CITY OF AVONDALE ESTATES, GEORGIA

COMPREHENSIVE ANNUAL FINANCIAL REPORT

FOR THE YEAR ENDED DECEMBER 31, 2011

PREPARED BY:

Ken Turner
Finance Director

CITY OF AVONDALE ESTATES, GEORGIA

COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED DECEMBER 31, 2011

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INTRODUCTORY SECTION

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BOARD OF MAYOR AND COMMISSIONERS

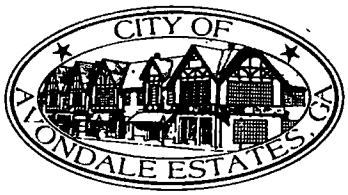
Ed Rieker
Mayor

Terry Giager
Mayor Pro Tem

Lindsay Forlines
Commissioner

Gene Lee
Commissioner

John Quinn
Commissioner



R. Clai Brown
City Manager

Juliette Sims-Owens
City Clerk

Robert E. Wilson
City Attorney

Stephen W. Nicholas
City Judge

May 21, 2012

To the Citizens of Avondale Estates and the Board of Mayor and Commissioners:

The Comprehensive Annual Financial Report (CAFR) of the City of Avondale Estates for the fiscal year ending December 31, 2011, is hereby submitted. Responsibility for both the accuracy of the data, the completeness and fairness of the presentation, including all disclosures, rests with the City. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and reported in a manner designed to present fairly the financial position and results of operations of the various funds of the City. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

The comprehensive annual financial report is presented in three sections: introductory, financial and statistical. The introductory section includes this transmittal letter, the Certificate of Achievement for Excellence in Financial Reporting, the City's organizational chart and a list of principal officials. The financial section includes Management's Discussion and Analysis (MD&A), basic financial statements and combining and individual fund statements and schedules, notes to the financial statements, individual funds, as well as the independent certified public accountants report on the financial statements and schedules. The MD&A is a narrative introduction, overview, and analysis to accompany the basic financial statements. This letter of transmittal is designed to complement and should be read in conjunction with MD&A. The City of Avondale Estate's MD&A can be found immediately following the Independent Auditor's Report. The statistical section includes selected financial and demographic information, generally presented on a multi-year basis.

There were no accounting policy changes during 2011 that had a significant impact on the current period's financial statements.

The financial reporting entity includes all the funds of the primary government. The City provides a limited range of municipal government services to some 2,960 citizens. Included in these services are traditional City functions, such as public works, public safety, sanitation, parks, courts and inherent support activities.

MAJOR INITIATIVES AND ECONOMIC OUTLOOK

Current Initiatives

The City celebrated being a National Arbor Day Foundation Tree City USA for the 28th year. To become a Tree City USA, a community must meet four standards: a tree board, a community tree care ordinance, a comprehensive community forestry program, and an Arbor Day observance and proclamation. It is important to note, the City of Avondale Estates is the only designated Tree City USA in DeKalb County.

The City of Avondale Estates also received a Tree City USA Growth Award again this year for demonstrating progress in its community forestry program. The prestigious Growth Award honors environmental improvement and higher levels of tree care in Tree City USA communities. To preserve, maintain and expand the tree canopy in the City, the 4th annual "Save Our Canopy" event was held. Fifty-four (54) trees were successfully planted.

The City of Avondale Estates was designated one of the countries "Best Old House Neighborhoods 2012" by This Old House Magazine. From small, secluded hamlets to big, bustling cities, This Old House Magazine featured vibrant neighborhoods from coast to coast where one-of-a-kind period houses exist. The City of Avondale Estates was recognized in the following categories: The South, Family-Friendly, Parks and Recreation and Walkability.

The Lake Avondale Park improvement project was completed during 2011. In recent years, the lake park had become environmentally stressed. Several areas along the banks of the lake were experiencing severe erosion as the wooded reserve had seen an increase in invasive plant growth. With its popularity, the park was in the process of being "loved to death". The improvement project addressed the erosion problem and established trails to enhance the lake experience.

Public Safety installed a Computer Aided Dispatch (CAD) software system that is used to keep track of mobile resources. Each patrol vehicle is equipped with wireless CAD communications enabling the officer to see the nature of the call and all comments that have been accumulated for the specific location. This information is delivered to the officer prior to his/her arrival on the scene. The CAD is integrated with Report, Accident, and Medical Report Management Systems. The information is stored and available anytime responders return to a location.

Public Safety conducted the 2nd session of the Avondale Estates Citizens Police Academy. The topics include, incident reporting, courts and the law, police investigations, traffic enforcement, firearms and the use of force and police special operations.

Business:

Twenty-One (21) new businesses opened in the City during 2011. The City's specialty butcher was awarded a "Good Food" award. The "Good Food" award is a national competition that recognizes American food producers and the farmers that provide the ingredients. This business was the only Georgia finalist. A local resident owned specialty bakery now sells its products at a well known and respected national retailer.

The City of Avondale Estates revised the Sign Ordinance and Zoning Ordinance to allow City staff to approve signs formerly reviewed by the Architectural Review Board and the Historic Preservation Commission. This significantly reduces the sign approval process.

Community Promotion:

2011 was the first year of the Community Promotion Program (CPP) and it was a great success. Over 13,000 people visited the City of Avondale Estates during the Art-B-Que, AutumnFest, KidsFest and Avondale Estates Sunday Ride. The CPP focuses on promoting the City of Avondale Estates through events, festivals or other mediums. The 2012 CPP funding awards have been made and the City looks forward to another successful year.

Comprehensive Plan and Downtown Master Plan Updates:

The City completed the required five (5) year updates for the Comprehensive Plan and Downtown Master Plan. Both were approved. These updates maintain the City's Qualified Local Government Status (QLGS) and keep the City in good standing with the Atlanta Regional Commission's Livable Centers Initiative (LCI) program. The City is eligible to apply for grant funding and technical assistance as a result of the approved updates.

Redevelopment:

The Fenner Dunlop Mill property was demolished and cleared in 2011 to make the property more marketable. City staff has worked with possible developers interested in the property to ensure compliance with the adopted ordinance and high quality development.

Planned Initiatives

The Board of Mayor and Commissioners (BOMC) recommended the formation of the Ad Hoc Willis Park Committee to research options associated with possible rehabilitation of the park, based on public interest. The Ad Hoc Willis Park Committee is in charge of planning and making recommendations regarding all aspects of Willis Park from layout and equipment to materials and rules and regulations. The Committee has presented their initial findings to the BOMC and will continue to refine recommendations and cost estimates.

The City is pursuing an Opportunity Zone job tax credit program. Local governments which undertake redevelopment and revitalization efforts in older commercial areas can now qualify those areas for the State's maximum state job tax credit of $3,500 per job. The incentive which is available for new or existing businesses which create two or more jobs are credits which can be taken against the business's income tax liability and state payroll withholding. The credits are available for areas designated by the Department of Community Affairs (DCA) as "Opportunity Zones". DCA will consider designations for areas that are within or adjacent to a census block group with 15% or greater poverty where an enterprise zone or urban redevelopment plan exists. The City has met with DCA and will be submitting a redevelopment plan to designate an Opportunity Zone in 2012.

The City submitted the required Step 1 paperwork necessary to become an Official Main Street/Better Hometown Start-up Community. Achieving designation will require that a community master the Georgia Main Street / Better Hometown Program's Minimum Standards, which are primarily based on the National Main Street Center's Accreditation Standards. Mastering the Minimum Program Standards gives the new Better Hometown City it's very best chance of success, and means that the new city comes into the program committed to a long-term revitalization effort - a process that takes time and requires leadership and local capacity building.

The citizens of Avondale Estates have expressed interest in the need for services and housing options for seniors in the community. The City has applied for technical assistance through the Atlanta Regional Commission (ARC) to produce a report which will outline recommendations for the community to address the needs of all citizens in the community and allow people to "age in place." In addition, the City has formed the "Neighbor-Helping-Neighbor" program connecting citizens to one another for paid or unpaid services. Over the course of the year the City will be meeting with representatives from agencies who specialize in "aging in place" programs.

Economic Outlook

Avondale Estates is a rather unique and independent small City. It is located approximately 6.5 miles east of the Atlanta City limits and approximately nine (9) miles west of Stone Mountain, GA. The City encompasses 790 acres (approximately 1.25 square miles) and is the seventh most populated City in DeKalb County.

According to the U.S. Bureau of Census, approximately 90 percent of the residents have attended or completed college. The average per capita income of these residents for 2011 is approximately $46,156. Most residents are well compensated, successful professionals. They demand a high level of service and are willing to absorb the additional cost to finance this enhanced effort.

The commercial area of the City is relatively stable. Avondale Estates is the home of the State office of the Georgia Department of Juvenile Justice.

The major influence on the economic engines of the City in the foreseeable future will be re-development of the downtown commercial area. The combined efforts of the City, Avondale Estates Business Association, and the Downtown Development Authority are working diligently to increase the City's tax base by attracting new businesses to the downtown commercial district as well as working with current businesses on expansion plans.

FINANCIAL INFORMATION

General

Management of the City is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft or misuse. It is further incumbent upon management to ensure adequate accounting data is compiled to allow for the preparation of financial statements in conformity with generally accepted accounting

principles. The internal control structure is designed to provide reasonable assurance that these objectives are accomplished. The concept of reasonable assurance recognizes: (1) the cost of a control should not exceed the benefits likely to be received; and (2) the evaluation or costs and benefits requires estimates and judgments by management. All internal control evaluations occur within the above framework.

Budgetary Controls

The City maintains budgetary controls to ensure compliance with the legal provision embodied in the annual appropriated budget as approved by the Board of Mayor and Commissioners. Activities of the general and capital project funds, as well as the Dottie Holmes Memorial Trust Fund, are included in the annual appropriated budget. The legal level of budget control (the level on which expenditures may not legally exceed appropriations) has been established at the department level. Administrative transfers of appropriations within a department may be authorized by the City Manager up to $10,000.00 to satisfy unforeseen needs without Commission action.

Enterprise Operations

The City currently has two enterprise funds, storm water utility and sanitation. Revenue collection for the storm water utility fund began in July 2005.

Retirement Plan

The City of Avondale Estates Retirement Plan recommended contribution rate increased due to the unprecedented decline in the investment markets. The Board of Trustees of the Georgia Municipal Employees Benefit System approved an alternative recommended contribution that will allow the City to adopt a gradual increase to the higher funding requirements because of the investment downturn. Information concerning the City's Plan is found on Page 52-54 and Page 57 of this financial report. The Plan's investment portfolio reflects a reasonably conservative mix of investment vehicles. The annual actuarial valuation indicates compliance with state-mandated funding requirements.

Debt Administration

The City does not have any general obligation debt outstanding. Under current state statutes, the City's general obligation bond debt issuance is subject to a legal limitation based on 10 percent of total assessed value of real and personal property.

Cash Management

The City strives to keep abreast of current developments and procedures in cash management, as allowed under the law, to ensure efficient and profitable investments of available cash resources. Funds are deposited into bank interest bearing accounts which are FDIC insured and fully collateralized in accordance with state law. To maximize interest income, interest rates were negotiated with banking institutions resulting in an annual yield of .50%. Funds deposited into bank interest bearing accounts earned approximately .499% at year end.

Risk Management

The Georgia Municipal Association administrates the City's insurance program, whereby limits, premiums and improvements are reviewed annually. Any adjustments are scheduled for policy renewal. Informal safety inspections are performed by in-house personnel not less than weekly. Each associate is aware that safety is first and that we always seek to improve loss control functions claims management, insurance, placement and financing practices.

Independent Audit

State statutes require an annual audit by independent certified public accountants. The accounting firm of Clifton, Lipford, Hardison & Parker, LLC, C.P.A.s were selected by the Board of Mayor and Commissioners. The audit has been designed to meet all applicable requirements and standards. The auditor's report on the general purpose financial statements and the combined and individual fund statements and schedules are included in the financial section of this report.

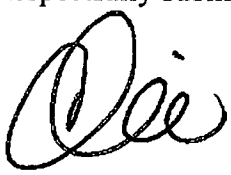
Awards

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 for its Comprehensive Annual Financial Report for the year ended December 31, 2010. In order to be awarded a Certificate of Excellence, a governmental unit must publish an easily readable and efficiently organized Comprehensive Annual Financial Report, the contents of which conform to program standards. Such reports must satisfy both generally accepted accounting principles and applicable legal requirements. A Certificate of Excellence is valid for a period of one year only. We believe our current report continues to conform to the Certificate of Excellence Program requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

Acknowledgments

The preparation of the Comprehensive Annual Financial Report could not have been accomplished without the efficient and dedicated efforts of the entire staff of the City administrative department, and the auditors for the City. My sincere appreciation is extended to each individual for the contribution made in the preparation of this report. Without the leadership and support of the Board of Mayor and Commissioners and the citizens of Avondale Estates, preparation of this report would not have been possible.

Respectfully submitted,



R. Clai Brown, City Manager
City of Avondale Estates

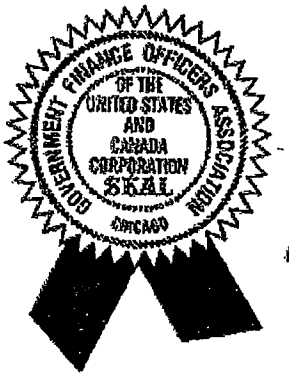
Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Avondale Estates
Georgia

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended
December 31, 2010

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.

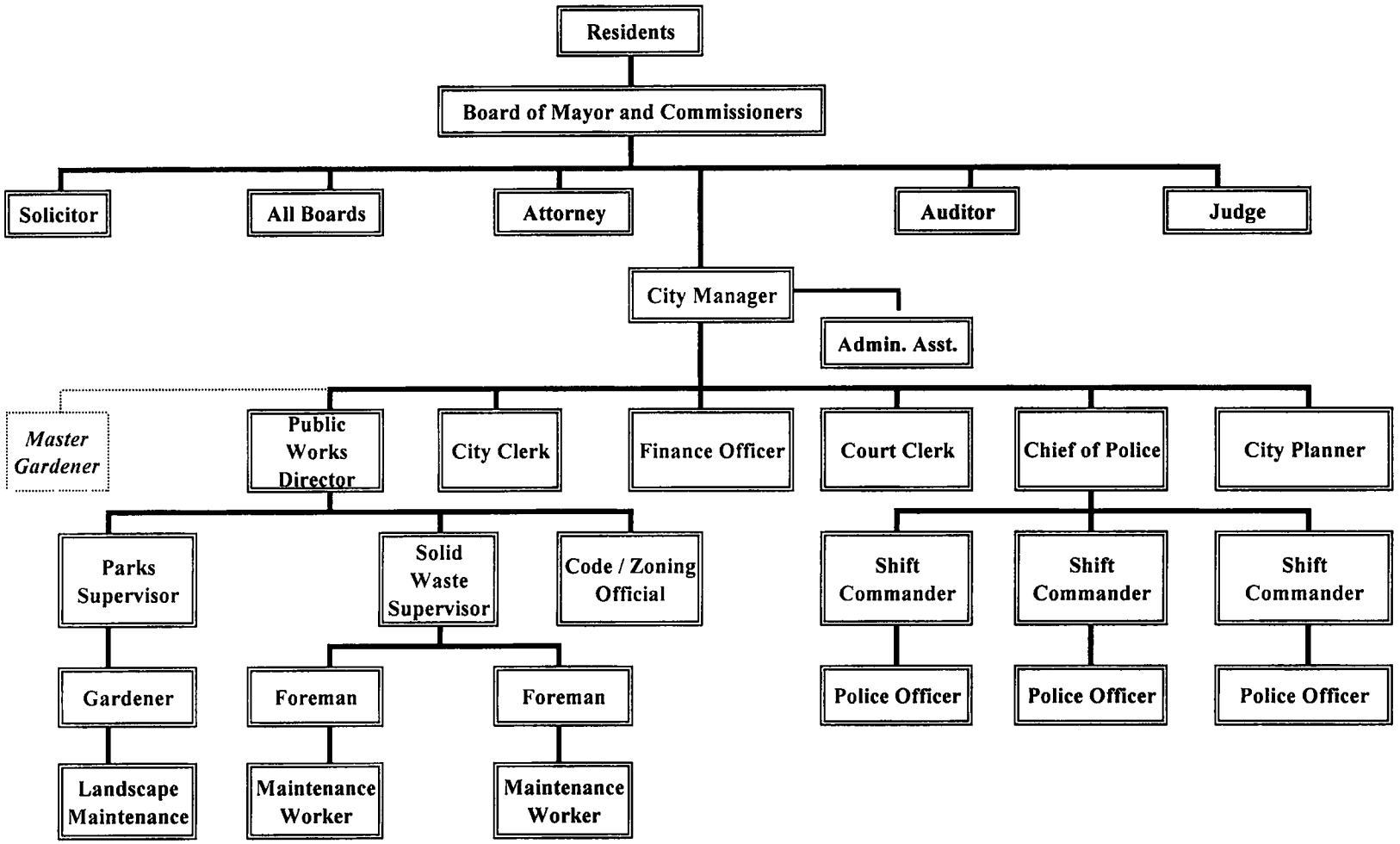


Linda C. Davidson

President

Jeffrey P. Ener

Executive Director


Residents
Board of Mayor and Commissioners
Solicitor
All Boards
Attorney
Auditor
Judge
City Manager
Admin. Asst.
Master Gardener
Public Works Director
City Clerk
Finance Officer
Court Clerk
Chief of Police
City Planner
Parks Supervisor
Solid Waste Supervisor
Code / Zoning Official
Shift Commander
Shift Commander
Shift Commander
Gardener
Foreman
Foreman
Police Officer
Police Officer
Police Officer
Landscape Maintenance
Maintenance Worker
Maintenance Worker

CITY OF AVONDALE ESTATES, GEORGIA

PRINCIPAL OFFICIALS

DECEMBER 31, 2011

CITY COMMISSION

Ed Rieker	Mayor
David Milliron	Mayor Pro-Tem
Gerry Giager	Commissioner
Gene Lee	Commissioner
Michael Payne	Commissioner

ADMINISTRATION OFFICIALS

Clai Brown	City Manager
Robert E. Wilson	City Attorney
Ken Turner	Finance Director
Juliette Sims-Owens	City Clerk
Karen Holmes	Administrative Assistant
Hazel Baker	Municipal Court Clerk
Gary Broden	Chief of Police
Bryan Armstead	Public Works Director
Keri Stevens	City Planner

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FINANCIAL SECTION

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CLH&P CLIFTON, LIPFORD, HARDISON & PARKER, LLC

J. Russell Lipford, Jr., CPA
Mark O. Hardison, CPA
Terry I. Parker, CPA
Christopher S. Edwards, CPA
Lynn S. Hudson, CPA
Kevin E. Lipford, CPA

Member of
American Institute of
Certified Public Accountants
Truman W. Clifton (1902-1989)

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and Members of City Council
The City of Avondale Estates, 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 Avondale Estates, Georgia as of and for the year ended December 31, 2011, which collectively comprise the City's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the City of Avondale Estates, 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 the 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 City of Avondale Estates, Georgia, as of December 31, 2011, and the respective changes in financial position, and cash flows, where applicable, and the respective budgetary comparison for the General Fund thereof 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 May 21, 2012, on our consideration of the City of Avondale Estates, 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.

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The management's discussion and analysis information and the schedule of pension funding progress on pages 12 through 21 and page 58 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 the 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 of Avondale Estates, Georgia's financial statements as a whole. The introductory section, combining and individual nonmajor fund financial statements and schedules, budgetary comparison schedules, and statistical tables 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, and the budgetary comparison 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 as a whole. The introductory 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.

Macon, Georgia
May 21, 2012

MANAGEMENT'S DISCUSSION & ANALYSIS

As management of the City of Avondale Estates (the "City"), we offer readers of the City of Avondale Estates' financial statements this narrative overview and analysis of the financial activities of the City of Avondale Estates for the fiscal year ended December 31, 2011. We encourage readers to consider the information presented here in conjunction with the financial statements and footnotes.

Financial Highlights

The assets of the City exceeded its liabilities at the close of the most recent fiscal year by $5,708,162 (net assets). Of this amount, $2,873,866 (unrestricted net assets) may be used to meet the government's ongoing obligations.

The City's net assets from governmental activities increased approximately 9.82% when compared to the previous year, while business-type activities' net assets increased by approximately 12.35% when compared to the previous year.

General Fund Revenues increased 13.44% or $379,040 compared to 2010, and expenditures increased 10.41% or $226,502 compared to 2010. The primary reason for the increase in revenue is due to the collection of HOST sales taxes, formerly collected by the County. Real estate values have decreased resulting in a decrease in tax revenue. Business gross receipts have decreased resulting in a decrease in licenses and fees. Interest income has decreased due to the lower interest rates.

At the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of $2,554,479 an increase of $200,639. At the end of the current fiscal year, unassigned fund balance for the general fund was $2,323,033 or 96.72% of total general fund expenditures. This amount is available for spending at the government's discretion, as it is unassigned fund balance.

Overview of the Financial Statements

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

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

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

The statement of activities presents information showing how the government's net 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 (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, public safety, public works, parks, and municipal court. The business-type activities of the City are the Storm Water utility and Sanitation.

The government-wide financial statements include not only the City itself (known as the primary government), but also a discretely presented component unit, the Downtown Development Authority for which the City is financially accountable. Financial information for the component unit is reported separately from the financial information presented for the primary government itself.

The government-wide financial statements can be found on pages 22 - 24 of this report.

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

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

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

The City maintains five (5) individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, which is considered to be the major fund. Data from the other four governmental funds are combined into a single, aggregated presentation. Individual fund data

for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The City adopts an annual appropriated budget for its General Fund. A budgetary comparison statement has been provided for the General Fund to demonstrate compliance with this budget.

The basic governmental fund financial statements can be found on page 25 of this report.

Proprietary funds. The City maintains two (2) enterprise funds in the proprietary fund group. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City of Avondale Estates uses enterprise funds to account for its Storm Water Utility and Sanitation functions.

The basic proprietary fund financial statements can be found on pages 30 - 33 of this report.

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statement because the resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The basic fiduciary fund financial statements can be found on pages 34 and 35 of this report.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 36 - 57 of this report.

Government-wide Financial Analysis

Net Assets

As noted earlier, net assets may serve over time as a useful indicator of a government's financial position. In the case of the City of Avondale Estates, Georgia, assets exceeded liabilities by $5,708,162 at the close of the most recent fiscal year. Following is a description of the City's net assets (in thousands) as compared to the previous year.

City of Avondale Estates Net Assets

	Governmental Activities		Business-type Activities		Total Primary Government	
	2010	2011	2010	2011	2010	2011
Assets						
Current assets	$ 2,547	$ 2,770	$ 620	$ 621	$ 3,167	$ 3,391
Capital assets	2,242	2,498	68	141	2,310	2,639
Total assets	4,789	5,268	688	762	5,477	6,030
Liabilities						
Non-current liabilities	60	68	24	14	84	82
Other liabilities	171	194	39	45	210	239
Total liabilities	231	262	63	59	294	321
Net assets						
Invested in capital assets, net of related debt	2,242	2,498	56	141	2,298	2,639
Restricted	28	196	-	-	28	196
Unrestricted	2,288	2,312	569	562	2,857	2,874
Total net assets	$ 4,558	$ 5,006	$ 625	$ 703	$ 5,183	$ 5,709

By far the largest portion of the City's net assets (46%) reflects its investment in capital assets (e.g., land, buildings, infrastructure, machinery, and equipment), less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services; consequently, these assets are not currently available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The remaining portions of the City's net assets are either restricted ($196,169) or unrestricted ($2,873,866). Unrestricted net assets may be used to meet the government's ongoing obligations. At the end of the current fiscal year, the City is able to report positive balances in all categories of net assets, both for the government as a whole, as well as for its business-type activities.

During the current fiscal year the City's total net assets increased by $524,726.

Changes in Net Assets

The following schedule presents a summary of changes in net assets for the fiscal year ending December 31, 2011 (in thousands).

City of Avondale Estates Changes in Net Assets

	Governmental Activities		Business-type Activities		Total Primary Government	
	2010	2011	2010	2011	2010	2011
Revenues						
Program revenues:						
Charges for services	$ 479	$ 507	$ 407	$ 416	$ 886	$ 923
Operating grants & contributions	-	19	-	-	-	19
Capital grants & contributions	1	-	-	-	1	-
General revenues:						
Property taxes	1,795	1,793	-	-	1,795	1,793
Franchise taxes	180	189	-	-	180	189
Insurance Premium taxes	140	139	-	-	140	139
Occupational taxes	91	78	-	-	91	78
HOST taxes	-	366	-	-	-	366
Other taxes	117	96	-	-	117	96
Other revenues	-	-	-	6	-	6
Investment earnings	26	14	7	4	33	18
Total revenues	2,829	3,201	414	426	3,243	3,627
Expenses						
General government	961	783	-	-	961	783
Public safety	914	961	-	-	914	961
Public works	87	296	-	-	87	296
Recreation	328	354	-	-	328	354
Interest	-	-	-	1	-	1
Sanitation	-	-	616	664	616	664
Stormwater	-	-	25	42	25	42
Total expenses	2,290	2,394	641	707	2,931	3,101
Increase in Net Assets Before Transfers	539	807	(227)	(281)	312	526
Transfers	(318)	(359)	318	359	-	-
Change in net assets	221	448	90	78	311	526
Net assets beginning of year	4,337	4,558	535	625	4,872	5,183
Net assets end of year	$ 4,558	$ 5,006	$ 625	$ 703	$ 5,183	$ 5,709

Governmental charges for services increased by $28,104. Capital grants and contributions decreased by $1,193. Operating grants and contributions increased $19,186 due to receipt of safety, health promotion, and GBI grants. Property taxes showed an approximate decrease of $3,268. This decrease is primarily due to decreased assessed property values. Other factors contributing to the changes are, increases in franchise taxes of approximately $8,110 due to an increase in franchise taxable revenue, increase in public utilities ad valorem taxes of $14,509 due to taxable values increasing. The slight increase in motor vehicle taxes of $955 and real estate transfer taxes of $169 are attributed to the current economic environment. The decrease in investment earnings of $11,311 is due to lower interest rates on investments.

Total expenses increased approximately $104,123. Increases in salaries and related fringe benefits comprise $92,932 across all categories. In the general government category, retirement expense increased $5,588, communications expenses decreased $2,753, repairs and maintenance to buildings decreased $8,716, legal services decreased $39,862, insurance – liability premiums decreased $9,880, travel expense increased $2,084, postage decreased $1,788 due to the consolidation of mailing expense, the purchase of small equipment increased $3,507, and other grant expenditures decreased $4,639 due to decreased health promotion activities until 2012. In the Public Safety category, retirement expense increased $10,435, worker's compensation insurance expense increased $3,877 due to changes in rates, gasoline expense increased $9,110 due to increased cost, computer expense increased $3,533 due to the purchase of two remote handheld fingerprint devices funded by a GBI operating grant, repairs and maintenance – vehicles decreased $1,971 due to lower repair costs. Vehicles purchased increased $80,795 as two police cars were purchased during 2011.

Net assets on governmental activities funds increased by $447,495 as a result of revenues exceeding expenditures.

Business-type activities contain operations of the Storm Water utility and Sanitation. Business-type activities increased the City of Avondale Estates' net assets by $77,231. The Storm Water and Sanitation charges are billed on the annual property tax bills.

Financial Analysis of the Government's Funds

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

Governmental funds. The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year or for use during the fiscal year to balance cash flow needs.

As of the end of the current fiscal year, the City of Avondale Estates, Georgia's governmental funds reported combined ending fund balances of $2,554,479, an increase of $200,639 in comparison with the

prior year. Approximately ninety-one percent of the total amount ($2,323,033) constitutes unassigned fund balance, which is available for spending at the government's discretion. The remainder of fund balance ($231,446) is as follows: non spendable $13,214 (prepaid expenses), restricted $196,169 ($166,721HOST, $29,412 TAD, $36 Police Seizure), and assigned $22,063 ($5,739 Technology Fund, $27 Capital Projects, and $16,297 Lake Avondale Fund).

The general fund is the chief operating fund of the City of Avondale Estates, Georgia. At the end of the current fiscal year, the unassigned fund balance of the general fund was $2,323,033. As a measure of the General Fund's liquidity, it may be useful to compare fund balance to total fund expenditures. Unassigned fund balance represents 96.72% of total General Fund expenditures.

The table below compares general fund revenues and expenditures for 2010 and 2011 (in thousands).

General Fund

	2010	2011	$ Increase (Decrease)	% Increase (Decrease)
Revenues				
Taxes	$ 2,249	$ 2,612	$ 363	$ 16
Licenses & permits	12	15	3	25
Intergovernmental	1	19	18	1,800
Fines & forfeitures	438	472	34	8
Charges for services	24	19	(5)	(21)
Interest income	25	14	(11)	(44)
Other revenues	71	48	(23)	(32)
Total revenues	2,820	3,199	379	13
Expenditures				
General government	745	766	21	3
Public safety	864	994	130	15
Public works	237	289	52	22
Recreation	329	353	24	7
Total expenditures	2,175	2,402	227	47
Excess of revenues over expenditures	645	797	152	24
Transfers to other funds	(625)	(359)	266	(43)
Net change in fund balances	20	438	418	2,090
Fund balances, beginning of year	2,051	2,071	20	1
Fund balances, end of year	$ 2,071	$ 2,509	$ 438	$ 21

Revenue from taxes increased mainly due to the collection of HOST sales taxes in the amount of $365,777 and a decrease in real estate property tax of $3,268. These HOST taxes were previously collected by DeKalb County until the Georgia Supreme Court invalidated the intergovernmental

agreement between the County and several of the cities located in Dekalb County. This court decision enabled the City to begin receiving this tax. Licenses and permits increased approximately $3,146 due to an increase in alcoholic beverage licenses of $2,743, an increase in sign permits and other permits of $1,667 and a decrease in permit authorizations of $1,265. Fines and forfeitures increased $34,898 due to increased traffic enforcement, full law enforcement staff and the imposition of a $5.00 technology fee per citation. Charges for services decreased $5,506 due to decreases in advertising revenue, donations for various City activities like the July 4th celebration and the October Attic Sale. Interest income decreased due to lower interest rates on investible funds. Other revenues decreased due to decreases in miscellaneous revenues, donations for tree replacement and insurance reimbursements.

Total expenditures increased over the prior year. The increases in General Government were due primarily to increases in salaries and related fringe benefits of $65,614, other major decreases were legal services of $39,862, other grant expenditures of $4,639 and liability insurance premiums of $9,880. The increase in Public Safety was primarily due to the purchase of two fully equipped police patrol vehicles in the amount of $80,795. Public Works increased due to cost of street lighting of $8,868, increases in the cost of gasoline $2,908, increases in sites of $19,500, and increase in the purchase of a vehicle of $18,000. Recreation increases were primarily due to increases in salaries and related fringe benefits of $15,855 and increases in gasoline cost of $2,507.

Proprietary funds. The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. The City maintains two enterprise funds that account for activities of the City that are operated in a business fashion. The funds are the Storm Water Utility Fund and Sanitation.

Storm Water fees and Sanitation are billed on the City property tax bills, collected by Dekalb County and remitted by the County to the City. Revenue from Storm Water fees increased $7,208 over last year. After accounting for operating expenses of $40,349, depreciation of $2,046 and interest income of $4,389, the Storm Water utility increased its net assets by $77,231 for total net assets of $702,429 at the end of the fiscal year. This increase is largely attributed to minimal expenses and interest income.

Sanitation revenues increased approximately $1,849 due to increased collections. After accounting for operating expenses of $630,483 and depreciation of $33,971, Sanitation had an operating loss of $363,477 before interest expense of $1,648, a gain on the sale of surplus equipment of $6,082 and transfers from the General Fund of $359,043. At the end of the fiscal year, Sanitation did not have any net assets. It is expected for the General Fund to continue to transfer funds to cover expenditures.

Fiduciary Funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds. The primary fiduciary fund is the Dottie Holmes Memorial Trust Fund that holds assets to be used for replanting certain flora around the City. The Dottie Holmes Memorial Trust Fund had a net increase of $68 to net assets during 2011 for a total of $12,072 at year end.

General Fund Budgetary Highlights

In calendar year 2011, it was anticipated that there would be not be any changes in fund balance. The City's general fund balance as of December 31, 2011 is $2,508,707. This is equivalent to approximately one hundred one percent of the City's current estimate of general fund expenditures for calendar year 2011. It should be noted that the calendar year 2012 budget does not anticipate any changes in fund balance.

The final amended budget for revenues was approximately 16.95% higher than the original budget. The final amended budget for expenditures was approximately less than 2.53% higher than the original budget.

Capital Asset and Debt Administration

Capital assets. The City's investment in capital assets for its governmental and business type activities as of December 31, 2011, amounts to $2,638,127 (net of accumulated depreciation). This investment in capital assets includes land, buildings and fixtures, improvements, machinery and equipment, vehicles, and infrastructure. The City's investment in capital assets increased 9.31% for the current calendar year. The increases are due to additions to capital assets in governmental activities of $250,812 and depreciation within the governmental activities; increases in the additions to capital assets in business-type activities net of $36,600 and depreciation. Additional information on the City's capital assets can be found in Note 6 on pages 48-49 of this report. The following table summarizes the capital assets (net of depreciation) for governmental activities, business-type activities and the total for the primary government (in thousands).

Capital Assets (net of depreciation)

	Governmental Activities		Business-type Activities		Total Primary Government	
	2010	2011	2010	2011	2010	2011
Land	$ 1,435	$ 1,859	$ -	$ -	$ 1,435	$ 1,859
Infrastructure	231	214	14	12	245	226
Construction in Progress	174	-	-	-	174	-
Building & improvements	255	221	-	-	255	221
Furniture, Equipment & Vehicles	147	203	54	129	201	332
Total	$ 2,242	$ 2,497	$ 68	$ 141	$ 2,310	$ 2,638

Long-term Debt and Capital Leases.
The City has no capital leases outstanding as all have been paid off during 2011. At December 31, 2011, the City had long-term debt in the amount of $82,409, which is comprised of compensated absences. (Governmental Activities $68,095 and Business-type activities $14,314).

Additional information on the City's long-term debt can be found in Note 7 on pages 50 - 52 of this report.

Economic Factors

The unemployment rate for the City is currently 9.7%. The cost of living is 99 compared to the US median of 100. The median age is 42.9 compared to a US median of 33.4. Per capita income is $62,203 compared to a US median of approximately $26,505. Inflationary trends in the region compare favorably to national indices. There are on-going redevelopment efforts occurring throughout the City.

Next Year's Budget

At December 31, 2011, unassigned fund balance in the general fund was $2,238,496. Next year's budgeted revenues will largely be derived from property taxes (64.64%), the remaining 35.36% is to come from other revenue sources. General Fund budgeted revenues for 2012 are expected to decrease by 1.13% or $31,000 compared to 2011. This is primarily due to decreases in property taxes of $52,086, an increase in fines & forfeitures of $27,477 due to increased enforcement, decreases in interest income of $3,630 due to lower interest rates. The 2012 budgeted sanitation revenue amounts to $290,000 plus a General Fund transfer of $362,902. General Fund expenditures are expected to decrease by 2.11% or $58,386 compared to 2011. This decrease is primarily due to decreases in liability insurance premiums of $13,275, decreases in newsletter printing cost of $15,300 (outsourced), and decreases in professional consultants of $32,038. The 2011 General Fund budget includes a transfer to the Sanitation Fund of $362,902 to cover budgeted expenses.

Requests for Information

This financial report is designed to provide a general overview of the City of Avondale Estates' finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the City Manager, 21 North Avondale Plaza, City of Avondale Estates, Avondale Estates, Georgia 30002.

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FINANCIAL STATEMENTS

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CITY OF AVONDALE ESTATES, GEORGIA

STATEMENT OF NET ASSETS
DECEMBER 31, 2011

	Primary Government			Component Unit
	Governmental Activities	Business-Type Activities	Total	Downtown Development Authority
ASSETS				
Current Assets:				
Cash and cash equivalents	$ 1,411,904	$ 96,458	$ 1,508,362	$ 503,376
Certificate of deposits	1,000,937	590,985	1,591,922	-
Investments	871	-	871	-
Receivables, net of allowance				
Taxes	44,514	-	44,514	-
Accounts	39,960	18,562	58,522	-
Due from other governments	174,305	-	174,305	-
Internal balances	84,537	(84,537)	-	-
Prepaids	13,214	-	13,214	-
Noncurrent Assets:				
Non depreciable	1,859,463	-	1,859,463	600,000
Depreciable, net	637,955	140,709	778,664	11,259,000
Total Assets	5,267,660	762,177	6,029,837	12,362,376
LIABILITIES				
Accounts payable	165,473	40,629	206,102	34,630
Accrued payables	22,058	4,805	26,863	42,317
Due to others	6,301	-	6,301	-
Unearned revenue	-	-	-	166,023
Noncurrent liabilities				
Due within one year	63,000	10,000	73,000	1,058,356
Due in more than one year	5,095	4,314	9,409	7,701,734
Total Liabilities	261,927	59,748	321,675	9,003,060
NET ASSETS				
Invested in capital assets, net of related debt	2,497,418	140,709	2,638,127	3,098,910
Restricted for				
Restricted for capital outlay	196,133	-	196,133	-
Restricted for public safety	36	-	36	-
Unrestricted	2,312,146	561,720	2,873,866	260,406
Total Net Assets	$ 5,005,733	$ 702,429	$ 5,708,162	$ 3,359,316

The notes to the financial statements are an integral part of the basic financial statements.

CITY OF AVONDALE ESTATES, GEORGIA

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2011

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Primary Government:				
Governmental Activities				
General government	$ 782,609	$ 34,329	$ 9,079	$ -
Public safety	961,480	472,456	10,107	-
Public works	295,677	-	-	-
Culture and recreation	354,084	-	-	-
Total governmental activities	2,393,850	506,785	19,186	-
Business-Type Activities				
Stormwater Utility	42,395	115,237	-	-
Sanitation	664,454	300,977	-	-
Total business-type activities	706,849	416,214	-	-
Total Primary Government	$ 3,100,699	$ 922,999	$ 19,186	$ -
Component Unit:				
Downtown Development Authority	$ 1,316,148	$ 1,972,837	$ -	$ -
Total Component Unit	$ 1,316,148	$ 1,972,837	$ -	$ -

General Revenues
Property tax
Franchise tax
Insurance premium tax
Other tax
Investment earnings
Miscellaneous
Total General Revenues

Transfers
Total General Revenues and Transfers

Change in Net Assets

Net Assets - Beginning of year

Net Assets - End of year

The notes to the financial statements are an integral part of the basic financial statements.

CITY OF AVONDALE ESTATES, GEORGIA

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2011

	Net (Expense) Revenue and Changes in Net Assets			
	Primary Government			Component Unit
	Governmental Activities	Business-Type Activities	Total	Downtown Development Authority
	$ (739,201)	$ -	$ (739,201)	$ -
	(478,917)	-	(478,917)	-
	(295,677)	-	(295,677)	-
	(354,084)	-	(354,084)	-
	(1,867,879)	-	(1,867,879)	-
	-	72,842	72,842	-
	-	(363,477)	(363,477)	-
	-	(290,635)	(290,635)	-
	(1,867,879)	(290,635)	(2,158,514)	-
				656,689
				656,689
	1,793,478	-	1,793,478	-
	188,566	-	188,566	-
	138,836	-	138,836	-
	491,130	-	491,130	-
	14,490	2,741	17,231	1,807
	47,917	6,082	53,999	29
	2,674,417	8,823	2,683,240	1,836
	(359,043)	359,043	-	-
	2,315,374	367,866	2,683,240	1,836
	447,495	77,231	524,726	658,525
	4,558,238	625,198	5,183,436	2,700,791
	$ 5,005,733	$ 702,429	$ 5,708,162	$ 3,359,316

The notes to the financial statements are an integral part of the basic financial statements.

CITY OF AVONDALE ESTATES, GEORGIA

BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2011

	General Fund	Non-Major Governmental Funds	Total Governmental Funds
ASSETS			
Cash and cash equivalent	$ 1,366,158	$ 45,746	$ 1,411,904
Certificates of deposit	1,000,937	-	1,000,937
Investments	844	27	871
Receivables, net of allowance			
Taxes	44,293	221	44,514
Accounts	39,924	36	39,960
Due from other governments	174,305	-	174,305
Due from other funds	84,537	-	84,537
Prepaids	13,214	-	13,214
Total Assets	$ 2,724,212	$ 46,030	$ 2,770,242
LIABILITIES AND FUND BALANCES			
Liabilities:			
Accounts payable	$ 165,473	$ -	$ 165,473
Accrued liabilities	22,058	-	22,058
Deferred revenues	21,931	-	21,931
Due to others	6,043	258	6,301
Total Liabilities	215,505	258	215,763
Fund balances:			
Nonspendable	13,214	-	13,214
Restricted	166,721	29,448	196,169
Assigned	5,739	16,324	22,063
Unassigned	2,323,033	-	2,323,033
Total Fund Balances	2,508,707	45,772	2,554,479
Total Liabilities and Fund Balances	$ 2,724,212	$ 46,030	$ 2,770,242

The notes to the financial statements are an integral part of the basic financial statements.

CITY OF AVONDALE ESTATES, GEORGIA

RECONCILIATION OF THE BALANCE SHEET
OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF NET ASSETS
DECEMBER 31, 2011

Total Fund Balances per Balance Sheet of Governmental Funds	$	2,554,479
Amounts reported for governmental activities in the Statement of Net Assets differ from amounts reported in the Balance Sheet of Governmental Funds due to the following:		
Capital Assets		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		
Cost of the assets		3,989,285
Accumulated depreciation		(1,491,867)
Revenues		
Some of the government's revenues will be collected after year-end but are not available soon enough to pay for the current period's expenditures and therefore are deferred in the funds.		21,931
Long-term Liabilities		
Long-term liabilities are not due and payable in the current period and, therefore, are not reported as fund liabilities. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due. All liabilities both current and long-term are reported in the Statement of Net Assets. Long-term liabilities at year-end consist of the following:		
Compensated absences		(68,095)
Total Net Assets of Governmental Activities	$	5,005,733

The notes to the financial statements are an integral part of the basic financial statements.

CITY OF AVONDALE ESTATES, GEORGIA

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2011

	General Fund	Non-Major Governmental Funds	Total Governmental Funds
Revenues			
Taxes	$ 2,611,643	$ 574	$ 2,612,217
License and permits	15,355	-	15,355
Intergovernmental	19,186	-	19,186
Fines and forfeitures	472,456	-	472,456
Charges for Services	18,974	-	18,974
Interest earnings	13,549	941	14,490
Other revenues	47,917	-	47,917
Total Revenues	3,199,080	1,515	3,200,595
Expenditures			
Current:			
General government	765,612	7,696	773,308
Public safety	994,293	-	994,293
Public works	289,369	-	289,369
Culture and recreation	352,483	-	352,483
Capital outlay	-	231,460	231,460
Total Expenditures	2,401,757	239,156	2,640,913
Excess (Deficiency) of Revenues Over (Under) Expenditures	797,323	(237,641)	559,682
Other Financing Sources (Uses)			
Transfers from other funds	-	221	221
Transfers to other funds	(359,264)	-	(359,264)
Total other financing sources (uses)	(359,264)	221	(359,043)
Net change in fund balances	438,059	(237,420)	200,639
Fund Balance, beginning of year	2,070,648	283,192	2,353,840
Fund Balance, end of year	$ 2,508,707	$ 45,772	$ 2,554,479

The notes to the financial statements are an integral part of the basic financial statements.

CITY OF AVONDALE ESTATES, GEORGIA

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2011

Excess (Deficit) of Revenues and Other Financing Sources Over (Under) Expenditures and Other Uses Per Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances	$ 200,639
Amounts reported for governmental activities in the Statement of Activities differ from amounts reported in the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances due to the following:	
Capital Assets	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is depreciated over their estimated useful lives and reported as depreciation expense.	
Total capital outlays	349,607
Total depreciation	(93,965)
Long-term Debt	
Under the modified accrual basis of accounting used in governmental funds, expenditures are not recognized for transactions that are not normally paid with expendable available financial resources. In the Statement of Activities, however, which is presented on the accrual basis, expenses and liabilities are reported regardless of when financial resources are available. In addition, interest on long-term debt is not recognized under the modified accrual basis of accounting until due, rather than as it debt is not recognized under the modified accrual basis of accounting until due, rather than as it accrues. The adjustments for these items are as follows:	
Compensated absences	(8,579)
Revenues	
Because some revenues will not be collected for several months after the government's year end, they are not considered available revenues and are deferred in the governmental funds.	
Deferred revenues decreased by this amount during the year.	(207)
Change in Net Assets of Governmental Activities	$ 447,495

The notes to the financial statements are an integral part of the basic financial statements.

CITY OF AVONDALE ESTATES, GEORGIA

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
GENERAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2011

	Budgeted Amounts			Variance with Final Budget Positive
	Original	Final	Actual	(Negative)
Revenues:				
Taxes	$ 2,211,871	$ 2,611,643	$ 2,611,643	$ -
Licenses and permits	95,300	15,355	15,355	-
Intergovernmental	6,000	19,186	19,186	-
Fines and forfeitures	396,023	472,456	472,456	-
Charges for services	6,100	18,974	18,974	-
Interest income	15,630	13,549	13,549	-
Miscellaneous	10,900	47,917	47,917	-
Total Revenue	2,741,824	3,199,080	3,199,080	-
Expenditures:				
Current:				
General government	824,949	765,612	765,612	-
Public safety	929,893	994,293	994,293	-
Public works	246,506	289,369	289,369	-
Culture and recreation	338,751	352,483	352,483	-
Total Expenditures	2,340,099	2,401,757	2,401,757	-
Excess Revenue Over (Under) Expenditures	401,725	797,323	797,323	-
Other Financing Sources (Uses):				
Transfer to other funds	(429,111)	(359,264)	(359,264)	-
Total Other Financing Sources (Uses)	(429,111)	(359,264)	(359,264)	-
Net change in fund balance	(27,386)	438,059	438,059	-
Fund balance, beginning of year	27,386	(438,059)	2,070,648	2,508,707
Fund balance, end of year	$ -	$ -	$ 2,508,707	$ 2,508,707

The notes to the financial statements are an integral part of the basic financial statements.

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CITY OF AVONDALE ESTATES, GEORGIA

STATEMENT OF NET ASSETS
PROPRIETARY FUNDS
DECEMBER 31, 2011

	Business-type Activities-Enterprise Funds		
	Stormwater Utility Fund	Sanitation Fund	Total
ASSETS			
Current assets:			
Cash and cash equivalents	$ 96,458	$ -	$ 96,458
Certificate of deposit	590,985	-	590,985
Accounts receivable, net	6,044	12,518	18,562
Total current assets	693,487	12,518	706,005
Long-term assets:			
Capital assets:			
Depreciable, net	12,273	128,436	140,709
Total long-term assets	12,273	128,436	140,709
Total Assets	705,760	140,954	846,714
LIABILITIES			
Current liabilities:			
Accounts payable	3,331	37,298	40,629
Accrued salaries	-	4,805	4,805
Accrued vacation	-	10,000	10,000
Due to other funds	-	84,537	84,537
Total current liabilities	3,331	136,640	139,971
Long-term liabilities:			
Accrued vacation	-	4,314	4,314
Total Long-term liabilities	-	4,314	4,314
Total Liabilities	3,331	140,954	144,285
NET ASSETS			
Invested in capital assets	12,273	128,436	140,709
Unrestricted	690,156	(128,436)	561,720
Total Net Assets	$ 702,429	$ -	$ 702,429

The notes to the financial statements are an integral part of the basic financial statements.

CITY OF AVONDALE ESTATES, GEORGIA

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET ASSETS
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2011

	Business-type Activities-Enterprise Funds		
	Stormwater Utility Fund	Sanitation Fund	Total
Operating revenues:			
Charges and fees	$ 115,237	$ 300,977	$ 416,214
Total operating revenues	115,237	300,977	416,214
Operating expenses:			
Salaries and benefits	-	428,358	428,358
Cost of sales	40,349	116,781	157,130
Other operating expenses	-	57,988	57,988
Repairs and maintenance	-	27,356	27,356
Depreciation	2,046	33,971	36,017
Total operating expenses	42,395	664,454	706,849
Operating income	72,842	(363,477)	(290,635)
Nonoperating revenues (expenses):			
Gain on sale	-	6,082	6,082
Interest income	4,389	-	4,389
Interest expense	-	(1,648)	(1,648)
Total nonoperating revenues (expenses)	4,389	4,434	8,823
Net income (loss) before transfers	77,231	(359,043)	(281,812)
Transfers in	-	359,043	359,043
Change in net assets	77,231	-	77,231
Total Net Assets - Beginning of Year	625,198	-	625,198
Total Net Assets - Ending of Year	$ 702,429	$ -	$ 702,429

The notes to the financial statements are an integral part of the basic financial statements.

CITY OF AVONDALE ESTATES, GEORGIA

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2011

	Business-type Activities-Enterprise Funds		
	Stormwater Utility Fund	Sanitation Fund	Total
Cash Flows from Operating Activities:			
Cash received from customers	$ 114,550	$ 302,932	$ 417,482
Cash paid to employees	-	(425,928)	(425,928)
Cash paid to suppliers for goods and services	(37,018)	(120,076)	(157,094)
Net Cash Flows Provided by (Used for) Operating Activities	77,532	(243,072)	(165,540)
Cash Flows from Noncapital Financing Activities:			
Transfers from General Fund	-	359,043	359,043
Net Cash Provided by Noncapital Financing Activities	-	359,043	359,043
Cash Flows from Capital and Related Financing Activities:			
Proceeds on sale of assets	-	6,082	6,082
Principal paid on capital leases	-	(120,405)	(120,405)
Interest paid on capital leases	-	(1,648)	(1,648)
Net Cash Provided by (Used for) Capital and Related Financing Activities	-	(115,971)	(115,971)
Cash Flows from Investing Activities:			
Interest income	4,389	-	4,389
Net Cash Flows Provided by (Used for) Investing Activities	4,389	-	4,389
Net Increase (Decrease) in Cash and Cash Equivalents	81,921	-	81,921
Cash and Cash Equivalents, Beginning of Year	605,522	-	605,522
Cash and Cash Equivalents, End of Year	$ 687,443	$ -	$ 687,443

The notes to the financial statements are an integral part of the basic financial statements.

CITY OF AVONDALE ESTATES, GEORGIA

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2011
(CONTINUED)

	Business-type Activities-Enterprise Funds		
	Stormwater Utility Fund	Sanitation Fund	Total
Reconciliation of Cash Equivalents:			
Cash	$ 96,458	$ -	$ 96,458
Certificates of deposits	590,985	-	590,985
Total Cash and Cash Equivalents	$ 687,443	$ -	$ 687,443
Cash Flows From Operating Activities:			
Operating income	$ 72,842	$ (363,477)	$ (290,635)
Adjustments to Reconcile Net Operating Income (Loss) to Net Cash Provided by (Used for) Operating Activities:			
Depreciation	2,046	33,971	36,017
Changes in Assets and Liabilities:			
(Increase) decrease in accounts receivable	(687)	1,955	1,268
Increase (decrease) in accounts payable	3,331	2,433	5,764
Increase (decrease) in accrued liabilities	-	(107)	(107)
Increase (decrease) in due to other funds	-	79,616	79,616
Increase (decrease) in compensated absences	-	2,537	2,537
Total Adjustments	4,690	120,405	125,095
Net Cash Provided by (Used for) Operating Activities	$ 77,532	$ (243,072)	$ (165,540)
Noncash investing, capital, and financing activities:			
Borrowing under capital lease	$ -	$ 108,600	$ 108,600
Total noncash investing, capital, and financing activties	$ -	$ 108,600	$ 108,600

The notes to the financial statements are an integral part of the basic financial statements.

CITY OF AVONDALE ESTATES, GEORGIA

STATEMENT OF FIDUCIARY NET ASSETS
FIDUCIARY FUND
DECEMBER 31, 2011

	Dottie Holmes Memorial Private-Purpose Trust
ASSETS	
Cash and cash equivalents	$ 12,072
Total Assets	$ 12,072
NET ASSETS	
Held in trust	$ 12,072
Total net assets	$ 12,072

The notes to the financial statements are an integral part of the basic financial statements.

CITY OF AVONDALE ESTATES, GEORGIA

STATEMENT OF CHANGES IN FIDUCIARY NET ASSETS
FIDUCIARY FUND
FOR THE YEAR ENDED DECEMBER 31, 2011

	Dottie Holmes Memorial Private-Purpose Trust
ADDITIONS	
Interest earnings	$ 68
Total additions	68
Change in net assets	68
Total net assets, beginning of year	12,004
Total net assets, end of year	$ 12,072

The notes to the financial statements are an integral part of the basic financial statements.

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NOTES TO THE FINANCIAL STATEMENTS

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Avondale Estates, 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 City operates under a modified commission/manager form of government and provides the following services as authorized by its charter to its citizens: public safety (police), public works (highways, streets, and sanitation), public improvements, planning and zoning, and general and administrative services. The more significant of the City's accounting policies are described below.

A. Reporting Entity

As required by generally accepted accounting principles, the financial statements of the reporting entity include those of the City of Avondale Estates (the primary government) and any component units. A component unit is a legally separate organization for which the elected officials of the primary government are financially accountable. In addition, a component unit can be another organization for which the nature and significance of its relationship with a primary government is such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

The component unit discussed below is included in the City's reporting entity because of the significance of their operational and financial relationships with the City. In conformity with generally accepted accounting principles, as set forth in Statement of Governmental Accounting Standards No. 14, The Financial Reporting Entity, which was adopted by the City as of July 1, 1995, the financial statements of each component unit has be included as a discretely presented component unit. The component unit column in the combined financial statements includes the financial data for the Avondale Estates Downtown Development Authority, as of December 31, 2011. The financial information for the component unit is reported in columns separate from the City's financial information to emphasize that it is legally separate from the City.

The Avondale Estates Downtown Development Authority (the "DDA") has been included as a discretely presented component unit in the accompanying financial statements. The DDA was created in 2001 by local legislation enacted by the Georgia General Assembly. The members (7) of the DDA are appointed by the Mayor and Board of Commissioners and each member serves a 4-year term. The DDA's mission is to encourage redevelopment activities and to provide assistance to private and public partners for the purpose of improving the downtown area. The DDA is empowered under state law to borrow money, enter into contracts, receive grants and gifts, sell revenue bonds, purchase property and provide loans. The Avondale Estates Downtown Development Authority is presented as a governmental fund type and only maintains a General Fund. Separate financial statements for the Avondale Estates Downtown Development Authority are not prepared.

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 non-fiduciary activities of the primary government and its component unit. Governmental activities, which are normally supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Likewise, the primary government is reported separately from certain legally separate component units for which the primary government is financially accountable.

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 customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not considered program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds, and the fiduciary fund, even though the latter is excluded from the government-wide financial statements. 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

Government-Wide Financial Statements

The government-wide financial statements are reported using the economic resource measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of 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.

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 payments-in-lieu of taxes where the amounts are reasonably equivalent in value to the interfund services provided and other charges between the government's public utilities and

various other functions of the government. Elimination of these charges would distort the direct cost and program revenues reported for the various functions concerned.

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

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

Fund Financial Statements

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are generally 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 the obligations are expected to be liquidated with expendable available financial resources.

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

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating 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.

The fund financial statements provide more detailed information about the government's most significant funds, not the government as a whole. The activities of the government are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures, or expense, as appropriate. Government resources are allocated to and accounted for in

individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

The City reports the following major governmental funds:

General 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.

Additionally, the City reports the following fund types within the nonmajor governmental funds:

Special Revenue Funds – Special Revenue Funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes other than debt service or capital projects.

Capital Projects Funds – Capital Project Fund is used to account for and report financial resources that are restricted, committed, or assigned to expenditure for capital outlays, including the acquisition and construction of capital facilities and other capital assets.

The City reports the following major proprietary fund:

Stormwater Utility Fund – The Stormwater Utility Fund accounts for the collection of fees for upgrades to stormwater drains and related expenses.

Sanitation Fund – The Sanitation Fund accounts for the collection of garbage fees and related expenses.

The City also reports the following fund type:

Fiduciary funds are used to report assets held in a trustee or agency capacity for others and therefore are not available to support City programs. The reporting focus is on net assets and the changes in net assets and is reported using accounting principles similar to proprietary funds. These funds are not incorporated into the government-wide statements.

The City's only fiduciary fund is named the Dottie Holmes Memorial Trust Fund and is used to account for the operations for purposes of maintaining the rhododendron plant thicket and abelia plant hedge at Lake Avondale. Fiduciary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting.

D. Budgets

The annual budget document is the financial plan for the operation of the City. The budget process exists for the purpose of providing a professional management approach to the establishment of priorities and the implementation of work programs while providing an orderly means for control and evaluation of the financial posture of the City.

Formal budgetary integration is employed as a management control device during the year. The budgets for the General and Special Revenue Funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). The General Fund is subject to budgetary control on a departmental basis, while the Special Revenue Funds are subject to budgetary control on an individual fund basis. Budgets are prepared for the Capital Projects Funds on a project basis, which usually covers two or more fiscal years. Budgeted amounts are as originally adopted, or as amended by the Board of Mayor and Commissioners. Individual amendments are not material in relation to the original appropriations.

E. Encumbrances – reconciliations

Encumbrance accounting, under which purchases orders, contracts and other commitments for the expenditure of funds are recorded in order to serve that portion of the applicable appropriation, is not employed by the City. Budget to Generally Accepted Accounting Principal Basis reconciliation's are not required.

F. Deposits and Investments

Georgia statutes authorize the City to invest in the following: (1) obligations of Georgia or any other state; (2) obligations of the United States; (3) obligations fully insured or guaranteed by the United States government or one of its agencies; (4) obligations of any corporation of the United States government; (5) prime bankers' acceptances; (6) the State of Georgia local government investment pool; (7) repurchase agreements; and (8) obligations of any other political subdivisions of the State of Georgia. Any investment or deposit in excess of the federal depository insured amounts must be collateralized by an equivalent amount of state or U.S. obligations. For purposes of the statement of cash flows, all highly liquid investments with an original maturity of less than 90 days are considered to be cash equivalents. Investments are reported at fair value as determined by quoted market prices.

G. Receivables and Payables

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

H. Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. Expenditure recognition occurs during the benefiting period.

I. Capital Assets

Capital assets, which include land, buildings and improvements, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), 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 two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

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

Capital assets of the primary government, as well as the component unit, are depreciated using the straight line method over the following estimated useful lives:

Assets	Years
Machinery and equipment	5 - 10
Vehicles	5
Land improvements	15 - 20
Infrastructure	10 - 20
Buildings and improvements	20-50

GASB Statement No. 34 requires the City to report and depreciate new infrastructure assets. Infrastructure assets include roads, bridges, sidewalks, and similar items. The City implemented the provisions of GASB Statement 34 for the year ended December 31, 2003. The City was not required to retroactively report infrastructure assets in governmental activities.

J. Compensated Absences

Annual Leave (Vacation)

Annual Leave (Vacation) - An employee's annual leave (vacation) is credited as it is accrued from the employee's date of full-time employment in accordance with the following schedule:

Years of Service	Annual Leave Accrual Rate
Less than 1 year of service	6 days (4 hours/month)
At least 1 year completed service but less than 5	12 days (8 hours/month)
At least 5 years completed service but less than 10	15 days (10 hours/month)
At least 10 years completed service but no less than 20	18 days (12 hours/month)
At least 20 years service	21 day (14 hours/month)

An employee may choose to have the City buy back accrued, unused annual leave during the last pay period in December of each year, provided funds have been budgeted for such purposes.

The employee shall notify the City Clerk, on or before December 15th of each year that he/she desires to sell back accrued, unused annual leave; the employee may sell back at least eight (8) hours but no more than forty (40) hours of accrued, unused annual leave; unused, accrued annual leave may be carried forward in a particular year shall not exceed thirty (30) days (240 hours); any employee may convert up to forty (40) hours accrued, unused annual leave to sick leave credits instead of selling back these hours back to the city as long as notice is given to the City Clerk before December 15th of each year; employees whose annual leave exceeds the maximum carryover at the end of the year after the buy-back of the maximum amount accrued, unused annual leave may convert up to an additional twenty (20) hours of accrued, unused annual leave to sick leave credits; checks for accrued, unused annual leave sold to the City shall be issued on the last payday of the year. Annual leave in excess of thirty (30) days or 240 hours are forfeited on the first day of the new calendar or fiscal year.

Sick Leave

Each full-time career status employee will accrue sick leave at the rate of eight (8) hours per month. Sick leave may be accumulated up to a maximum of one hundred and eighty (180) days (1,440 hours). When an employee has accumulated the maximum hours of sick leave, no additional hours of sick leave shall be credited until such time as enough of the accrued sick leave has been used to bring the employee below the maximum accumulation. Part-time employees who work at least twenty-five (25) hours per week shall earn sick leave on a pro-rated basis. Career status employees who terminate their employment with the City (other than retirement) may be granted and paid for one (1) day for each fifteen (15) days of unused sick leave not to exceed twelve (12) days. At retirement, any accumulated sick leave shall be converted into credited service. Each twenty (20) days (160 hours) of sick leave will equal one month (1/12 year) of service. The maximum conversion shall be nine (9) months of credited service. Conversion of accumulated sick leave may not qualify an employee for vesting in retirement.

All vacation and sick pay, if expected to be paid out, is accrued when incurred in the government- wide fund 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.

K. Long-Term Obligations

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

Proprietary fund type loans payable are reported as liabilities at their outstanding value. Loan issuance costs are reported as deferred charges and amortized over the term of the loan using the effective interest method.

In the fund financial statements, governmental fund types report the face amount of debt issued and related premiums or discounts as other financing sources and bond issuance costs as expenditures.

L. Fund Equity

In the financial statements, governmental funds report the following classifications of fund balance:

- Nonspendable – amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.
- Restricted – amounts are restricted when constraints have been placed on the use of resources by (a) externally imposed by creditors, grantors, contributors or laws or regulations of other governments or (b) imposed by law through constitutional provisions or enabling legislation.
- Committed – amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the Board of Mayor and Commissioners. The Board of Mayor and Commissioners approves committed resources through a motion and vote during the voting session of Board meetings.
- Assigned – amounts that are constrained by the City's intent to be used for specific purposes, but are neither restricted nor committed. The intent is expressed by the Board of Mayor and Commissioners.
- Unassigned – amounts that have not been assigned to other funds and that are not restricted, committed or assigned to specific purposes within the General Fund.

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

- Committed
- Assigned
- Unassigned

The City does not have a formal minimum fund balance policy.

The following is a summary of the fund balance classifications as of December 31, 2011:

	General Fund	Nonmajor Governmental	Total
Fund Balances:			
Nonspendable			
Prepaids	$ 13,214	$ -	$ 13,214
Restricted for:			
Capital outlay	166,721	29,412	196,133
Public safety	-	36	36
Assigned to:			
Technology	5,739	-	5,739
Capital projects	-	27	27
Lake Avondale	-	16,297	16,297
Unassigned	2,323,033	-	2,323,033
Total fund balances	$ 2,508,707	$ 45,772	$ 2,554,479

M. 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 amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenditures/expenses during the period. Actual results could differ from those estimates.

NOTE 2 – LEGAL COMPLIANCE – BUDGETS

As set forth in the City Charter, the Board of Mayor and Commissioners adopt an annual budget for all funds. The annual budget is prepared in accordance with the basis of accounting utilized by each fund. The City of Avondale Estates, Georgia employs the following procedures in establishing its annual budget:

1. The City Manager submits to the Board of Mayor and Commissioners proposed operating budgets for the fiscal year commencing the following January 1. The operating budgets for adoption include proposed expenditures and the means of financing them for all governmental funds.
2. Public meetings are held to obtain taxpayer comments.
3. The budget is legally enacted through passage of an ordinance. Budgeted amounts as stated in the financial statements are as originally adopted or as amended by the Board of Mayor and Commissioners.

4. The legal level of control (the level at which expenditures may not exceed appropriations) for each of the above legally adopted budgets is at the department level. Increases in the total appropriations of a department, whether accomplished through an increase in estimated revenues or through a transfer of appropriations among departments, require the recommendation of the City Manager and approval of the Mayor and Commission. The City Manager may authorize transfers of appropriations between line items within any departmental budget without Commission approval. Appropriations that are not expended or encumbered by year end are allowed to lapse.

NOTE 3 – DEPOSITS AND INVESTMENTS

A. 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 statues, and City policy, 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, 2011, the City had no bank balances that were exposed to custodial credit risk.

B. Investments

	Credit Rating	Investment Value	Weighted Average Maturity
Georgia Fund 1	AAAm rated	$ 871	40 day

Custodial credit risk. For an investment, the custodial risk is the risk that in the event of the failure of the counter-party to a transaction, an entity will not be able to recover the value of the investment or collateral securities that are in the possession of an outside party. Georgia Fund 1 is not required to disclose custodial credit risk. The City had no such investments with such risk as of December 31, 2011.

Interest rate risk. Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The City does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit risk. Georgia law allows investments in obligation of the U.S. Treasury, other U.S. Governmental Agencies, State of Georgia, other states, prime banker's acceptances, repurchase agreements, other political subdivisions of Georgia and the State Georgia Fund 1 investment pool. The Georgia Fund 1 is not registered with the SEC. The State of Georgia Office of Treasury operates Georgia Fund 1 in a manner consistent with Rule

2a-7 of the Investment Company Act of 1940. Georgia Fund 1 is a stable net asset value investment pool that follows Standard & Poor's criteria for AAAm rated money market funds. The City has no investment policy that would further limit its investment choices.

NOTE 4 – PROPERTY TAXES

State law requires that property taxes be based on assessed value, which is 40% of market value. All real and personal property (including motor vehicles) is valued as of January 1 of each year and must be returned for tax purposes by March 1. With the exception of motor vehicles and the property of public utilities, which are valued by the State Revenue Department, all assessments are made by the Dekalb County Board of Tax Assessors.

Exemptions are permitted for certain inventories. A homestead exemptions is allowed for each taxpayer that is a homeowner and resides in the household as of January 1. There are other exemptions provided by state and local laws.

Upon completion of all assessments and tax returns, the information is compiled to form the tax digest. The completed tax digest must be submitted to the State Revenue Commissioner for approval. The State Revenue Commissioner must ascertain that real property on the tax digest has been assessed at the state mandated forty percent (40%) of fair market value. The Commissioner has the option to withhold certain state funding if the mandated 40% level is not reached.

The property tax calendar is as follows:

	Real / Personal Property (Excluding Vehicles)	Motor Vehicles
Assessment Date	January 1	January 1
Levy Date	July 26	January 1
Due Date and Collection Date	August 15 and November 15	Staggered

Property taxes receivable have been reduced to their estimated net realizable value. Estimated uncollectible amounts are based upon historical experience rates and result in a direct reduction of the related revenue amount at the end of the period.

Enterprise fund storm water fees are billed annually on July 26, 2011 along with the property taxes and are due and payable in two installments. The first installment is due August 15 and the second installment is due November 15. After these dates, the bill becomes delinquent and penalties and interest may be assessed by the City.

NOTE 5 – RECEIVABLES

Receivables at December 31, 2011, for the City's individual major funds and nonmajor funds in the aggregate, including the applicable allowances for uncollectible accounts (if any) are as follows:

	General	Nonmajor Governmental Fund	Stormwater Utility	Sanitation Fund	Total
Receivables:					
Taxes	$ 48,731	$ 221	$ -	$ -	$ 48,952
Accounts	39,924	36	6,044	12,518	58,522
Less allowance for uncollectible	(4,438)	-	-	-	(4,438)
Net total receivable	$ 84,217	$ 257	$ 6,044	$ 12,518	$ 103,036

NOTE 6 – CAPITAL ASSETS

Primary Government

Capital asset activity for the year ended December 31, 2011, is as follows:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Governmental activities:					
Capital assets, not being depreciated:					
Land	$ 1,434,931	$ 25,000	$ -	$ 399,532	$ 1,859,463
Construction in Progress	173,720	225,812	-	(399,532)	-
Total	1,608,651	250,812	-	-	1,859,463
Capital assets, being depreciated:					
Buildings and improvements	817,447	-	-	-	817,447
Infrastructure and improvements	346,840	-	-	-	346,840
Machinery and equipment	866,740	98,795	-	-	965,535
Total	2,031,027	98,795	-	-	2,129,822
Less accumulated depreciation for:					
Buildings and improvements	(562,466)	(34,262)	-	-	(596,728)
Infrastructure and improvements	(115,748)	(16,991)	-	-	(132,739)
Machinery and equipment	(719,688)	(42,712)	-	-	(762,400)
Total	(1,397,902)	(93,965)	-	-	(1,491,867)
Total capital assets, being depreciated, net	633,125	4,830	-	-	637,955
Governmental activities capital assets, net	$ 2,241,776	$ 255,642	$ -	$ -	$ 2,497,418
Business-type activities:					
Capital assets, being depreciated:					
Infrastructure	$ 135,004	$ -	$ -	$ -	$ 135,004
Machinery and equipment	372,308	108,600	(72,000)	-	408,908
Total	507,312	108,600	(72,000)	-	543,912
Less accumulated depreciation for:					
Infrastructure	(120,686)	(2,046)	-	-	(122,731)
Machinery and equipment	(318,500)	(33,973)	72,000	-	(280,472)
Total	(439,186)	(36,019)	72,000	-	(403,203)
Business-type activities capital assets, net	$ 68,126	$ 72,581	$ -	$ -	$ 140,709

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

Governmental activities:	
General government	$ 20,074
Public safety	47,982
Public works	24,308
Culture	1,601
Total depreciation expense - governmental activities	$ 93,965
Business-type activities:	
Stormwater	$ 2,046
Sanitation	33,973
Total depreciation expense - business-type activities	$ 36,019

Downtown Development Authority of Avondale Estates

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, not being depreciated:				
Land	$ 600,000	$ -	$ -	$ 600,000
Total	600,000	-	-	600,000
Capital assets, being depreciated:				
Buildings	13,900,000	-	-	13,900,000
Total	13,900,000	-	-	13,900,000
Less accumulated depreciation for:				
Buildings	(2,363,000)	(278,000)	-	(2,641,000)
Total	(2,363,000)	(278,000)	-	(2,641,000)
Total capital assets, being depreciated, net	11,537,000	(278,000)	-	11,259,000
Downtown Development Authority capital assets, net	$12,137,000	$ (278,000)	$ -	$11,859,000

NOTE 7 – LONG-TERM DEBT

Primary Government

Long-term liability activity for the year ended December 31, 2011, was as follows:

	Restated Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities:					
Compensated absences	$ 59,516	$ 116,660	$ (108,081)	$ 68,095	$ 63,000
Governmental activity Long-term liabilities	$ 59,516	$ 116,660	$ (108,081)	$ 68,095	$ 63,000
Business-type activities:					
Capital leases	$ 11,805	$ 108,600	$ (120,405)	$ -	$ -
Compensated absences	14,612	22,849	(23,147)	14,314	10,000
Business-type activities Long-term liabilities	$ 26,417	$ 131,449	$ (143,552)	$ 14,314	$ 10,000

For governmental funds, compensated absences are liquidated by the General Fund.

Capital Leases - Equipment

The City has entered into lease agreements as lessee for financing the acquisition of vehicles used in the business-type activities. The lease agreements qualify as capital leases for accounting purposes (the present value of the minimum lease payments at the beginning of the lease term equals or exceeds 90% of the excess of the fair value of the leased property to the lessor at the inception of the lease) and, therefore, have been recorded at the present values of the future minimum lease payments as of the date of their inceptions.

The following is an analysis of equipment leased under capital leases as of December 31, 2011:

	Governmental Activities	Business-type Activities	Total
Equipment cost	$ 106,721	$ 221,312	$ 328,033
Less accumulated depreciation	(106,721)	(111,384)	(218,105)
Carrying value	$ -	$ 109,928	$ 109,928

Component Unit

Long-term liability activity for the year ended December 31, 2011 for the Downtown Development Authority of Avondale Estates was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Discreetly Presented Component Unit:					
2002 Revenue Bonds	$ 6,694,933	$ -	$ (664,082)	$ 6,030,851	$ 729,773
2003 Revenue Bonds	3,027,680	-	(298,441)	2,729,239	328,583
Discretely Presented Component Unit Long-term liabilities	$ 9,722,613	$ -	$ (962,523)	$ 8,760,090	$ 1,058,356

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

2002 Revenue Bonds

On May 29, 2002, the Downtown Development Authority of Avondale Estates issued $10,000,000 of Series 2002 Revenue Bonds for the purpose of providing funds to pay the costs of acquiring, constructing, and installing a governmental offices building. These revenue bonds carry an interest rate of 5.75% with principal and interest payments due monthly. The 2002 Series Bonds mature on May 1, 2018. As of December 31, 2011, the outstanding balance was $6,030,851.

Year Ending December 31,	Principal	Interest	Total
2012	$ 729,773	$ 324,431	$ 1,054,204
2013	800,004	280,305	1,080,310
2014	875,061	231,993	1,107,054
2015	955,244	179,206	1,134,451
2016	1,040,875	121,641	1,162,516
2017-2018	1,629,893	63,765	1,693,658
Total	$ 6,030,851	$ 1,201,342	$ 7,232,192

2003 Revenue Bonds

On May 12, 2003, the Downtown Development Authority of Avondale Estates issued $4,500,000 of Series 2003 Revenue Bonds for the purpose of providing funds to pay the costs of acquiring, constructing, and installing a governmental offices building. These revenue bonds carry an interest rate of 5.9% with principal and interest payments due monthly. The 2003 Series Bonds mature on May 1, 2018. As of December 31, 2011, the outstanding balance was $2,729,239.

Year Ending December 31,	Principal	Interest	Total
2012	$ 328,583	$ 150,706	$ 479,289
2013	360,853	130,300	491,153
2014	395,388	107,918	503,306
2015	432,333	83,422	515,756
2016	471,843	56,666	
2017-2018	740,239	29,726	769,965
Total	$ 2,729,239	$ 558,737	$ 3,287,976

NOTE 8 – OPERATING LEASES

Lessor Agreements

The City of Avondale Estates leases certain parcels of land for use by others (cell towers) for varying terms. The leases are accounted for as operating leases and revenues are recorded when earned. Revenue derived from these leases during the current year amounted to $38,609 and is reported as other revenue in the City's General Fund.

The following is a schedule of minimum future rentals to be received under the operating leases at December 31, 2011:

Fiscal Year Ending December 31,	General Fund
2012	$ 20,669
2013	21,001
2014	11,743
2015	12,095
2016	12,458
2017-2021	68,126
2022-2026	93,420
2027-2029	53,302
Total minimum future rentals	$ 292,814

NOTE 9 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

The composition of interfund balances as of December 31, 2011, is as follows:

Due to / from other funds:

Receivable Fund	Payable Fund	Amount
General Fund	Sanitation Fund	$ 84,537
		$ 84,537

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

Interfund transfers:

Transfer In	Transfer Out	Amount
Sanitation Fund	General Fund	$ 359,043
Non-Major Governmental Fund	General Fund	221

Transfers are used to move unrestricted revenue to finance various programs that the government must account for in other funds in accordance with budgetary authorizations, including amounts provided as subsides or matching funds for various grant programs.

NOTE 10 – PENSION PLAN

A. Plan Description

The City, as authorized by the Mayor and Commission, has established a non-contributory defined benefit pension plan (The City of Avondale Estates Retirement Plan) covering all full-time employees. The current plan supersedes an existing retirement plan (effective date January 1, 1973) as of January 1, 1989 (the date that participants no longer contributed to the plan, but some still have contributions in the fund). The City's pension plan is affiliated with the Georgia Municipal Employee Benefit System (GMEBS), an agent multiple-employer pension plan administered by the Georgia Municipal Association. Contributions made by the City are commingled with contributions made by other members of GMEBS for investment purposes. The City does not own any securities on its own. Investment income from the securities is allocated on a pro rata basis. The Georgia Municipal Association issues a publicly available financial report that includes financial statements and required supplementary information for GMEBS. That report may be obtained by writing to Georgia Municipal Association, Risk Management and Employee Benefit Services, 201 Pryor Street, NW, Atlanta, Georgia 30303 or by calling (404) 688-0472.

As provided by state law, benefit provisions for participants in GMEBS are established by the respective employers. As authorized by City Mayor and Commission, the plan provides pension benefits and death and disability benefits for all full-time employees. Regular, full time employees who work at least 30 hours per week may participate in the plan after they have completed three (3) years of continuous service. Employees who were participants in the plan prior to January 1, 1989 who worked at least 30 hours per week may participate in the plan after they have completed one (1) year of continuous service. Elected officials are not eligible. Benefits vest after 5 years of service. City employees who retire at age 65 with five (5) years of service are entitled to a monthly retirement benefit based upon average earnings and years credited service. Early retirement is permitted provided the participant is at least 55 years of age and has completed ten (10) years of service.

At July 1, 2011, the date of the most recent actuarial valuation, there were 44 participants consisting of the following:

Retirees and beneficiaries currently receiving benefits	9
Terminated vested participants not yet receiving benefits	10
Active vested employees	14
Active nonvested employees	11
Total	44

B. Funding Policy

The Plan is subject to minimum funding standards of the Georgia Public Retirement Systems Standards law. The Board of Trustees of GMEBS has adopted a recommended actuarial funding policy for the plan which meets state minimum requirements and will accumulate sufficient funds to provide the benefits under the plan. The funding policy for the plan is to contribute an amount equal to or greater than the recommended contribution described below. For 2011, the actuarially determined contribution rate was 10.99% of covered payroll.

The City's annual pension cost of $99,626 was equal to the City's required contributions. The recommended contribution was determined as part of the July 1, 2011 actuarial valuation using the projected unit credit actuarial cost method. Actuarial assumptions include a 7.75% rate of return on investments and projected salary increases of 3.5% (plus age and service based merit increases) and a 0% cost of living adjustment. The normal cost and actuarial accrued liability are calculated on an individual basis and are allocated by service. The Plan's unfunded actuarial accrued liability is being amortized (closed level dollar method) over 30 years from 1981 and changes in the unfunded actuarial accrued liabilities over 15 years for actuarial gains and losses, 20 years for plan provisions and 30 years for actuarial assumptions and cost methods from the end of the year which such changes arise. Interest on these amounts from the valuation date to the date of contributions is paid (assumed monthly). The total level dollar amortization must be within a corridor of the 10-year and the 30-year amortization of the unfunded/ (surplus) actuarial accrued liability.

C. Annual Pension Costs

The funding policy for the Plan is to contribute an amount equal to the recommended contribution as determined by the Plan's actuary. The recommended contribution was determined as part of the July 1, 2011 actuarial valuation. The chart below shows the annual pension cost for the current year and prior two years along with the percentage actually contributed by the City.

Fiscal Year Ended December 31,	Annual Pension Cost (APC)	Percentage of APC Contributed	Net Pension Obligation (Asset)
2011	$ 99,626	100%	$ -
2010	72,192	100%	-
2009	62,870	100%	-
2008	60,193	100%	-
2007	48,614	100%	-

As of the most recent valuation date, July 1, 2011, the funded status of the Plan was as follows:

Actuarial Valuation Date	Actuarial Value of Assets	Actuarial Accrued Liability (AAL)	Unfunded (Overfunded) Actuarial Accrued Liability (UAAL)	Funded Ratio	Covered Ratio	UAAL as a Percentage of Covered Payroll
July 1, 2011	$ 930.767	$ 1.270,120	$ 339,353	73.28%	$1,125,406	30.15%

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, 2011.

The assumptions used in the July 1, 2011 actuarial valuation are as follows.

Actuarial Assumptions

Actuarial Cost Method	Projected Unit Credit
Actuarial Asset Valuation Method	Sum of actuarial value at beginning of year and the cash flow during the year plus the assumed investment return, adjusted by 10% of the amount that the value exceeds or is less than the market value at end of year. The actuarial value is adjusted, if necessary, to be within 38% of market value.
Assumed Rate of Return On Investments	7.75%
Projected Salary Increases	3.5% plus age and service based merit increases
Cost-of-living Adjustment	0%

Amortization Method	Closed level dollar for remaining unfunded liability
Remaining Amortization Period	Remaining amortization period varies for the bases, with a net effective amortization period of 10 years.

The City had the no changes to their actuarial assumptions since last valuation.

NOTE 11 – DEFINED CONTRIBUTION PENSION PLAN

The City of Avondale Estate's Internal Revenue Code Section 457 Plan and 401 Plan (the "Plans") are deferred compensation plans and qualify as defined contribution pension plans. The Plans are administered by MetLife for all full time employees. Plan provisions and contribution requirements are established and may be amended by the Mayor and City Commission.

The Plans allow for employee contributions and in addition the City makes a matching contribution per employee of the lesser of $25 or 50% of the employee contribution. During 2011, employees contributed $37,797 to the Plans while the City contributed $10,350. As of December 31, 2011, there were 20 and 20 active participants in the 457 Plan and 401A Plan, respectively. The market values for the 457 Plan and 401A Plan as of December 31, 2011 were $339,443 and $91,327, respectively.

NOTE 12 – JOINT VENTURE

Under Georgia law, the City, in conjunction with other cities and counties in the Atlanta, Georgia area, is a member of the Atlanta Regional Commission (ARC). Dues to the ARC are assessed at the County level and are, accordingly, paid by DeKalb County. Membership in the ARC is required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34 which provides for the organizational structure of the ARC in Georgia. The ARC Board membership includes the chief elected official of each county and various municipalities of the area. OCGA 50-8-39.1 provides that the member governments are liable for any debts or obligations of the ARC. Separate financial statements may be obtained from ARC, 40 Courtland Street, NE, Atlanta, Georgia 30303.

NOTE 13 – RISK MANAGEMENT

The City is exposed to various risks of losses related to: torts; thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City has joined together with other municipalities in the state as part of the Georgia Inter-local Risk Management Agency (GIRMA) for property and liability insurance and the Workers' Compensation Self-Insurance Fund (WCSIF), public entity risk pools currently operating as common risk management and insurance program for member local governments. The Georgia Municipal Association (GMA) administers both risk pools.

As part of these risk pools, the City is obligated to pay all contributions and assessments as prescribed by the pools, to cooperate with the pools' agents and attorneys, to follow loss reduction procedures established by the funds, and to report as promptly as possible and in accordance with

any coverage descriptions issued, all incidents which could result in the funds being required to pay any claim or loss.

The funds are to defend and protect the members of the funds against liability or loss as prescribed in the member governments' contracts and in accordance with the workers' compensation laws of Georgia. The funds are 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. Settlements have not exceeded insurance coverage in the last three years.

NOTE 14 – COMMITMENTS AND CONTINGENCIES

Litigation

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

Grant Contingencies

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

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REQUIRED SUPPLEMENTARY INFORMATION

CITY OF AVONDALE ESTATES, GEORGIA

REQUIRED SUPPLEMENTARY INFORMATION
DECEMBER 31, 2011
UNAUDITED

SCHEDULE OF PENSION FUNDING PROGRESS

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) (b)	Unfunded AAL (UAAL) (b - a)	Funded Ration (a / b)	Annual Covered Payroll (c)	UAAL as a percentage of covered payroll (b - a) / c
July 1, 2011	$ 930,797	$1,270,120	$ 339,323	73.28%	$ 1,125,406	30.15%
July 1, 2010	873,565	1,163,969	290,404	75.05%	891,382	32.58%
July 1, 2009	763,710	1,079,603	315,893	70.74%	736,064	42.92%
July 1, 2008	815,841	997,179	181,338	81.81%	648,613	27.96%
July 1, 2007	783,803	985,046	201,243	79.57%	610,771	32.95%
July 1, 2006	758,784	879,427	120,643	86.28%	663,587	18.18%

Analysis of the dollar amounts of actuarial value of assets available for benefits, actuarial accrued liability, and unfunded actuarial accrued liability in isolation can be misleading. Expressing the net assets available for benefits as a percentage of the actuarial accrued liability provides on indication of funding status on a going concern basis. Analysis of this percentage over time indicates whether the system is becoming financially stronger or weaker. Generally, the greater this percentage, the stronger the Plan.

Trends in unfunded actuarial liability and annual covered payroll are both affected by inflation. Expressing the unfunded actuarial accrued liability as a percentage of annual covered payroll approximately adjusts for the effects of inflation and aids analysis of the Plan's progress in accumulating sufficient assets to pay benefits when due. Generally, the smaller this percentage, the stronger the Plan.

SCHEDULE OF EMPLOYER CONTRIBUTIONS

Year Ended December 31,	Annual Required Contribution	Actual Pension Contribution	Percentage Contributed
2011	$ 99,626	$ 99,626	100.00%
2010	72,192	72,192	100.00%
2009	62,870	62,870	100.00%
2008	60,193	60,193	100.00%
2007	48,614	48,614	100.00%

SUPPLEMENTARY INFORMATION

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NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

Special Revenue Funds are used to account for the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes other than debt service or capital projects.

Police Seizure Fund	To account for the use of confiscated drug money by the City's Police Department.
Tax Allocation District Fund	To account for the redevelopment of the downtown business district by means of a Redevelopment Plan and with funding from a Tax Allocation District.

CAPITAL PROJECT FUNDS

Capital Projects Funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditure for capital outlay, including the acquisition or construction of capital facilities and other capital assets.

Capital Project Fund	To account for locally funded acquisition and construction of major capital facilities financed by unrestricted local funds.
Lake Avondale Fund	To account for the maintenance and upkeep of the lake.

CITY OF AVONDALE ESTATES, GEORGIA

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2011

	Special Revenue Funds		Capital Project Funds		Total Nonmajor Governmental Funds
	Police Seizure Fund	Tax Allocation District Fund	Capital Project Fund	Lake Avondale Fund	
ASSETS					
Cash and cash equivalent	$ -	$ 29,191	$ -	$ 16,555	$ 45,746
Investments	-	-	27	-	27
Tax receivable	-	221	-	-	221
Receivables - other	36	-	-	-	36
Total Assets	$ 36	$ 29,412	$ 27	$ 16,555	$ 46,030
LIABILITIES AND FUND BALANCES					
Liabilities:					
Due to others	$ -	$ -	$ -	$ 258	$ 258
Total Liabilities	-	-	-	258	258
Fund Balances:					
Restricted	36	29,412	-	-	29,448
Assigned	-	-	27	16,297	16,324
Total Fund Balances	36	29,412	27	16,297	45,772
Total Liabilities and Fund Balances	$ 36	$ 29,412	$ 27	$ 16,555	$ 46,030

CITY OF AVONDALE ESTATES, GEORGIA

COMBINING STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2011

	Special Revenue Funds		Capital Project Funds		Total Nonmajor Governmental Funds
	Police Seizure Fund	Tax Allocation District Fund	Capital Project Fund	Lake Avondale Fund	
Revenues:					
Taxes	$ -	$ 574	$ -	$ -	$ 574
Interest earnings	3	162	-	776	941
Total Revenues	3	736	-	776	1,515
Expenditures:					
Current:					
General government	-	-	-	7,696	7,696
Capital Outlay	5,648	-	-	225,812	231,460
Total Expenditures	5,648	-	-	233,508	239,156
Excess (Deficiency) of Revenues Over (Under) Expenditures	(5,645)	736	-	(232,732)	(237,641)
Other Financing Sources (Uses):					
Transfers from other funds	221	-	-	-	221
Total other financing sources (uses)	221	-	-	-	221
Net change in fund balances	(5,424)	736	-	(232,732)	(237,420)
Fund Balance, beginning of year	5,460	28,676	27	249,029	283,192
Fund Balance, end of year	$ 36	$ 29,412	$ 27	$ 16,297	$ 45,772

CITY OF AVONDALE ESTATES GEORGIA

POLICE SEIZURE FUND
BALANCE SHEET
DECEMBER 31, 2011

ASSETS	
Accounts receivable	$ 36
Total Assets	$ 36
LIABILITIES AND FUND BALANCES	
Liabilities:	
Due to others	$ -
Total Liabilities	-
Fund Balances:	
Restricted	36
Total Fund Balances	36
Total Liabilities and Fund Balances	$ 36

CITY OF AVONDALE ESTATES GEORGIA

POLICE SEIZURE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2011

	Final Budget	Actual	Variance with Budget Positive (Negative)
Revenues:			
Interest earnings	$ 257	$ 3	$ (254)
Confiscated revenues	152	-	(152)
Total Revenues	409	3	(254)
Expenditures:			
Capital outlays	5,648	5,648	-
Total Expenditures	5,648	5,648	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	(5,239)	(5,645)	(406)
Other Financing Sources (Uses):			
Transfers from other funds	221	221	-
Total Other Financing Sources (Uses)	221	221	-
Net change in fund balances	(5,018)	(5,424)	(406)
Fund balance - beginning of year	5,018	5,460	442
Fund balance - end of year	$ -	$ 36	$ 36

CITY OF AVONDALE ESTATES GEORGIA

TAX ALLOCATION DISTRICT FUND
BALANCE SHEET
DECEMBER 31, 2011

ASSETS		
Cash and cash equivalent	$	29,191
Tax receivable		221
Total Assets	$	29,412
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	$	-
Total Liabilities		-
Fund Balances:		
Restricted		29,412
Total Fund Balances		29,412
Total Liabilities and Fund Balances	$	29,412

CITY OF AVONDALE ESTATES GEORGIA

TAX ALLOCATION DISTRICT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2011

	Final Budget	Actual	Variance with Budget Positive (Negative)
Revenues:			
Taxes	$ 810	$ 574	$ (236)
Interest earnings	162	162	-
Total Revenues	972	736	(236)
Expenditures:			
Current:			
General government	-	-	-
Total Expenditures	-	-	-
Net change in fund balances	972	736	(236)
Fund balance - beginning of year	(972)	28,676	29,648
Fund balance - end of year	$ -	$ 29,412	$ 29,412

CITY OF AVONDALE ESTATES GEORGIA

CAPITAL PROJECT FUND
BALANCE SHEET
DECEMBER 31, 2011

ASSETS	
Cash and cash equivalent	$ 27
Total Assets	$ 27
LIABILITIES AND FUND BALANCES	
Liabilities:	
Due to other funds	$ -
Total Liabilities	-
Fund Balances:	
Assigned	27
Total Fund Balances	27
Total Liabilities and Fund Balances	$ 27

CITY OF AVONDALE ESTATES GEORGIA

CAPITAL PROJECT FUND
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE
FOR THE YEAR ENDED DECEMBER 31, 2011

Revenues:	
Interest revenue	$ -
Total Revenues	-
Expenditures:	
Capital outlay	-
Total Expenditures	-
Net change in fund balances	-
Fund Balance - beginning of year	27
Fund balance - end of year	$ 27

CITY OF AVONDALE ESTATES GEORGIA

LAKE AVONDALE FUND
BALANCE SHEET
DECEMBER 31, 2011

ASSETS		
Cash and cash equivalent	$	16,555
Total Assets	$	16,555
LIABILITIES AND FUND BALANCES		
Liabilities:		
Accounts payable	$	258
Total Liabilities		258
Fund Balances:		
Assigned		16,297
Total Fund Balances		16,297
Total Liabilities and Fund Balances	$	16,555

CITY OF AVONDALE ESTATES GEORGIA

LAKE AVONDALE FUND
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE
FOR THE YEAR ENDED DECEMBER 31, 2011

Revenues:		
Interest revenue	$	776
Total Revenues		776
Expenditures:		
Current:		
General government		7,696
Capital outlay		225,812
Total Expenditures		233,508
Net change in fund balances		(232,732)
Fund Balance - beginning of year		249,029
Fund balance - end of year	$	16,297

CITY OF AVONDALE ESTATES, GEORGIA

BALANCE SHEET
DOWNTON DEVELOPMENT AUTHORITY
COMPONENT UNIT
DECEMBER 31, 2011

ASSETS		
Cash and cash equivalents	$	503,376
Total Assets	$	503,376
LIABILITIES AND FUND BALANCE		
Liabilities:		
Accounts payable	$	34,630
Deferred revenues		166,023
Total Liabilities		200,653
Fund Balance:		
Unassigned		302,723
Total Fund Balance		302,723
Total Liabilities and Fund Balance	$	503,376

CITY OF AVONDALE ESTATES, GEORGIA

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
DOWNTOWN DEVELOPMENT AUTHORITY
COMPONENT UNIT
FOR THE YEAR ENDED DECEMBER 31, 2011

Revenues:		
Rental income	$	1,972,837
Interest earnings		1,807
Other miscellaneous revenues		30
Total Revenues		1,974,674
Expenditures:		
Current:		
Economic development		456,351
Debt Service		
Principal		962,523
Interest		539,481
Total Expenditures		1,958,355
Net change in fund balance		16,319
Fund Balance, beginning of year		286,404
Fund Balance, end of year	$	302,723

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STATISTICAL SECTION

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Statistical Section

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

Contents **Page**

Financial Trends
These schedules contain trend information to help the reader understand how the city's financial performance and well-being have changed over time. 71-77

Revenue Capacity
These schedules contain information to help the reader assess the factors affecting the city's ability to generate its property and sales taxes. 78-82

Debt Capacity
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. 83-85

Demographic and Economic Information
These schedules offer demographic and economic indicators to help the reader understand the environment within which the city's financial activities take place and to help make comparisons over time and with other governments. 86-88

Operating Information
These schedules contain information about the city's operations and resources to help the reader understand how the city's financial information relates to the services the city provides and the activities it performs. 89-90

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

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CITY OF AVONDALE ESTATES, GEORGIA

NET ASSETS BY COMPONENT
LAST NINE YEARS (1)

(accrual basis of accounting)

(amounts expressed in thousands)

	2011	2010	2009	2008	2007	2006	2005	2004	2003
Governmental activities									
Invested in capital assets, net of related debt	$ 2,498	$ 2,242	$ 2,162	$ 2,157	$ 2,176	$ 2,242	$ 2,280	$ 2,356	$ 898
Restricted	196	29	24	14	1	70	-	-	-
Unrestricted	2,312	2,288	2,151	1,709	1,548	1,318	1,270	1,093	1,135
Total governmental activities net assets	$ 5,006	$ 4,559	$ 4,337	$ 3,880	$ 3,725	$ 3,630	$ 3,550	$ 3,449	$ 2,033
Business-type activities									
Invested in capital assets, net of related debt	$ 141	$ 56	$ 32	$ 18	$ 20	$ 22	$ -	$ -	$ -
Unrestricted	561	569	503	430	324	206	101	-	-
Total business-type activities net assets	$ 702	$ 625	$ 535	$ 448	$ 344	$ 228	$ 101	$ -	$ -
Primary government									
Invested in capital assets, net of related debt	$ 2,639	$ 2,298	$ 2,194	$ 2,175	$ 2,196	$ 2,264	$ 2,280	$ 2,356	$ 898
Restricted	196	29	24	14	1	70	-	-	-
Unrestricted	2,873	2,857	2,654	2,140	1,872	1,524	1,371	1,093	1,135
Total primary government net assets	$ 5,708	$ 5,184	$ 4,872	$ 4,329	$ 4,069	$ 3,858	$ 3,651	$ 3,449	$ 2,033

(1) Government-wide financial information is only available since 2003; therefore, only nine (9) years of information is presented.

CITY OF AVONDALE ESTATES, GEORGIA

CHANGES IN NET ASSETS (1)
LAST NINE YEARS

(accrual basis of accounting)

(amounts expressed in thousands)

	2011	2010	2009	2008	2007	2006	2005	2004	2003
Expenses									
Governmental activities									
General government	$ 783	$ 961	$ 716	$ 918	$ 820	$ 679	$ 646	$ 678	$ 652
Public safety	961	914	875	859	824	658	667	617	624
Public works	296	86	339	857	1,002	998	936	911	883
Recreation	354	329	237	239	225	241	245	244	241
Interest on long-term debt	-	-	-	4	7	5	5	-	-
Total governmental activities expenses	2,394	2,290	2,167	2,877	2,878	2,581	2,499	2,450	2,400
Business-type activities									
Stormwater	42	25	33	10	3	5	4	-	-
Sanitation	664	617	638	-	-	-	-	-	-
Total business-type activities expenses	706	642	671	10	3	5	4	-	-
Total primary government expenses	$ 3,100	$ 2,932	$ 2,838	$ 2,887	$ 2,880	$ 2,586	$ 2,503	$ 2,450	$ 2,400
Program Revenues									
Governmental activities.									
Charges for services:									
General government	$ 34	$ 37	$ 42	$ 58	$ 85	$ 71	$ 148	$ 136	$ 99
Public safety	473	442	362	357	263	143	277	240	260
Public works	-	-	-	-	-	-	292	287	255
Recreation	-	-	-	-	3	9	12	12	14
Operating grants and contributions	19		-	-	9	3	2	12	195
Capital grants and contributions	-	1	12	37	44	-	-	-	-
Total governmental activities program revenues	526	480	416	452	404	226	731	687	823
Business-type activities:									
Charges for services									
Stormwater	115	108	108	108	111	105	105	-	-
Sanitation	301	299 (2)	301	-	-	-	-	-	-
Capital grants and contributions	-	-	2	-	-	-	-	-	-
Total business-type activities program revenues	416	407	411	108	111	105	105	-	-
Total primary government program revenues	$ 942	$ 887	$ 827	$ 560	$ 515	$ 331	$ 836	$ 687	$ 823

Note

(1) Government-wide financial information is only available since 2003, therefore, only nine (9) years of information is presented

(2) The City elected to report Sanitation in a separate enterprise fund.

CITY OF AVONDALE ESTATES, GEORGIA

CHANGES IN NET ASSETS (1)
LAST NINE YEARS

(accrual basis of accounting)

(amounts expressed in thousands)

	2011	2010	2009	2008	2007	2006	2005	2004	2003
Net (expense)/revenue									
Governmental activities	$ (1,868)	$ (1,810)	$ (1,751)	$ (2,425)	$ (2,474)	$ (2,355)	$ (1,768)	$ (1,763)	$ (1,577)
Business-type activities	(291)	(235)	(260)	98	108	100	101	-	-
Total primary government net expense	$ (2,159)	$ (2,045)	$ (2,011)	$ (2,327)	$ (2,366)	$ (2,255)	$ (1,667)	$ (1,763)	$ (1,577)
General Revenues and Other Changes in Net Assets									
Governmental activities									
Property taxes	$ 1,793	$ 1,795	$ 1,909	$ 1,721	$ 1,741	$ 1,604	$ 1,444	$ 1,378	$ 1,313
Franchise taxes	189	180	226	208	225	232	349	331	345
Other taxes	630	276	287	625	574	562	12	11	11
Unrestricted investment earnings	14	27	30	26	29	38	26	12	10
Miscellaneous	48	71	90	-	-	-	-	-	-
Intergovernmental - Unrestricted	-	-	-	-	-	-	37	11	14
Transfers	(359)	(318)	(335)	-	-	-	-	-	-
Total governmental activities	2,315	2,031	2,207	2,580	2,569	2,436	1,868	1,743	1,693
Business-type activities									
Unrestricted investment earnings	3	7	12	6	8	-	1	-	-
Transfers	359	318	335	-	-	-	-	-	-
Miscellaneous	6	-	-	-	-	-	-	-	-
Total business-type activities	368	325	347	6	8	-	1	-	
Total primary government	$ 2,683	$ 2,356	$ 2,554	$ 2,586	$ 2,577	$ 2,436	$ 1,869	$ 1,743	$ 1,693
Change in Net Assets									
Governmental activities	$ 448	$ 221	$ 456	$ 155	$ 95	$ 81	$ 100	$ (20)	$ 116
Business-type activities	77	90	87	104	116	100	102	-	-
Total primary government	$ 525	$ 311	$ 543	$ 259	$ 211	$ 181	$ 202	$ (20)	$ 116

Note

(1) Government-wide financial information is only available since 2003, therefore, only nine (9) years of information is presented.

CITY OF AVONDALE ESTATES, GEORGIA

GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE
LAST NINE YEARS (1)
(accrual basis of accounting)
(amounts expressed in thousands)

Fiscal Year	Property Tax (2)	Franchise Tax	Insurance Premium Tax	Occupational Tax	HOST Sales Tax (6)	Sanitation	Other Taxes	Total
2003	$ 1,323	$ 152 (3)	$ 89 (3)	$ 69 (3)	$	$ 258	$ 20 (3)	$ 1,911
2004	1,437	170 (3)	100 (3)	77 (3)		292	22 (3)	2,098
2005	1,371	161 (3)	94 (3)	73 (3)		287	20 (3)	2,007
2006	1,604	232	137	106		293	26	2,398
2007	1,741 (4)	225	143	94		296	41	2,540
2008	1,734	208	146	92		304	46	2,530
2009	1,909	226	145	98		(5)	44	2,422
2010	1,795	180	140	91			45	2,251
2011	1,793	189	139	78	366		47	2,612

Notes:

(1) Government-wide financial information is only available since 2003; therefore, only nine (9) years of information is presented.

(2) Property taxes include auto ad valorem taxes.

(3) During these years, amounts were reported as either gross receipts or other taxes. Amounts modified based on allocation and total taxes noted during each of these fiscal years per previous financial reports as actual amounts are not readily available.

(4) Property taxes higher than previous years due to millage rate increase.

(5) The City elected to report Sanitation activities in a separate enterprise fund

(6) This is the first year the City has collected HOST (Home Owner Sales Tax)

CITY OF AVONDALE ESTATES, GEORGIA

FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN YEARS
(modified accrual basis of accounting)
(amounts expressed in thousands)

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002
General fund										
Nonspendable	$ 13	$ 18	$ 19	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Restricted	167	-	-	-	-	-	-	-	-	-
Assigned	6	-	-	-	-	-	-	-	-	-
Unassigned	2,323	2,053	2,032	1,681	1,483	1,275	1,291	1,124	1,047	1,126
Total general fund	$ 2,509	$ 2,071	$ 2,051	$ 1,681	$ 1,483	$ 1,275	$ 1,291	$ 1,124	$ 1,047	$ 1,126
All other governmental funds										
Restricted	$ 30	$ 283	$ 143	$ 77 (1)	$ 87	$ -	$ -	$ -	$ -	$ -
Assigned	16	-	-	-	-	-	-	-	-	-
Special revenue funds	-	-	-	-	-	347	(1)	-	-	-
Capital projects funds	-	-	-	-	-	-	-	-	-	1
Total all other governmental funds	$ 46	$ 283	$ 143	$ 77	$ 87	$ 347	$ (1)	$ -	$ -	$ 1

(1) Represents amounts reserved for the Police Seizure Special Revenue Fund created in FY 07

(2) From FY 2004 through FY 2006, the City did not have a Special Revenue Fund (FY 2003 amount of $152 not shown since amounts are expressed in thousands).

CITY OF AVONDALE ESTATES, GEORGIA

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN YEARS

(modified accrual basis of accounting)

(amounts expressed in thousands)

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002
Revenues										
Taxes	**$ 2,612**	$ 2,254	$ 2,419	$ 2,530	$ 2,540	$ 2,372	$ 2,098	$ 2,007	$ 1,925	$ 1,911
Licenses and permits	**15**	12	24	35	14	7	97	114	78	85
Intergovernmental	**19**	1	12	37	53	3	36	12	209	227
Fines and forfeitures	**473**	442	362	357	262	200	276	240	260	228
Charges for services	**19**	24	18	23	11	11	-	-	-	-
Interest income	**15**	27	30	26	29	35	-	-	-	-
Other revenues	**48**	71	89	23	63	15	93	57	45	99
Total revenues	**3,201**	2,831	2,954	3,031	2,972	2,643	2,600	2,430	2,517	2,550
Expenditures										
General government	**773**	749	706	802	780	616	615	687	669	597
Public safety	**994**	864	899	821	780	582	598	577	596	512
Public works	**289**	237	267	850	911	873	861	839	831	989
Recreation	**353**	329	303	239	224	239	242	240	244	278
Capital outlay	**232**	175	8	80	53	219	133	122	224	228
Debt service										
Principal retirements	-	-	-	46	58	64	46	-	-	-
Interest and fiscal charges	-	-	-	4	7	6	5	-	-	-
Total expenditures	**2,641**	2,354	2,183	2,842	2,813	2,599	2,500	2,465	2,564	2,604
Excess of revenues over (under) expenditures	**560**	477	771	189	159	44	100	(35)	(47)	(54)

CITY OF AVONDALE ESTATES, GEORGIA

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN YEARS

(modified accrual basis of accounting)

(amounts expressed in thousands)

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002
Other financing sources (uses)										
Proceeds from capital leases	-	-	-	-	-	91	54	-	-	135
Transfers in	-	307	51	65	-	272	65	-	120	25
Transfers out	**(359)**	(625)	(386)	(65)	-	(272)	(65)	-	(120)	(25)
Total other financing sources (uses)	**(359)**	(318)	(335)	-	-	91	54	-	-	135
Net change in fund balances	**$ 201**	$ 159	$ 436	189	$ 159	$ 135	$ 154	$ (35)	$ (47)	$ 81
Debt service as a percentage of noncapital expenditures	**0.00%**	0.00% (1)	0.00% (1)	1.81%	2.36%	2.94%	2.15%	0.00%	0.00%	0.00%

(1) The City has elected to report Sanitation activities in a separate enterprise fund with the related debt.

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CITY OF AVONDALE ESTATES, GEORGIA

GENERAL GOVERNMENTAL TAX REVENUES BY SOURCE
LAST TEN YEARS

(modified accrual basis of accounting)

(amounts expressed in thousands)

Fiscal Year	Property Tax	Franchise Tax	Insurance Premium Tax	Occupational Tax	HOST Sales Tax	Sanitation	Other Taxes	Total
2002	$ 1,305	$ 168 (2)	$ 99 (2)	$ 77 (2)		$ 255	$ 22 (2)	$ 1,926
2003	1,323	152 (2)	89 (2)	69 (2)		258	20 (2)	1,911
2004	1,437	170 (2)	100 (2)	77 (2)		292	22 (2)	2,098
2005	1,371	161 (2)	94 (2)	73 (2)		287	20 (2)	2,006
2006	1,604	232	137	106		293	26	2,398
2007	1,741	225	143	94		296	41	2,540
2008	1,734	208	146	92		304	46	2,530
2009	1,905	226	145	98		(1)	44	2,418
2010	1,797	180	140	91			45	2,253
2011	1,793	189	139	78	366 (3)		47	2,612

(1) The City elected to report Sanitation activities in a separate enterprise fund.

(2) During these years, amounts were reported as either gross receipts or other taxes. Amounts modified based on allocation and total taxes noted during each of these years per previous financial reports as actual amounts are not readily available.

(3) The City began to collect HOST (Home Owner Sales Taxes) this year.

CITY OF AVONDALE ESTATES, GEORGIA

ASSESSED VALUE AND ESTIMATED ACTUAL VALUE - ALL TAXABLE PROPERTY
LAST TEN YEARS

(amounts expressed in thousands)

Fiscal Year	Assessed Value			
	Real Property	Public Utility	Personal Property	Motor Vehicle
2002	$ 115,953	$ 774	$ 3,798	$ 8,812
2003	125,381	752	1,767	8,918
2004	132,441	719	1,634	8,948
2005	136,325	735	1,511	8,359
2006	148,199	768	1,556	8,473
2007	150,819	867	1,776	9,199
2008	153,202	852	2,542	8,929
2009	154,377	773	2,303	9,411
2010	154,202	819	2,156	7,917
2011	155,276	837	2,337	7,854

Source: Dekalb County. Georgia Board of Tax Assessors

CITY OF AVONDALE ESTATES, GEORGIA

ASSESSED VALUE AND ESTIMATED ACTUAL VALUE - ALL TAXABLE PROPERTY
LAST TEN YEARS

(amounts expressed in thousands)

Less: Tax Exempt Real Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Assessed Value as a Percentage of Actual Value
$ 3,597	$ 125,740	10.500	$ 304,292	41.32%
3,827	132,991	10.500	314,350	42.31%
4,028	139,714	9.800	332,478	42.02%
4,005	142,925	9.800	349,285	40.92%
4,456	154,540	9.995	357,312	43.25%
4,140	158,521	10.100	386,351	41.03%
3,969	161,556	11.000	396,303	40.77%
3,933	162,931	11.000	402,182	40.51%
3,876	161,218	11.000	403,045	40.00%
117	166,187	10.957	415,468	40.00%

CITY OF AVONDALE ESTATES, GEORGIA

PROPERTY TAX RATES - ALL OVERLAPPING GOVERNMENTS
(Per $1000 of Assessed Value)
LAST TEN YEARS

Calendar Year	City of Avondale Estates, Georgia			Dekalb County	State	Total Direct & Overlapping Rates
	Operating Millage	Debt Service Millage	Total City Millage			
2001	10.500	0.000	10.500	36.50	0.25	47.250
2002	10.500	0.000	10.500	37.58	0.25	48.330
2003	9.800	0.000	9.800	38.01	0.25	48.060
2004	9.800	0.000	9.800	37.97	0.25	48.020
2005	9.995	0.000	9.995	37.29	0.25	47.535
2006	10.100	0.000	10.100	37.41	0.25	47.760
2007	11.000	0.000	11.000	36.69	0.25	47.940
2008	11.000	0.000	11.000	39.05	0.25	50.300
2009	11.000	0.000	11.000	39.84	0.25	51.090
2010	11.000	0.000	11.000	39.84	0.25	51.090

CITY OF AVONDALE ESTATES, GEORGIA

PRINCIPAL TAXPAYERS
CURRENT AND TWO YEARS AGO

(amounts expressed in thousands)

Taxpayer	Fiscal Year 2011 Taxable Assessed Value	Rank	Percentage of Taxable Assessed Value	Fiscal Year 2009 Taxable Assessed Value	Rank	Percentage of Taxable Assessed Value
Century A G Avondale LLC	$ 644	1	0.40 %	$ 675	2	0.28 %
Michael Plasker	614	2	0.38	682	1	0.64
KJA/Eckerd # 1 LLC	400	3	0.25	494	4	0.44
David Ladet	360	4	0.22	360	6	0.00
Diane Mahaffey	357	5	0.22	357	8	0.22
David Blanchard	337	7	0.21	358	7	0.00
Harold Johnson	293	6	0.18	539	3	0.34
Whitfield Turley LLC	288	8	0.18			
Michael Gerard	287	9	0.18			
Cheryl Buss	263	10	0.16			
Georgia Duck and Cordage Mill				484	5	0.30
O'Brien 2007 Family Trust				301	9	0.19
Julie Corkran				288	10	0.18
	$ 3,843		2.38 %	$ 4,538		2.58 %

Source: Dekalb County Tax Commissioners Office

CITY OF AVONDALE ESTATES, GEORGIA

PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN YEARS
(amounts expressed in thousands)

Tax Year*	Total Tax Levy	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2002	$ 1,128	$ 1,105	98.0%	22	$ 1,127	99.91%
2003	1,134	1,117	98.5%	17	1,134	100.00%
2004	1,464	1,454	99.3%	10	1,464	100.00%
2005	1,468	1,463	99.7%	5	1,468	100.00%
2006	1,472	1,468	99.7%	4	1,472	100.00%
2007	1,514	1,492	98.5%	21	1,513	99.93%
2008	1,619	1,595	98.5%	0	1,595	98.52%
2009	1,561	1,541	98.7%	18	1,559	99.87%
2010	1,723	1,676	97.3%	25	1,701	98.72%
2011	1,705	1,663	97.5%	30	1,693	99.30%

Source: DeKalb County Tax Commissisoners Office

CITY OF AVONDALE ESTATES, GEORGIA

RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN YEARS

(amounts expressed in thousands, except per capita amount)

Fiscal Year	Governmental Activities			Business-type Activities		Total Primary Government	Percentage of Personal Income	Per Capita (1)
	General Obligation Bonds	Certificates of Participation	Capital Leases	Notes Payable	Capital Leases			
2002	$ -	$ -	$ 89	$ -	$ -	$ 89	1.43%	$ 33
2003	-	-	43	-	-	43	0.12%	16
2004	-	-	134	-	-	134	0.13%	51
2005	-	-	142	-	-	142	0.15%	54
2006	-	-	170	-	-	170	0.10%	68
2007	-	-	112	-	-	112	0.10%	42
2008	-	-	66	-	-	66	0.06%	25
2009	-	-	- (2)	-	33 (2)	33	0.03%	12
2010	-	-	-	-	12 (2)	12	0.01%	5
2011	-	-	-	-	- (3)	-	0.00%	-

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

Note: The City had no debt outstanding in the year 2001

(2) The City elected to report Sanitation activities as a separate enterprise fund and the related capital leases.

(3) The City has paid off all capital leases as of this year.

CITY OF AVONDALE ESTATES, GEORGIA

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT

(amounts expressed in thousands)

	Net General Obligation Bonded Debt Outstanding	Percentage Applicable to City of Avondale Estates (1)	Amount Applicable to City of Avondale Estates
Overlapping General Obligation Debt:			
Dekalb County	$ 297,493	0.910%	$ 2,706
Fulton Dekalb Hospital Authority	156,477	0.910%	1,423
Total overlapping debt	453,970		4,129
City direct debt	-	100.000%	-
Total direct and overlapping debt	$ 453,970		$ 4,129

Source: Assessed value data used to estimate applicable percentages provided by the Dekalb County Tax Assessors Office. Debt outstanding data provided by Dekalb County Finance Department.

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

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

CITY OF AVONDALE ESTATES, GEORGIA

LEGAL DEBT MARGIN INFORMATION

(amounts expressed in thousands)

Assessed Value	$	166,187
Add back: exempt real property		117
Total assessed value		166,304
Debt limit (10% of total assessed value)		16,630
Legal debt margin	$	16,630

Note: Under state finance law, the City's outstanding general obligation debt should not exceed 10 percent of total assessed property value. The City currently has no outstanding general obligation debt.

The City did not have any general obligation debt outstanding prior to fiscal year 2011.

CITY OF AVONDALE ESTATES, GEORGIA

DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN YEARS

Fiscal Year	Population (1)	Personal Income (in thousands)	Per Capita Personal Income (1)	Median Age (1)	Percentage of Population Age 25 and Older with Greater than 12 Years of Formal Schooling (3)	School Enrollment (2)	Unemployment Rate (4)
2002	2,724	$ 116,056	$ 43	42.9	N/A	428	5.7%
2003	2,724	116,056	43	42.9	N/A	428	4.5%
2004	2,627	111,923	43	42.9	N/A	428	5.2%
2005	2,627	111,923	43	42.9	N/A	428	6.1%
2006	2,506	106,768	43	42.9	N/A	428	4.7%
2007	2,648	112,818	43	42.9	67%	415	4.6%
2008	2,648	112,818	43	42.9	67%	450	7.7%
2009	2,648	112,818	43	42.9	67%	450	9.1%
2010	2,648	115,638	43	42.9	67%	462	10.5%
2011	2,960	117,373	46	45.0	67%	637 (5)	9.7%

(1) Source: U.S. Census (available every tenth year)

(2) Source: Dekalb County School System (Avondale Elementary School)

(3) Source: U.S. Census and Department of Community Affairs

(4) Source: Georgia Department of Labor

(5) Avondale Estates Museum School Enrollment is included

CITY OF AVONDALE ESTATES, GEORGIA

PRINCIPAL EMPLOYERS
CURRENT AND LAST THREE YEARS

2011 Employers	2010 Employers	2009 Employers	2008 Employers
Arborguard Tree	Arborguard Tree	Arborguard Tree	Arborguard Tree
Avondale Pizza Café	Avondale Pizza Café	Avondale Pizza Café	CEO Motorsports, LLC
D & R Towing	D & R Towing	D & R Towing	D & R Towing
DeKalb Collision Center	DeKalb Collision Center	DeKalb Collision Center	DeKalb Collision Center
Jollay Masonry	Jollay Masonry	Jollay Masonry	Jollay Masonry
Lifeline Animal Project	Lifeline Animal Project	Lifeline Animal Project	Lifeline Animal Project
Mann Mechanical	Mann Mechanical	Mann Mechanical	Mann Mechanical
Rite Aid # 11690	Rite Aid # 11690	Rite Aid # 11690	Rite Aid # 11690
Salvation Army Thrift Store	Salvation Army Thrift Store	Salvation Army Thrift Store	Salvation Army Thrift Store
Waffle House # 1000	Waffle House # 1000	Waffle House # 1000	Waffle House # 1000

Source: City of Avondale Estates Occupational Tax Department

Notes: Employers are listed in alphabetical order only and not ranked in any way.
Number of emp;loyees cannot be listed due to privacy issues
Information for years prior to 2008 is unavailable

N/A - Information not available

CITY OF AVONDALE ESTATES, GEORGIA

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

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002
Function										
General government	6	6	5	5	4	4	4	4	4	4
Public safety										
Police										
Officers	12	12	12	12	10	10	10	10	8	8
Public Works	2	2	2	13	18	18	18	18	18	19
Sanitation	11	11	11 (1)							
Culture & Recreation	6	6	6	6	4	4	4	4	4	4
Total	37	37	36	36	36	36	36	36	34	35

Source: City of Avondale Estates department records

(1) The City elected to report Sanitation activities in a separate enterprise fund

CITY OF AVONDALE ESTATES, GEORGIA

OPERATING INDICATORS BY FUNCTION
LAST TEN FISCAL YEARS

Function	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002
Police										
Homicide	-	1	1	-	-	-	-	1	-	-
Robbery	2	3	1	3	3	4	1	2	2	1
Aggravated Assault	3	-	1	1	2	-	1	3	-	-
Auto Theft	8	8	8	5	6	12	3	10	8	10
Burglary	8	7	18	20	23	15	18	10	22	13
Larceny Theft	53	80	59	110	71	77	35	70	62	61
Municipal Court										
Traffic Citations Issued	2,965	3,155	3,127	3,062	2,065	1,134	N/A	1,879	N/A	2,190

Source: City of Avondale Estates Departments

N/A - Information not available

Note: Fluctuations experienced in traffic violations from year to year result from the number of officers on the streets during these periods.

CITY OF AVONDALE ESTATES, GEORGIA

CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS

	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002
Function										
Public safety										
Police										
Stations	1	1	1	1	1	1	1	1	1	1
Patrol units *	-	-	-	1	1	-	1	2	-	-
Public Works										
Streets (miles)	18	18	18	18	18	18	18	18	18	18
Number of Street Lights	369	369	369	363	363	372	372	372	372	354
Collection Trucks *	-	-	-	-	-	1	-	-	-	-
Dump Trucks *	-	-	-	-	-	-	1	1	-	-
Street Sweeper	-	-	-	-	-	-	-	1	-	-

* Currently Under Capital Lease

Source: Various City departments

Note: Capital asset indicators are not available for the general government function

GOVERNMENTAL REPORTS

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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 City Council
The City of Avondale Estates, Georgia

We have audited the financial statements of the City of Avondale Estates, Georgia as of and for the year ended December 31, 2011, and have issued our report thereon dated May 21, 2012. 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

Management of the City of Avondale Estates, Georgia is responsible for establishing and maintaining effective internal control over financial reporting. In planning and performing our audit, we considered the City of Avondale Estates, 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 Avondale Estates, Georgia's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the City of Avondale Estates, Georgia's internal control over financial reporting.

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.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

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Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Avondale Estates' financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the 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.*

This report is intended solely for the information and use of the audit committee, management, City Council, and is not intended to be and should not be used by anyone other than these specified parties.

Macon, Georgia
May 21, 2012

