725
<b>Expenditures</b>				
General government	1,641,182	1,875,398	1,936,207	2,688,145
Judicial	212,979	467,591	585,113	706,127
Public safety	426,940	207,439	472,637	585,912
Public works and parks	1,806,670	1,945,353	1,913,170	2,073,554
Housing and development	-	-	-	-
Urban redevelopment	16,055	19,852	71,855	99,243
Code enforcement	88,011	66,172	51,634	68,554
Tourism and promotion	60,323	55,247	62,105	61,614
Capital outlay	13,556,384	5,946,411	4,373,084	1,635,475
Debt service	-	-	-	-
Principal	-	6,770,014	455,000	480,000
Interest	927,137	883,423	758,539	737,016
Total expenditures	18,735,681	18,236,900	10,679,344	9,135,640
Excess of revenues over (under) expenditures	(6,879,031)	(10,114,546)	(1,372,212)	3,131,085
<b>Other financing sources (uses)</b>				
Proceeds from debt issues	7,097,253	3,339,988	-	-
Recognition of extinguishment of debt	-	-	-	-
Transfers	(617,237)	(3,106,178)	(224,108)	(298,870)
Proceeds from sale of assets	214,632	-	-	-
Total other financing sources (uses)	6,694,648	233,810	(224,108)	(298,870)
Net change in fund balances	\$ (184,383)	\$ (9,880,736)	\$ (1,596,320)	\$ 2,832,215
Debt service as a percentage of noncapital expenditures	11.7%	59.0%	19.2%	17.8%

Note: There was a significant increase in intergovernmental revenue in 2015 due to \$6,000,000 bond issuance for SPLOST projects.

Fiscal Year					
2012	2013	2014	2015	2016	2017
\$ 7,305,739	\$ 7,565,511	\$ 7,860,843	\$ 8,399,813	\$ 8,625,047	\$ 9,266,993
197,922	246,441	174,297	211,001	258,637	291,989
2,318,009	2,899,752	3,861,031	8,721,298	2,839,897	2,758,823
974,404	1,131,672	1,210,910	1,059,330	539,215	68,652
1,014	4,391	1,187	3,078	5,590	7,858
-	125,000	-	-	-	-
-	-	21,226	700	-	600
96,095	57,298	22,135	15,707	25,049	54,715
173,711	94,261	274,824	133,191	161,623	139,752
<u>11,066,894</u>	<u>12,124,326</u>	<u>13,426,453</u>	<u>18,544,118</u>	<u>12,455,058</u>	<u>12,589,382</u>
2,638,257	3,190,031	2,929,787	2,673,703	2,701,378	2,990,473
663,595	805,170	767,735	615,842	437,762	180,971
671,902	745,644	671,715	790,475	136,373	161,280
1,943,761	2,985,676	2,051,248	1,978,791	1,699,509	2,122,376
170,736	190,100	512,598	1,233,236	739,159	1,042,949
10,682	-	-	-	-	-
-	-	-	-	-	-
41,636	-	-	-	-	-
1,405,054	9,732,121	1,214,890	562,889	869,169	4,121,584
500,000	520,000	545,000	570,000	595,000	625,000
714,462	690,980	666,595	640,851	613,951	585,859
<u>8,760,085</u>	<u>18,859,722</u>	<u>9,359,568</u>	<u>9,065,787</u>	<u>7,792,301</u>	<u>11,830,492</u>
<u>2,306,809</u>	<u>(6,735,396)</u>	<u>4,066,885</u>	<u>9,478,331</u>	<u>4,662,757</u>	<u>758,890</u>
-	-	-	-	-	-
-	-	-	-	4,532,836	-
(204,668)	(150,464)	(143,239)	(48,802)	(54,726)	(120,785)
8,085	2,040	-	-	-	547,637
<u>(196,583)</u>	<u>(148,424)</u>	<u>(143,239)</u>	<u>(48,802)</u>	<u>4,478,110</u>	<u>426,852</u>
<u>\$ 2,110,226</u>	<u>\$ (6,883,820)</u>	<u>\$ 3,923,646</u>	<u>\$ 9,429,529</u>	<u>\$ 9,140,867</u>	<u>\$ 1,185,742</u>
16.7%	14.6%	15.1%	13.7%	17.7%	14.7%

## CITY OF STOCKBRIDGE, GEORGIA

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

Fiscal Year	Property Tax	Sales Tax	Franchise Tax	Alcoholic Beverage Tax	Insurance Premium Tax
2008	\$ 47,451	\$ 3,130,349	\$ 1,255,583	\$ 605,290	\$ 551,455
2009	33,566	2,759,279	1,243,106	574,702	546,281
2010	25,427	3,130,180	1,334,679	602,896	530,405
2011	-	3,198,744	1,403,671	587,497	1,202,436
2012	-	3,322,774	1,390,041	603,903	1,277,188
2013	231,993	3,260,524	1,350,369	621,381	1,322,407
2014	271,113	3,403,706	1,453,511	663,251	1,419,779
2015	226,911	3,597,732	1,538,557	704,298	1,516,512
2016	124,284	3,785,414	1,433,090	711,402	1,642,740
2017	126,814	3,887,722	1,487,717	726,445	1,751,247

Note: Sales and Use Tax revenues along with most other tax revenue sources have increased due to the significant growth in both population and commercial businesses.

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<b>Business and Occupation Tax</b>	<b>Other Taxes</b>	<b>Total</b>
\$ 560,053	\$ 119,766	\$ 6,269,947
504,022	102,666	5,763,622
488,662	100,351	6,212,600
512,690	120,596	7,025,634
582,833	129,000	7,305,739
617,617	161,220	7,565,511
444,366	205,117	7,860,843
558,840	256,963	8,399,813
546,502	381,615	8,625,047
661,371	625,677	9,266,993

# CITY OF STOCKBRIDGE, GEORGIA

## ASSESSED VALUE OF TAXABLE PROPERTY LAST TEN FISCAL YEARS

Tax Year	Assessed Value				Less: Tax-Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate
	Real and Personal Property	Motor Vehicle	Mobile Home	Other			
2008	\$ 916,701,036	\$25,491,490	\$ 1,748,760	\$ -	\$ (38,141,425)	905,799,861	0.000
2009	892,754,645	26,748,980	2,221,673	-	(31,084,976)	890,640,322	0.000
2010	786,965,210	21,619,380	2,087,040	-	(31,226,126)	779,445,504	0.000
2011	730,742,299	22,664,440	2,482,237	22,000	(27,074,707)	728,836,269	0.000
2012	640,653,501	25,135,180	2,079,278	9,089	(26,751,580)	641,125,468	0.000
2013	653,081,289	25,863,520	1,604,083	165,000	(41,029,339)	639,684,553	0.000
2014	676,829,226	20,949,450	1,595,881	762,897	(6,332,991)	693,804,463	0.000
2015	734,070,209	15,891,630	1,542,715	10,099	(7,374,892)	744,139,761	0.000
2016	806,767,219	11,699,210	1,475,725	20,499	(8,617,909)	811,344,744	0.000
2017	851,439,452	8,526,740	1,540,136	-	(13,588,601)	847,917,727	0.000

**SOURCE:**

Henry County Tax Commissioner

Note: Assessed value is calculated at 40% of estimated actual fair market value.

**CITY OF STOCKBRIDGE, GEORGIA**

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

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<u>Tax/Fiscal Year</u>	<u>City</u>	<u>County</u>	<u>County School District M&amp;O</u>	<u>County School District M&amp;O</u>	<u>Water</u>	<u>Hospital</u>	<u>State</u>	<u>Total</u>
2008	0.00	11.20	20.00	3.06	2.00	1.00	0.25	37.51
2009	0.00	10.97	20.00	3.06	2.00	1.00	0.25	37.28
2010	0.00	10.97	20.00	3.06	2.00	1.00	0.25	37.28
2011	0.00	11.75	20.00	3.06	2.00	1.00	0.25	38.06
2012	0.00	14.50	20.00	3.63	2.00	0.00	0.20	40.33
2013	0.00	14.50	20.00	3.63	2.00	0.00	0.15	40.28
2014	0.00	14.30	20.00	3.63	2.00	0.00	0.10	40.03
2015	0.00	13.87	20.00	3.63	2.00	0.00	0.05	39.55
2016	0.00	12.73	20.00	3.63	2.00	0.00	0.00	38.36
2017	0.00	12.73	20.00	3.63	2.00	0.00	0.00	38.36

**SOURCE:**

Henry County Tax Commissioner

Note: All tax rates are per \$1,000 assessed valuation, less exemptions.

# CITY OF STOCKBRIDGE, GEORGIA

## PRINCIPAL PROPERTY TAXPAYERS CURRENT YEAR AND NINE YEARS AGO

Taxpayer	Fiscal Year 2017			Fiscal Year 2008		
	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
Walmart Real Estate Business Trust	\$ 17,466	1	2.15%	\$ 21,401	1	2.58%
Vulcan Lands and Materials LLC	15,532	2	1.91%	9,651	4	1.16%
St Ives Apartments LLC	10,672	3	1.32%	9,482	5	1.14%
West Henry Land Corp & Etal	10,267	4	1.27%	10,361	2	1.25%
South Atlanta Eastwood Village LLC	9,987	5	1.23%	-		-
JES @ Eagles Landing LLC & Round	8,960	6	1.10%	6,727	9	0.81%
CSP Community Owner LLC	8,640	7	1.06%	-		-
HPI Waterford Landing LLC	7,680	8	0.95%	-		-
Georgia Power Company	6,719	9	0.83%	-		-
WRS Centers LLC	6,403	10	0.79%	-		-
Concert PSP Atlanta - Eastwood	-		-	9,897	3	1.19%
Summit Properties Partnership	-		-	8,957	6	1.08%
SunTrust Service Corp	-		-	7,934	7	0.96%
Waterford Eagles LLC	-		-	6,480	10	0.78%
ECRV Eagle Pinnacle Medical 1 LLC	-		-	7,110	8	0.86%
<b>Total</b>	<b>\$ 102,326</b>		<b>12.61%</b>	<b>\$ 98,000</b>		<b>11.81%</b>

**SOURCE:**

Henry County Tax Commissioner

Note: Amounts expressed in thousands.

# CITY OF STOCKBRIDGE, GEORGIA

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

Fiscal Year	Governmental Activities	Business-type Activities			Total Primary Government
	Redevelopment Agency Bonds	Revenue Bonds	Notes Payable	Total	
2008	\$ 20,120,025	\$ 310,000	\$ 2,707,648	\$ 3,017,648	\$ 23,137,673
2009	16,690,000	-	-	-	16,690,000
2010	16,235,000	-	1,507,350	1,507,350	17,742,350
2011	15,755,000	-	1,894,386	1,894,386	17,649,386
2012	15,255,000	-	1,823,000	1,823,000	17,078,000
2013	14,735,000	-	1,749,444	1,749,444	16,484,444
2014	14,190,000	-	1,673,651	1,673,651	15,863,651
2015	13,620,000	-	1,595,552	1,595,552	15,215,552
2016	13,025,000	-	1,515,078	1,515,078	14,540,078
2017	12,400,000	-	1,432,156	1,432,156	13,832,156

**SOURCE:**

Population data from Quick Facts Census Data

Note: Details regarding the City's outstanding debt can be found in Note 7 of the current financial statements.



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<u>Population</u>	<u>Percentage of Personal Income (1)</u>	<u>Per Capita (1)</u>
21,666	4.45 %	\$ 1,068
22,000	3.37	759
25,636	3.24	692
26,493	2.82	666
26,731	2.66	639
26,905	2.68	613
27,205	2.54	583
27,619	2.29	551
28,202	2.25	516
29,114	2.07	475

# CITY OF STOCKBRIDGE, GEORGIA

## LEGAL DEBT MARGIN INFORMATION LAST TEN FISCAL YEARS

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	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>
Debt limit	\$ 90,579,986	\$ 89,064,032	\$ 78,696,521	\$ 72,883,627
Total net debt applicable to limit	-	-	-	-
Legal debt margin	<u>\$ 90,579,986</u>	<u>\$ 89,064,032</u>	<u>\$ 78,696,521</u>	<u>\$ 72,883,627</u>
Total net debt applicable to the limit as a percentage of debt limit	0.00%	0.00%	0.00%	0.00%

Note: Under Georgia law, the City of Stockbridge's outstanding general obligation debt should not exceed 10% of total assessed property value. The City has no general obligation debt that is subject to the debt limitation.

<b>Fiscal Year</b>					
<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
\$ 64,115,468	\$ 63,968,455	\$ 69,380,446	\$ 74,413,976	\$ 81,134,474	\$ 84,791,773
-	-	-	-	-	-
<u>\$ 64,115,468</u>	<u>\$ 63,968,455</u>	<u>\$ 69,380,446</u>	<u>\$ 74,413,976</u>	<u>\$ 81,134,474</u>	<u>\$ 84,791,773</u>
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

# CITY OF STOCKBRIDGE, GEORGIA

## PLEDGED-REVENUE COVERAGE LAST TEN FISCAL YEARS

Fiscal Year	Water & Sewer Revenue Bonds					
	Water & Sewer Fund Gross Revenues	Less: Operating Expenses	Net Available Revenue	Principal	Interest	Coverage
2008	\$ 2,675,944	\$ 2,113,744	\$ 562,200	\$ 45,000	\$ 17,750	\$ 8.96
2009	2,699,950	2,120,877	579,073	310,000	28,750	1.71
2010	2,758,726	2,235,521	523,205	-	-	-
2011	2,765,132	2,172,043	593,089	17,515	14,296	18.64
2012	2,776,669	2,061,156	715,513	71,385	55,677	5.63
2013	2,836,218	2,143,837	692,381	73,556	53,500	5.45
2014	2,939,225	2,321,279	617,946	75,793	51,257	4.86
2015	3,190,340	2,490,903	699,437	78,099	48,946	5.51
2016	3,784,703	2,400,268	1,384,435	80,474	46,565	10.90
2017	5,788,132	2,715,737	3,072,395	82,922	44,111	24.19

**Notes:**

- (1) Details regarding the City's outstanding debt can be found in the notes to the financial statements.
- (2) Operating expenses do not include interest, depreciation, or amortization expense.
- (3) The City prepaid various Urban Redevelopment Revenue Bond issues and all of the remaining Water and Sewer Revenue Bond issues during 2009.
- (4) Gross revenues include capital contributions.

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**Urban Redevelopment Revenue Bonds**

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<b>Gross/ Pledged Revenues</b>	<b>Principal</b>	<b>Interest</b>	<b>Coverage</b>
\$ 296,342	\$ -	\$ 927,137	0.32
5,674,419	6,770,013	883,423	0.74
1,282,123	455,000	758,539	1.06
1,267,191	480,000	737,016	1.04
1,214,484	500,000	714,462	1.00
1,210,983	520,000	690,980	1.00
1,211,597	545,000	666,595	1.00
1,210,851	570,000	640,851	1.00
1,208,951	595,000	613,951	1.00
1,210,859	625,000	585,859	1.00

# CITY OF STOCKBRIDGE, GEORGIA

## DEMOGRAPHIC AND ECONOMIC STATISTICS LAST TEN FISCAL YEARS

Fiscal Year	Population	Personal Income (thousands) (2)	Per Capita Personal Income (2)	Median Age (2)(5)	School Enrollment (3)	Stockbridge Unemployment Rate (4)
2008	21,666 (1)	\$ 520,265,658	\$ 24,013	34.2	2,611	9.1 %
2009	22,000 (1)	495,638,000	22,529	34.2	2,447	10.3
2010	25,636 (5)	548,097,680	21,380	32.4	2,371	10.4
2011	26,493 (5)	626,638,929	23,653	33.1	1,561	11.5
2012	26,731 (5)	641,704,386	24,006	34.7	1,745	11.0
2013	26,905 (5)	615,344,255	22,871	34.8	1,742	9.6
2014	27,205 (5)	624,218,725	22,945	35.8	1,667	8.0
2015	27,619 (5)	664,457,902	24,058	34.9	1,691	6.7
2016	28,202 (1)	647,094,890	22,945	35.8	1,604	6.6
2017	29,114 (1)	667,234,652	22,918	35.3	1,617	4.9

**SOURCES:**

- (1) Atlanta Regional Commission
- (2) Sperling's Best Places
- (3) Henry County Board of Education
- (4) Homefacts.com
- (5) U.S. Census Bureau Estimates

# CITY OF STOCKBRIDGE, GEORGIA

## PRINCIPAL EMPLOYERS CURRENT YEAR AND NINE YEARS AGO

<u>Employer</u>	<u>Fiscal Year 2017</u>		<u>Fiscal Year 2008</u>	
	<u>Employees</u>	<u>Rank</u>	<u>Employees</u>	<u>Rank</u>
Walmart Supercenter	727	1	717	1
Publix Super Market	301	2	175	5
Henry County Schools within the City	192	3	210	3
Eagles Landing Christian Academy	154	4	163	6
Ingles	111	5	-	-
BrandsMart USA	110	6	190	4
Kohl's Department Store	99	7	98	9
City of Stockbridge	64	8	65	11
Eagles Landing Country Club	46	9	92	10
Vulcan Materials	30	10	-	-
At Home (formerly Garden Ridge)	41	-	65	12
Hamilton Bank (formerly First State Bank)	13	-	101	8
SunTrust Bank	-	-	135	7
Symcor LLP	-	-	492	2
Total	<u>1,888</u>		<u>2,503</u>	

**SOURCE:**

City of Stockbridge, Georgia records

# CITY OF STOCKBRIDGE, GEORGIA

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

Function	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Executive	2	2	1	1	1	1	2	5	5	4
Administration	7	7	9	9	9	9	10	10	10	12
Facilities maintenance	-	-	-	-	-	-	-	-	4	2
Municipal court	2	4	5	-	-	-	3	3	3	1
Public works and parks	17	18	18	18	19	19	20	20	17	13
City events	-	-	-	-	-	-	-	-	1	1
Code enforcement	1	1	1	1	1	1	2	2	2	2
Main street	-	-	-	-	-	-	1	1	2	2
GIS	-	-	-	-	-	-	-	-	1	1
Water/Sewer	15	15	15	15	15	15	15	15	16	15
Stormwater	3	3	3	3	3	3	3	2	7	7
Sanitation	14	10	10	10	9	9	7	7	1	1
Conference Center	4	4	4	4	4	4	1	1	2	3
<b>Total</b>	<u>65</u>	<u>64</u>	<u>66</u>	<u>61</u>	<u>61</u>	<u>61</u>	<u>64</u>	<u>66</u>	<u>71</u>	<u>64</u>

**SOURCE:**

City of Stockbridge, Georgia records

**Notes:**

- (1) Employee counts for years 2011 - 2013 are estimates based on available information.
- (2) Elected officials and appointed court personnel are not included.
- (3) The City of Stockbridge uses personnel services lawn maintenance, not included above.



# CITY OF STOCKBRIDGE, GEORGIA

## OPERATING INDICATORS BY FUNCTION LAST TEN CALENDAR YEARS

Function	2008	2009	2010	2011
<b>Municipal Court</b>				
Fines and forfeitures	\$ 7,210	\$ 746,086	\$ 775,496	\$ 1,020,491
Number of cases	6,544	5,225	4,366	5,841
<b>Conference Center</b>				
Annual rents	\$ 194,204	\$ 137,252	\$ 158,524	\$ 158,804
<b>Occupation Tax</b>				
Annual renewals	1,158	1,061	1,108	1,331
New business licenses	249	232	246	217
<b>Public Works</b>				
Miles resurfaced	N/A	1.1	0.9	N/A
<b>Stormwater</b>				
Potential ponds identified	162	162	181	181
Total number of pipes	3,020	3,020	3,153	3,102
Total number of feet of pipes	434,935	434,935	444,257	434,491
Complaints	44	40	100	70

**SOURCE:**

City of Stockbridge, Georgia records

Note: Revenues from fines decreased significantly in 2016 as Henry County diverted citations to the Henry County State Court. Additionally, there was a change in the State probation tolling laws.

<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
\$ 974,404 5,417	\$ 1,131,672 5,852	\$ 1,210,910 5,967	\$ 1,059,330 5,185	\$ 539,215 1,702	\$ 57,196 281
\$ 123,246	\$ 186,189	\$ 190,813	\$ 179,319	\$ 168,874	\$ 191,568
1,348 191	1,339 231	1,281 182	1,121 231	1,539 279	1,681 228
N/A	N/A	3.5	3.1	2.4	5.0
181 3,102 434,491 47	181 3,102 434,491 126	188 3,102 434,491 94	188 3,102 434,491 89	188 3,102 434,491 119	188 3,102 434,491 88

# CITY OF STOCKBRIDGE, GEORGIA

## CAPITAL ASSET STATISTICS BY FUNCTION LAST TEN FISCAL YEARS

Function/Program	2008	2009	2010	2011
<b>Public Works</b>				
City limits (square miles)	14.1	14.1	14.1	14.1
Paved roads (miles)	95.30	95.62	95.62	95.62
<b>Sanitation</b>				
Transfer stations	1	1	1	1
Collection trucks	6	5	5	5
Small collection vehicles	27	25	25	25
<b>Recreation and culture</b>				
Parks	4	4	4	4
Community centers	1	1	1	2
Library	1	1	1	1
Cemeteries	3	3	3	3
<b>Water</b>				
Water mains (miles)	44.4	44.5	44.4	44.5
Fire hydrants	457	457	457	457
Service connections	2,430	2,391	2,430	2,430
Daily avg consumption (gallons)	780,000	923,000	780,000	780,000
Storage capacity (gallons)	1,900,000	1,900,000	1,900,000	1,900,000
<b>Sewer</b>				
Sanitary sewers (miles)	39.5	39.5	39.5	39.5
Service connections	2,272	2,254	2,272	2,254
Treatment plants	1	1	1	1
Daily avg treatment (gallons)	.555 MGD	.686 MGD	.555 MGD	.686 MGD
Treatment capacity	1.5 MGD	1.5 MGD	1.5 MGD	1.5 MGD

**SOURCE:**

City of Stockbridge, Georgia records

2012	2013	2014	2015	2016	2017
14.1	14.1	14.1	14.1	14.1	14
95.62	95.62	95.62	95.62	97.08	97
1	1	1	1	1	1
5	5	5	5	5	1
25	14	13	13	9	5
4	4	4	4	4	4
2	2	2	2	2	2
1	1	1	1	1	1
3	3	3	3	3	3
44.4	44.5	44.5	44.5	44.5	4,446
457	457	457	457	457	458.00
2,430	2,391	2,391	2,749	2,764	2,726.0
780,000	923,000	923,000	752,180	679,564	684,970
1,900,000	1,900,000	1,900,000	1,800,000	1,800,000	1,800,000
39.5	39.5	39.5	39.5	39.5	40.0
2,272	2,254	2,254	N/A	4,858	2,431
1	1	1	1	1	1
.555 MGD	.686 MGD	.686 MGD	.823 MGD	.754 MGD	.761 MGD
1.5 MGD	1.5 MGD	1.5 MGD	1.5 MGD	1.5 MGD	1.5 MGD