CITY OF CHAMBLEE, GEORGIA

COMPREHENSIVE ANNUAL FINANCIAL REPORT



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CITY OF CHAMBLEE, GEORGIA

COMPREHENSIVE ANNUAL FINANCIAL REPORT

FOR THE YEAR ENDED
DECEMBER 31, 2020



Prepared By:
City of Chamblee
Finance Department

CITY OF CHAMBLEE, GEORGIA

COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED
DECEMBER 31, 2020

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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 3034

June 25, 2021

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, 2020 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, 2020. 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 27,000 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 taxes.

In addition, the City provides stormwater and solid waste 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 2020 was $61,797. This is in line with the State of Georgia's median household income of $58,756. Persons living below the poverty level in the City of Chamblee were at 19.9% while the State of Georgia and the U.S. levels were at 15.1% and 13.4%, 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.

As a result of the pandemic, building activity slowed substantially in 2020. The valuation of new development projects amounted to approximately $62 million, a 70% decrease from 2019. The City expects both commercial and residential development to rebound in 2021 and has already seen an 84% increase in year-to-date project valuation over 2020.

In the early spring of 2020, due to economic conditions that stemmed from the on-going effects of the Coronavirus pandemic, the City experienced a loss in revenues and projected further losses through the end of the fiscal year. As a result, the budget was reduced by 10 percent in operating expenses. Additionally, budget planning in the fall for the upcoming fiscal year reduced both anticipated revenues and planned expenses. The long-term effects from the pandemic are still unknown but are expected to affect both revenues and expenses in the next two to three fiscal years.

Not only must the City examine potential alternate revenue streams, but it must also examine the new and existing methods of providing services to the community. Further, the City must continue efforts to encourage and recruit a diversified stock of residential and commercial development, expand partnerships with the community to deliver desired outcomes and services and be able to plan for new needs and activities that will result from changes in our economy, workforce and society.

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, 2020, the General Fund balance was 89% 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 that the HOST, the City estimates that its share of the revenue would increase from just over $1 million per year to $5 million per year.

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, 2019. This was the City's seventh 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

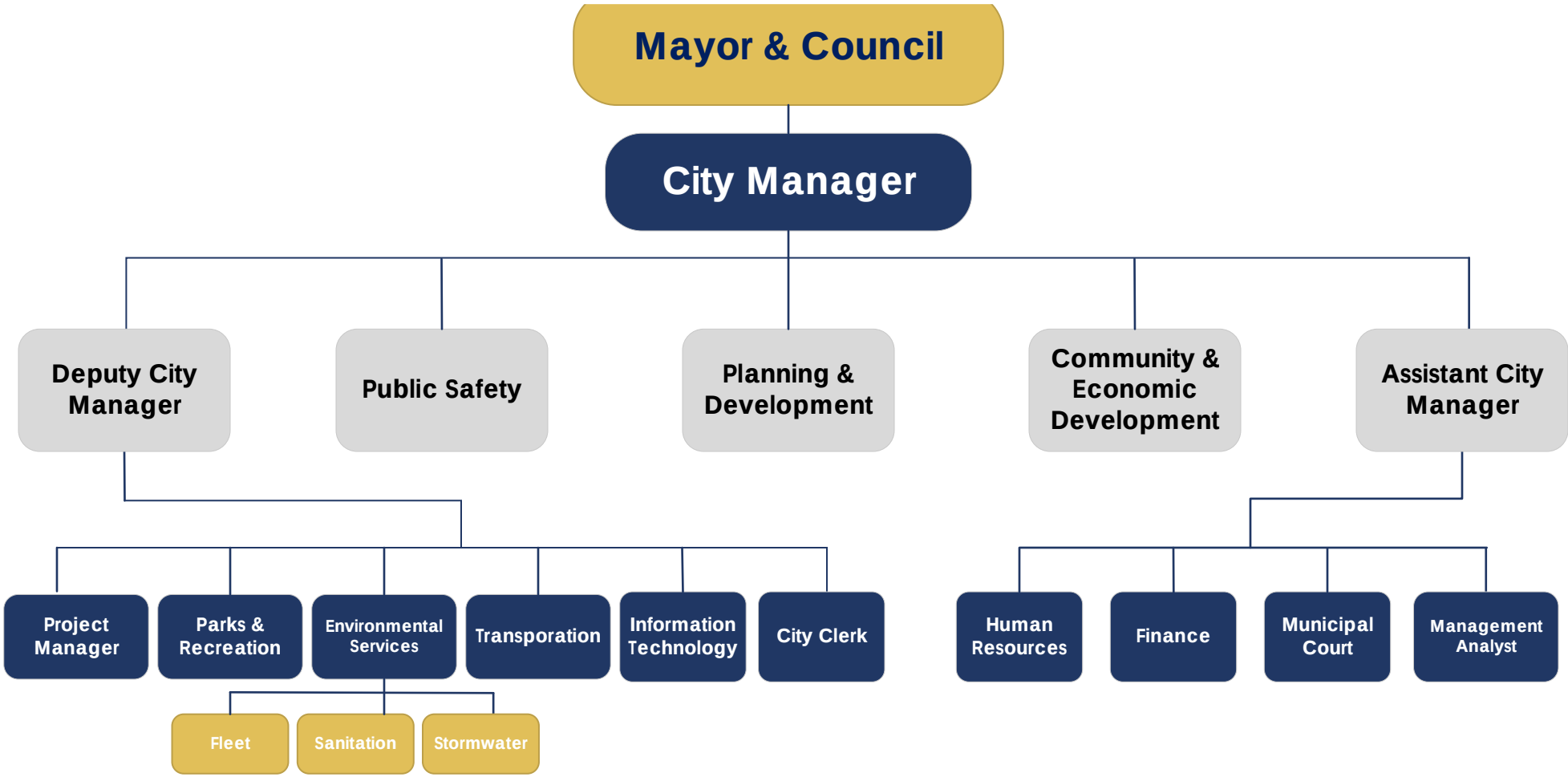
For its Comprehensive Annual
Financial Report
For the Fiscal Year Ended

December 31, 2019

Christopher P. Morrill

Executive Director/CEO

City of Chamblee, Georgia
Organizational Chart
December 31, 2020



CITY OF CHAMBLEE, GEORGIA

LIST OF PRINCIPAL OFFICIALS
DECEMBER 31, 2020

Legislative Branch

Mayor	R. Eric Clarkson
Council Member	Seat Vacant
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
Assistant City Manager	Kristen Gorham
Controller	Julie K. Pero
Director of Development	Matthew Dickison
City Clerk	Emmie Niethammer
Director of Parks & Recreation	Jodie Gilfillan
Police Chief	Kerry Thomas
Director Economic Development	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, 2020, 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, 2020, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparisons for the General Fund and the CARES Act Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 17, the City of Chamblee, Georgia implemented Governmental Accounting Standards Board (GASB) Statement No. 84, *Fiduciary Activities*, as of January 1, 2020. This standard significantly changed the accounting for the City's Municipal Court Fund. Our opinions are not modified with respect to this matter.

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 59 and 60, 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, the schedule of expenditures of federal awards, as required by Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles and Audit Requirements of Federal Awards*, 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, the schedule of expenditures of federal awards, 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 June 25, 2021, 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
June 25, 2021

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, 2020.

FINANCIAL HIGHLIGHTS

- The City's total assets and deferred outflows of resources exceed liabilities and deferred inflows of resources by $55,158,642 at the end of the year. Of this amount, unrestricted net position of $20,400,868 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 2020. The City's net position increased by $4,274,106 or 8.4%. Of this amount, an increase of $4,271,836 was associated with governmental activities while an increase of $2,270 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 $32,496,112, a decrease of $11,892,827. $15,229,813 is unassigned and available for spending.

- At the end of the current year, unassigned fund balance for the General Fund was $15,229,813, or 76.4% of total General Fund expenditures.

- The General Fund reported a net increase in fund balance of $1,976,607 compared to a decrease of $69,081 in the prior year.

- The City's total debt obligations (including accrued compensated absences, notes payable, and net pension liabilities) increased by $1,667,857 or 5.4% 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 three categories: governmental funds, proprietary funds and fiduciary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the 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 twelve (12) 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), the Urban Redevelopment Agency Fund, and the CARES Act 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 22 through 24 of this report.

Fiduciary funds. The City maintains one type of fiduciary fund to account for the custodial activities of the City's municipal court fund. Fiduciary funds are used to account for resources held for the benefit of parties outside of the government. The balance is excluded from the City's government-wide financial statements because the City cannot use the assets to finance its operations.

The fiduciary fund financial statements can be found on pages 25 and 26 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 27 through 58 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 59 and 60 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 $55,158,642 at the close of the most recent year.

By far the largest portion of the City's net position (59.4%) 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 ($2,011,169) represents resources that are subject to external usage restrictions. The remaining balance of unrestricted net position ($20,400,868) 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	
	2020	2019	2020	2019	2020	2019
Assets:						
Current and other assets	$ 38,230,810	$ 47,954,597	$ 4,315,643	$ 3,812,308	$ 42,546,453	$ 51,766,905
Capital assets	46,887,603	30,899,927	2,180,363	2,575,300	49,067,966	33,475,227
Total Assets	85,118,413	78,854,524	6,496,006	6,387,608	91,614,419	85,242,132
Deferred outflows of resources	$ 2,081,506	$ 445,052	$ 242,804	$ 55,006	$ 2,324,310	$ 500,058
Liabilities:						
Current and other liabilities	5,709,792	3,641,444	377,950	244,568	6,087,742	3,886,012
Long term debt outstanding	31,911,155	30,398,322	728,344	573,320	32,639,499	30,971,642
Total Liabilities	37,620,947	34,039,766	1,106,294	817,888	38,727,241	34,857,654
Deferred inflows of resources	$ 47,326	$ -	$ 5,520	$ -	$ 52,846	$ -
Net position:						
Net investment in capital assets	30,631,785	25,938,453	2,114,820	2,388,074	32,746,605	28,326,527
Restricted	2,011,169	5,695,678	-	-	2,011,169	5,695,678
Unrestricted	16,888,692	13,625,679	3,512,176	3,236,652	20,400,868	16,862,331
Total Net Position	$ 49,531,646	$ 45,259,810	$ 5,626,996	$ 5,624,726	$ 55,158,642	$ 50,884,536

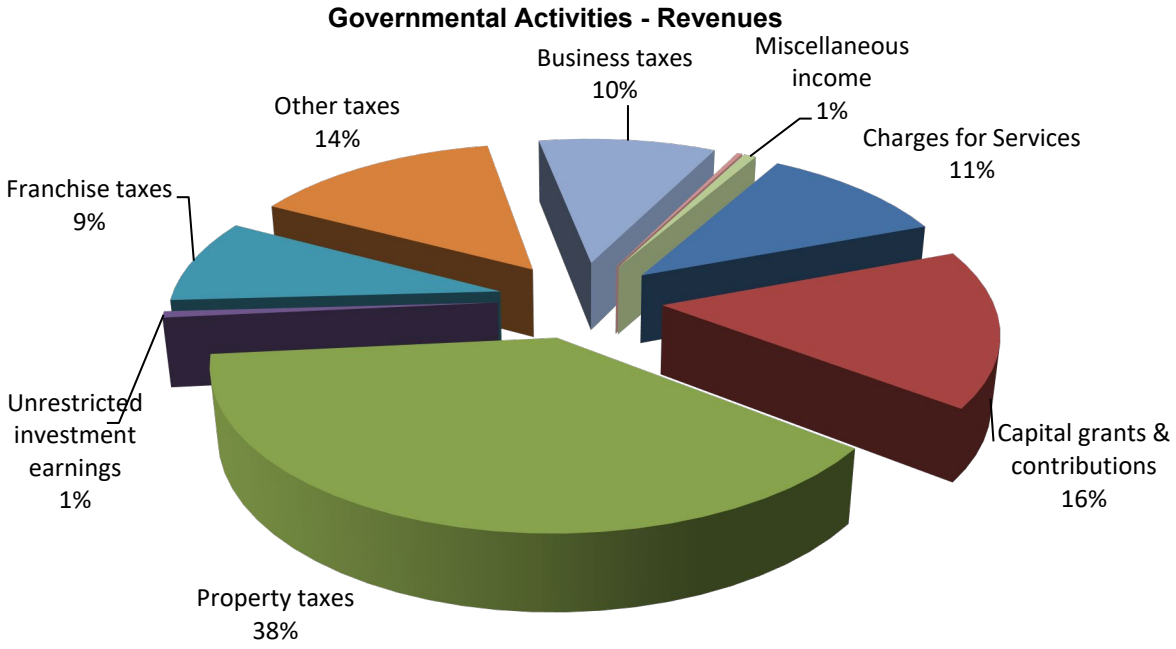
Governmental Activities. Governmental activities increased the City of Chamblee's net position by $4,271,836, thereby accounting for 99.95% of the total increase in the net position of the City. Key elements of this increase are as follows:

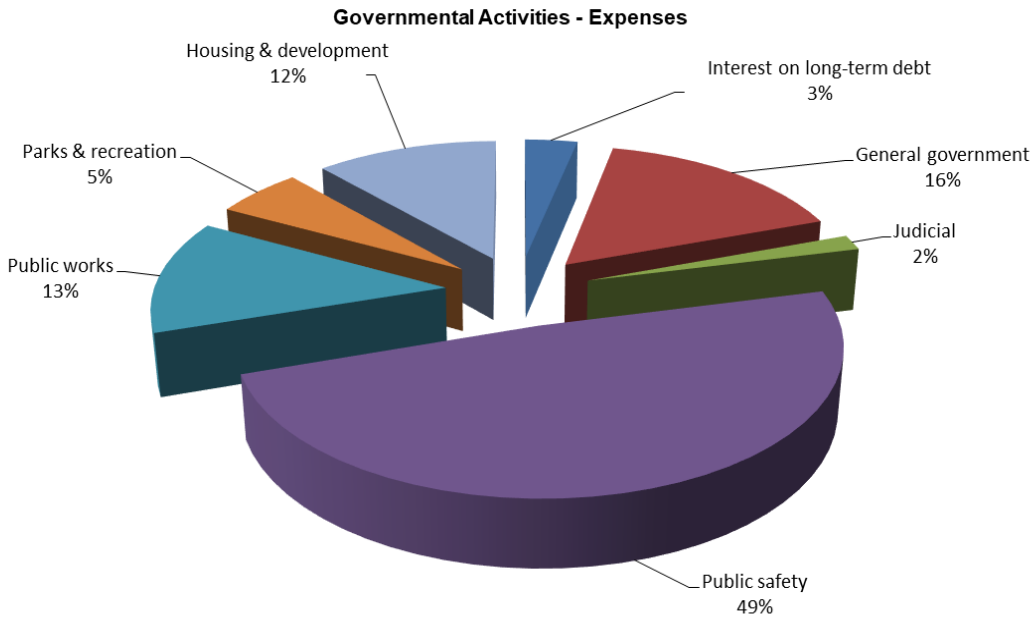
- Increases in the property tax digest yielded an additional $237,189 over 2019 with the City's millage rate at 6.25 mills.
- The City also received grant funding in the amount of $3,437,420 from the CARES Act in response to the COVID-19 pandemic.

	Governmental Activities		Business-type Activities		Total	
	2020	2019	2020	2019	2020	2019
Revenues:						
Program Revenues						
Charges for services	$ 2,927,984	$ 4,263,863	$ 3,032,711	$ 2,991,399	$ 5,960,695	$ 7,255,262
Operating grants and contributions	3,478,458	-	-	-	3,478,458	-
Capital grants and contributions	4,310,010	4,677,035	-	-	4,310,010	4,677,035
General revenues:						
Property taxes	10,187,770	9,950,581	-	-	10,187,770	9,950,581
Other taxes	8,889,190	9,300,299	-	-	8,889,190	9,300,299
Investment income	171,023	322,372	-	-	171,023	322,372
Miscellaneous	271,200	179,554	8,163	-	279,363	179,554
Total Revenues	30,235,635	28,693,704	3,040,874	2,991,399	33,276,509	31,685,103
Expenses:						
General government	4,136,521	4,124,051	-	-	4,136,521	4,124,051
Judicial	436,286	419,754	-	-	436,286	419,754
Public safety	12,484,234	11,299,156	-	-	12,484,234	11,299,156
Public works	3,288,983	1,906,616	-	-	3,288,983	1,906,616
Parks and recreation	1,429,789	2,353,131	-	-	1,429,789	2,353,131
Housing and development	2,973,622	4,475,789	-	-	2,973,622	4,475,789
Interest on long-term debt	856,317	876,658	-	-	856,317	876,658
Storm water	-	-	1,603,967	1,124,577	1,603,967	1,124,577
Sanitation	-	-	1,684,305	1,794,339	1,684,305	1,794,339
Criminal history	-	-	108,379	196,037	108,379	196,037
Total Expenses	25,605,752	25,455,155	3,396,651	3,114,953	29,002,403	28,570,108
Excess (deficiency) before Transfers	4,629,883	3,238,549	(355,777)	(123,554)	4,274,106	3,114,995
Transfers	(358,047)	265,314	358,047	(265,314)	-	-
Increase (decrease) in Net position	4,271,836	3,503,863	2,270	(388,868)	4,274,106	3,114,995
Net position, beginning of year,	45,259,810	41,755,947	5,624,726	6,013,594	50,884,536	47,769,541
Net position, end of year	$ 49,531,646	$ 45,259,810	$ 5,626,996	$ 5,624,726	$ 55,158,642	$ 50,884,536

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





Business-type Activities. Business-type activities increased the City's net position by $2,270 or (0.1%).

Business-type Activities

	Program Revenues		Program Expenses		Program Income (Loss)	
	2020	2019	2020	2019	2020	2019
Fund:						
Stormwater	$ 1,272,050	$ 1,123,379	$ 1,603,967	$ 1,124,577	$ (331,917)	$ (1,198)
Sanitation	1,332,755	1,257,386	1,684,305	1,794,339	(351,550)	(536,953)
Criminal History	427,906	610,634	108,379	196,037	319,527	414,597
Total	$ 3,032,711	$ 2,991,399	$ 3,396,651	$ 3,114,953	$ (363,940)	$ (123,554)

Criminal History Fund's program revenue decreased by $182,728 in 2020 due to the COVID pandemic. Sanitation revenues in 2020 increased by $75,369 or 6% in comparison to 2019. Expenses; however, decreased $110,034 in 2020 or 6.1%.

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, 2020, the City's governmental funds reported combined ending balances of $32,496,112, a decrease of $11,892,827 in comparison to the prior year. Of this amount, $15,229,813 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 $392,752 in Homestead Option Sales Tax (HOST) funds that can be used only for capital projects, $5,073,971 in SPLOST funds that are restricted to the uses of road paving, existing capital asset maintenance, and transportation improvements, $5,573,179 in Urban Redevelopment Agency (URA) for the new public safety building, $342,660, restricted for public safety, $173,975 restricted for tourism, and $365,685 restricted for capital projects. The committed funds consist of $56,981 which is to be spent for police and municipal court technology expenditures, $163,517 to be spent on downtown beautification projects, and 1,838,266 is committed for debt service. The remaining fund balance is assigned for specific purposes.

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 $15,229,813 while total fund balance was $17,690,666. 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 76.4% of the total General Fund expenditures for 2020, while total fund balance represents 88.8% of that same amount.

During the current year, the fund balance of the City's General Fund increased by $1,976,607. The revenues decreased by $784,553 or 3.6%, and the expenditures decreased by $1,518,734 or 7.1% resulting in an excess of revenues over expenditures of $791,329 for 2020. In addition, the General Fund had net transfer in of $1,028,216 from 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. The remaining $392,752 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 2020 the fund collected $3,959,265 in SPLOST revenue and spent $3,413,566 on various capital projects. 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. Remaining fund balance is $5,073,971.

URA FUND. The URA Fund spent over $16 million from the 2019 bond proceeds on the public safety building and debt service expenditures. The restricted fund balance is $5,573,179 while $1,838,266 is committed for debt service.

CARES ACT FUND. The CARES Act Fund received $3,437,420 in grant funding from DeKalb County to respond to the COVID-19 pandemic. 100% of the funding was spent on public safety operations.

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 $3,512,176 at the end of the year. Of this amount, $3,092,967 was from the Stormwater Fund while the Sanitation Fund was $405,502. The remaining $13,707 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 2020, the City's General Fund had an unfavorable budget variance of $4,001,164 mostly due to transfers in of $3,954,715 from other funds that did not occur. Actual revenues were $3,063,052 less than budgeted due to various revenues delayed due to COVID-19. Actual expenditures were less than budgeted by $2,460,417 due to personnel cost savings.

Significant components of the net variance of actual compared to budget are discussed below:

Revenues: Miscellaneous revenue and licenses and permits were $3,014,802 and $264,119, respectively, less than budget as a result of fewer activity and other revenue due to the COVID Pandemic.

Expenditures: General government expenditures and public safety expenditures were $780,427 and $972,456, respectively, over budget as result of the City having to increase certain activity and costs for the City to respond to the COVID pandemic.

CAPITAL ASSETS

The City's investment in capital assets for its governmental activities as of December 31, 2020, amounts to $46,887,603 (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, 2020, amounts to $2,180,363.

The total increase in the City's investment in capital assets for the current year was $15,592,739 or 46.6%. For more detailed information concerning capital assets, see Note 6 to the financial statements. The some of the major capital asset additions in year 2020 include construction of a new public safety building, and the completion 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	
	2020	2019	2020	2019	2020	2019
Land	$ 6,431,751	$ 6,431,751	$ -	$ -	$ 6,431,751	$ 6,431,751
Construction in progress	18,835,465	1,845,577	7,429	-	18,842,894	1,845,577
Buildings and improvements	3,324,876	3,498,034	60,917	65,118	3,385,793	3,563,152
Infrastructure	13,648,230	14,106,297	1,178,908	1,306,221	14,827,138	15,412,518
Furniture, machinery, and equipment	1,321,655	1,659,927	246,288	282,801	1,567,943	1,942,728
Park improvements	2,134,287	1,978,453	-	-	2,134,287	1,978,453
Vehicles	1,191,339	1,379,888	686,821	921,160	1,878,160	2,301,048
Total	$ 46,887,603	$ 30,899,927	$ 2,180,363	$ 2,575,300	$ 49,067,966	$ 33,475,227

LONG-TERM DEBT AND OBLIGATIONS

At the end of 2020 year, the City had $32,639,499 in outstanding long-term debt and obligations. This is a net increase of $1,667,857 compared to last year's total due to an increase in the net pension liability. 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	
	2020	2019	2020	2019	2020	2019
Financed purchases	$ 388,802	$ 691,281	$ -	$ -	$ 388,802	$ 691,281
Bonds payable	23,970,000	24,465,000	-	-	23,970,000	24,465,000
Unamortized bond premium	1,808,069	1,919,159	-	-	1,808,069	1,919,159
Net pension liability	4,858,621	2,552,839	566,750	315,520	5,425,371	2,868,359
Notes payable	-	-	65,543	187,226	65,543	187,226
Compensated absences	885,663	770,043	96,051	70,574	981,714	840,617
Total	$ 31,911,155	$ 30,398,322	$ 728,344	$ 573,320	$ 32,639,499	$ 30,971,642

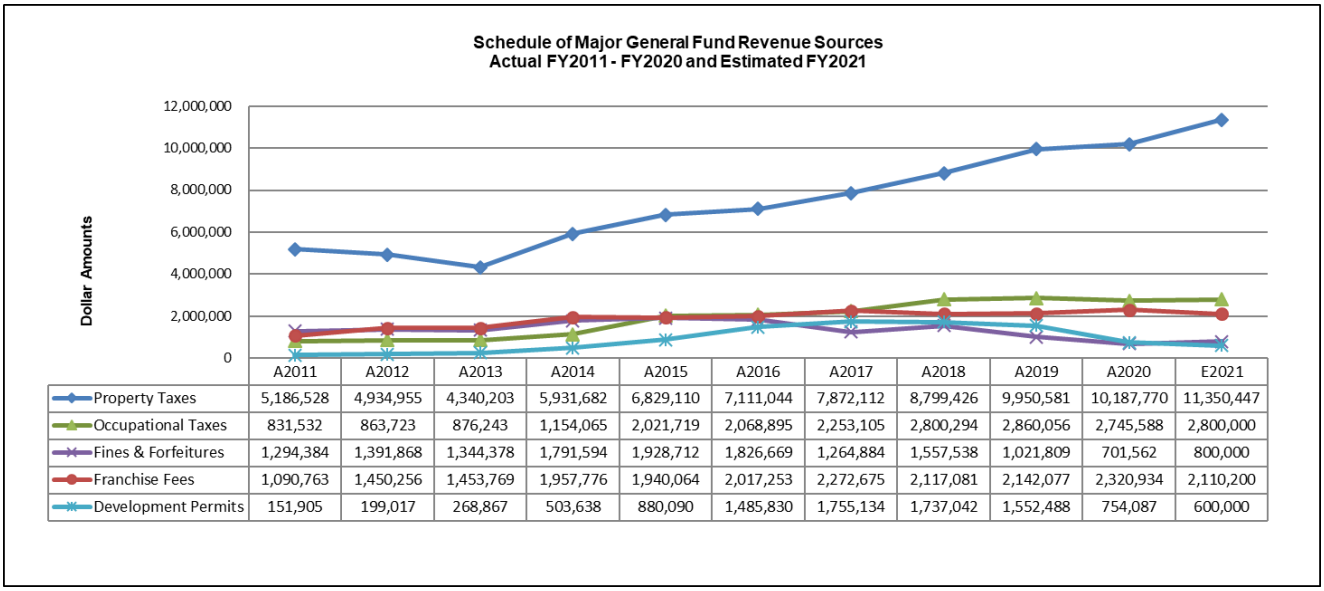
ECONOMIC AND NEXT YEAR'S BUDGET AND RATES

Funding for the City's governmental activities is derived from property tax, other taxes, and fees. During the calendar year 2020 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 2020 was prepared using the 2020 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 2020.

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 2021 calendar year. As a result, the 2021 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 2021 estimated revenue budget amount:



	A2011	A2012	A2013	A2014	A2015	A2016	A2017	A2018	A2019	A2020	E2021
Property Taxes	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	10,187,770	11,350,447
Occupational Taxes	831,532	863,723	876,243	1,154,065	2,021,719	2,068,895	2,253,105	2,800,294	2,860,056	2,745,588	2,800,000
Fines & Forfeitures	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	701,562	800,000
Franchise Fees	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	2,320,934	2,110,200
Development Permits	151,905	199,017	268,867	503,638	880,090	1,485,830	1,755,134	1,737,042	1,552,488	754,087	600,000

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, 2020

ASSETS	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Downtown Development Authority
Cash and cash equivalents	$ 34,597,720	$ 3,966,816	$ 38,564,536	$ 555,273
Taxes receivable, net of allowance	2,610,573	-	2,610,573	-
Accounts receivable, net of allowance	142,107	335,469	477,576	950
Due from primary government	-	-	-	20,000
Due from other governments	508,192	-	508,192	-
Interfund balances	8,742	(8,742)	-	-
Prepaid items	363,476	22,100	385,576	28,927
Other assets	-	-	-	12,103,258
Capital assets:				
Non-depreciable	25,267,216	7,429	25,274,645	-
Depreciable, net of accumulated depreciation	21,620,387	2,172,934	23,793,321	-
Total assets	85,118,413	6,496,006	91,614,419	12,708,408
DEFERRED OUTFLOWS OF RESOURCES				
Pension related items	2,081,506	242,804	2,324,310	-
Total deferred outflows of resources	2,081,506	242,804	2,324,310	-
LIABILITIES				
Accounts payable	4,561,305	336,172	4,897,477	11,060
Accrued liabilities	324,678	41,778	366,456	-
Unearned revenue	187,350	-	187,350	-
Due to component unit	20,000	-	20,000	-
Due to other governments	272,694	-	272,694	-
Deposits payable	2,500	-	2,500	-
Accrued interest payable	341,265	-	341,265	29,464
Compensated absences, due within one year	752,814	81,643	834,457	-
Compensated absences, due in more than one year	132,849	14,408	147,257	-
Financed purchases, due within one year	309,743	-	309,743	-
Financed purchases, due in more than one year	79,059	-	79,059	-
Bonds payable, due within one year	450,000	-	450,000	-
Bonds payable, due in more than one year	25,328,069	-	25,328,069	12,194,400
Notes payable, due within one year	-	65,543	65,543	-
Net pension liability, due in more than one year	4,858,621	566,750	5,425,371	-
Total liabilities	37,620,947	1,106,294	38,727,241	12,234,924
DEFERRED INFLOWS OF RESOURCES				
Pension related items	47,326	5,520	52,846	-
Total deferred inflows of resources	47,326	5,520	52,846	-
NET POSITION				
Net investment in capital assets	30,631,785	2,114,820	32,746,605	-
Restricted for:				
Public safety	342,660	-	342,660	-
Tourism	173,975	-	173,975	-
Capital projects	1,494,534	-	1,494,534	-
Unrestricted	16,888,692	3,512,176	20,400,868	473,484
Total net position	$ 49,531,646	$ 5,626,996	$ 55,158,642	$ 473,484

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

CITY OF CHAMBLEE, GEORGIA

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2020

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expenses) Revenues and Changes in Net Position: Primary Government: Governmental Activities	Primary Government: Business-type Activities	Primary Government: Total	Component Unit: Downtown Development Authority
Primary government:								
Governmental activities:								
General government	$ 4,136,521	$ 473,118	$ -	$ -	$ (3,663,403)	$ -	$ (3,663,403)	$ -
Judicial	436,286	701,562	-	-	265,276	-	265,276	-
Public safety	12,484,234	649,299	3,478,458	-	(8,356,477)	-	(8,356,477)	-
Public works	3,288,983	54,749	-	4,282,539	1,048,305	-	1,048,305	-
Culture and recreation	1,429,789	295,169	-	27,471	(1,107,149)	-	(1,107,149)	-
Housing and development	2,973,622	754,087	-	-	(2,219,535)	-	(2,219,535)	-
Interest on long-term debt	856,317	-	-	-	(856,317)	-	(856,317)	-
Total governmental activities	25,605,752	2,927,984	3,478,458	4,310,010	(14,889,300)	-	(14,889,300)	-
Business-type activities:								
Stormwater	1,603,967	1,272,050	-	-	-	(331,917)	(331,917)	-
Sanitation	1,684,305	1,332,755	-	-	-	(351,550)	(351,550)	-
Criminal history	108,379	427,906	-	-	-	319,527	319,527	-
Total business-type activities	3,396,651	3,032,711	-	-	-	(363,940)	(363,940)	-
Total primary government	$ 29,002,403	$ 5,960,695	$ 3,478,458	$ 4,310,010	$ (14,889,300)	$ (363,940)	$ (15,253,240)	$ -
Component Unit:								
Downtown Development Authority	$ 575,742	$ 503,065	$ -	$ -	$ -	$ -	$ -	$ (72,677)
General revenues:								
Property taxes					10,187,770	-	10,187,770	-
Franchise taxes					2,320,934	-	2,320,934	-
Excise taxes					111,251	-	111,251	-
Insurance premium taxes					2,156,042	-	2,156,042	-
Business taxes					2,745,588	-	2,745,588	-
Other taxes					419,064	-	419,064	-
Hotel/Motel taxes					816,733	-	816,733	-
Alcohol taxes					319,578	-	319,578	-
Unrestricted investment earnings					171,023	-	171,023	-
Gain on sale of assets					80,145	8,163	88,308	9,784
Payments from primary government					-	-	-	80,000
Miscellaneous					191,055	-	191,055	-
Transfers					(358,047)	358,047	-	-
Total general revenues and transfers					19,161,136	366,210	19,527,346	89,784
Change in net position					4,271,836	2,270	4,274,106	17,107
Net position, beginning of year					45,259,810	5,624,726	50,884,536	456,377
Net position, end of year					$ 49,531,646	$ 5,626,996	$ 55,158,642	$ 473,484

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

CITY OF CHAMBLEE, GEORGIA

BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2020

ASSETS	General Fund	Homestead Option Sales Tax Fund	Special Purpose Local Option Sales Tax Fund	Urban Redevelopment Agency	CARES Act Fund	Nonmajor Governmental Funds	Total Governmental Funds
Cash and cash equivalents	$ 17,088,838	$ 401,152	$ 5,400,523	$ 9,911,053	$ -	$ 1,796,154	$ 34,597,720
Taxes receivable, net of related allowance	2,515,415	-	-	-	-	95,158	2,610,573
Accounts receivable, net of related allowance	9,168	-	-	-	-	132,939	142,107
Intergovernmental receivable	-	-	414,649	-	-	-	414,649
Due from other governments	93,543	-	-	-	-	-	93,543
Due from other funds	8,742	-	-	-	-	-	8,742
Prepaid items	442,535	-	-	-	-	-	442,535
Total assets	$ 20,158,241	$ 401,152	$ 5,815,172	$ 9,911,053	$ -	$ 2,024,251	$ 38,309,869
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES							
LIABILITIES							
Accounts payable	$ 1,235,912	$ 8,400	$ 741,201	$ 2,499,608	$ -	$ 76,184	$ 4,561,305
Accrued liabilities	303,889	-	-	-	-	20,789	324,678
Unearned revenue - licenses and permits	187,350	-	-	-	-	-	187,350
Deposits payable	2,500	-	-	-	-	-	2,500
Due to other governments	272,694	-	-	-	-	-	272,694
Due to component unit	20,000	-	-	-	-	-	20,000
Total liabilities	2,022,345	8,400	741,201	2,499,608	-	96,973	5,368,527
DEFERRED INFLOWS OF RESOURCES							
Unavailable revenue - property taxes	445,230	-	-	-	-	-	445,230
Total deferred inflows of resources	445,230	-	-	-	-	-	445,230
FUND BALANCES							
Fund Balances:							
Nonspendable:							
Prepaid items	442,535	-	-	-	-	-	442,535
Restricted:							
Public safety	-	-	-	-	-	342,660	342,660
Tourism	-	-	-	-	-	173,975	173,975
Capital projects	-	392,752	5,073,971	5,573,179	-	365,685	11,405,587
Committed:							
Debt service	-	-	-	1,838,266	-	-	1,838,266
Police technology resources	-	-	-	-	-	56,981	56,981
Downtown construction	-	-	-	-	-	163,517	163,517
Assigned:							
For 2021 budget	2,018,318	-	-	-	-	-	2,018,318
Public safety	-	-	-	-	-	499,043	499,043
Capital projects	-	-	-	-	-	197,121	197,121
Tourism	-	-	-	-	-	128,296	128,296
Unassigned	15,229,813	-	-	-	-	-	15,229,813
Total fund balances	17,690,666	392,752	5,073,971	7,411,445	-	1,927,278	32,496,112
Total liabilities, deferred inflows of resources, and fund balances	$ 20,158,241	$ 401,152	$ 5,815,172	$ 9,911,053	$ -	$ 2,024,251	

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.	46,887,603
Some receivables are not available to pay for current-period expenditures and, therefore, are unavailable in the governmental funds.	445,230
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds.	(27,393,799)
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 and deferred inflows of resources.	(2,824,441)
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	$ 49,531,646

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, 2020

	General Fund	Homestead Option Sales Tax Fund	Special Purpose Local Option Sales Tax Fund	Urban Redevelopment Agency	CARES Act Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues							
Taxes	$ 17,854,295	$ -	$ -	$ -	$ -	$ 927,984	$ 18,782,279
Licenses and permits	1,227,205	-	-	-	-	-	1,227,205
Intergovernmental	323,274	-	3,959,070	-	3,437,420	68,509	7,788,273
Fines and forfeitures	701,562	-	-	-	-	2,221	703,783
Charges for services	359,832	-	-	-	-	637,164	996,996
Interest income	65,740	-	195	105,283	-	-	171,218
Other revenues	191,055	-	-	-	-	-	191,055
Total revenues	20,722,963	-	3,959,265	105,283	3,437,420	1,635,878	29,860,809
Expenditures							
Current:							
General government	3,781,387	-	-	-	-	100,678	3,882,065
Judicial	397,483	-	-	-	-	-	397,483
Public safety	9,573,411	-	-	-	-	951,260	10,524,671
Public works	2,255,521	-	-	-	-	-	2,255,521
Culture and recreation	1,042,786	-	-	-	-	-	1,042,786
Housing and development	2,564,812	-	-	-	-	357,321	2,922,133
Capital outlay	-	152,122	3,413,566	15,391,407	-	-	18,957,095
Debt service:							
Principal retirements	304,744	-	-	495,000	-	-	799,744
Interest and fiscal charges	11,490	-	-	759,663	-	-	771,153
Total expenditures	19,931,634	152,122	3,413,566	16,646,070	-	1,409,259	41,552,651
Excess (deficiency) of revenues over (under) expenditures	791,329	(152,122)	545,699	(16,540,787)	3,437,420	226,619	(11,691,842)
Other financing sources (uses):							
Proceeds from sale of capital assets	157,062	-	-	-	-	-	157,062
Transfers in	3,896,392	-	-	1,838,266	-	708,573	6,443,231
Transfers out	(2,868,176)	-	-	-	(3,437,420)	(495,682)	(6,801,278)
Total other financing sources (uses)	1,185,278	-	-	1,838,266	(3,437,420)	212,891	(200,985)
Net change in fund balance	1,976,607	(152,122)	545,699	(14,702,521)	-	439,510	(11,892,827)
Fund balances, beginning of year	15,714,059	544,874	4,528,272	22,113,966	-	1,487,768	44,388,939
Fund balances, end of year	$ 17,690,666	$ 392,752	$ 5,073,971	$ 7,411,445	$ -	$ 1,927,278	$ 32,496,112

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, 2020

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

Net change in fund balances - total governmental funds	$	(11,892,827)
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.		16,064,593
The net effect of sales of capital assets is to decrease net position.		(76,917)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental funds.		294,681
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.		908,569
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.		(1,026,263)
Change in net position - governmental activities	$	4,271,836

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, 2020

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues				
Taxes	$ 19,498,282	$ 17,827,067	$ 17,854,295	$ 27,228
Intergovernmental	278,829	278,829	323,274	44,445
Licenses and permits	2,079,807	1,491,324	1,227,205	(264,119)
Fines and forfeitures	1,328,518	850,000	701,562	(148,438)
Charges for services	220,080	2,938	359,832	356,894
Interest income	232,942	130,000	65,740	(64,260)
Other revenues	7,000	3,205,857	191,055	(3,014,802)
Total revenues	23,645,458	23,786,015	20,722,963	(3,063,052)
Expenditures				
Current:				
General government	4,930,596	4,561,814	3,781,387	780,427
Judicial	501,271	447,835	397,483	50,352
Public safety	9,920,115	10,545,867	9,573,411	972,456
Public works	2,687,443	2,512,680	2,255,521	257,159
Culture and recreation	1,169,538	1,052,843	1,042,786	10,057
Housing and development	3,205,983	2,898,749	2,564,812	333,937
Total current expenditures	22,414,946	22,019,788	19,615,400	2,404,388
Debt service:				
Principal retirements	351,922	351,922	304,744	47,178
Interest and fiscal charges	20,341	20,341	11,490	8,851
Total debt service expenditures	372,263	372,263	316,234	56,029
Total expenditures	22,787,209	22,392,051	19,931,634	2,460,417
Excess (deficiency) of revenues over (under) expenditures	858,249	1,393,964	791,329	(602,635)
Other financing sources (uses)				
Issuance of financed purchase	-	346,546	-	(346,546)
Proceeds from sale of capital assets	-	-	157,062	157,062
Transfers in	1,327,568	7,851,107	3,896,392	(3,954,715)
Transfers out	(2,496,817)	(3,613,846)	(2,868,176)	745,670
Total other financing sources (uses)	(1,169,249)	4,583,807	1,185,278	(3,398,529)
Net change in fund balances	(311,000)	5,977,771	1,976,607	(4,001,164)
Fund balances, beginning of year	15,714,059	15,714,059	15,714,059	-
Fund balances, end of year	$ 15,403,059	$ 21,691,830	$ 17,690,666	$ (4,001,164)

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

CITY OF CHAMBLEE, GEORGIA
CARES ACT FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2020

	Budget			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Intergovernmental	$ 3,437,420	$ 3,437,420	$ 3,437,420	$ -
Total revenues	3,437,420	3,437,420	3,437,420	-
OTHER FINANCING USES				
Transfers out	(3,437,420)	(3,437,420)	(3,437,420)	-
Total other financing uses	(3,437,420)	(3,437,420)	(3,437,420)	-
Net change in fund balances	-	-	-	-
FUND BALANCES, beginning of year	-	-	-	-
FUND BALANCES, end of year	$ -	$ -	$ -	$ -

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

CITY OF CHAMBLEE, GEORGIA

STATEMENT OF NET POSITION
PROPRIETARY FUNDS
DECEMBER 31, 2020

ASSETS	Business-type Activities - Enterprise Funds: Stormwater Fund	Sanitation Fund	Criminal History Fund	Totals
CURRENT ASSETS				
Cash and cash equivalents	$ 3,219,716	$ 747,100	$ -	$ 3,966,816
Accounts receivable, net of allowances	241,465	21,535	72,469	335,469
Prepaid items	14,064	8,036	-	22,100
Total current assets	3,475,245	776,671	72,469	4,324,385
CAPITAL ASSETS				
Nondepreciable assets	7,429	-	-	7,429
Depreciable assets	8,755,808	1,955,441	-	10,711,249
Accumulated depreciation	(7,310,352)	(1,227,963)	-	(8,538,315)
Capital assets, net	1,452,885	727,478	-	2,180,363
Total assets	4,928,130	1,504,149	72,469	6,504,748
DEFERRED OUTFLOWS OF RESOURCES				
Pension related items	63,468	143,519	35,817	242,804
Total deferred outflows of resources	63,468	143,519	35,817	242,804
LIABILITIES				
CURRENT LIABILITIES				
Accounts payable	278,470	56,282	1,420	336,172
Accrued liabilities	10,348	31,430	-	41,778
Due to other funds	-	-	8,742	8,742
Compensated absences payable, due within one year	6,237	75,406	-	81,643
Notes payable, due within one year	-	65,543	-	65,543
Total current liabilities	295,055	228,661	10,162	533,878
LONG TERM LIABILITIES				
Compensated absences payable, due in more than one year	1,101	13,307	-	14,408
Net pension liability	148,147	335,000	83,603	566,750
Total noncurrent liabilities	149,248	348,307	83,603	581,158
Total liabilities	444,303	576,968	93,765	1,115,036
DEFERRED INFLOWS OF RESOURCES				
Pension related items	1,443	3,263	814	5,520
Total deferred inflows of resources	1,443	3,263	814	5,520
NET POSITION				
Net investment in capital assets	1,452,885	661,935	-	2,114,820
Unrestricted	3,092,967	405,502	13,707	3,512,176
Total net position	$ 4,545,852	$ 1,067,437	$ 13,707	$ 5,626,996

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, 2020

	Business-type Activities - Enterprise Funds			
	Stormwater Fund	Sanitation Fund	Criminal History Fund	Totals
OPERATING REVENUES				
Charges for sales and services	$ 1,272,050	$ 1,332,755	$ 427,906	$ 3,032,711
Total operating revenues	1,272,050	1,332,755	427,906	3,032,711
OPERATING EXPENSES				
Cost of sales and services	487,326	313,759	13,737	814,822
Personnel costs	859,829	1,035,199	94,642	1,989,670
Administration costs	61,033	148,101	-	209,134
Depreciation	195,779	183,386	-	379,165
Total operating expenses	1,603,967	1,680,445	108,379	3,392,791
Operating income (loss)	(331,917)	(347,690)	319,527	(360,080)
NON-OPERATING REVENUE (EXPENSES)				
Gain on sale of capital assets	7,955	208	-	8,163
Interest expense	-	(3,860)	-	(3,860)
Total non-operating revenue (expenses)	7,955	(3,652)	-	4,303
Income (loss) before transfers	(323,962)	(351,342)	319,527	(355,777)
Transfers in	-	483,591	-	483,591
Transfers out	-	-	(125,544)	(125,544)
Total transfers	-	483,591	(125,544)	358,047
Change in net position	(323,962)	132,249	193,983	2,270
Total net position (deficit), beginning of year	4,869,814	935,188	(180,276)	5,624,726
Total net position, end of year	$ 4,545,852	$ 1,067,437	$ 13,707	$ 5,626,996

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, 2020

	Business-type Activities - Enterprise Funds			
	Stormwater Fund	Sanitation Fund	Criminal History Fund	Totals
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers and users	$ 1,191,122	$ 1,331,828	$ 209,939	$ 2,732,889
Payments to suppliers	(414,556)	(454,873)	(12,317)	(881,746)
Payments to employees	(863,459)	(976,914)	(72,078)	(1,912,451)
Net cash provided by (used in) operating activities	(86,893)	(99,959)	125,544	(61,308)
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES				
Transfers in from other funds	-	483,591	-	483,591
Transfers out to other funds	-	-	(125,544)	(125,544)
Net cash provided by (used in) non-capital financing activities	-	483,591	(125,544)	358,047
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Purchase of capital assets	(7,429)	(17,692)	-	(25,121)
Proceeds from sale of capital assets	7,955	41,101	-	49,056
Principal payments on long term borrowings	-	(121,683)	-	(121,683)
Interest paid	-	(3,860)	-	(3,860)
Net cash provided by (used in) capital and related financing activities	526	(102,134)	-	(101,608)
Net increase (decrease) in cash	(86,367)	281,498	-	195,131
Cash, beginning of year	3,306,083	465,602	-	3,771,685
Cash, end of year	$ 3,219,716	$ 747,100	$ -	$ 3,966,816
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES				
Operating income (loss)	$ (331,917)	$ (347,690)	$ 319,527	$ (360,080)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:				
Depreciation	195,779	183,386	-	379,165
Change in assets and liabilities:				
Increase in accounts receivable	(80,928)	(927)	(7,004)	(88,859)
Increase in prepaid items	(7,406)	(976)	-	(8,382)
Increase in deferred outflows from pension related items	(43,466)	(113,516)	(30,816)	(187,798)
Increase in accounts payable	141,209	7,963	1,420	150,592
Increase (decrease) in accrued liabilities	739	(15,596)	(2,353)	(17,210)
Decrease in due to others	-	-	(210,963)	(210,963)
Increase in compensated absences payable	4,241	21,236	-	25,477
Increase in net pension liability	33,413	162,898	54,919	251,230
Increase in deferred inflows from pension related items	1,443	3,263	814	5,520
Net cash provided by (used in) operating activities	$ (86,893)	$ (99,959)	$ 125,544	$ (61,308)

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

CITY OF CHAMBLEE, GEORGIA
STATEMENT OF FIDUCIARY NET POSITION
CUSTODIAL FUND
DECEMBER 31, 2020

	Municipal Court Fund
ASSETS	
Cash	$ 387,675
Total assets	387,675
LIABILITIES	
Due to Others	28,926
Total liabilities	28,926
NET POSITION	
Net position	358,749
Total net position	$ 358,749

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

CITY OF CHAMBLEE, GEORGIA
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
CUSTODIAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2020

	Municipal Court Fund
ADDITIONS	
Fines and fees collected	$ 1,036,382
Total additions	1,036,382
DEDUCTIONS	
Fines and fees disbursed	1,039,095
Total deductions	1,039,095
Change in net position	(2,713)
NET POSITION, beginning of year, as restated	361,462
NET POSITION, end of year	$ 358,749

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 all the non-fiduciary 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 **CARES Act Special Revenue Fund** is used to account for restricted grant monies received under the Coronavirus Relief Fund program.

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.

The ***Custodial Fund*** is used to account for assets held by the City's Municipal Court until they can be disbursed to other parties.

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, 2020, 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 four (4) properties comprised of land and buildings in the Authority's development area. One property was purchased in 2015 for $1,446,120, and three properties were purchased in 2016 for $10,654,838. Another property was purchased in 2017 for $1,400,000; this property was sold in 2020. The remaining four properties have a total cost of $12,103,258.

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, 2020 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 an 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 governmental funds." The details of this $27,393,799 difference are as follows:

Financed purchases	$	(388,802)
Bonds payable		(23,970,000)
Bond premium		(1,808,069)
Accrued interest payable		(341,265)
Compensated absences		(885,663)
Net adjustment to reduce *fund balance - total governmental funds* to arrive at *net position - governmental activities*	$	(27,393,799)

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 $2,824,441 difference are as follows:

Net pension liability	$	(4,858,621)
Deferred outflows of resources		2,081,506
Deferred inflows of resources		(47,326)
Net adjustment to reduce *fund balance- total governmental funds* to arrive at *net position - governmental activities*	$	(2,824,441)

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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 $16,064,593 difference are as follows:

Capital outlay	$ 18,142,870
Depreciation expense	(2,078,277)
Net adjustment to increase *net changes in fund balances - total governmental funds* to arrive at *changes in net position of governmental activities*	$ 16,064,593

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 $1,026,263 difference are as follows:

Changes in:	
Accrued interest payable	$ (193,989)
Compensated absences	(115,620)
Pension expense	(716,654)
Net adjustment to decrease *net changes in fund balances - total governmental funds* to arrive at *changes in net position of governmental activities*	$ (1,026,263)

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 $908,569 difference are as follows:

Amortization of bond premium	$	111,090
Principal payments on financed purchases		302,479
Principal payments on bonds payable		495,000
Net adjustment to increase *net change in fund balances - total governmental funds* to arrive at *change in net position - governmental activities*	$	908,569

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, 2020, the public safety department in the Multiple Grant Fund had actual expenditures in excess of its appropriations in the amount of $3,575. These expenditures in excess of appropriations were funded by lower than budgeted expenditures in other areas and available fund balance.

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, 2020, 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 $11,269,308 in Georgia Fund 1. As of December 31, 2020, the Georgia Fund 1 had a weighted average maturity of 54 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, 2020, 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, 2020, 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 2020. 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, 2020 and the second installment is due on November 15, 2020. After these dates, the bill becomes delinquent and penalties and interest may be assessed by the City.

Receivables at December 31, 2020, 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	$ 2,842,522	$ -	$ 95,158
Accounts	9,168	-	132,939
Intergovernmental	-	414,649	-
Due from other governments	93,543	-	-
Less allowance for uncollectible	(327,107)	-	-
Net total receivable	$ 2,618,126	$ 414,649	$ 228,097

	Stormwater	Sanitation	Criminal History
Receivables:			
Accounts	$ 451,672	$ 26,535	$ 78,743
Less allowance for uncollectible	(210,207)	(5,000)	(6,274)
Net total receivable	$ 241,465	$ 21,535	$ 72,469

NOTE 6. CAPITAL ASSETS

Primary Government

Capital asset activity for the year ended December 31, 2020, is as follows:

Governmental activities:	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Capital assets, not being depreciated:					
Land	$ 6,431,751	$ -	$ -	$ -	$ 6,431,751
Construction in progress	1,845,577	17,283,145	-	(293,257)	18,835,465
Total	8,277,328	17,283,145	-	(293,257)	25,267,216
Capital assets, being depreciated:					
Buildings and improvements	6,146,908	-	-	-	6,146,908
Infrastructure	17,043,102	-	-	293,257	17,336,359
Furniture and equipment	4,368,277	230,111	(15,565)	-	4,582,823
Park improvements	3,748,784	196,455	-	-	3,945,239
Vehicles	4,226,319	433,159	(222,653)	-	4,436,825
Total	35,533,390	859,725	(238,218)	293,257	36,448,154
Less accummulated depreciation for:					
Buildings and improvements	(2,648,874)	(173,158)	-	-	(2,822,032)
Infrastructure	(2,936,805)	(751,324)	-	-	(3,688,129)
Furniture and equipment	(2,708,350)	(560,451)	7,633	-	(3,261,168)
Park improvements	(1,770,331)	(40,621)	-	-	(1,810,952)
Vehicles	(2,846,431)	(552,723)	153,668	-	(3,245,486)
Total	(12,910,791)	(2,078,277)	161,301	-	(14,827,767)
Total capital assets, being depreciated, net	22,622,599	(1,218,552)	(76,917)	293,257	21,620,387
Governmental activities capital assets, net	$ 30,899,927	$ 16,064,593	$ (76,917)	$ -	$ 46,887,603

Business-type activities:	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, not being depreciated:				
Construction in progress	$ -	$ 7,429	$ -	$ 7,429
	-	7,429	-	7,429
Capital assets, being depreciated:				
Infrastructure	7,959,572	-	-	7,959,572
Buildings	125,305	-	-	125,305
Machinery and equipment	567,034	17,692	-	584,726
Vehicles	2,313,095	-	(271,449)	2,041,646
Total	10,965,006	17,692	(271,449)	10,711,249
Less accummulated depreciation for:				
Infrastructure	(6,653,351)	(127,313)	-	(6,780,664)
Buildings	(60,187)	(4,201)	-	(64,388)
Machinery and equipment	(284,233)	(54,205)	-	(338,438)
Vehicles	(1,391,935)	(193,446)	230,556	(1,354,825)
Total	(8,389,706)	(379,165)	230,556	(8,538,315)
Total capital assets, being depreciated, net	2,575,300	(361,473)	(40,893)	2,172,934
Business-type activities capital assets, net	$ 2,575,300	$ (354,044)	$ (40,893)	$ 2,180,363

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	(3,000)	-	-	(3,000)
Total	(3,000)	-	-	(3,000)
Total capital assets, being depreciated, net	-	-	-	-
Downtown Development Authority capital assets, net	$ -	$ -	$ -	$ -

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

Governmental activities:	
General government	$ 104,131
Public safety	1,009,547
Public works	742,736
Culture and recreation	221,863
Total depreciation expense - governmental activities	$ 2,078,277
Business-type activities:	
Stormwater	$ 195,779
Sanitation	183,386
Total depreciation expense - business-type activities	$ 379,165

NOTE 7. LONG-TERM DEBT

Primary Government

Long-term liability activity for the year ended December 31, 2020, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Primary Government					
Governmental activities:					
Financed purchases	$ 691,281	$ -	$ (302,479)	$ 388,802	$ 309,743
Bonds payable-direct placement	24,465,000	-	(495,000)	23,970,000	450,000
Unamortized bond premium	1,919,159	-	(111,090)	1,808,069	-
Compensated absences	770,043	627,948	(512,328)	885,663	752,814
Net pension liability	2,552,839	2,744,082	(438,300)	4,858,621	-
Governmental activities Long-term liabilities	$ 30,398,322	$ 3,372,030	$ (1,859,197)	$ 31,911,155	$ 1,512,557

For governmental activities, financed purchases, bonds payable, notes payable, compensated absences, and 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	$ 70,574	$ 65,677	$ (40,200)	$ 96,051	$ 81,643
Notes payable from direct borrowing	187,226	-	(121,683)	65,543	65,543
Net pension liability	315,520	304,898	(53,668)	566,750	-
Business-type activities Long-term liabilities	$ 573,320	$ 370,575	$ (215,551)	$ 728,344	$ 147,186

Financed Purchases – Public Safety 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, 2020, the City had a net book value of $446,387 ($1,608,813 acquisition cost, current year depreciation of $316,878 and accumulated depreciation of $1,162,426) for governmental activities of assets under financed purchases.

NOTE 7. LONG-TERM DEBT (CONTINUED)

Primary Government (Continued)

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

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

	Governmental Activities
Year Ending December 31,	
2021	$ 316,234
2022	79,529
Total minimum lease payments	395,763
Less amount representing interest	6,961
Present value of future minimum lease payments	$ 388,802

Notes Payable from Direct Borrowing – The City's Sanitation Fund has notes payable with BB&T for the purchase of vehicles and various sanitation equipment. Notes payable outstanding as of December 31, 2020 are as follows:

Loan	Interest Rate %	Maturity Dates	Beginning Balance	Additions	Reductions	Ending Balance	Current Maturities
2015 Note	3.71%	3/10/2020	$ 36,517	$ -	$ (36,517)	$ -	$ -
2016 Note	2.96%	9/27/2021	150,709	-	(85,166)	65,543	65,543
Total Notes Payable			$ 187,226	$ -	$ (121,683)	$ 65,543	$ 65,543

Annual debt service requirements, as of December 31, 2020, for the notes payable are as follows:

Year Ending December 31	Principal	Interest	Total
2021	$ 65,543	$ 972	$ 66,515
Total	$ 65,543	$ 972	$ 66,515

NOTE 7. LONG-TERM DEBT (CONTINUED)

Primary Government (Continued)

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, 2020, on the City's Urban Redevelopment Agency bond payable for the purchase of land is as follows:

Year Ending December 31	Principal	Interest	Total
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	550,000	701,150	1,251,150
2026-2030	3,220,000	3,050,750	6,270,750
2031-2035	3,925,000	2,336,763	6,261,763
2036-2040	4,440,000	1,820,888	6,260,888
2041-2045	5,160,000	1,105,200	6,265,200
2046-2049	4,725,000	288,675	5,013,675
Total	$ 23,970,000	$ 12,364,026	$ 36,334,026

Discretely Presented Component Unit

Downtown Development Authority

Long-term liability activity for the year ended December 31, 2020, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Downtown Development Authority:					
Bonds payable-Direct Placement	$ 13,604,185	$ -	$ (1,409,785)	$ 12,194,400	$ -
Total long-term liabilities	$ 13,604,185	$ -	$ (1,409,785)	$ 12,194,400	$ -

NOTE 7. LONG-TERM DEBT (CONTINUED)

Discretely Presented Component Unit (Continued)

Downtown Development Authority (Continued)

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. A property was sold in 2020 and the proceeds were used to pay down the outstanding balance.

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, 2020 is as follows:

Year Ending December 31	Principal	Interest	Total
2021	$ -	$ 426,000	$ 426,000
2022	56,215	426,000	482,215
2023	1,540,000	426,000	1,966,000
2024	1,616,000	426,000	2,042,000
2025	1,697,000	426,000	2,123,000
2026-2029	7,285,185	1,668,500	8,953,685
Total	$ 12,194,400	$ 3,798,500	$ 15,992,900

NOTE 8. INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

The composition of interfund balances as of December 31, 2020, is as follows:

Due to/from other funds:

Receivable Fund	Payable Fund	Amount
General Fund	Criminal History Fund	$ 8,742

Due to/from primary government and component unit:

Receivable	Payable	Amount
Downtown Development Authority	General Fund	$ 20,000

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	$ 458,972
General Fund	CARES Act Special Revenue Fund	3,437,420
Urban Redevelopment Agency	General Fund	1,838,266
Nonmajor Governmental Funds	Nonmajor Governmental Funds	36,710
Nonmajor Governmental Funds	General Fund	671,863
Sanitation Fund	General Fund	358,047
Sanitation Fund	Criminal History Fund	125,544

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 program accounts for other funds in accordance with budgetary authorizations.

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 comingled 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, 2020, the date of the most recent actuarial valuation, there were 130 participants consisting of the following:

Retirees and beneficiaries currently receiving benefits	64
Terminated vested participants not yet receiving benefits	37
Active participants - vested	22
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 2020, the actuarially determined contribution rate was 32.41% of covered payroll. The City makes all contributions to the Plan. For 2020, the City's contribution to the Plan was $386,277.

Net Pension Liability of the City

The City's net pension liability was measured as of March 31, 2020. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2019 with update procedures performed by the actuary to roll forward to the total pension liability measured as of March 31, 2020.

Actuarial assumptions. The total pension liability in the July 1, 2019 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.25%
Salary increases	3.00%-8.50%, including inflation
Investment rate of return	7.375%, net of pension plan investment expense, including inflation

Mortality rates for the July 1, 2019 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, 2019 valuation were based on the results of an actuarial experience study for the period January 1, 2015–June 30, 2019.

Cost of living adjustments were assumed to be 2.25%.

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, 2020 are summarized in the table below:

Asset class	Target allocation	Long-term expected real rate of return*
Domestic equity	45%	6.41%
International equity	20%	6.96
Real estate	10%	4.76
Global fixed income	5%	3.06
Domestic fixed income	20%	1.96
Cash	—%	
Total	100%	

* Rates shown are net of the 2.25% 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 7.375%, a decrease from the 7.50% used in the previous year. 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, 2020 were as follows:

Primary Government:	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balances at 12/31/19	$ 19,811,551	$ 16,943,192	$ 2,868,359
Changes for the year:			
Service cost	102,976	-	102,976
Interest	1,446,991	-	1,446,991
Differences between expected and actual experience	368,799	-	368,799
Changes in actuarial assumptions	(105,691)	-	(105,691)
Contributions—employer	-	386,277	(386,277)
Net investment income	-	(1,104,478)	1,104,478
Benefit payments, including refunds of employee contributions	(1,242,633)	(1,242,633)	-
Administrative expense	-	(25,736)	25,736
Net changes	570,442	(1,986,570)	2,557,012
Balances at 12/31/20	$ 20,381,993	$ 14,956,622	$ 5,425,371

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 7.375 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 (6.375 percent) or 1-percentage-point higher (8.375 percent) than the current rate:

	1% Decrease (6.375%)	Current Discount Rate (7.375%)	1% Increase (8.375%)
City's net pension liability	$ 7,850,617	$ 5,425,371	$ 3,399,011

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, 2020 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, 2020, the City recognized pension expense of $1,196,435. At December 31, 2020, 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	$ 184,400	$ -
Changes in assumptions	-	52,846
Net difference between projected and actual earnings on pension plan investments	1,831,788	-
City contributions subsequent to the measurement date	308,122	-
Total	$ 2,324,310	$ 52,846

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 $308,122 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, 2021. 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:		
2021	$	444,065
2022		451,140
2023		599,709
2024		468,428
Total	$	1,963,342

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 $289,959 during the year ended December 31, 2020. At the end of the year, there were 116 participants in the Plan. Total value of the deferred compensation plan as of year-end was $2,752,149 which results in an average participant balance of $23,725.

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 $677,708 during the year ended December 31, 2020. 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 $4,110,105, which results in an average participant balance of $23,621.

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 various lawsuits. The total range of reasonably possible amounts for these cases is from $350,000 to $1,000,000. In the opinion of the City's management and legal counsel, any potential liability related to these pending suits or unasserted claims is not estimable.

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, 2020, the City received $816,733 in hotel/motel taxes. Of this amount, $663,596 or 81.3%, 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 $111,251 for the year ended December 31, 2020 in addition to the prior year fund balance of $226,963. During the year, the City did not spend any of its revenue and is holding it for future 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, 2020, the DDA disclosed the aggregate original issue amount to be $30,383,314. The amount outstanding at December 31, 2020 was not obtainable.

NOTE 16. TAX ABATEMENTS

For the year ended December 31, 2020, City property tax revenues were reduced by $529,571 under agreements entered into by the DeKalb County Development Authority, the City of Chamblee Development Authority, the Dunwoody Development Authority, and HDP Sterling, LLC. This amount represents 100% of abatements for fiscal year 2020. 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. CHANGE IN ACCOUNTING PRINCIPLE

In conjunction with the implementation of Governmental Accounting Standards Board (GASB) Statement No. 84, *Fiduciary Activities*, the City is required to reevaluate the accounting treatment of fiduciary activities. The new standard requires the City to determine if funds are considered custodial funds under the new definitions of GASB Statement No. 84. Therefore, in conjunction with the implementation of GASB Statement No. 84, the following restatement was required to the beginning net position of the Fiduciary Activities to properly report the custodial fund.

	Municipal Court Fund
Net position, fiduciary activities, as previously reported	$ -
Recognition of the beginning net position of the Municipal Court as a custodial fund	361,462
Net position, fiduciary activities, as restated	$ 361,462

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

	2020	2019	2018	2017	2016	2015
Total pension liability						
Service cost	$ 102,976	$ 112,949	$ 140,723	$ 138,111	$ 152,837	$ 168,056
Interest on total pension liability	1,446,991	1,393,310	1,378,519	1,325,641	1,278,981	1,254,839
Differences between expected and actual experience	368,799	383,922	599,086	169,634	30,959	128,462
Assumption changes	(105,691)	-	(394,477)	-	-	(451,992)
Benefit payments, including refunds of employee contributions	(1,242,633)	(1,086,296)	(1,007,055)	(895,134)	(826,291)	(749,401)
Net change in total pension liability	570,442	803,885	716,796	738,252	636,486	349,964
Total pension liability - beginning	19,811,551	19,007,666	18,290,870	17,552,618	16,916,132	16,566,168
Total pension liability - ending (a)	$ 20,381,993	$ 19,811,551	$ 19,007,666	$ 18,290,870	$ 17,552,618	$ 16,916,132
Plan fiduciary net position						
Contributions - employer	$ 386,277	$ 367,420	$ 340,800	$ 323,142	$ 333,636	$ 317,218
Net investment income	(1,104,478)	597,441	1,943,455	1,803,820	38,738	1,355,975
Benefit payments, including refunds of member contributions	(1,242,633)	(1,086,296)	(1,007,055)	(895,134)	(826,291)	(749,401)
Administrative expenses	(25,736)	(25,557)	(23,784)	(24,681)	(17,889)	(16,524)
Net change in plan fiduciary net position	(1,986,570)	(146,992)	1,253,416	1,207,147	(471,806)	907,268
Plan fiduciary net position - beginning	16,943,192	17,090,184	15,836,768	14,629,621	15,101,427	14,194,159
Plan fiduciary net position - ending (b)	$ 14,956,622	$ 16,943,192	$ 17,090,184	$ 15,836,768	$ 14,629,621	$ 15,101,427
City's net pension liability - ending (a) - (b)	$ 5,425,371	$ 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	73.38%	85.52%	89.91%	86.58%	83.35%	89.27%
Covered payroll	$ 1,901,138	$ 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	285.37%	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

	2020	2019	2018	2017	2016	2015
Actuarially determined contribution	$ 440,070	$ 410,829	$ 378,093	$ 362,362	$ 333,613	$ 338,298
Contributions in relation to the actuarially determined contribution	386,277	367,420	340,800	323,142	333,636	317,218
Contribution deficiency (excess)	$ 53,793	$ 43,409	$ 37,293	$ 39,220	$ (23)	$ 21,080
Covered payroll	$ 1,697,167	$ 1,797,752	$ 2,008,232	$ 2,182,081	$ 2,249,272	$ 2,452,427
Contributions as a percentage of covered payroll	22.76%	20.44%	16.97%	14.81%	14.83%	12.93%

Notes to the Schedule:

(1) Actuarial Assumptions:

Valuation Date	July 1, 2019
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 fair value at the end of the year. The actuarial value is adjusted, if necessary, to be within 20% of fair value.
Assumed Rate of Return on Investments	7.375%, net of pension plan investment expenses, including inflation
Projected Salary Increases	3.00%-8.50%, including inflation
Cost-of-living Adjustment	2.25%
Amortization Method	Closed level dollar for unfunded liability
Remaining Amortization Period	Varies for the bases, with a net effective period of 12 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, 2020

	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	$ 429,513	$ 356,283	$ 198,357	$ 253,144	$ 56,981	$ 166,517	$ 335,359	$ 1,796,154
Taxes receivable	-	-	-	92,303	-	-	2,855	95,158
Accounts receivable	99,275	-	33,664	-	-	-	-	132,939
Total assets	$ 528,788	$ 356,283	$ 232,021	$ 345,447	$ 56,981	$ 166,517	$ 338,214	$ 2,024,251
LIABILITIES AND FUND BALANCES								
LIABILITIES								
Accounts payable	$ 8,956	$ 13,623	$ 7,429	$ 43,176	$ -	$ 3,000	$ -	$ 76,184
Accrued liabilities	20,789	-	-	-	-	-	-	20,789
Total liabilities	29,745	13,623	7,429	43,176	-	3,000	-	96,973
FUND BALANCES								
Fund Balances:								
Restricted:								
Public safety	-	342,660	-	-	-	-	-	342,660
Tourism	-	-	-	173,975	-	-	-	173,975
Capital projects	-	-	27,471	-	-	-	338,214	365,685
Committed for:								
Police technology resources	-	-	-	-	56,981	-	-	56,981
Downtown construction	-	-	-	-	-	163,517	-	163,517
Assigned for:								
Public safety	499,043	-	-	-	-	-	-	499,043
Capital projects	-	-	197,121	-	-	-	-	197,121
Tourism	-	-	-	128,296	-	-	-	128,296
Total fund balances	499,043	342,660	224,592	302,271	56,981	163,517	338,214	1,927,278
Total liabilities and fund balances	$ 528,788	$ 356,283	$ 232,021	$ 345,447	$ 56,981	$ 166,517	$ 338,214	$ 2,024,251

CITY OF CHAMBLEE, GEORGIA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2020

	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	$ -	$ -	$ -	$ 816,733	$ -	$ -	$ 111,251	$ 927,984
Intergovernmental	-	-	68,509	-	-	-	-	68,509
Fines and forfeitures	-	2,221	-	-	-	-	-	2,221
Charges for services	577,865	-	-	-	59,299	-	-	637,164
Total revenues	577,865	2,221	68,509	816,733	59,299	-	111,251	1,635,878
EXPENDITURES								
Current:								
General government	-	-	-	-	-	100,678	-	100,678
Public safety	875,930	34,292	41,038	-	-	-	-	951,260
Housing and development	-	-	-	357,321	-	-	-	357,321
Total expenditures	875,930	34,292	41,038	357,321	-	100,678	-	1,409,259
Excess (deficiency) of revenues over (under) expenditures	(298,065)	(32,071)	27,471	459,412	59,299	(100,678)	111,251	226,619
Other financing sources (uses)								
Transfers in	708,573	-	-	-	-	-	-	708,573
Transfers out	-	-	-	(306,275)	(189,407)	-	-	(495,682)
Total other financing sources (uses)	708,573	-	-	(306,275)	(189,407)	-	-	212,891
Net change in fund balances	410,508	(32,071)	27,471	153,137	(130,108)	(100,678)	111,251	439,510
FUND BALANCES, beginning of year	88,535	374,731	197,121	149,134	187,089	264,195	226,963	1,487,768
FUND BALANCES, end of year	$ 499,043	$ 342,660	$ 224,592	$ 302,271	$ 56,981	$ 163,517	$ 338,214	$ 1,927,278

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, 2020

	Budget			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Charges for services	$ 437,000	$ 437,000	$ 577,865	$ 140,865
Total revenues	437,000	437,000	577,865	140,865
EXPENDITURES				
Public safety	1,115,163	1,146,663	875,930	270,733
Deficiency of revenues under expenditures	(678,163)	(709,663)	(298,065)	411,598
OTHER FINANCING SOURCES				
Transfers in	678,163	709,663	708,573	(1,090)
Net change in fund balances	-	-	410,508	410,508
FUND BALANCES, beginning of year	88,535	88,535	88,535	-
FUND BALANCES, end of year	$ 88,535	$ 88,535	$ 499,043	$ 410,508

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, 2020

	Budget			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Fines and forfeitures	$ 50,000	$ 50,000	$ 2,221	$ (47,779)
Total revenues	50,000	50,000	2,221	(47,779)
EXPENDITURES				
Public safety	50,000	50,000	34,292	15,708
Net change in fund balances	-	-	(32,071)	(32,071)
FUND BALANCES, beginning of year	374,731	374,731	374,731	-
FUND BALANCES, end of year	$ 374,731	$ 374,731	$ 342,660	$ (32,071)

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, 2020

	Budget			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Intergovernmental	$ 400,000	$ 3,888,643	$ 68,509	$ (3,820,134)
Total revenues	400,000	3,888,643	68,509	(3,820,134)
EXPENDITURES				
Public safety	-	37,463	41,038	(3,575)
Capital outlay - Public works	800,000	800,000	-	800,000
Total expenditures	800,000	837,463	41,038	796,425
Excess (deficiency) of revenues over (under) expenditures	(400,000)	3,051,180	27,471	(3,023,709)
OTHER FINANCING SOURCES (USES)				
Transfers in	400,000	400,000	-	(400,000)
Transfers out	-	(3,451,180)	-	3,451,180
Total other financing sources (uses)	400,000	(3,051,180)	-	3,051,180
Net change in fund balances	-	-	27,471	27,471
FUND BALANCES, beginning of year	197,121	197,121	197,121	-
FUND BALANCES, end of year	$ 197,121	$ 197,121	$ 224,592	$ 27,471

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, 2020

	Budget			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Taxes	$ 1,450,000	$ 500,000	$ 816,733	$ 316,733
Total revenues	1,450,000	500,000	816,733	316,733
EXPENDITURES				
General:				
Housing and development	634,375	357,321	357,321	-
Debt service:				
Principal	495,000	-	-	-
Interest	759,663	-	-	-
Total expenditures	1,889,038	357,321	357,321	-
Excess (deficiency) of revenues over (under) expenditures	(439,038)	142,679	459,412	316,733
OTHER FINANCING SOURCES (USES)				
Transfers out	(543,750)	(342,538)	(306,275)	36,263
Transfers in	982,788	157,000	-	(157,000)
Total other financing sources (uses)	439,038	(185,538)	(306,275)	(120,737)
Net change in fund balances	-	(42,859)	153,137	195,996
FUND BALANCES, beginning of year	149,134	149,134	149,134	-
FUND BALANCES, end of year	$ 149,134	$ 106,275	$ 302,271	$ 195,996

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, 2020

	Budget			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Charges for services	$ 73,500	$ 73,500	$ 59,299	$ (14,201)
Total revenues	73,500	73,500	59,299	(14,201)
OTHER FINANCING USES				
Transfers out	(342,300)	(342,300)	(189,407)	152,893
Net change in fund balances	(268,800)	(268,800)	(130,108)	138,692
FUND BALANCES, beginning of year	187,089	187,089	187,089	-
FUND BALANCES (DEFICITS), end of year	$ (81,711)	$ (81,711)	$ 56,981	$ 138,692

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, 2020

	Budget			Variance With
	Original	Final	Actual	Final Budget
EXPENDITURES				
General government	$ 200,000	$ 200,000	$ 100,678	$ 99,322
Net changes in fund balances	(200,000)	(200,000)	(100,678)	99,322
FUND BALANCES, beginning of year	$ 264,195	$ 264,195	$ 264,195	$ -
FUND BALANCES, end of year	$ 64,195	$ 64,195	$ 163,517	$ 99,322

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, 2020

	Budget			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Taxes	$ 173,000	$ 100,000	$ 111,251	$ 11,251
Total revenues	173,000	100,000	111,251	11,251
OTHER FINANCING USES				
Transfers out	(230,000)	(157,000)	-	157,000
Net change in fund balances	(57,000)	(57,000)	111,251	168,251
FUND BALANCES, beginning of year	226,963	226,963	226,963	-
FUND BALANCES, end of year	$ 169,963	$ 169,963	$ 338,214	$ 168,251

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, 2020

	Budget			Variance With
	Original	Final	Actual	Final Budget
EXPENDITURES				
Capital outlay	$ 500,000	$ 500,000	$ 152,122	$ 347,878
Total expenditures	500,000	500,000	152,122	347,878
Net change in fund balances	(500,000)	(500,000)	(152,122)	347,878
FUND BALANCES, beginning of year	544,874	544,874	544,874	-
FUND BALANCES, end of year	$ 44,874	$ 44,874	$ 392,752	$ 347,878

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, 2020

	Budget			Variance With
	Original	Final	Actual	Final Budget
REVENUES				
Intergovernmental revenue	$ 3,322,293	$ 3,322,293	$ 3,959,070	$ 636,777
Interest income	-	-	195	195
Total revenues	3,322,293	3,322,293	3,959,265	636,972
EXPENDITURES				
Capital outlay	7,948,500	7,948,500	3,413,566	4,534,934
Total expenditures	7,948,500	7,948,500	3,413,566	4,534,934
Excess (deficiency) of revenues over (under) expenditures	(4,626,207)	(4,626,207)	545,699	5,171,906
OTHER FINANCING SOURCES				
Transfers in	745,670	745,670	-	(745,670)
Net change in fund balances	(3,880,537)	(3,880,537)	545,699	4,426,236
FUND BALANCES, beginning of year	4,528,272	4,528,272	4,528,272	-
FUND BALANCES, end of year	$ 647,735	$ 647,735	$ 5,073,971	$ 4,426,236

CITY OF CHAMBLEE, GEORGIA

SCHEDULE OF PROJECTS CONSTRUCTED WITH SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS FOR THE YEAR ENDED DECEMBER 31, 2020

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	$ 1,059,549	$ 1,097,499	16.63 %
Existing capital asset maintenance	1,081,000	1,081,000	-	-	-	0.00
Transportation improvements	12,467,077	12,467,077	2,467,209	2,354,017	4,821,226	38.67
Total SPLOST	$ 20,148,077	$ 20,148,077	$ 2,505,159	$ 3,413,566	$ 5,918,725	

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, 2020

ASSETS		
CURRENT ASSETS		
Cash and cash equivalents	$	555,273
Accounts receivable		950
Due from primary government		20,000
Prepaid items		28,927
Total current assets		605,150
CAPITAL ASSETS		
Depreciable assets		3,000
Accumulated depreciation		(3,000)
Capital assets, net		-
Other assets held for redevelopment		12,103,258
Total assets		12,708,408
LIABILITIES		
CURRENT LIABILITIES		
Accounts payable		11,060
Accrued interest payable		29,464
Total current liabilities		40,524
LONG TERM LIABILITIES		
Bonds payable, due in more than one year		12,194,400
Total noncurrent liabilities		12,194,400
Total liabilities		12,234,924
NET POSITION		
Unrestricted		473,484
Total net position	$	473,484

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, 2020

OPERATING REVENUES		
Payments in lieu of taxes	$	220,702
Rental income		282,363
Total operating revenues		503,065
OPERATING EXPENSES		
Development activities		8,455
Professional fees		500
Contractual services		158,220
Total operating expenses		167,175
Operating income		335,890
NONOPERATING REVENUES (EXPENSES)		
Gain on disposal of asset held for redevelopment		9,784
Contributions from primary government		80,000
Interest expense		(408,567)
Total nonoperating revenue (expenses)		(318,783)
Change in net position		17,107
Total net position, beginning of year		456,377
Total net position, end of year	$	473,484

CITY OF CHAMBLEE, GEORGIA
STATEMENT OF CASH FLOWS
DISCRETELY PRESENTED COMPONENT UNIT
DOWNTOWN DEVELOPMENT AUTHORITY
FOR THE YEAR ENDED DECEMBER 31, 2020

	Downtown Development Authority
CASH FLOWS FROM OPERATING ACTIVITIES	
Receipts from customers and users	$ 666,874
Payments to vendors	(180,822)
Net cash provided by operating activities	486,052
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES	
Contributions from primary government	80,000
Proceeds from sale of property	1,409,785
Acquisition of property held for resale	(2,300)
Principal payments on long term debt	(1,409,785)
Interest paid	(414,717)
Net cash used in capital and related financing activities	(337,017)
Net increase in cash and cash equivalents	149,035
Cash and cash equivalents, beginning of year	406,238
Cash and cash equivalents, end of year	$ 555,273
Reconciliation of operating income to net cash provided by operating activities:	
Operating income	$ 335,890
Adjustments to reconcile operating income to net cash provided by operating activities:	
Change in assets and liabilities:	
Decrease in accounts receivable	128,234
Decrease in due from primary government	36,475
Increase in prepaid items	(900)
Decrease in accounts payable	(13,647)
Net cash provided by operating activities	$ 486,052

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 **76**

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 **81**

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

Debt Capacity **86**

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 **89**

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 **91**

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)

	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Governmental activities										
Net investment in capital assets	$ 30,631,785	$ 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
Restricted	2,011,169	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
Unrestricted	16,888,692	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
Total governmental activities net position	$ 49,531,646	$ 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
Business-type activities										
Net investment in capital assets	$ 2,114,820	$ 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
Unrestricted	3,512,176	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
Total business-type activities net position	$ 5,626,996	$ 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
Primary government										
Net investment in capital assets	$ 32,746,605	$ 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
Restricted	2,011,169	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
Unrestricted	20,400,868	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
Total primary government net position	$ 55,158,642	$ 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

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)

	2020 (7)	2019	2018	2017(5),(6)	2016	2015	2014(4)	2013(3)	2012	2011(1),(2)
Expenses										
Governmental activities:										
General government	$ 4,136,521	$ 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
Judicial	436,286	419,754	392,477	347,921	336,953	306,565	278,743	245,170	226,005	205,951
Public safety	12,484,234	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
Public works	3,288,983	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
Parks and recreation	1,429,789	2,353,131	1,534,268	3,140,256	1,427,043	1,249,850	929,319	896,655	805,707	676,861
Housing and development	2,973,622	4,475,789	4,083,974	5,574,418	2,770,970	1,925,243	1,367,963	681,563	399,986	500,936
Interest on long-term debt	856,317	876,658	124,661	76,150	9,148	13,963	18,727	4,678	9,881	14,899
Total governmental activities expenses	25,605,752	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
Business-type activities:										
Stormwater	1,603,967	1,124,577	1,076,411	1,365,942	858,972	780,900	516,683	423,412	376,708	386,321
Sanitation	1,684,305	1,794,339	1,533,609	1,455,424	1,307,507	1,105,695	833,208	656,705	575,099	564,986
Criminal History	108,379	196,037	181,232	182,234	206,329	215,685	182,801	235,327	180,752	171,681
Total business-type activities expenses	3,396,651	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
Total primary government expenses	$ 29,002,403	$ 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
Program Revenues										
Governmental activities:										
Charges for services	$ 2,927,984	$ 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
Operating grants and contributions	3,478,458	-	-	-	-	-	-	-	-	-
Capital grants and contributions	4,310,010	4,677,035	3,487,303	2,858,063	9,707,855	1,197,701	1,285,974	840,699	254,166	64,365
Total governmental activities program revenues	10,716,452	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
Business-type activities:										
Charges for services	3,032,711	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
Capital grants and contributions	-	-	-	-	-	-	-	1,268,656	-	-
Total business-type activities program revenues	3,032,711	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
Total primary government program revenues	$ 13,749,163	$ 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

(Continued)

CITY OF CHAMBLEE, GEORGIA

SCHEDULE 2

CHANGES IN NET POSITION
LAST TEN YEARS

	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Net (expense)/revenue										
Governmental activities	$ (14,889,300)	$ (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)
Business-type activities	(363,940)	(123,554)	265,946	(196,455)	643,245	303,975	809,512	1,708,624	657,757	606,449
Total primary government net (expense) revenue	$ (15,253,240)	$ (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)
General Revenues and Other Changes in Net Position										
Governmental activities:										
Property taxes	$ 10,187,770	$ 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
Franchise taxes	2,320,934	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
Excise taxes	111,251	195,143	193,498	194,361	187,617	228,086	217,161	186,408	149,002	143,188
Insurance premium taxes	2,156,042	2,041,401	1,921,821	1,782,018	1,674,197	893,924	836,960	510,269	492,821	463,976
Business taxes	2,745,588	2,860,056	2,800,294	2,253,105	2,068,895	2,021,719	1,154,065	876,243	863,723	831,532
Other taxes	419,064	202,370	286,574	218,079	149,315	110,434	125,756	137,207	25,572	156,177
Hotel/motel taxes	816,733	1,529,560	1,248,844	1,416,491	442,257	408,587	364,928	195,000	185,041	143,759
Alcohol taxes	319,578	329,692	322,755	302,949	276,615	315,242	212,718	160,119	159,073	165,245
Sales taxes	-	-	-	-	-	-	-	-	661,602	712,230
Unrestricted investment earnings	171,023	322,372	139,090	52,127	15,783	5,400	2,942	1,794	1,161	6,843
Gain on Sale of Assets	80,145	38,603	23,362	26,154	28,965	45,193	51,650	6,225	3,425	22,242
Miscellaneous	191,055	140,951	131,364	175,451	159,311	183,377	27,927	33,192	12,576	25,388
Transfers	(358,047)	265,314	334,419	516,839	518,422	(370,268)	157,141	80,462	120,082	(67,604)
Total governmental activities	19,161,136	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
Business-type activities:										
Unrestricted investment earnings	-	-	-	-	-	-	-	-	-	
Gain on Sale of Assets	8,163	-	-	10,909	86,900	10,400	750	11,244	-	-
Transfers	358,047	(265,314)	(334,419)	(516,839)	(518,422)	370,268	(157,141)	(80,462)	(120,082)	67,604
Total business-type activities	366,210	(265,314)	(334,419)	(505,930)	(431,522)	380,668	(156,391)	(69,218)	(120,082)	67,604
Total primary government	$ 19,527,346	$ 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
Change in Net Position										
Governmental activities	$ 4,271,836	$ 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
Business-type activities	2,270	(388,868)	(68,473)	(702,385)	211,723	684,643	653,121	1,639,406	537,675	674,053
Total primary government	$ 4,274,106	$ 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

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) In 2020, the City received $3.4 million in grant revenue due to COVID-19 grant from the US Treasury.

CITY OF CHAMBLEE, GEORGIA

SCHEDULE 3

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

	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
General fund										
Nonspendable	$ 442,535	$ 172,615	$ 89,050	$ 284,513	$ 66,388	$ 61,993	$ 228,835	$ 163,396	$ 35,197	$ 45,160
Restricted	-	-	-	-	-	-	3,313,815	2,129,920	1,655,052	271,781
Committed	-	-	-	-	-	-	-	-	-	-
Assigned	2,018,318	656,636	957,720	18,081	953,025	-	-	-	-	-
Unassigned	15,229,813	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
Total general fund	$ 17,690,666	$ 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
All other governmental funds										
Nonspendable	$ -	$ -	$ -	$ -	$ -	$ 9,075	$ 9,075	$ 9,075	$ -	$ -
Restricted	11,922,222	27,809,644	3,657,416	2,446,834	5,069,936	4,437,932	430,226	300,248	357,175	249,065
Committed	2,058,764	451,284	676,796	687,357	593,675	367,825	226,103	188,757	124,016	172,803
Assigned	824,460	413,952	241,744	-	-	-	-	-	-	-
Unassigned (deficit)	-	-	-	(9,597)	-	(1,500)	(5,791)	-	-	-
Total all other governmental funds	$ 14,805,446	$ 28,674,880	$ 4,575,956	$ 3,124,594	$ 5,663,611	$ 4,813,332	$ 659,613	$ 498,080	$ 481,191	$ 421,868

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

CITY OF CHAMBLEE, GEORGIA

SCHEDULE 4

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

	2020 (2) (3)	2019 (1)	2018	2017	2016	2015	2014	2013	2012	2011
Revenues										
Taxes	$ 18,782,279	$ 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
Licenses and permits	1,227,205	2,165,220	2,531,111	2,460,306	1,764,837	1,378,754	925,514	498,998	436,793	383,522
Intergovernmental	7,788,273	4,677,035	3,487,303	2,858,063	2,108,124	1,197,701	1,285,974	840,699	254,166	64,365
Fines and forfeitures	703,783	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
Charges for services	996,996	941,670	881,304	920,871	1,155,921	948,184	825,104	736,854	628,810	623,382
Interest income	171,218	322,372	139,090	52,127	15,783	5,400	2,942	1,794	1,161	6,843
Other Revenues	191,055	140,951	131,364	175,451	159,311	183,377	27,927	33,192	12,576	25,388
Total revenues	29,860,809	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
Expenditures										
General government	3,882,065	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
Judicial	397,483	411,952	392,476	346,649	337,601	305,157	275,754	244,498	224,126	205,194
Public safety	10,524,671	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
Public works	2,255,521	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
Parks and recreation	1,042,786	2,627,537	1,736,580	6,211,608	1,458,569	1,328,887	829,546	727,841	632,688	632,273
Capital outlay	18,957,095	2,349,446	1,682,516	2,853,405	577,919	-	-	-	-	-
Housing and development	2,922,133	4,297,757	4,156,799	5,553,473	3,104,274	2,121,304	1,371,204	709,861	649,714	520,550
Debt service										
Principal	799,744	4,303,373	910,710	423,211	210,492	268,257	266,544	139,658	177,529	172,319
Bond Issuance cost	-	647,366	-	-	-	-	-	-	-	-
Interest	771,153	84,342	126,729	68,447	9,755	14,833	16,545	5,565	11,232	16,444
Total expenditures	41,552,651	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
Excess of revenues over (under) expenditures	(11,691,842)	(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
Other financing sources (uses)										
Capital leases	-	-	-	1,489,562	-	-	909,174	146,630	-	-
Proceeds from sale of capital assets	157,062	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	6,443,231	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
Transfers out	(6,801,278)	(2,239,443)	(1,629,919)	(2,218,953)	(1,493,981)	(2,124,664)	(1,458,917)	(978,670)	(985,170)	(803,395)
Total other financing sources (uses)	(200,985)	26,688,076	357,781	5,043,296	561,388	(325,075)	108,059	86,687	123,507	(37,675)
Net change in fund balances	$ (11,892,827)	$ 24,029,843	$ 3,269,916	$ (866,350)	$ 2,999,904	$ 2,553,284	$ 1,694,878	$ 573,615	$ 2,044,331	$ 2,279,768
Debt Service as a Percentage of noncapital expenditures	6.71%	18.29%	5.00%	1.74%	1.32%	1.93%	1.89%	1.35%	1.95%	2.15%

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.
(2) The City received $3.4 million in intergovernmental revenue due to COVID-19.
(3) The City began construction on the new police headquarters in 2020.

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
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
2020 (4)	10,187,770	2,320,934	111,251	2,156,042	2,745,588	419,064	816,733	319,578	-	19,076,960

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.

(4) During 2020, Hotel/Motel revenue decreased due to the COVID-19 pandemic and hotels were shutdown for a portion of the year.

CITY OF CHAMBLEE, GEORGIA

SCHEDULE 6

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

Year	Real Property		Personal Property		Public Utility		Motor Vehicle		Total Property			Total Direct Tax Rate	Ratio of Total Assessed to Total Estimated Actual Value	Percent Increase in Estimated Actual Value Over Prior 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			
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%
2020	1,715,772,725	4,289,431,813	225,405,056	563,512,640	16,672,646	41,681,615	5,258,770	13,146,925	1,963,109,197		4,907,772,993	6.25	40%	9.99%

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 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
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
2020	6.25	-	6.25	0.00	13.18	23.08	42.51

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	2020 Taxable Assessed Value	2020 Rank	2020 Percentage of Taxable Assessed Value	2011 Taxable Assessed Value	2011 Rank	2011 Percentage of Taxable Assessed Value
Highwoods Forsyth Limited Part	$ 46,171,674	1	2.69%	-		-
USRIG Johnson Ferry Apartments	30,148,320	2	1.76%	-		-
Bel Clairmont LLC	22,951,700	3	1.34%	-		-
IMP Parkview LLC	22,504,728	4	1.31%			
Highwoods Forsyth Limited Part	22,035,200	5	1.28%	-		-
Southwind Dekalb LLC	21,759,829	6	1.27%	-		-
CRP TP Solis Parkview II Owner LLC	20,928,880	7	1.22%	-		-
JBE Realty Holding LLLP	18,226,764	8	1.06%	-		-
LG Century Center LLC	17,515,800	9	1.02%	-		-
Peachtree Industrial GA Partners LLC	15,924,400	10	0.93%	-		-
Comcast of Georgia, Inc	-		-	$ 15,694,380	1	2.57%
EQR-Peachtree A LLC	-		-	13,909,440	2	2.28%
WalMart Real Estate Business	-		-	10,448,480	3	1.71%
AP Chatsworth LLC	-		-	9,300,000	4	1.52%
TMP Savoy LLC	-		-	8,815,996	5	1.44%
Lowes Homes Centers Inc	-		-	8,707,080	6	1.42%
Southern Company Services	-		-	8,383,287	7	1.37%
Broadstone Perimeter LLC	-		-	7,820,000	8	1.28%
Morgans Dunwoody Limited	-		-	6,920,000	9	1.13%
The Spanos Corporation	-		-	6,593,880	10	1.08%
All Others	1,477,605,430		86.12%	514,533,823		84.19%
Totals	$ 1,715,772,725		100.00%	$ 611,126,366		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
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%	1,046	9,255,505	97.99%
2020	9,975,501	9,370,254	93.93%	-	9,370,254	93.93%

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
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
2020	-	388,802	-	25,778,069	0.53%	863	-	65,543	26,232,414	2.59%	866

Source: City of Chamblee Finance Department

CITY OF CHAMBLEE, GEORGIA

SCHEDULE 11

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT

December 31, 2020

	Net General Obligation Bonded Debt Outstanding	Percentage Applicable to City of Chamblee (1)	Amount Applicable to City of Chamblee
DeKalb County	$ 195,118,000	6.25%	$ 10,472,731
Fulton-DeKalb Hospital Authority(DeKalb portion)	33,630,000	6.25%	1,805,051
DeKalb County Board of Education	218,089,000	6.25%	11,705,673
Total overlapping debt	446,837,000		23,983,455
City Direct Debt:			
Bonds Payable	25,778,069	100.00%	25,778,069
Financed Purchases	388,802	100.00%	388,802
Total Direct and Overlapping Debt	$ 447,225,802		$ 24,372,257

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
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
2020	1,963,109,197	10%	196,310,920	-	196,310,920

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)
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%
2020	30,307	1,012,829,633	33,419	32.0	12	5,289	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.

(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 Nine Years Previous

	2020			2011		
Employer	Employees	Rank	Percentage of Total Employees	Employees	Rank	Percentage of Total Employees
Eckardt Electric Co, Inc.	718	1	5.1%	135	10	1.6%
Jim Ellis Volkswagen	294	2	2.1%	318	2	3.8%
Walmart Supercenter #3621	274	3	1.9%	319	1	3.8%
Northrop Grumman Systems	259	4	1.8%	178	3	2.1%
Comcast of Georgia I, LLC	229	5	1.6%			
Jim Ellis Atlanta	224	6	1.6%	154	6	1.8%
Curry Cars, LLC	209	7	1.5%			0.0%
PruittHealth - Brookhaven	204	8	1.4%			
Sam's Club #6643	169	9	1.2%	145	7	1.7%
RR Donnelley	168	10	1.2%			
Ashton Woods				171	4	2.0%
World Toyota				140	9	1.7%
Epps Air Service, Inc.				164	5	1.9%
Moore Wallace North				145	8	1.7%
All Others	11,327			6,601		
Totals	14,075			8,470		

Source: City of Chamblee Finance Department

CITY OF CHAMBLEE, GEORGIA

SCHEDULE 15

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

Function	2011	2012	2013	2014(1)	2015 (1)	2016	2017	2018	2019	2020
Administrative	18	18	19	19	19	18	13	14	14	15
Police	44	44	44	68	68	67	75	75	79	93
Public Works	9	9	9	15	19	20	21	21	14	14
Parks and Recreation	6	6	6	6	10	10	10	10	5	4
E-911	12	13	13	15	15	15	15	15	11	10
Stormwater	4	4	4	5	6	5	5	5	5	5
Sanitation	11	11	11	13	17	17	18	18	17	19
	104	105	106	141	154	152	157	158	145	160

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	2011	2012	2013	2014(1)	2015	2016(2)	2017(3)	2018(3)	2019	2020
Police										
Physical Arrests	912	858	854	2,478	2,807	2,163	1,883	2,230	1,729	1,318
Traffic Violations	12,754	12,257	12,211	10,208	10,954	10,642	7,547	9,937	8,843	6,285
Sanitation										
Refuse Collected (tons/year)	2,173	2,195	2,231	3,510	3,590	4,614	4,713	4,833	4,826	5,409
Recyclables Collected (tons/year)	1,297	1,251	1,346	2,925	2,050	638	623	661	616	651
Public Safety										
Police Patrol Units	23	23	23	33	33	33	57	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	2011	2012	2013	2014	2015	2016	2017(1),(2)	2018(1),(2)	2019	2020
City Hall										
Buildings	1	1	1	1	1	1	1	1	1	1
Vehicles	1	2	2	2	3	1	1	1	1	1
Public Safety										
Police Stations	1	1	1	1	1	1	1	1	1	1
Vehicles	39	46	46	56	61	61	85	85	85	76
Public Works										
Buildings	1	1	1	1	1	1	1	1	1	1
Vehicles	11	12	12	12	14	14	15	15	16	15
Culture and recreation										
Parks acreage	49.7	49.7	49.7	49.7	75.1	76.1	102.1	102.1	102.1	102.1
Parks	7	7	7	7	8	9	11	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	5	5	5	4	4	4	4
Sanitation										
Vehicles	14	18	18	14	16	16	16	16	14	16
Stormwater										
Vehicles	4	5	5	7	7	7	7	7	12	11

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, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated June 25, 2021. Our report includes a reference to the changes in accounting principle resulting from the implementation of Governmental Accounting Standards Board Statement No. 84, *Fiduciary Activities*.

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") as a basis for designing 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. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

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 financial statements. 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 an instance of noncompliance that is required to be reported under *Government Auditing Standards* and which is described in the accompanying schedule of findings and questioned costs as item 2020-001.

The City's Response to the Finding

The City's response to the finding identified in our audit is described in the accompanying schedule of findings and questioned costs. The City's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

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
June 25, 2021

MAULDIN & JENKINS

CPAs & ADVISORS

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

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

Report on Compliance for Each Major Federal Program

We have audited the City of Chamblee, Georgia's (the "City's") compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended December 31, 2020. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of the City's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the City's compliance.

Opinion on Each Major Federal Program

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2020.

Report on Internal Control Over Compliance

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

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

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Mauldin & Jenkins, LLC

Atlanta, Georgia
June 25, 2021

CITY OF CHAMBLEE, GEORGIA

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED DECEMBER 31, 2020

Federal Grantor/Pass-Through Grantor/Program Title	Federal CFDA Number	Contract or Project Number	Total Expenditures
U.S. DEPARTMENT OF JUSTICE			
COVID-19 Coronavirus Emergency Supplement Funding CESF	16.034	2020-VD-BX0271	$ 37,664
Bullet Proof Vest Program	16.607	N/A	3,374
Total US Department of Justice			41,038
US DEPARTMENT OF TREASURY			
Passed through DeKalb County, Georgia			
COVID-19 Coronavirus Relief Fund	21.019	N/A	3,437,420
Total US Department of Treasury			3,437,420
Total Expenditures of Federal Awards			$ 3,478,458

Note: The City did not pass any federal awards to subrecipients.

CITY OF CHAMBLEE, GEORGIA

NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS FOR THE YEAR ENDED DECEMBER 31, 2020

(1) Summary of Significant Accounting Policies

Basis of Presentation and Accounting

The accompanying Schedule of Expenditures of Federal Awards is presented using the modified accrual basis of accounting. Under the modified accrual basis of accounting, expenditures are recognized when the related liability is incurred.

In instances where the grant agreement requires the City to match grant awards with local funds, such matching funds are excluded in the accompanying Schedule of Expenditures of Federal Awards.

Federal grant programs which are administered through State agencies (pass-through awards) have been included in this report. These programs are operated according to Federal regulations promulgated by the Federal agency providing the funding.

The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*. Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the financial statements.

The City did not utilize the 10% de minimus indirect cost rate permitted by the Uniform Guidance.

CITY OF CHAMBLEE, GEORGIA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED DECEMBER 31, 2020

SECTION I
SUMMARY OF AUDITOR'S RESULTS

Financial Statements

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

Federal Awards

Internal Control over major federal programs:		
Material weaknesses identified?	____ yes	X no
Significant deficiencies identified	____ yes	X none reported
Type of auditor's report issued on compliance for major program	Unmodified	
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	____ yes	X no

Identification of major programs:

CFDA Number	Name of Federal Program or Cluster
21.019	COVID-19: Coronavirus Relief Fund

Dollar threshold used to distinguish between Type A and Type B programs	$750,000	
Auditee qualified as low-risk auditee?	____ yes	X no

CITY OF CHAMBLEE, GEORGIA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED DECEMBER 31, 2020

SECTION II
FINANCIAL STATEMENT FINDINGS AND RESPONSES

2020-001 Governmental Fund Budgets

Criteria: State of Georgia law (OCGA 36-81-3) states:

a) Each unit of local government shall adopt and operate under an annual balanced budget for the general fund, each special revenue fund, and each debt service fund in use by the local government. The annual balanced budget shall be adopted by ordinance or resolution and administered in accordance with this article; and

b) a budget ordinance or resolution is balanced when the sum of estimated revenues and appropriated fund balances is equal to appropriations.

Condition: State law requires local governments to adopt and operate under an annual appropriated balanced budget for all governmental funds. Management did not operate under a balanced budget for the Police Technology Fund.

Context/Cause: The City did not operate under a balanced budget the Police Technology Fund.

Effects: The City failed to operate under a balanced budget for the Police Technology Fund, which has resulted in a compliance violation with State law. The Police Technology Fund utilized fund balance in excess of available amounts by $81,711.

Recommendation: We recommend the City operate under balanced budgets in accordance with State law.

Auditee's Response: The City agrees with the finding and will operate under a balanced budget in fiscal year 2021.

CITY OF CHAMBLEE, GEORGIA

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED DECEMBER 31, 2020

SECTION III
FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS

None reported.

CITY OF CHAMBLEE, GEORGIA

STATUS OF PRIOR AUDIT FINDINGS
FOR THE YEAR ENDED DECEMBER 31, 2020

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

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

Status: The issue was corrected during the current fiscal year.

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

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.

Status: The issue was corrected during the current fiscal year.

MANAGEMENTS CORRECTIVE ACTION PLAN
FOR THE YEAR ENDED DECEMBER 31, 2020

2020-001 – Revenue and Related Receivable and Expenditure and Related Liability Recognition

Name of the Contact Person Responsible for the Corrective Action Plan: Julie Pero, Controller.

Corrective Action Plan: We agree with this finding. The City will adopt and operate under a balanced budget for the year ended December 31, 2021.

Anticipated Completion Date: Immediately.

CITY OF CHAMBLEE, GEORGIA

CHAMBLEEGA.GOV
5468 PEACHTREE ROAD
CHAMBLEE, GA 30341

