CITY OF CHAMBLEE

COMPREHENSIVE ANNUAL FINANCIAL REPORT

FOR THE YEAR ENDED DECEMBER 31, 2019



CITY OF CHAMBLEE, GEORGIA

COMPREHENSIVE ANNUAL FINANCIAL REPORT

FOR THE YEAR ENDED
DECEMBER 31, 2019



Prepared By:
City of Chamblee
Finance Department

CITY OF CHAMBLEE, GEORGIA

COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED
DECEMBER 31, 2019

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CITY OF CHAMBLEE Georgia

INTRODUCTORY SECTION
(Unaudited)

- Letter of Transmittal
- Certificate of Achievement for Excellence in Financial Reporting
- Organizational Chart
- List of Principal Officials



CITY OF CHAMBLEE

5468 PEACHTREE ROAD CHAMBLEE, GA 30341

August 24 2020

Honorable Eric Clarkson, Mayor
Members of the City Council, and
Citizens of Chamblee, Georgia

Ladies and Gentlemen:

The comprehensive annual financial report of the City of Chamblee, Georgia (the "City") for the fiscal year ended December 31, 2019 is hereby submitted. Management assumes full responsibility for the completeness and reliability of the information contained in this report, based on a comprehensive framework of internal controls established for this purpose. Because the cost of internal controls should not exceed anticipated benefits, the objective is to provide reasonable rather than absolute assurance that the financial statements are free of any material misstatements. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and reported in a manner designed to present fairly the financial position and results of operations of the City.

The City's financial statements have been audited by Mauldin & Jenkins, LLC, a firm of licensed certified public accountants. The independent auditors have issued an unmodified or "clean" opinion on the City of Chamblee's financial statements for the year ended December 31, 2019. The independent auditor's report is presented as the first component of the financial section of this report.

Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview and analysis of the basic financial statements. The MD&A complements this letter of transmittal and should be read in conjunction with it. The basic audited financial statements with combining and individual fund statements and schedules along with required supplementary information follow the MD&A.

The statistical section contains selected historical financial data, debt statistics, and the miscellaneous social and economic data generally presented on a multi-year basis.

History-City of Chamblee

Chamblee is located in Northern DeKalb County and is bordered by Dunwoody to the northwest, Doraville to the east and Brookhaven to the southwest. The heart of what is known today as the City of Chamblee was originally a small community known as the Roswell Junction. In 1881, the Roswell Railroad completed its line with a stop in the Roswell Junction community. The rail stop spurred growth in the area and due to postal

confusion with Roswell, Roswell Junction became known as Chamblee. Chamblee was officially incorporated as a City by the State of Georgia on August 17, 1908. The City was defined as an area radiating one-half mile in every direction from the rail depot.

Since its incorporation in 1908, the City of Chamblee has undergone several annexations. The most recent of which became effective on December 30, 2013 and grew the City to a total of 7.85 square miles and more than 30,000 citizens.

Form of Government

The City of Chamblee operates under a mayor and council-city manager form of government. The Chamblee City Council is comprised of a mayor and five council members. The City is divided into three council districts and two at-large districts. One council member is elected from each of the three districts and two council members are elected from the city at large. The council members who are elected for the three districts must live in the district that they represent but all five council members are elected by a city-wide vote.

The Council enacts ordinances, establishes policy, adopts the annual budget, and establishes the ad valorem tax rate for each year. The City Manager is responsible for implementing the policies set forth by the Council, overseeing all City employees, and managing the day to day operations of the City.

Services Provided

The services provided by the City under general governmental functions include police protection, planning and development, road maintenance, sidewalk and curb maintenance, and parks operation and maintenance. These services are primarily funded by property taxes, franchise fees, and occupational licenses.

In addition, the City provides stormwater, solid waste, and criminal history background checks under the enterprise fund concept. These services are provided for a fee that is set forth by the City Council.

Economic Outlook

Located just 14 miles from downtown Atlanta, the City of Chamblee is positioned for significant economic growth as the economy continues to recover. Two major interstate highways that border the City, I-285 to the north and I-85 to the southeast, provide easy roadway access to and from the City. For commuters, the roadway access is supplemented by a MARTA (Metropolitan Atlanta Rapid Transit Authority) rail station and several MARTA bus stops throughout the City. The City is also home to DeKalb Peachtree Airport (PDK), which is the second busiest airport in the State.

At the time of the 2010 census, the City of Chamblee ranked 37th in population out of 68 incorporated municipalities that were in the 10 counties that make up the Atlanta Regional Commission (ARC) with 9,892 citizens. Today, because of two annexations since the last census, Chamblee's 30,307 citizens would rank 15th in the same region.

The City of Chamblee's median household income in 2019 was $57,408. This is slightly above the State of Georgia's median household income of $55,679 but slightly below DeKalb County's median household income of $59,280. Persons living below the poverty level in the City of Chamblee were at 21.4% while DeKalb County and the State of Georgia levels were at 16.6% and 14.3%, respectively. These figures combined with the median household income figures, show that there is a greater disparity between the households at the top income levels and the households at the bottom income levels than there is throughout the State.

Chamblee has benefited from the migration of the film and TV industry to the metro Atlanta area. Studio production companies constantly visit the wide variety of antiques shops that Chamblee has to offer as they search for valuable additions to their sets.

During the 2017 legislative session, the Georgia General Assembly approved legislation that allowed the City to change its Hotel/Motel tax rate from 5% to 8%. While half of this additional revenue has to go to a non-profit organization to promote tourism, the other half of the additional revenue is restricted to tourism product development. Some of the items that fall under tourism product development are: meeting, convention, exhibit and public spaces, visitor information and welcome centers, parks, trails, and other recreational facilities.

Budget

The budget is the City's annual financial operating plan. The annual budget includes the operating departments of the general fund, special revenue funds, capital project funds, and enterprise funds. The budget encompasses a fiscal year that begins on January 1 and ends on December 31.

The City Manager is responsible for presenting a proposed budget to the Mayor and Council. This budget must be balanced within each fund. The budget must generally be approved prior to the start of the new fiscal year, although local statute does allow the city to operate for a period of no more than 30 days without an approved budget under certain circumstances.

Long-term Financial Planning

The City's policy is to maintain a minimum General Fund balance reserve equal to 25% of operating expenditures. As of December 31, 2019, the General Fund balance was 73.3%

of annual operating expenditures. Excess fund balances over reserve requirements and fund balance from the Criminal History Fund will be used to fund non-recurring expenditures. The City has developed a rolling 5 year capital plan to help dictate how to best use these excess funds. In November of 2017, DeKalb County citizens voted to replace the Homestead Option Sales Tax (HOST) with a Special Local Option Sales Tax (SPLOST). While the SPLOST will be more restrictive in use than the HOST, the City estimates that its share of the revenue would increase from just over $1m per year to $5m per year.

In August of 2019, the City of Chamblee's Urban Redevelopment Agency issued a 2019 revenue bond series in the amount of $24,465,000 to build a new public safety facility and recreational park. The 2019 revenue bonds were assigned a rating of AA+ by S&P Global. This is the second highest bond rating an agency can earn.

Awards

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its comprehensive annual financial report for the fiscal year ended December 31, 2018. This was the City's sixth consecutive award. To be awarded a Certificate of Achievement, the City must publish an easily readable and efficiently organized comprehensive annual financial report. The report must satisfy both generally accepted accounting principles and applicable legal requirements. A Certificate of Achievement is valid for a period of one year. We believe that our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA for consideration.

Acknowledgments

I would like to thank the Mayor, City Council, and City Manager for their support and guidance in preparation of this report. I would also like to express my appreciation to the City's staff for their assistance and cooperation in the preparation of this report.

Respectfully submitted,

Julie K. Pero

Julie K. Pero
Controller

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Chamblee

Georgia

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

December 31, 2018

Christopher P. Morrill

Executive Director/CEO

2019 Organizational Chart

City Manager

Deputy City Manager

Planning & Development

Development
- Permitting
- Licensing
- Planning & Zoning
- Building
- Code Enforcement

Infrastructure

Public Works
- Storm Water
- Solid Waste
- Roads & Walkways
- Traffic Engineering
- Facilities
- Fleet Maintenance
- Engineering
- Capital Projects
- Park Areas

Parks & Recreation
- Programming
- Parks Admin

Administration

Finance
- Payables
- Receivables
- Purchasing

Human Resources

City Clerk
- Occupation Taxes
- Licensing
- Records
- Elections
- Agenda Mgmt.

I.T./GIS

Call Center

Community & Economic Development

Econ. Development
- Business Retention

Public Relations
- Community Outreach
- Special Events

Public Safety

Police
- Investigations
- Patrol
- Records
- Custody of Prisoners
- Traffic Control
- Training
- Stations & Buildings

Court

Confiscated Assets

E911

GCIC

CITY OF CHAMBLEE, GEORGIA

LIST OF PRINCIPAL OFFICIALS
DECEMBER 31, 2019

Legislative Branch

Mayor	R. Eric Clarkson
Council Member	Darron Kusman
Council Member	Thomas S. Hogan, II
Council Member	Leslie C. Robson
Council Member	John Mesa
Council Member	Brian Mock

Management Staff

City Manager	Jon Walker
Interim Director of Finance	Julie Pero
Director of Development	Matthew Dickison
City Clerk	Emmie Niethammer
Director of Parks & Recreation	Jodie Gilfillan
Police Chief	Kerry Thomas
Economic Development Manager	Catherine Lee
City Attorney	Loren Fowler

CITY OF CHAMBLEE Georgia

FINANCIAL SECTION

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- Management's Discussion and Analysis
- Basic Financial Statements
    - Government-Wide Financial Statements
    - Fund Financial Statements
- Notes to the Financial Statements
- Required Supplementary Information
- Combining, Individual Fund Statements and Schedules



MAULDIN & JENKINS
CPAs & ADVISORS

INDEPENDENT AUDITOR'S REPORT

The Honorable Mayor and Members
of City Council of the
City of Chamblee, Georgia

Report on the Financial Statements

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

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Chamblee, Georgia as of December 31, 2019, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 4 through 14 and the Schedule of Changes in the City's Net Pension Liability and Related Ratios and Schedule of City Contributions on pages 55 and 56, respectively, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Chamblee, Georgia's basic financial statements. The combining and individual nonmajor fund financial statements and schedules, and the schedule of projects constructed with special purpose local option sales tax proceeds, as required by the Official Code of Georgia 48-8-121, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

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

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated August 24, 2020, on our consideration of the City of Chamblee, 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 solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of Chamblee's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Chamblee, Georgia's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Atlanta, Georgia
August 24, 2020

As management of the City of Chamblee, Georgia (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City of Chamblee for the year ended December 31, 2019.

FINANCIAL HIGHLIGHTS

- The City's total assets and deferred outflows of resources exceed liabilities and deferred inflows of resources by $50,884,536 at the end of the year. Of this amount, unrestricted net position of $16,862,331 may be used to meet the City's ongoing obligations to citizens and creditors.

- As a whole, the City's financial position improved during the year 2019. The City's net position increased by $3,114,995 or 6.5%. Of this amount, an increase of $3,503,863 was associated with governmental activities while a decrease of $388,868 was associated with business-type activities.

- As of the close of the current year, the City's governmental funds reported combined ending fund balances of $44,388,939, an increase of $24,029,843 in comparison to the prior year is due to the issuance of the Urban Redevelopment Agency (URA) bond for $24,465,000. $14,884,808 is unassigned and available for spending.

- At the end of the current year, unassigned fund balance for the General Fund was $14,884,808, or 69.4% of total General Fund expenditures.

- The General Fund reported a net decrease in fund balance of $69,081 compared to an increase of $1,818,554 in the prior year.

- The City's total debt obligations (including accrued compensated absences, notes payable, and net pension liabilities) increased by $22,754,185 or 276.9% during the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis are 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 position presents information on all of the City's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference between these items

being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how the City's net position changed during the most recent year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flow in future periods.

The government-wide financial statements of the City are divided into two (2) categories:

- **Governmental activities** – These include the basic services provided by the City that are principally supported by taxes and intergovernmental revenues. These include police, culture and recreation, public works and general administration.

- **Business-type activities** – These include services for which the City charges specific fees which are meant to recover all or a significant portion of the cost of providing the services. Fees collected under this type of activity include sanitation (solid waste collection), stormwater fees, and criminal history background checks.

Governmental activities and business-type activities are consolidated and added to the total for the primary government.

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 two categories: governmental funds and proprietary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the 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 City's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between the two.

The City maintains eleven (11) 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, the Homestead Option Sales Tax Fund (HOST), the Special Purpose Local Option Sales Tax Fund (SPLOST), and the Urban Redevelopment Agency Fund which are considered to be major funds. Data from the other seven (7) 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 annual appropriated budgets for its governmental funds. Budgetary comparison statements and schedules have been provided for these funds to demonstrate compliance with the budget.

The basic governmental fund financial statements can be found on pages 17 through 20 of this report.

Proprietary funds. The City maintains three (3) proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its sanitation, stormwater, and criminal history background functions. Sanitation, Stormwater, and Criminal History Funds are considered to be major funds of the City.

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

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 24 through 54 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information such as the City's progress in funding its obligation to provide pension benefits to its employees. Required supplementary information can be found on pages 55 and 56 this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $50,884,546 at the close of the most recent year.

By far the largest portion of the City's net position (55.7%) reflects its investment in capital assets (e.g., land, buildings, 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 to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to

repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position ($5,695,678) represents resources that are subject to external usage restrictions. The remaining balance of unrestricted net position ($16,862,331) may be used to meet the City's ongoing obligations to citizens and creditors.

At the end of the current year, the City is able to report positive balances in all three categories of net position, both for the City as a whole, as well as for its separate governmental and business-type activities.

City of Chamblee, Georgia's Net Position

	Governmental Activities		Business-type Activities		Total	
	2019	2018	2019	2018	2019	2018
Assets:						
Current and other assets	$47,954,597	$23,736,698	$ 3,812,308	$ 3,939,239	$51,766,905	$27,675,937
Capital assets	30,899,927	29,015,146	2,575,300	2,938,609	33,475,227	31,953,755
Total Assets	78,854,524	52,751,844	6,387,608	6,877,848	85,242,132	59,629,692
Deferred outflows of resources	$ 445,052	$ 559,787	$ 55,006	$ 68,072	$ 500,058	$ 627,859
Liabilities:						
Current and other liabilities	3,641,444	3,286,366	244,568	166,858	3,886,012	3,453,224
Long term debt outstanding	30,398,322	7,537,275	573,320	680,182	30,971,642	8,217,457
Total Liabilities	34,039,766	10,823,641	817,888	847,040	34,857,654	11,670,681
Deferred inflows of resources	$ -	$ 732,043	$ -	$ 85,286	$ -	$ 817,329
Net position:						
Net investment in capital assets	25,938,453	23,945,988	2,388,074	2,525,947	28,326,527	26,471,935
Restricted	5,695,678	3,657,416	-	-	5,695,678	3,657,416
Unrestricted	13,625,679	14,152,543	3,236,652	3,487,647	16,862,331	17,640,190
Total Net Position	$45,259,810	$41,755,947	$ 5,624,726	$ 6,013,594	$50,884,536	$47,769,541

Governmental Activities. Governmental activities increased the City of Chamblee's net position by $3,503,863, thereby accounting for 112.5% of the total increase in the net position of the City. Key elements of this increase are as follows:

- The City licensed more new business in 2019 which helped to generate an increase in business taxes of $59,762 over 2018.

- Increases in the property tax digest yielded an additional $1,151,155 over 2018 with the City's millage rate at 6.25 mills.

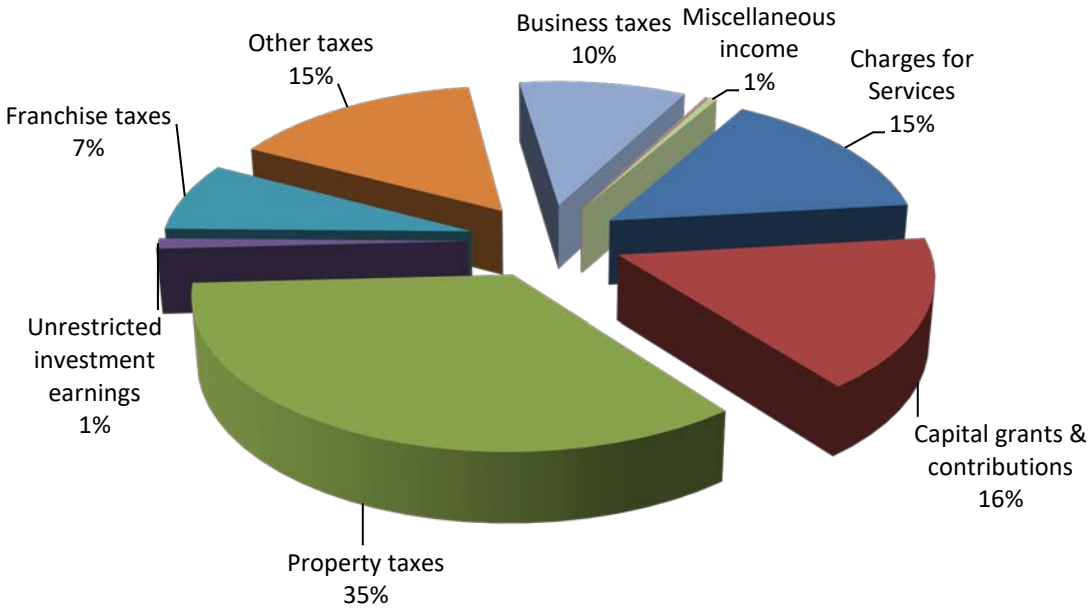
City of Chamblee, Georgia's Change in Net Position

	Governmental Activities		Business-type Activities		Total	
	2019	2018	2019	2018	2019	2018
Revenues:						
Program Revenues						
Charges for services	$ 4,263,863	$ 4,981,664	$ 2,991,399	$ 3,057,198	$ 7,255,262	$ 8,038,862
Capital grants and contributions	4,677,035	3,487,303	-	-	4,677,035	3,487,303
General revenues:						
Property taxes	9,950,581	8,799,426	-	-	9,950,581	8,799,426
Other taxes	9,300,299	8,890,867	-	-	9,300,299	8,890,867
Investment income	322,372	139,090	-	-	322,372	139,090
Miscellaneous	179,554	154,726	-	-	179,554	154,726
Total Revenues	28,693,704	26,453,076	2,991,399	3,057,198	31,685,103	29,510,274
Expenses:						
General government	4,124,051	3,114,199	-	-	4,124,051	3,114,199
Judicial	419,754	392,477	-	-	419,754	392,477
Public safety	11,299,156	9,795,317	-	-	11,299,156	9,795,317
Public w orks	1,906,616	2,421,353	-	-	1,906,616	2,421,353
Parks and recreation	2,353,131	1,534,268	-	-	2,353,131	1,534,268
Housing and development	4,475,789	4,083,974	-	-	4,475,789	4,083,974
Interest on long-term debt	876,658	124,661	-	-	876,658	124,661
Storm w ater	-	-	1,124,577	1,076,411	1,124,577	1,076,411
Sanitation	-	-	1,794,339	1,533,609	1,794,339	1,533,609
Criminal history	-	-	196,037	181,232	196,037	181,232
Total Expenses	25,455,155	21,466,249	3,114,953	2,791,252	28,570,108	24,257,501
Excess (deficiency) before Transfers	3,238,549	4,986,827	(123,554)	265,946	3,114,995	5,252,773
Transfers	265,314	334,419	(265,314)	(334,419)	-	-
Increase (decrease) in Net position	3,503,863	5,321,246	(388,868)	(68,473)	3,114,995	5,252,773
Net position, beginning of year,	41,755,947	36,434,701	6,013,594	6,082,067	47,769,541	42,516,768
Net position, end of year	$ 45,259,810	$ 41,755,947	$ 5,624,726	$ 6,013,594	$ 50,884,536	$ 47,769,541

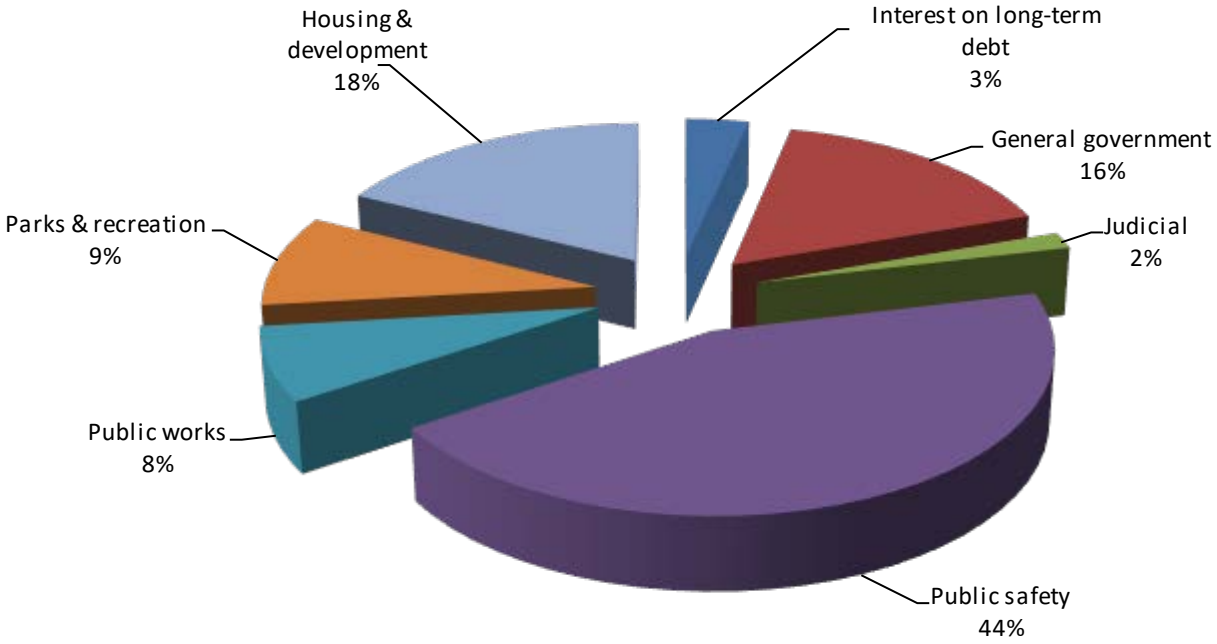
See page 16 of the financial statements for the net cost (total cost less revenues generated by the activities) of these programs or functions. The following charts show the source of the City's governmental revenues and expenses:

Governmental Activities

Governmental Activities - Revenues



Governmental Activities - Expenses



Business-type Activities. Business-type activities decreased the City's net position by $388,868 or (12.5%). This decrease was not unexpected as the City budgeted to use more than $395,000 in fund balance of the Criminal History Fund to help pay for capital purchases in the General Fund. Revenues in the Criminal History Fund are derived from running background checks. The City Council has committed income from this fund to be used for capital purchases.

Business-type Activities

	Program Revenues		Program Expenses		Program Income (Loss)	
	2019	2018	2019	2018	2019	2018
Fund:						
Stormwater	$ 1,123,379	$ 1,097,729	$ 1,124,577	$ 1,076,411	$ (1,198)	$ 21,318
Sanitation	1,257,386	1,247,638	1,794,339	1,533,609	(536,953)	(285,971)
Criminal History	610,634	711,831	196,037	181,232	414,597	530,599
Total	$ 2,991,399	$ 3,057,198	$ 3,114,953	$ 2,791,252	$ (123,554)	$ 265,946

Criminal History Fund's program revenue decreased by $101,197 in 2019. Sanitation revenues in 2019 increased slightly by $9,748 or 0.8% in comparison to 2018. Expenses; however, increased $260,730 in 2019 or 17.0%.

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

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

Governmental Funds. The purpose of the City's governmental fund financial statements is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's new resources available for spending at the end of the year.

As of December 31, 2019, the City's governmental funds reported combined ending balances of $44,388,939, an increase of $24,029,843 in comparison to the prior year. Of this amount, $14,884,808 is unassigned fund balance, which is available for spending at the City's discretion. The remainder of the fund balance is not available for new spending because it is either restricted, committed, or assigned for other purposes or non-spendable.

The restricted fund balances include $544,874 in Homestead Option Sales Tax (HOST) funds that can be used only for capital projects, $4,528,272 in SPLOST funds that are restricted to the uses of road paving, existing capital asset maintenance, and transportation improvements, $22,113,966 in Urban Redevelopment Agency (URA) for the new public safety building, $374,731, restricted for public safety, $20,838 restricted for tourism, and $226,963 restricted for capital projects. The committed funds consist of $187,089 which is to be spent for police and municipal court technology expenditures and $264,195 to be spent on downtown beautification projects.

General Fund. The General Fund is the City's chief operating fund. At the end of the current year, unassigned fund balance of the General Fund was $14,884,808 while total fund balance was $15,714,059. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 69.4% of the total General Fund expenditures for 2019, while total fund balance represents 73.3% of that same amount.

During the current year, the fund balance of the City's General Fund decreased by $69,081. The revenues increased by $841,635 or 4.1%, and the expenditures increased by $2,523,772 or 13.3% resulting in an excess of revenues over expenditures of $57,148 for 2019. In addition, the General Fund spent a net of $164,832 transferred out to other funds.

HOST Fund. The HOST Fund is used to fund capital projects. In November of 2017, the residents of DeKalb County voted to replace the HOST sales tax with a SPLOST sales tax. The new tax became effective on April 1, 2018. Because of this, HOST revenues declined from approximately $1.3 million in 2017 to only $313,285 in 2018 and to zero in 2019. The remaining $544,874 in fund balance will be used to fund various smaller scale capital projects until the funds are depleted.

SPLOST FUND. The City began receiving SPLOST funds in May 2018. In 2019, many projects began as the City spent $1,885,521 of the $4,074,662 received in 2019. Over the next 2 years, the City's capital plan calls for more than $4.5 million to be invested in expanding the City's rail trail. The rail trail is a pedestrian path that will hopefully one day connect all sides of the city.

URA FUND. The City issued a bond in 2019 for $24,465,000 for the new public safety building on the Hearn property. The restricted fund balance is $22,113,966. Completion of the building is slate for the late spring of 2021.

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 combined unrestricted net positions of the three proprietary funds were $3,236,652 at the end of the year. Of this amount, $3,228,579 was from the Stormwater Fund while the Sanitation Fund was $188,349. The remaining deficit of $180,276 belongs to the Criminal History Fund. Profits from this fund will be transferred to the General Fund to pay for capital purchases as approved by the Mayor and City Council.

GENERAL FUND BUDGETARY HIGHLIGHTS

For year 2019, the City's General Fund had a favorable budget variance of $1,725,317. On the expenditure side, personnel cost savings was the biggest contributing factor to the favorable budget variance. The City saved $348,000 in personnel costs.

CAPITAL ASSETS

The City's investment in capital assets for its governmental activities as of December 31, 2019, amounts to $30,899,927 (net of accumulated depreciation). These assets primarily reflect land, buildings, infrastructure, vehicles, furniture and equipment and park improvements. The City's investment in net capital assets for its business-type activities as of December 31, 2019, amounts to $2,575,300.

The total increase in the City's investment in capital assets for the current year was $1,521,472 or 4.8%. For more detailed information concerning capital assets, see Note 6 to the financial statements.

The some of the major capital asset additions in year 2019 include construction of a restroom at Keswick Park, replacement of playground equipment at Keswick Park, and the start of construction on multiple sidewalk and streetscape projects and renovations on Village Park and Canfield Park.

Capital Assets
(net of depreciation)

	Governmental Activities		Business-type Activities		Total	
	2019	2018	2019	2018	2019	2018
Land	$ 6,431,751	$ 6,431,751	$ -	$ -	$ 6,431,751	$ 6,431,751
Construction in progress	1,845,577	2,338,050	-	-	1,845,577	2,338,050
Buildings and improvements	3,498,034	2,978,465	65,118	69,295	3,563,152	3,047,760
Infrastructure	14,106,297	12,047,165	1,306,221	1,431,256	15,412,518	13,478,421
Furniture, machinery, and equipment	1,659,927	1,600,787	282,801	319,566	1,942,728	1,920,353
Park improvements	1,978,453	2,108,350	-	-	1,978,453	2,108,350
Vehicles	1,379,888	1,510,578	921,160	1,118,492	2,301,048	2,629,070
Total	$ 30,899,927	$ 29,015,146	$ 2,575,300	$ 2,938,609	$ 33,475,227	$ 31,953,755

LONG-TERM DEBT AND OBLIGATIONS

At the end of 2019 year, the City had $30,971,642 in outstanding long-term debt and obligations. This is a net decrease of $22,754,185 compared to last year's total due to an Urban Development Agency bond issuance. More detailed information about the City's long-term liabilities is included in Note 7 to the financial statements.

Outstanding Debt at December 31

	Governmental Activities		Business-type Activities		Total	
	2019	2018	2019	2018	2019	2018
Financed Purchases	$ 691,281	$ 1,059,425	$ -	$ -	$ 691,281	$ 1,059,425
Bonds Payable	24,465,000	-	-	-	24,465,000	-
Unamortized Bond Premium	1,919,159	-	-	-	1,919,159	-
Net pension liability	2,552,839	1,712,352	315,520	205,130	2,868,359	1,917,482
Notes payable	-	4,009,733	187,226	412,662	187,226	4,422,395
Compensated absences	770,043	755,765	70,574	62,390	840,617	818,155
Total	$ 30,398,322	$ 7,537,275	$ 573,320	$ 680,182	$ 30,971,642	$ 8,217,457

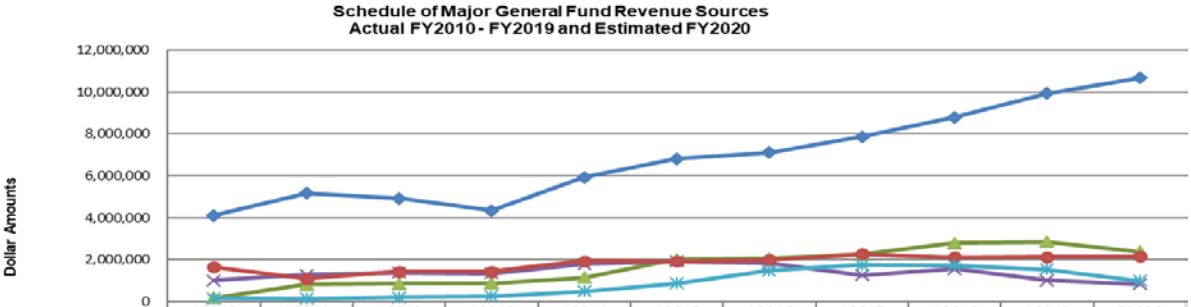
ECONOMIC AND NEXT YEAR'S BUDGET AND RATES

Funding for the City's governmental activities is derived from property tax, other taxes, and fees. During the calendar year 2019 budget process, the City considered projections on the State and local economy to estimate tax revenues for the proposed budget. The City's budget for 2019 was prepared using the 2019 millage rate of 6.25 mills.

Property taxes, fines and forfeitures, franchise fees, and occupational licenses have been the City's main sources of revenue that support the general governmental operations. As it is clearly displayed in the table on the following page, property tax revenues continue to climb while other revenue sources remain relatively flat. The current symbiotic relationship of these two revenue sources help to highlight that there are several major redevelopment projects that are currently ongoing in the City. These projects have not only raised the property value of the land being redeveloped but has also added value to the surrounding parcels. This activity is expected to continue in 2019.

Due to economic conditions that stemmed from the on-going effects of the Coronavirus pandemic, the City has experienced a loss in revenues and project further losses through the end of the 2020 calendar year. As a result, the 2020 budget was currently amended with a 10 percent reduction in operating expenditures/expenses.

The following table shows the ten year revenue trends for the City's major revenue sources and the calendar year 2020 estimated revenue budget amount:



	A2010	A2011	A2012	A2013	A2014	A2015	A2016	A2017	A2018	A2019	E2020
Property Taxes	4,115,884	5,186,528	4,934,955	4,340,203	5,931,682	6,829,110	7,111,044	7,872,112	8,799,426	9,950,581	10,675,913
Occupational Taxes	190,261	831,532	863,723	876,243	1,154,065	2,021,719	2,068,895	2,253,105	2,800,294	2,860,056	2,400,000
Fines & Forfeitures	1,013,925	1,294,384	1,391,868	1,344,378	1,791,594	1,928,712	1,826,669	1,264,884	1,557,538	1,021,809	850,000
Franchise Fees	1,654,657	1,090,763	1,450,256	1,453,769	1,957,776	1,940,064	2,017,253	2,272,675	2,117,081	2,142,077	2,163,382
Development Permits	161,856	151,905	199,017	268,867	503,638	880,090	1,485,830	1,755,134	1,737,042	1,552,488	1,000,000

Financial Contact

This financial report is designed to provide a general overview of the City's finances, comply with finance related laws and regulations, and demonstrate the City's commitment to public accountability. Questions concerning any of the information provided in this report or requests for additional information should be directed to the Finance Department at 5468 Peachtree Road, Chamblee, Georgia, 30341.

CITY OF CHAMBLEE, GEORGIA

STATEMENT OF NET POSITION
DECEMBER 31, 2019

ASSETS	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Downtown Development Authority
Cash and cash equivalents	$ 44,973,426	$ 3,771,685	$ 48,745,111	$ 406,238
Taxes receivable, net of allowance	2,150,471	-	2,150,471	-
Accounts receivable, net of allowance	122,118	246,610	368,728	129,184
Due from primary government	-	-	-	56,475
Due from other governments	395,321	-	395,321	-
Interfund balances	219,705	(219,705)	-	-
Prepaid items	93,556	13,718	107,274	28,027
Other assets	-	-	-	13,500,958
Capital assets:				
Non-depreciable	8,277,328	-	8,277,328	-
Depreciable, net of accumulated depreciation	22,622,599	2,575,300	25,197,899	-
Total assets	78,854,524	6,387,608	85,242,132	14,120,882
DEFERRED OUTFLOWS OF RESOURCES				
Pension related items	445,052	55,006	500,058	-
Total deferred outflows of resources	445,052	55,006	500,058	-
LIABILITIES				
Accounts payable	2,089,875	185,580	2,275,455	24,707
Accrued liabilities	568,446	58,988	627,434	-
Unearned revenue	347,190	-	347,190	-
Due to other governments	429,682	-	429,682	-
Due to component unit	56,475	-	56,475	-
Deposits payable	2,500	-	2,500	-
Accrued interest payable	147,276	-	147,276	35,613
Compensated absences, due within one year	654,537	60,452	714,989	-
Compensated absences, due in more than one year	115,506	10,122	125,628	-
Financed purchases, due within one year	226,219	-	226,219	-
Financed purchases, due in more than one year	465,062	-	465,062	-
Bonds payable, due within one year	495,000	-	495,000	-
Bonds payable, due in more than one year	25,889,159	-	25,889,159	13,604,185
Notes payable, due within one year	-	121,683	121,683	-
Notes payable, due in more than one year	-	65,543	65,543	-
Net pension liability, due in more than one year	2,552,839	315,520	2,868,359	-
Total liabilities	34,039,766	817,888	34,857,654	13,664,505
NET POSITION				
Net investment in capital assets	25,938,453	2,388,074	28,326,527	-
Restricted for:				
Public safety	374,731	-	374,731	-
Tourism	20,838	-	20,838	-
Capital projects	5,300,109	-	5,300,109	-
Unrestricted	13,625,679	3,236,652	16,862,331	456,377
Total net position	$ 45,259,810	$ 5,624,726	$ 50,884,536	$ 456,377

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

CITY OF CHAMBLEE, GEORGIA

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2019

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Capital Grants and Contributions	Net (Expenses) Revenues and Changes in Net Position: Primary Government: Governmental Activities	Primary Government: Business-type Activities	Primary Government: Total	Component Unit: Downtown Development Authority
Primary government:							
Governmental activities:							
General government	$ 4,124,051	$ 663,188	$ -	$ (3,460,863)	$ -	$ (3,460,863)	$ -
Judicial	419,754	1,021,809	-	602,055	-	602,055	-
Public safety	11,299,156	864,105	3,900	(10,431,151)	-	(10,431,151)	-
Public works	1,906,616	19,737	4,314,772	2,427,893	-	2,427,893	-
Culture and recreation	2,353,131	142,536	208,363	(2,002,232)	-	(2,002,232)	-
Housing and development	4,475,789	1,552,488	150,000	(2,773,301)	-	(2,773,301)	-
Interest on long-term debt	876,658	-	-	(876,658)	-	(876,658)	-
Total governmental activities	25,455,155	4,263,863	4,677,035	(16,514,257)	-	(16,514,257)	-
Business-type activities:							
Stormwater	1,124,577	1,123,379	-	-	(1,198)	(1,198)	-
Sanitation	1,794,339	1,257,386	-	-	(536,953)	(536,953)	-
Criminal history	196,037	610,634	-	-	414,597	414,597	-
Total business-type activities	3,114,953	2,991,399	-	-	(123,554)	(123,554)	-
Total primary government	$ 28,570,108	$ 7,255,262	$ 4,677,035	$ (16,514,257)	$ (123,554)	$ (16,637,811)	$ -
Component Unit:							
Downtown Development Authority	$ 620,398	$ 683,885	$ -	$ -	$ -	$ -	$ 63,487
General revenues:							
Property taxes				9,950,581	-	9,950,581	-
Franchise taxes				2,142,077	-	2,142,077	-
Excise taxes				195,143	-	195,143	-
Insurance premium taxes				2,041,401	-	2,041,401	-
Business taxes				2,860,056	-	2,860,056	-
Other taxes				202,370	-	202,370	-
Hotel / motel taxes				1,529,560	-	1,529,560	-
Alcohol taxes				329,692	-	329,692	-
Unrestricted investment earnings				322,372	-	322,372	-
Gain on sale of capital assets				38,603	-	38,603	-
Payments from primary government				-	-	-	225,900
Miscellaneous				140,951	-	140,951	-
Transfers				265,314	(265,314)	-	-
Total general revenues and transfers				20,018,120	(265,314)	19,752,806	225,900
Change in net position				3,503,863	(388,868)	3,114,995	289,387
Net position, beginning of year				41,755,947	6,013,594	47,769,541	166,990
Net position, end of year				$ 45,259,810	$ 5,624,726	$ 50,884,536	$ 456,377

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

CITY OF CHAMBLEE, GEORGIA

BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2019

ASSETS	General Fund	Homestead Option Sales Tax Fund	Special Purpose Local Option Sales Tax Fund	Urban Redevelopment Agency	Nonmajor Governmental Funds	Total Governmental Funds
Cash and cash equivalents	$ 15,980,023	$ 625,252	$ 4,750,775	$ 22,113,966	$ 1,503,410	$ 44,973,426
Taxes receivable, net of related allowance	2,046,105	-	-	-	104,366	2,150,471
Accounts receivable, net of related allowance	25,333	-	-	-	96,785	122,118
Intergovernmental receivable	-	-	393,840	-	-	393,840
Due from other governments	1,481	-	-	-	-	1,481
Due from other funds	263,540	-	-	-	14,733	278,273
Prepaid items	172,615	-	-	-	-	172,615
Total assets	$ 18,489,097	$ 625,252	$ 5,144,615	$ 22,113,966	$ 1,719,294	$ 48,092,224
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES						
LIABILITIES						
Accounts payable	$ 1,343,725	$ 80,378	$ 616,343	$ -	$ 49,429	$ 2,089,875
Accrued liabilities	526,174	-	-	-	42,272	568,446
Unearned revenue - licenses and permits	347,190	-	-	-	-	347,190
Deposits payable	2,500	-	-	-	-	2,500
Due to other governments	338,020	-	-	-	91,662	429,682
Due to component unit	56,475	-	-	-	-	56,475
Due to other funds	10,405	-	-	-	48,163	58,568
Total liabilities	2,624,489	80,378	616,343	-	231,526	3,552,736
DEFERRED INFLOWS OF RESOURCES						
Unavailable revenue - property taxes	150,549	-	-	-	-	150,549
Total deferred inflows of resources	150,549	-	-	-	-	150,549
FUND BALANCES						
Fund Balances:						
Nonspendable:						
Prepaid items	172,615	-	-	-	-	172,615
Restricted:						
Public safety	-	-	-	-	374,731	374,731
Tourism	-	-	-	-	20,838	20,838
Capital projects	-	544,874	4,528,272	22,113,966	226,963	27,414,075
Committed:						
Police technology resources	-	-	-	-	187,089	187,089
Downtown construction	-	-	-	-	264,195	264,195
Assigned:						
For 2020 budget	656,636	-	-	-	-	656,636
Public safety	-	-	-	-	88,535	88,535
Capital projects	-	-	-	-	197,121	197,121
Tourism	-	-	-	-	128,296	128,296
Unassigned	14,884,808	-	-	-	-	14,884,808
Total fund balances	15,714,059	544,874	4,528,272	22,113,966	1,487,768	44,388,939
Total liabilities, deferred inflows of resources, and fund balances	$ 18,489,097	$ 625,252	$ 5,144,615	$ 22,113,966	$ 1,719,294	

Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the governmental funds.	30,899,927
Some receivables are not available to pay for current-period expenditures and, therefore, are unavailable in the governmental funds.	150,549
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds.	(27,992,759)
Net pension liability is not due and payable in the current period and, therefore, not reported in governmental funds, along with related deferred outflows of resources.	(2,107,787)
Payments made on financed purchases payable before they are due and payable are reported as prepaid items in the governmental funds. However, in the statement of Net Position these payments reduce the balance of financed purchases.	(79,059)
Net position of governmental activities	$ 45,259,810

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

CITY OF CHAMBLEE, GEORGIA

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

	General Fund	Homestead Option Sales Tax Fund	Special Purpose Local Option Sales Tax Fund	Urban Redevelopment Agency	Nonmajor Governmental Funds	Total Governmental Funds
Revenues						
Taxes	$ 17,473,745	$ -	$ -	$ -	$ 1,724,703	$ 19,198,448
Licenses and permits	2,165,220	-	-	-	-	2,165,220
Intergovernmental	240,110	-	4,074,662	-	362,263	4,677,035
Fines and forfeitures	1,021,809	-	-	-	135,164	1,156,973
Charges for services	257,275	-	-	-	684,395	941,670
Interest income	208,406	-	-	113,966	-	322,372
Other revenues	140,951	-	-	-	-	140,951
Total revenues	21,507,516	-	4,074,662	113,966	2,906,525	28,602,669
Expenditures						
Current:						
General government	3,963,745	-	-	-	-	3,963,745
Judicial	411,952	-	-	-	-	411,952
Public safety	9,489,336	-	-	-	1,061,255	10,550,591
Public works	2,024,793	-	-	-	-	2,024,793
Culture and recreation	1,833,949	-	-	-	793,588	2,627,537
Housing and development	3,410,359	-	-	-	887,398	4,297,757
Capital outlay	-	463,925	1,885,521	-	-	2,349,446
Debt service:						
Principal retirements	293,640	-	-	3,736,793	272,940	4,303,373
Bond issuance costs	-	-	-	647,366	-	647,366
Interest and fiscal charges	22,594	-	-	-	61,748	84,342
Total expenditures	21,450,368	463,925	1,885,521	4,384,159	3,076,929	31,260,902
Excess (deficiency) of revenues over (under) expenditures	57,148	(463,925)	2,189,141	(4,270,193)	(170,404)	(2,658,233)
Other financing sources (uses):						
Proceeds from sale of capital assets	38,603	-	-	-	-	38,603
Issuance of bonds	-	-	-	24,465,000	-	24,465,000
Issuance of bond premium	-	-	-	1,919,159	-	1,919,159
Transfers in	1,218,580	-	-	-	1,286,177	2,504,757
Transfers out	(1,383,412)	-	-	-	(856,031)	(2,239,443)
Total other financing sources (uses)	(126,229)	-	-	26,384,159	430,146	26,688,076
Net change in fund balance	(69,081)	(463,925)	2,189,141	22,113,966	259,742	24,029,843
Fund balances, beginning of year	15,783,140	1,008,799	2,339,131	-	1,228,026	20,359,096
Fund balances, end of year	$ 15,714,059	$ 544,874	$ 4,528,272	$ 22,113,966	$ 1,487,768	$ 44,388,939

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

CITY OF CHAMBLEE, 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, 2019

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

Net change in fund balances - total governmental funds	$	24,029,843
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay exceeded depreciation in the current period.		1,884,781
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental funds.		52,432
The issuance of long term debt provided current financial resources to governmental funds, while the repayment of the principal consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Additionally, governmental funds report the effects of premiums when the debt is first issued, whereas this amount is amortized in the statement of activities.		(22,080,786)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		(382,407)
Change in net position - governmental activities	$	3,503,863

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

CITY OF CHAMBLEE, GEORGIA
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues				
Taxes	$ 17,616,358	$ 17,616,358	$ 17,473,745	$ (142,613)
Intergovernmental	240,110	240,110	240,110	-
Licenses and permits	2,151,500	2,151,500	2,165,220	13,720
Fines and forfeitures	1,505,000	1,505,000	1,021,809	(483,191)
Charges for services	285,280	285,280	257,275	(28,005)
Interest income	120,000	120,000	208,406	88,406
Other revenues	18,000	30,903	140,951	110,048
Total revenues	21,936,248	21,949,151	21,507,516	(441,635)
Expenditures				
Current:				
General government	3,795,358	3,965,358	3,963,745	1,613
Judicial	448,181	448,181	411,952	36,229
Public safety	9,741,833	9,830,449	9,489,336	341,113
Public works	2,160,006	2,195,006	2,024,793	170,213
Culture and recreation	1,894,278	2,094,044	1,833,949	260,095
Housing and development	3,983,542	4,033,542	3,410,359	623,183
Total current expenditures	22,023,198	22,566,580	21,134,134	1,432,446
Debt service:				
Principal retirements	293,639	293,640	293,640	-
Interest and fiscal charges	22,595	22,594	22,594	-
Total debt service expenditures	316,234	316,234	316,234	-
Total expenditures	22,339,432	22,882,814	21,450,368	1,432,446
Excess (deficiency) of revenues over (under) expenditures	(403,184)	(933,663)	57,148	990,811
Other financing sources (uses)				
Proceeds from sale of capital assets	-	-	38,603	38,603
Transfers in	1,234,114	1,234,114	1,218,580	(15,534)
Transfers out	(2,094,849)	(2,094,849)	(1,383,412)	711,437
Total other financing sources (uses)	(860,735)	(860,735)	(126,229)	734,506
Net change in fund balances	(1,263,919)	(1,794,398)	(69,081)	1,725,317
Fund balances, beginning of year	15,783,140	15,783,140	15,783,140	-
Fund balances, end of year	$ 14,519,221	$ 13,988,742	$ 15,714,059	$ 1,725,317

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

CITY OF CHAMBLEE, GEORGIA

STATEMENT OF NET POSITION
PROPRIETARY FUNDS
DECEMBER 31, 2019

	Business-type Activities - Enterprise Funds			
ASSETS	**Stormwater Fund**	**Sanitation Fund**	**Criminal History Fund**	**Totals**
CURRENT ASSETS				
Cash and cash equivalents	$ 3,306,083	$ 465,602	$ -	$ 3,771,685
Accounts receivable, net of allowances	160,537	20,608	65,465	246,610
Prepaid items	6,658	7,060	-	13,718
Total current assets	3,473,278	493,270	65,465	4,032,013
CAPITAL ASSETS				
Depreciable assets	8,771,196	2,193,810	-	10,965,006
Accumulated depreciation	(7,129,961)	(1,259,745)	-	(8,389,706)
Capital assets, net	1,641,235	934,065	-	2,575,300
Total assets	5,114,513	1,427,335	65,465	6,607,313
DEFERRED OUTFLOWS OF RESOURCES				
Pension related items	20,002	30,003	5,001	55,006
Total deferred outflows of resources	20,002	30,003	5,001	55,006
LIABILITIES				
CURRENT LIABILITIES				
Accounts payable	137,261	48,319	-	185,580
Accrued liabilities	9,609	47,026	2,353	58,988
Due to other funds	-	-	219,705	219,705
Compensated absences payable , due in one year	3,097	57,355	-	60,452
Notes payable, due within one year	-	121,683	-	121,683
Total current liabilities	149,967	274,383	222,058	646,408
LONG TERM LIABILITIES				
Compensated absences payable, due in more than one year	-	10,122	-	10,122
Note payable, due in more than one year	-	65,543	-	65,543
Net pension liability	114,734	172,102	28,684	315,520
Total noncurrent liabilities	114,734	247,767	28,684	391,185
Total liabilities	264,701	522,150	250,742	1,037,593
NET POSITION (DEFICIT)				
Net investment in capital assets	1,641,235	746,839	-	2,388,074
Unrestricted	3,228,579	188,349	(180,276)	3,236,652
Total net position (deficit)	$ 4,869,814	$ 935,188	$ (180,276)	$ 5,624,726

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

CITY OF CHAMBLEE, GEORGIA
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2019

	Business-type Activities - Enterprise Funds			
	Stormwater Fund	Sanitation Fund	Criminal History Fund	Totals
OPERATING REVENUES				
Charges for sales and services	$ 1,123,379	$ 1,257,386	$ 610,634	$ 2,991,399
Total operating revenues	1,123,379	1,257,386	610,634	2,991,399
OPERATING EXPENSES				
Cost of sales and services	274,730	341,399	10,758	626,887
Personnel costs	584,420	1,069,138	185,279	1,838,837
Administration costs	68,055	195,665	-	263,720
Depreciation	197,372	177,461	-	374,833
Total operating expenses	1,124,577	1,783,663	196,037	3,104,277
Operating income (loss)	(1,198)	(526,277)	414,597	(112,878)
NON-OPERATING EXPENSES				
Interest expense	-	(10,676)	-	(10,676)
Total non-operating expenses	-	(10,676)	-	(10,676)
Income (loss) before transfers	(1,198)	(536,953)	414,597	(123,554)
Transfers in	-	366,091	-	366,091
Transfers out	-	-	(631,405)	(631,405)
Total transfers	-	366,091	(631,405)	(265,314)
Change in net position	(1,198)	(170,862)	(216,808)	(388,868)
Total net position, beginning of year	4,871,012	1,106,050	36,532	6,013,594
Total net position (deficit), end of year	$ 4,869,814	$ 935,188	$ (180,276)	$ 5,624,726

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

CITY OF CHAMBLEE, GEORGIA

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

	Business-type Activities - Enterprise Funds			
	Stormwater Fund	Sanitation Fund	Criminal History Fund	Totals
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers and users	$ 1,100,556	$ 1,264,348	$ 837,748	$ 3,202,652
Payments to suppliers	(314,010)	(506,845)	(14,384)	(835,239)
Payments to employees	(626,274)	(943,486)	(191,959)	(1,761,719)
Net cash provided by (used) in operating activities	160,272	(185,983)	631,405	605,694
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES				
Transfers in from other funds	-	366,091	-	366,091
Transfers out to other funds	-	-	(631,405)	(631,405)
Net cash provided by (used in) non-capital financing activities	-	366,091	(631,405)	(265,314)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Purchase of capital assets	-	(11,524)	-	(11,524)
Principal payments on long term borrowings	-	(225,436)	-	(225,436)
Interest paid	-	(10,676)	-	(10,676)
Net cash used in capital and related financing activities	-	(247,636)	-	(247,636)
Net increase (decrease) in cash	160,272	(67,528)	-	92,744
Cash, beginning of year	3,145,811	533,130	-	3,678,941
Cash, end of year	$ 3,306,083	$ 465,602	$ -	$ 3,771,685
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES				
Operating income (loss)	$ (1,198)	$ (526,277)	$ 414,597	$ (112,878)
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:				
Depreciation	197,372	177,461	-	374,833
Change in assets and liabilities:				
(Increase) decrease in accounts receivable	(24,507)	6,962	41,408	23,863
(Increase) decrease in prepaid items	(1,513)	9,935	-	8,422
Decrease in due from others	1,684	-	-	1,684
(Increase) decrease in deferred outflows from pension related items	12,757	(2,417)	2,726	13,066
Increase (decrease) in accounts payable	30,288	20,284	(3,626)	46,946
(Increase) decrease in accrued liabilities	1,117	30,658	(1,011)	30,764
Increase in due to others	-	-	185,706	185,706
Increase (decrease) in compensated absences payable	(13,456)	21,640	-	8,184
Increase (decrease) in net pension liability	(11,704)	121,549	545	110,390
Decrease in deferred inflows from pension related items	(30,568)	(45,778)	(8,940)	(85,286)
Net cash provided (used) by operating activities	$ 160,272	$ (185,983)	$ 631,405	$ 605,694

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The City of Chamblee, Georgia (the "City"), which was incorporated on August 17, 1908 under the laws of the State of Georgia, is governed by a six member Mayor/Council – City Manager form of government. The Mayor is elected to a four-year term and council members are elected to staggered four-year terms. The City provides such services to its citizens as public safety, public works, development and permits, parks and recreation, and general and administrative services. The financial statements of the City of Chamblee, Georgia (the "City") have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant accounting policies of the City are described below.

The City, for financial reporting purposes, includes all of the funds relevant to the operations of the City. The Governmental Accounting Standards Board has set forth criteria to determine if legally separate organizations are considered to be component units in which the City is considered to be financially accountable or other organizations whose nature and significant relationship with the City is such that exclusion would cause the City's financial statements to be incomplete or misleading. These criteria include appointing a voting majority of an organization's governing body and (1) the ability of the City to impose its will on that organization, or (2) the potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the City.

As required by accounting principles generally accepted in the United States of America, the financial statements of the reporting entity include those of the City (the primary government) and its component units. The component units discussed below are included in the City's reporting entity because of the significance of their operational or financial relationship with the City.

Discretely Presented Component Unit - In conformity with generally accepted accounting principles, the financial statements of the Downtown Development Authority of the City of Chamblee (the "DDA") are presented as a discretely presented component unit. The DDA was created in 2013 by the City Council pursuant to the Georgia Downtown Development Authorities Law. It operates through a Board of Directors consisting of seven (7) members appointed by the City Council and Mayor and they may also be removed by the Mayor and City Council. The purpose of the DDA is to promote, to preserve, and to enhance a safe and economically viable central business district by focusing both public and private resources on maximizing the potential of both the historic downtown and Peachtree Boulevard corridor to benefit the entire community. The DDA's financial information may be obtained from the Economic Development Manager of the City of Chamblee at 5468 Peachtree Road, Chamblee Georgia 30341 or by calling 470-395-2308. Separate financial statements for the Downtown Development Authority are not prepared.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A. Reporting Entity (Continued)

Blended Component Unit - The Urban Redevelopment Agency of the City of Chamblee was established as a legally separate entity in 2019. The five (5) members of the Urban Redevelopment Agency are appointed by the Mayor and City Council and they may also be removed by the Mayor and City Council. The Urban Redevelopment Agency provides a means to issue revenue bonds for development within the City. Although it is legally separate from the City, the Urban Redevelopment Agency is reported as if it were a part of the primary government because its sole purpose is to finance the City's acquisition of property within the City, and the City is repaying the debt. The Urban Redevelopment Agency is reported as a capital project fund.

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on activities of the primary government and its component units. Governmental activities, which are normally supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. The Downtown Development Authority component unit is presented in a separate column. The statement of net position will include non-current assets and non-current liabilities. In addition, the government-wide statement of activities reflects depreciation expense on the City's capital assets. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. However, interfund services that are provided and used are not eliminated in the process of consolidation.

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 among program revenues are reported instead as general revenues.

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenue 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 grantor have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period.

For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current period, with the exception of grant revenues which are considered to be available when all eligibility requirements have been met and if they are collected within one year of the end of the current period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due. Property taxes, sales taxes, franchise taxes, licenses, intergovernmental grants, and interest associated with the current period are all considered to be susceptible to accrual. All other revenue items are considered to be measurable and available only when cash is received by the City.

In accordance with GASB Statement No. 33, “Accounting and Financial Reporting for Non-exchange Transactions,” the corresponding assets (receivables) in non-exchange transactions are recognized in the period in which the underlying exchange occurs, when an enforceable legal claim has arisen, when all eligibility requirements have been met, or when resources are received, depending on the revenue source. In accordance with GASB Statement No. 34, major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

The City reports the following major governmental funds:

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

The **Homestead Option Sales Tax Fund** accounts for locally funded acquisition and construction of major capital projects financed by restricted homestead option sales tax funds.

The **Special Purpose Local Option Sales Tax Fund** accounts for the acquisition of capital assets or construction of major projects financed by the special purpose local option sales tax.

The **Urban Redevelopment Agency (URA) Fund (Blended Component Unit)** is used to provide financing for the City related to redevelopment of certain areas within the City.

The City reports the following major enterprise funds:

The **Stormwater Fund** accounts for the receipt of ad valorem stormwater assessments to support capital improvement and administration costs of the City's stormwater system.

The **Sanitation Fund** accounts for the City's solid waste management operations.

The **Criminal History Fund** accounts for the City's receipt of fees by providing criminal history information/background checks to employers.

Additionally, the City reports the following fund types:

Special Revenue Funds are used to account for specific revenues that are either legally restricted or committed to expenditures for particular purposes.

Capital Project Funds account for the acquisition and construction of capital assets, other than those accounted for in specific funds, which are not financed by the proprietary funds.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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

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

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

D. Budgets

Annual appropriated budgets are adopted for all funds with the exception of the Urban Redevelopment Agency. The budgets for the proprietary funds are for management control purposes and are not required to be reported. Budgets are adopted on a modified accrual basis, which is consistent with generally accepted accounting principles for governmental funds. Annual operating budgets are adopted each year through passage of an annual budget ordinance and amended as required for all governmental funds. During the year ended December 31, 2019, the original budget was amended through supplemental appropriations. These changes are reflected in the budgetary comparison schedules. All unencumbered budget appropriations lapse at the end of each year.

E. 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.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. Other Assets

The City's other assets consist of real estate properties held by the Downtown Development Authority. These properties are held with the intention of controlling future development within the City's downtown area and are not held for income or profit purposes. As such, these assets are recorded at cost. The assets consist of five (5) properties comprised of land and buildings in the Authority's development area. One property was purchased in 2015 for $1,446,120, three properties were purchased in 2016 for $10,654,838, and one property was purchased in 2017 for $1,400,000. The five properties have a total cost of $13,500,958.

G. Receivables and Payables

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the 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 and Inventory

Payments made to vendors for services that will benefit periods beyond December 31, 2019 are recorded as prepaid items in both government-wide and fund financial statements. Prepaid items are accounted for using the consumption method by recording as asset for the prepaid amount when acquired and subsequently reflecting the expenditure/expense in the fiscal year in which the services are consumed. At the fund reporting level, an equal amount of fund balance is reported as nonspendable, as this amount is not available for general appropriation.

I. Capital Assets

Capital assets, which include property, plant, 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 one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation. The City has reported infrastructure consistent with the retroactive infrastructure reporting requirements of GASB Statement 34.

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.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

I. Capital Assets (Continued)

Capital assets of the primary government are depreciated using the straight line method over the following estimated useful lives:

Assets	Years
Infrastructure	30-50
Buildings and improvements	10-40
Park improvements	10-40
Furniture, machinery, and equipment	3-20
Vehicles	3-10

J. Deferred Outflows/Inflows of Resources

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City's unavailable revenue, which arises under a modified accrual basis of accounting and, therefore, qualifies for reporting in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes as these amounts are deferred and will be recognized as an inflow of resources in the period in which the amounts become available.

The City also has deferred inflows of resources and deferred outflows of resources related to the recording of changes in its net pension liability. Certain changes in the net pension liability are recognized as pension expense over time instead of all being recognized in the year of occurrence. Experience gains or losses result from periodic studies by the City's actuary which adjust the net pension liability for actual experience for certain trend information that was previously assumed, for example the assumed dates of retirement of plan members. These experience gains or losses are recorded as deferred outflows of resources or deferred inflows of resources and are amortized into pension expense over the expected remaining service lives of Plan members. Changes in actuarial assumptions which adjust the net pension liability are also recorded as deferred outflows of resources or deferred inflows of resources and are amortized into pension expense over the expected remaining service lives of Plan members. The difference between projected investment return on pension investments and actual return on those investments is also deferred and amortized against pension expense over a five year period. Additionally, any contributions made by the City to the pension plan before year end but subsequent to the measurement date of the City's net pension liability are reported as deferred outflows of resources.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

K. Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. There is only a liability for non-vesting accumulated rights to receive sick pay benefits when an employee has accrued in excess of 160 hours as the City does not have a policy to pay any amounts when employees separate from service with the City unless the above condition is met. All vacation pay is accrued when incurred in the government-wide and proprietary 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.

L. Long-Term Obligations

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are 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. Bond issuance costs are expensed when incurred.

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

M. Fund Equity and Net Position

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

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

M. Fund Equity and Net Position (Continued)

Fund balances are classified as follows:

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

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

Committed – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by a formal vote of the Mayor and City Council (passage of a resolution). Only the Mayor and the City Council may modify or rescind the commitment through a majority vote (passage of a resolution).

Assigned – Fund balances are reported as assigned when amounts are constrained by the City's intent to be used for specific purposes, but are neither restricted nor committed. The City Council has expressly delegated to the City Manager the authority to assign funds for particular purposes. Such assignments cannot exceed the available (spendable, unrestricted, uncommitted) fund balance in any particular fund.

Unassigned – Fund balances are reported as unassigned as the residual amount when the balances do not meet any of the above criterion. The City reports positive unassigned fund balance only in the General Fund. Negative unassigned fund balance may be reported in other governmental funds.

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

Net Position – Net position represents the difference between assets, deferred outflows of resources, liabilities, and deferred inflows of resources in reporting which utilizes the economic resources measurement focus. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used (i.e., the amount that the City has spent) for the acquisition, construction or improvement of those assets. Net position is reported as restricted using the same definition as used for restricted fund balance as described in the previous section. All other net position is reported as unrestricted.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

N. Pensions

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

O. 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, deferred outflows of resources, deferred inflows of resources, 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.

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

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

The governmental fund balance sheet includes a reconciliation between *fund balance – total governmental funds* and *net position – governmental activities* as reported in the government-wide statement of net position. One element of that reconciliation explains that "long-term liabilities are not due and payable in the current period and therefore are not reported in the funds." The details of this $27,992,759 difference are as follows:

Financed purchases	$	(691,281)
Bonds payable		(24,465,000)
Bond Premium		(1,919,159)
Accrued interest payable		(147,276)
Compensated absences		(770,043)
Net adjustment to reduce *fund balance - total governmental funds* to arrive at *net position - governmental activities*	$	(27,992,759)

Another element of that reconciliation states that the "net pension liability is not due and payable in the current period and is therefore not reported in governmental funds, along with related deferred outflows of resources." The details of this $2,107,787 difference are as follows:

Net pension liability	$	(2,552,839)
Deferred outflows of resources		445,052
Net adjustment to reduce *fund balance- total governmental funds* to arrive at *net position - governmental activities*	$	(2,107,787)

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

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

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between *net changes in fund balances – total governmental funds* and *changes in net position of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation explains that "Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense." The details of this $1,884,781 difference are as follows:

Capital outlay	$	3,723,754
Depreciation expense		(1,838,973)
Net adjustment to increase *net changes in fund balances - total governmental funds* to arrive at *changes in net position of governmental activities*	$	1,884,781

Another element of that reconciliation explains that "Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds." The details of this $382,407 difference are as follows:

Changes in:		
Accrued interest payable	$	(140,395)
Compensated absences		(14,278)
Prepaid interest		(4,555)
Pension expense		(223,179)
Net adjustment to decrease *net changes in fund balances - total governmental funds* to arrive at *changes in net position of governmental activities*	$	(382,407)

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

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

Another element of the reconciliation states "The issuance of long term debt provided current financial resources to governmental funds, while the repayment of the principal consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Additionally, governmental funds report the effects of premiums when the debt is first issued, whereas this amount is amortized in the statement of activities. The details of this $22,080,786 difference are as follows:

Issuance of bonds	$ (24,465,000)
Issuance of bond premium	(1,919,159)
Principal payments on notes payable	4,009,733
Principal payments on financed purchases	293,640
Net adjustment to decrease *net change in fund balances - total governmental funds* to arrive at *change in net position - governmental activities*	$ (22,080,786)

NOTE 3. LEGAL COMPLIANCE - BUDGETS

The budget is officially adopted by the governing body prior to the beginning of its fiscal year, or a resolution authorizing the continuation of necessary and essential expenditures to operate the City will be adopted. The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the department level, within the fund. Transfers of appropriations within a department budget or within a non-departmental expenditure category require only the approval of the Finance Director. Increases in appropriations in a departmental budget or in a non-departmental expenditure category, require approval of the governing body in the form of amendments to the budget ordinance.

For the year ended December 31, 2019, no departments in any funds had actual expenditures in excess of their appropriations.

At December 31, 2019, the Criminal History Fund had a deficit in net position of $180,276. This deficit will be eliminated in the future with fewer transfers out to other funds along with cash flows from operations.

NOTE 4. DEPOSITS AND OTHER ASSETS

Custodial Credit Risk – Deposits: Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. State statutes, 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, 2019, the City's bank balances were properly collateralized as defined by State Statutes.

Credit Risk – Investments: The local government investment pool, "Georgia Fund 1," created by OCGA 36-83-8, is a stable asset value investment pool, which follows Standard and Poor's criteria for AAAf rated money market funds and is regulated by the Georgia Office of the State Treasurer. The pool is not registered with the SEC as an investment company. The pool's primary objectives are safety of capital, investment income, liquidity and diversification while maintaining principal ($1 per share value). The asset value is calculated weekly to ensure stability. The pool distributes earnings (net of management fees) on a monthly basis and determines participants' shares sold and redeemed based on $1 per share. The City has classified the Georgia Fund 1 funds as cash equivalents; therefore, cash equivalents includes $11,071,213 in Georgia Fund 1. As of December 31, 2019, the Georgia Fund 1 had a weighted average maturity of 39 days and a credit rating of AAAf.

Interest Rate Risk: The City does not have a formal policy that addresses interest rate risk. At December 31, 2019, the above investments were subject to interest rate risk. Interest rate risk is the risk that a government may face should changes in interest rates affect the fair value of its investments.

Credit Risk Policy: State statutes authorize the City to invest in obligations of the State of Georgia or other States; obligations issued by the U.S. Government; obligations fully insured or guaranteed by the U.S. Government or by a government agency of the United States; obligations of any corporation of the U.S. Government; prime bankers' acceptances; the State of Georgia's Local Government Investment Pool (Georgia Fund 1) established by State law; repurchase agreements; and obligations of other political subdivisions of the State of Georgia. As of December 31, 2019, the City's only investments were in the local government pool established by State law.

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

NOTE 5. RECEIVABLES

DeKalb County bills and collects real and personal property taxes for the City. Property taxes attach as an enforceable lien on property as of January 1, and are based on property values assessed as of January 1. Tax bills were levied in July 2019. The billings are considered due upon receipt by the taxpayer; however, they are considered late after November 15. After this date, the bill becomes delinquent and penalties and interest may be assessed by the City.

In the governmental funds, the City's property tax revenues are recognized when levied to the extent that they are available. Receivables outstanding more than 60 days after year-end are considered available and are recorded as deferred inflows of resources - unavailable property taxes in the City's governmental funds but are recognized as revenue in the government-wide financial statements for governmental activities.

In the enterprise funds, storm water fees (for residential customers) are billed annually in July along with the property taxes and are due and payable in two installments. The first installment was due on August 15, 2019 and the second installment is due on November 15, 2019. After these dates, the bill becomes delinquent and penalties and interest may be assessed by the City.

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

	General	Special Purpose Local Option Sales Tax	Nonmajor Governmental
Receivables:			
Taxes	$ 2,304,350	$ -	$ 104,366
Accounts	25,333	-	96,785
Intergovernmental	-	393,840	-
Due from other governments	1,481	-	-
Less allowance for uncollectible	(258,245)	-	-
Net total receivable	$ 2,072,919	$ 393,840	$ 201,151

	Stormwater	Sanitation	Criminal History
Receivables:			
Accounts	$ 332,539	$ 24,909	$ 71,739
Due from other governments	-	-	-
Less allowance for uncollectible	(172,002)	(4,301)	(6,274)
Net total receivable	$ 160,537	$ 20,608	$ 65,465

NOTE 6. CAPITAL ASSETS

Primary Government

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

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Governmental activities:					
Capital assets, not being depreciated:					
Land	$ 6,431,751	$ -	$ -	$ -	$ 6,431,751
Construction in progress	2,338,050	1,449,360	-	(1,941,833)	1,845,577
Total	8,769,801	1,449,360	-	(1,941,833)	8,277,328
Capital assets, being depreciated:					
Buildings and improvements	5,486,567	22,719	-	637,622	6,146,908
Infrastructure	14,360,824	1,472,962	-	1,209,316	17,043,102
Furniture and equipment	3,822,052	451,330	-	94,895	4,368,277
Park improvements	3,748,784	-	-	-	3,748,784
Vehicles	3,955,217	327,383	(56,281)	-	4,226,319
Total	31,373,444	2,274,394	(56,281)	1,941,833	35,533,390
Less accummulated depreciation for:					
Buildings and improvements	(2,508,102)	(140,772)	-	-	(2,648,874)
Infrastructure	(2,313,659)	(623,146)	-	-	(2,936,805)
Furniture and equipment	(2,221,265)	(487,085)	-	-	(2,708,350)
Park improvements	(1,640,434)	(129,897)	-	-	(1,770,331)
Vehicles	(2,444,639)	(458,073)	56,281	-	(2,846,431)
Total	(11,128,099)	(1,838,973)	56,281	-	(12,910,791)
Total capital assets, being depreciated, net	20,245,345	435,421	-	1,941,833	22,622,599
Governmental activities capital assets, net	$ 29,015,146	$ 1,884,781	$ -	$ -	$ 30,899,927

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type activities:				
Capital assets, being depreciated:				
Infrastructure	$ 7,959,572	$ -	$ -	$ 7,959,572
Buildings	125,305	-	-	125,305
Machinery and equipment	555,510	11,524	-	567,034
Vehicles	2,313,095	-	-	2,313,095
Total	10,953,482	11,524	-	10,965,006
Less accummulated depreciation for:				
Infrastructure	(6,528,316)	(125,035)	-	(6,653,351)
Buildings	(56,010)	(4,177)	-	(60,187)
Machinery and equipment	(235,944)	(48,289)	-	(284,233)
Vehicles	(1,194,603)	(197,332)	-	(1,391,935)
Total	(8,014,873)	(374,833)	-	(8,389,706)
Total capital assets, being depreciated, net	2,938,609	(363,309)	-	2,575,300
Business-type activities capital assets, net	$ 2,938,609	$ (363,309)	$ -	$ 2,575,300

NOTE 6. CAPITAL ASSETS (CONTINUED)

Discretely Presented Component Unit

	Beginning Balance	Increases	Decreases	Ending Balance
Downtown Development Authority:				
Capital assets, being depreciated:				
Furniture and equipment	$ 3,000	$ -	$ -	$ 3,000
Total	3,000	-	-	3,000
Less accumulated depreciation for:				
Furniture and equipment	(2,562)	(438)	-	(3,000)
Total	(2,562)	(438)	-	(3,000)
Total capital assets, being depreciated, net	438	(438)	-	-
Downtown Development Authority capital assets, net	$ 438	$ (438)	$ -	$ -

Depreciation expense was charged to functions/programs of the primary government and its component unit as follows:

Governmental activities:	
General government	$ 123,233
Public safety	874,190
Public works	637,253
Culture and recreation	204,297
Total depreciation expense - governmental activities	$ 1,838,973
Business-type activities:	
Stormwater	$ 197,372
Sanitation	177,461
Total depreciation expense - business-type activities	$ 374,833
Discretely presented component unit:	
Downtown Development Authority	$ 438

NOTE 7. LONG-TERM DEBT

Primary Government

Long-term liability activity for the year ended December 31, 2019, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Primary Government					
Governmental activities:					
Financed purchases	$ 1,059,425	$ -	$ (368,144)	$ 691,281	$ 226,219
Notes payable from direct borrowing	4,009,733	-	(4,009,733)	-	-
Bonds payable- direct placement	-	24,465,000	-	24,465,000	495,000
Unamortized bond premium	-	1,919,159	-	1,919,159	-
Compensated absences	755,765	578,513	(564,235)	770,043	654,537
Net pension liability	1,712,352	1,705,007	(864,520)	2,552,839	-
Governmental activities Long-term liabilities	$ 7,537,275	$ 28,667,679	$ (5,806,632)	$ 30,398,322	$ 1,375,756

For governmental activities, financed purchases, bonds payable, and notes payable are liquidated by the General Fund and Hotel Motel Tax Fund while compensated absences and the net pension liability are liquidated by the General Fund.

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Primary Government					
Business-type activities					
Compensated absences	$ 62,390	$ 60,005	$ (51,821)	$ 70,574	$ 60,452
Notes payable from direct borrowing	412,662	-	(225,436)	187,226	121,683
Net pension liability	205,130	210,731	(100,341)	315,520	-
Business-type activities Long-term liabilities	$ 680,182	$ 270,736	$ (377,598)	$ 573,320	$ 182,135

Financed Purchases – Public Safety Building, Equipment, and Vehicles. The City has entered into a lease agreement as lessee for financing the acquisition of vehicles used in general governmental activities. As of December 31, 2019, the City had a net book value of $1,335,013 ($2,522,360 acquisition cost, current year depreciation of $399,647 and accumulated depreciation of $1,187,347) for governmental activities of assets under financed purchases.

NOTE 7. LONG-TERM DEBT (CONTINUED)

Primary Government (Continued)

Financed Purchases – Public Safety Building, Equipment, and Vehicles. (Continued)

The City's total financed purchases debt service requirements to maturity are as follows:

	Governmental Activities
Year Ending December 31,	
2020	$ 234,418
2021	313,477
2022	159,545
Total minimum lease payments	707,440
Less amount representing interest	16,159
Present value of future minimum lease payments	$ 691,281

Notes Payable from Direct Borrowing – The City entered into a note payable on October 1, 2017 for $4,481,000 for the purpose of purchasing land. The note carries an interest rate of 2.30% with monthly principal and interest payments of $41,836 beginning on November 20, 2017 and maturing on October 20, 2027. The loan was paid in full as of December 31, 2019.

The City's Sanitation Fund has notes payables with BB&T for the purchase of vehicles and various sanitation equipment. Notes payable outstanding as of December 31, 2019 are as follows:

Loan	Interest Rate %	Maturity Dates	Beginning Balance	Additions	Reductions	Ending Balance	Current Maturities
2015 Note	3.71%	3/10/2020	$ 179,262	$ -	$ (142,745)	$ 36,517	$ 36,517
2016 Note	2.96%	9/27/2021	233,400	-	(82,691)	150,709	85,166
Total Notes Payable			$ 412,662	$ -	$ (225,436)	$ 187,226	$ 121,683

NOTE 7. LONG-TERM DEBT (CONTINUED)

Primary Government (Continued)

Notes Payable From Direct Borrowing (Continued)

Annual debt service requirements, as of December 31, 2019, for the notes payable are as follows:

Year Ending December 31	Principal	Interest	Total
2020	$ 121,683	$ 3,860	$ 125,543
2021	65,543	972	66,515
Total	$ 187,226	$ 4,832	$ 192,058

Bonds Payable – Direct Placement – In August 2019, the Urban Redevelopment Agency issued Series 2019 Revenue Bonds in the amount of $24,465,000 for the purpose of financing the City's urban redevelopment projects and paying the remainder of the note payable with Georgia Municipal Association. The Series 2019 bonds bear interest rates from 2%-5% per annum payable each February 1 and August 1 with principal payable annually on February 1. Principal payments begin February 1, 2020 and mature February 1, 2049.

The annual debt service requirements, as of December 31, 2019, on the City's Urban Redevelopment Agency bond payable for the purchase of land is as follows:

Year Ending December 31	Principal	Interest	Total
2020	$ 495,000	$ 759,663	$ 1,254,663
2021	450,000	801,150	1,251,150
2022	480,000	777,900	1,257,900
2023	495,000	753,525	1,248,525
2024	525,000	728,025	1,253,025
2025-2029	3,060,000	3,207,750	6,267,750
2030-2034	3,815,000	2,448,675	6,263,675
2035-2039	4,315,000	1,942,400	6,257,400
2040-2044	5,010,000	1,257,750	6,267,750
2045-2049	5,820,000	446,850	6,266,850
Total	$ 24,465,000	$ 13,123,689	$ 37,588,689

NOTE 7. LONG-TERM DEBT (CONTINUED)

Discretely Presented Component Unit

Downtown Development Authority

Long-term liability activity for the year ended December 31, 2019, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Downtown Development Authority:					
Bonds payable- Direct Placement	$ 13,604,185	$ -	$ -	$ 13,604,185	$ -
Total long-term liabilities	$ 13,604,185	$ -	$ -	$ 13,604,185	$ -

The Downtown Development Authority issued Series 2018 Taxable Refunding Revenue Bonds in the amount of $13,604,185 on August 31, 2018 in order to refinance 100% of the Series 2016 notes and 2017 bonds from prior years. The bonds carry an interest rate of prime plus .35% which adjust every three years and mature on December 1, 2029. The DDA is currently paying $35,500 in monthly interest payments. The bond agreement calls for three different repayment options; option one maturing on December 31, 2029, option two maturing on December 31, 2032 and option three maturing on December 31, 2037. The DDA's intent is to sell the properties securing the bonds prior to these dates and for financial statement presentation, the DDA has elected to use option one.

The bonds are secured by the properties and in part by a pledge of rental payments paid to the Authority by tenants leasing the properties. Additionally, the Authority entered into an intergovernmental agreement with the City to provide security for the payment of the bonds in the event the Authority is unable to meet the annual debt service obligation and the balloon payment. Under the agreement, the City has the authority to tax property in the City at a three mill limit to the extent necessary to pay the debt service on the bonds, and that such payments be pledged by the Authority to the holders of the bonds.

The annual debt service requirements, as of December 31, 2019 is as follows:

Year Ending December 31	Principal	Interest	Total
2020	$ -	$ 426,000	$ 426,000
2021	-	426,000	426,000
2022	1,466,000	426,000	1,892,000
2023	1,540,000	426,000	1,966,000
2024	1,616,000	426,000	2,042,000
2025-2029	8,982,185	2,094,500	11,076,685
Total	$ 13,604,185	$ 4,224,500	$ 17,828,685

NOTE 8. INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

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

Due to/from other funds:

Receivable Fund	Payable Fund	Amount
Nonmajor Governmental Funds	General Fund	$ 10,405
Nonmajor Governmental Funds	Nonmajor Governmental Funds	4,328
General Fund	Nonmajor Governmental Funds	43,835
General Fund	Criminal History Fund	219,705

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

Interfund transfers:

Transfers In	Transfers Out	Amount
General Fund	Nonmajor Governmental Funds	$ 823,287
General Fund	Criminal History Fund	395,293
Nonmajor Governmental Funds	Nonmajor Governmental Funds	32,744
Nonmajor Governmental Funds	General Fund	1,253,433
Sanitation Fund	General Fund	129,979
Sanitation Fund	Criminal History Fund	236,112

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

Due to/from Primary Government and Component Unit:

Receivable Fund	Payable Fund	Amount
Downtown Development Authority	General Fund	$ 56,475

NOTE 9. DEFINED BENEFIT PENSION PLAN

Plan Description

The City, as authorized by the Mayor and City Council, has established a defined benefit pension plan (the "City of Chamblee Retirement Plan") covering all full-time employees. The City Council in its role as the Plan Sponsor, has the sole authority to amend the provisions, including specific benefit provisions and contribution requirements of the Plan as provided by the Plan document. 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. The plan was closed to new participants in 2010.

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 or on the internet at www.gmanet.com.

As provided by State law, benefit provisions for participants in GMEBS are established by the respective employers. As authorized by the Mayor and City Council, the Plan provides pension benefits and death and disability benefits for Plan members and beneficiaries. All employees who work at least thirty (30) hours a week are eligible to participate after one (1) year. Elected officials have no waiting period for eligibility. Benefits vest after ten years of service. A City employee who retires at age 65 with five (5) years of service is entitled to benefits of 2.0% of final average earnings in excess of covered compensation. An employee may elect early retirement at age 55 provided he or she has a minimum of ten (10) years total credited service to receive full benefits. Elected officials are entitled to $30 for each year of service after reaching normal retirement age not to exceed twenty (20) years. Employees of the City are not required to make contributions to this Plan.

At July 1, 2019, the date of the most recent actuarial valuation, there were 130 participants consisting of the following:

Retirees and beneficiaries currently receiving benefits	59
Terminated vested participants not yet receiving benefits	36
Active participants - vested	28
Active participants - nonvested	7
Total	130

NOTE 9. DEFINED BENEFIT PENSION PLAN (CONTINUED)

Contributions

The Plan is subject to minimum funding standards of the Georgia Public Retirement Systems Standards law. The Board of Trustees of GMEBS has adopted a recommended actuarial funding policy for the Plan which meets State minimum requirements and will accumulate sufficient funds to provide the benefits under the Plan. The funding policy for the Plan is to contribute an amount equal to or greater than the recommended contribution described below. For fiscal year 2019, the actuarially determined contribution rate was 22.02% of covered payroll. The City makes all contributions to the Plan. For 2019, the City's contribution to the Plan was $367,420.

Net Pension Liability of the City

The City's net pension liability was measured as of March 31, 2019. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2018 with update procedures performed by the actuary to roll forward to the total pension liability measured as of March 31, 2019.

Actuarial assumptions. The total pension liability in the July 1, 2018 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.75%
Salary increases	3.50%-8.25%, including inflation
Investment rate of return	7.50%, net of pension plan investment expense, including inflation

Mortality rates for the July 1, 2018 valuation were based on the RP-2000 Combined Healthy Mortality Table with sex-distinct rates, set forward two years for males and one year for females.

The actuarial assumptions used in the July 1, 2018 valuation were based on the results of an actuarial experience study for the period January 1, 2010–June 30, 2014.

Cost of living adjustments were assumed to be 2.75%.

NOTE 9. DEFINED BENEFIT PENSION PLAN (CONTINUED)

Net Pension Liability of the City (Continued)

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of March 31, 2019 are summarized in the table below:

Asset class	Target allocation	Long-term expected real rate of return*
Domestic equity	45%	6.40%
International equity	20%	7.40
Real estate	10%	5.10
Global fixed income	5%	3.03
Domestic fixed income	20%	1.75
Cash	—%	
Total	100%	

* Rates shown are net of the 2.75% assumed rate of inflation

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NOTE 9. DEFINED BENEFIT PENSION PLAN (CONTINUED)

Net Pension Liability of the City (Continued)

Discount rate. The discount rate used to measure the total pension liability was 7.50%. The projection of cash flows used to determine the discount rate assumed that Plan member contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current Plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all of the projected benefit payments to determine the total pension liability.

Changes in the Net Pension Liability of the City. The changes in the components of the net pension liability of the City for the fiscal year ended December 31, 2019 were as follows:

Primary Government:	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balances at 12/31/18	$ 19,007,666	$ 17,090,184	$ 1,917,482
Changes for the year:			
Service cost	112,949	-	112,949
Interest	1,393,310	-	1,393,310
Differences between expected and actual experience	383,922	-	383,922
Contributions—employer	-	367,420	(367,420)
Net investment income	-	597,441	(597,441)
Benefit payments, including refunds of employee contributions	(1,086,296)	(1,086,296)	-
Administrative expense	-	(25,557)	25,557
Net changes	803,885	(146,992)	950,877
Balances at 12/31/19	$ 19,811,551	$ 16,943,192	$ 2,868,359

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

NOTE 9. DEFINED BENEFIT PENSION PLAN (CONTINUED)

Net Pension Liability of the City (Continued)

Sensitivity of the net pension liability to changes in the discount rate. The following presents the net pension liability of the City, calculated using the discount rate of 7.50 percent, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.50 percent) or 1-percentage-point higher (8.50 percent) than the current rate:

	1% Decrease (6.50%)	Current Discount Rate (7.50%)	1% Increase (8.50%)
City's net pension liability	$ 5,225,351	$ 2,868,359	$ 871,989

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future, and actuarially determined amounts are subject to continual revision as results are compared to past expectations and new estimates are made about the future. Actuarial calculations reflect a long-term perspective. Calculations are based on the substantive plan in effect as of March 31, 2019 and the current sharing pattern of costs between employer and employee.

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

For the year ended December 31, 2019, the City recognized pension expense of $640,568. At December 31, 2019, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 191,961	$ -
Net difference between projected and actual earnings on pension plan investments	24,527	-
City contributions subsequent to the measurement date	283,570	-
Total	$ 500,058	$ -

NOTE 9. DEFINED BENEFIT PENSION PLAN (CONTINUED)

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

City contributions subsequent to the measurement date of $283,570 are reported as deferred outflows of resources and will be recognized as a reduction of the net pension liability in the year ending December 31, 2020. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending December 31:		
2020	$	258,412
2021		(155,917)
2022		(17,288)
2023		131,281
Total	$	216,488

NOTE 10. DEFERRED COMPENSATION PLANS

457 (b) - Plan Description

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code 457. The Plan, available to all City employees, permits them to defer a portion of their salary until future years. Participation in the Plan is optional. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergencies.

In accordance with Section 457 of the Internal Revenue Code, Plan assets are held in trust for the exclusive benefit of participants and beneficiaries and administered by a third party. Accordingly, the assets and liabilities of the deferred compensation plan are not included in the accompanying basic financial statements.

457 (b) - Plan Contributions

Under the Plan authorized by the Mayor and City Council, the City has elected not to make contributions to the Plan. The Plan is entirely employee funded. Employees can either have a percentage of their pay deducted or a specific dollar amount deducted and paid into this Plan. Employees contributed $271,249 during the year ended December 31, 2019. At the end of the year, there were 118 participants in the Plan. Total value of the deferred compensation plan as of year-end was $2,386,910 which results in an average participant balance of $20,228.

NOTE 10. DEFERRED COMPENSATION PLANS (CONTINUED)

401 (a) - Plan Description

The City offers full-time employees who are employed by the City on or after January 1, 2010; and two (2) employees initially employed prior to this date a Deferred Compensation Plan (the "Plan") created in accordance with Internal Revenue Code Section 401 (a). The Deferred Compensation Plan for the City is available to all employees and is a defined contribution plan and permits employees to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death or unforeseeable emergency. As required by Federal regulations, these Plan assets are held in a trust for the exclusive benefit of participants and their beneficiaries. The Plan is administered by a third party administrator, Georgia Municipal Association, who also serves as the trustee of the Plan.

The City has no fiduciary relationship with the trust. Accordingly, the Plan assets are not reported in the City's financial statements.

401 (a) - Plan Contributions

Under the Plan authorized by the Mayor and City Council, the City has elected to make contributions to the Plan and the contributions and related investment earnings allocated to an employee's account are fully vested after the employee's probation period has ended, in accordance with the City's current personnel policy. The Plan is entirely employer funded as Participants are not allowed to contribute to the Plan. City contributions and interest forfeited by employees who leave employment before becoming vested are held in the Plan and are distributed to remaining participants. The City contributed $636,320 during the year ended December 31, 2019. The City's contribution rate is 10% of the employees' gross salary. At the end of the year, there were 174 participants in the Plan. Total value of the plan as of year-end was $3,147,104 which results in an average participant balance of $18,087.

NOTE 11. 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 12. 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 purchased insurance for all other risks of loss, including workers' compensation. The City uses Georgia Interlocal Risk Management Agency (GIRMA) and Workers' Compensation Self-Insurance Fund (WCSIF), public entity risk pools currently operating as common risk management and insurance programs for member local governments, as their property/liability insurance and workers' compensation insurance providers.

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 of loss. The City is also to allow the pool's agents and attorneys to represent the City in investigation, settlement discussions and all levels of litigation arising out of any claim made against the City within the scope of loss protection furnished by the funds.

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

Settled claims have not exceeded the coverages in the last three (3) years.

NOTE 13. 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.

NOTE 14. HOTEL/MOTEL LODGING AND MOTOR VEHICLE RENTAL TAXES

The City's uses a lodging rate of 8%. The Official Code of Georgia Annotated 48-13-51 requires that all lodging taxes levied of 3% or more be expended or obligated contractually for the promotion of tourism, conventions, or trade shows. During the year ended December 31, 2019, the City received $1,529,560 in hotel/motel taxes. Of this amount, $1,175,129 or 76.8%, was used for the promotion of tourism, conventions, or trade shows.

A 3% excise tax on all rental motor vehicles within the City of Chamblee, Georgia was adopted through City ordinance on June 18, 1996. This car rental tax is intended to be used for public safety facility building capital lease. Revenues were $195,143 for the year ended December 31, 2019 in addition to the prior year fund balance of $60,082. During the year, $28,262 was used for capital projects.

NOTE 15. CONDUIT DEBT

The Downtown Development Authority (the DDA) issues private activity tax exempt and taxable revenue bonds to private sector entities for projects located within the city limit of Chamblee. The bonds are secured by the property financed and are payable solely from payments received on the underlying promissory notes. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity served by the bond issuance. The DDA is not obligated in any manner for repayment of the bonds and does not report these as liabilities in the accompanying financial statements. As of December 31, 2019, the DDA disclosed the aggregate original issue amount to be $30,383,314. The amount outstanding at December 31, 2019 was not obtainable.

NOTE 16. TAX ABATEMENTS

For the year ended December 31, 2019, City property tax revenues were reduced by $502,630 under agreements entered into by the DeKalb County Development Authority, the City of Chamblee Development Authority, the Dunwoody Development Authority, and HDP Sterling, LLC. Under the agreements, taxes on both real property and personal property are reduced based on investments made by the corporation to whom the incentives were offered as long as the corporation meets certain investment targets.

NOTE 17. SUBSEQUENT EVENT

On February 28, 2020, the City entered into a lease with the Georgia Municipal Association in the amount $346,546 for five Ford Explorer police vehicles. The lease is for five years with quarterly payments of $18,501 commencing on May 28, 2020 until maturity on February 28, 2025. The lease has an interest rate of 2.53%.

CITY OF CHAMBLEE Georgia

REQUIRED SUPPLEMENTARY INFORMATION



CITY OF CHAMBLEE, GEORGIA
REQUIRED SUPPLEMENTARY INFORMATION
RETIREMENT PLAN
SCHEDULE OF CHANGES IN THE CITY'S NET PENSION LIABILITY AND RELATED RATIOS

	2019	2018	2017	2016	2015
Total pension liability					
Service cost	$ 112,949	$ 140,723	$ 138,111	$ 152,837	$ 168,056
Interest on total pension liability	1,393,310	1,378,519	1,325,641	1,278,981	1,254,839
Differences between expected and actual experience	383,922	599,086	169,634	30,959	128,462
Assumption changes	-	(394,477)	-	-	(451,992)
Benefit payments, including refunds of employee contributions	(1,086,296)	(1,007,055)	(895,134)	(826,291)	(749,401)
Net change in total pension liability	803,885	716,796	738,252	636,486	349,964
Total pension liability - beginning	19,007,666	18,290,870	17,552,618	16,916,132	16,566,168
Total pension liability - ending (a)	$ 19,811,551	$ 19,007,666	$ 18,290,870	$ 17,552,618	$ 16,916,132
Plan fiduciary net position					
Contributions - employer	$ 367,420	$ 340,800	$ 323,142	$ 333,636	$ 317,218
Net investment income	597,441	1,943,455	1,803,820	38,738	1,355,975
Benefit payments, including refunds of member contributions	(1,086,296)	(1,007,055)	(895,134)	(826,291)	(749,401)
Administrative expenses	(25,557)	(23,784)	(24,681)	(17,889)	(16,524)
Net change in plan fiduciary net position	(146,992)	1,253,416	1,207,147	(471,806)	907,268
Plan fiduciary net position - beginning	17,090,184	15,836,768	14,629,621	15,101,427	14,194,159
Plan fiduciary net position - ending (b)	$ 16,943,192	$ 17,090,184	$ 15,836,768	$ 14,629,621	$ 15,101,427
City's net pension liability - ending (a) - (b)	$ 2,868,359	$ 1,917,482	$ 2,454,102	$ 2,922,997	$ 1,814,705
Plan fiduciary net position as a percentage of the total pension liability	85.52%	89.91%	86.58%	83.35%	89.27%
Covered payroll	$ 1,919,979	$ 2,039,851	$ 2,234,710	$ 2,209,516	$ 2,452,427
City's net pension liability as a percentage of covered payroll	149.40%	94.00%	109.82%	132.29%	74.00%

Notes to the Schedule:

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

CITY OF CHAMBLEE, GEORGIA

REQUIRED SUPPLEMENTARY INFORMATION
RETIREMENT PLAN
SCHEDULE OF CITY CONTRIBUTIONS

	2019	2018	2017	2016	2015
Actuarially determined contribution	$ 410,829	$ 378,093	$ 362,362	$ 333,613	$ 338,298
Contributions in relation to the actuarially determined contribution	367,420	340,800	323,142	333,636	317,218
Contribution deficiency (excess)	$ 43,409	$ 37,293	$ 39,220	$ (23)	$ 21,080
Covered payroll	$1,797,752	$2,008,232	$2,182,081	$ 2,249,272	$ 2,452,427
Contributions as a percentage of covered payroll	20.44%	16.97%	14.81%	14.83%	12.93%

Notes to the Schedule:

(1) Actuarial Assumptions:

Valuation Date	July 1, 2018
Cost Method	Projected Unit Credit
Actuarial Asset Valuation Method	Sum of actuarial value at beginning of year and the cash flow during the year plus the assumed investment return, adjusted by 10% of the amounts that the value exceeds or is less than the market value at the end of the year. The actuarial value is adjusted, if necessary, to be within 20% of market value.
Assumed Rate of Return on Investments	7.50%, net of pension plan investment expenses, including inflation
Projected Salary Increases	3.50% -8.25%, including inflation
Cost-of-living Adjustment	2.75%
Amortization Method	Closed level dollar for unfunded liability
Remaining Amortization Period	Varies for the bases, with a net effective period of 11 years

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

CITY OF CHAMBLEE, GEORGIA

NONMAJOR GOVERNMENTAL FUNDS

Special Revenue Funds

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

E911 Fund – To account for the E911 fees collected that are required to be spent on the costs of operating a 911 emergency call center as restricted by State law.

Confiscated Assets Fund – This fund is used to account for the City's share of monies that have been forfeited through the court system and are restricted for law enforcement purposes.

Multiple Grants Fund – This fund is used to account for governmental grants received and the related expenditures. These grant funds are restricted by Federal and State grantor agencies

Hotel/Motel Tax Fund – To account for the 8% lodging tax levied in the City. Forty percent of the proceeds of this tax are restricted by State law to promote tourism, conventions, and cultural events within the City.

Police Technology Fund – To account for the technology fees on fines and forfeitures that are committed to be spent on police technology enhancement costs.

Capital Projects Fund

Capital Projects Funds are used to account for the acquisition and construction of major items, such as buildings, infrastructure, parks, streets, and other major capital facilities.

Main Street Improvement Fund – This fund was created to have money dedicated to improve the City's designated Main Street area.

Rental Motor Vehicle Excise Tax Fund – This fund is used to account for the collection and expenditures of an excise tax levied on motor vehicles in the City. The proceeds of this tax are restricted by State law for capital projects.

CITY OF CHAMBLEE, GEORGIA

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2019

	Special Revenue Funds					Capital Project Funds		
ASSETS	**E911 Fund**	**Confiscated Assets Fund**	**Multiple Grants Fund**	**Hotel/Motel Tax Fund**	**Police Technology Fund**	**Main Street Improvement Fund**	**Rental Motor Vehicle Excise Tax Fund**	**Total Nonmajor Governmental Funds**
Cash and cash equivalents	$ 35,362	$ 369,403	$ 336,946	$ 108,775	$ 178,314	$ 264,195	$ 210,415	$ 1,503,410
Taxes receivable	-	-	-	87,818	-	-	16,548	104,366
Accounts receivable	96,785	-	-	-	-	-	-	96,785
Due from other funds	630	5,328	-	-	8,775	-	-	14,733
Total assets	$ 132,777	$ 374,731	$ 336,946	$ 196,593	$ 187,089	$ 264,195	$ 226,963	$ 1,719,294
LIABILITIES AND FUND BALANCES								
LIABILITIES								
Accounts payable	$ 1,970	$ -	$ -	$ 47,459	$ -	$ -	$ -	$ 49,429
Accrued liabilities	42,272	-	-	-	-	-	-	42,272
Due to other governments	-	-	91,662	-	-	-	-	91,662
Due to other funds	-	-	48,163	-	-	-	-	48,163
Total liabilities	44,242	-	139,825	47,459	-	-	-	231,526
FUND BALANCES								
Fund Balances:								
Restricted:								
Public safety	-	374,731	-	-	-	-	-	374,731
Tourism	-	-	-	20,838	-	-	-	20,838
Capital projects	-	-	-	-	-	-	226,963	226,963
Committed for:								
Police technology resources	-	-	-	-	187,089	-	-	187,089
Downtown construction	-	-	-	-	-	264,195	-	264,195
Assigned for:								
Public safety	88,535	-	-	-	-	-	-	88,535
Capital projects	-	-	197,121	-	-	-	-	197,121
Tourism	-	-	-	128,296	-	-	-	128,296
Total fund balances	88,535	374,731	197,121	149,134	187,089	264,195	226,963	1,487,768
Total liabilities and fund balances	$ 132,777	$ 374,731	$ 336,946	$ 196,593	$ 187,089	$ 264,195	$ 226,963	$ 1,719,294

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

	Special Revenue Funds					Capital Project Funds		
	E911 Fund	Confiscated Assets Fund	Multiple Grants Fund	Hotel/Motel Tax Fund	Police Technology Fund	Main Street Improvement Fund	Rental Motor Vehicle Excise Tax Fund	Total Nonmajor Governmental Funds
REVENUES								
Taxes	$ -	$ -	$ -	$ 1,529,560	$ -	$ -	$ 195,143	$ 1,724,703
Intergovernmental	-	-	362,263	-	-	-	-	362,263
Fines and forfeitures	-	135,164	-	-	-	-	-	135,164
Charges for services	598,243	-	-	-	86,152	-	-	684,395
Total revenues	598,243	135,164	362,263	1,529,560	86,152	-	195,143	2,906,525
EXPENDITURES								
Current:								
Public safety	1,052,513	8,742	-	-	-	-	-	1,061,255
Housing and development	-	-	256,636	630,762	-	-	-	887,398
Culture and recreation	-	-	765,326	-	-	-	28,262	793,588
Debt Service:								
Principal	-	-	-	272,940	-	-	-	272,940
Interest	-	-	-	61,748	-	-	-	61,748
Total expenditures	1,052,513	8,742	1,021,962	965,450	-	-	28,262	3,076,929
Excess (deficiency) of revenues over (under) expenditures	(454,270)	126,422	(659,699)	564,110	86,152	-	166,881	(170,404)
Other financing sources (uses)								
Transfers in	301,061	-	856,820	128,296	-	-	-	1,286,177
Transfers out	-	-	-	(544,367)	(311,664)	-	-	(856,031)
Total other financing sources (uses)	301,061	-	856,820	(416,071)	(311,664)	-	-	430,146
Net change in fund balances	(153,209)	126,422	197,121	148,039	(225,512)	-	166,881	259,742
FUND BALANCES, beginning of year	241,744	248,309	-	1,095	412,601	264,195	60,082	1,228,026
FUND BALANCES, end of year	$ 88,535	$ 374,731	$ 197,121	$ 149,134	$ 187,089	$ 264,195	$ 226,963	$ 1,487,768

CITY OF CHAMBLEE, GEORGIA
E911 SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budget			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Charges for services	$ 420,000	$ 420,000	$ 598,243	$ 178,243
Total revenues	420,000	420,000	598,243	178,243
EXPENDITURES				
Public safety	1,277,951	1,277,951	1,052,513	225,438
Deficiency of revenues under expenditures	(857,951)	(857,951)	(454,270)	403,681
OTHER FINANCING SOURCES				
Transfers in	857,951	857,951	301,061	(556,890)
Net change in fund balances	-	-	(153,209)	(153,209)
FUND BALANCES, beginning of year	241,744	241,744	241,744	-
FUND BALANCES, end of year	$ 241,744	$ 241,744	$ 88,535	$ (153,209)

CITY OF CHAMBLEE, GEORGIA
CONFISCATED ASSETS SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budget			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Fines and forfeitures	$ 100,000	$ 100,000	$ 135,164	$ 35,164
Total revenues	100,000	100,000	135,164	35,164
EXPENDITURES				
Public safety	100,000	100,000	8,742	91,258
Net change in fund balances	-	-	126,422	126,422
FUND BALANCES, beginning of year	248,309	248,309	248,309	-
FUND BALANCES, end of year	$ 248,309	$ 248,309	$ 374,731	$ 126,422

CITY OF CHAMBLEE, GEORGIA
MULTIPLE GRANTS SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budget			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Intergovernmental	$ 290,000	$ 290,000	$ 362,263	$ 72,263
Total revenues	290,000	290,000	362,263	72,263
EXPENDITURES				
Culture and recreation	750,000	750,000	765,326	(15,326)
Housing and development	400,000	400,000	256,636	143,364
Total expenditures	1,150,000	1,150,000	1,021,962	128,038
Deficiency of revenues under expenditures	(860,000)	(860,000)	(659,699)	200,301
OTHER FINANCING SOURCES				
Transfers in	860,000	860,000	856,820	(3,180)
Net change in fund balances	-	-	197,121	197,121
FUND BALANCES, beginning of year	-	-	-	-
FUND BALANCES, end of year	$ -	$ -	$ 197,121	$ 197,121

CITY OF CHAMBLEE, GEORGIA
HOTEL/MOTEL TAX SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budget			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Taxes	$ 1,309,008	$ 1,309,008	$ 1,529,560	$ 220,552
Total revenues	1,309,008	1,309,008	1,529,560	220,552
EXPENDITURES				
General:				
Housing and development	572,691	642,691	630,762	11,929
Debt service:				
Principal	414,157	344,157	272,940	71,217
Interest	87,875	87,875	61,748	26,127
Total expenditures	1,074,723	1,074,723	965,450	109,273
Excess of revenues over expenditures	234,285	234,285	564,110	329,825
OTHER FINANCING SOURCES (USES)				
Transfers out	(490,878)	(490,878)	(544,367)	(53,489)
Transfers in	256,593	256,593	128,296	(128,297)
Total other financing (sources) uses	(234,285)	(234,285)	(416,071)	(181,786)
Net change in fund balances	-	-	148,039	148,039
FUND BALANCES, beginning of year	1,095	1,095	1,095	-
FUND BALANCES, end of year	$ 1,095	$ 1,095	$ 149,134	$ 148,039

CITY OF CHAMBLEE, GEORGIA
POLICE TECHNOLOGY SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budget			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Charges for services	$ 110,000	$ 110,000	$ 86,152	$ (23,848)
Total revenues	110,000	110,000	86,152	(23,848)
OTHER FINANCING USES				
Transfers out	(339,000)	(339,000)	(311,664)	27,336
Net change in fund balances	(229,000)	(229,000)	(225,512)	3,488
FUND BALANCES, beginning of year	412,601	412,601	412,601	-
FUND BALANCES, end of year	$ 183,601	$ 183,601	$ 187,089	$ 3,488

CITY OF CHAMBLEE, GEORGIA
MAIN STREET IMPROVEMENT CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budget			Variance With
	Original	Final	Actual	Final Budget
FUND BALANCES, beginning of year	$ 264,195	$ 264,195	$ 264,195	$ -
FUND BALANCES, end of year	$ 264,195	$ 264,195	$ 264,195	$ -

CITY OF CHAMBLEE, GEORGIA
RENTAL MOTOR VEHICLE EXCISE TAX CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budget			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Taxes	$ 180,000	$ 180,000	$ 195,143	$ 15,143
Total revenues	180,000	180,000	195,143	15,143
EXPENDITURES				
Culture and recreation	-	30,000	28,262	1,738
Total expenditures	-	30,000	28,262	1,738
Net change in fund balances	180,000	150,000	166,881	16,881
FUND BALANCES, beginning of year	60,082	60,082	60,082	-
FUND BALANCES, end of year	$ 240,082	$ 210,082	$ 226,963	$ 16,881

CITY OF CHAMBLEE, GEORGIA
HOMESTEAD OPTION SALES TAX CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budget			Variance With
	Original	Final	Actual	Final Budget
EXPENDITURES				
Capital outlay	$ 850,000	$ 850,000	$ 463,925	$ 386,075
Total expenditures	850,000	850,000	463,925	386,075
Net change in fund balances	(850,000)	(850,000)	(463,925)	(386,075)
FUND BALANCES, beginning of year	1,008,799	1,008,799	1,008,799	-
FUND BALANCES, end of year	$ 158,799	$ 158,799	$ 544,874	$ (386,075)

CITY OF CHAMBLEE, GEORGIA
SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2019

	Budget			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Intergovernmental revenue	$ 3,600,000	$ 3,600,000	$ 4,074,662	$ 474,662
Total revenues	3,600,000	3,600,000	4,074,662	474,662
EXPENDITURES				
Capital outlay	4,921,000	4,921,000	1,885,521	3,035,479
Total expenditures	4,921,000	4,921,000	1,885,521	3,035,479
Excess (deficiency) of revenues over (under) expenditures	(1,321,000)	(1,321,000)	2,189,141	3,510,141
OTHER FINANCING USES				
Transfers out	(124,002)	(124,002)	-	124,002
Net change in fund balances	(1,445,002)	(1,445,002)	2,189,141	3,634,143
FUND BALANCES, beginning of year	2,339,131	2,339,131	2,339,131	-
FUND BALANCES, end of year	$ 894,129	$ 894,129	$ 4,528,272	$ 3,634,143

CITY OF CHAMBLEE, GEORGIA

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

PROJECT	ORIGINAL ESTIMATED COST	REVISED ESTIMATED COST	PRIOR YEARS	CURRENT YEAR	TOTAL	ESTIMATED PERCENT COMPLETE
SPLOST:						
Pavement management	$ 6,600,000	$ 6,600,000	$ -	$ 37,950	$ 37,950	0.58 %
Existing capital asset maintenance	1,081,000	1,081,000	-	-	-	0.00
Transportation improvements	12,467,077	12,467,077	619,638	1,847,571	2,467,209	19.79
Total SPLOST	$ 20,148,077	$ 20,148,077	$ 619,638	$ 1,885,521	$ 2,505,159	

CITY OF CHAMBLEE Georgia

Downtown Development Authority
Discretely Presented Component Unit



CITY OF CHAMBLEE, GEORGIA

STATEMENT OF NET POSITION
PROPRIETARY COMPONENT UNIT - DOWNTOWN DEVELOPMENT AUTHORITY
DECEMBER 31, 2019

ASSETS		
CURRENT ASSETS		
Cash and cash equivalents	$	406,238
Accounts receivable		129,184
Due from primary government		56,475
Prepaid items		28,027
Total current assets		619,924
CAPITAL ASSETS		
Depreciable assets		3,000
Accumulated depreciation		(3,000)
Capital assets, net		-
Other assets held for redevelopment		13,500,958
Total assets		14,120,882
LIABILITIES		
CURRENT LIABILITIES		
Accounts payable		24,707
Accrued interest payable		35,613
Total current liabilities		60,320
LONG TERM LIABILITIES		
Bonds payable, due in more than one year		13,604,185
Total noncurrent liabilities		13,604,185
Total liabilities		13,664,505
NET POSITION		
Unrestricted		456,377
Total net position	$	456,377

CITY OF CHAMBLEE, GEORGIA

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN NET POSITION
PROPRIETARY COMPONENT UNIT - DOWNTOWN DEVELOPMENT AUTHORITY
FOR THE YEAR ENDED DECEMBER 31, 2019

OPERATING REVENUES		
Payments in lieu of taxes	$	372,584
Rental income		311,301
Total operating revenues		683,885
OPERATING EXPENSES		
Development activities		10,002
Professional fees		2,495
Contractual services		196,193
Depreciation		438
Total operating expenses		209,128
Operating income		474,757
NONOPERATING REVENUES (EXPENSES)		
Contributions from primary government		225,900
Interest expense		(411,270)
Total nonoperating expenses		(185,370)
Change in net position		289,387
Total net position, beginning of year		166,990
Total net position, end of year	$	456,377

CITY OF CHAMBLEE, GEORGIA
STATEMENT OF CASH FLOWS
DISCRETELY PRESENTED COMPONENT UNIT
DOWNTOWN DEVELOPMENT AUTHORITY
FOR THE YEAR ENDED DECEMBER 31, 2019

	Downtown Development Authority
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from customers and users	$ 526,281
Payments to vendors	(188,852)
Net cash provided by operating activities	337,429
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Contributions from primary government	225,900
Interest paid	(411,270)
Net cash used in capital and related financing activities	(185,370)
Net increase in cash and cash equivalents	152,059
Cash and cash equivalents, beginning of year	254,179
Cash and cash equivalents, end of year	$ 406,238
Reconciliation of operating income to net cash provided by operating activities:	
Operating income	$ 474,757
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	438
Change in assets and liabilities:	
Increase in accounts receivable	(101,184)
Increase in due from primary government	(56,475)
Decrease in prepaid items	55
Increase in accounts payable	19,838
Net cash provided by operating activities	$ 337,429

CITY OF CHAMBLEE, GEORGIA
STATISTICAL SECTION

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

Page

Financial Trends **72**

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

Revenue Capacity **77**

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

Debt Capacity **82**

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

Demographic and Economic Information **85**

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

Operating Information **87**

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

Sources: Unless otherwise noted, the information in these schedules is derived from the City's financial report for the relevant year. The City implemented GASB 54 in Year 2011; fund balance for governmental funds under the categories nonspendable, restricted, committed, assigned, and unassigned will be reflected in Year 2011 and subsequent periods. The City implemented GASB 63; Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position in Year 2012 and GASB 68 and 71 relating to pension plans in Year 2015.

CITY OF CHAMBLEE, GEORGIA

SCHEDULE 1

NET POSITION BY COMPONENT
LAST TEN YEARS
(accrual basis of accounting)

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Governmental activities										
Net investment in capital assets	$ 25,938,453	$ 23,945,988	$ 21,933,240	$ 19,516,311	$ 10,990,044	$ 10,683,425	$ 11,337,688	$ 11,182,359	$ 10,849,537	$ 10,967,745
Restricted	5,695,678	3,657,416	2,446,834	5,069,936	4,437,932	3,744,041	2,430,168	2,012,227	520,846	251,228
Unrestricted	13,625,679	14,152,543	12,054,627	8,930,260	6,566,126	4,706,783	6,133,886	5,856,520	5,436,273	3,413,854
Total governmental activities net position	$ 45,259,810	$ 41,755,947	$ 36,434,701	$ 33,516,507	$ 21,994,102	$ 19,134,249	$ 19,901,742	$ 19,051,106	$ 16,806,656	$ 14,632,827
Business-type activities										
Net investment in capital assets	$ 2,388,074	$ 2,525,947	$ 2,598,679	$ 2,724,976	$ 3,224,889	$ 2,629,383	$ 2,799,327	$ 1,251,288	$ 1,079,642	$ 882,258
Restricted	-	-	-	-	-	-	-	-	-	-
Unrestricted	3,236,652	3,487,647	3,483,388	4,059,476	3,347,840	3,258,703	2,657,919	2,566,552	2,200,523	1,723,854
Total business-type activities net position	$ 5,624,726	$ 6,013,594	$ 6,082,067	$ 6,784,452	$ 6,572,729	$ 5,888,086	$ 5,457,246	$ 3,817,840	$ 3,280,165	$ 2,606,112
Primary government										
Net investment in capital assets	$ 28,326,527	$ 26,471,935	$ 24,531,919	$ 22,241,287	$ 14,214,933	$ 13,312,808	$ 14,137,015	$ 12,433,647	$ 11,929,179	$ 11,850,003
Restricted	5,695,678	3,657,416	2,446,834	5,069,936	4,437,932	3,744,041	2,430,168	2,012,227	520,846	251,228
Unrestricted	16,862,331	17,640,190	15,538,015	12,989,736	9,913,966	7,965,486	8,791,805	8,423,072	7,636,796	5,137,708
Total primary government net position	$ 50,884,536	$ 47,769,541	$ 42,516,768	$ 40,300,959	$ 28,566,831	$ 25,022,335	$ 25,358,988	$ 22,868,946	$ 20,086,821	$ 17,238,939

Source: Current year and prior year financial statements of the City of Chamblee, Georgia

CITY OF CHAMBLEE, GEORGIA

SCHEDULE 2

CHANGES IN NET POSITION
LAST TEN YEARS
(accrual basis of accounting)

	2019	2018	2017(5),(6)	2016	2015	2014(4)	2013(3)	2012	2011(1),(2)	2010
Expenses										
Governmental activities:										
General government	$ 4,124,051	$ 3,114,199	$ 1,126,232	$ 2,565,818	$ 2,023,765	$ 1,947,348	$ 1,718,753	$ 1,390,498	$ 1,357,621	$ 1,291,718
Judicial	419,754	392,477	347,921	336,953	306,565	278,743	245,170	226,005	205,951	190,617
Public safety	11,299,156	9,795,317	9,866,900	8,428,508	8,202,652	8,135,258	5,741,808	5,469,687	5,307,569	4,250,043
Public works	1,906,616	2,421,353	1,737,868	2,142,122	1,509,538	1,435,724	1,316,389	1,258,183	1,034,529	871,680
Parks and recreation	2,353,131	1,534,268	3,140,256	1,427,043	1,249,850	929,319	896,655	805,707	676,861	713,080
Housing and development	4,475,789	4,083,974	5,574,418	2,770,970	1,925,243	1,367,963	681,563	399,986	500,936	411,499
Interest on long-term debt	876,658	124,661	76,150	9,148	13,963	18,727	4,678	9,881	14,899	39,765
Total governmental activities expenses	25,455,155	21,466,249	21,869,745	17,680,562	15,231,576	14,113,082	10,605,016	9,559,947	9,098,366	7,768,402
Business-type activities:										
Stormwater	1,124,577	1,076,411	1,365,942	858,972	780,900	516,683	423,412	376,708	386,321	299,816
Sanitation	1,794,339	1,533,609	1,455,424	1,307,507	1,105,695	833,208	656,705	575,099	564,986	574,562
Criminal History	196,037	181,232	182,234	206,329	215,685	182,801	235,327	180,752	171,681	123,897
Total business-type activities expenses	3,114,953	2,791,252	3,003,600	2,372,808	2,102,280	1,532,692	1,315,444	1,132,559	1,122,988	998,275
Total primary government expenses	$ 28,570,108	$ 24,257,501	$ 24,873,345	$ 20,053,370	$ 17,333,856	$ 15,645,774	$ 11,920,460	$ 10,692,506	$ 10,221,354	$ 8,766,677
Program Revenues										
Governmental activities:										
Charges for services	$ 4,263,863	$ 4,981,664	$ 4,847,515	$ 4,845,438	$ 4,282,860	$ 3,658,441	$ 2,634,063	$ 2,490,942	$ 2,327,563	$ 2,042,447
Capital grants and contributions	4,677,035	3,487,303	2,858,063	9,707,855	1,197,701	1,285,974	840,699	254,166	64,365	19,515
Total governmental activities program revenues	8,940,898	8,468,967	7,705,578	14,553,293	5,480,561	4,944,415	3,474,762	2,745,108	2,391,928	2,061,962
Business-type activities:										
Charges for services	2,991,399	3,057,198	2,807,145	3,016,053	2,406,255	2,342,204	1,755,412	1,790,316	1,729,437	1,519,716
Capital grants and contributions	-	-	-	-	-	-	1,268,656	-	-	-
Total business-type activities program revenues	2,991,399	3,057,198	2,807,145	3,016,053	2,406,255	2,342,204	3,024,068	1,790,316	1,729,437	1,519,716
Total primary government program revenues	$ 11,932,297	$ 11,526,165	$ 10,512,723	$ 17,569,346	$ 7,886,816	$ 7,286,619	$ 6,498,830	$ 4,535,424	$ 4,121,365	$ 3,581,678

(Continued)

CITY OF CHAMBLEE, GEORGIA

SCHEDULE 2

CHANGES IN NET POSITION
LAST TEN YEARS

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Net (expense)/revenue										
Governmental activities	$ (16,514,257)	$ (12,997,282)	$ (14,164,167)	$ (3,127,269)	$ (9,751,015)	$ (9,168,667)	$ (7,130,254)	$ (6,814,839)	$ (6,706,438)	$ (5,706,440)
Business-type activities	(123,554)	265,946	(196,455)	643,245	303,975	809,512	1,708,624	657,757	606,449	521,441
Total primary government net (expense) revenue	$ (16,637,811)	$ (12,731,336)	$ (14,360,622)	$ (2,484,024)	$ (9,447,040)	$ (8,359,155)	$ (5,421,630)	$ (6,157,082)	$ (6,099,989)	$ (5,184,999)
General Revenues and Other Changes in Net Position										
Governmental activities:										
Property taxes	$ 9,950,581	$ 8,799,426	$ 7,872,112	$ 7,111,044	$ 6,829,110	$ 5,931,682	$ 4,340,202	$ 4,934,955	$ 5,186,528	$ 4,115,844
Franchise taxes	2,142,077	2,117,081	2,272,675	2,017,253	1,940,064	1,957,776	1,453,769	1,450,256	1,090,763	1,654,657
Excise taxes	195,143	193,498	194,361	187,617	228,086	217,161	186,408	149,002	143,188	95,036
Insurance premium taxes	2,041,401	1,921,821	1,782,018	1,674,197	893,924	836,960	510,269	492,821	463,976	514,201
Business taxes	2,860,056	2,800,294	2,253,105	2,068,895	2,021,719	1,154,065	876,243	863,723	831,532	190,261
Other taxes	202,370	286,574	218,079	149,315	110,434	125,756	137,207	25,572	156,177	51,484
Hotel/motel taxes	1,529,560	1,248,844	1,416,491	442,257	408,587	364,928	195,000	185,041	143,759	55,757
Alcohol taxes	329,692	322,755	302,949	276,615	315,242	212,718	160,119	159,073	165,245	293,982
Sales taxes	-	-	-	-	-	-	-	661,602	712,230	-
Unrestricted investment earnings	322,372	139,090	52,127	15,783	5,400	2,942	1,794	1,161	6,843	7,898
Gain on Sale of Assets	38,603	23,362	26,154	28,965	45,193	51,650	6,225	3,425	22,242	-
Miscellaneous	140,951	131,364	175,451	159,311	183,377	27,927	33,192	12,576	25,388	16,073
Transfers	265,314	334,419	516,839	518,422	(370,268)	157,141	80,462	120,082	(67,604)	(279,877)
Total governmental activities	20,018,120	18,318,528	17,082,361	14,649,674	12,610,868	11,040,706	7,980,890	9,059,289	8,880,267	6,715,316
Business-type activities:										
Unrestricted investment earnings	-	-	-	-	-	-	-	-		2,398
Gain on Sale of Assets	-	-	10,909	86,900	10,400	750	11,244	-	-	-
Transfers	(265,314)	(334,419)	(516,839)	(518,422)	370,268	(157,141)	(80,462)	(120,082)	67,604	279,877
Total business-type activities	(265,314)	(334,419)	(505,930)	(431,522)	380,668	(156,391)	(69,218)	(120,082)	67,604	282,275
Total primary government	$ 19,752,806	$ 17,984,109	$ 16,576,431	$ 14,218,152	$ 12,991,536	$ 10,884,315	$ 7,911,672	$ 8,939,207	$ 8,947,871	$ 6,997,591
Change in Net Position										
Governmental activities	$ 3,503,863	$ 5,321,246	$ 2,918,194	$ 11,522,405	$ 2,859,853	$ 1,872,039	$ 850,636	$ 2,244,450	$ 2,173,829	$ 1,008,876
Business-type activities	(388,868)	(68,473)	(702,385)	211,723	684,643	653,121	1,639,406	537,675	674,053	803,716
Total primary government	$ 3,114,995	$ 5,252,773	$ 2,215,809	$ 11,734,128	$ 3,544,496	$ 2,525,160	$ 2,490,042	$ 2,782,125	$ 2,847,882	$ 1,812,592

Source: Current year and prior year financial statements of the City of Chamblee, Georgia

Notes:

(1) On January 1, 2011, the City annexed an area of 1.5 square miles that included 6,000 residences.

(2) In 2011, the City changed the way it calculated Occupation Licenses from a flat fee to a formula to include gross sales and number of employees.

(3) In 2013, HOST revenue, which had been accounted for as Sales taxes the previous two years, is now accounted for under operating grants and contributions.

(4) On December 30, 2013, the City annexed an area of 3.04 miles that included 11,750 residents.

(5) Housing & Development expenses include $2.2m in new streetscapes.

(6) Stormwater expenditures include $550k in maintenance and repair projects.

(7) Public safety includes maintenance on the police station.

CITY OF CHAMBLEE, GEORGIA

SCHEDULE 3

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

	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
General fund										
Nonspendable	$ 172,615	$ 89,050	$ 284,513	$ 66,388	$ 61,993	$ 228,835	$ 163,396	$ 35,197	$ 45,160	$ 61,236
Restricted	-	-	-	-	-	3,313,815	2,129,920	1,655,052	271,781	205,908
Committed	-	-	-	-	-	-	-	-	-	-
Assigned	656,636	957,720	18,081	953,025	-	-	-	-	-	-
Unassigned	14,884,808	14,736,370	13,661,992	9,782,944	8,590,739	6,710,517	5,517,332	5,417,043	4,805,343	2,891,930
Total general fund	$ 15,714,059	$ 15,783,140	$ 13,964,586	$ 10,802,357	$ 8,652,732	$ 10,253,167	$ 7,810,648	$ 7,107,292	$ 5,122,284	$ 3,159,074
All other governmental funds										
Nonspendable	$ -	$ -	$ -	$ -	$ 9,075	$ 9,075	$ 9,075	$ -	$ -	$ -
Restricted	27,809,644	3,657,416	2,446,834	5,069,936	4,437,932	430,226	300,248	357,175	249,065	105,310
Committed	451,284	676,796	687,357	593,675	367,825	226,103	188,757	124,016	172,803	-
Assigned	413,952	241,744	-	-	-	-	-	-	-	-
Unassigned (deficit)	-	-	(9,597)	-	(1,500)	(5,791)	-	-	-	-
Total all other governmental funds	$ 28,674,880	$ 4,575,956	$ 3,124,594	$ 5,663,611	$ 4,813,332	$ 659,613	$ 498,080	$ 481,191	$ 421,868	$ 105,310

Source: Current year and prior year financial statements of the City of Chamblee, Georgia

* For 2011, the City implemented GASB Statement No. 54, Fund Balance Reporting and Governmental Fund Type Definitions. This new standard changed the overall definitions and classifications of governmental fund balances.

CITY OF CHAMBLEE, GEORGIA

SCHEDULE 4

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

	2019 (1)	2018	2017	2016	2015	2014	2013	2012	2011	2010
Revenues										
Taxes	$ 19,198,448	$ 17,645,562	$ 16,301,905	$ 13,925,606	$ 12,757,978	$ 10,782,270	$ 7,918,650	$ 9,009,498	$ 8,864,082	$ 6,971,531
Licenses and permits	2,165,220	2,531,111	2,460,306	1,764,837	1,378,754	925,514	498,998	436,793	383,522	310,301
Intergovernmental	4,677,035	3,487,303	2,858,063	2,108,124	1,197,701	1,285,974	840,699	254,166	64,365	19,515
Fines and forfeitures	1,156,973	1,569,249	1,466,338	1,924,680	1,955,922	1,907,823	1,398,211	1,425,339	1,320,659	1,105,326
Charges for services	941,670	881,304	920,871	1,155,921	948,184	825,104	736,854	628,810	623,382	626,820
Interest income	322,372	139,090	52,127	15,783	5,400	2,942	1,794	1,161	6,843	7,898
Other Revenues	140,951	131,364	175,451	159,311	183,377	27,927	33,192	12,576	25,388	16,073
Total revenues	28,602,669	26,384,983	24,235,061	21,054,262	18,427,316	15,757,554	11,428,398	11,768,343	11,288,241	9,057,464
Expenditures										
General government	3,963,745	3,145,743	2,489,323	2,067,447	1,888,113	1,816,050	1,664,070	1,265,867	1,204,491	1,137,216
Judicial	411,952	392,476	346,649	337,601	305,157	275,754	244,498	224,126	205,194	193,770
Public safety	10,550,591	9,211,473	10,507,708	8,736,636	8,006,067	8,169,090	6,153,372	5,556,891	5,243,827	4,324,951
Public works	2,024,793	2,109,822	1,690,883	2,113,053	1,616,339	1,426,002	1,296,605	1,329,472	975,700	831,768
Parks and recreation	2,627,537	1,736,580	6,211,608	1,458,569	1,328,887	829,546	727,841	632,688	632,273	606,145
Capital outlay	2,349,446	1,682,516	2,853,405	577,919	-	-	-	-	-	-
Housing and development	4,297,757	4,156,799	5,553,473	3,104,274	2,121,304	1,371,204	709,861	649,714	520,550	419,277
Debt service										
Principal	4,303,373	910,710	423,211	210,492	268,257	266,544	139,658	177,529	172,319	112,703
Bond Issuance cost	647,366	-	-	-	-	-	-	-	-	-
Interest	84,342	126,729	68,447	9,755	14,833	16,545	5,565	11,232	16,444	39,254
Total expenditures	31,260,902	23,472,848	30,144,707	18,615,746	15,548,957	14,170,735	10,941,470	9,847,519	8,970,798	7,665,084
Excess of revenues over (under) expenditures	(2,658,233)	2,912,135	(5,909,646)	2,438,516	2,878,359	1,586,819	486,928	1,920,824	2,317,443	1,392,380
Other financing sources (uses)										
Capital leases	-	-	1,489,562	-	-	909,174	146,630	-	-	293,582
Proceeds from sale of capital assets	38,603	23,362	45,457	42,966	45,193	51,650	6,225	3,425	29,929	-
Bond issuance	24,465,000	-	-	-	-	-	-	-	-	-
Issuance of bond premium	1,919,159	-	-	-	-	-	-	-	-	-
Issuance of notes payable	-	-	4,481,000	-	-	-	-	-	-	-
Transfers in	2,504,757	1,964,338	2,735,792	2,012,403	1,754,396	1,515,326	1,059,132	1,105,252	735,791	240,916
Transfers out	(2,239,443)	(1,629,919)	(2,218,953)	(1,493,981)	(2,124,664)	(1,458,917)	(978,670)	(985,170)	(803,395)	(520,793)
Total other financing sources (uses)	26,688,076	357,781	6,532,858	561,388	(325,075)	1,017,233	233,317	123,507	(37,675)	13,705
Net change in fund balances	$ 24,029,843	$ 3,269,916	$ 623,212	$ 2,999,904	$ 2,553,284	$ 2,604,052	$ 720,245	$ 2,044,331	$ 2,279,768	$ 1,406,085
Debt Service as a Percentage of noncapital expenditures	18.29%	5.00%	1.74%	1.32%	1.93%	1.89%	1.35%	1.95%	2.15%	2.02%

Source: Current year and prior year financial statements of the City of Chamblee, Georgia

(1) The City issued URA bonds in 2019 and also paid off a note payable of $4 million.

CITY OF CHAMBLEE, GEORGIA

SCHEDULE 5

GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE
LAST TEN YEARS
(accrual basis of accounting)

Fiscal Year	Property Tax	Franchise Tax	Excise Tax	Insurance Premium Tax	Business Tax	Other Tax	Hotel Motel Tax	Alcohol Tax	Sales Taxes	Total
2010	$ 4,115,844	$ 1,654,657	$ 95,036	$ 514,201	$ 190,261	$ 51,484	$ 55,757	$ 293,982	$ -	$ 6,971,222
2011	5,186,528	1,090,763	143,188	463,976	831,532	156,177	143,759	165,245	712,230	8,893,398
2012(1)	4,934,955	1,450,256	149,002	492,821	863,723	25,572	185,041	159,073	661,602	8,922,045
2013(2)	4,340,202	1,453,769	186,408	510,269	876,243	137,207	195,000	160,119	-	7,859,217
2014	5,931,682	1,957,776	217,161	836,960	1,154,065	125,756	364,928	212,718	-	10,801,046
2015	6,829,110	1,940,064	228,086	893,924	2,021,719	110,434	408,587	315,242	-	12,747,166
2016	7,111,044	2,017,253	187,617	1,674,197	2,068,895	149,315	442,257	276,615	-	13,927,193
2017(3)	7,872,112	2,272,675	194,361	1,782,018	2,253,105	218,079	1,416,491	302,949	-	16,311,790
2018	8,799,426	2,117,081	193,498	1,921,821	2,800,294	286,574	1,248,844	322,755	-	17,690,293
2019	9,950,581	2,142,077	195,143	2,041,401	2,860,056	202,370	1,529,560	329,692	-	19,250,880

Source: Current year and prior year financial statements of the City of Chamblee, Georgia

(1) In 2012, the City started receiving sales taxes in the form of HOST revenue.

(2) In 2013, HOST revenue, which had been accounted for under Sales the previous two years, is now accounted for under Intergovernmental Grants & Contributions.

(3) During 2017, the Hotel/Motel tax rate was raised from 5% to 8% and a major hotel that was annexed into the City on Dec. 30, 2013 began to pay taxes with back pay.

CITY OF CHAMBLEE, GEORGIA

SCHEDULE 6

ASSESSED VALUE AND ESTIMATED ACTUAL VALUE - ALL TAXABLE PROPERTY
LAST TEN YEARS
(accrual basis of accounting)

	Real Property		Personal Property		Public Utility		Motor Vehicle		Total Property				
Year	Assessed Value	Estimated True Value	Assessed Value	Estimated True Value	Assessed Value	Estimated True Value	Assessed Value	Estimated True Value	Assessed Value		Estimated True Value	Total Direct Tax Rate	Ratio of Total Assessed to Total Estimated Actual Value	Percent Increase in Estimated Actual Value Over Prior Year
2010	$ 388,248,161	$ 970,620,403	$ 144,949,798	$ 362,374,495	$ 9,563,181	$ 23,907,953	$ 14,546,770	$ 36,366,925	$ 557,307,910		$ 1,393,269,775	7.95	40%	-5.73%
2011	611,126,366	1,527,815,915	193,372,547	483,431,368	11,087,937	27,719,843	14,131,410	35,328,525	829,718,260	(1)	2,074,295,650	7.40	40%	48.88%
2012	562,328,458	1,405,821,145	167,649,642	419,124,105	9,128,386	22,820,965	22,076,110	55,190,275	761,182,596		1,902,956,490	7.40	40%	-8.26%
2013	568,117,263	1,420,293,158	155,457,702	388,644,255	9,726,659	24,316,648	27,471,830	68,679,575	760,773,454		1,901,933,635	6.40	40%	-0.05%
2014	854,534,277	2,136,335,693	135,091,685	337,729,213	10,289,198	25,722,995	23,807,070	59,517,675	1,023,722,230	(2)	2,559,305,575	6.40	40%	34.56%
2015	959,013,951	2,397,534,878	164,295,251	410,738,128	15,151,224	37,878,060	20,050,020	50,125,050	1,158,510,446		2,896,276,115	6.40	40%	13.17%
2016	1,080,144,856	2,700,362,140	179,441,139	448,602,848	13,476,415	33,691,038	15,797,850	39,494,625	1,288,860,260		3,222,150,650	6.40	40%	11.25%
2017	1,187,590,127	2,968,975,318	182,538,317	456,345,793	15,092,786	37,731,965	13,893,880	34,734,700	1,399,115,110		3,497,787,775	6.40	40%	8.55%
2018	1,379,410,542	3,448,526,355	182,445,491	456,113,728	14,634,923	36,587,308	8,355,600	20,889,000	1,584,846,556		3,962,116,390	6.25	40%	13.27%
2019	1,552,043,917	3,880,109,793	210,419,629	526,049,073	15,637,406	39,093,515	6,635,960	16,589,900	1,784,736,912		4,461,842,280	6.25	40%	12.61%

Source: City of Chamblee Finance Department

(1) - Assessed values increased from 2010 to 2011 due to an annexation.

(2) - Assessed values increased from 2013 to 2014 due to a second annexation.

CITY OF CHAMBLEE, GEORGIA

SCHEDULE 7

DIRECT AND OVERLAPPING PROPERTY TAX RATES
LAST TEN TAX DIGEST YEARS

(Rate per $1,000 of assessed value)

	Direct Rates			Overlapping Rates			Total
	City of Chamblee						Direct and
Tax Digest Year	Operating Millage	Debt Service	Total	State of Georgia	DeKalb County	County School System	Overlapping Millage Rate
2010	7.95	-	7.95	0.25	12.85	22.98	44.03
2011	7.40	-	7.40	0.25	15.18	22.98	45.81
2012	7.40	-	7.40	0.20	15.65	23.98	47.23
2013	6.40	-	6.40	0.15	14.76	23.98	45.29
2014	6.40	-	6.40	0.10	12.36	23.98	42.84
2015	6.40	-	6.40	0.50	14.57	23.73	45.20
2016	6.40	-	6.40	0.00	12.66	23.38	42.44
2017	6.40	-	6.40	0.00	13.01	23.28	42.69
2018	6.25	-	6.25	0.00	13.45	23.18	42.88
2019	6.25	-	6.25	0.00	13.16	23.08	42.49

Source: City of Chamblee Finance Department and DeKalb County Financial Statements

CITY OF CHAMBLEE, GEORGIA

SCHEDULE 8

PRINCIPAL PROPERTY TAXPAYERS
CURRENT YEAR AND NINE YEARS AGO

Taxpayer	2019 Taxable Assessed Value	2019 Rank	2019 Percentage of Taxable Assessed Value	2010 Taxable Assessed Value	2010 Rank	2010 Percentage of Taxable Assessed Value
USRIG Johnson Ferry Apartments	$ 29,492,880	1	1.97%	-		-
Parkview Peachtree Apartments LLC	24,888,320	2	1.66%	-		-
Bel Clairmont LLC	22,951,700	3	1.53%	-		-
Southwind DeKalb LLC	21,759,829	4	1.45%	-		-
Highwoods Forsyth Limited Part	18,323,400	5	1.22%	-		-
LG Century Center LLC	17,515,400	6	1.17%	-		-
Highwoods Forsyth Limited Part	16,865,080	7	1.13%	-		-
Savoy Apartments LLC	15,807,360	8	1.05%	-		-
ACV Chamblee LLC	15,667,720	9	1.05%	-		-
Camden Creekstone LLC	15,262,480	10	1.02%	-		-
EQR-Peachtree A LLC	-		-	$ 14,699,520	1	3.69%
WalMart Real Estate Business	-		-	10,448,480	2	2.63%
Southern Company Services	-		-	9,077,042	3	2.28%
Lowes Homes Centers Inc	-		-	8,707,080	4	2.19%
5300 Peachtree LP	-		-	8,238,760	5	2.07%
The Spanos Corporation	-		-	7,959,960	6	2.00%
Vesey Air LLC	-		-	7,800,000	7	1.96%
Global Aviation Inc	-		-	6,800,000	8	1.71%
SE Leasing LLC	-		-	6,400,000	9	1.61%
Cousins Airport Assoc LLC	-		-	5,741,840	10	1.44%
All Others	1,300,326,930		86.75%	312,094,886		78.42%
Totals	$ 1,498,861,099		100.00%	$ 397,967,568		100.00%

Source: City of Chamblee Finance Department

CITY OF CHAMBLEE, GEORGIA

SCHEDULE 9

PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS

Fiscal 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
2010	$ 3,975,630	$ 3,730,868	93.84%	$ 218,480	$ 3,949,348	99.34%
2011	4,942,686	4,709,627	95.28%	213,786	4,923,413	99.61%
2012	4,612,074	4,326,902	93.82%	273,115	4,600,017	99.74%
2013	3,965,235	3,841,910	96.89%	114,159	3,956,069	99.77%
2014	5,633,678	5,425,228	96.30%	184,613	5,609,841	99.58%
2015	6,172,771	6,035,706	97.78%	105,971	6,141,677	99.50%
2016	7,014,868	6,734,022	96.00%	249,285	6,983,307	99.55%
2017	7,858,983	7,548,274	96.05%	310,709	7,858,983	100.00%
2018	8,446,707	8,159,160	96.60%	250,405	8,409,565	99.56%
2019	9,445,473	9,254,459	97.98%	-	9,254,459	97.98%

Source: City of Chamblee Finance Department

CITY OF CHAMBLEE, GEORGIA

SCHEDULE 10

RATIO OF OUTSTANDING DEBT BY TYPE

LAST TEN YEARS

	Governmental Activities						Business-type Activities				
Fiscal Year	General Obligation Bonds	Financed Purchases	Notes Payable	Bonds Payable	Percentage of Estimated Actual Value of Taxable Property	Per Capita	Financed Purchases	Notes Payable	Total Primary Government	Percent of Personal Income	Per Capita
2010	$ -	$ 611,512	$ -	$ -	0.04%	62	$ -	$ -	$ 611,512	0.24%	62
2011	-	439,193	-	-	0.02%	28	130,055	-	569,248	0.14%	37
2012	-	261,664	-	-	0.01%	17	101,058	-	362,722	0.09%	23
2013	-	268,636	-	-	0.01%	10	71,098	-	339,734	0.05%	12
2014	-	911,266	-	-	0.04%	33	40,143	-	951,409	0.13%	34
2015	-	643,009	-	-	0.02%	23	8,160	-	651,169	0.09%	23
2016	-	432,517	-	-	0.01%	15	-	841,056	1,273,573	0.17%	45
2017	-	1,564,959	4,414,441	-	0.17%	208	-	630,520	6,609,920	0.88%	230
2018	-	1,058,957	4,009,692	-	0.13%	175	-	412,662	5,481,311	0.72%	189
2019	-	691,281	-	26,384,159	0.61%	893	-	187,226	27,262,666	2.86%	900

Source: City of Chamblee Finance Department

CITY OF CHAMBLEE, GEORGIA

SCHEDULE 11

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT

December 31, 2019

	Net General Obligation Bonded Debt Outstanding	Percentage Applicable to City of Chamblee (1)	Amount Applicable to City of Chamblee
DeKalb County	$ 157,645,000	5.68%	$ 8,953,217
Fulton-DeKalb Hospital Authority(DeKalb portion)	7,390,000	5.68%	419,704
DeKalb County Board of Education	218,089,000	5.68%	12,386,046
Total overlapping debt	383,124,000		21,758,967
City Direct Debt:			
Bonds Payable	26,384,159	100.00%	26,384,159
Financed Purchases	691,281	100.00%	691,281
Total Direct and Overlapping Debt	$ 383,815,281		$ 22,450,248

Source: Assessed value data used to estimate applicable percentages provided by the DeKalb County Tax Assessor and the DeKalb County Financial Statements

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 Chamblee, 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 CHAMBLEE, GEORGIA

SCHEDULE 12

LEGAL DEBT MARGIN INFORMATION
LAST TEN YEARS

Year	Assessed Value	Percent	Debt Limit	Amount Applicable (1)	Legal Debt Margin
2010	$ 557,307,910	10%	$ 55,730,791	$ -	$ 55,730,791
2011	829,718,260	10%	82,971,826	-	82,971,826
2012	761,182,596	10%	76,118,260	-	76,118,260
2013	760,773,454	10%	76,077,345	-	76,077,345
2014	1,023,722,230	10%	102,372,223	-	102,372,223
2015	1,158,510,446	10%	115,851,045	-	115,851,045
2016	1,288,860,260	10%	128,886,026	-	128,886,026
2017	1,399,115,110	10%	139,911,511	-	139,911,511
2018	1,584,846,556	10%	158,484,656	-	158,484,656
2019	1,784,736,912	10%	178,473,691	-	178,473,691

Source: City of Chamblee Finance Department

Notes:

(1) The City of Chamblee has had no general obligation bonds outstanding during the last ten years.

CITY OF CHAMBLEE, GEORGIA

SCHEDULE 13

DEMOGRAPHIC AND ECONOMIC STATISTICS INFORMATION
LAST TEN FISCAL YEARS

Fiscal Year	Population (1)	Personal Income (1)	Per Capita Income (1)	Median Age (2)	Median Education Level in Years of Formal Schooling (2)	School Enrollment (4),(5)	Unemployment Rate (3)
2010	9,892	$ 259,724,352	$ 26,256	29.0	12	-	10.5%
2011	15,491	406,731,696	26,256	29.0	12	2,824	10.2%
2012	15,790	414,582,240	26,256	29.0	12	2,656	9.3%
2013	27,300	716,788,800	26,256	29.0	12	2,620	8.3%
2014	27,639	725,676,981	26,256	29.0	12	4,993	7.3%
2015	27,981	734,675,376	26,256	29.0	12	5,114	5.9%
2016	28,328	743,785,350	26,256	29.0	12	5,134	5.2%
2017	28,679	753,008,289	26,256	29.0	12	5,373	4.1%
2018	29,035	762,345,591	26,256	33.0	12	5,283	3.6%
2019	30,307	951,609,493	31,399	33.0 (1)	12	5,215	3.2%

Notes:

(1) City of Chamblee Development Department

(2) Source: U.S. Census

(3) Source: Georgia Department of Labor

(4) Includes: Chamblee Charter High School, Chamblee Middle School, Huntley Hills Elementary School, Sophia Academy (left City in 2017), Dresden Elementary School, and St. Pius X Catholic High School. Information prior to Fiscal Year 2011 is not readily available.

(5) Enrollment numbers increased in 2014 because of the addition of three schools due to annexation.

CITY OF CHAMBLEE, GEORGIA

SCHEDULE 14

PRINCIPAL EMPLOYERS

Current Year and Eight Years Previous (Earliest Available)

	2019			2011		
Employer	**Employees**	**Rank**	**Percentage of Total Employees**	**Employees**	**Rank**	**Percentage of Total Employees**
Eckardt Electric	718	1	5.8%	135	10	1.6%
Landmark Automotive Group	610	2	4.9%			
Jim Ellis Atlanta, Inc.	294	3	2.4%	154	6	1.8%
Wal-Mart Supercenter	274	4	2.2%	319	1	3.8%
Northrop Grumman	259	5	2.1%	178	3	2.1%
Jim Ellis Volkswagen, Inc.	224	6	1.8%	318	2	3.8%
Curry Honda	209	7	1.7%			
Priuttheal - Brookhaven, LLC	185	8	1.5%			
Sam's Club	169	9	1.4%	145	7	1.7%
R R Donnelley	168	10	1.3%			
Asthon Woods				171	4	2.0%
Epps Air Service, Inc.				164	5	1.9%
Moore Wallace North				145	8	1.7%
World Toyota				140	9	1.7%
All Others	9,345			6,601		
Totals	12,455			8,470		

Source: City of Chamblee Finance Department

Notes:

(1) Prior to 2011, the City did not include number of employees in its calculation of Occupational Tax.

CITY OF CHAMBLEE, GEORGIA

SCHEDULE 15

FULL TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM
LAST TEN YEARS

Function	2010	2011(1)	2012	2013	2014(1)	2015 (1)	2016	2017	2018	2019
Administrative	12	18	18	19	19	19	18	13	14	14
Police	32	44	44	44	68	68	67	75	75	79
Public Works	6	9	9	9	15	19	20	21	21	14
Parks and Recreation	6	6	6	6	6	10	10	10	10	5
E-911	8	12	13	13	15	15	15	15	15	11
Stormwater	4	4	4	4	5	6	5	5	5	5
Sanitation	11	11	11	11	13	17	17	18	18	17
	79	104	105	106	141	154	152	157	158	145

Source: City of Chamblee Finance Department

Notes:

(1) Total employee count increased due to annexation.

CITY OF CHAMBLEE, GEORGIA

SCHEDULE 16

OPERATING INDICATORS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

Function	2010	2011	2012	2013	2014(1)	2015	2016(2)	2017(3)	2018(3)	2019
Police										
Physical Arrests	803	912	858	854	2,478	2,807	2,163	1,883	2,230	1,729
Traffic Violations	9,458	12,754	12,257	12,211	10,208	10,954	10,642	7,547	9,937	8,843
Sanitation										
Refuse Collected (tons/year)	2,272	2,173	2,195	2,231	3,510	3,590	4,614	4,713	4,833	4,826
Recyclables Collected (tons/year)	960	1,297	1,251	1,346	2,925	2,050	638	623	661	616
Public Safety										
Police Patrol Units	19	23	23	23	33	33	33	57	57	57

Source: City of Chamblee Finance Department

Notes:

(1) The City started police patrols for the area added to the City in the 2013 annexation while adding sanitation services for the 2010 annexation. The City took over over sanitation services for the area 2013 annexation in mid-year 2014.

(2) The City ended its glass recycling program.

(3) The City added 24 units in implementing a take home car program.

CITY OF CHAMBLEE, GEORGIA

SCHEDULE 17

CAPITAL ASSETS STATISTICS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS

Function	2010	2011	2012	2013	2014	2015	2016	2017(1),(2)	2018(1),(2)	2019
City Hall										
Buildings	1	1	1	1	1	1	1	1	1	1
Vehicles	1	1	2	2	2	3	1	1	1	1
Public Safety										
Police Stations	1	1	1	1	1	1	1	1	1	1
Vehicles	36	39	46	46	56	61	61	85	85	85
Public Works										
Buildings	1	1	1	1	1	1	1	1	1	1
Vehicles	11	11	12	12	12	14	14	15	15	16
Culture and recreation										
Parks acreage	49.7	49.7	49.7	49.7	49.7	75.1	76.1	102.1	102.1	102.1
Parks	7	7	7	7	7	8	9	11	11	11
Tennis courts	2	2	2	2	2	2	2	2	2	2
Community centers	1	1	1	1	1	1	1	1	1	1
Vehicles	3	3	3	3	5	5	5	4	4	4
Sanitation										
Vehicles	12	14	18	18	14	16	16	16	16	14
Stormwater										
Vehicles	4	4	5	5	7	7	7	7	7	12

Source: City of Chamblee Finance Department

(1) The City added 24 police vehicles to implement a take home car program.
(2) The City spent $4.5m to purchase land for 2 new parks.

CITY OF CHAMBLEE Georgia

COMPLIANCE SECTION



MAULDIN & JENKINS
CPAs & ADVISORS

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

The Honorable Mayor and Members
of City Council
City of Chamblee, Georgia

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the **City of Chamblee, Georgia** (the "City") as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated August 24, 2020.

Internal Control over Financial Reporting

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

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

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We did identify certain deficiencies in internal controls, described in the accompanying schedule of findings and responses, as items 2019-001 and 2019-002 that we consider to be material weaknesses.

Compliance and Other Matters

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

The City's Response to Findings

The City's responses to the findings identified in our audit are described in the accompanying schedule of findings and responses. The City's responses were not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on them.

Purpose of this Report

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

Mauldin & Jenkins, LLC

Atlanta, Georgia
August 24, 2020

CITY OF CHAMBLEE, GEORGIA

SCHEDULE OF FINDINGS AND RESPONSES
FOR THE YEAR ENDED DECEMBER 31, 2019

SECTION I
SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of auditor's report issued: on whether the financial statements audited were prepared in accordance with GAAP:	Unmodified
Internal control over financial reporting:	
Material weaknesses identified?	_X_ yes ____ no
Significant deficiencies identified?	___ yes _X_ none reported
Noncompliance material to financial statements noted?	___ yes _X_ no

Federal Awards

There was not an audit of major federal award programs required as of December 31, 2019 due to the total amount expended for federal awards being less than $750,000.

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CITY OF CHAMBLEE, GEORGIA

SCHEDULE OF FINDINGS AND RESPONSES
FOR THE YEAR ENDED DECEMBER 31, 2019

SECTION II
FINANCIAL STATEMENT FINDINGS AND RESPONSES

2019-001: Fiscal Year-End Financial Close and Reporting Controls

Criteria: Internal controls should be in place to ensure that all amounts reported within the financial statements are accurate and have been reconciled to subsidiary ledgers and underlying accounting records.

Condition: Due to ineffective controls surrounding the fiscal year-end financial close procedures, certain audit adjustments were necessary at December 31, 2019.

Context/Cause: As a result of our testing, audit adjustments were required as follows:

- To increase compensated absences liability by $3,606 and $189 in the Sanitation Fund and Stormwater Fund, respectively.
- To reconcile interfund balances across all funds, adjustments of $8,775, $49,163, and $297,028 were required for the Police Technology Fund, Grants Fund, and General Fund, respectively.
- To agree beginning fund balance for the General Fund to the prior year CAFR by $235,751.
- To remove compensated absences from the E911 Fund by $35,836 in accordance with the modified accrual basis of accounting.
- To record fiscal year 2020 debt service payment of $79,059 in the General Fund as a prepaid item in accordance with the modified accrual basis of accounting.
- To record City Council salaries of $17,722 in the General Fund which were not recorded.
- To record capital assets of $139,662 in the Governmental Activities which were not recorded.
- To record depreciation expense of $18,308 in the Governmental Activities on assets reclassified from non-depreciable assets.

Effects/Possible Effects: Adjustments totaling $885,099 were required as detailed above.

Recommendation: We recommend the City's Finance Department implement and/or strengthen internal controls surrounding the fiscal year-end financial close out procedures and general internal controls throughout the year. We also recommend management reconcile account balances monthly to subsidiary ledgers and account statements so as to ensure proper and timely recording of transactions.

Auditee's Response: We agree with the finding. We have begun to implement month-end closing procedures to include journal entry approvals to mitigate risks.

2019-002: Revenue and Related Receivable and Expenditure and Related Liability Recognition

Criteria: Generally Accepted Accounting Principles call for revenues to be recorded when earned and expenditures to be recorded when a liability is incurred, regardless of the timing of related cash flows.

Condition: Internal controls did not detect various misstatements in the reporting of the City's revenue and related receivables, expenditures and related liabilities, and deferred revenue.

CITY OF CHAMBLEE, GEORGIA

SCHEDULE OF FINDINGS AND RESPONSES
FOR THE YEAR ENDED DECEMBER 31, 2019

2019-002: Revenue and Related Receivable and Expenditure and Related Liability Recognition (continued)

Context/Cause: As a result of our testing, audit adjustments were required as follows:

- To record accounts receivable and revenue in the Sanitation Fund and Stormwater Fund for $2,228 and $1,656, respectively.
- To record intergovernmental receivable and revenue in the SPLOST Fund for $393,840.
- To record accounts receivable and revenue in the Car Rental Fund for $16,548.
- To record accounts receivable and revenue in the Hotel Motel Tax Fund for $87,818.
- To record accounts receivable and revenue in the E911 Fund for $51,100.
- To record accounts receivable and revenue in the General Fund for $38,957.
- To record deferred property tax revenue in the General Fund for $53,732.
- To record accounts payable for purchase card transactions and related expenses/expenditures in the Stormwater Fund and General Fund for $140 and $19,342 respectively.
- To record accounts payable and related expenditures in the Stormwater Fund, HOST Fund, Grant Fund and General Fund for $5,322, $7,150, $91,662, and $60,605 respectively.

Effects/Possible Effects: Adjustments totaling $830,100 were required as detailed above.

Recommendation: We recommend the City's Finance Department review these year-end entries in order to ensure all revenues and related receivables, expenditures and related liabilities, and deferred revenue are properly recorded in accordance with Generally Accepted Accounting Principles.

Auditee's Response: We agree with the finding. We have begun to implement a quarterly reconciliation of due to/due from, transfers, and liability accounts to mitigate risks.

CITY OF CHAMBLEE

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CHAMBLEE, GA 30341

