CITY OF AMERICUS, GEORGIA

COMPREHENSIVE ANNUAL FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

Prepared by:

Finance Department

INTRODUCTORY SECTION

CITY OF AMERICUS, GEORGIA

COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

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City of Americus, Georgia

June 9, 2011

To the Honorable Mayor, members of the City Council, and the citizens of the City of Americus:

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 accounting principles generally accepted in the United States of America (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to the requirements, we hereby issue the comprehensive annual financial report of the City of Americus for the fiscal year ended December 31, 2010.

This report consists of management's representations concerning the finances of the City of Americus. 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 Americus 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 Americus' financial statements. Because the cost of internal controls should not outweigh their benefits, the City of Americus' 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 Americus' financial statements have been audited by Mauldin and Jenkins, a firm of licensed certified public accountants. The goal of the independent audit is to provide reasonable assurance that the financial statements of the City of Americus for the fiscal year ended December 31, 2010 are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and the 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 that there was a reasonable basis for rendering an unqualified opinion that the City of Americus' financial statements for the fiscal year ended December 31, 2010 are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

The independent audit of the financial statements of the City of Americus is part of a broader, federally mandated "Single Audit" designed to meet the special needs of federal grantor agencies. The standards governing Single Audit engagements 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, with special emphasis on internal controls and legal requirements involving the administration of federal awards. Although highly unusual for the City of Americus, A Single Audit was not required in 2010 due to the lack of significant project activity.

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 Americus' MD&A can be found immediately following the report of the independent auditors.

PROFILE OF THE GOVERNMENT

The City of Americus is located in Sumter County in Southwest Georgia. Americus is 132 miles from Atlanta and only nine miles from Plains, the home of America's 39th President and Nobel Peace Prize Laureate, Jimmy Carter. Americus is located strategically between the Andersonville and Plains National Historic Sites. Sumter County is the only county in Georgia which boasts two national historic sites. In Plains, the renovations of the Plains High School and Jimmy Carter Boyhood Home site in Archery have been completed. Plains High School has been designated the state school of Georgia. The United States Prisoner of War Museum is located within the Andersonville National Historic Site. This museum opened in April 1998. More than 150,000 visitors are received at these sites annually.

The City of Americus is empowered to levy a property tax on both real and personal properties located within its boundaries. It also is empowered by state statute to extend its corporate limits by annexation, which occurs when deemed appropriate by the governing body.

The City of Americus operates under the Council/Chief Administrative Officer form of government. Policy making and legislative authority are vested in the governing body which consists of a mayor and six council members. The governing body is responsible for, among other things, passing ordinances, adopting the budget, appointing committees, and appointing the Chief Administrative Officer, Department Heads, Municipal Court Judge, and the City Attorney. The Chief Administrative Officer is responsible for carrying out the policies and ordinances of the governing body and for overseeing the day-to-day operations of the government. The governing body is elected on a non-partisan basis. Council members serve four-year staggered terms, with three council members elected every two years. The Mayor is elected at large to serve a four-year term. The six council members are elected by district.

The City of Americus provides a full range of services, including police and fire protection and community development activities. Water and sewer services, natural gas services, solid waste services, and the Rylander Theater are all operated as proprietary funds of the city. The City of Americus established an additional proprietary fund to build a revenue stream for handling storm water and drainage issues. This new Storm Water Utility was implemented on June 1, 2010. The Downtown Development Authority is recorded as a component unit of the city and is included in the financial statements.

The annual budget serves as the foundation for the City of Americus' financial planning and control. All agencies of the City of Americus are required to submit requests for appropriation to the Finance Director. The finance department prepares the budget based on these requests and ensures that economic factors, wage increases, and other items are consistent among all of the funds and departments. The requested budget is submitted to the Chief Administrative Officer (CAO). The CAO uses this information as the starting point for developing the proposed budget. The proposed budget is then presented to the Mayor and Council on or before October 31. The council is required to hold public hearings on the proposed budget and to adopt a final budget no later than December 31, at the close of the city's fiscal year. The appropriated budget is prepared by fund, function (e.g., public safety), and department (e.g., police). Department heads may make budget transfers of appropriations within a department except in salary and capital line items. Transfers of appropriations between departments require the special approval of the governing council. Budget-to-actual comparisons are provided in this report for each individual governmental fund for which an appropriated budget is required; however, the City's budget policy includes all funds. The adherence to this policy has played an important role in controlling expenses during the economic downturn. Budget ordinance amendments are prepared throughout the year to adjust for unanticipated events, planned spending reductions, and more accurate monitoring of financial conditions.

FACTORS AFFECTING FINANCIAL AND ECONOMIC 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 Americus operates.

Local Economy

The citizens of Americus and Sumter County set the standard eighteen years ago when they voted to impose upon themselves a special purpose local option sales tax to fund economic development. This tax generated more than eight million dollars to spur economic development. These monies have been used to pay for the costs of improvements to the City's infrastructure and to provide attractive financing packages for industrial development. In addition, the Payroll Development Authority, the local authority responsible for administering these funds, developed a revolving loan pool from a portion of the money. The loan funds are used continuously to enhance economic development. In 2008, the Americus Sumter County Chamber of Commerce and the Payroll Development Authority reorganized. The result was a salaried economic developer on staff charged strictly with recruiting industry and expansion of existing business and industry.

More than 80% of the U.S. industrial and commercial markets are within two days of Americus. Americus is just 30 miles from Interstate 75 and about 60 miles from Interstate 185. U.S. Highways 19 and 280 intersect Americus, providing easy access to the major cities of the Southeast. Highway 19 has recently been widened to four-lanes from Atlanta to Florida. The enhancement will offer alternative routes for both tourists and through traffic. Several intrastate and interstate motor freight carriers provide full-load trucking services to this area with a few maintaining local terminals. Additionally, Norfolk Southern and Heart of Georgia companies provide rail service to this region of Georgia.

The Americus/Sumter County Airport Authority operates the Jimmy Carter Regional Airport, a general public aviation airport three miles northeast of Americus. The airport has a 6,021 foot runway. One fixed base operator, Souther Field Aviation, Inc, offers fuel, aircraft tie down, hangar and repair services. In 2010, the Airport Authority completed the construction of 19 new aircraft hangars. Currently, all hangars are occupied, including 5 privately owned units. Also, international flights are available at Atlanta's Hartsfield-Jackson International Airport which is only two hours and 30 minutes away.

Americus is 60 miles southeast of Columbus, one of two Georgia inland port locations. Savannah and Brunswick (both about 200 miles away) are the closest deep water ports. Americus is also 30 miles west of Cordele where another inland port location is being constructed with operations to begin mid 2011.

Americus participates in the National Main Street Program. In 1983 the City of Americus was designated as a Main Street City and hired a full time manager to oversee the revitalization, promotion, and economic development of the thirteen block central business district. During the last decade a low interest revolving loan program was formulated. In addition, facade and sign grants are offered to businesses to improve store fronts. Downtown merchants began taking advantage of the programs and the City has seen a new downtown emerge.

In 1991, through the efforts of a private/public partnership, the 61,000 square foot Windsor Hotel was renovated in the heart of downtown. Another successful private/public partnership resulted in the renovation of the 620 seat Rylander Theater in 1999. This theater compliments the hotel and retail businesses of "Victorian" downtown Americus.

In addition, the thirteen block central business improvement district now boasts a reputation as a shopping destination. Several large buildings that formerly housed single businesses have been renovated into mixed use facilities that house a combination of retail, commercial and residential space. One of these larger buildings that formerly housed the Rylander Motor Company has been fully restored and serves as the International Headquarters for Habitat for Humanity. Also, Citizens Bank of Americus refurbished the old Fire Station and other buildings to house their downtown facility. This project represents the largest private renovation in the downtown area to date. Also contributing to the Downtown area is the addition of a private venture called "City Square". This project includes the City of Americus drive-thru payment center, additional parking, green space, and room for the construction of another office building. All of the above improvements have enhanced the esthetics of the area.

Revenues generated from the City's hotel/motel tax have increased from $100,000 in 1998 to $280,000 in 2010. Although these revenues deteriorated in 2008 and 2009, they recovered slightly in 2010. Additionally, the City's hotels are still booking rooms well in advance for small regional meetings, seminars, mini conventions, motor coach tours and group travel associations and clubs.

Americus itself boasts one of the largest historic districts in southwest Georgia. The district contains more than 100 beautifully restored Victorian style homes. These homes plus the Windsor Hotel and the Rylander Theater make Americus an interesting attraction for heritage tourism.

Habitat for Humanity International, as mentioned previously, is an anchor business of Americus' downtown. The Habitat at Global Village and Museum in Americus has become another tourist attraction for our community. The Village and Museum showcases model Habitat houses from 10 countries, exhibits of urban and rural poverty, visitor activities and world crafts and entertainment. This educational and fun attraction is projected to bring to Americus more than 50,000 visitors annually.

In general, Americus is experiencing a decrease in manufacturing businesses as is the rest of the country. However, the City is focusing on attracting service type and retail corporations. As explained in the Management Discussion and Analysis, 2010 has been economically challenging for several reasons. The City has not fully recovered from the tornado event of March 1, 2007, primarily because of the total destruction of the hospital. Since the tornado, the City has lost several medical positions; however, Phoebe Sumter Medical Center is on the fast tract in constructing its new state of the art facility in the southwest area of the City. Several of the medical buildings in the complex are already in use and the medical professionals are back serving the community. The hospital is scheduled to open in November, 2011.

Local unemployment rates reached a decade high of 14.4% at the end of February, 2010. The average rate for 2010 was 13.2% while the February, 2011 rate is slightly better at 13.1%. The double digit rates have prevailed for the last couple of years following the tornado, the closure of industries such as Collins and Aikman, Caravelle Marine, The Tog Shop (Spiegel) and hiring freezes in other businesses and governments. These local factors and the overall national recession are contributing to the challenge of economic development. On a positive note, Sak (Caravelle) Marine has reopened its facility in 2011 and currently employs 30 with full employment expected to be 90.

In response to local economic needs, four entities joined forces in 2008 with the University of Georgia through its Archway Partnership. These entities are the City of Americus, Sumter County Board of Commissioners, Sumter County Board of Education, and Sumter Regional Hospital. The Archway Program is designed to provide communities with the wealth of expertise of faculty and students and easy access to school resources in order to find solutions to local issues. Currently, Sumter County is one of only six partnerships in the state. The 2010-2011 work plan includes economic development, education, the possible development of Urban Renewal Areas, and leadership objectives.

The Crisp County Inland Port project has been in the works for some time. This port will be able to accept freight containers from Savannah's port by rail. Once in Cordele the freight will be located on trucks and sent all over the southeast. The port, which is expected to begin operations in 2011, should give the region an economic boost. Visionaries expect a wide range of industries and vocations to be impacted; including trucking, distribution centers, and other service industries. Forward movement on this project was made in 2010 with the selection of the location less than two miles from Interstate 75 in Crisp County.

Also mentioned in the MD&A is a recent announcement by a local company, Star Racing, to build a $12 million world class motorsports facility right outside the City limits. The facility is expected to boost the economy by $75 million annually. This is expected to be a tourist attraction that will bring in visitors from all over the country.

The Americus/Sumter County Payroll Development Authority continues to receive requests for information about Americus from companies located both within and without the United States. Because of Americus' favorable location and climate, we anticipate these inquiries and visits to continue, even in light of the national recession and our temporary local issues. With a diverse combination of retail and service industries, exciting tourist attractions, excellent education options, the rebuilding of our hospital, and our community-wide Archway Project, Americus is positioned for a strong comeback.

Long Term Financial Planning

Expansion, improvement, and efficiency will be the focus of the Americus city government for the coming years. Being able to expand the city's perimeter north, east, and south is likely to be a concern of the Mayor and Council over the next decade. The Mayor and Council will continue to emphasize to the state legislature the development of legislation that will be conducive to cities striving to increase their corporate boundaries.

The City of Americus has developed a five-year capital improvement program that provides the framework for the purchase of machinery and equipment and the development and maintenance of the infrastructure to meet current and future needs. In accordance with our debt policy, the City issued a Combined Utility Revenue bond in the amount of $13,760,000 in 2010 to finance several utility projects. We are also pursuing GEFA and stimulus money for specific projects that qualify. Major planned improvements included in the City's most updated capital improvements program for 2011-2015 are:

- Continue the renovation and remodeling of all the city government buildings to meet our governmental needs. The next phase includes $2.8 million to renovate and expand the Public Safety Building. This building houses the entire police department and serves as the main fire department. Funding for this project is included in the most recently passed SPLOST legislature.
- Another planned renovation is the Furlow School. The $2.5 million project is to preserve a historic building and convert it for another use. This project will only be pursued if we are able to obtain funding.
- Update current meter reading systems for gas and water meters in order to improve productivity and reduce costs. This project is a tower meter reading system that uses transmitters in each meter to send up-to-the-minute readings to our billing department through the use of strategically located towers throughout the City. The $3.0 million dollar project is underway with an expected completion date of September, 2011.
- Replace well #7 due to its collapse. Begin a well replacement program that will meets future expansion needs.
- Additional well to service the northwest end of town, particularly to serve the new planned motorsports facility.
- Address drainage issues identified by the City's storm water consultants. These total roughly $4.5 million in various improvements throughout the City.
- Upgrade the water and wastewater plants.
- Sewer system repairs as identified by the inflow/infiltration study conducted in 2008 through 2009.

Other smaller projects are included in the five year capital improvements program for the City of Americus. All are designed to provide for future needs and mandates.

Awards and Acknowledgments

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 Americus for its comprehensive annual financial report for the fiscal year ended December 31, 2009. This was the twenty-second consecutive year that the City has received this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

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

The preparation of this report would not have been possible without the efficient and dedicated service of the entire staff of the Finance Department. We would like to express our appreciation to all members of the department who assisted and contributed to the preparation of this report. Credit also must be given to the mayor and city council members for their unfailing support for maintaining the highest standards of professionalism in the management of the City of Americus's finances.

Respectfully Submitted,

Charlotte D. Cotton	Suzanne Freeman
Chief Administrative Officer	Finance Director

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Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Americus

Georgia

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended
December 31, 2009

A Certificate of Achievement for Excellence in Financial Reporting is presented by the Government Finance Officers Association of the United States and Canada to government units and public employee retirement systems whose comprehensive annual financial reports (CAFRs) achieve the highest standards in government accounting and financial reporting.



President

Executive Director

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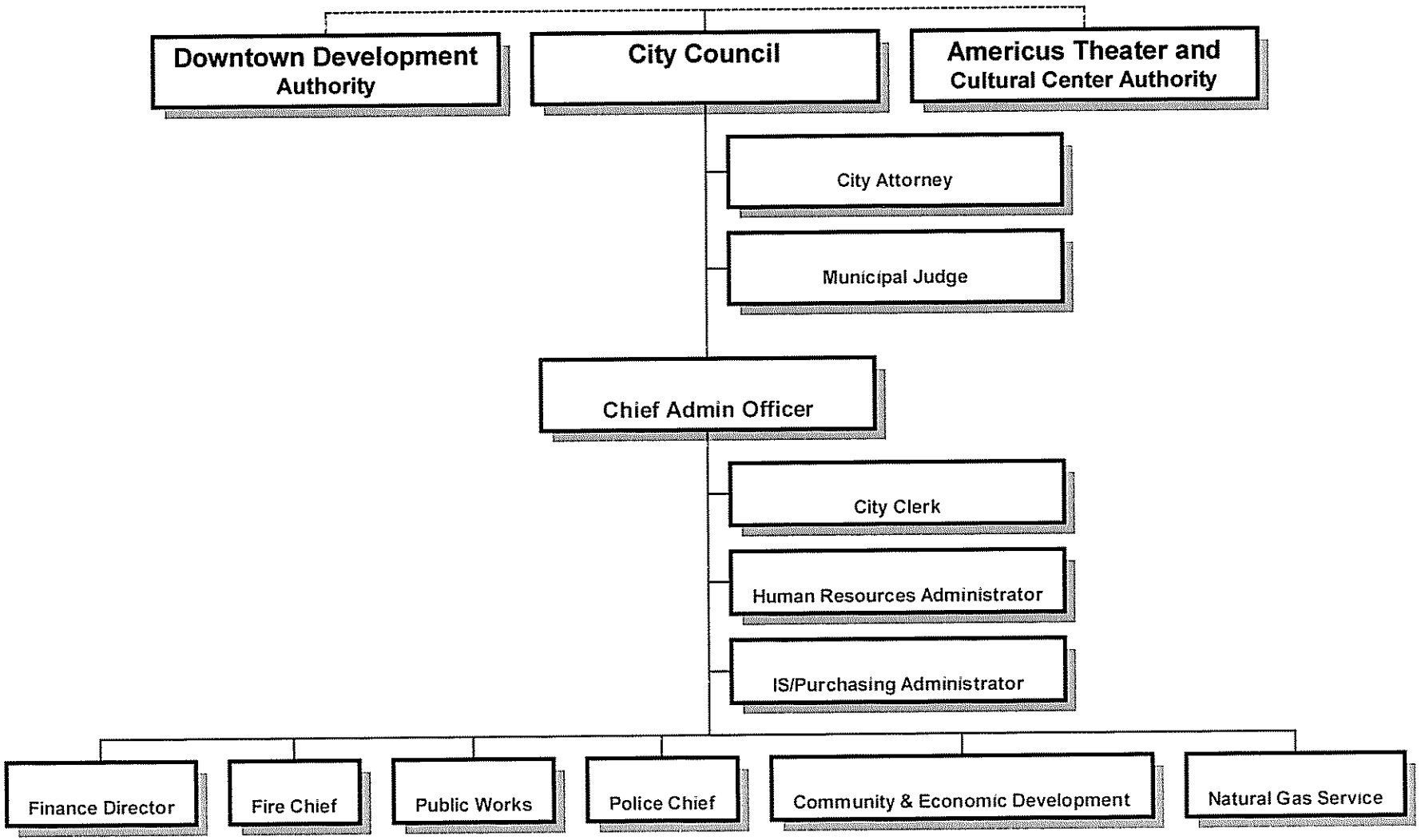
CITY OF AMERICUS, GEORGIA

LIST OF PRINCIPAL OFFICIALS
December 31, 2010

Mayor	Barry Blount
Council Members	Walton Grant Eloise Paschal Lou Chase Lorenzo Johnson Juanita Wilson Carla Cook
City Attorney	James M. Skipper, Jr.
Municipal Judge	Michael Greene
Chief Administrative Officer	Charlotte Cotton
Finance Director	Suzanne Freeman
Public Works Director	Bernard Kendrick
Chief of Police	James Green
Fire Chief	Allen Erkhart
Community and Economic Development Director	Mandy Young
Natural Gas Director	Sammy Deason

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City of Americus
December 31, 2010



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FINANCIAL SECTION

MAULDIN & JENKINS
CERTIFIED PUBLIC ACCOUNTANTS, LLC

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and Members
of the City Council
City of Americus, Georgia
Americus, Georgia

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the **City of Americus, Georgia** as of and for the year ended December 31, 2010, which collectively comprise the City of Americus, Georgia's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the City of Americus, Georgia's management. 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 of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Americus, Georgia as of December 31, 2010, and the respective changes in financial position and cash flows, where applicable, thereof and the respective budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated June 13, 2011 on our consideration of the City of Americus, Georgia'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 the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The Management's Discussion and Analysis (on pages 3 through 20) and the Schedule of Funding Progress on page 73 are not a required part of the basic financial statements, but are supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, the combining and individual nonmajor fund financial statements and schedules, and the statistical section 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 combining and individual nonmajor fund financial statements and schedules have been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, are fairly stated in all material respects in relation to the basic financial statements taken as a whole. The introductory section and statistical tables have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion on them.

Mauldin & Jenkins, LLC

Macon, Georgia
June 13, 2011

MANAGEMENT'S DISCUSSION AND ANALYSIS

This section of the City of Americus, Georgia's annual financial report presents our discussion and analysis of the City's performance during the fiscal year ended December 31, 2010. It is designed to give the reader an objective and easily readable analysis of the City's financial performance. The primary intent of this discussion and analysis is to look at the financial performance of the City as a whole. Readers should also review the letter of transmittal, notes to the basic financial statements, and the financial statements to enhance their understanding of the City's financial performance. The reader should note that this fiscal year is the City's eighth year of implementation of the GASB Statement #34 reporting model.

FINANCIAL HIGHLIGHTS

The key financial highlights for FY 2010 are as follows:

The City's total net assets decreased $5,688,318. The net assets of the business-type activities decreased $780,429 and the net assets of the governmental activities decreased $4,907,889. The decrease in governmental net assets is virtually all due to depreciation of the City's infrastructure. The net asset decrease in the business-type activities is due to a combination of factors including depreciation of utility systems and higher long term liabilities due to the 2010 Revenue Bond Series. Excluding the impact of the Revenue Bond, cash balances are down due to a few large non-capital "pay as you go" projects in the water and sewer fund. These include an inflow/infiltration study on our sewer collection system, costs for a hydraulic water model, and various water and sewer valve testing.

Total governmental revenues decreased from 2009 to 2010 by $1,114,366. Over half of the decrease is due to the elimination of a contract with the County to provide Fire and Emergency services. Sumter County implemented its own Fire Department in 2010. The remaining decrease of $462,367 is related to Capital Grants/Contributions. In 2009, the Americus Housing Authority turned over ownership of 2 streets valued at $178,153 and the Americus Sumter County Payroll Development Authority and the Sumter County Board of Commissioners conveyed ownership of the retention pond and street associated with the recent establishment of a Lowe's Improvement Store. Other governmental revenues are relatively unchanged from 2009.

The City incurred $15,006,203 in expenses related to governmental activities. General revenues, primarily taxes, provided the major financing sources for these activities. The balance funded by other sources is $7,494,287 or 49.9% of the total spending. Non tax revenues include permits, operating grants and capital grants, contributions, fines, forfeitures, and charges for services.

Water and sewer fund operating revenues for this fiscal year were $4,232,671, while total operating expenses for the year were $4,916,717. After other non-operating revenues and expenses, capital contributions, and transfers; net assets showed a decrease of $653,450 for the year. The downturn is due to the previously mentioned non-capital expenditures and depreciation.

Total Natural Gas Fund operating revenues for this fiscal year were $3,411,767. Total operating expenses for the year were $3,325,219. The operating margin of $86,548 combined with non-operating revenues, expenses, and transfers resulted in a decrease in net assets of $212,330. The deterioration in net assets has been a trend in recent years due to reduced sales volume in the industrial sector. During the lucrative years, a revenue sharing program was set up to support the General Fund. Readers should note that even though the fund has deteriorated in recent years, $300,000 was still transferred to the general fund for planned revenue sharing as the General Fund has become to rely on the support. Efforts continue to increase gas sales volume to reverse the recent trend.

Total Solid Waste Fund operating revenues for this fiscal year were $2,664,458. Total operating expenses of $2,642,940 resulted in operating income of $21,518. After other non-operating revenues and expenses, capital contributions, and transfers; net assets increased $188,165. This fund is designed to basically break even every year. The increase in assets is attributable to a one time transfer out of the General Fund of $173,100 to subsidize a shortage due to inadequate fees to the consumer. The fee structure was corrected on January 1, 2011.

Total Storm Water Fund operating revenues of $502,486 represented seven months of billing. Total operating expenses of $513,372 represented allocations from other funds as direct costs did not begin until the latter part of the year. The operating loss was $10,886 and the change in net assets was an increase of $48,614.

Revenues from the General Fund were $9,523,961 for fiscal year 2010 which was $468,311 below 2009. Individual line items fluctuate slightly but overall the main reason for the decrease is the previously mentioned discontinuance of fire protection in the county. General Fund expenditures totaled $10,646,371 which is 2% more than the 2009 level of $10,442,358. The reader should note that the year to year stability of the General Fund revenues and expenditures represents close monitoring and some delayed spending in response to recent economic conditions which continue to have an impact on sales tax and other consumer driven revenues.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the City of Americus' basic financial statements. The City of Americus' statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves. The statements are organized so that the reader can understand the City of Americus as a financial whole or as an entire operating entity.

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

The Statement of Net Assets presents information on all of the City of Americus' assets and liabilities, with the difference between the two reported as net assets. Over time, increases and decreases in net assets 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 assets changed during the most recent fiscal year. All changes in net assets 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.

The Statement of Net Assets and Statement of Activities provide information about the activities of the whole City and present both an aggregate view of the City's finances and a longer-term view of those finances. Fund financial statements provide the next level of detail. For governmental funds, these statements tell how services were financed in the short term as well as what remains for future spending. For proprietary funds, the statements offer both short and long term financial information about activities that the City operates like businesses. The major business-type activities include the Water and Sewer Fund, the Natural Gas Fund, the Solid Waste Fund, and the Storm Water Fund. Non-major business-type activities include the Theater Fund. The fund financial statements separately identify the City's most significant funds with all other non-major funds presented in one column.

The purpose of the Statement of Net Assets and the Statement of Activities is to answer the questions concerning how the City performed financially during 2010. These statements include all assets and liabilities using the accrual basis of accounting similar to the accounting used by most private sector companies. This basis of accounting takes into consideration all of the current year's revenues and expenses regardless of when the cash is paid or received.

These two statements report the City's net assets and the changes to those assets. This change in net assets is important because it tells the reader whether the financial position of the City as a whole has improved or diminished. The causes of this change may be the result of many factors, some financial and some non-financial. The non-financial factors may include the City's property tax base, condition of City owned streets, facility conditions, and other factors.

In the Statement of Net Assets and the Statement of Activities, the City has included both governmental and business-type activities:

Governmental Activities: Most of the City's programs and services are reported here including general government, public safety, public works, and community development. Property tax, sales tax, other taxes and fines and forfeitures finance most of these activities.

Business Type Activities: The City charges fees to cover the cost of the service each activity provides. These activities include water and sewer services, solid waste services, natural gas services, storm water, and cultural services.

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 of Americus, 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 Americus can be divided into two categories: governmental funds and proprietary funds. Fund financial reports provide detailed information about the City's major funds. The City uses many funds to account for a multitude of financial transactions. However, these fund financial statements focus on the City's most significant 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. Most of the City's activities are reported in the governmental funds which are reported using an accounting method called modified accrual accounting which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the City's general governmental operations and basic services it provides. Governmental fund information helps to determine if there are more financial resources that can be spent in the near future to finance governmental services. The relationship between governmental activities as reported in the Statement of Net Assets and the Statement of Activities and governmental funds is reconciled in the financial statements and is discussed in Note #2 of the financial statements.

The City maintains the following thirteen individual governmental funds: (1) the General Fund, (2) the Community Development Block Grant Fund, (3) State Revolving Loan Fund, (4) HOME Loan Fund, (5) 2001 Program Income Fund, (6) 2004 ISTEA Fund, (7) 2006 ISTEA Fund, (8) 2007 CDBG Fund, (9) 2004 CHIP Fund, (10) 2007 CHIP Fund, and (11) Hotel/Motel Tax Fund, (12) 2000 CHIP Fund, and (13) 2001 CHIP Fund. Information is presented separately in the governmental fund

"balance sheet" and the governmental fund "statement of revenues, expenditures, and changes in fund balance" for the General Fund, which is the only major fund. Data from the other twelve governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of *combining statements* elsewhere in the report.

The City of Americus adopts an annual budget for its General Fund and special revenue funds. Budgetary comparisons to actual are included in the main financial statements and the required supplemental schedules. Additionally, a comparison of original and amended budgets is included later in this analysis.

PROPRIETARY FUNDS

The City of Americus maintains separate proprietary fund statements using the accrual basis of accounting similar to the government-wide statements. These fund statements reflect the same functions as the "business type activities" in the governmental-wide statements. The City of Americus has the following five proprietary funds: (1) Water and Sewer Fund, (2) Natural Gas Fund, (3) Solid Waste Fund, (4) Theater Fund, (5) and Storm Water Fund. The Theater Fund is considered non-major and listed as such on the Proprietary Fund Statements. Proprietary funds account for any service activity that charges a fee to external users to cover the cost of operations, including the cost of depreciation and debt service.

FISCAL YEAR 2010 FINANCIAL ANALYSIS

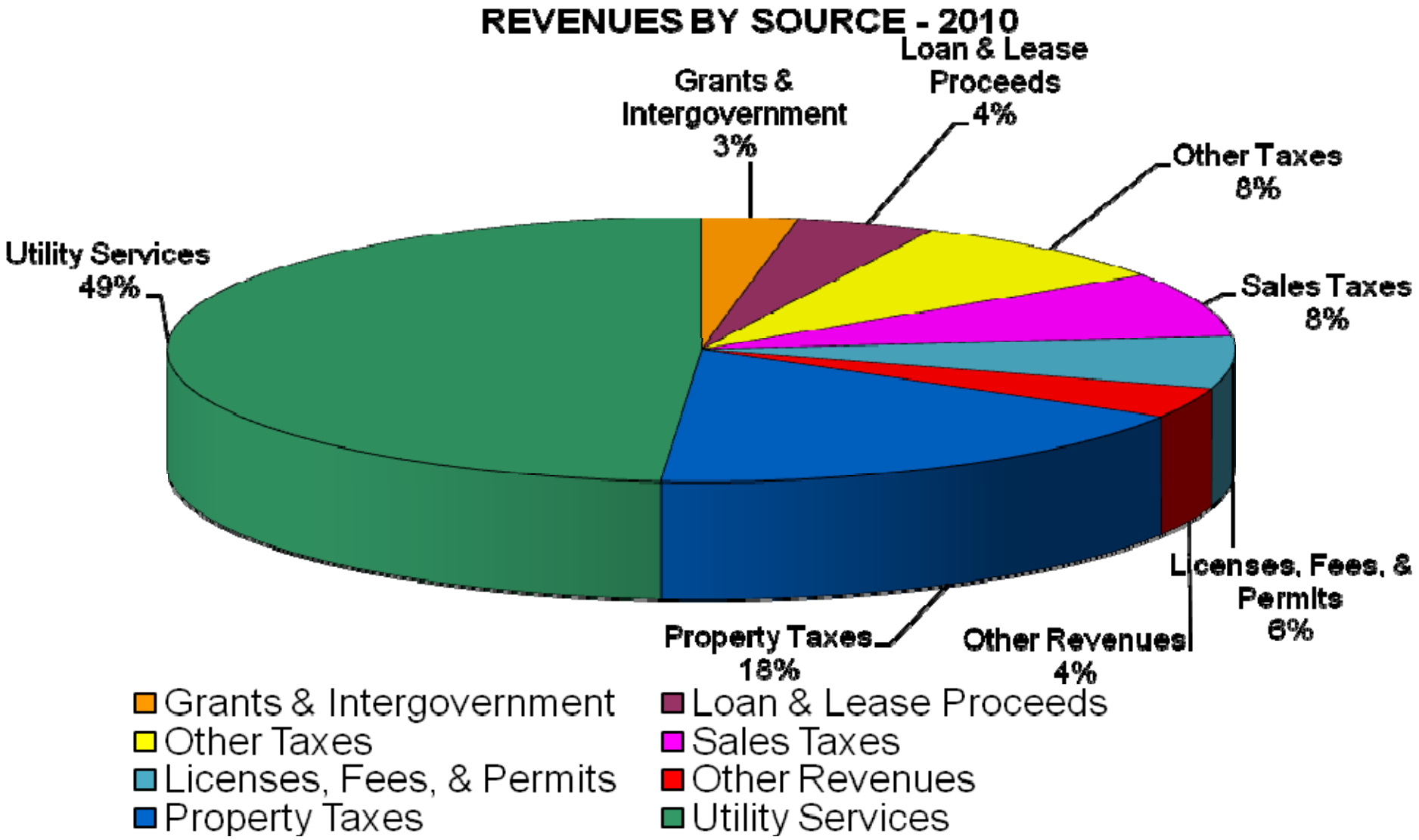
As was previously stated, the total net assets decreased from 2009. Table 1 below shows the schedule of net assets and Table 2 shows the change in net assets.

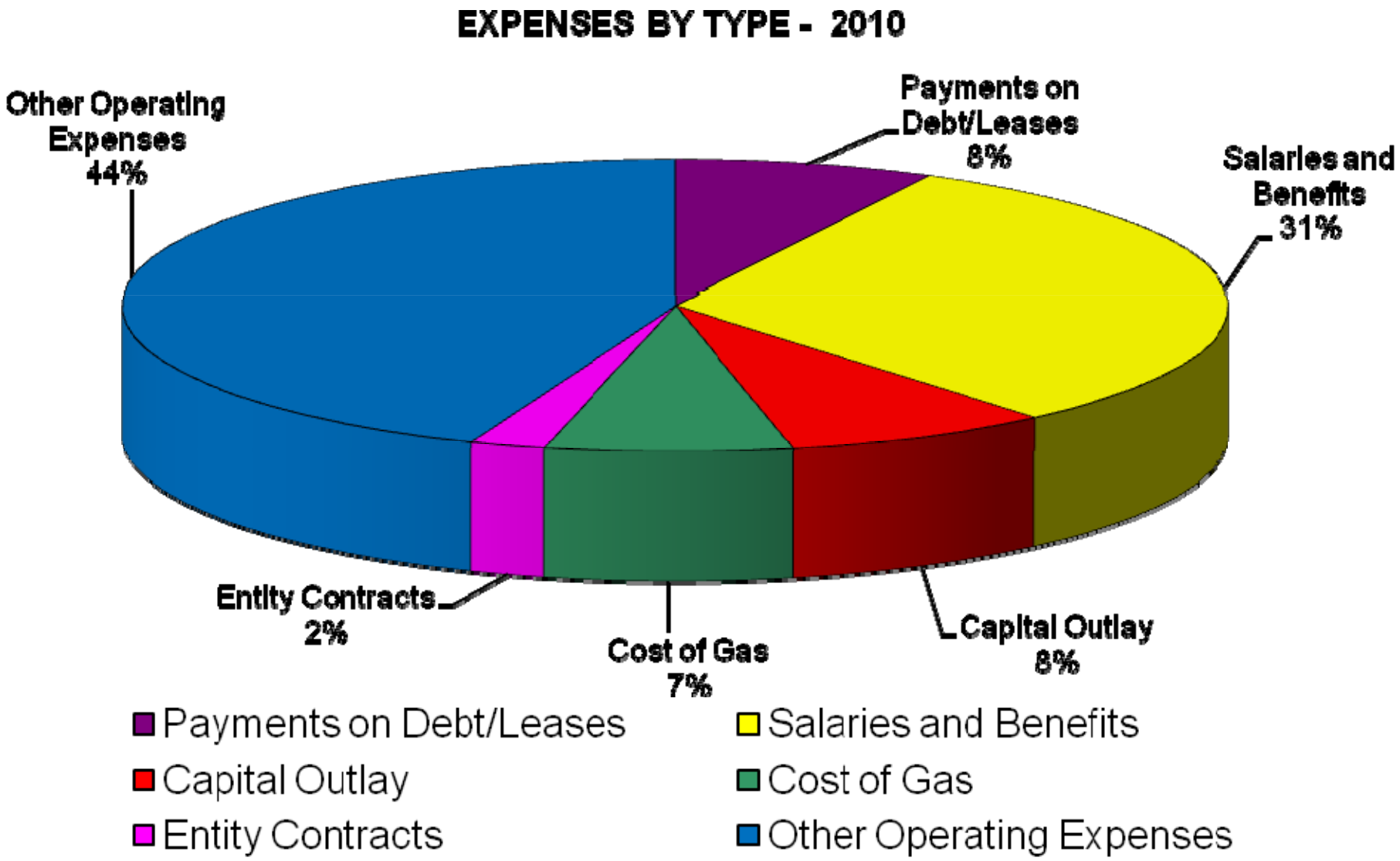
TABLE 1 - CITY OF AMERICUS' NET ASSETS

	Governmental Activities FY 2010	Governmental Activities FY 2009	Business-Type Activities FY 2010	Business-Type Activities FY 2009	Total Combined Activities FY 2010	Total Combined Activities FY 2009
Assets						
Current & other assets	$4,197,503	$4,177,071	$19,217,371	$6,550,724	$23,414,874	$10,727,795
Capital assets, net	13,466,360	17,645,029	20,947,100	21,427,814	34,413,460	39,072,843
Total assets	17,663,863	21,822,100	40,164,471	27,978,538	57,828,334	49,800,638
Liabilities						
Current & other liabilities	723,972	596,858	2,572,833	1,519,756	3,296,805	2,116,614
Long-term liabilities	2,108,033	1,485,495	20,037,964	8,124,679	22,145,997	9,610,174
Total liabilities	2,832,005	2,082,353	22,610,797	9,644,435	25,442,802	11,726,788
Net assets						
Invested in capital assets, net of related debt	11,512,033	16,260,814	11,341,519	12,990,568	22,853,552	29,251,382
Restricted for debt service and system expansion			2,040,000	2,292,000	2,040,000	2,292,000
Unrestricted	3,319,825	3,478,933	4,172,155	3,051,535	7,491,980	6,530,468
Total net assets	$14,831,858	$19,739,747	$17,553,674	$18,334,103	$32,385,532	$38,073,850

TABLE 2 - CITY OF AMERICUS' CHANGE IN NET ASSETS

	Governmental Activities FY 2010	Governmental Activities FY 2009	Business-Type Activities FY 2010	Business-Type Activities FY 2009	Total Combined Activities FY 2010	Total Combined Activities FY 2009
Revenues						
Charges for services	$2,033,293	$2,043,975	$10,891,773	$9,651,416	$12,925,066	$11,695,391
Operating grants/contributions	166,713	748,965	75,000	75,000	241,713	823,965
Capital Grants/contributions	404,021	887,585	-	114,483	404,021	1,002,068
Total program revenues	2,604,027	3,680,525	10,966,773	9,840,899	13,570,800	13,521,424
General revenues						
Property tax	3,766,104	4,018,966	-	-	3,766,104	4,018,966
Other tax	3,749,316	3,564,195	-	-	3,749,316	3,564,195
Other	97,002	90,539	25,265	32,211	122,267	122,750
Total general revenues	7,494,287	7,673,700	25,265	32,211	7,637,687	7,705,911
Total revenues	10,098,314	11,354,225	10,992,038	9,873,110	21,208,487	21,227,335
Program expenses						
General government	1,391,039	1,591,559	-	-	1,391,039	1,591,559
Public Safety	6,474,734	6,514,180	-	-	6,474,734	6,514,180
Public Works	6,406,697	5,617,069	-	-	6,406,697	5,617,069
Community development	649,819	687,695	-	-	649,819	687,695
Interest on long term debt	83,914	54,278	-	-	83,914	54,278
Theater	-	-	492,354	447,145	492,354	447,145
Storm Water	-	-	513,372	8,159	513,372	8,159
Solid Waste	-	-	2,642,940	2,927,800	2,642,940	2,927,800
Water & sewer	-	-	4,916,717	4,689,890	4,916,717	4,689,890
Natural gas	-	-	3,325,219	2,985,863	3,325,219	2,985,863
Total program expenses	15,006,203	14,464,781	11,890,602	11,058,857	25,896,805	25,523,638
Change in net assets before transfers	(4,789,754)	(3,110,556)	(898,564)	(1,185,747)	(5,688,318)	(4,296,303)
Transfers	(118,135)	165,248	118,135	(165,248)	-	-
Change in net assets	(4,907,889)	(2,945,308)	(780,429)	(1,350,995)	(5,688,318)	(4,296,303)
Net assets, beginning of year	19,739,747	22,685,055	18,334,103	19,685,098	38,073,850	42,370,153
Net assets, end of year	$14,831,858	$19,739,747	$17,553,674	$18,334,103	$32,385,532	$38,073,850


REVENUES BY SOURCE - 2010
Grants & Intergovernment 3%
Loan & Lease Proceeds 4%
Other Taxes 8%
Sales Taxes 8%
Licenses, Fees, & Permits 6%
Other Revenues 4%
Property Taxes 18%
Utility Services 49%
Grants & Intergovernment
Loan & Lease Proceeds
Other Taxes
Sales Taxes
Licenses, Fees, & Permits
Other Revenues
Property Taxes
Utility Services


EXPENSES BY TYPE - 2010
Other Operating Expenses 44%
Payments on Debt/Leases 8%
Salaries and Benefits 31%
Entity Contracts 2%
Cost of Gas 7%
Capital Outlay 8%
Payments on Debt/Leases
Salaries and Benefits
Capital Outlay
Cost of Gas
Entity Contracts
Other Operating Expenses

GOVERNMENTAL ACTIVITIES

Revenues for the City's governmental activities were $1,114,366 less than 2009 due to several factors. As listed previously, the elimination of the contract with Sumter County was the major source of the decline. Also fiscal year 2009 included capital contributions of a retention pond and various streets.

Expenses increased in 2010 by $564,832; however the results were mixed amongst the components. General government decreased by $200,520, the result of lower bad debt expense and decreased allocations to various community entities. Public Safety and Community Development both approximated the previous year. Public Works showed a $789,628 increase due to the elimination of landfill costs in 2009 in the amount of $1,023,434. The resultant increase was somewhat offset by lower expenditures and depreciation in 2010.

BUSINESS-TYPE ACTIVITIES

Total revenues for business type activities surpassed 2009 by $1,118,928. Again, several factors impacted the year to year change. Most noteworthy was the implementation of our Storm Water Utility on June 1, 2010. The new utility brought in $502,486 in new revenues. Also contributing to the increase was a very cold winter. The unseasonably cold temperatures generated $470,039 more gas revenue than in 2009. The other program revenues approximated the 2009 levels.

Business type expenses were $831,745 or 7.5% higher than 2009. As with the revenues, the major factors include the start up of the Storm Water Utility and the increased gas purchases due to the colder winter. The Storm Water expenses totaled $513,372 compared to $8,159 in 2009. The increase in natural gas purchases totaled $339,356. Solid Waste expenses came in $284,860 less than 2009 while Water & Sewer expenses showed an increase of $226,827 mostly due to projects that do not qualify for capitalization.

COST OF PROGRAM SERVICES

The Statement of Activities shows the cost of program services and the charges for services and grants offsetting those services. Table 3 shows the combined total cost of services and the combined net cost of services. For governmental activities, the net cost for the year represents depreciation of the infrastructure plus the amount that must be made up by taxes and investments earnings. In 2009, the net cost was favorably impacted by capital contributions of $629,378 in the form of streets and a retention pond. For Business-type activities, the net cost or (revenue) is the operating net loss or (income) before investment earnings and transfers from the General Fund. A comparison of the net cost for service from 2009 to 2010 is also included.

TABLE 3 - GOVERNMENTAL & BUSINESS-TYPE ACTIVITIES COMBINED

	Total Cost of Services FY 2010	Net Cost (Revenue) of Services FY 2010	Net Cost (Revenue) of Services FY 2009	Change from 2009 to 2010
General Government	$1,391,039	($351,448)	($750,941)	$399,493
Public Safety	6,474,734	6,088,090	5,483,969	604,121
Public Works	6,406,697	6,406,697	5,617,069	789,628
Community Development	649,819	174,923	379,881	(204,958)
Interest on long term debt	83,914	83,914	54,278	29,636
Business-type activities	11,890,602	923,829	1,217,958	(294,129)
Total Expenses	$26,896,805	$13,326,005	$12,002,214	$1,323,791

GOVERNMENTAL FUND BALANCE

For the year ended December 31, 2010, the City's governmental funds reported combined ending fund balances of $3,101,576 which represents an increase of $87,980 from the prior year. Approximately 91% of this total constitutes *unreserved, undesignated* fund balance, which is available for spending at the City's discretion. The remainder of the fund balance is *reserved* to indicate that it is not available for new spending because it has already been committed for other purposes. Table 4 below shows the change in ending fund balances for governmental funds.

The fund balance of the General Fund for the end of fiscal year 2010 was $2,340,842 representing relatively no change from 2009. This situation depicts a relatively stable and controlled financial environment in spite of current economic conditions. The year to year stability was consistent within cash balances, accounts receivable, and accounts payable.

Other Governmental Funds total fund balances were $760,734 or $89,209 more than 2009. The change in fund balance for these special revenue funds is directly related to fluctuations in grant receipts and no further discussion is necessary.

TABLE 4 - Governmental Fund Balance

	FY 2010	FY 2009	Increase (Decrease)
General Fund	$2,340,842	$2,342,071	($1,229)
Special Revenue Funds	760,734	671,525	89,209
Total Governmental Fund Balance	$3,101,576	$3,013,596	$87,980

PROPRIETARY FUND BALANCE

The City's proprietary funds provide the same type information found in the government-wide financial statements, but in more detail. For the year ended December 31, 2010, the proprietary funds had total operating revenues $10,891,773. Based on revenues, the largest proprietary fund is the Water and Sewer Fund (38.9%) followed by the Natural Gas Fund (31.3%)

The change in net assets for Proprietary Funds was a decrease of $780,429. The detail by fund is shown in Table 5 below.

TABLE 5 - Proprietary Fund Balance

	FY 2010	FY 2009	Increase (Decrease)
Theater Authority	$2,295,229	$2,446,657	($151,428)
Solid Waste Management	76,605	(111,560)	188,165
Water and Sewer	11,875,442	12,528,892	(653,450)
Natural Gas	3,169,873	3,382,203	(212,330)
Storm Water	136,525	87,911	48,614
Total Proprietary Fund Balance	$17,553,674	$18,334,103	($780,429)

Readers should note that Theater Authority historically shows a reduction in net assets each year due to depreciation of the Theater building. The total depreciation in 2010 was $145,729. The Solid Waste Fund generally shows relatively little change from year to year as we try to set billing rates equal to anticipated expenses; however, 2010 shows an increase due to a one time transfer from the General Fund of $173,100 to cover an error in the billing rates. Natural Gas rates are set based on market price plus a margin. As a result, net assets generally increase from year to year; however, industrial sales volume has been down and, both 2009 and 2010 included profit sharing with the General Fund in the amount of $300,000. The Water and Sewer Fund's decrease in net assets was previously explained in the Financial Highlights section. The Storm Water Utility Fund showed an increase due to start up of billing in 2010 and the inclusion of some start up costs in the bond issuance cost which is amortized over the life of the Revenue Bond.

GENERAL FUND AND SPECIAL REVENUE FUND BUDGETING HIGHLIGHTS

The City's budget is prepared in accordance with Georgia law. The most significant budget fund is the General Fund.

Actual 2010 revenues in the General Fund of $9,523,961 were less than the budget by $280,453. Property taxes came in $238,510 less than budget due to some deterioration in the tax digest. Other revenue was budgeted to include a "carry over of fund balance" in the amount of $133,190. This represents projects that have been funded by tax dollars in 2009 with spending occurring in 2010. Due to the nature of this budgeted item, no actual amounts are recorded to this account. All other revenue accounts approximated the budget.

The actual expenditure amount of $10,646,371 represents a positive variance of $355,708 to the final budgeted amount of $11,002,079. All departments came in less than budget with the debt service component contributing most of the variance.

Revenues in Special Revenue Funds came in at $713,383 versus a final budget of $665,508. Expenditures plus "transfers out" totaled $679,608 compared to a budget of $731,165.

Readers should note that throughout the year the budget ordinance is amended to reflect changes in revenues and expenditures that were not known at the time the budget was cast. For expenditures, the reduction of budgets largely reflects a control on spending in response to decreased revenues. See Table 6 below for a comparison of original expenditure budgets and final budgets.

TABLE 6 - ORIGINAL AND AMENDED EXPENDITURE BUDGETS

	Original Budget 2010	Amended Budget 2010	Increase (Decrease) from Original to Amended
Mayor & Council	$3,474,165	$845,226	($2,628,939)
Finance	155,802	147,929	(7,873)
City Administrator	68,743	37,785	(30,958)
Computer Operations	64,396	54,295	(10,101)
Personnel	285,896	203,262	(82,634)
Police	3,113,500	3,222,682	109,182
Fire	4,022,210	3,845,796	(176,414)
Building Risk	381,565	205,216	(176,349)
Shop	0	95,354	95,354
Public Services	120,429	107,234	(13,195)
Streets	773,992	629,739	(144,253)
Cemetery	81,072	75,440	(5,632)
Transportation	220,822	271,883	51,061
Grounds & Maintenance	521,811	590,152	68,341
Community Development	378,865	288,132	(90,733)
Debt Service	454,600	381,954	(72,646)
Special Revenue Funds	1,562,257	731,165	(831,092)
Total Budget	$15,680,125	$11,733,244	($3,946,881)

Several departments incurred significant changes from original budget to amended “final” budget. The renovation of the Public Safety building was budgeted in the Mayor and Council department and later removed. The SPLOST project was postponed and re-budgeted in 2011. Readers should note that SPLOST projects are administered by the County and not recorded on the City’s fund ledger. The budgeted amount serves merely to document the anticipated implementation and completion of the SPLOST project.

The Police department reflected an increase in budget to cover jail costs paid to Sumter County for housing individuals incarcerated for City cases. The legal budget was also increased for unanticipated costs. These increases were somewhat offset by the elimination of capital budgets as a result of inadequate funding.

The Fire department showed a decrease for the removal of some “pay as you go” capital projects that could not be funded as well as reductions in overtime and training and meetings.

Building Risk, Streets, and Community Development department budgets were all decreased for the elimination of capital projects.

The Shop department which maintains the fleet for both the City and the County showed an increase in budgeted expenditures. This department was originally budgeted to be completely charged out; however our combined labor and overhead rate was not adequate to cover all costs. The rates were adjusted in September but it was too late to recover all losses.

The Special Revenue Funds were decreased to reflect delays in the ISTEA and CDBG projects.

CAPITAL ASSETS AND DEBT ADMINISTRATION

At the end of fiscal year 2010, the City had $34,413,459 invested in capital assets. Table 7 shows fiscal year 2010 balances compared to fiscal year 2009. Capital assets include land, buildings, improvements, machinery and equipment, utility systems, roads, streets, and bridges. The largest increase was in the Fire department. Additions in 2010 included a new Pumper costing $936,197. Construction in progress reflects the start up of various Water, Sewer and Storm Water projects funded by the 2010 Combined Utility Revenue Bond series. Additional information on the capital assets can be found in Note 6 of the financial report.

TABLE 7 - CAPITAL ASSETS

	Governmental/ Business-Type Activities 2009	Governmental/ Business-Type Activities 2010	Increase (Decrease) from 2009 to 2010
Land	$4,078,674	$4,104,405	$25,731
Construction in progress	156,130	525,828	369,698
Buildings	10,505,986	10,505,986	0
Building Improvements	105,767	105,767	0
Improvements other than buildings	116,872	141,442	24,570
Machinery and equipment	7,195,031	7,996,233	801,202
Water & sewer system	34,273,398	34,353,119	79,721
Gas system	3,433,807	3,469,128	35,321
Infrastructure	242,027,384	242,120,738	93,354
Accumulated depreciation	(262,820,206)	(268,909,187)	(6,088,981)
Total capital assets	$39,072,843	$34,413,459	($4,659,384)

LONG-TERM DEBT

At year end, the City had $22,830,645 in long term debt. Both Governmental and Business type activities showed an increase from balances due at the end of 2009. New debt for 2010 includes the previously mentioned Combined Utility Revenue Bond, as well as a capital lease for the new fire truck. Readers should note that the reduction in Notes Payable not only reflects debt service payments but also the refinancing of a GEFA loan with Revenue Bond proceeds. This refinancing accounted for $478,450 of the decrease. A comparison of the different debt types and balances at year end 2009 and 2010 are documented in Table 8 below. More detailed information about the City's long term liabilities is presented in Note 7 of the financial statements.

TABLE 8 - OUTSTANDING LONG TERM LIABILITIES

	Governmental Activities FY 2009	Governmental Activities FY 2010	Business-Type Activities FY 2009	Business-Type Activities FY 2010	Total Combined Activities FY 2009	Total Combined Activities FY 2010
Certificates of participation	729,993	721,260	-	-	729,993	721,260
Capital leases	482,343	1,233,067	-	-	482,343	1,233,067
Notes payable	-	-	8,031,531	6,816,675	8,031,531	6,816,675
Revenue Bonds payable	-	-	405,715	13,760,000	405,715	13,760,000
Compensated absences	158,152	153,706	17,959	22,197	176,111	175,903
Total liabilities	$1,370,488	$2,108,033	$8,455,205	$20,598,872	$9,825,693	$22,706,905

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The City of Americus is located in southwest Georgia in Sumter County. The 2010 U.S. Census population figure for the City was 17,041. The new number reflects little growth when compared to 17,013 in 2000. The population of the City of Americus represents slightly over half of all of Sumter County. The economic condition and outlook of the City is mixed due to several factors. Economic recovery from an EF3 tornado that hit in 2007 started off with a great momentum, but has been challenging in light of the general downturn of the economy. Although most of the businesses have rebuilt, the impact of this event is still with the City and the County. The total devastation of Sumter Regional Hospital resulted in an overall reduction in local medical services. However, the new Phoebe Sumter Hospital complex is nearing completion and services are approaching pre-tornado levels. Many of the buildings in the complex are already in use and the hospital opening is scheduled for November, 2011.

Local unemployment rates have not seen much improvement over the last year. The average for 2010 was 13.2% compared to a 2009 average of 12.6%. On the bright side, the February 2010 rate was the highest in recent years at 14.4% and the February, 2011 rate showed some improvement at 13.1%. The prevailing rate for this area prior to the tornado and the national recession was around 4.5-5.0%.

Furloughing by both government and business has further exacerbated the current economy. The State and the County have been forced to furlough employees in order to keep budgets in balance. This, along with the unemployment situation and rising gas prices, has reduced consumer spending. The decrease in spending has had a ripple effect on local businesses (lower sales) and local government (lower sales taxes).

On the positive side, local economic recovery is expected with some new developments on the horizon. Efforts continue to establish the new Cordele Intermodal Center. This project, which is a joint venture of Sumter and Crisp counties, will basically link the Port of Savannah with Southwest Georgia, Alabama, Mississippi, and the Florida panhandle by rail. The center itself is estimated to create 50 to 100 jobs initially, while the increase in mobility should enhance the economies of the four state region.

The local economy is also reaping the benefits of another joint venture through the University of Georgia Archway Partnership. Funding partners in this venture include the Sumter County Board of Commissioners, the City of Americus, the Sumter County Board of Education, Phoebe Sumter Medical Group, and Americus-Sumter County Payroll Development Authority. Through this partnership, our local leaders have access to resources offered by the University that would otherwise be unavailable in this area.

Another very positive project was announced in February, 2011. Star Racing, a local company, plans to build a $12 million world class motorsports facility right outside the City limits. The facility is expected to boost the economy by $75 million annually and employ as many as 200 full-time positions. The complex will include grand stands for 10,000 people and parking for 7,500 vehicles. Plans are underway to assure that infrastructure needs are met. These include, but are not limited to, widening of streets to handle the traffic, extension and expansion of water and sewer lines, and possibly natural gas lines.

The City's adopted budget for 2010 included no cost of living increase and no merit increase. Capital spending was largely eliminated in 2010 in response to lower revenues. Additionally, no wage increases are budgeted for 2011. We are conservatively spending in order to avoid other cost cutting strategies like furloughing.

The financial position of the City is a result of careful budget management and expenditure of funds. The City has been able to maintain or slightly increase the millage rate on ad valorem taxes for the past several years. The millage rate for 2010 was set the same as 2009 at 10.25. The millage rate is projected to remain the same in 2011. The 2011 budget includes general fund expenditures of $15,374,401. The budget reflects the resumption of some capital spending, including a SPLOST project for the renovation of the public safety building in the amount of $2.8 million and another $2.5 million for the renovation of Furlow School through grant proceeds. The budget also includes a hefty increase in employee retirement contributions due to the currently underfunded program. General inflation for energy costs, supplies, and repairs, as well as rate increases in contractual services are also included in the 2011 budget. If these estimates are realized, the City's budgetary general fund balance is expected to remain virtually the same at the close of 2011.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, investors, and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact Suzanne Freeman, City of Americus, 101 W. Lamar Street, Americus, Georgia 31709, 229-924-4411, or suzanne.freeman@cityofamericus.net.

CITY OF AMERICUS, GEORGIA

STATEMENT OF NET ASSETS
DECEMBER 31, 2010

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Downtown Development Authority
ASSETS				
Cash and cash equivalents	$ 1,572,843	$ 2,502,389	$ 4,075,232	$ 39,101
Investments	650,030	-	650,030	-
Taxes receivable	588,090	-	588,090	-
Accounts receivable, net of allowance for uncollectibles	497,750	1,421,102	1,918,852	-
Due from component unit	7,422	-	7,422	-
Mortgage receivable	290,576	-	290,576	-
Due from other governments	237,744	-	237,744	-
Internal balances	278,750	(278,750)	-	-
Inventories	67,144	107,428	174,572	-
Prepaid expenses	7,154	9,522	16,676	52
Restricted assets, cash and cash equivalents	-	14,866,668	14,866,668	-
Other assets, deposits	-	5,928	5,928	-
Bond issuance costs, unamortized balance	-	583,084	583,084	-
Capital assets, non-depreciable	3,905,558	724,675	4,630,233	-
Capital assets, depreciable, net of accumulated depreciation	9,560,802	20,222,425	29,783,227	826,870
Total assets	17,663,863	40,164,471	57,828,334	866,023

(Continued)

CITY OF AMERICUS, GEORGIA

STATEMENT OF NET ASSETS
DECEMBER 31, 2010

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Downtown Development Authority
LIABILITIES				
Accounts payable	$ 257,669	$ 770,747	$ 1,028,416	$ 1,153
Accrued liabilities	274,570	176,626	451,196	1,504
Unearned revenues	185,215	-	185,215	-
Intergovernmental payable	6,518	189,071	195,589	-
Due to primary government	-	-	-	7,422
Liabilities payable from restricted assets	-	1,436,389	1,436,389	-
Certificates of participation due in more than one year	721,260	-	721,260	-
Capital leases due within one year	163,919	-	163,919	-
Capital leases due in more than one year	1,069,148	-	1,069,148	-
Compensated absences due within one year	153,706	22,196	175,902	-
Notes payable due within one year	-	298,119	298,119	27,460
Notes payable due in more than one year	-	6,518,557	6,518,557	86,592
Bonds payable due in more than one year	-	13,199,092	13,199,092	-
Total liabilities	2,832,005	22,610,797	25,442,802	124,131
NET ASSETS				
Invested in capital assets, net of related debt	11,512,033	11,341,519	22,853,552	712,818
Restricted for system extension	-	2,040,000	2,040,000	-
Unrestricted	3,319,825	4,172,155	7,491,980	29,074
Total net assets	$ 14,831,858	$ 17,553,674	$ 32,385,532	$ 741,892

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

CITY OF AMERICUS, GEORGIA

STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expenses) Revenues and Changes in Net Assets: Governmental Activities	Net (Expenses) Revenues and Changes in Net Assets: Business-type Activities	Net (Expenses) Revenues and Changes in Net Assets: Total	Component Unit: Downtown Development Authority
Primary government:								
Governmental activities:								
General government	$ 1,391,039	$ 1,609,472	$ 133,015	$ -	$ 351,448	$ -	$ 351,448	$ -
Public safety	6,474,734	372,439	14,205	-	(6,088,090)	-	(6,088,090)	-
Public works	6,406,697	-	-	-	(6,406,697)	-	(6,406,697)	-
Community development	649,819	51,382	19,493	404,021	(174,923)	-	(174,923)	-
Interest on long-term debt	83,914	-	-	-	(83,914)	-	(83,914)	-
Total governmental activities	15,006,203	2,033,293	166,713	404,021	(12,402,176)	-	(12,402,176)	-
Business-type activities:								
Theater	492,354	80,391	75,000	-	-	(336,963)	(336,963)	-
Stormwater	513,372	502,486	-	-	-	(10,886)	(10,886)	-
Solid waste	2,642,940	2,664,458	-	-	-	21,518	21,518	-
Water and sewer	4,916,717	4,232,671	-	-	-	(684,046)	(684,046)	-
Natural gas	3,325,219	3,411,767	-	-	-	86,548	86,548	-
Total business-type activities	11,890,602	10,891,773	75,000	-	-	(923,829)	(923,829)	-
Total primary government	$ 26,896,805	$ 12,925,066	$ 241,713	$ 404,021	(12,402,176)	(923,829)	(13,326,005)	-
Component unit:								
Downtown Development Authority	$ 165,706	$ 78,805	$ 94,000	$ -	-	-	-	7,099
Total component unit	$ 165,706	$ 78,805	$ 94,000	$ -	-	-	-	7,099
General revenues:								
Property taxes					3,766,104	-	3,766,104	-
Sales taxes					1,888,546	-	1,888,546	-
Hotel/motel taxes					279,360	-	279,360	-
Transfer taxes					33,332	-	33,332	-
Alcoholic beverage taxes					422,813	-	422,813	-
Insurance premiums tax					920,265	-	920,265	-
Payments in lieu of taxes					205,000	-	205,000	-
Unrestricted investment earnings					97,002	15,742	112,744	-
Gain on sale of assets					-	9,523	9,523	-
Transfers					(118,135)	118,135	-	-
Total general revenues and transfers					7,494,287	143,400	7,637,687	-
Change in net assets					(4,907,889)	(780,429)	(5,688,318)	7,099
Net assets, beginning of year					19,739,747	18,334,103	38,073,850	734,793
Net assets, end of year					$ 14,831,858	$ 17,553,674	$ 32,385,532	$ 741,892

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

CITY OF AMERICUS, GEORGIA

BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2010

	General Fund	Other Governmental Funds	Total Governmental Funds
ASSETS			
Cash and cash equivalents	$ 955,358	$ 617,485	$ 1,572,843
Investments	650,030	-	650,030
Taxes receivable	588,090	-	588,090
Accounts receivable, net of allowance for uncollectibles	489,503	8,247	497,750
Mortgage receivable	-	290,576	290,576
Due from other governments	237,744	-	237,744
Due from other funds	278,782	-	278,782
Due from component unit	7,422	-	7,422
Inventories	67,144	-	67,144
Prepaid expenditures	7,154	-	7,154
Total assets	$ 3,281,227	$ 916,308	$ 4,197,535
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable	$ 257,669	$ -	$ 257,669
Accrued liabilities	187,735	64,582	252,317
Deferred revenues	494,949	84,474	579,423
Due to other governments	-	6,518	6,518
Due to other funds	32	-	32
Total liabilities	940,385	155,574	1,095,959

(Continued)

CITY OF AMERICUS, GEORGIA

BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2010

FUND BALANCES	General Fund	Other Governmental Funds	Total Governmental Funds
Fund balances:			
Reserved for:			
Prepaid expenditures	$ 7,154	$ -	$ 7,154
Inventories	67,144	-	67,144
Noncurrent mortgages receivable	-	206,102	206,102
Unreserved reported in:			
General fund	2,266,544	-	2,266,544
Special revenue funds	-	554,632	554,632
Total fund balances	2,340,842	760,734	3,101,576
Total liabilities and fund balances	$ 3,281,227	$ 916,308	
Amounts reported for governmental activities in the statement of net assets are different because:			
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.			13,466,360
Other long-term assets are not available to pay for current-period expenditures and, therefore, are deferred in the funds.			394,208
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.			(2,130,286)
Net assets of governmental activities			$ 14,831,858

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

CITY OF AMERICUS, GEORGIA

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

	General Fund	Other Governmental Funds	Total Governmental Funds
Revenues			
Taxes	$ 7,256,956	$ 279,360	$ 7,536,316
Licenses and permits	1,410,130	-	1,410,130
Intergovernmental	85,498	404,021	489,519
Fines and forfeitures	373,949	-	373,949
Charges for services	183,598	-	183,598
Interest revenue	88,943	8,059	97,002
Other revenues	124,887	21,943	146,830
Total revenues	9,523,961	713,383	10,237,344
Expenditures			
Current:			
General government	1,200,797	-	1,200,797
Public safety	7,176,218	-	7,176,218
Public works	1,742,080	-	1,742,080
Community development	274,954	344,814	619,768
Debt Service:			
Principal	185,473	-	185,473
Interest	66,849	-	66,849
Total expenditures	10,646,371	344,814	10,991,185
Excess (deficiency) of revenues over (under) expenditures	(1,122,410)	368,569	(753,841)

(Continued)

CITY OF AMERICUS, GEORGIA

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

	General Fund	Other Governmental Funds	Total Governmental Funds
Other financing sources (uses):			
Proceeds from sale of assets	$ 23,759	$ -	$ 23,759
Capital leases	936,197	-	936,197
Transfers in	579,360	55,434	634,794
Transfers out	(418,135)	(334,794)	(752,929)
Total other financing sources (uses)	1,121,181	(279,360)	841,821
Net change in fund balances	(1,229)	89,209	87,980
Fund balances, January 1	2,342,071	671,525	3,013,596
Fund balances, December 31	$ 2,340,842	$ 760,734	$ 3,101,576

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

CITY OF AMERICUS, 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, 2010

Amounts reported for governmental activities in the statement of activities are different because:		
Net change in fund balances - total governmental funds	$	87,980
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 exceeded capital outlay in the current period.		(4,102,388)
The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins, and donations) is to decrease net assets.		(76,281)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.		(53,857)
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 assets. This amount is the net effect of these differences in the treatment of long-term debt and related items.		(750,724)
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.		(12,619)
	$	(4,907,889)

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

CITY OF AMERICUS, GEORGIA

GENERAL FUND

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues:				
Property taxes	$ 3,863,926	$ 4,026,608	$ 3,788,098	$ (238,510)
Sales taxes	4,674,000	1,810,000	1,887,447	77,447
Other taxes	1,627,200	1,609,200	1,581,411	(27,789)
Licenses and permits	1,424,170	1,416,548	1,410,130	(6,418)
Intergovernmental	180,400	90,745	85,498	(5,247)
Fines and forfeitures	328,000	376,500	373,949	(2,551)
Charges for services	209,846	177,243	183,598	6,355
Interest revenue	39,000	46,000	88,943	42,943
Other revenue	304,320	251,570	124,887	(126,683)
Total revenues	12,650,862	9,804,414	9,523,961	(280,453)
Expenditures:				
Current:				
General government:				
Mayor and council	3,474,165	845,226	782,907	62,319
Finance	155,802	147,929	144,076	3,853
City administrator	68,743	37,785	34,604	3,181
Computer operations	64,396	54,295	43,402	10,893
Personnel	285,896	203,262	195,808	7,454
Total general government	4,049,002	1,288,497	1,200,797	87,700
Public safety:				
Police	3,113,500	3,222,682	3,196,982	25,700
Fire	4,022,210	3,845,796	3,780,889	64,907
Building risk management	381,565	205,216	198,347	6,869
Total public safety	7,517,275	7,273,694	7,176,218	97,476

(Continued)

CITY OF AMERICUS, GEORGIA

GENERAL FUND

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

	Budget			Variance With
	Original	Final	Actual	Final Budget
Expenditures: (Continued)				
Current: (Continued)				
Public works:				
Shop	$ -	$ 95,354	$ 91,262	$ 4,092
Public services	120,429	107,234	103,440	3,794
Streets	773,992	629,739	626,528	3,211
Cemetery	81,072	75,440	61,374	14,066
Transportation	220,822	271,883	271,351	532
Maintenance	521,811	590,152	588,125	2,027
Total public works	1,718,126	1,769,802	1,742,080	27,722
Community development	378,865	288,132	274,954	13,178
Debt service:				
Principal	334,160	280,761	185,473	95,288
Interest	120,440	101,193	66,849	34,344
Total debt service	454,600	381,954	252,322	129,632
Total expenditures	14,117,868	11,002,079	10,646,371	355,708
Deficiency of revenues over expenditures	(1,467,006)	(1,197,665)	(1,122,410)	75,255
Other financing sources (uses):				
Proceeds from sale of assets	20,000	40,000	23,759	(16,241)
Capital leases	1,172,697	936,197	936,197	-
Transfers in from other funds	610,027	580,000	579,360	(640)
Transfers out to other funds	(335,718)	(358,532)	(418,135)	(59,603)
Total other financing sources (uses)	1,467,006	1,197,665	1,121,181	(76,484)

(Continued)

CITY OF AMERICUS, GEORGIA

GENERAL FUND

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

	Budget			Variance With
	Original	Final	Actual	Final Budget
Net change in fund balance	$ -	$ -	$ (1,229)	$ (1,229)
Fund balance, January 1,	2,342,071	2,342,071	2,342,071	-
Fund balance, December 31	$ 2,342,071	$ 2,342,071	$ 2,340,842	$ (1,229)

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

CITY OF AMERICUS, GEORGIA

STATEMENT OF NET ASSETS
PROPRIETARY FUNDS
DECEMBER 31, 2010

ASSETS	Business-type Activities - Enterprise Funds					
	Solid Waste Management	Water and Sewer	Natural Gas	Stormwater Fund	Nonmajor Theatre Fund	Totals
CURRENT ASSETS						
Cash and cash equivalents	$ 135,797	$ 410,489	$ 1,786,600	$ 45,631	$ 123,872	$ 2,502,389
Restricted cash and cash equivalents	-	14,731,744	134,924	-	-	14,866,668
Accounts receivable (net of allowance for uncollectibles)	338,483	383,014	631,730	67,875	-	1,421,102
Due from other funds	7,360	377	8,824	1,764	-	18,325
Inventories	-	49,684	57,744	-	-	107,428
Prepaid expenses	1,897	4,094	2,331	-	1,200	9,522
Total current assets	483,537	15,579,402	2,622,153	115,270	125,072	18,925,434
NONCURRENT ASSETS						
Capital assets:						
Land	-	372,491	11,482	-	-	383,973
Buildings	-	-	302,415	-	3,951,742	4,254,157
Machinery and equipment	-	1,261,091	389,792	147,680	44,392	1,842,955
Water and sewer system	-	34,353,119	-	-	-	34,353,119
Gas system	-	-	3,469,128	-	-	3,469,128
Construction in progress	-	201,200	-	139,502	-	340,702
	-	36,187,901	4,172,817	287,182	3,996,134	44,644,034
Less accumulated depreciation	-	18,869,302	3,010,210	14,213	1,803,209	23,696,934
Total capital assets (net of accumulated depreciation)	-	17,318,599	1,162,607	272,969	2,192,925	20,947,100
Advance to other funds	-	-	-	3,400,323	-	3,400,323
Other assets, deposits	-	2,300	3,628	-	-	5,928
Bond issuance costs, unamortized balance	-	302,631	-	280,453	-	583,084
Total noncurrent assets	-	17,623,530	1,166,235	3,953,745	2,192,925	24,936,435
Total assets	$ 483,537	$ 33,202,932	$ 3,788,388	$ 4,069,015	$ 2,317,997	$ 43,861,869

(Continued)

CITY OF AMERICUS, GEORGIA

STATEMENT OF NET ASSETS
PROPRIETARY FUNDS
DECEMBER 31, 2010

LIABILITIES	Business-type Activities - Enterprise Funds					
	Solid Waste Management	Water and Sewer	Natural Gas	Stormwater Fund	Nonmajor Theatre Fund	Totals
CURRENT LIABILITIES						
Payable from current assets:						
Accounts payable	$ 191,140	$ 152,718	$ 406,027	$ 14,015	$ 6,847	$ 770,747
Intergovernmental accounts payable	189,071	-	-	-	-	189,071
Compensated absences payable	-	11,419	8,754	-	2,023	22,196
Accrued liabilities	-	12,921	8,009	-	3,033	23,963
Accrued interest	-	116,124	-	36,539	-	152,663
Current maturities of long-term debt	-	298,119	-	-	-	298,119
Due to other funds	26,721	84,820	103,360	71,309	10,865	297,075
Payable from restricted assets:						
Current portion of revenue bonds	-	810,628	-	294,372	-	1,105,000
Deposits	-	239,024	92,365	-	-	331,389
Total current liabilities	406,932	1,725,773	618,515	416,235	22,768	3,190,223
NONCURRENT LIABILITIES						
Advances from other funds	-	3,400,323	-	-	-	3,400,323
Revenue bonds payable (net of current portion)	-	9,682,837	-	3,516,255	-	13,199,092
Other long-term debt	-	6,518,557	-	-	-	6,518,557
Total noncurrent liabilities	-	19,601,717	-	3,516,255	-	23,117,972
Total liabilities	406,932	21,327,490	618,515	3,932,490	22,768	26,308,195
NET ASSETS						
Invested in capital assets, net of related debt	-	8,123,322	1,162,607	(137,335)	2,192,925	11,341,519
Restricted for system extension	-	1,966,000	74,000	-	-	2,040,000
Unrestricted	76,605	1,786,120	1,933,266	273,860	102,304	4,172,155
Total net assets	$ 76,605	$ 11,875,442	$ 3,169,873	$ 136,525	$ 2,295,229	$ 17,553,674

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

CITY OF AMERICUS, GEORGIA

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
PROPRIETARY FUNDS
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

	Business-type Activities - Enterprise Funds					
	Solid Waste Management	Water and Sewer	Natural Gas	Stormwater Fund	Nonmajor Theatre Fund	Totals
Operating revenues:						
Charges for services:						
Collection and disposal fees	$ 2,657,107	$ -	$ -	$ -	$ -	$ 2,657,107
Water sales	-	1,997,040	-	-	-	1,997,040
Sewer sales	-	1,999,762	-	-	-	1,999,762
Gas sales	-	-	3,194,434	-	-	3,194,434
Stormwater fees	-	-	-	502,486	-	502,486
Other fees and charges	7,351	235,869	217,333	-	80,391	540,944
Total operating revenues	2,664,458	4,232,671	3,411,767	502,486	80,391	10,891,773
Operating expenses:						
Sanitation services	2,642,940	-	-	-	-	2,642,940
Water maintenance	-	1,508,825	-	-	-	1,508,825
Water treatment plant	-	705,800	-	-	-	705,800
Wastewater treatment plant	-	876,338	-	-	-	876,338
Utility billing	-	520,582	-	-	-	520,582
Stormwater collection and disposal	-	-	-	494,925	-	494,925
Depreciation	-	1,039,695	95,461	14,213	145,729	1,295,098
Amortization	-	12,268	-	4,234	-	16,502
Costs of sales and services	-	-	2,047,134	-	-	2,047,134
Utility service	-	-	1,182,624	-	-	1,182,624
Theater productions	-	-	-	-	55,113	55,113
Theater operations	-	-	-	-	291,512	291,512
Total operating expenses	2,642,940	4,663,508	3,325,219	513,372	492,354	11,637,393
Operating income (loss)	21,518	(430,837)	86,548	(10,886)	(411,963)	(745,620)

(Continued)

CITY OF AMERICUS, GEORGIA

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS
PROPRIETARY FUNDS
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

	Business-type Activities - Enterprise Funds					
	Solid Waste Management	Water and Sewer	Natural Gas	Stormwater Fund	Nonmajor Theatre Fund	Totals
Nonoperating revenues (expenses):						
Intergovernmental revenue	$ -	$ -	$ -	$ -	75,000	$ 75,000
Interest revenue	147	7,975	7,620	-	-	15,742
Interest expense	-	(253,209)	-	-	-	(253,209)
Gain on disposal of assets	-	9,421	102	-	-	9,523
Total nonoperating revenues (expenses)	147	(235,813)	7,722	-	75,000	(152,944)
Income (loss) before contributions and transfers	21,665	(666,650)	94,270	(10,886)	(336,963)	(898,564)
Transfers in	173,100	13,200	-	59,500	185,535	431,335
Transfers out	(6,600)	-	(306,600)	-	-	(313,200)
Change in net assets	188,165	(653,450)	(212,330)	48,614	(151,428)	(780,429)
Total net assets (deficit), January 1	(111,560)	12,528,892	3,382,203	87,911	2,446,657	18,334,103
Total net assets, December 31	$ 76,605	$ 11,875,442	$ 3,169,873	$ 136,525	$ 2,295,229	$ 17,553,674

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

CITY OF AMERICUS, GEORGIA

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

	Business-type Activities - Enterprise Funds					
	Solid Waste Management	Water and Sewer	Natural Gas	Stormwater Fund	Nonmajor Theatre Fund	Totals
CASH FLOWS FROM OPERATING ACTIVITIES						
Receipts from customers	$ 2,610,185	$ 4,297,113	$ 3,318,534	$ 434,611	$ 80,391	$ 10,740,834
Payments to suppliers and service providers	(2,712,757)	(3,125,187)	(2,868,619)	(423,796)	(242,188)	(9,372,547)
Payments to employees	-	(448,967)	(264,221)	-	(105,137)	(818,325)
Net cash provided by (used in) operating activities	(102,572)	722,959	185,694	10,815	(266,934)	549,962
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES						
Intergovernmental revenue	-	-	-	-	75,000	75,000
Transfers from other funds	173,100	13,200	-	59,500	185,535	431,335
Transfers to other funds	(6,600)	-	(306,600)	-	-	(313,200)
Net cash provided by (used in) noncapital financing activities	166,500	13,200	(306,600)	59,500	260,535	193,135
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES						
Purchase of property and equipment	-	(378,058)	(162,687)	(151,385)	-	(692,130)
Principal payments on long-term borrowings	-	(1,620,570)	-	-	-	(1,620,570)
Issuance of revenue bonds	-	10,193,850	-	3,525,940	-	13,719,790
Interest paid on revenue bonds and notes payable	-	(267,669)	-	-	-	(267,669)
Advance (to) / from other funds	-	3,400,323	-	(3,400,323)	-	-
Proceeds from sale of capital assets	-	15,508	2,500	-	-	18,008
Net cash provided by (used in) capital and related financing activities	-	11,343,384	(160,187)	(25,768)	-	11,157,429

(Continued)

CITY OF AMERICUS, GEORGIA

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

	Business-type Activities - Enterprise Funds					
	Solid Waste Management	Water and Sewer	Natural Gas	Stormwater Fund	Nonmajor Theatre Fund	Totals
CASH FLOWS FROM INVESTING ACTIVITIES						
Maturities of investments	$ -	$ 650,000	$ 100,000	$ -	$ -	$ 750,000
Interest on investments	147	14,394	7,620	-	-	22,161
Net cash provided by investing activities	147	664,394	107,620	-	-	772,161
Increase (decrease) in cash and cash equivalents	64,075	12,743,937	(173,473)	44,547	(6,399)	12,672,687
Cash and cash equivalents:						
Beginning of year	71,722	2,398,296	2,094,997	1,084	130,271	4,696,370
End of year	$ 135,797	$ 15,142,233	$ 1,921,524	$ 45,631	$ 123,872	$ 17,369,057
Classified as:						
Cash and cash equivalents	$ 135,797	$ 410,489	$ 1,786,600	$ 45,631	$ 123,872	$ 2,502,389
Restricted assets, cash and cash equivalents	-	14,731,744	134,924	-	-	14,866,668
	$ 135,797	$ 15,142,233	$ 1,921,524	$ 45,631	$ 123,872	$ 17,369,057

(Continued)

CITY OF AMERICUS, GEORGIA

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

	Business-type Activities - Enterprise Funds					
	Solid Waste Management	Water and Sewer	Natural Gas	Stormwater Fund	Nonmajor Theatre Fund	Totals
Reconciliation of operating income (loss) to net cash provided by (used in) operating activities:						
Operating income (loss)	$ 21,518	$ (430,837)	$ 86,548	$ (10,886)	$ (411,963)	$ (745,620)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:						
Depreciation	-	1,039,695	95,461	14,213	145,729	1,295,098
Amortization	-	12,268	-	4,234	-	16,502
(Increase) decrease in accounts receivable	(54,273)	64,906	(94,868)	(67,875)	-	(152,110)
(Increase) decrease in inventories	-	(25,501)	1,548	-	-	(23,953)
(Increase) decrease in due from other funds	2,099	90	8,057	(1,764)	-	8,482
(Increase) in prepaid expenses	(252)	(817)	(366)	-	(291)	(1,726)
Decrease in other assets	-	-	287	-	-	287
Increase (decrease) in accrued liabilities	-	1,081	794	-	(195)	1,680
Increase (decrease) in accounts payable	(2,178)	79,327	88,467	1,584	(3,164)	164,036
(Decrease) in intergovernmental payable	(23,168)	-	-	-	-	(23,168)
Increase (decrease) in due to other funds	(46,318)	(16,179)	(4,506)	71,309	1,027	5,333
(Decrease) in customer deposits	-	(464)	1,348	-	-	884
Increase (decrease) in compensated absences	-	(610)	2,924	-	1,923	4,237
Net cash provided by (used in) operating activities	$ (102,572)	$ 722,959	$ 185,694	$ 10,815	$ (266,934)	$ 549,962

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

A. Reporting Entity

The City was incorporated in 1832 under the provisions of an act of the General Assembly of Georgia and is governed by an elected Mayor and six-member Council. As required by generally accepted accounting principles, these financial statements present the primary government and its component unit. The component unit discussed below is included in the City's reporting entity because of the significance of its operational and financial relationship with the City. In conformity with accounting principles generally accepted in the United States of America, as set forth in Statement of Governmental Accounting Standards No. 14 "The Financial Reporting Entity," the financial statements of the component unit are discretely presented in the government-wide financial statements.

The City of Americus Downtown Development Authority plans and develops the downtown area of the City in order to attract new business and residences. The governing body of this component unit is appointed by the Mayor and City Council. The City possesses the authority to review, approve, and revise the budget and governs collection and disbursement of funds. The Downtown Development Authority is audited along with the primary government financial statements in accordance with Governmental Accounting Standards Board Statements No. 14 and 39. However, separate financial statements are not prepared.

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 assets and the statement of activities) report information on all of the 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.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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.

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

The City reports the following major governmental fund:

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.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

The City reports the following major proprietary funds:

The ***Solid Waste Management Fund*** accounts for the provision of garbage and trash pickup and disposal for the residents of the City. All activities necessary to provide such services are accounted for in this fund, including, but not limited to, administration, operations, maintenance, financing and related debt service, and billing and collection.

The ***Water and Sewer Fund*** accounts for the provision of water and sewer services to the residents of the City and some residents of Sumter County. All activities necessary to provide such services are accounted for in this fund, including, but not limited to, administration, operations, maintenance, financing and related debt service, and billing and collection.

The ***Natural Gas Fund*** accounts for the provision of natural gas to the residents of the City. All activities necessary to provide such services are accounted for in this fund, including, but not limited to, administration, operations, maintenance, financing and related debt service and billing and collection.

The ***Stormwater Fund*** accounts for the operations of the City's stormwater utility services. All activities necessary to provide such services are accounted for in this fund, including, but not limited to, administration, operations, maintenance, financing and related debt service and billing and collection.

Additionally, the government reports the following fund types:

The ***special revenue funds*** account for specific revenues that are legally restricted to expenditures for particular purposes.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

Private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in both the government-wide and proprietary fund financial statements to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board. Governments also have the option of following subsequent private-sector guidance for their business-type activities and enterprise funds, subject to this same limitation. The City has elected not to follow subsequent private-sector guidance.

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.

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

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

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.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Budgets

Budgets are adopted on a basis consistent with generally accepted accounting principles. Annual appropriated budgets are adopted for the general, special revenue, and debt service funds. All annual appropriations lapse at fiscal year end.

Encumbrances represent commitments related to unperformed contracts for goods or services. Encumbrance accounting - under which purchase orders, contracts and other commitments for the expenditure of resources are recorded to reserve that portion of the applicable appropriation - is utilized in the governmental funds. There were no outstanding encumbrances at December 31, 2010.

Budgets are adopted for the proprietary funds strictly for managerial purposes.

E. Cash and Investments

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.

State statutes authorize the City to invest in obligations of the U. S. Treasury, commercial paper, corporate bonds and repurchase agreements.

Investments are reported at fair value which is determined using selected bases. Short-term investments are reported at cost, which approximates fair value. Cash deposits are reported at carrying amount, which reasonably estimates fair value.

F. Interfund Receivables/Payables

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

G. Inventories

Inventories are valued at cost, which approximates market, using the first-in, first-out (FIFO) method. The costs of governmental fund-type inventories are recorded as expenditures when consumed rather than when purchased.

H. Prepaid Expenditures/Expenses

Payments made to vendors for services that will benefit periods beyond December 31, 2010 are recorded as prepaid items in both government-wide and fund financial statements.

I. Restricted Assets

Certain proceeds of enterprise fund revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the balance sheet because they are maintained in separate bank accounts and their use is limited by applicable bond covenants.

J. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets, are reported in the applicable governmental or business-type activities column in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. In the case of the initial capitalization of general infrastructure assets (i.e., those reported by the governmental activities), the City chose to include all such items regardless of their acquisition date or amount. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

J. Capital Assets (Continued)

Property, plant and equipment of the primary government, as well as the component unit, are depreciated using the straight line method over the following useful lives:

Asset	Years
Land improvements	20-50
Buildings	100
Improvements other than buildings	20-100
Building improvements	30
Infrastructure	50-100
Machinery and equipment	5-30
Water and sewer system	5-30
Natural gas system	5-30

Interest is capitalized on proprietary fund assets acquired with tax-exempt debt. The amount of interest to be capitalized is calculated by offsetting interest expense incurred from the date of the borrowing until completion of the project with interest earned on invested proceeds over the same period. During the year ended December 31, 2010, a total of $130,739 of interest was capitalized in the Water and Sewer Fund and Stormwater Fund.

K. Compensated Absences

In accordance with the provisions of Governmental Accounting Standards Board Statement No. 16, “Accounting for Compensated Absences", no liability is recorded for non-vesting accumulating rights to receive sick pay benefits because these benefits are paid upon the illness of an employee and the amount of such payments cannot be reasonably estimated. Accumulated unpaid vacation costs are accrued when incurred in the government-wide and proprietary financial statements. A liability for these amounts is reported in the governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

L. Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net assets. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bond using the straight-line method, which approximates the effective interest method. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt.

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

M. Fund Equity

In the fund financial statements, governmental funds report reservations of fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for a specific future use. Designations of fund balance represent tentative management plans that are subject to change.

N. Management Estimates

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

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

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

The governmental fund balance sheet includes a reconciliation between *fund balance – total governmental funds* and *net assets – governmental activities* as reported in the government-wide statement of net assets. One element of the 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 $2,130,286 difference are as follows:

Compensated absences	$	153,706
Capital leases payable		1,233,067
Certificates of participation		845,000
Fair market value interest rate hedge - Certificates of participation		(123,740)
Accrued interest		22,253
Net adjustment to reduce *fund balance - total governmental funds* to arrive at *net assets - governmental activities*	$	2,130,286

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

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

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between *net changes in fund balances – total governmental funds* and *changes in net assets 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 $4,102,388 difference are as follows:

Capital outlay	$ 1,287,006
Depreciation	(5,389,394)
Net adjustment to decrease *net changes in fund balance - total governmental funds* to arrive at *changes in net assets of governmental activities.*	$ (4,102,388)

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 "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." The details of this $750,724 difference are as follows:

Issuance of new capital leases	$	(936,197)
Principal repayments: capital leases		185,473
Net adjustment to decrease *net changes in fund balance - total governmental funds* to arrive at *changes in net assets of governmental activities.*	$	(750,724)

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 the governmental funds." The details of this $12,619 are as follows:

Compensated absences	$	4,446
Accrued interest		(17,065)
Net adjustment to decrease *net changes in fund balance - total governmental funds* to arrive at *changes in net assets of governmental activities.*	$	(12,619)

NOTE 3. LEGAL COMPLIANCE - BUDGETS

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

1. Prior to November 1, the finance committee submits to the Mayor and Council a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.

2. A public hearing is conducted at the December Administrative Briefing in the Council Chambers of the Russell Thomas, Jr. Public Safety Building to obtain citizen comments.

3. Prior to January 1, the budget is legally enacted through passage of an ordinance.

4. The City department heads are authorized to transfer budgeted amounts between line items within a department; however, any revisions that alter the total expenditures of any department or fund must be approved by the Mayor and Council. Requests for additional personnel within a department must also be approved by the Mayor and Council. All appropriations except for capital outlay items encumbered at year end lapse. Encumbrances for capital outlay items not lapsing at year end are reappropriated in the ensuing year's budget. Legally-adopted budgets are prepared, as described above, on a departmental basis for General, Special Revenue, and Debt Service Funds.

5. Formal budgetary integration is employed as a management control device during the year for the General Fund, the Special Revenue Funds, and the Debt Service Fund. To ensure sound financial administration, the Mayor and Council also adopt an annual operating budget for the City's Enterprise Funds. The budget is not formally integrated with the accounts of the Enterprise Funds, but interim detailed management reports are developed which indicate specific variances from the planned budget for operations.

6. Budgets for the General, Special Revenue, and Debt Service Funds are adopted on a basis consistent with generally accepted accounting principles (GAAP), and are presented in accordance with finance-related legal and contractual provisions. Budgeted amounts are as originally adopted on December 17, 2009 or as amended by the Mayor and Council. Individual amendments were not material in relation to the original appropriations. No revenues or expenditures were anticipated for the 2001 CHIP Fund, thus the budgetary comparison schedule reflects no budgeted amounts.

NOTE 4. DEPOSITS AND INVESTMENTS

Credit risk. State statutes authorize the City to invest in obligations of the State of Georgia or other states; obligations issued by the U.S. government; obligations fully insured or guaranteed by the U.S. government or by a government agency of the United States; obligations of any corporation of the U.S. government; prime bankers' acceptances; the local government investment pool established by state law; repurchase agreements; and obligations of any other political subdivision of the State of Georgia. The City has no formal credit risk policy other than to only invest in obligations authorized by the State of Georgia. As of December 31, 2010, the City's only investment was a guaranteed contract investment, and was rated AA by Standard and Poor's.

Investment	Maturity	Fair Value
Guaranteed investment contract	June 1, 2028	$ 650,030
		$ 650,030

Interest rate risk. In accordance with its investment policy, the City manages its exposure to declines in fair values by limiting its investments to those with maturity of no more than one (1) year, unless matched to a specific requirement.

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, 2010, all deposits of the City were fully collateralized in accordance with the state statutes.

Custodial credit risk – investments. For investments, this is the risk that, in the event of failure of the depository financial institution, the government will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. As of December 31, 2010, the City was not exposed to custodial credit risk for its investments.

NOTE 5. RECEIVABLES

Property taxes are levied as of July 1 on property values assessed as of January 1. The tax levy is divided into two billings. The first billing is mailed on June 28, and the second billing is mailed on October 18. The billings are considered due upon receipt by the taxpayer; however, the actual due dates are September 1 and December 20. On these dates, the bill becomes delinquent and penalties and interest may be assessed by the City. Property taxes levied for 2010 are recorded as receivables, net of estimated uncollectibles. The net receivables collected during 2010 and expected to be collected by March 1, 2011, are recognized as revenues in 2010. Net receivables estimated to be collectible subsequent to March 1, 2011 are recorded as revenue when received. Prior year levies were recorded using substantially the same principles, and remaining receivables are reevaluated annually.

Receivables consisted of the following at December 31, 2010:

	General	Solid Waste Management	Water and Sewer	Natural Gas	Stormwater Fund	Nonmajor Governmental Funds	Total
Receivables:							
Mortgages	$ -	$ -	$ -	$ -	$ -	$ 335,616	$ 335,616
Taxes	665,090	-	-	-	-	-	665,090
Accounts	559,503	355,483	408,014	656,730	76,375	8,247	2,064,352
Gross receivables	1,224,593	355,483	408,014	656,730	76,375	343,863	3,065,058
Less allowance for uncollectibles	(147,000)	(17,000)	(25,000)	(25,000)	(8,500)	(45,040)	(267,540)
Net total receivables	$ 1,077,593	$ 338,483	$ 383,014	$ 631,730	$ 67,875	$ 298,823	$ 2,797,518

The delinquent taxes receivable account represents a portion of the last seven years of uncollectible tax levies. The allowance for estimated uncollectibles is 12% of the total delinquent taxes receivable at December 31, 2010.

NOTE 5. RECEIVABLES (CONTINUED)

Additionally, the City has $780,964 in forgivable loans receivable. These loans are recorded in the following nonmajor governmental funds: CDBG Fund, Home Loan Fund, 2007 CDBG, 2001 CHIP Fund, 2004 CHIP Fund, and the 2007 CHIP Fund. Amounts represent loans to individuals in conjunction with the rehabilitation of private property and financing for locally owned businesses. Provided the terms of the loans are not violated, these loans will be forgiven at the end of the loan term. As the likelihood of violation of the loan terms, and thus cash repayment is remote, the City has elected to record an allowance for the total outstanding balance of the loans.

NOTE 6. CAPITAL ASSETS

A. Primary Government

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

Governmental activities:		
General government	$	208,050
Public safety		245,786
Public works		4,935,558
Total depreciation expense - governmental activities	$	5,389,394
Business-type activities:		
Theater Authority	$	145,729
Natural gas		95,461
Stormwater		14,213
Water and sewer		1,039,695
Total depreciation expense - business-type activities	$	1,295,098

NOTE 6. CAPITAL ASSETS (CONTINUED)

Capital asset activity for the fiscal year ended December 31, 2010, is as follows:

A. Primary Government (Continued)

Governmental activities	Balance January 1, 2010	Increases	Decreases	Transfers	Balance December 31, 2010
Capital assets, not being depreciated:					
Land	$ 3,694,701	$ 25,731	$ -	$ -	$ 3,720,432
Construction in progress	56,872	146,753	(18,499)	-	185,126
Total	3,751,573	172,484	(18,499)	-	3,905,558
Capital assets, being depreciated:					
Buildings	6,251,829	-	-	-	6,251,829
Improvements other than buildings	116,872	24,570	-	-	141,442
Building improvements	105,767	-	-	-	105,767
Infrastructure	242,027,384	93,354	-	-	242,120,738
Machinery and equipment	5,637,725	996,598	(382,358)	(98,687)	6,153,278
Total	254,139,577	1,114,522	(382,358)	(98,687)	254,773,054
Less accumulated depreciation for:					
Buildings	1,402,220	157,264	-	-	1,559,484
Improvements other than buildings	83,392	6,716	-	-	90,108
Building improvements	9,391	5,050	-	-	14,441
Infrastructure	234,940,481	4,848,101	-	-	239,788,582
Machinery and equipment	3,810,637	372,263	(324,576)	(98,687)	3,759,637
Total	240,246,121	5,389,394	(324,576)	(98,687)	245,212,252
Total assets, being depreciated, net	13,893,456	(4,274,872)	(57,782)	-	9,560,802
Governmental activities capital assets, net	$ 17,645,029	$ (4,102,388)	$ (76,281)	$ -	$ 13,466,360

NOTE 6. CAPITAL ASSETS (CONTINUED)

A. Primary Government (Continued)

	Balance January 1, 2010	Increases	Decreases	Transfers	Balance December 31, 2010
Business-type activities					
Capital assets, not being depreciated:					
Land	$ 383,973	$ -	$ -	$ -	$ 383,973
Construction in progress	99,258	241,444	-	-	340,702
Total	483,231	241,444	-	-	724,675
Capital assets, being depreciated:					
Buildings	4,254,157	-	-	-	4,254,157
Machinery and equipment	1,557,306	466,383	(199,982)	19,248	1,842,955
Water and sewer system	34,273,398	79,721	-	-	34,353,119
Gas system	3,433,807	35,321	-	-	3,469,128
Total	43,518,668	581,425	(199,982)	19,248	43,919,359
Less accumulated depreciation for:					
Buildings	1,821,531	151,213	-	-	1,972,744
Machinery and equipment	1,281,210	102,509	(191,497)	(36,774)	1,155,448
Water and sewer system	16,973,169	976,746	-	43,749	17,993,664
Gas system	2,498,175	64,630	-	12,273	2,575,078
Total	22,574,085	1,295,098	(191,497)	19,248	23,696,934
Total assets, being depreciated, net	20,944,583	(713,673)	(8,485)	-	20,222,425
Business-type activities capital assets, net	$ 21,427,814	$ (472,229)	$ (8,485)	$ -	$ 20,947,100

NOTE 6. CAPITAL ASSETS (CONTINUED)

B. Discretely Presented Component Unit – Downtown Development Authority

	Balance January 1, 2010	Increases	Decreases	Balance December 31, 2010
Capital assets, being depreciated:				
Land improvements	$ 754,800	$ -	$ -	$ 754,800
Equipment	105,250	79,439	-	184,689
Buildings	315,000	-	-	315,000
Total	1,175,050	79,439	-	1,254,489
Less accumulated depreciation for:				
Land improvements	196,248	15,096	-	211,344
Equipment	92,548	87,927	-	180,475
Buildings	32,650	3,150	-	35,800
Total	321,446	106,173	-	427,619
Total assets, being depreciated, net	853,604	(26,734)	-	826,870
Capital assets, net	$ 853,604	$ (26,734)	$ -	$ 826,870

NOTE 7. LONG-TERM DEBT

Revenue Bonds. The City issues revenue bonds where the City pledges income derived from the acquired or constructed assets to pay debt service.

Revenue bonds in the amount of $3,190,804 were issued in 1998 for the purpose of repaying loans from the Georgia Environmental Facilities Authority (GEFA). These bonds were repaid during the current year and no amount related to these bonds is outstanding at December 31, 2010.

During the 2010, the City issued revenue bonds in the amount of $13,760,000 to finance construction and improvements to its water, sewer and stormwater systems and to repay certain loans from the Georgia Environmental Facilities Authority (GEFA). A portion (73.36%) of the outstanding bonds is recorded in the Water and Sewer Fund, and the remaining amount (26.64%) is recorded in the Stormwater Fund. The 2010 revenue bonds outstanding at December 31, 2010 are as follows:

Purpose	Interest Rate	Original Term	Due Date	Current Amount
Water and Sewer	2.00% - 4.00%	11 years	2021	$ 10,094,336
Stormwater	2.00% - 4.00%	11 years	2021	3,665,664
				$ 13,760,000

Revenue bonds debt service requirements to maturity are as follows:

Fiscal Year Ending December 31,	Principal	Interest
2011	$ 1,105,000	$ 410,337
2012	1,130,000	387,100
2013	1,150,000	364,500
2014	1,175,000	341,500
2015	1,195,000	318,000
2016 - 2020	6,550,000	1,016,750
2021	1,455,000	58,200
	$ 13,760,000	$ 2,896,387

NOTE 7. LONG-TERM DEBT (CONTINUED)

Notes Payable. The City has also incurred debt to the Georgia Environmental Facilities Authority (GEFA) for various water and sewer system projects. These notes are as follows at December 31, 2010:

Original Amount	Interest Rate	Term	Due Date	Outstanding Amount
$ 2,543,325	4.12%	20 years	2027	$ 2,257,963
5,054,113	3.00%	20 years	2028	4,558,713
				$ 6,816,676

The primary government's total notes payable debt service requirements to maturity are as follows:

Fiscal Year Ending December 31,	Principal	Interest
2011	$ 298,119	$ 225,533
2012	308,269	215,383
2013	318,796	204,856
2014	329,679	193,973
2015	340,944	182,708
2016 - 2020	1,887,971	730,289
2021 - 2025	2,235,169	383,090
2026 - 2028	1,097,729	42,749
	$ 6,816,676	$ 2,178,581

NOTE 7. LONG-TERM DEBT (CONTINUED)

Certificates of Participation. The City leases certain equipment through a lease pool agreement with the Georgia Municipal Association (GMA). The funding of the lease pool was provided by the issuance of $150,126,000 Certificates of Participation by GMA. GMA passed the net proceeds through to the participating municipalities with the City's participation totaling $845,000. The lease pool agreement with GMA provides that the City owns their portion of the assets invested by the pool and is responsible for the payment of their portion of the principal and interest of the Certificates of Participation. The principal of $845,000 is due in a lump-sum payment on June 1, 2028. Interest is payable at a rate of 4.75% each year. The City draws from the investment to lease equipment from GMA. A Supplementary Lease Agreement is executed for each purchase of equipment.

Amounts drawn under Supplemental Lease Agreements bear interest based on a variable rate determined weekly and payable monthly. Lease payments representing a repayment of principal on the Certificates are payable annually and become available to the City for further equipment lease purchases. The GMA lease program expires December 2028.

The Certificates of Participation's debt service requirements to maturity are as follows:

Fiscal Year Ending December 31,	Principal	Interest
2011	$ -	$ 40,138
2012	-	40,138
2013	-	40,138
2014	-	40,138
2015	-	40,138
2016 - 2020	-	200,688
2021 - 2025	-	200,688
2026 - 2028	845,000	120,414
	$ 845,000	$ 722,480

NOTE 7. LONG-TERM DEBT (CONTINUED)

Certificates of Participation (continued). As part of the issuance of the certificates of participation, the City entered into an interest rate swap agreement. Under the Swap Agreement, the City is required to pay (1) a semi-annual (and beginning July 1, 2003, a monthly) floating rate of interest based on the TBMA Municipal Swap Index (plus a spread) to, or on behalf of, the Swap Counterparty (the "Swap Payment"); and the Swap Counterparty will pay to, or on behalf of, the City a semi-annual payment based on a rate equal to the fixed rate on the Contract times a notional amount specified in the Swap Agreement, but generally equal to the outstanding unpaid principal portion of such Contract, less the amount originally deposited in the Reserve Fund relating to the Contract, and (ii) a one-time Swap Premium to be paid on the effective date of the Swap Agreement. The semi-annual payments from the Swap Counterparty with respect to the City are structured, and expected, to be sufficient to make all interest payments due under the Contract, and related distributions of interest on the Certificates. Under the Swap Agreement, the City's obligation to pay floating payments to the Swap Counterparty in any calendar year may not exceed an amount equal to the TBMA Municipal Swap Index plus 5% to be determined on the first business day of December in the preceding year. This agreement matures on June 1, 2028. This derivative qualifies as a fair market hedge.

In the unlikely event that the Swap Counterparty becomes insolvent, or fails to make payments as specified in the Swap Agreement, the City would be exposed to credit risk in the amount of the Swap's fair value. To minimize this risk, the City executed this agreement with counterparties of appropriate credit strength, with the counterparty being rated Aa3 by Moody's. At December 31, 2010, the floating rate being paid by the City is 0.56% and the market value of this agreement is $123,740, an increase of $8,733 from the market value at the end of the previous fiscal year. The market value of the hedge was determined using settlement prices at the end of the day on December 31, 2010 based on the derivative contract. This market value is reported as a component of the certificates of participation in long-term debt in the statement of net assets. As this derivative is an effective hedge, qualifying for hedge accounting, the inflow from the hedge (any change in fair value from inception until fiscal year end) is deferred and reported as deferred revenue in the statement of net assets.

Capital Leases. The City has also entered into lease agreements as lessee for financing the acquisition of various vehicles and two (2) fire substations through local financial institutions and through GMA (but not included as part of the above-mentioned lease pool). The lease agreements qualify as capital leases for accounting purposes (titles transfer at the end of the lease terms) and, therefore, have been recorded at the present value of the future minimum lease payments as of the date of their inceptions. Land totaling $286,400, infrastructure totaling $410,000, and vehicles of $1,266,979 are leased under capital leases.

NOTE 7. LONG-TERM DEBT (CONTINUED)

The following is a schedule of the future minimum lease payments under capital leases, and the present value of the net minimum lease payments at December 31, 2010:

Fiscal Year Ending December 31,	
2011	$ 210,279
2012	208,373
2013	206,468
2014	150,121
2015	150,121
2016 - 2019	523,117
Total minimum lease payments	1,448,479
Less amount representing interest	(215,412)
Present value of future minimum lease payments	$ 1,233,067

NOTE 7. LONG-TERM DEBT (CONTINUED)

The Downtown Development Authority (component unit) has incurred debt to a financial institution for the acquisition of a public parking facility, and has incurred debt to the primary government for renovation of various downtown properties. These notes are as follows at December 31, 2010:

Original Amount	Interest Rate	Term	Due Date	Current Amount
$ 200,000	5.77%	5 years	2010	$ 69,434
15,000	5.00%	15 years	2015	5,820
100,000	5.00%	15 years	2015	38,798
				$ 114,052

The Downtown Development Authority's debt service requirements to maturity are as follows:

	Principal	Interest
Fiscal Year Ending December 31,		
2011	$ 27,460	$ 3,523
2012	28,375	2,608
2013	29,325	1,658
2014	22,630	701
2015	6,262	105
	$ 114,052	$ 8,595

NOTE 7. LONG-TERM DEBT (CONTINUED)

Long-term debt activity for the year ended December 31, 2010, is as follows:

	Balance January 1, 2010	Additions	Reductions	Balance December 31, 2010	Due Within One Year
Governmental activities:					
Certificates of participation	$ 845,000	$ -	$ -	$ 845,000	$ -
Less: Deferred fair value of interest rate swap	(115,007)	(8,733)	-	(123,740)	-
	729,993	(8,733)	-	721,260	
Capital lease obligations	482,343	936,197	185,473	1,233,067	163,919
Compensated absences	158,152	262,697	267,143	153,706	153,706
Long-term liabilities	$ 1,370,488	$ 1,190,161	$ 452,616	$ 2,108,033	$ 317,625
Business-type activities:					
Revenue bonds payable	$ 405,715	$ 13,760,000	$ 405,715	$ 13,760,000	$ 1,105,000
Premium	-	561,094	17,002	544,092	-
	405,715	14,321,094	422,717	14,304,092	1,105,000
Notes payable	8,031,531	-	1,214,855	6,816,676	298,119
Compensated absences	17,959	31,814	27,577	22,196	22,196
Long-term liabilities	$ 8,455,205	$ 14,352,908	$ 1,665,149	$ 21,142,964	$ 1,425,315
Downtown Development Authority:					
Notes payable	$ 139,382	$ -	$ 25,330	$ 114,052	$ 27,460

The current portion of revenue bonds payable is included in liabilities payable from restricted assets on the statement of net assets. For governmental funds, compensated absences are liquidated by the General Fund. For business-type activities, compensated absences are liquidated by the Theater Authority, Water and Sewer Fund, and Natural Gas Fund. Compensated absences are required to be liquidated prior to the employee's anniversary date. Any leave not taken within this time frame is forfeited. As such, the entire liability for compensated absences is shown as due within one year.

The beginning balance of governmental activities long term liabilities has been reduced by $115,007 to properly reflect the City's implementation of GASB Statement No. 53, *Accounting and Financial Reporting for Derivative Instruments,* and the recording of the City's interest rate swap agreement.

NOTE 8. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

The composition of due to/from balances as of December 31, 2010, is as follows:

Receivable Fund	Payable Fund	Amount
General Fund	Water and Sewer Fund	$ 66,886
General Fund	Natural Gas Fund	103,360
General Fund	Solid Waste Management Fund	26,366
General Fund	Stormwater Fund	71,305
General Fund	Nonmajor enterprise funds	10,865
Water and Sewer Fund	Solid Waste Management Fund	355
Water and Sewer Fund	General Fund	22
Natural Gas Fund	Water and Sewer Fund	8,820
Natural Gas Fund	Stormwater Fund	4
Solid Waste Management Fund	General Fund	10
Solid Waste Management Fund	Water and Sewer Fund	7,350
Stormwater Fund	Water and Sewer Fund	1,764
		$ 297,107

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

The composition of advances to/from other funds is as follows:

Receivable Fund	Payable Fund	Amount
Stormwater Fund	Water and Sewer Fund	$ 3,400,323

NOTE 8. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS (CONTINUED)

Interfund transfers:

Transfers In	Transfers Out	Amount
General Fund	Nonmajor governmental funds	$ 279,360
General Fund	Natural Gas Fund	300,000
Water and Sewer Fund	Solid Waste Management Fund	6,600
Water and Sewer Fund	Natural Gas Fund	6,600
Solid Waste Management Fund	General Fund	173,100
Stormwater Fund	General Fund	59,500
Nonmajor enterprise funds	General Fund	105,718
Nonmajor enterprise funds	General Fund	79,817
Nonmajor governmental funds	Nonmajor governmental funds	55,434
		$ 1,066,129

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

The City leases a building under a noncancelable operating lease. Total costs for this lease were $24,000 for the year ended December 31, 2010. The future minimum lease payments for this lease are as follows:

Year ending December 31,	Amount
2011	$ 24,000
2012	24,000
2013	24,000
	$ 72,000

NOTE 10. DEFINED BENEFIT PENSION PLAN

Plan Description

The City's defined benefit pension plan, the City of Americus Retirement Plan, provides retirement, disability, and death benefits to plan members and beneficiaries. The City of Americus Retirement Plan is affiliated with the Georgia Municipal Employees Benefit System (GMEBS), an agent multiple-employer pension plan administered by the Georgia Municipal Association. The benefit provisions and all other requirements are established by City ordinance. GMEBS issues a publicly available financial report that includes financial statements and required supplementary information for the City of Americus Retirement Plan. That report may be obtained by writing to Georgia Municipal Association, Employee Benefit Section, 201 Pryor Street, SW, Atlanta, Georgia 30303-3606.

Funding Policy

The funding policy for the City of Americus Retirement Plan is to contribute an actuarially determined amount equal to the recommended contribution each year. The City makes all contributions to the City of Americus Retirement Plan. The City is required to contribute at an actuarially determined rate; the current rate is 8.46% of annual covered payroll.

Annual Pension Cost

For the year ended December 31, 2010, the City's annual pension cost was $427,312 for the City of Americus Retirement Plan. The recommended contribution of $427,312 was determined as part of the May 1, 2009 actuarial valuation, using the projected unit credit actuarial cost method. The actuarial assumptions included (a) 8.00% investment rate of return, (b) projected salary increases of 5.5% per year, and (c) no cost of living adjustments. The period, and related method, for amortizing the initial unfunded actuarial accrued liability is 30 years from 1982, and current changes in the unfunded actuarial accrued liability over 15 years for actuarial gains and losses; 20 years for plan provisions and 30 years for actuarial assumptions and cost methods as a level dollar amount. These amortization periods, if applicable, are closed for this plan year. The method for determining the actuarial value of assets is part of GMEBS actuarial funding policy. It produces an adjusted actuarial value of assets.

NOTE 10. DEFINED BENEFIT PENSION PLAN (CONTINUED)

Annual Pension Cost (Continued)

The smoothing technique gradually incorporates investment performance that exceeds or falls short of the expected return of 7.75%, which is the valuation's investment return assumption.

Trend Information

Trend information which gives an indication of the progress made in accumulating sufficient assets to pay benefits when due is presented below.

Fiscal Year Ending	Annual Pension Cost	Percentage of Annual Pension Cost Contributed	Net Pension Obligation
12/31/08	$ 320,146	100%	-
12/31/09	358,020	100%	-
12/31/10	427,312	100%	-

As of the most recent valuation date, July 1, 2010, the funded status of the Plan was as follows:

Measurement Date	Actuarial Value of Assets	Actuarial Accrued Liability	Unfunded Actuarial Accrued Liability	Funded Ratio	Covered Payroll	Unfunded Actuarial Accrued Liability as a Percentage of Covered Payroll
7/1/2010	$ 8,451,030	$ 12,142,868	$ 3,691,838	69.6 %	$ 5,528,187	66.78 %

NOTE 10. DEFINED BENEFIT PENSION PLAN (CONTINUED)

Trend Information (Continued)

The required schedule of funding progress immediately following the notes to the financial statements presents multiyear trend information about whether the actuarial value of plan net assets is increasing or decreasing over time relative to the actuarial accrued liability.

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 July 1, 2010 and on the pattern of sharing of costs between the employer and plan members to that point.

NOTE 11. RISK MANAGEMENT

The City is exposed to various risks of losses related to: torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters for which, except as described in the following paragraphs, the City carries commercial insurance in amounts deemed prudent by City management. There was no significant reduction in insurance coverage during the year. Settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

The City has joined together with other municipalities in the state as part of the Georgia Municipal Association Group Self-Insurance Workers' Compensation Fund, a public entity risk pool currently operating as common risk management and insurance programs for member local governments.

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

NOTE 11. RISK MANAGEMENT (CONTINUED)

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

NOTE 12. HOTEL/MOTEL LODGING TAX

The City has levied a 7% lodging tax. Of this percentage, 2% is given to the Rylander Theater for use in the operating expenditures and promotion of the Theater. The Tourism Council receives 4% of the remaining 5% lodging tax to be used for the promotion of tourism. Remaining funds are used by the City for other activities to promote tourism. During the year ended December 31, 2010, the City collected $279,360 in hotel/motel taxes, and expended 100% of this amount on tourism and the promotion of the Theater.

NOTE 13. COMMITMENTS AND CONTINGENCIES

Litigation

The City is involved in several small or pending lawsuits. In the opinion of management, based on consultations with legal counsel, an unfavorable outcome in excess of insurance coverage is unlikely.

Grant Contingencies

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

Construction Commitments

In addition to the liabilities enumerated in the balance sheet at December 31, 2010, the City has contractual commitments on uncompleted contracts of approximately $3,824,378**.**

NOTE 13. COMMITMENTS AND CONTINGENCIES (CONTINUED)

Agreements with Municipal Gas Authority of Georgia

The City has entered into a contract for the purchase of wholesale natural gas supplies and related services with the Municipal Gas Authority of Georgia (MGAG) that requires the City to purchase all of its natural gas from MGAG. The gas supply contract with MGAG authorizes MGAG to establish rates and charges so as to produce revenues sufficient to cover its operating costs and retire its bonds issued to acquire long-term gas supplies for sale to its members, including the City. In the event that revenues are insufficient to cover all costs and retire bonds issued by MGAG, the City is obligated to pay its obligation share of the costs of the gas supply and related services MGAG provides to the City, which costs include amounts equal to principal and interest on MGAG's bonds. These obligations, which extend through the year 2016, are general obligations of the City to which the City's full faith, credit and taxing powers are pledged. The City's obligation to MGAG for gas supply costs are based on MGAG's costs to provide such supply, including bonds issued to purchase long-term rights to bulk supply. Payments to MGAG are made monthly based on actual usage. The total payments under these contracts amounted to $2,059,208.

At December 31, 2010, the outstanding debt of MGAG was approximately $288,395,000. The City's guarantee varies by individual projects undertaken by MGAG and totals approximately $2,555,000 at December 31, 2010.

NOTE 14. RELATED ORGANIZATIONS

The City’s governing board is responsible for all of the board appointments of the Americus Housing Authority. However, the City has no further accountability for this organization.

NOTE 15. JOINT VENTURES

Under Georgia law, the City, in conjunction with other cities and counties in the eight county west central Georgia area, is a member of the River Valley Regional Commission and is required to pay annual dues thereto. During its year ended December 31, 2010, the City paid $16,545 in such dues. Membership in a Regional Commission is required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34 which provides for the organizational structure of the Regional Commission in Georgia. The Regional Commission 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. Separate financial statements may be obtained from River Valley Regional Commission, 228 West Lamar Street, Americus, Georgia 31709.

The Americus/Sumter County Airport Authority (the “Airport Authority”) is comprised of five board members; two appointed by the County, two appointed by the City, and one joint appointment. The City allocates to the Airport Authority an amount each year to assist with general operating expenses. During the year ended December 31, 2010, the City paid the Airport Authority $25,000. The City governing body does not approve the budget nor does it have any oversight of the day to day operations of the Airport Authority. The Airport Authority was established to buy, sell, and own property. Separate financial statements for the Americus/Sumter County Airport Authority are not available.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF AMERICUS, GEORGIA

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF FUNDING PROGRESS

City of Americus Retirement Plan

Actuarial Valuation Date	Actuarial Value of Assets	Actuarial Accrued Liability	(Overfunded) Actuarial Accrued Liability	Funded Ratio	Annual Covered Payroll	(Overfunded) Actuarial Accrued Liability as a Percentage of Covered Payroll
05/01/05	$ 8,703,391	$ 8,514,201	$ (189,190)	102.2%	$ 4,958,174	0.00%
05/01/06	9,057,826	8,861,441	(196,385)	102.2%	4,710,476	0.00%
05/01/07	9,412,041	9,565,073	153,032	98.4%	5,047,450	3.03%
05/01/08	9,798,604	10,142,606	344,002	96.6%	5,351,939	6.43%
05/01/09	6,529,576	10,692,473	4,162,897	61.1%	5,052,724	82.39%
07/01/10	8,451,030	12,142,868	3,691,838	69.6%	5,528,187	66.78%

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NONMAJOR GOVERNMENTAL FUNDS

Special Revenue Funds

Community Development Block Grant Fund - This fund is used to account for the operations of the City's community development department. Financing is provided by grants received from the U.S. Department of Housing and Urban Development and the State of Georgia Departments of Community Affairs and Natural Resources.

State Revolving Loan Fund - This fund is used to account for the operations of the City's revolving loans. Original funding was provided by the U.S. Department of Housing and Urban Development through the State of Georgia's Department of Community Affairs.

Home Loan Fund - This fund is used to account for a grant from the U.S. Department of Housing and Urban Development. The purpose of this program is to expand the supply of decent affordable housing for low income families.

2007 CHIP Fund - This fund is used to account for a grant received from the U.S. Department of Housing and Urban Development under the Community Home Investment Program.

2001 Community Development Block Grant (CDBG) Fund - This fund is used to account for a Community Development Block Grant received from the U.S. Department of Housing and Urban Development.

2004 CHIP Fund - This fund is used to account for a grant received from the U.S. Department of Housing and Urban Development under the Community Home Investment Program.

2001 CHIP Fund - This fund is used to account for a grant received from the U.S. Department of Housing and Urban Development under the Community Home Investment Program.

NONMAJOR GOVERNMENTAL FUNDS (CONTINUED)

Special Revenue Funds (Continued)

2004 ISTEA Fund - This fund is used to account for a grant received from the U.S. Department of Transportation for transportation enhancement activities.

2006 ISTEA Fund - This fund is used to account for a grant received from the U.S. Department of Transportation for transportation enhancement activities.

2007 Community Development Block Grant (CDBG) Fund - This fund is used to account for a Community Development Block Grant received from the U.S. Department of Housing and Urban Development.

Hotel/Motel Tax Fund - This fund is used to account for the collection and disbursement of hotel/motel taxes.

CITY OF AMERICUS, GEORGIA

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2010

	Special Revenue Funds						
ASSETS	Community Development Block Grant	State Revolving Loan	Home Loan	2007 CHIP	2001 CDBG	2004 CHIP	2001 CHIP
Cash and cash equivalents	$ 211,875	$ 168,769	$ 32,684	$ 74,369	$ 10,321	$ -	$ -
Accounts receivable	-	1,729	-	6,518	-	-	-
Mortgage receivable, net of allowance	40,069	224,366	-	-	26,141	-	-
Total assets	$ 251,944	$ 394,864	$ 32,684	$ 80,887	$ 36,462	$ -	$ -
LIABILITIES AND FUND BALANCES							
LIABILITIES							
Accrued liabilities	$ -	$ -	$ -	$ 17,887	$ -	$ -	$ -
Deferred revenue	-	58,333	-	-	26,141	-	-
Due to other governments	-	-	-	6,518	-	-	-
Total liabilities	-	58,333	-	24,405	26,141	-	-
FUND BALANCES							
Reserved for noncurrent mortgages receivable	40,069	166,033	-	-	-	-	-
Unreserved, undesignated	211,875	170,498	32,684	56,482	10,321	-	-
Total fund balances	251,944	336,531	32,684	56,482	10,321	-	-
Total liabilities and fund balances	$ 251,944	$ 394,864	$ 32,684	$ 80,887	$ 36,462	$ -	$ -

(Continued)

CITY OF AMERICUS, GEORGIA

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2010

ASSETS	Special Revenue Funds				Total Nonmajor Governmental Funds
	2004 ISTEA	2006 ISTEA	2007 CDBG	Hotel/Motel Tax	
Cash and cash equivalents	$ 62,846	$ -	$ 56,621	$ -	$ 617,485
Accounts receivable	-	-	-	-	8,247
Mortgage receivable, net of allowance	-	-	-	-	290,576
Total assets	$ 62,846	$ -	$ 56,621	$ -	$ 916,308
LIABILITIES AND FUND BALANCES					
LIABILITIES					
Accrued liabilities	$ -	$ -	$ 46,695	$ -	$ 64,582
Deferred revenue	-	-	-	-	84,474
Due to other governments	-	-	-	-	6,518
Total liabilities	-	-	46,695	-	155,574
FUND BALANCES					
Reserved for noncurrent mortgages receivable	-	-	-	-	206,102
Unreserved, undesignated	62,846	-	9,926	-	554,632
Total fund balances	62,846	-	9,926	-	760,734
Total liabilities and fund balances	$ 62,846	$ -	$ 56,621	$ -	$ 916,308

CITY OF AMERICUS, GEORGIA

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

	Special Revenue Funds						
	Community Development Block Grant	State Revolving Loan	Home Loan	2007 CHIP	2001 CDBG	2004 CHIP	2001 CHIP
Revenues:							
Taxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Intergovernmental	-	-	-	174,963	-	-	-
Interest income	884	7,092	22	-	61	-	-
Other revenues	3,667	13,389	-	-	4,887	-	-
Total revenues	4,551	20,481	22	174,963	4,948	-	-
Expenditures:							
Current, community development	-	-	-	112,788	-	174	-
Total expenditures	-	-	-	112,788	-	174	-
Excess (deficiency) of revenues over expenditures	4,551	20,481	22	62,175	4,948	(174)	-
Other financing sources (uses):							
Transfers in	-	-	-	1,595	-	74	-
Transfers out	(13,933)	-	-	-	-	-	-
Total other financing sources (uses)	(13,933)	-	-	1,595	-	74	-
Net change in fund balances	(9,382)	20,481	22	63,770	4,948	(100)	-
Fund balances (deficits), January 1	261,326	316,050	32,662	(7,288)	5,373	100	-
Fund balances, December 31	$ 251,944	$ 336,531	$ 32,684	$ 56,482	$ 10,321	$ -	$ -

(Continued)

CITY OF AMERICUS, GEORGIA

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

	Special Revenue Funds				Total Nonmajor Governmental Funds
	2004 ISTEA	2006 ISTEA	2007 CDBG	Hotel/ Motel Tax	
Revenues:					
Taxes	$ -	$ -	$ -	$ 279,360	$ 279,360
Intergovernmental	-	-	229,058	-	404,021
Interest income	-	-	-	-	8,059
Other revenues	-	-	-	-	21,943
Total revenues	-	-	229,058	279,360	713,383
Expenditures:					
Current, community development	644	-	231,208	-	344,814
Total expenditures	644	-	231,208	-	344,814
Excess (deficiency) of revenues over expenditures	(644)	-	(2,150)	279,360	368,569
Other financing sources (uses):					
Transfers in	41,501	-	12,264	-	55,434
Transfers out	-	(41,501)	-	(279,360)	(334,794)
Total other financing sources (uses)	41,501	(41,501)	12,264	(279,360)	(279,360)
Net change in fund balances	40,857	(41,501)	10,114	-	89,209
Fund balances (deficits), January 1	21,989	41,501	(188)	-	671,525
Fund balances, December 31	$ 62,846	$ -	$ 9,926	$ -	$ 760,734

CITY OF AMERICUS, GEORGIA
SPECIAL REVENUE FUND

COMMUNITY DEVELOPMENT BLOCK GRANT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

	Final Budget	Actual	Variance With Final Budget
Revenues:			
Interest income	$ 2,129	$ 884	$ (1,245)
Other income	2,928	3,667	739
Total revenues	5,057	4,551	(506)
Expenditures, community development projects	-	-	-
Excess of revenues over expenditures	5,057	4,551	(506)
Other financing uses:			
Transfers out	(14,089)	(13,933)	156
Total other financing uses	(14,089)	(13,933)	156
Net change in fund balance	(9,032)	(9,382)	(350)
Fund balance, January 1	261,326	261,326	-
Fund balance, December 31	$ 252,294	$ 251,944	$ (350)

CITY OF AMERICUS, GEORGIA
SPECIAL REVENUE FUND

STATE REVOLVING LOAN FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

	Final Budget	Actual	Variance With Final Budget
Revenues:			
Interest income	$ 11,570	$ 7,092	$ (4,478)
Other income	15,700	13,389	(2,311)
Total revenues	27,270	20,481	(6,789)
Net change in fund balance	27,270	20,481	(6,789)
Fund balance, January 1	316,050	316,050	-
Fund balance, December 31	$ 343,320	$ 336,531	$ (6,789)

CITY OF AMERICUS, GEORGIA
SPECIAL REVENUE FUND

HOME LOAN FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

	Final Budget	Actual	Variance With Final Budget
Revenues, interest income	$ 30	$ 22	$ (8)
Expenditures, community development projects	-	-	-
Net change in fund balance	30	22	(8)
Fund balance, January 1	32,662	32,662	-
Fund balance, December 31	$ 32,692	$ 32,684	$ (8)

CITY OF AMERICUS, GEORGIA
SPECIAL REVENUE FUND

2007 CHIP FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

	Final Budget	Actual	Variance With Final Budget
Revenues, intergovernmental	$ 173,030	$ 174,963	$ 1,933
Expenditures, community development projects	173,030	112,788	60,242
Excess of revenues over expenditures	-	62,175	62,175
Other financing sources:			
Transfers in	1,750	1,595	(155)
Total other financing sources	1,750	1,595	(155)
Net change in fund balance	1,750	63,770	62,020
Fund balance (deficit), January 1	(7,288)	(7,288)	-
Fund balance, December 31	$ (5,538)	$ 56,482	$ 62,020

CITY OF AMERICUS, GEORGIA
SPECIAL REVENUE FUND

2001 CDBG FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

	Final Budget	Actual	Variance With Final Budget
Revenues:			
Other revenues	$ -	$ 4,887	$ 4,887
Interest income	72	61	(11)
Total revenues	72	4,948	4,876
Expenditures, community development projects	-	-	-
Net change in fund balance	72	4,948	4,876
Fund balance, January 1	5,373	5,373	-
Fund balance, December 31	$ 5,445	$ 10,321	$ 4,876

CITY OF AMERICUS, GEORGIA
SPECIAL REVENUE FUND

2004 CHIP FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

	Final Budget	Actual	Variance With Final Budget
Revenues, intergovernmental	$ -	$ -	$ -
Expenditures, community development projects	175	174	1
Deficiency of revenues over expenditures	(175)	(174)	1
Other financing sources:			
Transfers in	75	74	(1)
Total other financing sources	75	74	(1)
Net change in fund balance	(100)	(100)	-
Fund balance, January 1	100	100	-
Fund balance, December 31	$ -	$ -	$ -

CITY OF AMERICUS, GEORGIA
SPECIAL REVENUE FUND

2001 CHIP FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

	Final Budget	Actual	Variance With Final Budget
Revenues, intergovernmental	$ -	$ -	$ -
Expenditures, community development projects	-	-	-
Net change in fund balance	-	-	-
Fund balance, January 1	-	-	-
Fund balance, December 31	$ -	$ -	$ -

CITY OF AMERICUS, GEORGIA
SPECIAL REVENUE FUND

2004 ISTEA FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

	Final Budget	Actual	Variance With Final Budget
Revenues, intergovernmental	$ -	$ -	$ -
Expenditures, community development projects	644	644	-
Deficiency of revenues over expenditures	(644)	(644)	-
Other financing sources:			
Transfers in	41,501	41,501	-
Total other financing sources	41,501	41,501	-
Net change in fund balance	40,857	40,857	-
Fund balance, January 1	21,989	21,989	-
Fund balance, December 31	$ 62,846	$ 62,846	$ -

CITY OF AMERICUS, GEORGIA
SPECIAL REVENUE FUND

2006 ISTEA FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

	Final Budget	Actual	Variance With Final Budget
Expenditures, community development projects	$ -	$ -	$ -
Other financing uses:			
Transfers out	(41,501)	(41,501)	-
Total other financing uses	(41,501)	(41,501)	-
Net change in fund balance	(41,501)	(41,501)	-
Fund balance, January 1	41,501	41,501	-
Fund balance, December 31	$ -	$ -	$ -

CITY OF AMERICUS, GEORGIA
SPECIAL REVENUE FUND

2007 CDBG FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

	Final Budget	Actual	Variance With Final Budget
Revenues, intergovernmental	$ 179,874	$ 229,058	$ 49,184
Expenditures, community development projects	237,426	231,208	6,218
Deficiency of revenues over expenditures	(57,552)	(2,150)	55,402
Other financing sources:			
Transfers in	12,264	12,264	-
Total other financing sources	12,264	12,264	-
Net change in fund balance	(45,288)	10,114	55,402
Fund balance (deficit), January 1	(188)	(188)	-
Fund balance, December 31	$ (45,476)	$ 9,926	$ 55,402

CITY OF AMERICUS, GEORGIA
SPECIAL REVENUE FUND

HOTEL/MOTEL TAX FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

	Final Budget	Actual	Variance With Final Budget
Revenues, taxes	$ 280,000	$ 279,360	$ (640)
Other financing uses:			
Transfers out	(280,000)	279,360	559,360
Total other financing uses	(280,000)	279,360	559,360
Net change in fund balance	(280,000)	279,360	559,360
Fund balance, January 1	-	-	-
Fund balance, December 31	$ (280,000)	$ 279,360	$ 559,360

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COMPONENT UNIT - DOWNTOWN DEVELOPMENT AUTHORITY

CITY OF AMERICUS, GEORGIA

BALANCE SHEET
COMPONENT UNIT - DOWNTOWN DEVELOPMENT AUTHORITY
DECEMBER 31, 2010

ASSETS		
Cash	$	39,101
Prepaid expenditures		52
Total assets	$	39,153
LIABILITIES AND FUND BALANCE		
LIABILITIES		
Accounts payable	$	1,153
Accrued expenses		1,504
Due to primary government		7,422
Total liabilities		10,079
FUND BALANCE		
Unreserved, undesignated		29,074
Total liabilities and fund balance	$	39,153

CITY OF AMERICUS, GEORGIA

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
COMPONENT UNIT - DOWNTOWN DEVELOPMENT AUTHORITY
FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

Revenues		
Surtax revenue	$	24,040
Intergovernmental revenue		94,000
Rental income		36,000
Taste of Sumter revenue		18,464
Miscellaneous revenue		301
Total revenues		172,805
Expenditures		
Current:		
Community development		133,319
Debt Service:		
Principal		25,329
Interest		5,654
Total expenditures		164,302
Net change in fund balance		8,503
Fund balance, January 1		20,571
Fund balance, December 31	$	29,074

STATISTICAL SECTION

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

Contents ..... **Page**

Financial Trends ..... **91 - 95**
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 ..... **96 - 100**
These schedules contain information to help the reader assess the City's most significant local revenue source, the property tax.

Debt Capacity ..... **101 - 105**
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 ..... **106 - 108**
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 ..... **109 - 111**
These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive financial reports for the relevant year. The City implemented GASB Statement 34 for the year ended December 31, 2003; unless otherwise noted, schedules presenting government-wide information include information beginning in that year.

CITY OF AMERICUS, GEORGIA

NET ASSETS BY COMPONENT
LAST EIGHT FISCAL YEARS
(accrual basis of accounting)

	2003	2004	2005	2006	2007	2008	2009	2010
Governmental activities								
Invested in capital assets, net of related debt	$ 41,925,803	$ 34,957,100	$ 31,483,794	$ 24,811,852	$ 20,591,361	$ 20,716,773	$ 16,260,814	$ 11,512,033
Restricted	-	-	-	-	284,836	320,503	-	-
Unrestricted	(1,085,959)	1,988,978	(250,284)	2,960,174	2,706,755	1,647,779	3,478,933	3,319,825
Total governmental activities net assets	$ 40,839,844	$ 36,946,078	$ 31,233,510	$ 27,772,026	$ 23,582,952	$ 22,685,055	$ 19,739,747	$ 14,831,858
Business-type activities								
Invested in capital assets, net of related debt	$ 11,961,927	$ 13,016,088	$ 12,129,062	$ 12,530,636	$ 12,187,522	$ 11,852,246	$ 12,990,568	$ 11,341,519
Restricted	5,399,064	4,887,232	6,247,232	5,274,556	4,602,000	2,940,000	2,292,000	2,040,000
Unrestricted	80,729	300,170	263,638	2,187,792	3,281,856	4,892,852	3,051,535	4,172,155
Total business-type activities net assets	$ 17,441,720	$ 18,203,490	$ 18,639,932	$ 19,992,984	$ 20,071,378	$ 19,685,098	$ 18,334,103	$ 17,553,674
Primary government								
Invested in capital assets, net of related debt	$ 53,887,730	$ 47,973,188	$ 43,612,856	$ 37,342,488	$ 32,778,883	$ 32,569,019	$ 29,251,382	$ 22,853,552
Restricted	5,399,064	4,887,232	6,247,232	5,274,556	4,886,836	3,260,503	2,292,000	2,040,000
Unrestricted	(1,005,230)	2,289,148	13,354	5,147,966	5,988,611	6,540,631	6,530,468	7,491,980
Total primary government net assets	$ 58,281,564	$ 55,149,568	$ 49,873,442	$ 47,765,010	$ 43,654,330	$ 42,370,153	$ 38,073,850	$ 32,385,532

CITY OF AMERICUS, GEORGIA

CHANGES IN NET ASSETS
LAST EIGHT FISCAL YEARS
(accrual basis of accounting)

	2003	2004	2005	2006	2007	2008	2009	2010
Expenses:								
Governmental Activities:								
General government (1)	$ 1,741,628	$ 726,478	$ 3,015,536	$ 1,639,137	$ 1,851,116	$ 2,209,923	$ 1,591,559	$ 1,391,039
Public safety	5,820,772	5,901,942	5,951,561	6,150,431	6,409,020	6,331,966	6,514,180	6,474,734
Public works	5,041,638	6,689,588	5,959,813	5,912,117	6,410,886	6,584,678	5,617,069	6,406,697
Public parking	185,630	-	-	-	-	-	-	-
Community development projects	1,097,711	565,346	587,012	802,716	409,829	961	-	649,819
Culture and recreation	-	-	-	-	93,045	1,418,331	687,695	-
Interest on long-term debt	166,187	152,984	199,282	138,575	260,820	27,193	54,278	83,914
Total government activities expenses	$ 14,053,566	$ 14,036,338	$ 15,713,204	$ 14,642,976	$ 15,434,716	$ 16,573,052	$ 14,464,781	$ 15,006,203
Business-type activities:								
Theater	$ 463,676	$ 320,531	$ 416,151	$ 439,565	$ 469,761	$ 478,109	$ 447,145	$ 492,354
Stormwater	-	-	-	-	23,758	4,948	8,159	513,372
Solid Waste	2,038,175	2,024,241	2,191,174	2,168,158	4,550,913	2,593,612	2,927,800	2,642,940
Water & Sewer	3,257,188	3,356,138	3,340,327	3,610,065	3,737,075	4,448,569	4,689,890	4,916,717
Natural Gas	4,501,527	4,258,144	5,881,809	4,774,930	3,767,132	3,821,609	2,985,863	3,325,219
Total business-type activities expenses	10,260,566	9,959,054	11,829,461	10,992,718	12,548,639	11,346,847	11,058,857	11,890,602
Total primary government expenses	$ 24,314,132	$ 23,995,392	$ 27,542,665	$ 25,635,694	$ 27,983,355	$ 27,919,899	$ 25,523,638	$ 26,896,805
Program Revenues								
Governmental activities:								
Charges for services:								
General government	$ 1,378,274	$ 1,370,631	$ 1,454,211	$ 1,515,262	$ 1,789,726	$ 1,816,673	$ 1,634,019	$ 1,609,472
Public safety	567,091	544,432	392,361	435,011	355,537	294,992	378,172	372,439
Community development	39,985	41,201	90,219	897,825	52,409	46,221	31,784	51,382
Operating grants and contributions	818,829	904,014	941,232	914,227	1,469,351	1,858,435	748,965	166,713
Capital grants and contributions	1,073,637	822,210	281,314	475,525	121,849	4,104,252	887,585	404,021
Total government activities program revenues	$ 3,877,816	$ 3,682,488	$ 3,159,337	$ 4,237,850	$ 3,788,872	$ 8,120,573	$ 3,680,525	$ 2,604,027
Business-type activities:								
Charges for services:								
Theater	$ 142,008	$ 71,437	$ 68,213	$ 58,086	$ 60,999	$ 72,595	$ 112,404	$ 80,391
Stormwater	-	-	-	-	-	-	-	502,486
Solid Waste	1,709,481	1,759,647	1,808,042	1,932,338	2,111,394	2,250,443	2,421,433	2,664,458
Water & Sewer	3,543,234	4,047,021	3,577,796	3,865,334	3,742,668	3,769,008	4,175,851	4,232,671
Natural Gas	4,700,100	4,985,729	6,248,121	5,552,777	4,122,306	4,223,938	2,941,728	3,411,767
Operating grants & contr. (2)	60,000	49,663	55,000	60,000	1,990,680	61,000	75,000	75,000
Capital grants & contr.	48,084	30,000	328,840	340,477	-	-	114,483	-
Total business-type activities program revenues	10,202,907	10,943,497	12,086,012	11,809,012	12,028,047	10,376,984	9,840,899	10,966,773
Total primary government program revenues	$ 14,080,723	$ 14,625,985	$ 15,245,349	$ 16,046,862	$ 15,816,919	$ 18,497,557	$ 13,521,424	$ 13,570,800
Net (expense)/revenue								
Governmental activities	(10,175,750)	(10,353,850)	(12,553,867)	(10,405,126)	(11,645,844)	(8,452,479)	(10,784,256)	(12,402,176)
Business-type activities	(57,659)	984,443	256,551	816,294	(520,592)	(969,863)	(1,217,958)	(923,829)
	$ (10,233,409)	$ (9,369,407)	$ (12,297,316)	$ (9,588,832)	$ (12,166,436)	$ (9,422,342)	$ (12,002,214)	$ (13,326,005)

(Continued)

CITY OF AMERICUS, GEORGIA

CHANGES IN NET ASSETS
LAST EIGHT FISCAL YEARS
(accrual basis of accounting)

	2003	2004	2005	2006	2007	2008	2009	2010
General Revenues and Other Changes in Net Assets								
Governmental activities:								
Taxes:								
Property taxes	$ 2,841,261	$ 3,200,137	$ 3,336,669	$ 3,505,239	$ 3,668,739	$ 3,765,781	$ 4,018,966	$ 3,766,104
Sales taxes	1,545,822	1,775,277	1,738,851	1,866,758	1,990,834	1,969,761	1,677,397	1,888,546
Hotel/Motel taxes	221,156	234,992	242,504	256,853	357,880	540,440	254,354	279,360
Other taxes	1,349,435	1,438,406	1,514,718	1,533,445	1,591,007	1,628,232	1,632,444	1,581,410
Unrestricted invest. earnings	44,930	41,106	72,882	83,226	197,369	81,081	73,119	97,002
Gain on disposal of assets		(64,011)	32,729	-	-	10,356	17,420	-
Transfers	16,871	282,399	(54,574)	(301,879)	(349,059)	(441,069)	165,248	(118,135)
Total governmental activities	6,019,475	6,908,306	6,883,779	6,943,642	7,456,770	7,554,582	7,838,948	7,494,287
Business-type activities:								
Investment earnings	55,371	61,996	121,217	232,250	249,927	142,514	31,383	15,742
Gain on disposal of assets		(2,271)	4,100	2,629	-	-	828	9,523
Transfers	(16,871)	(282,399)	54,574	301,879	349,059	441,069	(165,248)	118,135
Total business-type activities	38,500	(222,674)	179,891	536,758	598,986	583,583	(133,037)	143,400
Total primary government	$ 6,057,975	$ 6,685,632	$ 7,063,670	$ 7,480,400	$ 8,055,756	$ 8,138,165	$ 7,705,911	$ 7,637,687
Changes in Net Assets								
Governmental activities	$ (4,156,275)	$ (3,445,544)	$ (5,670,088)	$ (3,461,484)	$ (4,189,074)	$ (897,897)	$ (2,945,308)	$ (4,907,889)
Business-type activities	(19,159)	761,769	436,442	1,353,052	78,394	(386,280)	(1,350,995)	(780,429)
Total primary government	$ (4,175,434)	$ (2,683,775)	$ (5,233,646)	$ (2,108,432)	$ (4,110,680)	$ (1,284,177)	$ (4,296,303)	$ (5,688,318)

(1) The substantial decrease in general government expenses in 2004 was due to decreased capital spending to alleviate temporary cash flow issues.
(2) The substantial increase in operating grants and revenues in 2007 is due to FEMA assistance for tornado recovery.

CITY OF AMERICUS, GEORGIA

FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
General Fund										
Reserved	$ 44,223	$ 74,717	$ 58,059	$ 56,463	$ 63,793	$ 54,892	$ 56,870	$ 62,166	$ 63,279	$ 74,298
Unreserved	1,779,016	1,368,960	1,257,302	1,599,812	1,592,155	1,678,573	1,854,740	1,691,547	2,278,792	2,266,544
Total general fund	$ 1,823,239	$ 1,443,677	$ 1,315,361	$ 1,656,275	$ 1,655,948	$ 1,733,465	$ 1,911,610	$ 1,753,713	$ 2,342,071	$ 2,340,842
All Other Governmental Funds										
Reserved reported in:										
Special revenue funds	$ 106,167	$ 97,383	$ 82,402	$ 90,929	$ 81,536	$ 218,640	$ 323,019	$ 145,168	$ 190,263	$ 206,102
Debt service funds	208,521	218,151	225,995	234,619	251,158	266,907	284,836	320,503	-	-
Unreserved, reported in:										
Special revenue funds	624,586	535,137	508,425	494,973	613,492	578,741	472,382	533,826	481,262	554,632
Capital projects funds	-	-	120	-	-	-	-	-	-	-
Debt service funds	-	-	-	-	-	-	-	-	-	-
Total all other governmental funds	$ 939,274	$ 850,671	$ 816,942	$ 820,521	$ 946,186	$ 1,064,288	$ 1,080,237	$ 999,497	$ 671,525	$ 760,734

CITY OF AMERICUS, GEORGIA

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS

LAST TEN FISCAL YEARS

(modified accrual basis of accounting)

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Revenues										
Taxes	$ 5,496,777	$ 5,235,109	$ 5,947,055	$ 6,441,077	$ 6,525,277	$ 7,448,980	$ 7,795,875	$ 7,826,373	$ 7,413,834	$ 7,536,316
Licenses and permits	1,231,026	1,231,086	1,262,378	1,263,667	1,283,899	1,372,138	1,471,329	1,489,128	1,433,197	1,410,130
Intergovernmental	1,740,544	1,727,295	1,809,602	1,622,041	1,119,965	1,279,398	1,463,429	2,034,165	958,057	489,519
Charges for services	77,850	73,939	91,208	113,486	106,568	145,995	141,910	168,354	100,914	183,598
Fines and forfeitures	555,014	421,823	560,072	541,564	389,699	442,042	354,350	307,566	384,890	373,949
Interest	11,582	5,483	44,930	41,106	71,904	83,226	197,369	81,081	73,119	97,002
Miscellaneous	315,892	239,571	154,556	141,730	259,206	288,334	357,854	275,692	159,402	146,830
Total revenues	9,428,685	8,934,306	9,869,801	10,164,671	9,756,518	11,060,113	11,782,116	12,182,359	10,523,413	10,237,344
Expenditures										
General government	1,437,678	1,397,175	1,328,610	1,286,219	1,538,991	1,616,071	1,969,408	1,747,854	1,628,629	1,200,797
Public safety	5,153,585	5,540,972	5,844,371	5,879,481	6,025,320	6,020,626	6,351,412	6,437,986	6,453,290	7,176,218
Public works	1,273,082	1,264,350	1,393,597	1,994,930	1,313,023	1,528,405	1,767,920	1,708,557	1,803,454	1,742,080
Community development	1,093,377	752,389	1,097,711	565,346	587,012	802,716	409,829	942,126	673,226	619,768
Non-departmental	-	-	33,577	-	-	-	-	-	-	-
Debt service:	1,016,639	661,272	-	-	-	-	-	-	-	-
Principal	-	-	532,315	629,891	435,187	461,736	486,254	1,446,328	112,035	185,473
Interest	-	-	166,187	152,984	159,244	142,375	268,987	49,525	54,829	66,849
Total expenditures	9,974,361	9,616,158	10,396,368	10,508,851	10,058,777	10,571,929	11,253,810	12,332,376	10,725,463	10,991,185
Excess of revenues over (under) expenditures	(545,676)	(681,852)	(526,567)	(344,180)	(302,259)	488,184	528,306	(150,017)	(202,050)	(753,841)
Other Financing Sources (Uses):										
Capital leases	197,236	105,000	374,212	362,690	22,817	-	-	330,782	272,208	936,197
Sale of capital assets	-	-	37,823	43,614	32,729	9,314	14,847	21,667	24,980	23,759
Transfers in	996,196	1,116,332	1,025,003	1,045,005	962,062	467,524	604,874	840,699	1,396,858	634,794
Transfers out	(851,055)	(1,007,645)	(1,193,762)	(762,606)	(876,614)	(769,403)	(953,933)	(1,281,768)	(1,231,610)	(752,929)
Total other financing sources	342,377	213,687	243,276	688,703	140,994	(292,565)	(334,212)	(88,620)	462,436	841,821
Net change in fund balance	$ (203,299)	$ (468,165)	$ (283,291)	$ 344,523	$ (161,265)	$ 195,619	$ 194,094	$ (238,637)	$ 260,386	$ 87,980
Debt service as a percentage non-capital expenditures	10.88%	7.90%	6.99%	7.68%	6.13%	6.84%	7.23%	12.72%	[1] 1.71%	2.70%

Note: GASB 34 changes are reflected in the elimination of non-departmental expenditures in 2004. These expenses are now being recorded in the appropriated departments. Debt Service payments per the CAFR were listed in total prior to 2003. Starting in 2003, the amounts for interest and principal are reported separately.

[1] General Obligation Bonds were paid in full in 2008 thus increasing the ratio of total debt service to non-capital expenditures.

CITY OF AMERICUS, GEORGIA

GENERAL GOVERNMENT TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)

Fiscal Year	Property	Sales Tax	Occupancy[1]	Insurance Premium	Other[2]	Total
2001	$ 2,493,704	$ 1,519,704	$ 269,098	$ 617,981	$ 596,290	$ 5,496,777
2002	2,488,262	1,455,093	226,484	678,067	387,203	5,235,109
2003	2,830,642	1,545,822	221,156	730,796	618,639	5,947,055
2004	2,992,402	1,775,277	234,992	791,983	646,423	6,441,077
2005	3,029,204	1,738,851	242,504	852,070	662,648	6,525,277
2006	3,791,924	1,866,758	256,853	891,479	641,966	7,448,980
2007	3,856,154	1,990,834	357,880	929,912	661,095	7,795,875
2008	3,687,940	1,969,761	540,440	952,187	676,045	7,826,373
2009	3,863,211	1,663,825	254,354	943,254	434,836	7,159,480
2010	3,788,098	1,887,447	279,360	920,265	661,146	7,536,316
Change 2001-2010	34.2%	19.5%	3.7%	32.8%	9.8%	27.1%

[1] Occupancy tax in 2008 includes an audit settlement covering prior years.

[2] Other taxes includes transfer taxes, alcoholic beverage taxes, and payments in lieu of taxes.

CITY OF AMERICUS, GEORGIA

ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS

Fiscal Year Ended Dec 31st	Digest Tax Year	Real & Personal Property	Motor Vehicles	Mobile Home	Timber & Heavy Truck Equipment	Less: Tax-Exempt Real Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Assessed Value as a % of Actual Value
2001	2001	$ 276,542,827	$ 37,696,113	$ 218,717	$ 10,635	$ 16,042,637	$ 298,425,654	8.52	$ 596,851,307	50%
2002	2002	263,597,642	36,889,288	206,129	-	10,239,927	290,453,132	8.87	580,906,263	50%
2003	2003	258,397,888	34,691,588	191,216	-	14,475,870	278,804,822	10.07	557,609,644	50%
2004	2004	299,648,351	34,626,938	191,360	-	19,475,993	314,990,656	10.07	629,981,311	50%
2005	2005	310,240,554	32,612,238	193,915	-	18,664,431	324,382,276	10.07	648,764,552	50%
2006	2006	321,016,182	30,999,238	172,950	3,470	15,359,617	336,832,223	10.38	673,664,446	50%
2007	2007	327,347,175	33,606,225	193,181	174,453	13,587,710	347,733,324	10.51	695,466,648	50%
2008	2008	316,009,242	35,487,588	213,050	21,537	8,564,049	343,167,368	10.99	686,334,736	50%
2009	2009	348,049,881	36,041,850	184,415	19,830	11,122,312	373,173,664	10.25	746,347,328	50%
2010	2010	340,614,185	31,580,613	136,045	3,870	7,146,044	365,188,669	10.25	730,377,338	50%

Source: City of Americus and Sumter County tax records

Note: Property tax assessment is performed by the Sumter County Tax Assessor's Office and reviewed and factored by the State of Georgia Department of Revenue to ensure that the assessed value of property closely approximates 50% of actual market value.

CITY OF AMERICUS, GEORGIA

PROPERTY TAX RATES
DIRECT AND OVERLAPPING GOVERNMENTS
LAST TEN FISCAL YEARS

					Overlapping Rates					
		City of Americus			Sumter County			Sumter Board of Education		
Fiscal Year	Digest Tax Year	Operating Millage	Debt Service Millage	Total City Millage	Operating Millage	Debt Service Millage	Total County Millage	Operating Millage	Debt Service Millage	Total School Millage
2001	2001	8.52	-	8.52	11.07	-	11.07	14.39	-	14.39
2002	2002	8.87	-	8.87	11.04	-	11.04	14.89	-	14.89
2003	2003	10.07	-	10.07	11.02	-	11.02	14.89	-	14.89
2004	2004	10.07	-	10.07	10.12	-	10.12	14.89	-	14.89
2005	2005	10.07	-	10.07	9.74	-	9.74	15.89	-	15.89
2006	2006	10.38	-	10.38	6.95	-	6.95	17.64	-	17.64
2007	2007	10.51	-	10.51	9.90	-	9.90	17.53	-	17.53
2008	2008	10.99	-	10.99	11.82	-	11.82	17.53	-	17.53
2009	2009	10.25	-	10.25	11.45	-	11.45	17.53	-	17.53
2010	2010	10.25	-	10.25	11.45	-	11.45	17.53	-	17.53

Source: Sumter County Board of Commissioners and Americus City Records

Note: The City assesses at a rate of 50% and the County assesses at 40%

CITY OF AMERICUS, GEORGIA

PRINCIPAL PROPERTY TAXPAYERS
CURRENT YEAR AND NINE YEARS AGO

Taxpayer	2010 Taxable Assessed Value	2010 Rank	2010 Percentage of Total City Taxable Assessed Value	2001 Taxable Assessed Value	2001 Rank	2001 Percentage of Total City Taxable Assessed Value
Wal-Mart Real Estate/Store	$ 8,367,762	1	2.51%	$ 8,476,712	2	3.38%
Lowe's Home Center	6,312,935	2	1.89%			
Georgia Power Company	5,418,844	3	1.62%	4,398,540	4	1.75%
Bell South Communications	3,419,948	4	1.03%	3,854,727	5	1.54%
Agrium U.S. Inc. (Formerly Royster Clark Resources, LLC)	3,031,487	5	0.91%			
Perry Brothers Oil Company	2,852,443	6	0.86%			
Galileo Apollo IV Sub LLC	2,814,700	7	0.84%			
Sumter, EMC	2,616,787	8	0.78%			
Cheokas, Micheal A	2,291,025	9	0.69%			
Marketplace of Americus (Winn Dixie)	1,928,200	10	0.58%			
New Plan Realty Trust				3,360,156	6	1.34%
The Tog Shop				1,611,673	8	0.64%
Collins & Aikman (Formerly Textron Automotive & JPS Automotive)				15,167,071	1	6.04%
Daimler Chrysler Corporation				7,153,550	3	2.85%
Sumter Bank & Trust				1,703,647	7	0.68%
Simplex Nails				79,848	10	0.03%
Citizens Bank of Americus				1,092,574	9	0.44%
Total	$ 39,054,131		11.71%	$ 46,898,498		18.69%

Source: City of Americus tax records

CITY OF AMERICUS, GEORGIA

PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS

Fiscal Year Ended December 31st	Digest Tax Year	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date		Total Taxes Outstanding
			Amount	Percentage of Levy		Amount	Percentage of Levy	
2001	2001	$ 2,140,431	$ 1,667,916	77.92%	$ 471,887	$ 2,139,803	99.97%	$ 628
2002	2002	2,167,244	1,774,609	81.88%	391,321	2,165,930	99.94%	1,314
2003	2003	2,459,420	2,043,714	83.10%	414,106	2,457,820	99.93%	1,600
2004	2004	2,732,305	2,364,773	86.55%	362,928	2,727,701	99.83%	4,604
2005	2005	2,790,333	2,231,718	79.98%	549,491	2,781,209	99.67%	9,124
2006	2006	3,185,713	2,789,139	87.55%	387,095	3,176,234	99.70%	9,479
2007	2007	3,297,956	2,936,209	89.03%	350,984	3,287,193	99.67%	10,763
2008	2008	3,379,140	2,925,998	86.59%	399,182	3,325,180	98.40%	53,960
2009	2009	3,422,075	2,866,944	83.78%	467,708	3,334,652	97.45%	87,423
2010	2010	3,436,358	2,946,620	85.75%	-	2,946,620	85.75%	489,738

Sources: City of Americus tax records

CITY OF AMERICUS, GEORGIA

RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS

Fiscal Year	Governmental Activities		Business-Type Activities			Total Primary Government	Percentage of Estimated Actual Value of Taxable Property	% of Personal Income	Population
	General Oblig. Bonds (1)	Capital Leases (2)	Water Revenue Bonds (3)	Combined Utility Revenue Bonds (4)	Notes Payable				
2001	$ 3,455,000	$ 663,424	$ 2,534,517	$	$ 4,377,293	$ 11,030,234	1.85%	0.19%	17,013
2002	3,140,000	599,327	2,312,186		3,982,131	10,033,644	1.73%	0.21%	17,013
2003	2,810,000	771,224	2,078,555		3,577,241	9,237,020	1.66%	0.23%	17,013
2004	2,465,000	849,023	1,833,345		3,162,501	8,309,869	1.32%	0.26%	17,013
2005	2,100,000	1,130,706	1,575,378		7,358,322	12,164,406	1.88%	0.19%	17,013
2006	1,720,000	1,048,970	1,304,299		7,815,250	11,888,519	1.76%	0.19%	17,013
2007	1,320,000	962,716	1,019,443		8,835,158	12,137,317	1.75%	0.20%	17,013
2008	-	1,167,170	720,254		8,780,243	10,667,667	1.55%	0.23%	17,013
2009	-	1,327,343	405,715		8,031,531	9,764,589	1.31%	0.28%	17,013
2010	-	2,078,067	-	13,760,000	6,816,675	22,654,742	3.10%	0.12%	17,041

(1) General Obligation Bonds were paid in full in 2008.
(2) Capital Lease Amount includes Certificate of participation totaling $845,000. In 2010 Capital Leases increased significantly due to the financing of a new fire engine for $936,197.
(3) The Water Revenue Bonds were paid in full in 2010.
(4) Combined Utility Revenue Bonds were issued in 2010 for capital projects related to Water, Sewer, and Storm Water.

CITY OF AMERICUS, GEORGIA

RATIOS OF GENERAL BONDED DEBT OUTSTANDING
LAST TEN FISCAL YEARS

Year	General Bonded Debt Outstanding			Percentage of Actual Taxable Value of Property [2]	Per Capita [3]
	General Obligation Bonds [1]	Less: Amounts Avail. in Debt Service Fund	Total		
2001	$ 3,455,000	$ -	$ 3,455,000	1.16%	$ 203
2002	3,140,000	-	3,140,000	1.08%	185
2003	2,810,000	283,593	2,526,407	0.91%	148
2004	2,465,000	285,635	2,179,365	0.69%	128
2005	2,100,000	291,196	1,808,804	0.56%	106
2006	1,720,000	303,145	1,416,855	0.42%	83
2007	1,320,000	312,907	1,007,093	0.29%	59
2008	-	-	-	0.00%	-
2009	-	-	-	0.00%	-
2010	-	-	-	0.00%	-

[1] General Obligation Bonds were paid in full in 2008.

[2] See also the Schedule of Assessed Value and Estimated Actual Value of Taxable Property for property values, and the Schedule of Demographic and Economic Statistics for population data.

[3] See also the Schedule of Demographic and Economic Statistics for population data.

CITY OF AMERICUS, GEORGIA

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
AS OF DECEMBER 31, 2010

Jurisdiction	Debt Outstanding	Percentage Applicable to the City of Americus	Amount Applicable to the City of Americus
None			
	$ -	-	$ -
Total Direct and Overlapping Debt			$ -

Source: City of Americus, Sumter County Board of Commissioners, Sumter County Board of Education.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that could place burden on the residents and businesses of the City of Americus. Currently all bond obligations are paid out of education sales tax and are not part of any government's millage rates.

CITY OF AMERICUS, GEORGIA
LEGAL DEBT MARGIN INFORMATION
LAST TEN FISCAL YEARS

	Fiscal Year									
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Debt limit	$ 31,446,829	$ 30,069,306	$ 29,328,069	$ 33,446,665	$ 34,304,671	$ 35,219,184	$ 36,132,103	$ 35,173,142	$ 38,429,598	$ 37,233,471
Total net debt applicable to limit	3,455,000	3,140,000	2,526,407	2,179,365	1,808,804	1,416,855	1,007,093	-	-	-
Legal debt margin	$ 27,991,829	$ 26,929,306	$ 26,801,662	$ 31,267,300	$ 32,495,867	$ 33,802,329	$ 35,125,010	$ 35,173,142	$ 38,429,598	$ 37,233,471
Total net debt applicable to the limit as a percentage of debt limit	10.99%	10.44%	8.61%	6.52%	5.27%	4.02%	2.79%	0.00%	0.00%	0.00%

Legal Debt Margin Calculation for Fiscal Year 2010

Total assessed value	$ 365,188,669
Add Exempt:	7,146,044
Total taxable assessed value:	372,334,713
Debt limit (10% of total taxable assessed value)	37,233,471
Debt applicable to limit:	
General obligation debt	-
Less: Amount set aside for repayment of general obligation debt.	-
Total net debt applicable to limit	-
Legal debt margin	$ 37,233,471

Note: Under state finance law, the City's outstanding general obligation debt should not exceed 10 percent of total assessed property value. By law, the general obligation debt subject to the limitation may be offset by amounts set aside for repaying general obligation bonds.

CITY OF AMERICUS, GEORGIA

PLEDGED REVENUE COVERAGE
LAST TEN FISCAL YEARS

Fiscal Year	Water Revenue Bonds[1] Utility Service Charges	Less: Operating Expenses[2]	Net Available Revenue[3]	Debt Service[4] Principal	Debt Service[4] Interest	Coverage Ratio
2001	$ 3,362,094	$ 2,046,941	$ 1,315,153	$ 211,578	$ 133,026	3.82
2002	3,580,974	2,099,635	1,481,339	222,331	122,273	4.30
2003	3,543,234	2,177,912	1,365,322	233,630	110,974	3.96
2004	4,047,021	2,275,133	1,771,888	245,210	99,394	5.14
2005	3,577,796	2,382,818	1,194,978	257,967	86,637	3.47
2006	3,865,334	2,632,866	1,232,468	271,079	73,525	3.58
2007	3,735,811	2,685,532	1,050,279	284,856	59,748	3.05
2008	3,769,008	3,159,342	609,666	299,189	45,415	1.77
2009	3,909,927	3,372,159	537,768	314,539	30,065	1.56
2010	4,735,168	4,105,840	629,328	405,715	8,894	1.52

[1] Revenue Bonds in the amount of $3,190,804 were issued in 1998 for the purpose of repaying loans from GEFA
Revenue Bonds in the amount of $13,760,000 were issued in 2010 for Water, Sewer and Stormwater capital projects.

[2] Operating Expenses do not include depreciation & amortization expenses. Stormwater operating expenses in 2010 include primarily allocations from other funds and departments. The recording of direct expenses for stormwater begins in 2011.

[3] Net Available Revenue decreased in 2008 - 2010 due to unexpected repairs to our lift stations and various studies that did not qualify for capitalization. (Hydraulic Model, Inflow & Filtration, etc.)

[4] Details regarding the City's outstanding debt can be found in the notes to the financial statements.

CITY OF AMERICUS, GEORGIA

DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS

					Sumter County, Georgia			
Calendar Year	Population [1]	Median Age [2]	Education Level in Years of Schooling [3]	Personal Income [4] (in thousands of dollars)	Per Capita Personal Income [5]	Labor Force [6]	School Enrollment [7]	Unemployment Rate [8]
2001	17,013	34	12.7	357,477	21,012	17,653	5,838	4.65%
2002	17,013	34	12.7	357,868	21,035	17,141	5,820	4.66%
2003	17,013	34	12.7	358,005	21,043	17,363	5,802	5.05%
2004	17,013	34	12.7	360,761	21,205	17,268	5,839	5.09%
2005	17,013	34	12.7	389,274	22,881	17,172	5,550	5.60%
2006	17,013	34	12.7	389,172	22,875	17,172	5,150	6.30%
2007	17,013	34	12.7	415,645	24,431	17,458	5,320	7.10%
2008	17,013	34	12.7	426,329	25,059	17,045	5,138	7.70%
2009	17,013	34	12.7	472,638	27,781	16,338	5,059	12.60%
2010	17,041	34	12.7	469,991	27,580	15,063	4,957	13.20%

Sources:

[1] Population is per the U.S. Census Bureau.

[2] Median Age is per the U.S Census Bureau. 2010 Median age not yet published.

[3] Average education level is per the U.S. Census Bureau. 2010 Education Level not yet published.

[4] Personal Income is the annual amount based on population and Per Capita Personal Income.

[5] Per Capita Income is per the Georgia Department of Community Affairs. Information for the City of Americus is not available. Information for 2009 and 2010 is not available on this website. 2010 Per Capita Income is for 2009 and is per the U.S. Department of Commerce Bureau of Economic Analysis.

[6] Labor Force is per the U.S. Department of Commerce Bureau of Economic Analysis.
Information for the City of Americus is not available. The information for 2010 is not available so the 2009 level is used.

[7] School Enrollment is per the Sumter County Board of Education.

[8] Unemployment rate is an average for the year and is per the Georgia Department of Labor.

CITY OF AMERICUS, GEORGIA

PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS AGO

	2010			2001		
Employer	**Employees**	**Rank**	**Percentage of Total Employment**	**Employees**	**Rank**	**Percentage of Total Employment**
Sumter County School System	754	1	5.01%	877	1	4.97%
Cooper Lighting	543	2	3.60%	771	2	4.37%
Magnolia Manor	497	6	3.30%	534	5	3.02%
Phoebe Sumter Medical Center (previously Sumter Regional) (1)	380	5	2.52%	750	4	4.25%
Wal-Mart Supercenter	300	4	1.99%	300	10	1.70%
Georgia Southwestern State University	276	7	1.83%	350	9	1.98%
Habitat for Humanity	250	3	1.66%	450	6	2.55%
Sumter County Board of Commissioners	250	9	1.66%			
Southern Star (formerly Middle Flint Behavioral Health)	226	8	1.50%	400	7	2.27%
City of Americus	197	10	1.31%			
Collins & Aikman (previously Textron Automotive Exteriors)(2)				750	3	4.25%
The Tog Shop (3)				355	8	2.01%
Total	3,673		24.38%	5,537		31.37%

Source: Americus - Sumter County Chamber of Commerce

Note: Due to the close proximity of the Cities within the County, information is based on County data. Information based solely on City of Americus is not available.

(1) The hospital was completely destroyed in the March 1, 2007 tornado, but interim facilities were established.

(2) Collins & Aikman declared bankruptcy in 2005 and discontinued operations in 2007.

(3) The Tog Shop closed in 2007.

CITY OF AMERICUS, GEORGIA

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

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Function										
General government										
Administration	15	15	13	13	15	15	16	16	16	16
Finance	7	7	7	7	8	8	8	8	8	8
Police [1]	71	65	68	69	65	58	56	55	54	56
Fire	54	54	55	55	56	56	56	56	56	55
Public works [2]	23	25	24	25	25	25	26	26	30	31
Community and economic development	3	3	3	3	3	3	4	4	4	4
Total General Fund	173	169	170	172	172	165	166	165	168	170
Enterprise Funds										
Water/Sewer Fund	15	15	15	15	15	15	15	15	15	16
Natural Gas Fund	7	7	7	7	7	7	7	7	7	7
Theater	5	5	2	2	3	3	3	3	4	4
Total Enterprise Funds	27	27	24	24	25	25	25	25	26	27
Total Primary Government	200	196	194	196	197	190	191	190	194	197

Source: City of Americus annual budget document

[1] The decrease in the Police Department between 2005 and 2006 is due to the start up of the regional 911 center. City dispatchers were no longer needed

[2] The decrease in the Public Works Department from 2008 and 2009 is due to the addition of a fleet maintenance shop. This work was previously outsourced.

CITY OF AMERICUS, GEORGIA

OPERATING INDICATORS BY FUNCTION
LAST TEN FISCAL YEARS

Function/Program	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
General Fund										
Administration										
Number of Council meetings	41	43	46	47	40	37	42	78	69	69
Number of ordinances adopted	42	33	41	33	48	46	45	43	39	45
Number of new employees processed	34	30	16	14	29	24	18	14	38	28
Finance										
Total dollars expended [1]	$ 22,104,032	$ 21,068,770	$ 24,314,132	$ 23,508,711	$ 23,623,212	$ 22,815,576	$ 25,188,644	$ 25,208,763	$ 24,597,435	$ 24,115,832
Total number of active funds	17	17	18	19	18	16	18	18	16	16
Number of accounts payable checks issued	4,839	4,676	4,126	3,865	4,341	4,688	4,759	4,634	4,725	4,924
Police										
Number of calls	37,979	28,074	26,637	21,880	26,898	47,792	42,283	47,096	49,943	62,163
Number of accidents	909	924	813	847	828	784	806	786	770	774
Number of animal control incidents / calls	855	1,042	903	757	648	533	1,070	1,199	1,306	1,353
Number of offenses reported [2]	3,105	3,857	3,665	3,582	2,843	2,827	2,638	2,507	2,608	2,749
Municipal Court activity - number of cases	3,360	4,657	5,157	4,841	4,599	4,006	4,591	4,267	3,818	4,806
Fire and Emergency Services										
Number of calls										
Fire / explosion	200	205	162	181	173	209	262	230	181	147
First responder	1,376	1,640	1,445	1,476	1,352	1,459	1,597	1,415	1,223	1,081
Hazardous condition / materials	148	125	151	119	118	168	178	129	88	95
All other	441	448	442	463	482	403	464	510	458	345
Total number of calls	2,165	2,418	2,200	2,239	2,125	2,239	2,501	2,284	1,950	1,668
Fire safety / prevention / education										
Students	21,550	12,993	24,925	20,682	15,867	8,600	17,160	17,309	11,809	6,578
Adults	6,784	4,276	16,495	27,427	17,413	2,524	2,617	5,787	6,308	1,499
Total number educated	28,334	17,269	41,420	48,109	33,280	11,124	19,777	23,096	18,117	8,077
Building Risk Management										
Number of building permits issued	331	305	262	236	322	519	1,478	1,013	823	705
Construction value of permitted projects [3]	$ 8,714,763	$ 4,640,081	$ 8,992,598	$ 16,092,773	$ 8,792,402	$ 9,738,311	$ 49,859,046	$ 20,176,987	$ 6,720,935	$ 109,541,947
Public works										
Number of work orders [4]										
Drainage	101	261	-	-	-	-	-	149	66	34
Street patching	174	184	206	184	301	241	532	372	459	397
Street signs	61	53	102	188	223	213	495	169	66	64
Sidewalk repairs	16	16	3	4	21	42	55	34	33	18
Other	23	3	0	22	48	43	68	466	161	155
Total number of work orders	375	517	311	398	593	539	1,150	1,190	785	668
Public transit - [5]										
Number of trips	25,169	25,587	25,587	24,982	26,824	33,078	32,479	33,455	24,950	30,428
Revenues	$ 40,644	$ 40,249	$ 40,249	$ 40,406	$ 46,008	$ 55,149	$ 56,958	$ 56,799	$ 43,305	$ 64,769

(Continued)

CITY OF AMERICUS, GEORGIA

OPERATING INDICATORS BY FUNCTION
LAST TEN FISCAL YEARS

Function/Program	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Water and Sewer Fund										
Utility billing										
Number of work orders										
Turnoffs for non-payment	2,141	2,364	3,502	2,495	2,277	2,272	2,730	2,608	1,945	1,947
All other work orders [6]	3,415	2,741	1,965	1,946	2,199	2,197	2,491	3,179	4,881	5,185
Total number of work orders	5,556	5,105	5,467	4,441	4,476	4,469	5,221	5,787	6,826	7,132
Average number of customers per month										
Water	7,406	7,616	7,288	7,010	7,589	7,589	7,594	7,667	7,615	7,619
Sewer	6,889	6,935	6,743	6,561	6,963	6,671	6,700	6,745	6,688	6,717
Cubic feet of water billed	120,463,186	125,775,009	117,650,533	116,627,885	116,224,699	109,437,663	101,497,987	96,232,244	86,908,419	93,364,671
Water and sewer maintenance										
Number of work orders [7]	-	662	1,199	676	718	973	1,332	2,410	2,912	971
Natural Gas Fund										
Cubic feet of gas billed	498,844	546,259	594,209	527,618	488,562	455,316	304,468	291,631	245,621	277,789
Number of work orders [8]	-	3,322	3,756	4,048	4,853	5,103	5,863	6,545	2,349	2,166
Average number of customers per month	3,138	3,097	3,057	2,995	2,865	2,779	2,680	2,612	2,498	2,467
Solid Waste Fund										
Average number of customers per month	6,926	6,968	6,647	6,020	6,218	6,699	6,843	6,908	6,315	6,831
Stormwater Fund (9)										
Average number of customers per month	-	-	-	-	-	-	-	-	-	6,122
Number of standard billing units at $48 per year	-	-	-	-	-	-	-	-	-	20,429

Sources: Various City departments.

Note - Information is not available for all years and all items. A dash indicates where information could not be obtained

[1] Finance - Total Dollars Expended - For simplicity this is the total expenditures on the Revenue & Expenditure statement after year end adjustments. Total dollars expended jumped in 2007 due to the cost of tornado recovery.

[2] Number of Offenses includes traffic related enforcement, drug task force activity, code enforcement activities, and all crime reported.

[3] The 2004 value includes over $4,000,000 in multi-family residential units constructed by the Americus Housing Authority.
The number and value of permits in 2007 reflected tornado recovery. The tornado damaged or completely destroyed over 1,200 structures.

[4] Public Works - number of Work Orders has increased over the years. Better reporting and improved efficiency in documenting requests are credited.

[5] An additional Transit Van & Driver was added in late 2005.

[6] Utility Billing - number of Work Orders - All other includes turn offs, turn ons (not related to non-payment), garbage cart/dumpster delivery and pickup, and re-read requests.

[7] Water & Sewer Maintenance - number of Work Orders includes meter repair & installation, sewer connections, location of water & sewer lines, leak repairs and fire hydrant leaks.

[8] Natural Gas - number of Work Orders includes installation of new meters and lines, removal of meters and lines, location of gas lines, gas leak investigation, and customer turn ons. Customer turn ons are not performed by Utility Billing personnel due to the specialized training required. The number of work orders is down in 2009 reflecting the overall downturn in new construction.

[9] The Stormwater Utility was implemented in June 2010. Standard billing unit represents 3,000 square feet of impervious surface.

CITY OF AMERICUS, GEORGIA

CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS

Function/Program	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Police										
Stations	2	3	3	1	1	1	1	1	1	1
Patrol units (1)	-	-	58	49	48	46	48	44	47	44
Fire stations	3	3	3	3	3	3	3	3	3	3
Fire Trucks										
Engine	4	4	4	4	4	4	4	4	4	4
Ladder (1)	-	-	2	2	2	2	2	2	2	2
Tanker (1)	-	-	1	1	1	1	1	1	1	0
Haz Mat Vehicle (1)	-	-	0	0	1	1	1	1	1	1
Communication Trailer (1)	-	-	0	1	1	1	1	1	1	1
Public works										
Streets owned & maintained (miles)	80	80	80	113	113	113	113	116	116	116
Service trucks (1)	-	-	17	17	16	18	17	17	16	19
Public Transit										
Vans (1)	-	-	3	3	4	4	4	4	4	3
Trolley (1)	-	-	0	1	1	1	1	1	1	1
Marketing Van (1)	-	-	-	-	-	-	-	-	1	1
Water System										
Plant Capacity / Gallons per Day	7,000,000	7,000,000	7,000,000	7,000,000	7,000,000	7,000,000	7,000,000	7,000,000	7,000,000	7,000,000
Miles of Water Mains	88	112	112	123	127	136	136	138	138	138
Water Storage - number of elevated storage tanks	5	5	5	5	5	8	8	8	8	8
Wastewater System										
Treatment capacity / Gallons per day	4,400,000	4,400,000	4,400,000	4,400,000	4,400,000	4,400,000	4,400,000	4,400,000	4,400,000	4,400,000
Miles of Sewer Mains	85	100	100	100	101	101	102	102	102	102
Gas Distribution System										
Allocation from Supplier / Cubic Feet per day	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Miles of Gas Mains	98	98	100	100	100	100	100	100	100	104

Source: Annual Budget Document and Capital Asset Subledger

(1) The City was not required to track this asset until the implementation of GASB 34 in FY 2003.

COMPLIANCE SECTION

MAULDIN & JENKINS
CERTIFIED PUBLIC ACCOUNTANTS, LLC

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

Honorable Mayor and Members
of the City Council
City of Americus, Georgia
Americus, Georgia

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Americus, Georgia as of and for the year ended December 31, 2010, which collectively comprise the City of Americus, Georgia's basic financial statements, and have issued our report thereon dated June 13, 2011. 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.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the City of Americus, Georgia's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Americus, Georgia's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the City of Americus, Georgia's internal control over financial reporting.

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control over financial reporting that might be significant deficiencies or material weaknesses and therefore, there can be no assurance that all deficiencies, significant deficiencies, or material weaknesses have been identified. However, as described in the accompanying schedule of findings and responses, we identified certain deficiencies in internal control over financial reporting that we consider to be material weaknesses.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. We consider the deficiencies described in the accompanying schedule of findings and responses as items 2010-1 and 2010-2 to be material weaknesses.

Compliance and Other Matters

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

We also noted certain matters that we reported to management of the City of Americus, Georgia in a separate letter dated June 13, 2011.

The City of Americus, Georgia's response to the audit finding identified in our audit is described in the accompanying schedule of findings and responses. We did not audit the City of Americus, Georgia's response and accordingly, we express no opinion on it.

This report is intended solely for the information and use of management, the Mayor and the members of the City Council of the City of Americus, Georgia, and federal awarding agencies and pass-through entities, and is not intended to be and should not be used by anyone other than these specified parties.

Mauldin & Jenkins, LLC

Macon, Georgia
June 13, 2011

CITY OF AMERICUS, GEORGIA

SCHEDULE OF FINDINGS AND RESPONSES
FOR THE YEAR ENDED DECEMBER 31, 2010

SECTION I
SUMMARY OF AUDIT RESULTS

Financial Statements

Type of auditor's report issued	Unqualified
Internal control over financial reporting:	
Material weaknesses identified?	__X__ yes _____no
Significant deficiencies identified not considered to be material weaknesses?	_____ yes __X__none reported
Noncompliance material to financial statements noted?	_____ yes __X__no

Federal Awards

There was not an audit of major federal award programs as of December 31, 2010 due to the total amount expended being less than $500,000.

CITY OF AMERICUS, GEORGIA

SCHEDULE OF FINDINGS AND RESPONSES
FOR THE YEAR ENDED DECEMBER 31, 2010

SECTION II
FINANCIAL STATEMENT FINDINGS

2010 - 1. Construction in Progress and Accounts Payable

Criteria: Generally accepted accounting principles require that expenses related to construction of capital assets and incurred prior to the end of the fiscal year be included as construction in progress on the balance sheet.

Condition: Expenses associated with a construction project incurred during 2010 but for which invoices were not received until after year-end were not recorded as construction in progress in the Water and Sewer Fund and Stormwater Fund at December 31, 2010.

Context: See above condition.

Effect: Audit adjustments to increase construction in progress and increase accounts payable were required to be recorded in the Water and Sewer Fund ($59,499) and the Storm water Fund ($12,803). There was however, no net effect on net assets as a result of these adjustments.

Recommendation: We recommend the City review all invoices received prior to year end to determine reporting in the proper period.

Management Response: We concur with the finding. Management will strengthen internal controls over accounts payable and capital assets to ensure all expenses incurred prior to year end are appropriately recorded

2010 - 2. Capitalized Interest

Criteria: Interest costs are capitalized in proprietary funds for assets that require an acquisition period to get them ready for use.

Condition: Capitalized interest related to the construction of water, sewer and stormwater system improvements was not calculated and recorded in the Water and Sewer Fund and the Storm Water Fund for the year ended December 31, 2010.

Context: See above condition.

CITY OF AMERICUS, GEORGIA

SCHEDULE OF FINDINGS AND RESPONSES
FOR THE YEAR ENDED DECEMBER 31, 2010

SECTION II
FINANCIAL STATEMENT FINDINGS

2010 - 2. Capitalized Interest (continued)

Effect: An audit adjustment to increase construction in progress by $94,200, decrease interest revenue by $6,419, and decrease interest expense by $100,619 was required to be recorded in the Water and Sewer Fund and an audit adjustment to increase construction in progress by $35,539 and decrease interest expense by the same amount was required to be recorded in the Stormwater Fund.

Recommendation: We recommend the City perform the calculation necessary to properly capitalize interest associated with the construction of system improvements during the acquisition period.

Management Response: We concur with the finding. Management will perform the necessary calculation for capitalized interest at the end of each fiscal year and record the necessary adjustment.

SECTION III
FEDERAL AWARD FINDINGS

Not applicable

CITY OF AMERICUS, GEORGIA

SCHEDULE OF FINDINGS AND RESPONSES
FOR THE YEAR ENDED DECEMBER 31, 2010

SECTION IV
SCHEDULE OF PRIOR YEAR FINDINGS

2009 - 1. Accounts Receivable

Criteria: Generally accepted accounting principles require revenue to be recognized in the accounting period in which it becomes both measurable and available to finance expenditures of the current period. Also, controls should be in place to ensure that adjustments to accounts receivable that occur subsequent to year end are evaluated for the potential effect on prior periods.

Condition: A material adjustment to the City's Natural Gas Fund for a utility billing error which occurred subsequent to year end was not reflected in the year end trial balance.

Auditee response/status: Resolved

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