

City of Elberton, Georgia

Annual Comprehensive Financial Report

For the fiscal year ended
June 30, 2025

Prepared by:

Department of Finance

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Part I

Introductory Section

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CITY OF ELBERTON, GEORGIA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
For the fiscal year ended June 30, 2025

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Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Elberton
Georgia

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2024

Christopher P. Morrill

Executive Director/CEO

CITY OF ELBERTON, GEORGIA

CITY OFFICIALS

June 30, 2025

MAYOR
R. Daniel Graves

CITY COUNCIL
Kyle Parham, Mayor Pro Tempore
Terry Burton
Carey Butler
Troy Colquitt
Kyle Parham
Rick Prince

CITY MANAGER
Kevin Eavenson

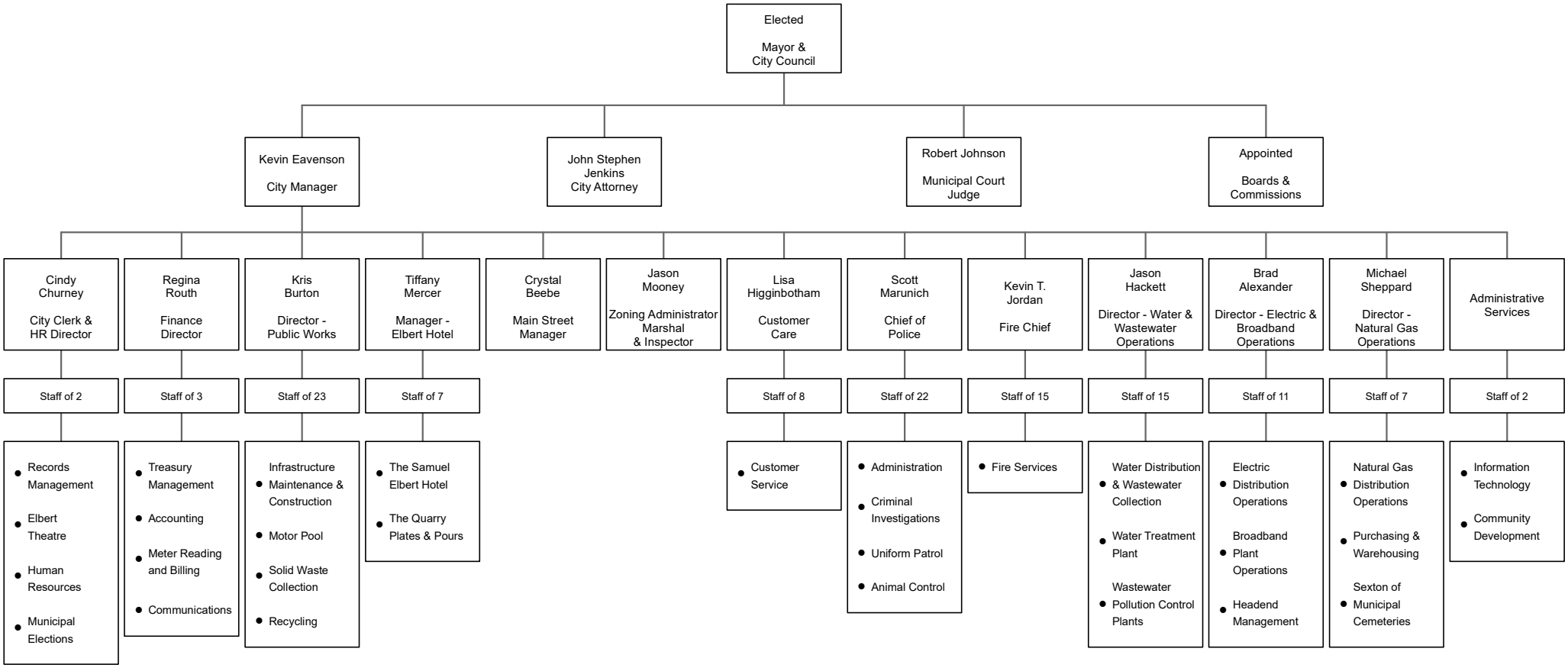
CITY ATTORNEY
John Stephen Jenkins, Sr.

MUNICIPAL COURT JUDGE
Robert A. Johnson

City of Elberton, Ga.

Organizational Chart

as of June 30, 2025



City of Elberton
GEORGIA
Rock Solid

203 ELBERT STREET • PO BOX 70 • ELBERTON, GA 30635-0070
(706) 213-3100 • cityofelberton.net

October 31, 2025

The Honorable R. Daniel Graves, Mayor
Members of the City Council, and
Citizens of the City of Elberton

Ladies and Gentlemen:

The Annual Comprehensive Financial Report of the City of Elberton, Georgia, for the fiscal year ended June 30, 2025, is submitted for review as mandated by both local ordinance and state statutes. Responsibility for both the accuracy of the data and the completeness and fairness of the presentation, including all disclosures, rests with the City. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and are reported in a manner designed to present fairly the financial position and results of operations of the various funds of the City. All disclosures necessary to enable the reader to gain an understanding of the City's financial activities have been included.

To provide a reasonable basis for making these representations concerning the finances of the City, the City of Elberton has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City of Elberton's financial statements in conformity with generally accepted accounting principles (GAAP). Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement.

In the Financial Section immediately after the independent auditor's report is a management's discussion and analysis which provides a narrative introduction, overview, and analysis of the basic financial statements. Management's discussion and analysis begins on page 5. The Elberton Code of Ordinances and the Official Code of Georgia, annotated, require an annual audit of the books of account, financial records and transactions of all funds and activities of the City by independent certified public accountants selected by the Mayor and Council. This requirement has been met, and the independent auditor's report has been included in the Financial Section of this report.

This report has been prepared with the guidelines recommended by the Government Finance Officers Association of the United States and Canada (GFOA), in accordance with

generally accepted accounting principles and current financial reporting standards as set forth by the Governmental Accounting Standards Board (GASB).

PROFILE OF THE GOVERNMENT

The City of Elberton is located in the northeast part of the State of Georgia, within the boundaries of Elbert County. According to the 2020 U.S. Census, Elberton has a population of 4,640 while Elbert County has 19,637. Elberton is approximately 35 miles east of Athens, Georgia, and about 100 miles east of Atlanta. Elberton was chartered by the State of Georgia in 1803. The governing authority of the City is composed of a Mayor and five Council Members, who appoint a Manager to administer the daily operations of the City.

The City of Elberton provides a full range of governmental and utility services. These include general government administration, police and fire protection, sanitation and recycling services, animal control, streets and public works, cemetery services, parks and recreation, planning and zoning, and a municipal court system. Elberton Utilities, a department of the City of Elberton, provides electric, natural gas, water and wastewater services to customers in the City as well as a large portion of Elbert County. ElbertonNET Technology Services, a department of the City, provides telecommunications, cable television, and Internet, and voice-over-IP phone services to customers in the City and parts of Elbert County.

The annual budget serves as the foundation for the City of Elberton's financial planning and control. All agencies of the City of Elberton are required to submit requests for appropriation to the City Manager in April of each year. The City Manager uses these requests as a starting point for developing a proposed budget. The City Manager then presents this proposed budget to the council for review during the month of May. The council is required to hold public hearings on the proposed budget and to adopt a final budget by no later than June 30, the close of the City of Elberton's fiscal year. The appropriated budget is prepared by fund, function, and department. Budget-to-actual comparisons are provided in this report for each individual governmental fund for which an appropriated annual budget has been adopted.

This report includes all the funds of the City of Elberton. Following standards established by the Governmental Accounting Standards Board and others, the City of Elberton has reviewed the relationship between itself and other local agencies to determine the amount of control or dependency on the City. The procedures to determine the amount of control or dependency have been outlined in the notes in the Financial Section. As stated in the notes to the basic financial statements, the City of Elberton Housing Authority has not been included in the City's financial statements. The City has included the Downtown Development Authority in this financial report as a discretely presented component unit because that legally separate entity has a high level of financial dependency from the City, and the authority board members are appointed by the Mayor and Council of the City.

ECONOMIC CONDITION AND OUTLOOK

The City's economy continues to be based on the granite industry, which began operation in 1898. In 1951 the Elberton Granite Association, Inc., was formed to encourage cooperation

between quarries and manufacturers. A total of 120 separate firms and quarries are operating businesses in granite production or its allied services in Elbert County. Approximately 1,800 persons are employed in the granite industry, with an annual payroll of $57 million. Statistics indicate that Georgia's stone industry, centered in the Elberton granite district, continues to lead the nation in total production. The financial well-being of Elberton is heavily dependent on a stable granite industry.

The City's purchase of and continuing investment in the Elberton Industrial Park underscores the City's commitment to economic growth in the area. Elberton Utilities and ElbertonNET will continue to work closely with local industry to provide needed infrastructure for expansion at local plants. Elberton's Industrial Park is home to the nationally famous "Bubba Burger." "Bubba Burgers," made in Elberton, are shipped all over the eastern seaboard and Midwestern U.S. Additionally, the City has continued to invest in the Elberton Industrial Park with a newly constructed 50,000 square foot speculative building which was completed during the fiscal year.

The Downtown Development Authority has operated the Main Street Elberton organization for over twenty years. The City employs a full time director to manage the Main Street program and to work with businesses in the historic downtown area to plan and promote events that attract commerce to the downtown area. Main Street also recruits small businesses to occupy vacant commercial spaces in the area. Annually, Main Street Elberton is recognized as an "Accredited National Main Street Program" by the National Trust for Historic Preservation.

LONG-TERM FINANCIAL PLANNING

The Mayor and Council of the City of Elberton meet annually with the City Manager and department heads to discuss the overall operations of the city. The elected officials and staff review the financial performance of the city departments and evaluate the various revenue streams of the city including taxes and sales of utility services. During this planning session, the elected officials agree on the overall strategic direction of the city and various projects to be included in the upcoming annual budget. The progress of long-term capital projects are reviewed and evaluated.

The Mayor and Council will review proposed expansion capital projects for the utility systems based on an anticipated payback schedule. Most projects have a payback period of less than ten years. However, some are longer.

The Mayor and Council are presented with financial information usually with a ten-year history of revenues and expenditures. The total unrestricted cash on hand at year-end is examined and the days of operating cash on hand is evaluated. The current ratio (current assets divided by current liabilities) is examined. Total long-term debt and total required debt service (principal and interest payments) is considered.

MAJOR EVENTS OR INITIATIVES

The City continued to provide daily services to 4,600 citizens in the City as well as over 7,700 utility accounts in the City and Elbert County. The impact the City has on this community is evident on a daily basis in the majority of homes, businesses, and organizations in the area. Following are highlights of major projects or events in fiscal year 2025.

The City of Elberton began receiving proceeds from the 2023 Special Purpose Local Option Sales Tax (SPLOST) during fiscal year 2024. Approved by Elbert County voters, this special sales tax is budgeted to provide $4.64 million in funding for capital projects in the City of Elberton over the next six years. Several capital projects undertaken in fiscal year 2025 were financed through the 2023 SPLOST, including the purchase of vehicles and equipment for the police, fire, and public works departments. The tax also funded construction of a new concrete apron and parking lot at the fire training facility, supported the completion of a downtown renovation project, and contributed to the completion of the new splash park.

The City of Elberton also began receiving proceeds from the 2024 transportation special purpose local option sales tax (TSPLOST) in fiscal year 2024. This special sales tax, approved by Elbert County voters, was budgeted to fund $3.68 million of capital projects specifically for transportation in the City of Elberton. During fiscal year 2025, a total of 1.65 miles of streets were paved with the 2024 TSPLSOT funds.

The divisions of Elberton Utilities began construction on several projects in fiscal year 2025 as part of the City's long-term renewal and expansion plans. The Electric Division focused on renewal projects designed to improve the safety, longevity, and reliability of the City's electric grid. Specifically, the division replaced several hundred poles to strengthen and modernize the electric infrastructure.

The Natural Gas Division began work on two gas main extensions during fiscal year 2025. Once completed, these extensions will provide service to poultry farms as well as several residential customers within the county.

Lastly, the Water Division initiated upgrades at the water filtration plant. These upgrades include renovations and improvements to Clearwell No. 1, along with piping modifications and enhancements. Together, these improvements will increase the reliability and efficiency of the City's water production system.

During fiscal year 2025, ElbertonNET continued advancing several projects to extend fiber-to-the-home connectivity to dozens of previously unserved census blocks within the county. In addition, ElbertonNET began the construction phase of a new fiber-to-the-home overbuild to replace the original legacy network. Throughout the year, ElbertonNET also invested in upgrades to its headend equipment to support increasing bandwidth demands and growing internet usage.

AWARDS AND ACKNOWLEDGEMENTS

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Elberton for its Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2024, for the twenty-second consecutive year. The Certificate of Achievement is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government financial reports.

In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized ACFR, the contents of which conform to program standards. The ACFR must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current report continues to conform to the Certificate of Achievement program requirements, and we are submitting it to GFOA for review.

We would like to thank the Mayor and the members of the City Council for their interest and support in this report on the financial condition of the City. The Mayor and Council should also be acknowledged for their valuable contributions in the planning and conducting of the financial affairs of the City in a responsible and progressive manner.

Respectfully submitted,

Kevin Eavenson
City Manager

Regina Routh
Finance Director

Part II

Financial Section

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Independent Auditor's Report

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

Report on the Audit of the Financial Statements

Opinions

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 Elberton, Georgia, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

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 Elberton, Georgia, as of June 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof, and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Elberton, Georgia and to meet our ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Elberton, Georgia's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit 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 City of Elberton, Georgia's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Elberton, Georgia's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the required supplementary information as referred to in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not 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.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Elberton, Georgia's basic financial statements. The combining and individual fund financial statements and schedules, the schedule of projects financed with transportation special purpose local option sales tax, and the schedule of projected financed with special purpose local option sales tax are presented for purposes of additional analysis and are not a required part of the financial statements. The combining and individual fund financial statements and schedules, the schedule of projects financed with transportation special purpose local option sales tax, and the schedule of projects financed with special purpose local option sales tax 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. The 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 combining and individual fund financial statements and schedules, the schedule of projects financed with transportation special purpose local option sales tax, and the schedule of projects financed with special purpose local option sales tax are fairly stated in all material respects in relation to the financial statements as a whole.

We also have previously audited, in accordance with auditing standards generally accepted in the United States, the City of Elberton, Georgia's basic financial statements for the year ended June 30, 2024, which are not presented with the accompanying financial statements. In our report dated November 1, 2024, we expressed unmodified opinions on the respective financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information. That audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Elberton's basic financial statements as a whole. The individual fund financial statements and schedules, related to the 2024 financial statements, are presented for the purposes of additional analysis and are not a required part of the financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the 2024 basic financial statements. The 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 2024 individual fund financial statements and schedules are fairly stated in all material respects in relation to the basic financial statements from which they have been derived.

Other Information

Management is responsible for the other information in the annual comprehensive financial report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated October 31, 2025, on our consideration of the City of Elberton, Georgia's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements, and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Elberton's internal control over financial reporting and compliance.

Rushton, LLC

Certified Public Accountants

Gainesville, Georgia
October 31, 2025

203 ELBERT STREET · PO BOX 70 · ELBERTON, GA 30635-0070
(706) 213-3100 · cityofelberton.net

MANAGEMENT'S DISCUSSION AND ANALYSIS

Management of the City of Elberton is pleased to provide this narrative discussion and analysis of the City's financial activities for the fiscal year ended June 30, 2025. The City's financial performance is discussed and analyzed within the context of the accompanying financial statements and disclosures following this section.

FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of the City of Elberton exceeded its liabilities and deferred inflows at the close of the fiscal year by $63.8 million (reported as "*net position*"). Of this amount, $21.5 million (*unrestricted net position*) may be used to meet the City's ongoing obligations to citizens and creditors.
- The City's total net position increased by $2,611,070 as a result of this year's activities.
- The City's governmental funds report combined ending fund balances of $3,330,923. Approximately 3% of this amount, $108,201, is available for spending at the City's discretion (*unassigned fund balance*), within the purposes of the funds.
- The City's proprietary funds report net position of $52.9 million at the end of the fiscal year, an increase of $779,946 as a result of the current year's operations.
- The City's liabilities totaled $12.7 million on June 30, 2025. About half of these liabilities (54% or $6.9 million) consist of revenue bonds, notes payable, leases, or interest on those obligations to finance improvements or extensions of the City's business-type activities.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the City of Elberton's basic financial statements. The City of Elberton'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* include the *statement of net position* and the *statement of activities.* One of the most important questions asked about the City's finances is "Is the City as a whole better off or worse off as a result of the year's activities?" The *statement of net position* and the *statement of activities* report information about the City as a whole and about its activities in a way that helps answer this question. These statements include all assets and liabilities using the *accrual basis of accounting*, which is similar to the accounting used by most private-sector companies. Accrual of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

The *statement of net position* presents information on all of the City's assets and liabilities, with the difference between the two reported as *net position.* The City's *net position*, which is the difference between assets, what the citizens own, and liabilities, what the citizens owe, is one way to measure the City's *financial 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. Other non-financial factors, however, such as changes in the City's property tax base and the condition of the City's capital assets (roads, buildings, and utility systems) must be considered to assess the *overall health* of the City.

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

Both of the government-wide financial statements divide the City into two kinds of activities:

- Governmental activities: most of the City's basic services are reported here including police, fire, infrastructure maintenance, parks and recreation, cemetery, and general administration. Taxes, grants, and interfund transfers from the utility system finance most of these activities.
- Business-type activities: the City charges a fee to customers to cover all or most of the cost of certain services it provides. The City's utility and solid waste services are reported here.

The government-wide financial statements can be found on pages 15-17 of this report.

Fund financial statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. Some funds are required to be established by state law. The City of Elberton uses three categories of funds: governmental funds, proprietary funds, and a custodial fund.

In fund financial statements, information is presented in separate columns for each of the major funds. Data from non-major funds are combined into a single, aggregated column for presentation. Individual fund data for each of these non-major funds is provided in the form of combining statements elsewhere in this report.

Governmental funds. Most of the City's basic *governmental activities* reported in the government-wide statements are accounted for in *governmental funds*, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called *modified accrual* accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the City's general government operations and the basic services it provides. The relationship (or differences) between *governmental activities* (reported in the *statement of net position* and the *statement of activities*) and *governmental funds* is described in a reconciliation following the fund financial statements. The City uses several governmental funds, of which the general fund is considered a major fund, whose basic financial statements can be found on pages 18-23 of this report.

Proprietary funds. When the City charges customers for the full or partial cost of the services it provides whether to outside customers or to other units of the City, these services are reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the *statement of net position* and the *statement of activities* using the accrual basis of accounting. *Enterprise funds* are a type of proprietary fund used to account for functions reported as *business-type activities* in the government-wide statements. The City uses several enterprise funds to account for separate business-type activities and are reported in the basic proprietary fund financial statements on pages 24-28 of this report.

Custodial fund. The City is a trustee, or fiduciary, for the municipal court custodial fund. The City's fiduciary activity is reported in a separate Statement of Fiduciary Net Position on page 29. This activity is excluded from the City's other financial statements because the City cannot use these assets to finance its operations.

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 31-79 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information including combining financial statements for non-major funds referred to earlier. Individual fund statements and schedules are presented following the required supplementary information. These statements and schedules contain much more detailed financial information about individual services or divisions of the City.

This report includes two schedules (pages 19 and 21) that reconcile the amounts reported on the governmental fund financial statements (modified accrual basis of accounting) with the governmental activities reported on the government-wide financial statements (accrual basis of accounting). The following summarizes the impact of transitioning from modified accrual to accrual accounting:

- Capital assets used in governmental activities on the government-wide statements are not reported on the fund financial statements.
- Unless due and payable, long-term liabilities appear only in the government-wide statements.
- Capital outlay spending results in capital assets on the government-wide statements but is reported as expenditures on the governmental fund financial statements.
- Some expenses reported in the government-wide statements represent increases in liabilities on the government-wide statements but are not reported as expenditures in governmental funds because they do not require the use of current financial resources.

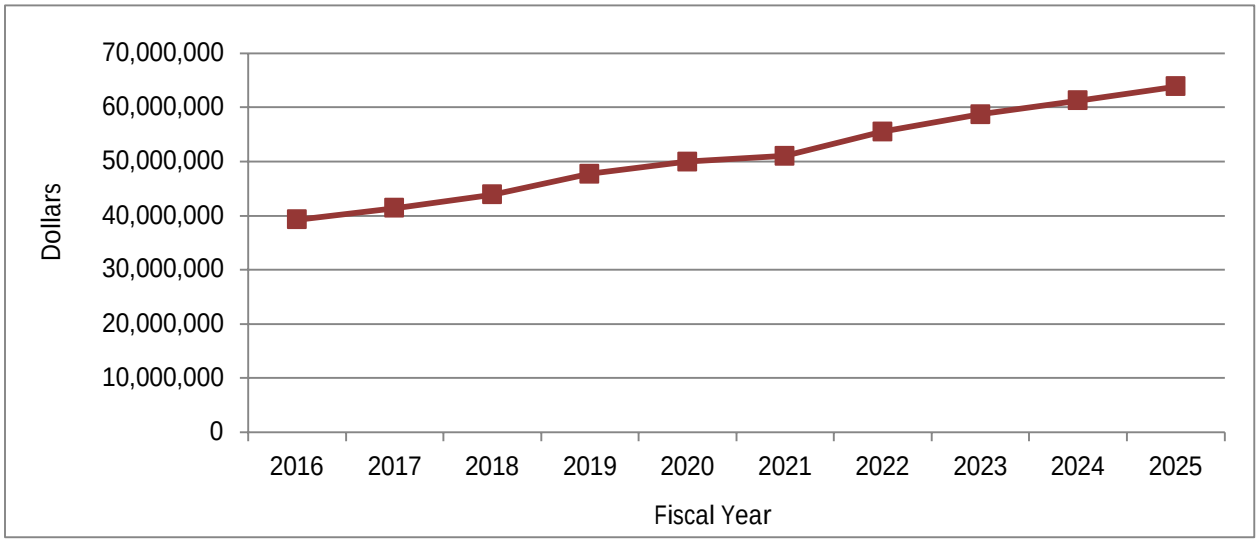
GOVERNMENT-WIDE FINANCIAL ANALYSIS

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 of Elberton, assets exceeded liabilities by $63,845,158 at the close of the most recent fiscal year.

City of Elberton
Net Position as of June 30, 2025 and 2024
(in Thousands)

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Current and Other Assets	$ 3,054	$ 1,891	$ 26,754	$ 20,953	$ 29,808	$ 22,844
Noncurrent Assets	953	1,033	-	-	953	1,033
Net Capital Assets	8,882	7,491	37,611	43,038	46,493	50,529
Total Assets	12,889	10,415	64,365	63,991	77,254	74,406
Deferred outflows of resources	575	1,353	790	1,393	1,365	2,746
Long-term Liabilities	716	2,406	6,893	9,174	7,609	11,580
Other Liabilities	910	319	4,151	4,002	5,061	4,321
Total Liabilities	1,626	2,725	11,044	13,176	12,670	15,901
Deferred inflows of resources	963	-	1,142	18	2,105	18
Net investment in capital assets	8,468	7,471	30,722	35,002	39,190	42,473
Restricted Net Position	3,045	2,150	72	651	3,117	2,801
Unrestricted Net Position	(638)	(577)	22,176	16,537	21,538	15,960
Total Net Position	$ 10,875	$ 9,044	$ 52,970	$ 52,190	$ 63,845	$ 61,234

Total Net Position – Ten Fiscal Years



The largest portion of the City's net position (61%) reflects its investment in capital assets (e.g. land, buildings, machinery and equipment), less any related debt used to acquire those assets that are 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.

Restricted net position totaling $3,117,692 is constrained by legal requirements and is not available for day-to-day operations of the City. The remaining balance of *unrestricted net position* ($21,538,047) may be used to meet the City's ongoing obligations to citizens and creditors. The portion of unrestricted net position from business-type activities was $22,176,114 at the end of the fiscal year. The portion of unrestricted net position resulting from the City's governmental activities was negative $638,067 at the close of the fiscal year.

The City's net position increased by $2,611,070 during the current fiscal year. Governmental activities resulted in an increase in net position of $1,831,124 while business-type activities resulted in an increase of net position of $779,946. The following table was derived from the government-wide Statement of Activities and reflects how the City's net position changed during the fiscal year.

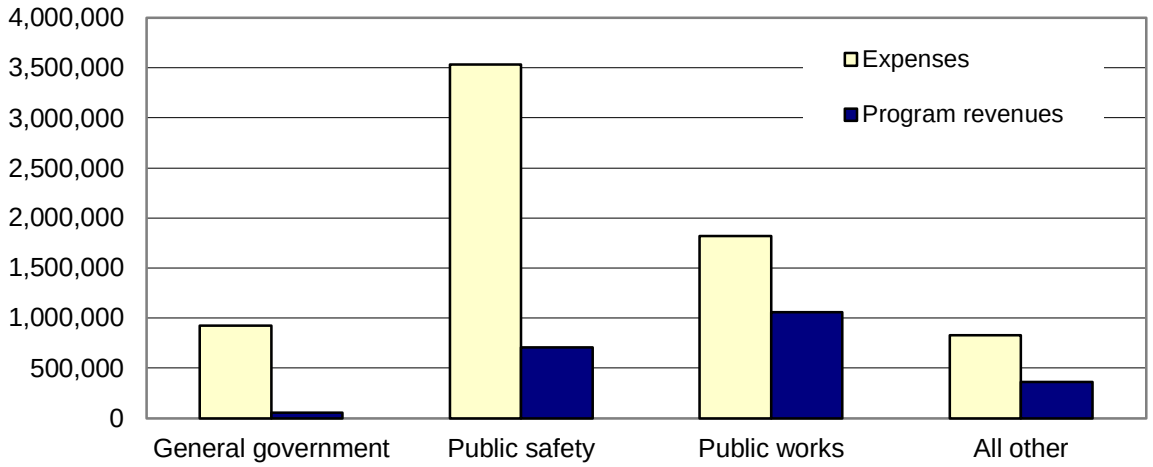
City of Elberton
Changes in Net Position for the Fiscal Years ended June 30, 2025 and 2024
(in Thousands)

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Revenues:						
Program Revenues:						
Charges for Services	$ 352	$ 425	$ 34,622	$ 33,134	$ 34,974	$ 33,559
Operating Grants and Contributions	0	182	0	0	0	182
Capital Grants and Contributions	1,833	1,793	73	0	1,906	1,793
General Revenues:						
Taxes	2,060	2,060	0	0	2,060	2,060
Interest and Investment Earnings	6	3	493	497	499	500
Net change in the value of investments	0	0	364	308	364	308
Miscellaneous	29	15	306	101	335	116
Total Revenues	4,280	4,478	35,858	34,040	40,138	38,518
Expenses:						
General Government	923	1,054	0	0	923	1,054
Judicial	96	99	0	0	96	99
Public Safety	3,535	3,497	0	0	3,535	3,497
Public Works	1,819	2,165	0	0	1,819	2,165
Health and Welfare	9	9	0	0	9	9
Culture and Recreation	181	225	0	0	181	225
Housing and Development	543	474	0	0	543	474
Combined Public Utilities	0	0	21,742	20,508	21,742	20,508
ElbertonNET Technology Services	0	0	5,269	5,243	5,269	5,243
Solid Waste	0	0	1,242	1,148	1,242	1,148
Elbert Theatre	0	0	210	188	210	188
Elbert Hotel	0	0	1,539	1,416	1,539	1,416
Total Expenses	7,106	7,523	30,002	28,504	37,108	36,027
Indirect Cost Allocation	(681)	(664)	681	664	0	(0)
Increase (Dec) in Net Position Before Transfers	(2,145)	(2,381)	5,175	4,872	3,030	2,491
Transfers	4,098	2,308	(4,098)	(2,308)	0	0
Change in Net Position	1,953	(73)	1,077	2,564	3,030	2,492
Error correction	0	0	(159)	0	(159)	0
Change in accounting principle	(122)	0	(138)	0	(260)	0
Net Position - July 1	9,044	9,116	52,190	49,626	61,234	58,742
Net Position - June 30	$ 10,875	$ 9,044	$ 52,970	$ 52,190	$ 63,845	$ 61,234

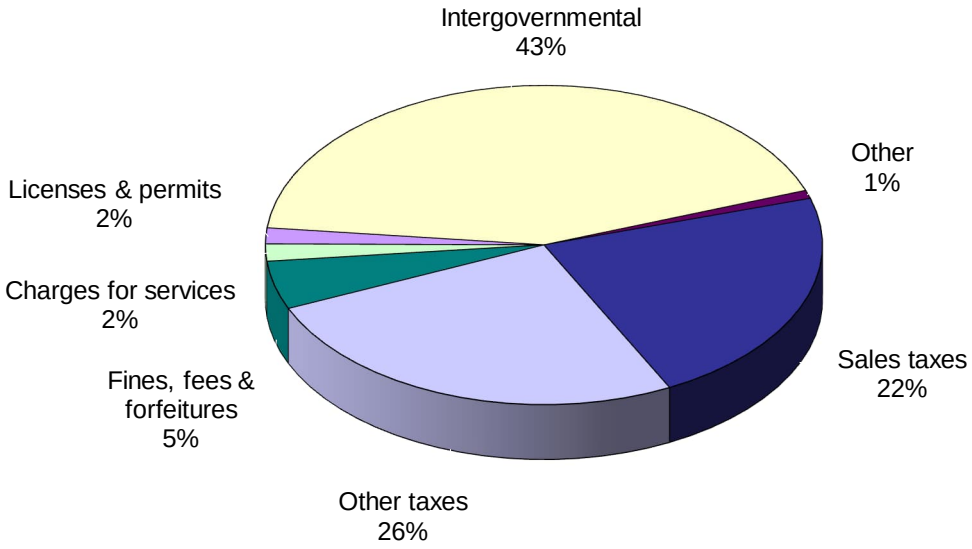
Governmental Activities. Governmental activities increased the net position of the City by $1,831,124. Revenues for the City's governmental activities decreased by 4% ($197,159) compared fiscal year 2024. This decrease in revenues is mostly attributed to a decrease in operating grants and contributions in FY25 compared to FY24 due to the prior year recognition of American Rescue Plan Act funding.

Expenses for governmental activities decreased by 6% ($415,401) during fiscal year 2025.

Expenses and Program Revenues – Governmental Activities



Revenues by Source – Governmental Activities

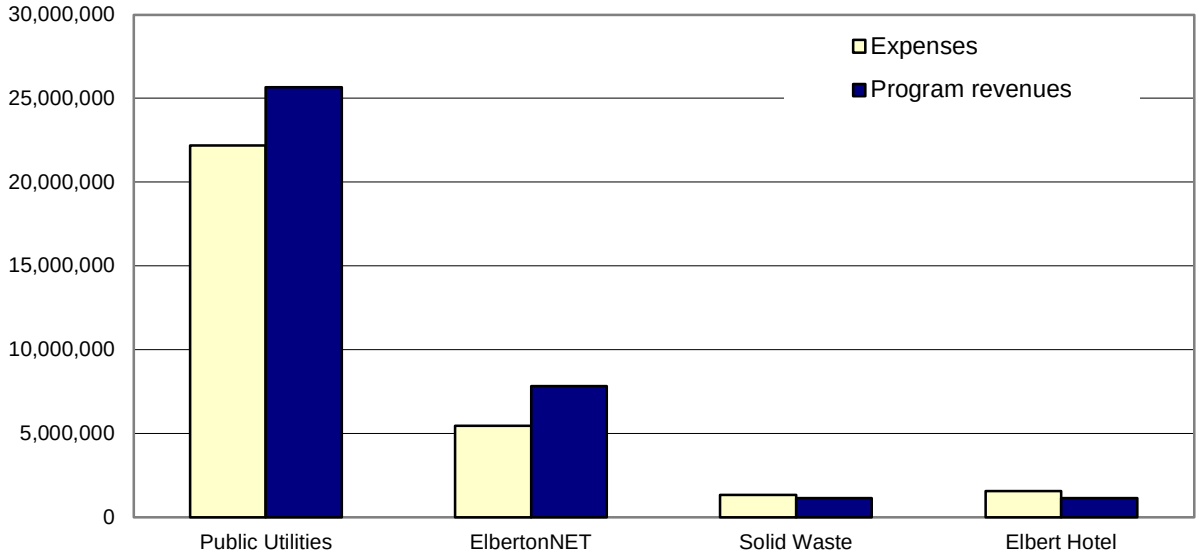


Business-type activities. Business-type activities increased the City's net position by $779,946. Key elements of this increase are as follows:

- Sales for business-type activities were $34.8 million, which was an increase of $1,518,109 from the prior fiscal year sales.

- Sales and operating revenues in the combined public utility fund for electric, water, sewer, and natural gas services increased by $1,245,038 or 5.3% over last fiscal year. Electric sales increased 4.6%, natural gas sales increased by 11.9%, and water and sewer sales decreased by .1%. The majority of the increase for electric and natural gas sales is due to increased consumption as a result of a much colder winter in fiscal year 2025. Operating income in the combined public utility fund before non-operating income or losses or transfers to other funds was $2.74 million, or 1.5% higher than last year's income of $2.70 million.
- The ElbertonNET technology services enterprise fund experienced sales of $7.67 million, an increase of 1.5% over the prior year sales of $7.56 million.
- Sales for the Solid Waste operations totaled $1,079,009, an increase of $15,013 or 1.4% over the prior fiscal year.
- Sales in the Elbert Hotel fund totaled $1,118,330, an increase of $123,087or 12% more than the prior fiscal year. The Elbert Hotel maintained stable lodging occupancy rates throughout the fiscal year as compared to the prior fiscal year.

Expenses and Program Revenues – Business-type Activities



FINANCIAL ANALYSIS OF THE GOVERNMENT'S INDIVIDUAL FUNDS

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

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

At the end of the current fiscal year, the City's general fund reported an ending fund balance of $401,211, a decrease of $228,146 or 36% in comparison with the prior year. Approximately 27% of this amount ($108,201) constitutes *unassigned fund balance*, which is available for spending at the City's discretion. The remainder of fund balance is either (a) *nonspendable* to indicate that these amounts cannot be spent because they are either not in a spendable form such

as inventory and prepaid insurance, (b) are legally or contractually *restricted* for a particular purpose such as special purpose sales tax proceeds, or (c) are *assigned* for a particular purpose or project by management.

As a measure of the general fund's liquidity, it may be useful to compare unassigned fund balance to total fund expenditures. Unassigned fund balance represents 1.5% of total general fund expenditures for the current fiscal year.

As in previous fiscal years, the City of Elberton levied no property tax to finance current operations. Therefore, the City's general fund relied heavily on transfers from the proprietary funds (or business-type activities) to finance the governmental activities of the City such as public safety and public works. The transfer from the combined public utility enterprise fund was $3,683,151 which is $1,374,818 more than the amount transferred in fiscal year 2024.

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 change in net position in the proprietary funds is depicted in the following table. Factors concerning the performance of the proprietary funds have already been addressed in the discussion of the City of Elberton's business-type activities.

Net Position as of June 30, 2025

	Combined Public Utility System	ElbertonNET Tech Services	Elbert Hotel	All Other Proprietary	Total
Operating Revenues	$ 24,868,615	$ 7,672,608	$ 1,118,330	$ 1,166,928	$ 34,826,481
Operating Expenses	22,059,721	5,442,461	1,497,774	1,516,931	30,516,887
Operating income (loss)	2,808,894	2,230,147	(379,444)	(350,003)	4,309,594
Non-operating income (loss)	729,430	123,676	(41,177)	54,000	865,929
Transfers in (out)	(4,676,323)	(605,000)	710,000	473,172	(4,098,151)
Change in net position	(1,137,999)	1,748,823	289,379	177,169	1,077,372
Net Position, July 1	39,194,443	11,444,413	1,436,332	(182,516)	51,892,672
Net Position, June 30	$ 38,056,444	$ 13,193,236	$ 1,725,711	$ (5,347)	$ 52,970,044

GENERAL FUND BUDGETARY HIGHLIGHTS

There was one budget amendment approved during the fiscal year to reallocate for expenditures that were not planned in the original budget. Total appropriations did not increase for the fiscal year. General fund revenues ended the year at 2%, or $62,388, below budget. Additionally, expenditures in the general fund were $61,087, or 1%, under budget for the fiscal year.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital assets. The City of Elberton's investment in capital assets for its governmental and business-type activities as of June 30, 2025, totals $46,493,605 (net of accumulated depreciation). This investment in capital assets includes land, buildings, improvements, machinery and equipment, infrastructure, and distribution systems for electricity, natural gas, water, sewer, and broadband services. This total also includes $377,692 in intangible assets, primarily for the City's raw water storage rights at Lake Richard B. Russell. More detailed information about the city's capital assets is presented in the notes to the basic financial statements.

During the fiscal year, the City invested $3,943,715 in new capital assets. Investment for business-type activities totaled $2,027,319 while $1,916,396 was for governmental activities. Major capital asset events during the current fiscal year included the following:

Governmental Activities – $1,916,396 total

- $88,536 for the purchase of patrol cars and equipment for the police department
- $210,848 for the addition of a concrete apron and parking lot at the fire department live-burn training facility
- $86,590 for the purchase of a new truck for the public works department
- $29,250 for the purchase of 2 new vehicles for the police department
- $45,995 for Heard Street curbing, sidewalk infrastructure improvements
- $1,455,177 for construction on the new splash park facility

Business-type Activities – $2,027,319 total

- $17,807 for the installation of a new equipment shed for the utilities department
- $46,790 for the purchase of a new truck for the electric department
- $29,856 for the rehabilitation of the Calhoun Falls Hwy electric line
- $146,429 to begin construction of the water clearwell and piping upgrade project at the water filter plant
- $48,737 to begin construction of the galvanized water main replacement project
- $924,443 for the completion of the Fortson Creek sewer main rehabilitation project
- $55,976 to purchase a new backhoe loader for the water department
- $5,100 to begin the natural gas main relocation project on Hartwell Hwy
- $70,517 to construct an additional 5500 feet of natural gas main on Limo Road
- $125,231 to construct 12,500 feet of natural gas main on Brewers Mill Road to a poultry farm
- $9,169 for the completion of the new speculative building in the Elberton Industrial Park
- $7,078 to purchase a new cable reel trailer for the ElbertonNET department
- $59,001 for the construction of fiber-to-the-home system expansions for ElbertonNET
- $231,375 for construction of the new fiber-to-the-home overbuild of the original copper plant for ElbertonNET
- $229,858 for the purchase of a new garbage truck for the solid waste department
- $19,952 for new housekeeping equipment for the Samuel Elbert Hotel

Additional information on the City's capital assets can be found in Note 10 on pages 54-56 of this report.

Debt Administration. At the end of the current fiscal year, the City had no outstanding general obligation debt backed by the full faith and credit of the City.

The City has five outstanding notes payable with the Georgia Environmental Facilities Authority for water system improvements and for sewer plants improvements. The balance of these notes at June 30, 2025 was $5,048,440.

The City has entered into an intergovernmental agreement with the Elberton Downtown Development Authority (DDA) to finance renovations and improvements at the Samuel Elbert Hotel. A revenue bond was issued by the DDA for this purpose, and due to the contractual obligation of the City to make these monthly bond payments, the bond payable is recognized by the City in its Elbert Hotel Enterprise Fund. The balance of this bond payable at June 30, 2025 was $1,841,583.

Other long-term obligations of the City include accrued vacation pay and contractual liability for the Elberton-Elbert County landfill post-closure care. More detailed information about the City's long-term liabilities is presented in the notes to the basic financial statements.

Additional information on the City's long-term debt can be found in Note 11 on pages 57-63 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

Activity in the local economy reflected an increase in sales taxes in fiscal year 2025 of nearly 1.2% over fiscal year 2024. The local unemployment rate remained stable during the fiscal year at 4.0% in 2025, with a slight increase from 3.7% in 2024.

During 2025, the City's utility system did not experience any gain or loss of its top customers. The businesses located in the Elberton Industrial Park and several large granite companies continue to provide stable employment and are vital utility customers of the City.

The overall City budget for fiscal year 2026 increased by 6.9% over fiscal year 2025. The rates and fees schedule for the general fund and utility services were reviewed in preparation for the 2026 budget. As a result, there were no material changes made to the fees schedule in the general fund for fiscal year 2026. All other rates for the City utilities and services will remain unchanged with the exception of the solid waste rates. The solid waste rates were increased by 8% on residential and commercial solid waste services. Additionally, residential base charges were increased for water, sewer, and natural gas services for fiscal year 2026.

Other than certain capital grant revenues and expenditures, the overall policy of next year's budget will remain the same as this year. Property taxes will not be levied, and the general fund will operate on transfers from business-type operations.

REQUESTS FOR INFORMATION

Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Office of the City Manager, Post Office Box 70, 203 Elbert Street, Elberton, Georgia 30635-0070.

BASIC FINANCIAL STATEMENTS

CITY OF ELBERTON, GEORGIA
STATEMENT OF NET POSITION
June 30, 2025

	Primary Government			Component Unit Downtown Development Authority
	Governmental Activities	Business-type Activities	Total	
ASSETS				
Current assets				
Cash	$ 2,287,362	$ 2,763,024	$ 5,050,386	$ 205,863
Investments	0	13,803,546	13,803,546	0
Restricted assets				
Cash	25	0	25	0
Investments	0	932,313	932,313	0
Receivables (net)				
Accounts	16,190	2,983,851	3,000,041	0
Taxes	119,245	0	119,245	0
Intergovernmental	230,145	22,914	253,059	0
Notes	80,583	0	80,583	0
Prepaid items	253,052	0	253,052	0
Inventories	39,933	1,037,735	1,077,668	0
Internal balances	28,171	(28,171)	0	0
Property held for resale	0	5,224,686	5,224,686	0
Other current assets	0	13,780	13,780	0
Total current assets	3,054,706	26,753,678	29,808,384	205,863
Noncurrent assets				
Notes receivable	953,459	0	953,459	0
Capital assets				
Non-depreciable	3,946,475	1,519,969	5,466,444	45,100
Depreciable/amortizable (net)	4,935,607	36,091,554	41,027,161	1,903,031
Total noncurrent assets	9,835,541	37,611,523	47,447,064	1,948,131
Total assets	12,890,247	64,365,201	77,255,448	2,153,994
DEFERRED OUTFLOWS OF RESOURCES				
Deferred outflows related to pensions	574,573	790,463	1,365,036	0
LIABILITIES				
Current liabilities				
Payables				
Accounts	497,534	2,001,147	2,498,681	3,819
Retainages	60,692	0	60,692	0
Intergovernmental	0	41,563	41,563	0
Sales tax	0	73,772	73,772	0
Interest	0	1,514	1,514	0
Accrued salaries and expenses	102,164	80,666	182,830	0
Compensated absences	214,538	244,608	459,146	0
Customer deposits payable	0	32,216	32,216	9,450
Other current liabilities	16,852	85,378	102,230	0
Contractual liability	10,095	0	10,095	0
Leases payable	8,127	0	8,127	0
Notes payable	0	312,012	312,012	75,749
Bonds payable	0	410,938	410,938	0
Interest payable	0	7,100	7,100	0
Liabilities payable from restricted assets				
Customer deposits payable	0	859,883	859,883	0
Total current liabilities	910,002	4,150,797	5,060,799	89,018

See accompanying notes to the financial statements.

CITY OF ELBERTON, GEORGIA
STATEMENT OF NET POSITION
June 30, 2025

	Primary Government			Component Unit Downtown Development Authority
	Governmental Activities	Business-type Activities	Total	
Noncurrent liabilities				
Compensated absences	$ 91,945	$ 128,871	$ 220,816	$ 0
Net pension liability	480,407	596,769	1,077,176	0
Contractual liability	143,858	0	143,858	0
Notes payable	0	4,736,428	4,736,428	917,893
Bonds payable	0	1,430,645	1,430,645	0
Total noncurrent liabilities	716,210	6,892,713	7,608,923	917,893
Total liabilities	1,626,212	11,043,510	12,669,722	1,006,911
DEFERRED INFLOWS OF RESOURCES				
Deferred inflows related to pensions	963,494	1,142,110	2,105,604	0
NET POSITION				
Net investment in capital assets	8,467,919	30,721,500	39,189,419	954,489
Restricted for:				
MEAG Generation Trust	0	72,430	72,430	0
Public Safety	25	0	25	0
Housing and Development	1,177,449	0	1,177,449	0
Capital projects	1,867,788	0	1,867,788	0
Unrestricted	(638,067)	22,176,114	21,538,047	192,594
Total net position	$ 10,875,114	$ 52,970,044	$ 63,845,158	$ 1,147,083

See accompanying notes to the financial statements.

CITY OF ELBERTON, GEORGIA
STATEMENT OF ACTIVITIES
For the fiscal year ended June 30, 2025

FUNCTIONS/PROGRAMS	Expenses	Indirect Costs	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue
Primary government						
Governmental activities						
General Government	$ 923,359	$ (550,605)	$ 53,569	$ 0	$ 0	$ (319,185)
Judicial	96,272	0	0	0	0	(96,272)
Public Safety	3,535,409	0	217,974	0	491,821	(2,825,614)
Public Works	1,819,397	(130,724)	65,313	0	995,979	(627,381)
Health and Welfare	9,000	0	0	0	0	(9,000)
Culture and Recreation	181,423	0	0	0	98,477	(82,946)
Housing and Development	542,790	0	15,149	0	246,998	(280,643)
Interest on long-term debt	90	0	0	0	0	(90)
Total governmental activities	7,107,740	(681,329)	352,005	0	1,833,275	(4,241,131)
Business-type activities						
Combined Public Utilities						
Electric	14,607,027	203,279	15,896,798	0	0	1,086,492
Water and Sewer	3,974,859	131,983	3,813,159	0	73,194	(220,489)
Natural Gas	3,160,447	107,383	4,954,226	0	0	1,686,396
ElbertonNET Technology Services	5,268,640	173,821	7,672,608	0	0	2,230,147
Solid Waste	1,241,643	64,863	1,079,009	0	0	(227,497)
Elbert Theatre	210,425	0	87,919	0	0	(122,506)
Elbert Hotel	1,538,951	0	1,118,330	0	0	(420,621)
Total business-type activities	30,001,992	681,329	34,622,049	0	73,194	4,011,922
Total primary government	37,109,732	0	34,974,054	0	1,906,469	(229,209)
Component Unit						
Downtown Development Authority	182,342	0	110,461	0	166,382	94,501

	Governmental Activities	Business-Type Activities	Total	Component Unit
Change in net position				
Net (expense) revenue	$ (4,241,131)	$ 4,011,922	$ (229,209)	$ 94,501
General revenues				
Taxes				
Title ad valorem	130,550	0	130,550	0
Sales	952,114	0	952,114	0
Franchise	70,597	0	70,597	0
Occupational	181,208	0	181,208	0
Insurance premium	442,120	0	442,120	0
Alcoholic beverage	134,315	0	134,315	0
Hotel/Motel	136,753	0	136,753	0
Other	12,215	0	12,215	0
Interest and investment earnings	6,349	493,226	499,575	0
Net increase (decrease) in the fair value of investments	0	364,243	364,243	0
Payments from City of Elberton	0	0	0	58,872
Gain on sale of capital assets	16,102	63,000	79,102	0
Miscellaneous	13,460	243,132	256,592	0
Transfers	4,098,151	(4,098,151)	0	0
Total general revenues and transfers	6,193,934	(2,934,550)	3,259,384	58,872
Change in net position	1,952,803	1,077,372	3,030,175	153,373
Net position - beginning, as previously reported	9,043,990	52,190,098	61,234,088	993,710
Error correction	0	(159,371)	(159,371)	0
Change in accounting principle	(121,679)	(138,055)	(259,734)	0
Net position - beginning, as restated	8,922,311	51,892,672	60,814,983	993,710
Net position - ending	$ 10,875,114	$ 52,970,044	$ 63,845,158	$ 1,147,083

See accompanying notes to the financial statements.

CITY OF ELBERTON, GEORGIA
BALANCE SHEET
GOVERNMENTAL FUNDS
June 30, 2025

	General	Nonmajor Governmental Funds	Totals
ASSETS			
Cash	$ 606,375	$ 1,680,987	$ 2,287,362
Restricted assets			
Cash	25	0	25
Receivables (net)			
Accounts	16,190	0	16,190
Taxes	108,163	11,082	119,245
Intergovernmental	0	230,145	230,145
Notes	0	1,034,042	1,034,042
Prepaid items	253,052	0	253,052
Inventories	39,933	0	39,933
Due from other funds	0	29,472	29,472
Total assets	$ 1,023,738	$ 2,985,728	$ 4,009,466
LIABILITIES			
Payables			
Accounts	$ 441,518	$ 56,016	$ 497,534
Retainages	60,692	0	60,692
Accrued salaries and payroll liabilities	102,164	0	102,164
Due to other funds	1,301	0	1,301
Other liabilities	16,852	0	16,852
Total liabilities	622,527	56,016	678,543
FUND BALANCES			
Nonspendable:			
Inventories	39,933	0	39,933
Prepaid items	253,052	0	253,052
Restricted for:			
Public Safety	25	0	25
Housing and Development	0	1,177,449	1,177,449
Capital projects	0	1,752,263	1,752,263
Unassigned	108,201	0	108,201
Total fund balances	401,211	2,929,712	3,330,923
Total liabilities and fund balances	$ 1,023,738	$ 2,985,728	$ 4,009,466

See accompanying notes to the financial statements.

CITY OF ELBERTON, GEORGIA
RECONCILIATION OF GOVERNMENTAL FUNDS BALANCE SHEET TO THE STATEMENT OF NET POSITION
June 30, 2025

Total fund balance - total governmental funds			$ 3,330,923
Some assets are not financial resources and, therefore, are not reported in the funds. These are:			
Capital assets, net of accumulated depreciation and amortization			8,882,082
Long-term liabilities are not due and payable in the current period and are not reported in the funds. These are:			
Compensated absences	$	(306,483)	
Net pension liability		(480,407)	
Leases payable		(8,127)	
Contractual liability		(153,953)	(948,970)
Deferred outflows and inflows of resources related to pensions are applicable to future periods and, therefore, are not reported in the funds. These are:			
Deferred outflows of resources:			
Pensions	$	574,573	
Deferred inflows of resources:			
Pensions		(963,494)	(388,921)
Net position of governmental activities			$ 10,875,114

See accompanying notes to the financial statements.

CITY OF ELBERTON, GEORGIA
STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
For the fiscal year ended June 30, 2025

	General	Nonmajor Governmental Funds	Totals
REVENUES			
Taxes	$ 1,923,115	$ 136,754	$ 2,059,869
Licenses and permits	68,898	0	68,898
Fines, fees and forfeitures	208,605	0	208,605
Charges for services	755,831	0	755,831
Intergovernmental	0	1,826,781	1,826,781
Interest	83	12,761	12,844
Other	13,460	0	13,460
Total revenues	2,969,992	1,976,296	4,946,288
EXPENDITURES			
Current			
General Government	886,864	0	886,864
Judicial	96,394	0	96,394
Public Safety	3,259,873	0	3,259,873
Public Works	2,736,141	0	2,736,141
Health and Welfare	9,000	0	9,000
Culture and Recreation	97,500	0	97,500
Housing and Development	299,798	74,643	374,441
Capital outlay	0	1,019,171	1,019,171
Debt Service	12,218	0	12,218
Total expenditures	7,397,788	1,093,814	8,491,602
Excess (deficiency) of revenues over (under) expenditures	(4,427,796)	882,482	(3,545,314)
Other financing sources (uses)			
Transfers in	4,166,528	13,720	4,180,248
Transfers out	0	(82,097)	(82,097)
Sales of capital assets	33,122	0	33,122
Total other financing sources (uses)	4,199,650	(68,377)	4,131,273
Net change in fund balance	(228,146)	814,105	585,959
Fund balances, July 1	629,357	2,115,607	2,744,964
Fund balances, June 30	$ 401,211	$ 2,929,712	$ 3,330,923

See accompanying notes to the financial statements.

CITY OF ELBERTON, GEORGIA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the fiscal year ended June 30, 2025

Net change in fund balances - total governmental funds		$ 585,959
Amounts reported for governmental activities in the statement of activities are different because:		
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.		
Capital outlays	$ 1,916,396	
Depreciation/Amortization	(508,533)	1,407,863
In the statement of activities, the gain/loss on the disposal of assets is reported, whereas in the governmental funds, the proceeds from the sale of capital assets increases financial resources.		
Cost of assets disposed	(189,774)	
Related accumulated depreciation	172,754	(17,020)
Governmental funds report pension contributions as expenditures. However, in the statement of activities, the cost of pension benefits earned net of employee contributions is reported as pension expense.		
Pension contributions	254,039	
Cost of benefits earned net of employee contributions	(279,028)	(24,989)
The proceeds of debt issuance provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.		
Lease principal payments		12,129
Payments of contractual liabilities are an expenditure in the governmental funds, but the payments reduce long-term liabilities in the statements of net position.		
Payment of contractual liabilties		10,095
Some expenses reported in the statements of activities do not require the use of current finanacial resources and are not reported as expenditures in the governmental funds.		
Change in compensated absences		(21,234)
Change in net position of governmental activities		$ 1,952,803

See accompanying notes to the financial statements.

CITY OF ELBERTON, GEORGIA
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
BUDGET (GAAP) AND ACTUAL
For the fiscal year ended June 30, 2025

	Budget			Variance with Final Budget
	Original	Final	Actual	
REVENUES				
Taxes	$ 1,874,000	$ 1,924,000	$ 1,923,115	$ (885)
Licenses and permits	75,500	75,500	68,898	(6,602)
Fines, fees and forfeitures	237,100	237,100	208,605	(28,495)
Charges for services	786,430	786,430	755,831	(30,599)
Interest	1,500	1,500	83	(1,417)
Contributions	350	350	0	(350)
Other	7,500	7,500	13,460	5,960
Total revenues	2,982,380	3,032,380	2,969,992	(62,388)
EXPENDITURES				
Current				
General Government				
Mayor and Council	248,608	260,608	259,947	661
City Manager's Office	193,603	193,603	187,467	6,136
Finance	225,458	149,458	148,635	823
Human Resources	80,514	101,514	101,387	127
City Clerk	127,262	130,362	130,303	59
City Attorney	20,000	22,100	22,024	76
City Hall Maintenance	36,630	37,130	37,101	29
Judicial				
Municipal Court	94,789	96,489	96,394	95
Public Safety				
Police - Administration	443,413	472,413	471,762	651
Police - Uniform Division	1,330,101	1,250,101	1,250,024	77
Police - Criminal Investigations	193,478	196,178	196,107	71
Police - Detention	20,500	20,500	17,692	2,808
Fire	1,110,405	1,256,405	1,255,443	962
Animal Control	69,337	69,337	68,845	492
Public Works				
Administrative	238,101	238,101	217,760	20,341
Infrastructure Maintenance	568,935	619,935	619,662	273
Parks and Rights-of-Way	115,244	1,512,244	1,512,206	38
Motor Pool	186,749	225,749	224,869	880
Street Lighting	19,000	19,000	8,945	10,055
Cemetery	110,217	153,217	152,699	518
Health and Welfare				
Agency allocations	9,000	9,000	9,000	0
Culture and Recreation				
Agency allocations	97,500	97,500	97,500	0
Housing and Development				
Code Enforcement	86,262	87,562	87,494	68
Mainstreet Elberton	145,469	145,469	142,231	3,238
Community Development	82,500	82,500	70,073	12,427
Debt Service				
General Government	0	6,200	6,109	91
Public Safety	0	6,200	6,109	91
Total expenditures	5,853,075	7,458,875	7,397,788	61,087

See accompanying notes to the financial statements.

CITY OF ELBERTON, GEORGIA
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
BUDGET (GAAP) AND ACTUAL
For the fiscal year ended June 30, 2025

	Budget			Variance with Final
	Original	Final	Actual	Budget
Excess (deficiency) of revenues over (under) expenditures	$ (2,870,695)	$ (4,426,495)	$ (4,427,796)	$ (1,301)
Other financing sources (uses)				
Transfers in	2,855,000	4,165,800	4,166,528	728
Contingencies	(4,305)	(4,305)	0	4,305
Sales of capital assets	20,000	20,000	33,122	13,122
Total other financing sources (uses)	2,870,695	4,181,495	4,199,650	18,155
Excess (deficiency) of revenues and other financing sources over (under) expenditures and other financing uses	0	(245,000)	(228,146)	16,854
Fund balances, July 1	0	245,000	629,357	384,357
Fund balances, June 30	$ 0	$ 0	$ 401,211	$ 401,211

See accompanying notes to the financial statements.

CITY OF ELBERTON, GEORGIA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
June 30, 2025

	Combined Public Utility System	ElbertonNET Technology Services	Elbert Hotel	Nonmajor Proprietary Funds	Totals
ASSETS					
Current assets					
Cash	$ 1,905,312	$ 781,947	$ 19,098	$ 56,667	$ 2,763,024
Investments	12,256,179	1,547,367	0	0	13,803,546
Restricted assets					
Investments	932,313	0	0	0	932,313
Receivables (net)					
Accounts	2,390,871	441,298	152	151,530	2,983,851
Intergovernmental	22,914	0	0	0	22,914
Inventories	908,631	108,511	20,593	0	1,037,735
Due from other funds	973,349	3,308,924	4,068	0	4,286,341
Property held for resale	5,224,686	0	0	0	5,224,686
Other current assets	13,780	0	0	0	13,780
Total current assets	24,628,035	6,188,047	43,911	208,197	31,068,190
Noncurrent assets					
Capital assets					
Non-depreciable	1,058,247	330,322	107,500	23,900	1,519,969
Depreciable (net)	23,968,426	7,551,463	4,279,617	292,048	36,091,554
Total noncurrent assets	25,026,673	7,881,785	4,387,117	315,948	37,611,523
Total assets	49,654,708	14,069,832	4,431,028	524,145	68,679,713
DEFERRED OUTFLOWS OF RESOURCES					
Deferred outflows related to pensions	496,106	136,908	46,361	111,088	790,463
LIABILITIES					
Current liabilities					
Payables					
Accounts	1,339,503	608,525	18,922	34,197	2,001,147
Intergovernmental	0	41,563	0	0	41,563
Sales tax	63,964	0	9,808	0	73,772
Interest	0	0	1,514	0	1,514
Accrued salaries	42,332	10,125	13,346	14,863	80,666
Compensated absences	168,065	33,695	23,660	19,188	244,608
Customer deposits payable	0	6,595	25,621	0	32,216
Other current liabilities	85,378	0	0	0	85,378
Due to other funds	3,337,095	0	688,633	288,784	4,314,512
Note payable	312,012	0	0	0	312,012
Bonds payable	0	0	410,938	0	410,938
Interest payable	7,100	0	0	0	7,100
Liabilities payable from restricted assets:					
Customer deposits payable	859,883	0	0	0	859,883
Total current liabilities	6,215,332	700,503	1,192,442	357,032	8,465,309

See accompanying notes to the financial statements.

CITY OF ELBERTON, GEORGIA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
June 30, 2025

	Combined Public Utility System	ElbertonNET Technology Services	Elbert Hotel	Nonmajor Proprietary Funds	Totals
Noncurrent liabilities					
Compensated absences	$ 72,028	$ 14,441	$ 10,140	$ 32,262	$ 128,871
Net pension liability	371,276	103,540	38,763	83,190	596,769
Notes payable	4,736,428	0	0	0	4,736,428
Bonds payable	0	0	1,430,645	0	1,430,645
Total noncurrent liabilities	5,179,732	117,981	1,479,548	115,452	6,892,713
Total liabilities	11,395,064	818,484	2,671,990	472,484	15,358,022
DEFERRED INFLOWS OF RESOURCES					
Deferred inflows related to pensions	699,306	195,020	79,688	168,096	1,142,110
NET POSITION					
Net investment in capital assets	19,978,233	7,881,785	2,545,534	315,948	30,721,500
Restricted for:					
MEAG Generation Trust	72,430	0	0	0	72,430
Unrestricted	18,005,781	5,311,451	(819,823)	(321,295)	22,176,114
Total net position	$ 38,056,444	$ 13,193,236	$ 1,725,711	$ (5,347)	$ 52,970,044

See accompanying notes to the financial statements.

CITY OF ELBERTON, GEORGIA
STATEMENT OF REVENUES, EXPENSES,
AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
For the fiscal year ended June 30, 2025

	Combined Public Utility System	ElbertonNET Technology Services	Elbert Hotel	Nonmajor Proprietary Funds	Totals
OPERATING REVENUES					
Charges for sales and services	$ 24,664,183	$ 7,672,608	$ 1,118,330	$ 1,166,928	$ 34,622,049
Miscellaneous revenues	131,238	0	0	0	131,238
Total operating revenues	24,795,421	7,672,608	1,118,330	1,166,928	34,753,287
OPERATING EXPENSES					
Costs of sales and services	17,297,341	4,101,470	461,486	604,700	22,464,997
Personal services	3,252,121	831,299	805,098	875,138	5,763,656
Depreciation	1,477,099	484,512	231,190	37,093	2,229,894
Other	33,160	25,180	0	0	58,340
Total operating expenses	22,059,721	5,442,461	1,497,774	1,516,931	30,516,887
Operating income (loss)	2,735,700	2,230,147	(379,444)	(350,003)	4,236,400
Non-operating revenues (expenses)					
Interest revenue	401,725	91,501	0	0	493,226
Net increase (decrease) in the fair value of investments	341,068	23,175	0	0	364,243
Gain on sale of capital assets	0	9,000	0	54,000	63,000
Interest expense	(125,257)	0	(41,177)	0	(166,434)
Other non-operating revenue	111,894	0	0	0	111,894
Total non-operating revenues (expenses)	729,430	123,676	(41,177)	54,000	865,929
Net income (loss) before capital contributions and transfers	3,465,130	2,353,823	(420,621)	(296,003)	5,102,329
Capital contributions					
Intergovernmental revenue	73,194	0	0	0	73,194
Net income (loss) before transfers	3,538,324	2,353,823	(420,621)	(296,003)	5,175,523
Transfers in (out)					
Transfers in	0	0	710,000	473,172	1,183,172
Transfers out	(4,676,323)	(605,000)	0	0	(5,281,323)
Total transfers	(4,676,323)	(605,000)	710,000	473,172	(4,098,151)
Change in net position	(1,137,999)	1,748,823	289,379	177,169	1,077,372
Net position, July 1, as previously reported	39,276,815	11,625,291	1,450,347	(162,355)	52,190,098
Error correction	0	(159,371)	0	0	(159,371)
Change in accounting principle	(82,372)	(21,507)	(14,015)	(20,161)	(138,055)
Net position, July 1, as restated	39,194,443	11,444,413	1,436,332	(182,516)	51,892,672
Net position, June 30	$ 38,056,444	$ 13,193,236	$ 1,725,711	$ (5,347)	$ 52,970,044

See accompanying notes to the financial statements.

CITY OF ELBERTON, GEORGIA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the fiscal year ended June 30, 2025

	Combined Public Utility System	ElbertonNET Technology Services	Elbert Hotel	Nonmajor Proprietary Funds	Totals
Cash flows from operating activities:					
Receipts from customers	$ 24,597,820	$ 7,703,492	$ 1,122,077	$ 1,111,268	$ 34,534,657
Payments to suppliers	(17,355,548)	(3,863,483)	(453,429)	(591,999)	(22,264,459)
Payments to employees	(3,196,471)	(824,537)	(804,316)	(864,233)	(5,689,557)
Other receipts	131,238	0	0	0	131,238
Other payments	(33,160)	(25,180)	0	0	(58,340)
Net cash provided (used) by operating activities	4,143,879	2,990,292	(135,668)	(344,964)	6,653,539
Cash flows from non-capital financing activities:					
Receipts from other non-operating revenue	111,894	0	0	0	111,894
Receipts from other funds	2,392,130	0	2,086,229	2,210,316	6,688,675
Payments to other funds	(4,676,323)	(3,011,836)	(1,932,045)	(1,655,636)	(11,275,840)
Net cash provided (used) by non-capital financing activities	(2,172,299)	(3,011,836)	154,184	554,680	(4,475,271)
Cash flows from capital and related financing activities:					
Receipts from other governments	50,280	0	0	0	50,280
Payment of capital related accounts payable	(23,718)	0	0	0	(23,718)
Payment of capital related retainages payable	(486,307)	0	0	0	(486,307)
Receipts from other funds	0	0	443,985	0	443,985
Proceeds from the sale of capital assets	0	9,000	0	54,000	63,000
Acquisition of capital assets	(1,477,788)	(297,456)	(19,952)	(229,859)	(2,025,055)
Interest paid	(125,296)	0	(41,209)	0	(166,505)
Principal payments - bonds	0	0	(402,808)	0	(402,808)
Proceeds from notes payable	73,194	0	0	0	73,194
Principal payments - notes payable	(306,933)	0	0	0	(306,933)
Net cash provided (used) by capital and related financing activities	(2,296,568)	(288,456)	(19,984)	(175,859)	(2,780,867)
Cash flows from investing activities:					
Interest received	401,725	91,501	0	0	493,226
Proceeds from sale of investments	839,196	1,016,124	0	0	1,855,320
Purchase of investments	(437,821)	(763,043)	0	0	(1,200,864)
Net cash provided (used) by investing activities	803,100	344,582	0	0	1,147,682
Net increase (decrease) in cash	478,112	34,582	(1,468)	33,857	545,083
Cash, July 1	1,427,200	747,365	20,566	22,810	2,217,941
Cash, June 30	$ 1,905,312	$ 781,947	$ 19,098	$ 56,667	$ 2,763,024

See accompanying notes to the financial statements.

CITY OF ELBERTON, GEORGIA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the fiscal year ended June 30, 2025

	Combined Public Utility System	ElbertonNET Technology Services	Elbert Hotel	Nonmajor Proprietary Funds	Totals
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:					
Operating income (loss)	$ 2,735,700	$ 2,230,147	$ (379,444)	$ (350,003)	$ 4,236,400
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:					
Depreciation expense	1,477,099	484,512	231,190	37,093	2,229,894
(Increase) decrease in accounts receivable	(66,591)	30,434	2,422	(55,660)	(89,395)
(Increase) decrease in inventories	(164,026)	(4,568)	112	0	(168,482)
(Increase) decrease in other current assets	4,651	0	0	0	4,651
(Increase) decrease in net pension liability	(1,015,948)	(286,933)	(128,300)	(263,823)	(1,695,004)
(Increase) decrease in deferred outflows related to pension	346,924	100,386	55,165	99,796	602,271
Increase (decrease) in accounts payable	101,168	244,445	8,140	12,701	366,454
Increase (decrease) in intergovernmental payable	0	(1,890)	0	0	(1,890)
Increase (decrease) in sales tax payable	1,279	0	(195)	0	1,084
Increase (decrease) in customer deposits payable	18,694	450	1,325	0	20,469
Increase (decrease) in other current liabilities	(19,745)	0	0	0	(19,745)
Increase (decrease) in accrued salaries	13,726	3,311	3,496	4,764	25,297
Increase (decrease) in compensated absences payable	15,917	(4,670)	1,486	4,394	17,127
Increase (decrease) in deferred inflows related to pension	695,031	194,668	68,935	165,774	1,124,408
Total adjustments	1,408,179	760,145	243,776	5,039	2,417,139
Net cash provided (used) by operating activities	$ 4,143,879	$ 2,990,292	$ (135,668)	$ (344,964)	$ 6,653,539

Noncash investing, capital, and financing activities:

The net increase (decrease) in the fair value of investments totaled $364,243.

Acquisition of capital assets through accounts payable totaled $2,264.

See accompanying notes to the financial statements.

CITY OF ELBERTON, GEORGIA
MUNICIPAL COURT CUSTODIAL FUND
STATEMENT OF FIDUCIARY NET POSITION
June 30, 2025

ASSETS	
Cash and cash equivalents	$ 26,671
LIABILITIES	
Due to others	26,671
NET POSITION	
Restricted for individuals, organizations, and other governments	$ 0

Note: The Municipal Court custodial funds reports only assets and liabilities. No net position is reported because the City holds these resources temporarily in a custodial capacity for other governments and third parties and has no financial interest in the underlying assets.

See accompanying notes to the financial statements.

CITY OF ELBERTON, GEORGIA
MUNICIPAL COURT CUSTODIAL FUND
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
For the fiscal year ended June 30, 2025

ADDITIONS		
Fines and forfeitures collected for other governments	$	95,363
DEDUCTIONS		
Distributions of fines and forfeitures to other governments		95,363
Change in net position		0
Net position, July 1		0
Net position, June 30	$	0

See accompanying notes to the financial statements.

1. Description of Government Unit

The City of Elberton was incorporated under the laws of the State of Georgia in 1803 and operates under an elected Mayor-Council form of government. The City provides a full range of governmental services, including public safety, highways and streets, public improvements, recreation, planning and zoning, and general administrative services, as well as electric, water and sewerage, natural gas, telecommunications, and sanitation services provided through enterprise funds.

2. Summary of Significant Accounting Policies

A. Description of Government-wide Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units. All fiduciary activities are reported only in the fund financial statements. Governmental activities, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from business-type activities, which rely to a significant extent on fees and charges to external customers for support. Likewise, the primary government is reported separately from certain legally separate component units for which the primary government is financially accountable.

B. Reporting Entity

The accompanying financial statements present the government and its component units, entities for which the government is considered to be financially accountable. Blended component units are, in substance, part of the primary government's operations, even though they are legally separate entities. Thus, blended component units are appropriately presented as funds of the primary government. Each discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the government.

2. Summary of Significant Accounting Policies (continued)

B. Reporting Entity, continued

Elberton Downtown Development Authority

The Elberton Downtown Development Authority was established as a legally separate entity, which operates pursuant to the Official Code of Georgia Annotated. The Authority consists of seven directors, who are appointed by the Mayor and Council, and an executive director. The Downtown Development Authority provides for the vitalization of the downtown area of the City of Elberton. In many respects, the Authority functions similar to a City department through regular participation in department director meetings, accounting, payroll, etc. The Authority is included in the reporting entity due to the significance of its financial relationship with the City. The City is able to significantly influence the programs and services performed or provided by the organization.

The Elberton Downtown Development Authority is reported in a separate column to emphasize that it is legally separate from the City. Individual financial statements are presented as part of the City's Annual Financial Report in the sections labeled "Component Unit" (See Exhibit H). The Elberton Downtown Development Authority has a June 30th year-end. Individual financial statements may be obtained by contacting the Elberton Downtown Development Authority, PO Box 70, Elberton, GA 30635.

C. Basis of Presentation – Government-wide Financial Statements

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds, while business-type activities incorporate data from the government's enterprise funds. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements.

As discussed earlier, the government has one discretely presented component unit. While the Downtown Development Authority is not considered to be a major component unit, it is nevertheless shown in a separate column in the government-wide financial statements.

2. Summary of Significant Accounting Policies (continued)

C. Basis of Presentation – Government-wide Financial Statements, continued

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the City's Combined Public Utilities and ElbertonNET Technology Services Enterprise Funds and the other functions of the government. Elimination of these charges would distort the direct costs of program revenues reported for the various functions concerned.

D. Basis of Presentation – Fund Financial Statements

The fund financial statements provide information about the government's funds, including its fiduciary funds and blended component units. Separate statements for each fund category—governmental, proprietary, and fiduciary—are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental fund:

General Fund - The general operating fund of the City is used to account for all financial resources not accounted for and reported in another fund.

The City reports the following major proprietary funds:

Combined Public Utility System Enterprise Fund - This fund is used to account for activities connected with the development, operation, and maintenance of the City's Electric, Water and Sewer, and Natural Gas Systems.

ElbertonNET Technology Services Enterprise Fund - This fund is used to account for the activities connected with the development, operation, and maintenance of the City's cable television, high-speed Internet, Voice-over-Internet Protocol phone, and fiber optic-based telecommunications services.

2. Summary of Significant Accounting Policies (continued)

D. Basis of Presentation – Fund Financial Statements, continued

Elbert Hotel Enterprise Fund - This fund is used to account for the activities connected with the development and operations of the Samuel Elbert Hotel located in downtown Elberton.

Additionally, the City reports the following fund types:

Governmental Fund Types

Special Revenue Funds - These funds are used to account for the proceeds of specific revenue sources that are legally or donor restricted to expenditures for specific purposes.

Capital Projects Funds - These funds are used to account for financial resources to be used for the acquisition or construction of capital facilities (other than those financed by the proprietary funds).

Proprietary Fund Types

Enterprise Funds - These funds are used to account for operations that are financed and operated in a manner similar to private business enterprises. The funds are self-supporting in nature where the costs, including depreciation, of providing goods or services to the general public on a continuing basis are financed or recovered primarily through user charges.

Fiduciary Fund Types

Custodial Funds – These funds are fiduciary in nature and are accounted for using the accrual basis of accounting. These funds are used to account for assets that are held either for the City or for others. The City has a custodial fund to account for the activity of the Municipal Court. Liabilities are recognized when an event compels a government to disburse fiduciary resources, with the exception of taxes collected for other governments, in which case a government collecting taxes would incur a liability as soon as it takes control of resources since the other governments do not need to take further action to compel the government to disburse the resources. Fines and fees collected each month in the Municipal Court are immediately payable and due to other agencies and paid out in the subsequent month.

2. Summary of Significant Accounting Policies (continued)

D. Basis of Presentation – Fund Financial Statements, continued

Component Units

The Elberton Downtown Development Authority is accounted for using a current financial resources measurement focus and uses the modified accrual basis of accounting. Under this method, revenues are recognized when susceptible to accrual.

During the course of operations, the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due to/from other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

2. Summary of Significant Accounting Policies (continued)

E. Measurement Focus and Basis of Accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as current financial resources or economic resources. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The 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 government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under leases are reported as other financing sources.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end).

2. Summary of Significant Accounting Policies (continued)

E. Measurement Focus and Basis of Accounting, continued

Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the government.

The proprietary funds are reported using the economic resources measurement focus and the accrual basis of accounting.

The fiduciary funds are reported using the economic resources measurement focus and the accrual basis of accounting.

F. Revenues and Expenditures/Expenses

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. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

Certain indirect costs have been included as part of program expenses reported for the various functional activities.

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 to customers for sales and services. Operating expenses for enterprise funds include the cost of sales 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.

2. Summary of Significant Accounting Policies (continued)

G. Budgets and Budgetary Accounting

The City Council adopts an annual operating budget for all governmental fund types, prior to July 1, except for the Capital Projects Funds. The Capital Projects Funds are budgeted by the City Council when capital projects are approved. The operating budget includes proposed expenditures and the means of financing them. The budget is legally enacted by the passage of a resolution.

In mid-April each year, the departments submit their budget requests to the Finance Director. The Finance Department compiles a complete citywide budget and submits the proposed budget to the City Manager for review. Meetings are held between the City Manager, Finance Director, and department heads in May to review the proposed budget. City ordinance requires the City Manager to submit the proposed budget to the City Council forty days prior to the beginning of the next fiscal year. The proposed budget is made available to the public for review during this period. During June, the Mayor and Council conduct two public hearings to discuss the proposed budget and to obtain input from the citizens of the City of Elberton. These hearings are publicly advertised at least one week before each hearing. The final proposed budget is then adopted by the City Council on or before June 30 during a regular Council meeting, which is also open to the public.

The level of legal budgetary control (the level at which expenditures may not exceed appropriations) is the department level. All operating budget transfers between departments must be approved by City Council. Formal budgetary integration is employed as a management control device during the year.

Budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP) at the legal level of budgetary control, which is the department level. Expenditures may not exceed the appropriations within a fund. Budgets, as reported in the financial statements, are as originally passed by ordinance, and subsequently amended. During the year, several supplementary appropriations are made as needed. The results are increases and decreases to the appropriations within the funds. All annual appropriations lapse at year-end. The City does not use the encumbrance system of accounting.

2. Summary of Significant Accounting Policies (continued)

H. Cash and Investments

Cash and cash equivalents, as reported in the statement of cash flows, includes amounts in demand deposits, amounts with fiscal agents and investments with an original maturity at three months or less. Investments are reported at fair value with accrued interest shown under a separate caption on the balance sheet. Reinvested interest on certain debt service and capital project investments is included in the investment accounts.

The City measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- Level 1: Quoted prices for identical investments in active markets;
- Level 2: Observable inputs other than quoted market prices; and,
- Level 3: Unobservable inputs.

The City reports investments using net asset value (NAV) when NAV is calculated in a manner consistent with fair value measurement guidelines, fair value is not readily determinable, and it is not probable for the investment to be sold at an amount other than NAV.

I. Property Taxes

Amounts received from the local option sales tax, which are required to be used to roll back property taxes, exceeded the City's normal tax levy resulting in no property tax levy during the current fiscal year.

J. Intergovernmental Receivables

Receivables for state and federal grants are recorded as revenue for the period of the allocation or as earned based on expenditures made for which reimbursement is due.

2. Summary of Significant Accounting Policies (continued)

K. Inventories

Inventories for the General Fund are valued at average cost and recorded as expenditures when consumed. Inventories in the Enterprise Funds are valued at cost on the first-in, first-out method.

L. Prepaid Items

Payments made to vendors that benefit future reporting periods are recorded as prepaid items. Prepaid items in the governmental funds are accounted for using the consumption method.

M. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (i.e., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements.

GASB Statement No. 34 required the City to report and depreciate new infrastructure assets effective with the fiscal year ended June 30, 2003. Infrastructure assets include roads, bridges, underground pipe (other than related to utilities), traffic signals, etc. These infrastructure assets are likely to be the largest asset class of the City. Neither their historical costs nor related depreciation has historically been reported in the financial statements. The City implemented the requirements for retroactive reporting of major general infrastructure assets during the fiscal year ended June 30, 2007. The City elected not to report general infrastructure assets placed into service prior to July 1, 1980.

2. Summary of Significant Accounting Policies (continued)

M. Capital Assets, continued

All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated capital assets are valued at acquisition value on the date donated.

Depreciation is computed using the straight-line method over the estimated useful lives of the respective assets ranging as follows:

	Useful Life in Years	Capitalization Threshold
Utility distribution system	10 to 50	$ 10,000 – 20,000
Land improvements	5 to 50	10,000
Buildings	30 to 50	10,000
Equipment	2 to 10	5,000
Vehicles	5 to 10	5,000
Infrastructure	10 to 50	10,000 – 30,000
Intangible right-to-use		
Vehicles and equipment	2 to 10	5,000
Land	N/A	1
Nondepreciable intangibles	N/A	5,000

The costs of normal maintenance and repairs that do not add value or materially extend the life of the asset are charged to operations as incurred. Costs of major additions and improvements are capitalized.

The City has recorded intangible right-to-use leased assets as a result of implementing GASB Statement No. 87, *Leases*. The intangible right-to-use assets are initially measured at an amount equal to the initial measurement of the related lease liability plus any lease payments made prior to the lease term, less lease incentives, and plus ancillary charges necessary to place the lease into service. The intangible right-to-use assets are amortized on a straight-line basis over the shorter of the estimated useful life of the leased asset or life of the related lease.

2. Summary of Significant Accounting Policies (continued)

N. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City reports deferred outflows of resources related to their defined benefit pension plans.

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 assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City reports deferred inflows of resources related to their defined benefit pension plans.

O. Net Position Flow Assumption

Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

P. Fund Balance Flow Assumption

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

2. Summary of Significant Accounting Policies (continued)

Q. Restricted Assets and Restricted Net Position

Restricted assets for bond redemption of the Combined Public Utility System Enterprise Fund represent resources set aside for the repayment of revenue bonds outstanding. The assets are maintained in a separate bank account and their use is limited by application of bond covenants. Restricted assets for the MEAG Generation Trust represent resources held in separate investment accounts for future MEAG construction projects. See Note 3 for additional details.

Restricted net position is equal to the excess of the restricted assets funded from operations over the liabilities to be paid with restricted assets which are due in one year or less. Restricted assets exclude bond proceeds for calculation of restricted net position.

R. Fund Balances – Governmental Funds

In the fund financial statements, governmental funds report the following classifications of fund balance in accordance with Governmental Accounting Standards Board Statement No. 54:

Nonspendable – includes amounts that cannot be spent because they are either not spendable in form or are legally or contractually required to be maintained intact. All amounts reported as nonspendable by the City are nonspendable in form. The City has not reported any amounts that are legally or contractually required to be maintained intact.

Restricted – includes amounts restricted by external sources (creditors, laws of other governments, etc.) or by constitutional provision or enabling legislation.

Committed – includes amounts that can only be used for specific purposes. Committed fund balance is reported pursuant to resolutions passed by the City Council, the City of Elberton's highest level of decision-making authority, which include the language "committed for the purpose of". Commitments may be modified or rescinded only through adoption of a subsequent resolution, which shall refer to the original resolution by its number, title, and date of original adoption. A resolution committing amounts must be adopted prior to the end of the fiscal year; however, the amount to be committed may be determined within 90 days of fiscal year-end.

2. Summary of Significant Accounting Policies (continued)

R. Fund Balances – Governmental Funds, continued

Assigned – includes amounts that the City intends to use for a specific purpose, but do not meet the definition of restricted or committed fund balance. Under the City's adopted policy, amounts may be assigned by the City Manager, under the authorization of the City Council, through a written memorandum. Amounts appropriated to eliminate a projected deficit in the subsequent fiscal year's budget shall constitute assignments and are documented by adoption of the City's annual operating budget. The City Manager has determined that all equity amounts reported in special revenue funds, capital project funds, debt service funds, or permanent funds not otherwise classified as nonspendable, restricted, or committed shall constitute assignments of fund balance.

Unassigned – includes amounts that do not fall into one of the above four categories. This classification represents fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the General Fund. The General Fund is the only fund that should report positive amounts this category of fund balance.

S. 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 life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount. Issuance costs, even if withheld from the actual net proceeds received, are reported as debt service expenditures.

In the fund financial statements, governmental fund types, bond premiums and discounts are recognized during the current period. The face amount of debt issued is reported as an other financing source. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, even if withheld from the actual net proceeds received, are reported as debt service expenditures.

2. Summary of Significant Accounting Policies (continued)

T. Compensation for Future Absences

It is the City's policy to permit employees to accumulate earned but unused vacation benefits which will be paid to the employees upon separation from City service. Accumulated unpaid vacation pay amounts are accrued when incurred by the City in the government-wide, proprietary, and fiduciary fund financial statements. City employees earn sick leave in accordance with the City policy. Sick leave benefits accumulate at a rate established by the City, and employees may carry forward unused sick leave from year to year, up to a maximum of 640 hours. In accordance with GASB Statement No. 101, *Compensated Absences*, the City recognizes a liability for leave that has been earned and is more likely than not to be used for time off or otherwise paid to employees. The liability for compensated absences includes leave that is expected to be paid as a termination benefit as well as leave expected to be used as paid time off. In the proprietary funds, compensated absences are recognized as expenses and liabilities as the benefits are earned by employees. In governmental fund types, a liability is recorded only if the benefit has matured and is expected to be liquidated with expendable available financial resources.

U. Capital Contributions

Federal, state, and local government assistance in the form of grants that are permanent in nature and restricted for the construction or acquisition of specific property and equipment is recorded as an asset and as non-operating revenue.

V. Comparative Data and Reclassifications

Comparative total data of the prior period has been presented in the accompanying individual fund financial statements in order to provide an understanding of changes in the City's financial position and operations. Certain prior fiscal year amounts have been reclassified to conform with the current fiscal year presentation.

2. Summary of Significant Accounting Policies (continued)

W. Pension Plans

For purposes of measuring the net pension liability, and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Georgia Municipal Employees Benefit System (GMEBS) plan (Plan) and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by GMEBS. 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.

3. Deposit and Investment Risk

Custodial Credit Risk - Deposits

Custodial credit risk is the risk that, in the event of a financial institution failure, the City's deposits may not be returned. The City investment policies require that all deposits be federally insured or fully collateralized.

Interest Rate Risk

The City's investment policies place no limits on the maximum maturity of investments as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The City's investment policies authorize investment in the following securities approved by the State of Georgia for local governments. Authorized investments include certificates of deposit, repurchase agreements, direct and agency obligations of the United States, obligations of the State of Georgia or other states, and pooled investment programs of the State of Georgia. The City's policies do not establish a minimum credit rating for investments. Investments are reported at fair value.

Concentration of Credit Risk

The City's policies place no limits on the amount they may invest in any one issuer but require that the investment portfolio be diversified.

3. Deposit and Investment Risk (continued)

Foreign Currency Risk

The City's investment policies do not allow for investments denominated in a foreign currency.

The City participates in the State of Georgia Local Government Investment Pool. Assets in this pool are invested in Georgia Fund 1, created by OCGA 36-83-8, which is a stable net asset investment pool that follows Fitch's criteria for AAAf/S1 rated money market funds. Georgia Fund 1 is managed by the Georgia Office of the State Treasurer. The investment policies of Georgia Fund 1 are established by the Georgia State Depository Board. However, Georgia Fund 1 operates in a manner consistent with Rule 2a-7 of the Investment Company Act of 1940 and is considered to be a 2a-7 like pool. 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 ($1.00 per share value). Net asset value is calculated weekly to ensure stability. The pool distributes earnings (net of management fees) on a monthly basis and determines participant's shares sold and redeemed based on $1.00 per share. Georgia Fund 1 is managed by the Georgia Office of the State Treasurer. The investment policies of Georgia Fund 1 are established by the Georgia State Depository Board.

Georgia Fund 1 is rated AAAf/S1 by Fitch. The weighted average maturity at the end of the current fiscal year was 51 days. At the end of the current fiscal year, the City's balance in Georgia Fund 1 was $2,193,594.

The City is a participant in the Municipal Electric Authority of Georgia (MEAG). The MEAG board approves an annual system budget from which MEAG bills its participants. At the end of the year, adjustments are made by MEAG to each participant's billings to agree with actual cost. Whenever MEAG recovers funds from the City in excess of its actual costs to serve the City, the City may elect to have their funds deposited in MEAG's Voluntary Flexible Operating Account or Generation Trust Account fund in lieu of receiving a refund. The voluntary stabilization fund is used to reduce future costs of the City at its discretion while also earning interest. The City is authorized to direct MEAG to retain or use the discretionary funds. The generation trust account is used to offset the City's share of future MEAG generation projects.

3. Deposit and Investment Risk (continued)

The Municipal Competitive Trust accounts are held in the Intermediate, Intermediate Extended Maturity, and Short-term Portfolios; these portfolios are not rated. At the end of the current fiscal year, the average weighted maturity of the Intermediate, Intermediate Extended Maturity, and Short-term Portfolios were 46.39, 34.52, and 7.63 months, respectively. The investments in each of the funds consist primarily of debt securities such as U.S. Treasuries, U.S Agency obligations, municipal bonds, and time deposits with financial institutions. The funds in these accounts are invested in securities that are typically held to maturity. At the end of the current fiscal year, the City's balances in the Voluntary Flexible Operating Accounts were $12,744,198, and in the Generation Trust Accounts were $72,430. The City of Elberton has no unfunded commitments or restriction on its ability to sell the investments in the Municipal Competitive Trust accounts.

The City measures and records its investments using fair value hierarchy measurement guidelines established by generally accepted accounting principles. The hierarchy is based on 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 other than quoted market prices. Level 3 inputs are significant unobservable inputs.

At the end of the current fiscal year, the City's investments consist of the following:

Investment	**Fair Value Measurement**			
	Level 1	**Level 2**	**Level 3**	**Fair Value**
Municipal Competitive Trust:				
Short-term portfolio	$ 0	$ 1,309,709	$ 0	$ 1,309,709
Intermediate-term portfolio	0	2,500,283	0	2,500,283
Intermediate-extended term portfolio	0	9,006,636	0	9,006,636
U.S. Treasury Notes	0	1,575,656	0	1,575,656
Total investments measured at fair value	$ 0	$ 14,392,284	$ 0	14,392,284
Investments not subject to level disclosure				343,575
Money Market Funds (classified as cash equivalent)				
Total Investments				$ 14,735,859

4. Accounts Receivable

Net accounts receivable at the end of the current fiscal year consist of the following:

Major Funds		
General	$ 20,571	
Less: Allowance for Uncollectibles	(4,381)	$ 16,190
Enterprise Funds		
Combined Public Utility System	2,862,301	
Less: Allowance for Uncollectibles	(471,430)	
ElbertonNET Technology Services	728,118	
Less: Allowance for Uncollectibles	(286,820)	
Elbert Hotel	152	2,832,321
Nonmajor Funds		
Solid Waste	174,570	
Less: Allowance for Uncollectibles	(23,040)	151,530
Total primary government		$ 3,000,041

5. Intergovernmental Receivables

Intergovernmental receivables at the end of the current fiscal year consist of the following:

Major Funds	
Enterprise Funds	
Combined Utility System	$ 22,914
Nonmajor Funds	
Governmental Funds	
2024 TSPLOST	61,715
2023 SPLOST	168,430
Total primary government	$ 253,059

6. Interfund Receivables, Payables, and Transfers

A summary of interfund receivables and payables at the end of the current fiscal year is as follows:

Receivable Fund	Payable Fund	Amount
Combined Public Utility System	Elbert Hotel	$ 688,633
	Nonmajor Proprietary	284,716
ElbertonNET Technology Services	Combined Public Utility System	3,308,924
Nonmajor Governmental	General	1,301
	Combined Public Utility System	28,171
Elbert Hotel	Nonmajor Proprietary	4,068
Subtotal		$ 4,315,813

The balance reported as Due to/Due from represent loans between the borrower fund and the lender fund. Any residual balances outstanding between the governmental activities and the business-type activities are reported in the government-wide financial statements as “internal balances”. The balances are expected to be repaid within one year.

6. Interfund Receivables, Payables, and Transfers, continued

Any residual balances outstanding between the governmental activities and the business-type activities are reported in the government-wide financial statements as "internal balances".

A summary of interfund transfers is as follows:

Transfer out Fund	Transfer in Fund	Amount
Combined Public Utility System	General	$ 3,683,151
	Elbert Hotel	710,000
	Nonmajor Proprietary	283,172
ElbertonNET Technology Services	General	415,000
	Nonmajor Proprietary	190,000
Nonmajor Governmental	General	68,377
	Nonmajor Governmental	13,720
		$ 5,363,420

The transfer from the Combined Public Utility System Enterprise Fund to the General Fund in the current fiscal year was to partially fund the City's Splash Pad construction project as well as to cover budgeted subsidies for the fiscal year.

Interfund transfers were 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 to finance various programs accounted for in other funds in accordance with budgetary authorizations. Transfers are eliminated in the government-wide financial statements if the interfund transfer is within the governmental fund group or business-type fund group.

7. Intradepartmental Billings

Total operating revenues and total operating expenses in the Combined Public Utilities Enterprise Fund includes $79,983, $17,278, and $521,232 of intradepartmental billings for water and sewer, natural gas, and electric usage, respectively. Total operating revenues and total operating expenses in the ElbertonNET Technology Services Enterprise Fund include $44,748 of intradepartmental billings for cable television and high-speed internet usage.

8. Notes Receivable

In 2024, the City entered into a loan agreement with I.A.K. Company d/b/a Richard's Restaurant, a private third-party entity, to support economic development within the City. Under the terms of the agreement, the City loaned $50,000 to the company for the purchase of real property from the Elberton Downtown Development Authority. The note bears interest at 1.00% and is repayable in monthly installments of principal and interest of $438 through May 2034 ($40,400 outstanding).

In prior years, the City has issued multiple loans to the Elberton Downtown Development Authority to finance various redevelopment and infrastructure projects in the downtown area. These loans are considered related party transactions as the Authority is a component unit of the City. Details of the outstanding loans to the DDA are as follows:

- $280,000 original issue for improvements to the William O. Jones Building, due in monthly installments of $2,000 through December 2031, interest at 0.00%, $136,000 outstanding.
- $51,250 original issue for planning the renovations of the upstairs of the William O. Jones Building, due in monthly installments of $449 through June 2028, interest at 1.00%, $15,916 outstanding.
- $125,000 original issue for the acquisition and renovation of two commercial buildings located at 17 and 21 North McIntosh Street in downtown Elberton, GA, due in monthly installments of $575 through March 2040, interest at 1.00%, $94,070 outstanding.
- $697,449 original issue for the stabilization and renovation of the building located at 23 North Public Square in downtown Elberton, GA, due in monthly installments of $2,906 through October 2, 2042, interest at 0.00%, $604,452 outstanding.
- $150,000 original issue for the stabilization and renovation of the first floor of the building located at 23 North Public Square in downtown Elberton, GA, due in monthly installments of $851 through March 2044, interest at 3.25%, $143,204 outstanding.

The loans to the DDA are reported as notes receivable in the governmental funds and government-wide statements. Some of the loans are non-interest bearing, and repayment is structured based on the DDA's available tax increment revenues. Management has evaluated the collectability of these receivables and determined no allowance for doubtful accounts is necessary at this time.

8. Notes Receivable (continued)

The following schedule summarizes the expected collections on outstanding notes receivable:

Year Ending June 30,	Principal	Interest	Total
2026	$ 80,583	$ 5,997	$ 86,580
2027	80,976	5,649	86,625
2028	81,332	5,293	86,625
2029	76,283	4,954	81,237
2030	76,600	4,637	81,237
2031-2035	272,986	18,246	291,232
2036-2040	247,467	10,136	257,603
2041-2044	117,815	2,287	120,102
Totals	$ 1,034,042	$ 57,199	$ 1,091,241

9. Property Held for Resale

As of the end of the current fiscal year, the City held property with a carrying value of $5,224,686 classified as property held for resale. This classification applies to real estate assets that are not currently used in the delivery of municipal services and are held with the intent of sale in the ordinary course of municipal operations or as part of community development initiatives.

These properties have been acquired through tax arrears, strategic purchases, or land development programs, and are available for immediate sale in their present condition, subject only to customary administrative procedures.

In accordance with GASB Statement No. 72, *Fair Value Measurement and Application*, these assets are recorded at the lower of cost or net realizable value. Cost includes acquisition price and any costs directly attributable to preparing the property for resale. The City reviews these assets annually to determine whether the net realizable value is less than the carrying amount. No impairment losses were recognized during the fiscal year.

10. Capital Assets

Capital asset activity for the primary government for the current fiscal year was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities				
Non-depreciable assets				
Land	$ 1,531,119	$ 0	$ 0	$ 1,531,119
Construction in progress	1,345,135	1,829,806	(759,585)	2,415,356
Total non-depreciable assets	2,876,254	1,829,806	(759,585)	3,946,475
Depreciable/amortizable assets				
Buildings	2,210,386	641,386	(13,216)	2,838,556
Land improvements	1,191,642	0	(5,000)	1,186,642
Vehicles and equipment	4,206,312	204,789	(171,558)	4,239,543
Infrastructure	4,140,546	0	0	4,140,546
Intangible right-to-use assets				
Vehicles and equipment	56,196	0	0	56,196
Total depreciable/amortizable assets	11,805,082	846,175	(189,774)	12,461,483
Accumulated depreciation/amortization				
Buildings	(1,561,982)	(57,401)	13,216	(1,606,167)
Land improvements	(1,127,095)	(17,958)	5,000	(1,140,053)
Vehicles and equipment	(2,609,353)	(297,592)	154,538	(2,752,407)
Infrastructure	(1,849,520)	(121,533)	0	(1,971,053)
Intangible right-to-use assets				
Vehicles and equipment	(42,147)	(14,049)	0	(56,196)
Total accumulated depreciation/amortization	(7,190,097)	(508,533)	172,754	(7,525,876)
Total depreciable/amortizable assets, net	4,614,985	337,642	(17,020)	4,935,607
Governmental activities capital assets, net	$ 7,491,239	$ 2,167,448	$ (776,605)	$ 8,882,082

10. Capital Assets (continued)

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type activities				
Non-depreciable assets				
Land	$ 392,985	$ 0	$ 0	$ 392,985
Construction in progress	5,296,800	1,669,806	(6,217,314)	749,292
Intangible assets				
Raw water storage rights	377,692	0	0	377,692
Total non-depreciable assets	6,067,477	1,669,806	(6,217,314)	1,519,969
Depreciable assets				
Buildings	5,556,179	17,807	0	5,573,986
Land improvements	110,732	0	0	110,732
Distribution system	57,482,224	972,680	(634,793)	57,820,111
Vehicles and equipment	6,258,655	359,654	(226,709)	6,391,600
Total depreciable assets	69,407,790	1,350,141	(861,502)	69,896,429
Accumulated depreciation				
Buildings	(1,689,639)	(139,592)	0	(1,829,231)
Land improvements	(75,516)	(2,568)	0	(78,084)
Distribution system	(25,877,301)	(1,573,255)	634,793	(26,815,763)
Vehicles and equipment	(4,794,027)	(514,479)	226,709	(5,081,797)
Total accumulated depreciation	(32,436,483)	(2,229,894)	861,502	(33,804,875)
Total depreciable assets, net	36,971,307	(879,753)	0	36,091,554
Business-type activities capital assets, net	$ 43,038,784	$ 790,053	$ (6,217,314)	$ 37,611,523

Decreases in construction in progress for the business-type activities consist of projects placed in services in the amount of $992,628 and projects reclassified as property held for resale in the amount of $5,224,686.

10. Capital Assets (continued)

Capital asset activity for the Downtown Development Authority Component Unit for the current fiscal year was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Downtown Development Authority Component Unit				
Non-depreciable assets				
Land	$ 45,100	$ 0	$ 0	$ 45,100
Construction in progress	116,578	166,383	(282,961)	0
Total non-depreciable assets	161,678	166,383	(282,961)	45,100
Depreciable assets				
Buildings	2,600,879	282,961	0	2,883,840
Accumulated depreciation				
Buildings	(849,120)	(131,689)	0	(980,809)
Total depreciable assets, net	1,751,759	151,272	0	1,903,031
Downtown Development Authority Component Unit capital assets, net	$ 1,913,437	$ 317,655	$ (282,961)	$ 1,948,131

Depreciation/amortization expense was charged to functions/programs as follows:

Primary Government	
Governmental activities	
General Government	$ 16,584
Public Safety	211,468
Public Works	195,308
Culture and Recreation	83,923
Housing and Development	1,250
Total depreciation and amortization expense for governmental activities	$ 508,533
Business-type activities	
Combined Public Utilities	
Electric Department	$ 316,375
Water and Sewer Department	805,311
Natural Gas Department	355,413
Solid Waste	33,256
ElbertonNET Technology Services	484,512
Elbert Theatre	3,837
Elbert Hotel	231,190
Total depreciation and amortization expense for business-type activities	$ 2,229,894
Downtown Development Authority Component Unit	$ 131,689

11. Long-Term Debt

Leases

Governmental Activities

The City entered into an agreement to lease certain equipment. The lease agreements qualify as other than short-term leases under GASB Statement No. 87, *Leases,* and have been recorded at the present value of the future minimum lease payments at their inception. Leases payable are comprised of the following individual leases at the end of the current fiscal year:

- $56,196 equipment lease due in monthly installments of $1,018 through February 2026, interest at 0.617%, $8,127 outstanding.

The following is a schedule of future minimum lease payments together with the present value of the net minimum lease payments at the end of the current fiscal year:

Year Ending June 30,	Principal	Interest	Total
2026	$ 8,127	$ 19	$ 8,146

Bonds from Direct Placements

Business-type Activities

$4,000,000 Revenue Refunding Bonds Series 2019 (City of Elberton Facility Redevelopment Project) direct placement bonds due in monthly installments of principal and interest of $37,001 through October 2029; interest at 2.00% ($1,841,583 outstanding). Upon an event of default, all outstanding principal and accrued interest will be declared immediately due and payable and the interest rate will increase to 6% until the default has been cured. Debt service payments of the agreement are secured by revenues of the City.

11. Long-Term Debt (continued)

Bonds from Direct Placements, continued

Business-type Activities, continued

Annual debt service requirements to maturity for bonds from direct placements are as follows:

Year Ending June 30,	Principal	Interest	Total
2026	$ 410,938	$ 33,078	$ 444,016
2027	419,233	24,784	444,017
2028	427,695	16,322	444,017
2029	583,717	8,304	592,021
Totals	$ 1,841,583	$ 82,488	$ 1,924,071

Notes from Direct Borrowings

Business-type Activities

The City entered into a direct borrowing agreement with the Georgia Environmental Finance Authority (GEFA) to finance improvements to the City's water system. The City borrowed $2,000,000 due in monthly installments of $9,296 of principal and interest through October 1, 2036; interest at 1.11% ($1,187,498 outstanding). Upon an event of default, all outstanding principal and accrued interest may be declared immediately due and payable. Note payments and performance obligations are secured by revenues on taxes, fees and charges collected by the City.

The City entered into a direct borrowing agreement with the Georgia Environmental Finance Authority to finance improvements to the City's sewerage system. The City borrowed $1,120,000 due in monthly installments of $5,472 of principal and interest through May 1, 2037; interest at 1.63% ($710,718 outstanding). Upon an event of default, all outstanding principal and accrued interest may be declared immediately due and payable. Note payments and performance obligations are secured by revenues on taxes, fees and charges collected by the City.

11. Long-Term Debt (continued)

Notes from Direct Borrowings, continued

Business-type Activities, continued

The City entered into a direct borrowing agreement with the Georgia Environmental Finance Authority for expansion of the City's water system. The City borrowed $1,992,526 due in monthly installments of $10,317 of principal and interest through October 1, 2040; interest at 2.25%. ($1,611,597 outstanding). The City drew a total of $2,490,657 on this agreement and recognized $498,131 in principal forgiveness. Upon an event of default, all outstanding principal and accrued interest may be declared immediately due and payable. Note payments and performance obligations are secured by revenues on taxes, fees and charges collected by the City.

The City entered into a direct borrowing agreement with the Georgia Environmental Finance Authority in the amount of $2,500,000 for expansion of the City's water treatment plant and related appurtenances. GEFA agrees to forgive $900,000 of the loan if all funds are drawn. Monthly installments of principal and interest are due beginning on the first day of the calendar month following the date that the loan is fully disbursed (the Amortization Commencement Date) for 239 months; interest at 1.64% ($1,465,433 outstanding). The City drew a total of $1,596,800 on this agreement and recognized $898,200 in principal forgiveness. Upon an event of default, all outstanding principal and accrued interest may be declared immediately due and payable. Note payments and performance obligations are secured by revenues on taxes, fees and charges collected by the City.

11. Long-Term Debt (continued)

Notes from Direct Borrowings, continued

Business-type Activities, continued

The City entered into a direct borrowing agreement with the Georgia Environmental Finance Authority in the amount of $2,500,000 for improvements to the City's water system components and related appurtenances. GEFA agrees to forgive $1,250,000 of the loan if all funds are drawn. Monthly installments of principal and interest are due beginning on the first day of the calendar month following the date that the loan is fully disbursed (the Amortization Commencement Date) for 239 months; interest at 0.86% ($73,194 outstanding). The City drew a total of $146,388 on this agreement and recognized $73,194 in principal forgiveness. Upon an event of default, all outstanding principal and accrued interest may be declared immediately due and payable. Note payments and performance obligations are secured by revenues on taxes, fees and charges collected by the City. The note is currently in draw down phase. Therefore, a future payment schedule has not been established and the payment schedule of the note is not included in the annual debt service requirement schedule below.

Annual debt service requirements for notes from direct borrowings are as follows:

Year Ending June 30,	Principal	Interest	Total
2026	$ 312,012	$ 82,718	$ 394,730
2027	317,180	77,549	394,729
2028	322,441	72,288	394,729
2029	327,795	66,934	394,729
2030	333,245	61,485	394,730
2031-2035	1,751,433	222,212	1,973,645
2036-2040	1,278,296	83,855	1,362,151
2041-2044	332,844	7,660	340,504
Totals	$ 4,975,246	$ 674,701	$ 5,649,947

11. Long-Term Debt (continued)

Notes from Direct Borrowings, continued

Elberton Downtown Development Authority Component Unit

The Elberton Downtown Development Authority entered into a direct borrowing agreement with the City of Elberton to help finance the planning of the renovation of the upstairs of the William O. Jones Building in downtown Elberton, GA, in the original amount of $51,250. The agreement is secured by the William O. Jones Building. In the event of default, the lender has the option to declare the full unpaid principal balance due immediately. At the end of the current fiscal year, the balance of this note is $15,916. Monthly installments of $449 principal and interest are due through June 1, 2028; interest at 1.00%.

The Elberton Downtown Development Authority entered into a direct borrowing agreement with the Georgia Department of Community Affairs to refinance a lending agreement with Pinnacle Bank in the original amount of $180,854. The agreement is secured by the William O. Jones Building located in downtown Elberton, GA. In the event of default, the lender has the option to declare the full unpaid principal balance due immediately. Monthly installments of $1,182 principal and interest are due through September 1, 2024; interest at 2.00%. This obligation was paid in full during the current fiscal year.

The Elberton Downtown Development Authority has also entered into a direct borrowing agreement with the City of Elberton for improvements to the William O. Jones Building in the original amount of $480,000. The agreement is secured by the William O. Jones Building. In the event of default, the lender has the option to declare the full unpaid principal balance due immediately. At the end of the current fiscal year, the balance of this note is $136,000. Monthly installments of $2,000 are due through February 28, 2031; interest at 0.00%.

11. Long-Term Debt (continued)

Notes from Direct Borrowings, continued

Elberton Downtown Development Authority Component Unit, continued

The Elberton Downtown Development Authority has entered into a direct borrowing agreement with the City of Elberton to finance the acquisition and renovation of two commercial buildings located at 17 and 21 North McIntosh Street in downtown Elberton, GA, in the original amount of $125,000. The agreement is secured by the real property located at 17 and 21 North McIntosh Street in downtown Elberton, GA. In the event of default, the lender has the option to declare the full unpaid principal balance due immediately. At the end of the current fiscal year, the balance of this note is $94,070. Monthly installments of $575 principal and interest are due through February 1, 2040; interest at 1.00%.

The Elberton Downtown Development Authority has entered into a direct borrowing agreement with the City of Elberton to finance the stabilization and renovation of the building located at 23 North Public Square in downtown Elberton, GA, in the original amount of $697,756. The agreement is secured by the real property located at 23 North Public Square in downtown Elberton, GA. In the event of default, the lender has the option to declare the full unpaid principal balance due immediately. At the end of the current fiscal year, the balance of this note is $604,452. Monthly installments of $2,906 principal are due through October 1, 2042; interest at 0.00%.

The Elberton Downtown Development Authority has entered into a direct borrowing agreement with the City of Elberton to finance the stabilization and renovation of the first floor of the building located at 23 North Public Square in downtown Elberton, GA, in the original amount of $150,000. The agreement is secured by the real property located at 23 North Public Square in downtown Elberton, GA. In the event of default, the lender has the option to declare the full unpaid principal balance due immediately. At the end of the current fiscal year, the balance of this note is $143,204. Monthly installments of $851 principal are due through March 1, 2044; interest at 3.25%.

11. Long-Term Debt (continued)

Notes from Direct Borrowings, continued

Elberton Downtown Development Authority Component Unit, continued

Annual debt service requirements for notes from direct borrowing are as follows:

Year Ending June 30,	Principal	Interest	Total
2026	$ 75,749	$ 1,048	$ 76,797
2027	76,048	936	76,984
2028	76,354	821	77,175
2029	71,255	731	71,986
2030	71,522	669	72,191
2031-2035	257,884	2,394	260,278
2036-2040	247,467	753	248,220
2041-2044	117,363	0	117,363
Totals	$ 993,642	$ 7,352	$ 1,000,994

12. Long-Term Liabilities

Changes in Long-Term Liabilities

The following is a summary of changes in long-term liabilities of the City for the current fiscal year:

	Beginning Balance	Additions	Deductions	Ending Balance	Due Within One Year
Governmental Activities					
Contractual liability	$ 164,048	$ 0	$ (10,095)	$ 153,953	$ 10,095
Lease payable	20,256	0	(12,129)	8,127	8,127
Compensated absences	285,249	21,234	0	306,483	214,538
Total Governmental Activities	$ 469,553	$ 21,234	$ (22,224)	$ 468,563	$ 232,760
Business-type Activities					
Bonds from direct placements	$ 2,244,391	$ 0	$ (402,808)	$ 1,841,583	$ 410,938
Notes from direct borrowings	5,282,179	73,194	(306,933)	5,048,440	312,012
Compensated absences	356,350	17,129	0	373,479	244,608
Total Business-type Activities	$ 7,882,920	$ 90,323	$ (709,741)	$ 7,263,502	$ 967,558
Downtown Development Authority Component Unit					
Notes from direct borrowings	$ 1,072,635	$ 0	$ (78,993)	$ 993,642	$ 75,749

Beginning balances of compensated absences have been restated in the governmental activities and the business-type activities for the implementation of GASB Statement No. 101, *Compensated Absences.* See Note 26 for additional details.

Total interest incurred and expensed in the governmental activities and the business-type activities during the current fiscal year was $90 and $166,434, respectively.

Revenue bond discounts/premiums are amortized over the life of the related debt using the straight-line method.

The City is subject to a legal debit margin of 10% of total assessed property value. The City's net assessed value is $171,163,147. The City has $0 of outstanding general obligation debt. The City has a total of $17,116,315 (100%) of outstanding legal debt margin remaining.

13. Landfill Closure and Post-Closure Care Costs

At June 30, 1995, the City owned and operated a landfill site located on approximately 200 acres of land north of Elberton. The landfill had been operated at the site since 1990. State and federal laws and regulations require the operator to close the landfill once its capacity is reached and to monitor and maintain the site for thirty subsequent years. The City recognized a portion of the closure and post closure care costs in each operating period even though actual payouts would not occur until the landfill was closed. The amount recognized each year was based on the landfill capacity used as of the balance sheet date.

Effective July 1, 1995, Elbert County, Georgia, became the owner and operator of the sanitary landfill. All assets of the landfill and related leases were transferred to the County as of that date.

The agreement with Elbert County calls for the City and the County to each assume one-half of the closure and post closure care costs of the landfill cells (cells 1 - 8) existing on July 1, 1995, for future years. The City has recorded a contractual obligation to Elbert County of $153,953. The obligation will be adjusted annually based upon current data and engineering studies. The landfill is closed and has no estimated remaining life. This liability is reported as a non-current contractual liability in the Governmental Activities on the Statement of Net Position.

14. Pension Plan

Plan Description. The City is a participating member of the Georgia Municipal Employees Benefit System (GMEBS), a state-wide agent, multiple-employer retirement system, administered by the Georgia Municipal Association. This is a defined benefit pension plan, which provides retirement, disability and death benefits to plan members and beneficiaries. The City has established provisions, which assign the authority to the City Council members to establish and amend the benefit provisions of the plan.

Control over the operation and administration of the plan is vested with GMEBS along with custody of the plan assets. The plan provides that the City has no liability with respect to payments or benefits or otherwise under the plan except to pay over to GMEBS such actuarially determined contributions as are required to meet minimum funding standards of the Public

14. Pension Plan (continued)

Retirement Systems Standards Law and provide benefits thereunder. If terminated, the plan provides that if there are funds remaining after the satisfaction of all liabilities, such funds shall not revert to the City but shall be allocated to employees. All employees are eligible for immediate participation. Officials are covered under the plan and are eligible for immediate participation.

There are no loans to any of the City officials or other "party-in-interest," and there are no prohibited transactions. The plan assets do not include any securities or investments in the City of Elberton. The funds are managed by independent money managers.

The Georgia Municipal Association issues a publicly available financial report that includes financial statements and required supplementary information for GMEBS. The report may be obtained at www.gmanet.com or by writing to Georgia Municipal Association, Risk Management and Employee Benefit Services, 201 Pryor Street, NW, Atlanta, Georgia 30303 or by calling (404) 688-0472.

As of the date of the most recent actuarial valuation participants consisted of the following:

Retirees and beneficiaries currently receiving benefits	101
Terminated vested participants entitled to but not yet receiving benefits	36
Active participants	121
Total number of participants	258

Benefits Provided. The plan provides retirement and death benefits. Benefits are based on years of credited service, equal to one year of full-time employment. Members with five years of total service are eligible to retire at age 65 with no reduction in benefit. Members with thirty years of total service are eligible to retire at age 60 with no reduction in benefit. Officials are eligible to retire at age 65 with no reduction of benefits. Members are eligible for early retirement with reduced benefits based on the early retirement reduction table at age 55 after 10 years of service. The employee benefit formula is 2.00% with a ten year vesting schedule.

14. Pension Plan (continued)

Contributions. Employees make no contributions to the plan. The City is required to contribute the remaining amounts necessary to fund the plan in compliance with the minimum funding standards of the Public Retirement Systems Standards Law. The City's actuarially determined contribution rate for the current fiscal year was $508,885 or 7.29% of covered payroll. The Council provides for the benefits and funding policy through City ordinance and maintains the authority to change the policy. The administrative expenses set by contract with GMEBS are in addition to the state-required annual funding requirement. This funding policy, as specified by ordinance, has been the same since the inception of the plan.

Pension Liabilities (Assets), Pension Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to Pensions. At the end of the current fiscal year, the City reported a net pension liability of $1,077,176. The net pension liability was measured as of September 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2025. For the current fiscal year, the City recognized pension expense of $628,000. For the Governmental Activities, the net pension liability is liquidated by the General Fund.

At the end of the current fiscal year, the City reported deferred outflows of resources and deferred inflows of resources related to the plan from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 861,109	$ 0
Changes in participant fund allocation	76,719	(76,719)
Net difference between projected and actual earnings on pension plan investments	0	(2,028,885)
City contributions subsequent to the measurement date	427,208	0
Totals	$ 1,365,036	$ (2,105,604)

14. Pension Plan (continued)

The $427,208 of deferred outflows of resources resulting from the City's contributions subsequent to the measurement date will be recognized as a reduction of the net position liability in the subsequent fiscal year. Other amounts reported as deferred outflows and deferred inflows of resources will be recognized in pension expense as follows:

Fiscal Year Ending June 30	
2026	$ (83,705)
2027	481,196
2028	(855,453)
2029	(709,814)
Totals	$ (1,167,776)

Actuarial Assumptions. The total pension liability in the January 1, 2025, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.25%
Projected salary increases	2.25% plus service-based merit increases
Cost of living adjustments	2.25%
Net investment rate of return	7.375%

Healthy mortality rates were based on the Sex-Distinct Pri-2012 Head-Count Weighted Healthy Retiree Mortality Table with rates multiplied by 1.25. Disabled mortality rates were based on the Sex-Distinct Pri-2012 Head-Count Weighted Disabled Retiree Mortality Table with rates multiplied by 1.25.

The mortality and economic actuarial assumptions used in the January 1, 2025 valuation were based on the results of an actuarial experience study for the period of July 1, 2015 through June 30, 2019.

14. Pension Plan (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 weighing 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 September 30, 2024, are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic equity	45%	6.60%
International equity	20%	7.03%
Domestic fixed income	20%	2.70%
Real estate	10%	3.40%
Global fixed income	5%	3.70%
Total	100%	

Discount Rate. The discount rate used to measure the total pension liability was 7.375 percent. The projection of cash flows used to determine the discount rate assumed that contributions from employer will be made at contractually required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on Plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

14. Pension Plan (continued)

Changes in Net Pension Liability (Asset)

	Total Pension Liability (Asset) (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (Asset) (a) - (b)
Balances at September 30, 2023	$ 26,977,248	$ 22,488,010	$ 4,489,238
Changes for the year:			
Service cost	281,946	0	281,946
Interest	1,949,407	0	1,949,407
Differences between expected and actual experience	103,143	0	103,143
Contributions—employer	0	508,885	(508,885)
Net investment income	0	5,267,410	(5,267,410)
Benefit payments, including refunds of employee contributions	(1,653,112)	(1,653,112)	0
Administrative expense	0	(29,737)	29,737
Net changes	681,384	4,093,446	(3,412,062)
Balances at September 30, 2024	$ 27,658,632	$ 26,581,456	$ 1,077,176

Plan fiduciary net position as a percentage of the total pension liability	96.11%
Covered payroll	$ 6,533,887
Employer's net pension liability as percentage of covered payroll	16.49%

Sensitivity of the Net Pension Asset/Liability to Changes in the Discount Rate. The following presents what the net pension liability would be if it were calculated using a discount rate that is one percentage-point lower (6.375 percent) or one percentage-point higher (8.375 percent) than the current rate:

	Discount Rate	Net Pension Liabilty (Asset)
1% decrease	6.375%	$ 4,743,472
Current discount rate	7.375%	1,077,176
1% increase	8.375%	(1,941,935)

Plan Fiduciary Net Position. Detailed information about the Plan's fiduciary net position is available in the separately issued Georgia Municipal Employees Benefit System financial report.

Other Plans. In addition to the plan above, various City employees are covered under the Peace Officers' Annuity and Benefit Fund of Georgia. Further information regarding this plan can be obtained from the plan's annual report. These plans are immaterial to the financial statements.

15. Deferred Compensation Plan

The City also provides retirement benefits for its employees through a deferred compensation, defined contribution plan. The Plan was created under Internal Revenue Code Sections 457 and 401(a). The Plan is administered by the Georgia Municipal Association (GMA), an independent third party. The City began participation in the plan during fiscal year 2004. All employees who work at least 30 hours per week are eligible to participate in the Plan. The City Council provides for the benefits and funding policy through a City ordinance and maintains the authority to change the policy.

Under the terms of the Plan, employees may defer a portion of their salary through voluntary contributions to the Plan. Employees may defer a maximum of 25% of their salary, up to the maximum allowable by federal law. After completing 30 days of service, the City contributes 100% of the employee's contributions, up to 6% of compensation per year.

Employee contributions are vested 100% at the time of contribution. Employer contributions are vested on a schedule of 20% after the first year of service and an additional 20% each year thereafter; employer contributions are fully vested after 5 years of service. Amounts held in the Plan are not available to the employees until termination, retirement, death, or unforeseeable emergency.

During the fiscal year, the City contributed $298,480 to the plan based on covered salaries of $5,754,014. Plan members made voluntary contributions of $305,376 to the plan. Total payroll was $7,577,300.

The City has no fiduciary relationship with the plans, and plan assets are not available to the City or its general creditors. The Plans assets are held in trust by the administrator for the exclusive benefit of the participants of the Plans.

16. Post Employment Health Care Benefits

The City does not provide post-employment benefits other than pensions and those mandated by the Consolidated Omnibus Budget Reconciliation Act (COBRA).

Under the Consolidated Omnibus Budget Reconciliation Act (COBRA), the City makes health care benefits available to eligible former employees and eligible dependents. Certain requirements are outlined by the federal government for this coverage. The premium is paid in full by the insured on or before the 10th day of the month for the actual month covered. This program is offered for the duration of 18 months after the employee's termination date. There is no associated cost to the City under this program.

17. Net Investment in Capital Assets

The net investment in capital assets reported on the government-wide statement of net position is calculated as follows as of the end of the current fiscal year:

	Governmental Activities	Business-Type Activities	Component Unit Downtown Development Authority
Capital assets, net	$ 8,882,082	$ 37,611,523	$ 1,948,131
Capital related accounts payable	(345,344)	(2,624)	0
Unspent debt proceeds	0	2,624	0
Capital related retainages payable	(60,692)	0	0
Leases payable	(8,127)	0	0
Bonds payable	0	(1,841,583)	0
Notes payable	0	(5,048,440)	(993,642)
Net investment in capital assets	$ 8,467,919	$ 30,721,500	$ 954,489

18. Restricted Fund Balances

The following is a summary of restricted fund balances of the governmental funds at the end of the current fiscal year:

	General	Nonmajor Governmental Funds	Total Governmental Funds
Restricted for:			
Public Safety			
Police facilities and equipment	$ 25	$ 0	$ 25
Housing and Development			
Downtown development	0	1,177,449	1,177,449
Capital projects	0	1,752,263	1,752,263
	$ 25	$ 2,929,712	$ 2,929,737

19. Hotel/Motel Lodging Tax

The City has levied a 6% lodging tax, in accordance with Official Code of Georgia Annotated (OCGA) Section 48-13-51(3.7). The City is require to spend an amount equal to the amount by which the total taxes collected under the Code section exceed the taxes which would be collected at a rate of 3 percent for the purpose of promoting tourism, conventions, and trade shows, or for facilities used for these purposes. A summary of the transactions for the current fiscal year were as follows:

Lodging tax receipts	$ 136,754
Disbursements to Chamber of Commerce, for Elbert Theatre, and for other tourism and visitor programs	$ 68,377 50% of tax receipts
Transfers to the General Fund	$ 68,377 50% of tax receipts

20. Transportation Expenditures

Amounts expended on transportation include transportation and operation costs and correspond with classifications and subclassifications specified in the local government uniform chart of accounts under subsection (e) of Code Section 36-81-3 within section 4200, including noncapital expenditures within sections 4210-4290.

Total General Fund expenditures within these categories totaled $619,662 for the current fiscal year.

21. Joint Ventures

Under Georgia law, the City, in conjunction with other cities and counties in the northeast Georgia area, is a member of the Northeast Georgia Regional Commission and is required to pay annual dues thereto. Membership in an RC is required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34, which provides for the organizational structure of the RC in Georgia.

The RC Board membership includes the chief elected official in each county and municipality of the area. OCGA 50-8-39.1 provides that the member governments are liable for any debts or obligations of an RC. A copy of the NEGRC financial statements can be obtained from the Northeast Georgia Regional Commission, 305 Research Drive, Athens, Georgia 30605.

22. Related Organizations

The City of Elberton Housing Authority is considered a related organization to the City of Elberton. The City appoints members to the Authority but does not have the ability to impose its will or create a financial benefit or burden for the Authority. The Authority provides low-income housing for the individuals in the City of Elberton. The City received no payments for services provided during the current fiscal year.

23. Risk Management and Self-Insurance

The City is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters. The City has elected to manage its risk financing activities through the purchase of commercial insurance. There have been no insurance settlements exceeding insurance coverage for any of the past three fiscal years.

The City is a member of the Georgia Municipal Association (GMA) Group Self-Insurance Workers' Compensation Fund, a group self-insured program authorized by state statute and administered by GMA. The fund provides workers' compensation statutory coverage to local government entities in Georgia as an alternative to the standard commercial insurance market. The membership owns and controls the fund, resulting in dividends (or renewal credits) returned to the fund members, significantly reducing the cost of coverage for the membership. The cost of coverage is based on individual loss experience and underwriting.

23. Risk Management and Self-Insurance (continued)

Membership includes proactive safety and risk control service which includes loss control field service, individual member problem analysis, and on-site and regional training. Workers' compensation claims are reported to and administered by GMA employees.

The City's deductible for workers' compensation claims is $500,000. At the end of the current fiscal year, the City has no losses that are probable or estimable and accordingly has not recognized any liability.

24. Commitments and Contingencies

Commitments

The City has entered into Power Sales Contracts with the Municipal Electric Authority of Georgia (MEAG). The contracts require the City to purchase from MEAG all of the City's bulk power supply, other than power supplied by Federally owned generation projects. MEAG is authorized to establish rates and charges so as to produce revenues sufficient to cover its costs. The City's payment obligations are general obligations to the payment of which the City's full faith and credit Final and taxing powers are pledged. The City purchased bulk power totaling $12,823,529 from MEAG during the current fiscal year. The City's future minimum payment obligations to the Authority will be based on the Authority's costs and the City's yearly demand for bulk power supply.

The City has adopted the provisions of a Municipal Competitive Trust agreement between the City and MEAG. MEAG established the Trust for the mutual benefit of MEAG and its wholesale customers who elect to become participants. The Trust was created to provide a means to mitigate the expected differential between "after deregulation" market rates for power and the associated costs of generating that power.

The flexible operating trust account includes funds that are available to the City for operating costs and rate stabilization. At the end of the current fiscal year, the balance in this account was $12,744,198. This amount is included in investments in the Combined Public Utility System Fund. The generation trust account is used to offset the City's share of future MEAG generation projects. At the end of the current fiscal year, the balance in this account was $72,430. This amount is included in restricted investments in the Combined Public Utility Fund.

24. Commitments and Contingencies (continued)

Commitments, continued

As of the end of the current year, contractual commitments on uncompleted contracts totaled $869,096.

Contingencies

The City's legal counsel has stated that there are presently no determinable lawsuits.

25. Deficit Equity Balances

At the end of the current fiscal year, the Elbert Theatre Enterprise Fund has a deficit net position of $5,347. This is due to the increase of personal services expense in the current fiscal year. The City plans to liquidate this deficit net position through future revenue recognition.

26. New Accounting Pronouncements

The City implemented GASB Statement No. 101, *Compensated Absences*, effective for the City's current fiscal year. The requirements of this statement are effective for periods beginning after June 15, 2024. The implementation of this new standard decreased the City's beginning net position in the amount of $259,734. See Note 27 for additional details.

The City implemented GASB Statement No. 102, *Certain Risk Disclosures*, effective for the City's current fiscal year. The requirements of this statement are effective for periods beginning after June 15, 2024. The implementation of this new standard had no impact on the City's beginning net position.

27. Changes in Beginning Balances

Changes in Accounting Principles

Governmental Activities

To implement GASB Statement No. 101, *Compensated Absences*, the City adjusted beginning net position. The implementation of this standard decreased beginning net position in the amount of $121,679.

Business-type Activities

Combined Public Utilities Fund

To implement GASB Statement No. 101, *Compensated Absences*, the City adjusted beginning net position. The implementation of this standard decreased beginning net position in the amount of $82,372.

ElbertonNET Technology Services Fund

To implement GASB Statement No. 101, *Compensated Absences*, the City adjusted beginning net position. The implementation of this standard decreased beginning net position in the amount of $21,507.

Elbert Hotel Fund

To implement GASB Statement No. 101, *Compensated Absences*, the City adjusted beginning net position. The implementation of this standard decreased beginning net position in the amount of $14,015.

Solid Waste Fund

To implement GASB Statement No. 101, *Compensated Absences*, the City adjusted beginning net position. The implementation of this standard decreased beginning net position in the amount of $17,320.

27. Changes in Beginning Balances (continued)

Changes in Accounting Principles, continued

Business-type Activities, continued

Elbert Theatre Fund

To implement GASB Statement No. 101, *Compensated Absences*, the City adjusted beginning net position. The implementation of this standard decreased beginning net position in the amount of $2,841.

The net effect of these adjustments was a decrease to beginning net position of $138,055.

Error Corrections

Business-type Activities

An adjustment has been made to correct the balance of accounts payable and expense at June 30, 2024. This adjustment decreased beginning net position as of July 1, 2024 by $159,371.

The net effect of these adjustments was a decrease to beginning net position of $297,426.

27. Changes in Beginning Balances (continued)

A summary of changes in beginning balances is as follows:

	Beginning Net Position, As Previously Reported	Changes Accounting Principle	Error Correction	Beginning Net Position, As Restated
Government-Wide				
Governmental Activities	$ 9,043,990	$ (121,679)	$ 0	$ 8,922,311
Business-type Activities	52,190,098	(138,055)	(159,371)	51,892,672
Total Primary Government	$ 61,234,088	$ (259,734)	$ (159,371)	$ 60,814,983
Enterprise Funds				
Major Funds				
Combined Utilities Fund	$ 39,276,815	$ (82,372)	$ 0	$ 39,194,443
ElbertonNET Technology Services Fund	11,625,291	(21,507)	(159,371)	11,444,413
Elbert Hotel Fund	1,450,347	(14,015)	0	1,436,332
Nonmajor Funds				
Solid Waste Fund	(162,355)	(17,320)	0	(179,675)
Elbert Theatre Fund	0	(2,841)	0	(2,841)
Total Enterprise Funds	$ 52,190,098	$ (138,055)	$ (159,371)	$ 51,892,672

Required Supplementary Information

CITY OF ELBERTON, GEORGIA
SCHEDULE OF CHANGES IN THE NET PENSION LIABILITY (ASSET) AND RELATED RATIOS
LAST TEN FISCAL YEARS
June 30, 2025
(Unaudited)

	Fiscal Year End		
	2025	**2024**	**2023**
Total pension liability			
Service cost	$ 281,946	$ 280,699	$ 263,032
Interest	1,949,407	1,872,059	1,795,435
Differences between expected and actual experience	103,143	590,534	619,155
Changes of assumptions	0	0	0
Changes of benefit terms	0	0	0
Benefit payments, including refunds of employee contributions	(1,653,112)	(1,738,387)	(1,574,255)
Net change in total pension liability	681,384	1,004,905	1,103,367
Total pension liability - beginning	26,977,248	25,972,343	24,868,976
Total pension liability - ending (a)	$ 27,658,632	$ 26,977,248	$ 25,972,343
Plan fiduciary net position			
Contributions - employer	$ 508,885	$ 456,856	$ 474,294
Net investment income	5,267,410	2,817,937	(4,167,199)
Benefit payments, including refunds of employee contributions	(1,653,112)	(1,738,387)	(1,574,255)
Administrative expense	(29,737)	(34,556)	(34,448)
Net change in total pension liability	4,093,446	1,501,850	(5,301,608)
Plan fiduciary net position - beginning	22,488,010	20,986,160	26,287,768
Plan fiduciary net position - ending (b)	$ 26,581,456	$ 22,488,010	$ 20,986,160
Net pension liability (asset) - ending : (a) - (b)	$ 1,077,176	$ 4,489,238	$ 4,986,183
Plan's fiduciary net position as a percentage of the total pension liability	96.11%	83.36%	80.80%
Covered payroll	$ 6,533,887	$ 5,935,304	$ 5,859,975
Net pension liabilty (asset) as a percentage of covered payroll	16.49%	75.64%	85.09%

See accompanying notes to the required supplementary information.

2022	2021	2020	2019	2018	2017	2016
$ 235,005	$ 194,535	$ 174,109	$ 153,205	$ 164,994	$ 173,629	$ 185,301
1,695,545	1,494,706	1,437,459	1,386,472	1,359,452	1,347,052	1,299,615
883,050	783,350	357,266	263,547	617,994	(387,757)	0
0	0	346,803	0	(358,973)	0	151,751
0	1,560,101	0	0	90,421	0	(117,838)
(1,400,126)	(1,299,710)	(1,170,265)	(1,118,331)	(1,045,886)	(899,965)	(913,514)
1,413,474	2,732,982	1,145,372	684,893	828,002	232,959	605,315
23,455,502	20,722,520	19,577,148	18,892,255	18,064,253	17,831,294	17,225,979
$ 24,868,976	$ 23,455,502	$ 20,722,520	$ 19,577,148	$ 18,892,255	$ 18,064,253	$ 17,831,294
$ 334,377	$ 119,340	$ 33,877	$ 261,335	$ 358,526	$ 344,865	$ 358,930
5,296,244	1,982,167	605,552	2,029,341	2,767,707	1,912,937	221,538
(1,400,126)	(1,299,710)	(1,170,265)	(1,118,331)	(1,045,886)	(899,965)	(913,514)
(34,311)	(35,329)	(31,947)	(33,672)	(35,849)	(21,184)	(24,006)
4,196,184	766,468	(562,783)	1,138,673	2,044,498	1,336,653	(357,052)
22,091,584	21,325,116	21,887,899	20,749,226	18,704,728	17,368,075	17,725,127
$ 26,287,768	$ 22,091,584	$ 21,325,116	$ 21,887,899	$ 20,749,226	$ 18,704,728	$ 17,368,075
$ (1,418,792)	$ 1,363,918	$ (602,596)	$ (2,310,751)	$ (1,856,971)	$ (640,475)	$ 463,219
105.71%	94.19%	102.91%	111.80%	109.83%	103.55%	97.40%
$ 5,478,911	$ 5,055,127	$ 5,003,067	$ 4,647,492	$ 4,221,554	$ 4,200,078	$ 4,545,318
-25.90%	26.98%	-12.04%	-49.72%	-43.99%	-15.25%	10.19%

See accompanying notes to the required supplementary information.

CITY OF ELBERTON, GEORGIA
SCHEDULE OF CONTRIBUTIONS
LAST TEN FISCAL YEARS
June 30, 2025
(Unaudited)

	Fiscal Year End		
	2025	**2024**	**2023**
Actuarially determined contribution	$ 508,885	$ 456,856	$ 474,294
Contributions in relation to the actuarially determined contribution	(508,885)	(456,856)	(474,294)
Contribution deficiency (excess)	$ 0	$ 0	$ 0
Covered payroll	$ 6,978,767	$ 6,533,887	$ 5,807,244
Contributions as a percentage of covered payroll	7.29%	6.99%	8.17%

See accompanying notes to the required supplementary information.

Fiscal Year End							
2022	2021	2020	2019	2018	2017	2016
$ 423,333	$ 364,775	$ 33,571	$ 337,256	$ 365,616	$ 337,948	$ 365,616
(453,731)	(336,427)	(33,571)	(337,256)	(365,616)	(337,948)	(365,616)
$ (30,398)	$ 28,348	$ 0	$ 0	$ 0	$ 0	$ 0
$ 5,664,781	$ 5,233,820	$ 5,100,652	$ 5,003,067	$ 4,848,402	$ 4,633,317	$ 4,454,847
7.47%	6.97%	0.66%	6.74%	7.54%	7.29%	8.21%

See accompanying notes to the required supplementary information.

1. Valuation Date

The actuarially determined contribution rate was determined as of January 1, 2025, with an interest adjustment to the fiscal year. Contributions in relation to this actuarially determined contribution rate will be reported for the fiscal year ending June 30, 2026.

2. Methods and Assumptions Used to Determine Contribution Rates

Actuarial cost method = Projected unit credit

Amortization method = Closed level dollar for remaining unfunded liability

Remaining amortization period = Remaining amortization period varies for the bases, with a net effective amortization period of 10 years

Asset valuation method = Sum of actuarial value at beginning of year and the cash flow during the year plus the assumed investment return, adjusted by 10% of the amount that the value exceeds or is less than the fair value at end of year. The actuarial value is adjusted, if necessary, to be within 20% of fair value.

Net investment rate of return = 7.375%

Projected salary increases = 2.25% plus service-based merit increases

Cost of living adjustments = 2.25%

Retirement age for inactive vested participants = 65

Mortality = Healthy mortality rates were based on the Sex-Distinct Pri-2012 Head-Count Weighted Healthy Retiree Mortality Table with rates multiplied by 1.25. Disabled mortality rates were based on the Sex-Distinct Pri-2012 Head-Count Weighted Disabled Retiree Mortality Table with rates multiplied by 1.25.

3. Changes in Benefits

There were no changes in benefit provisions in the last two fiscal years.

4. Changes of Assumptions

There were no changes in assumptions in the last two fiscal years.

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Supplementary Information



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COMBINING STATEMENTS

Nonmajor Governmental Funds

Nonmajor Enterprise Funds

CITY OF ELBERTON, GEORGIA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
June 30, 2025

	Special Revenue		
	American Rescue Plan Act	Hotel/ Motel Tax	Revolving Loan
ASSETS			
Cash	$ 0	$ 0	$ 143,407
Receivables			
Taxes	0	11,082	0
Intergovernmental	0	0	0
Notes	0	0	1,034,042
Due from other funds	0	29,472	0
Total assets	$ 0	$ 40,554	$ 1,177,449
LIABILITIES AND FUND BALANCES			
Liabilities			
Accounts payable	$ 0	$ 40,554	$ 0
Fund balances			
Restricted for:			
Housing and Development	0	0	1,177,449
Capital Projects	0	0	0
Total fund balances	0	0	1,177,449
Total liabilities and fund balances	$ 0	$ 40,554	$ 1,177,449

Capital Projects				
2017 SPLOST	2023 SPLOST	2019 TSPLOST	2024 TSPLOST	Total Nonmajor Funds
$ 0	$ 122,081	$ 216,924	$ 1,198,575	$ 1,680,987
0	0	0	0	11,082
0	168,430	0	61,715	230,145
0	0	0	0	1,034,042
0	0	0	0	29,472
$ 0	$ 290,511	$ 216,924	$ 1,260,290	$ 2,985,728
$ 0	$ 0	$ 12,145	$ 3,317	$ 56,016
0	0	0	0	1,177,449
0	290,511	204,779	1,256,973	1,752,263
0	290,511	204,779	1,256,973	2,929,712
$ 0	$ 290,511	$ 216,924	$ 1,260,290	$ 2,985,728

CITY OF ELBERTON, GEORGIA
COMBINING STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
For the fiscal year ended June 30, 2025

	Special Revenue		
	American Rescue Plan Act	**Hotel/ Motel Tax**	**Revolving Loan**
REVENUES			
Taxes	$ 0	$ 136,754	$ 0
Intergovernmental	13,720	0	0
Interest	0	0	6,266
Total revenues	13,720	136,754	6,266
EXPENDITURES			
Current			
Housing and Development	0	68,377	6,266
Capital outlay	0	0	0
Total expenditures	0	68,377	6,266
Excess (deficiency) of revenues over over (under) expenditures	13,720	68,377	0
Other financing sources (uses)			
Transfers in	0	0	0
Transfers out	(13,720)	(68,377)	0
Total other financing sources (uses)	(13,720)	(68,377)	0
Excess (deficiency) of revenues and other financing sources over (under) expenditures and other financing uses	0	0	0
Fund balances, July 1	0	0	1,177,449
Fund balances, June 30	$ 0	$ 0	$ 1,177,449

Capital Projects				
2017 SPLOST	2023 SPLOST	2019 TSPLOST	2024 TSPLOST	Total Nonmajor Funds
$ 0	$ 0	$ 0	$ 0	$ 136,754
0	952,121	0	860,940	1,826,781
0	0	2,999	3,496	12,761
0	952,121	2,999	864,436	1,976,296
0	0	0	0	74,643
0	641,365	345,723	32,083	1,019,171
0	641,365	345,723	32,083	1,093,814
0	310,756	(342,724)	832,353	882,482
0	13,720	0	0	13,720
0	0	0	0	(82,097)
0	13,720	0	0	(68,377)
0	324,476	(342,724)	832,353	814,105
0	(33,965)	547,503	424,620	2,115,607
$ 0	$ 290,511	$ 204,779	$ 1,256,973	$ 2,929,712

CITY OF ELBERTON, GEORGIA
COMBINING STATEMENT OF NET POSITION
NONMAJOR PROPRIETARY FUNDS
June 30, 2025

	Solid Waste	Elbert Theatre	Total Nonmajor Proprietary Funds
ASSETS			
Current assets			
Cash	$ 0	$ 56,667	$ 56,667
Accounts receivable(net)	151,530	0	151,530
Due from other funds	0	0	0
Total current assets	151,530	56,667	208,197
Noncurrent assets			
Capital assets			
Non-depreciable	23,900	0	23,900
Depreciable (net)	270,405	21,643	292,048
Total noncurrent assets	294,305	21,643	315,948
Total assets	445,835	78,310	524,145
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows related to pensions	111,088	0	111,088
LIABILITIES			
Current liabilities			
Accounts payable	31,334	2,863	34,197
Accrued salaries	13,832	1,031	14,863
Compensated absences	12,370	6,818	19,188
Due to other funds	230,642	58,142	288,784
Total current liabilities	288,178	68,854	357,032
Noncurrent liabilities			
Compensated absences	28,864	3,398	32,262
Net pension liability	83,190	0	83,190
Total noncurrent liabilities	112,054	3,398	115,452
Total liabilities	400,232	72,252	472,484
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows related to pensions	156,691	11,405	168,096
NET POSITION			
Investment in capital assets	294,305	21,643	315,948
Unrestricted	(294,305)	(26,990)	(321,295)
Total net position	$ 0	$ (5,347)	$ (5,347)

CITY OF ELBERTON, GEORGIA
COMBINING STATEMENT OF REVENUES, EXPENSES,
AND CHANGES IN FUND NET POSITION
NONMAJOR PROPRIETARY FUNDS
For the fiscal year ended June 30, 2025

	Solid Waste	Elbert Theatre	Total Nonmajor Proprietary Funds
OPERATING REVENUES			
Charges for sales and services	$ 1,079,009	$ 87,919	$ 1,166,928
OPERATING EXPENSES			
Costs of sales and services	511,683	93,017	604,700
Personal services	761,567	113,571	875,138
Depreciation	33,256	3,837	37,093
Total operating expenses	1,306,506	210,425	1,516,931
Operating income (loss)	(227,497)	(122,506)	(350,003)
Non-operating revenues (expenses)			
Gain on sale of capital assets	54,000	0	54,000
Net income (loss) before transfers	(173,497)	(122,506)	(296,003)
Transfers in (out)			
Transfers in	353,172	120,000	473,172
Change in net position	179,675	(2,506)	177,169
Net position, July 1, as restated	(179,675)	(2,841)	(182,516)
Net position, June 30	$ 0	$ (5,347)	$ (5,347)

CITY OF ELBERTON, GEORGIA
COMBINING STATEMENT OF CASH FLOWS
NONMAJOR PROPRIETARY FUNDS
For the fiscal year ended June 30, 2025

	Solid Waste	Elbert Theatre	Total Nonmajor Proprietary Funds
Cash flows from operating activities:			
Receipts from customers	$ 1,023,349	$ 87,919	$ 1,111,268
Payments to suppliers	(500,947)	(91,052)	(591,999)
Payments to employees	(746,987)	(117,246)	(864,233)
Net cash provided (used) by operating activities	(224,585)	(120,379)	(344,964)
Cash flows from non-capital financing activities:			
Receipts from other funds	1,826,959	383,357	2,210,316
Payments to other funds	(1,426,515)	(229,121)	(1,655,636)
Net cash provided (used) by non-capital financing activities	400,444	154,236	554,680
Cash flows from capital and related financing activities:			
Proceeds from the sale of capital assets	54,000	0	54,000
Acquisition of capital assets	(229,859)	0	(229,859)
Net cash provided (used) by capital financing activities	(175,859)	0	(175,859)
Net increase (decrease) in cash	0	33,857	33,857
Cash, July 1	0	22,810	22,810
Cash, June 30	$ 0	$ 56,667	$ 56,667

CITY OF ELBERTON, GEORGIA
COMBINING STATEMENT OF CASH FLOWS
NONMAJOR PROPRIETARY FUNDS
For the fiscal year ended June 30, 2025

	Solid Waste	Elbert Theatre	Total Nonmajor Proprietary Funds
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:			
Operating income (loss)	$ (227,497)	$ (122,506)	$ (350,003)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:			
Depreciation expense	33,256	3,837	37,093
(Increase) decrease in accounts receivable	(55,660)	0	(55,660)
(Increase) decrease in net pension asset/liability	(227,371)	(36,452)	(263,823)
(Increase) decrease in deferred outflows related to pension	77,643	22,153	99,796
Increase (decrease) in accounts payable	10,736	1,965	12,701
Increase (decrease) in accrued salaries	4,270	494	4,764
Increase (decrease) in compensated absences payable	3,544	850	4,394
Increase (decrease) in deferred inflows related to pension	156,494	9,280	165,774
Total adjustments	2,912	2,127	5,039
Net cash provided (used) by operating activities	$ (224,585)	$ (120,379)	$ (344,964)

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GENERAL FUND

The general operating fund of the City is used to account for all financial resources except those required to be accounted for in another fund.

CITY OF ELBERTON, GEORGIA
GENERAL FUND
COMPARATIVE BALANCE SHEETS
June 30, 2025 and 2024

	2025	2024
ASSETS		
Cash	$ 606,375	$ 157,769
Restricted cash	25	25
Receivables (net)		
Accounts	16,190	1,513
Taxes	108,163	106,429
Prepaid items	253,052	191,356
Inventory, at cost	39,933	40,928
Due from other funds	0	239,900
Total assets	$ 1,023,738	$ 737,920
LIABILITIES		
Payables		
Accounts	$ 441,518	$ 28,398
Retainages	60,692	0
Accrued salaries and payroll liabilities	102,164	64,463
Due to other funds	1,301	0
Other liabilities	16,852	15,702
Total liabilities	622,527	108,563
FUND BALANCES		
Nonspendable:		
Prepaid items	253,052	191,356
Inventory	39,933	40,928
Restricted for Public Safety	25	25
Unassigned	108,201	397,048
Total fund balances	401,211	629,357
Total liabilities and fund balances	$ 1,023,738	$ 737,920

CITY OF ELBERTON, GEORGIA
GENERAL FUND
COMPARATIVE STATEMENTS OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
For the fiscal years ended June 30, 2025 and 2024

	2025	2024
REVENUES		
Taxes	$ 1,923,115	$ 1,879,248
Licenses and permits	68,898	81,061
Fines, fees and forfeitures	208,605	233,607
Charges for services	755,831	774,359
Interest	83	230
Contributions	0	22,830
Other	13,460	14,854
Total revenues	2,969,992	3,006,189
EXPENDITURES		
Current		
General Government	886,864	936,306
Judicial	96,394	90,846
Public Safety	3,259,873	2,867,965
Public Works	2,736,141	1,174,619
Health and Welfare	9,000	9,000
Culture and Recreation	97,500	88,000
Housing and Development	299,798	223,540
Total Current	7,385,570	5,390,276
Debt Service		
General Government	6,109	6,110
Public Safety	6,109	6,110
Total Debt Service	12,218	12,220
Total expenditures	7,397,788	5,402,496
Excess (deficiency) of revenues over (under) expenditures	(4,427,796)	(2,396,307)
Other financing sources (uses)		
Transfers in (out)		
Hotel/Motel Fund	68,377	99,675
Combined Public Utility System Fund	3,683,151	2,308,333
ElbertonNET Technology Services Fund	415,000	0
Sales of capital assets	33,122	0
Total other financing sources (uses)	4,199,650	2,408,008
Excess (deficiency) of revenues and other financing sources over (under) expenditures and other financing uses	(228,146)	11,701
Fund balances, July 1	629,357	617,656
Fund balances, June 30	$ 401,211	$ 629,357

CITY OF ELBERTON, GEORGIA
GENERAL FUND
SCHEDULE OF REVENUES
BUDGET (GAAP BASIS) AND ACTUAL
For the fiscal year ended June 30, 2025
(With comparative actual amounts for the fiscal year ended June 30, 2024)

	2025			2024
	Final Budget	Actual	Variance	Actual
REVENUES				
Taxes				
Intangibles tax	$ 12,500	$ 12,211	$ (289)	$ 9,781
Franchise tax	79,000	70,597	(8,403)	78,280
Occupational tax	170,500	181,208	10,708	176,877
Insurance premium tax	415,000	442,120	27,120	411,045
Title ad valorem tax	125,000	130,550	5,550	127,450
Liquor tax	22,000	24,398	2,398	28,096
Beer and wine tax	110,000	109,917	(83)	106,697
Local option sales tax	990,000	952,114	(37,886)	941,022
Total taxes	1,924,000	1,923,115	(885)	1,879,248
Licenses and permits				
Building permits	25,000	14,549	(10,451)	25,811
Alcoholic beverage licenses	46,000	50,529	4,529	50,200
Other permits	4,500	3,820	(680)	5,050
Total licenses and permits	75,500	68,898	(6,602)	81,061
Fines, fees and forfeitures				
Parking fines	1,500	1,032	(468)	1,354
Court and DUI fines	235,600	207,573	(28,027)	232,253
Total fines, fees, and forfeitures	237,100	208,605	(28,495)	233,607
Charges for services				
Reimbursement of joint expenses	681,330	681,329	(1)	664,479
Cemetery sales and services	88,000	64,533	(23,467)	92,870
Public safety	14,000	8,602	(5,398)	11,491
Other	3,100	1,367	(1,733)	5,519
Total charges for services	786,430	755,831	(30,599)	774,359
Interest	1,500	83	(1,417)	230
Contributions	350	0	(350)	22,830
Other				
Miscellaneous	7,500	13,460	5,960	14,854
Total revenues	$ 3,032,380	$ 2,969,992	$ (62,388)	$ 3,006,189

CITY OF ELBERTON, GEORGIA
GENERAL FUND
SCHEDULE OF EXPENDITURES
BUDGET (GAAP BASIS) AND ACTUAL
For the fiscal year ended June 30, 2025
(With comparative actual amounts for the fiscal year ended June 30, 2024)

	2025			2024
	Final Budget	Actual	Variance	Actual
EXPENDITURES				
Current				
General Government				
Mayor and Council				
Personal services	$ 186,197	$ 191,361	$ (5,164)	$ 182,800
Contractual services	74,161	68,301	5,860	63,272
Materials and supplies	250	285	(35)	22
Total Mayor and Council	260,608	259,947	661	246,094
City Manager's Office				
Personal services	189,253	183,393	5,860	238,806
Contractual services	3,350	1,391	1,959	4,890
Materials and supplies	1,000	2,683	(1,683)	1,685
Total City Manager's Office	193,603	187,467	6,136	245,381
Finance				
Personal services	76,513	81,084	(4,571)	130,449
Contractual services	72,445	67,213	5,232	64,970
Materials and supplies	500	338	162	342
Total Finance	149,458	148,635	823	195,761
Human Resources				
Personal services	71,244	75,729	(4,485)	66,821
Contractual services	28,270	20,997	7,273	2,381
Materials and supplies	2,000	4,661	(2,661)	2,742
Total Human Resources	101,514	101,387	127	71,944
City Clerk				
Personal services	121,302	121,150	152	109,729
Contractual services	1,750	1,797	(47)	176
Materials and supplies	7,310	7,356	(46)	6,930
Total City Clerk	130,362	130,303	59	116,835
Elections				
Personal services	0	0	0	405
Contractual services	0	0	0	172
Materials and supplies	0	0	0	142
Total Elections	0	0	0	719
City Attorney				
Contractual services	22,100	22,024	76	38,818
Total City Attorney	22,100	22,024	76	38,818

CITY OF ELBERTON, GEORGIA
GENERAL FUND
SCHEDULE OF EXPENDITURES
BUDGET (GAAP BASIS) AND ACTUAL
For the fiscal year ended June 30, 2025
(With comparative actual amounts for the fiscal year ended June 30, 2024)

	2025			2024
	Final Budget	Actual	Variance	Actual
General Government - continued				
City Hall Maintenance				
Contractual services	$ 27,230	$ 27,979	$ (749)	$ 12,900
Materials and supplies	9,900	9,122	778	7,854
Total City Hall Maintenance	37,130	37,101	29	20,754
Total General Government	894,775	886,864	7,911	936,306
Judicial				
Municipal Court				
Personal services	86,729	86,294	435	82,499
Contractual services	9,760	10,100	(340)	8,347
Total Judicial	96,489	96,394	95	90,846
Public Safety				
Police - Administration				
Personal services	195,548	195,621	(73)	180,989
Contractual services	252,519	251,802	717	215,611
Materials and supplies	21,346	22,274	(928)	19,204
Payments to others	3,000	2,065	935	1,468
Total Police - Administration	472,413	471,762	651	417,272
Police - Uniform Division				
Personal services	1,172,186	1,178,796	(6,610)	1,045,649
Contractual services	23,500	17,368	6,132	18,398
Materials and supplies	54,415	53,860	555	58,681
Total Police - Uniform Division	1,250,101	1,250,024	77	1,122,728
Police - Criminal Investigations				
Personal services	190,209	189,626	583	163,605
Contractual services	1,600	2,329	(729)	1,530
Materials and supplies	4,369	4,152	217	3,546
Total Police - Criminal Investigations	196,178	196,107	71	168,681

CITY OF ELBERTON, GEORGIA
GENERAL FUND
SCHEDULE OF EXPENDITURES
BUDGET (GAAP BASIS) AND ACTUAL
For the fiscal year ended June 30, 2025
(With comparative actual amounts for the fiscal year ended June 30, 2024)

	2025			2024
	Final Budget	Actual	Variance	Actual
Public Safety - continued				
Police - Detention				
Contractual services	$ 20,500	$ 17,692	$ 2,808	$ 21,372
Fire				
Personal services	1,171,649	1,150,498	21,151	1,015,436
Contractual services	59,016	74,363	(15,347)	35,066
Materials and supplies	25,740	30,582	(4,842)	26,246
Total Fire	1,256,405	1,255,443	962	1,076,748
Animal Control				
Personal services	60,650	60,892	(242)	55,196
Contractual services	5,137	4,305	832	3,538
Materials and supplies	3,550	3,648	(98)	2,430
Total Animal Control	69,337	68,845	492	61,164
Total Public Safety	3,264,934	3,259,873	5,061	2,867,965
Public Works				
Administrative				
Personal services	184,009	161,637	22,372	167,500
Contractual services	23,116	26,877	(3,761)	18,722
Materials and supplies	17,976	19,151	(1,175)	17,946
Payments to others	13,000	10,095	2,905	12,306
Total Administration	238,101	217,760	20,341	216,474
Infrastructure Maintenance				
Personal services	521,194	485,908	35,286	461,437
Contractual services	16,433	15,590	843	14,116
Materials and supplies	31,308	38,453	(7,145)	29,197
Capital outlay	51,000	79,711	(28,711)	0
Total Infrastructure Maintenance	619,935	619,662	273	504,750
Parks and Rights-of-Way				
Personal services	67,956	70,427	(2,471)	62,937
Contractual services	34,788	36,078	(1,290)	35,127
Materials and supplies	12,500	7,618	4,882	9,506
Capital outlay	1,397,000	1,398,083	(1,083)	0
Total Parks and Rights-of-Way	1,512,244	1,512,206	38	107,570

CITY OF ELBERTON, GEORGIA
GENERAL FUND
SCHEDULE OF EXPENDITURES
BUDGET (GAAP BASIS) AND ACTUAL
For the fiscal year ended June 30, 2025
(With comparative actual amounts for the fiscal year ended June 30, 2024)

	2025			2024
	Final Budget	Actual	Variance	Actual
Public Works - continued				
Motor Pool				
Personal services	$ 163,694	$ 147,784	$ 15,910	$ 126,167
Contractual services	30,055	44,196	(14,141)	54,317
Materials and supplies	32,000	32,889	(889)	30,362
Total Motor Pool	225,749	224,869	880	210,846
Street Lighting				
Materials and supplies	14,000	8,945	5,055	12,547
Total Street Lighting	19,000	8,945	10,055	12,547
Cemetery				
Personal services	83,624	87,113	(3,489)	75,315
Contractual services	67,289	61,966	5,323	46,088
Materials and supplies	2,304	3,620	(1,316)	1,029
Total Cemetery	153,217	152,699	518	122,432
Total Public Works	2,768,246	2,736,141	32,105	1,174,619
Health and Welfare				
Agency allocations				
Community Partnership	2,000	2,000	0	2,000
Elbert County Aging Program	7,000	7,000	0	7,000
Total Health and Welfare	9,000	9,000	0	9,000
Culture and Recreation				
Agency allocations				
Library	85,000	85,000	0	75,500
Keep Elbert County Beautiful	5,000	5,000	0	5,000
Sister City Program	7,500	7,500	0	7,500
Total Culture and Recreation	97,500	97,500	0	88,000

CITY OF ELBERTON, GEORGIA
GENERAL FUND
SCHEDULE OF EXPENDITURES
BUDGET (GAAP BASIS) AND ACTUAL
For the fiscal year ended June 30, 2025
(With comparative actual amounts for the fiscal year ended June 30, 2024)

	2025			2024
	Final Budget	Actual	Variance	Actual
Housing and Development				
Code Enforcement				
Personal services	$ 80,936	$ 83,432	$ (2,496)	$ 73,233
Contractual services	4,236	3,026	1,210	2,811
Materials and supplies	1,390	836	554	988
Payments to others	1,000	200	800	252
Total Code Enforcement	87,562	87,494	68	77,284
Mainstreet Elberton				
Personal services	64,877	63,433	1,444	59,768
Contractual services	9,720	9,663	57	9,398
Materials and supplies	12,000	10,263	1,737	17,868
Payments to others	58,872	58,872	0	58,872
Total Mainstreet Elberton	145,469	142,231	3,238	145,906
Community Development				
Contractual services	82,500	70,073	12,427	350
Total Housing and Development	315,531	299,798	15,733	223,540
Debt Service				
City Hall Maintenance				
Principal	6,200	6,064	136	6,027
Interest	0	45	(45)	83
Police - Administration				
Principal	6,200	6,064	136	6,027
Interest	0	45	(45)	83
Total Debt Service	12,400	12,218	182	12,220
Total expenditures	$ 7,458,875	$ 7,397,788	$ 61,087	$ 5,402,496

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SPECIAL REVENUE FUNDS

Special revenue funds are used to account for the proceeds of specific revenues sources that are legally or donor restricted to expenditure for specified purposes.

American Rescue Plan Act Fund *– This fund is used to account for revenues and expenditures of the American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Fund.*

Hotel/Motel Tax Fund *– This fund is used to collect Hotel/Motel taxes which are used to help support trade and tourism in the City of Elberton.*

Revolving Loan Fund *– This fund is used to record activities connected with US Department of Housing and Urban Development Community Development Block Grant. The objective of the grant is to develop employment opportunities, principally to persons of low and moderate income.*

CITY OF ELBERTON, GEORGIA
AMERICAN RESCUE PLAN ACT SPECIAL REVENUE FUND
COMPARATIVE BALANCE SHEETS
June 30, 2025 and 2024

	2025	2024
ASSETS		
Cash	$ 0	$ 13,720
LIABILITIES		
Unearned revenue	$ 0	$ 13,720

CITY OF ELBERTON, GEORGIA
AMERICAN RESCUE PLAN ACT SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
BUDGET (GAAP BASIS) AND ACTUAL
For the fiscal year ended June 30, 2025
(With comparative actual amounts for the fiscal year ended June 30, 2024)

	2025			2024
	Final Budget	Actual	Variance	Actual
REVENUES				
Intergovernmental	$ 14,000	$ 13,720	$ (280)	$ 159,488
Total revenues	14,000	13,720	(280)	159,488
EXPENDITURES				
Current				
Culture and Recreation				
Materials and supplies	0	0	0	44,268
Total expenditures	0	0	0	44,268
Excess (deficiency) of revenues over (under) expenditures	14,000	13,720	(280)	115,220
Other financing sources (uses)				
Transfers in (out)				
2023 SPLOST Fund	(14,000)	(13,720)	280	(115,220)
Excess (deficiency) of revenues and other financing sources over (under) expenditures and other financing uses	0	0	0	0
Fund balances, July 1	0	0	0	0
Fund balances, June 30	$ 0	$ 0	$ 0	$ 0

CITY OF ELBERTON, GEORGIA
HOTEL/MOTEL TAX SPECIAL REVENUE FUND
COMPARATIVE BALANCE SHEETS
June 30, 2025 and 2024

	2025	2024
ASSETS		
Taxes receivable	$ 11,082	$ 13,683
Due from other funds	29,472	44,174
Total assets	$ 40,554	$ 57,857
LIABILITIES		
Accounts payable	$ 40,554	$ 57,857

CITY OF ELBERTON, GEORGIA
HOTEL/MOTEL TAX SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
BUDGET (GAAP BASIS) AND ACTUAL
For the fiscal year ended June 30, 2025
(With comparative actual amounts for the fiscal year ended June 30, 2024)

	2025			2024
	Final Budget	Actual	Variance	Actual
REVENUES				
Hotel/motel taxes	$ 180,000	$ 136,754	$ (43,246)	$ 180,931
EXPENDITURES				
Current				
Housing and Development				
Contract services	0	15,067	(15,067)	5,878
Payments to other agencies	90,000	53,310	36,690	75,378
Total expenditures	90,000	68,377	21,623	81,256
Excess (deficiency) of revenues over (under) expenditures	90,000	68,377	(21,623)	99,675
Other financing sources (uses)				
Transfers in (out)				
General Fund	(90,000)	(68,377)	21,623	(99,675)
Excess (deficiency) of revenues and other financing sources over (under) expenditures and other financing uses	0	0	0	0
Fund balances, July 1	0	0	0	0
Fund balances, June 30	$ 0	$ 0	$ 0	$ 0

CITY OF ELBERTON, GEORGIA
REVOLVING LOAN SPECIAL REVENUE FUND
COMPARATIVE BALANCE SHEETS
June 30, 2025 and 2024

	2025	2024
ASSETS		
Cash	$ 143,407	$ 65,989
Notes receivable	1,034,042	1,113,526
Total assets	$ 1,177,449	$ 1,179,515
LIABILITIES		
Due to other funds	$ 0	$ 2,066
FUND BALANCES		
Restricted for Housing and Development	1,177,449	1,177,449
Total liabilities and fund balances	$ 1,177,449	$ 1,179,515

CITY OF ELBERTON, GEORGIA
REVOLVING LOAN SPECIAL REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
BUDGET (GAAP BASIS) AND ACTUAL
For the fiscal year ended June 30, 2025
(With comparative actual amounts for the fiscal year ended June 30, 2024)

	2025			2024
	Final Budget	Actual	Variance	Actual
REVENUES				
Interest	$ 6,300	$ 6,266	$ (34)	$ 2,956
Total revenues	6,300	6,266	(34)	2,956
EXPENDITURES				
Current				
Housing and Development	6,300	6,266	34	2,956
Excess (deficiency) of revenues over (under) expenditures	0	0	0	0
Fund balances, July 1	0	1,177,449	1,177,449	1,177,449
Fund balances, June 30	$ 0	$ 1,177,449	$ 1,177,449	$ 1,177,449

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CAPITAL PROJECTS FUND

Capital Projects Funds are used to account for financial resources to be used for the acquisition or construction of specifically planned projects (other than those financed by the proprietary or fiduciary funds).

***2017 Special Purpose Local Option Sales Tax Fund** - This fund is used to account for long-term projects financed by the passage of the 2017 special purpose local option sales tax.*

***2023 Special Purpose Local Option Sales Tax Fund** - This fund is used to account for long-term projects financed by the passage of the 2023 special purpose local option sales tax.*

***2019 Transportation Special Purpose Local Option Sales Tax Fund** - This fund is used to account for long-term projects financed by the passage of the 2019 transportation special purpose local option sales tax.*

***2024 Transportation Special Purpose Local Option Sales Tax Fund** - This fund is used to account for long-term projects financed by the passage of the 2024 transportation special purpose local option sales tax.*

CITY OF ELBERTON, GEORGIA
2017 SPECIAL PURPOSE LOCAL OPTION SALES TAX
CAPITAL PROJECTS FUND
COMPARATIVE BALANCE SHEETS
June 30, 2025 and 2024

	2025	2024
ASSETS	$ 0	$ 0
LIABILITIES	$ 0	$ 0

CITY OF ELBERTON, GEORGIA
2017 SPECIAL PURPOSE LOCAL OPTION SALES TAX
CAPITAL PROJECTS FUND
COMPARATIVE STATEMENTS OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
For the fiscal years ended June 30, 2025 and 2024

	2025	2024
REVENUES		
Interest	$ 0	$ 523
Total revenues	0	523
EXPENDITURES		
Capital outlay		
Public Safety	0	220,893
Housing and Development	0	79,330
Total expenditures	0	300,223
Excess (deficiency) of revenues over (under) expenditures	0	(299,700)
Fund balances, July 1	0	299,700
Fund balances, June 30	$ 0	$ 0

CITY OF ELBERTON, GEORGIA
2023 SPECIAL PURPOSE LOCAL OPTION SALES TAX
CAPITAL PROJECTS FUND
COMPARATIVE BALANCE SHEETS
June 30, 2025 and 2024

	2025	2024
ASSETS		
Cash	$ 122,081	$ 0
Receivables		
Accounts	0	14,687
Intergovernmental	168,430	160,156
Total assets	$ 290,511	$ 174,843
LIABILITIES		
Due to other funds	$ 0	$ 208,808
FUND BALANCES		
Unassigned	290,511	(33,965)
Total liabilities and fund balances	$ 290,511	$ 174,843

CITY OF ELBERTON, GEORGIA
2023 SPECIAL PURPOSE LOCAL OPTION SALES TAX
CAPITAL PROJECTS FUND
COMPARATIVE STATEMENTS OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
For the fiscal years ended June 30, 2025 and 2024

	2025	2024
REVENUES		
Intergovernmental	$ 952,121	$ 940,039
Interest	0	125
Total revenues	952,121	940,164
EXPENDITURES		
Capital outlay		
Public Safety	331,299	371,367
Public Works	86,590	43,044
Culture and Recreation	57,094	613,857
Housing and Development	166,382	61,081
Total expenditures	641,365	1,089,349
Excess (deficiency) of revenues over (under) expenditures	310,756	(149,185)
Other financing sources (uses)		
Transfers in (out)		
American Rescue Plan Act Fund	13,720	115,220
Excess (deficiency) of revenues and other financing sources over (under) expenditures and other financing uses	324,476	(33,965)
Fund balances, July 1	(33,965)	0
Fund balances, June 30	$ 290,511	$ (33,965)

CITY OF ELBERTON, GEORGIA
2019 TRANSPORTATION SPECIAL PURPOSE LOCAL OPTION SALES TAX
CAPITAL PROJECTS FUND
COMPARATIVE BALANCE SHEETS
June 30, 2025 and 2024

	2025	2024
ASSETS		
Cash	$ 216,924	$ 547,503
LIABILITIES		
Accounts payable	$ 12,145	$ 0
FUND BALANCES		
Restricted for capital projects	204,779	547,503
Total liabilities and fund balances	$ 216,924	$ 547,503

CITY OF ELBERTON, GEORGIA
2019 TRANSPORTATION SPECIAL PURPOSE LOCAL OPTION SALES TAX
CAPITAL PROJECTS FUND
COMPARATIVE STATEMENTS OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
For the fiscal years ended June 30, 2025 and 2024

	2025	2024
REVENUES		
Intergovernmental	$ 0	$ 423,080
Interest	2,999	4,752
Total revenues	2,999	427,832
EXPENDITURES		
Capital outlay		
Public Works	345,723	1,099,536
Total expenditures	345,723	1,099,536
Excess (deficiency) of revenues over (under) expenditures	(342,724)	(671,704)
Fund balances, July 1	547,503	1,219,207
Fund balances, June 30	$ 204,779	$ 547,503

CITY OF ELBERTON, GEORGIA
2024 TRANSPORTATION SPECIAL PURPOSE LOCAL OPTION SALES TAX
CAPITAL PROJECTS FUND
COMPARATIVE BALANCE SHEETS
June 30, 2025 and 2024

	2025	2024
ASSETS		
Cash	$ 1,198,575	$ 365,161
Intergovernmental receivable	61,715	59,459
Total assets	$ 1,260,290	$ 424,620
LIABILITIES		
Accounts payable	$ 3,317	$ 0
FUND BALANCES		
Restricted for capital projects	1,256,973	424,620
Total liabilities and fund balances	$ 1,260,290	$ 424,620

CITY OF ELBERTON, GEORGIA
2024 TRANSPORTATION SPECIAL PURPOSE LOCAL OPTION SALES TAX
CAPITAL PROJECTS FUND
COMPARATIVE STATEMENTS OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
For the fiscal years ended June 30, 2025 and 2024

	2025	2024
REVENUES		
Intergovernmental	$ 860,940	$ 424,423
Interest	3,496	197
Total revenues	864,436	424,620
EXPENDITURES		
Capital outlay		
Public Works	32,083	0
Total expenditures	32,083	0
Excess (deficiency) of revenues over (under) expenditures	832,353	424,620
Fund balances, July 1	424,620	0
Fund balances, June 30	$ 1,256,973	$ 424,620

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ENTERPRISE FUNDS

Enterprise Funds account for City operations which are financed and operated in a manner similar to private business enterprises.

***Combined Public Utility System Fund** - This fund is used to account for the operations of the City's Electric, Water and Sewer, and Natural Gas Systems pursuant to requirements of the revenue bond ordinance.*

***Solid Waste Fund** - This fund is used to account for the operation of the City's residential and commercial sanitation services and recycling operations.*

***ElbertonNET Technology Services Fund** - This fund is used to account for the operation of the City's cable television service and high-speed internet service systems.*

***Elbert Theatre Fund** - This fund is used to account for the operation of the City's historic theatre.*

***Elbert Hotel Fund** – This fund is used to account for the construction and operation of the City's historic Samuel Elbert Hotel located in downtown Elberton.*

CITY OF ELBERTON, GEORGIA
COMBINED PUBLIC UTILITY SYSTEM ENTERPRISE FUND
COMPARATIVE STATEMENTS OF NET POSITION
June 30, 2025 and 2024

	2025	2024
ASSETS		
Current assets		
Cash	$ 1,905,312	$ 1,427,200
Investments	12,256,179	11,756,669
Receivables		
Accounts (net)	2,390,871	2,324,280
Intergovernmental	22,914	0
Inventories	908,631	744,605
Due from other funds	973,349	1,044,149
Property held for resale	5,224,686	0
Other current assets	13,780	18,431
Total current assets	23,695,722	17,315,334
Restricted assets		
MEAG Generation Trust		
Investments	72,430	650,941
Customer Deposits		
Investments	859,883	841,189
Total restricted assets	932,313	1,492,130
Capital assets		
Land	254,685	254,685
Intangible assets	377,692	377,692
Buildings	467,378	449,571
Distribution system	45,970,443	45,377,975
Vehicles and equipment	3,302,326	3,199,560
Construction in progress	425,870	5,263,755
Accumulated depreciation	(25,771,721)	(24,674,832)
Total capital assets (net of accumulated depreciation)	25,026,673	30,248,406
Total assets	49,654,708	49,055,870
DEFERRED OUTFLOWS OF RESOURCES		
Deferred outflows related to pensions	496,106	843,030

CITY OF ELBERTON, GEORGIA
COMBINED PUBLIC UTILITY SYSTEM ENTERPRISE FUND
COMPARATIVE STATEMENTS OF NET POSITION
June 30, 2025 and 2024

	2025	2024
LIABILITIES		
Current liabilities		
Payables		
Accounts	$ 1,339,503	$ 1,259,789
Retainages	0	486,307
Sales tax	63,964	62,685
Accrued salaries	42,332	28,606
Compensated absences	168,065	156,923
Other current liabilities	85,378	105,123
Due to other funds	3,337,095	1,015,765
Notes payable	312,012	306,933
Interest payable	7,100	7,139
Total current liabilities	5,355,449	3,429,270
Current liabilities payable from restricted assets		
Customer deposits payable	859,883	841,189
Noncurrent liabilities		
Compensated absences	72,028	67,253
Net pension liability	371,276	1,387,224
Notes payable	4,736,428	4,975,246
Total noncurrent liabilities	5,179,732	6,429,723
Total liabilities	11,395,064	10,700,182
DEFERRED INFLOWS OF RESOURCES		
Deferred inflows related to pensions	699,306	4,275
NET POSITION		
Net investment in capital assets	19,978,233	24,456,202
Restricted for:		
MEAG Generation Trust	72,430	650,941
Unrestricted	18,005,781	14,087,300
Total net position	$ 38,056,444	$ 39,194,443

CITY OF ELBERTON, GEORGIA
COMBINED PUBLIC UTILITY SYSTEM ENTERPRISE FUND
COMPARATIVE STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
For the fiscal years ended June 30, 2025 and 2024

	2025	2024
OPERATING REVENUES		
Charges for sales and services	$ 24,664,183	$ 23,449,688
Miscellaneous revenues	131,238	100,695
Total operating revenues	24,795,421	23,550,383
OPERATING EXPENSES		
Costs of sales and services	17,297,341	15,854,823
Personal services	3,252,121	3,312,405
Depreciation	1,477,099	1,663,661
Miscellaneous expenses	33,160	23,870
Total operating expenses	22,059,721	20,854,759
Operating income (loss)	2,735,700	2,695,624
Non-operating revenues (expenses)		
Interest revenue	401,725	414,514
Net increase (decrease) in the fair value of investments	341,068	314,908
Interest expense	(125,257)	(92,004)
Other non-operating revenue	111,894	0
Total non-operating revenues (expenses)	729,430	637,418
Net income (loss) before capital contributions and transfers	3,465,130	3,333,042
Capital contributions		
Intergovernmental revenue	73,194	0
Net income (loss) before transfers	3,538,324	3,333,042
Transfers in (out)		
General Fund	(3,683,151)	(2,308,333)
Solid Waste Fund	(283,172)	0
Elbert Hotel Fund	(710,000)	(660,000)
Total transfers	(4,676,323)	(2,968,333)
Change in net position	(1,137,999)	364,709
Net position, July 1, as previously reported	39,194,443	38,910,574
Change in accounting principle	0	(80,840)
Net position, July 1, as restated	39,194,443	38,829,734
Net position, June 30	$ 38,056,444	$ 39,194,443

CITY OF ELBERTON, GEORGIA
COMBINED PUBLIC UTILITY SYSTEM ENTERPRISE FUND
ELECTRIC UTILITY DEPARTMENT
COMPARATIVE SCHEDULES OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
For the fiscal years ended June 30, 2025 and 2024

	2025	2024
OPERATING REVENUES		
Charges for sales and services	$ 15,896,798	$ 15,204,690
Miscellaneous revenues	74,455	6,151
Total operating revenues	15,971,253	15,210,841
OPERATING EXPENSES		
Costs of sales and services	12,952,008	12,226,312
Personal services	1,516,403	1,462,747
Depreciation	316,375	359,211
Miscellaneous expenses	25,520	18,780
Total operating expenses	14,810,306	14,067,050
Operating income (loss)	1,160,947	1,143,791
Non-operating revenues (expenses)		
Interest revenue	382,803	381,374
Net increase (decrease) in the fair value of investments	341,068	314,908
Other non-operating revenue	111,894	0
Total non-operating revenues (expenses)	835,765	696,282
Net income (loss) before transfers	1,996,712	1,840,073
Transfers in (out)		
Elbert Hotel Fund	(710,000)	(660,000)
General Fund	(2,628,984)	(1,383,333)
Total transfers	(3,338,984)	(2,043,333)
Change in net position	$ (1,342,272)	$ (203,260)

CITY OF ELBERTON, GEORGIA
COMBINED PUBLIC UTILITY SYSTEM ENTERPRISE FUND
WATER AND SEWER UTILITY DEPARTMENT
COMPARATIVE SCHEDULES OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
For the fiscal years ended June 30, 2025 and 2024

	2025	2024
OPERATING REVENUES		
Charges for sales and services	$ 3,813,159	$ 3,816,061
Miscellaneous revenues	24,500	13,965
Total operating revenues	3,837,659	3,830,026
OPERATING EXPENSES		
Costs of sales and services	1,879,025	1,683,526
Personal services	1,292,639	1,263,343
Depreciation	805,311	942,868
Miscellaneous expenses	4,610	2,750
Total operating expenses	3,981,585	3,892,487
Operating income (loss)	(143,926)	(62,461)
Non-operating revenues (expenses)		
Interest revenue	18,922	33,140
Interest expense	(125,257)	(92,004)
Total non-operating revenues (expenses)	(106,335)	(58,864)
Net income (loss) before capital contributions and transfers	(250,261)	(121,325)
Capital contributions		
Intergovernmental	73,194	0
Net income (loss) before transfers	(177,067)	(121,325)
Transfers in (out)		
General Fund	(54,167)	(50,000)
Change in net position	$ (231,234)	$ (171,325)

CITY OF ELBERTON, GEORGIA
COMBINED PUBLIC UTILITY SYSTEM ENTERPRISE FUND
NATURAL GAS UTILITY DEPARTMENT
COMPARATIVE SCHEDULES OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
For the fiscal years ended June 30, 2025 and 2024

	2025	2024
OPERATING REVENUES		
Charges for sales and services	$ 4,954,226	$ 4,428,937
Miscellaneous revenues	32,283	80,579
Total operating revenues	4,986,509	4,509,516
OPERATING EXPENSES		
Costs of sales and services	2,466,308	1,944,985
Personal services	443,079	586,315
Depreciation	355,413	361,582
Miscellaneous expenses	3,030	2,340
Total operating expenses	3,267,830	2,895,222
Operating income (loss)	1,718,679	1,614,294
Transfers in (out)		
General Fund	(1,000,000)	(875,000)
Solid Waste Fund	(283,172)	0
Total transfers	(1,283,172)	(875,000)
Change in net position	$ 435,507	$ 739,294

CITY OF ELBERTON, GEORGIA
COMBINED PUBLIC UTILITIES ENTERPRISE FUND
COMPARATIVE STATEMENTS OF CASH FLOWS
For the fiscal years ended June 30, 2025 and 2024

	2025	2024
Cash flows from operating activities:		
Receipts from customers	$ 24,597,820	$ 23,119,022
Payments to suppliers	(17,355,548)	(15,932,189)
Payments to employees	(3,196,471)	(2,942,553)
Other receipts	131,238	100,695
Other payments	(33,160)	(23,870)
Net cash provided (used) by operating activities	4,143,879	4,321,105
Cash flows from non-capital financing activities:		
Receipts from other non-operating revenue	111,894	0
Receipts from other funds	2,392,130	644,298
Payments to other funds	(4,676,323)	(3,185,185)
Net cash provided (used) from non-capital financing activities	(2,172,299)	(2,540,887)
Cash flows from capital and related financing activities:		
Receipts from other governments	50,280	0
Payment of capital related accounts payable	(23,718)	0
Payment of capital related retainages payable	(486,307)	0
Acquisition of capital assets	(1,477,788)	(4,960,205)
Interest paid	(125,296)	(92,742)
Proceeds from notes payable	73,194	0
Principal payments - notes payable	(306,933)	(296,325)
Net cash provided (used) by capital and related financing activities	(2,296,568)	(5,349,272)
Cash flows from investing activities:		
Interest received	401,725	414,514
Proceeds from sale of investments	839,196	3,183,389
Purchase of investments	(437,821)	(437,048)
Net cash provided (used) by investing activities	803,100	3,160,855
Net increase (decrease) in cash	478,112	(408,199)
Cash, July 1	1,427,200	1,835,399
Cash, June 30	$ 1,905,312	$ 1,427,200

CITY OF ELBERTON, GEORGIA
COMBINED PUBLIC UTILITIES ENTERPRISE FUND
COMPARATIVE STATEMENTS OF CASH FLOWS
For the fiscal years ended June 30, 2025 and 2024

	2025	2024
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:		
Operating income (loss)	$ 2,735,700	$ 2,695,624
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation expense	1,477,099	1,663,661
(Increase) decrease in accounts receivable	(66,591)	(313,410)
(Increase) decrease in inventories	(164,026)	(169,309)
(Increase) decrease in other current assets	4,651	549
(Increase) decrease in deferred outflows related to pension	346,924	652,018
Increase (decrease) in accounts payable	101,168	91,394
Increase (decrease) in sales tax payable	1,279	(1,110)
Increase (decrease) in deposits payable	18,694	7,676
Increase (decrease) in other current liabilities	(19,745)	(23,822)
Increase (decrease) in accrued salaries	13,726	(3,353)
Increase (decrease) in compensated absences payable	15,917	12,206
Increase (decrease) in net pension liability	(1,015,948)	(284,935)
Increase (decrease) in deferred inflows related to pension	695,031	(6,084)
Total adjustments	1,408,179	1,625,481
Net cash provided (used) by operating activities	$ 4,143,879	$ 4,321,105

Noncash investing, capital, and financing activities:

The net increase (decrease) in the fair value of investments totaled $341,068 and $314,908 for the fiscal years ended June 30, 2025 and 2024, respectively.

Acquisition of capital assets through accounts payable totaled $2,264 and $23,718 for the fiscal years ended June 30, 2025 and 2024, respectively.

Acquisition of capital assets through retainage payable totaled $0 and $486,307 for the fiscal years ended June 30, 2025 and 2024, respectively.

CITY OF ELBERTON, GEORGIA
SOLID WASTE ENTERPRISE FUND
COMPARATIVE STATEMENTS OF NET POSITION
June 30, 2025 and 2024

ASSETS	2025	2024
Current assets		
Accounts receivable (net)	$ 151,530	$ 95,870
Capital assets		
Land	23,900	23,900
Land improvements	67,031	67,031
Buildings	86,886	86,886
Vehicles and equipment	708,839	621,478
Accumulated depreciation	(592,351)	(701,593)
Total capital assets (net of accumulated depreciation)	294,305	97,702
Total assets	445,835	193,572
DEFERRED OUTFLOWS OF RESOURCES		
Deferred outflows related to pensions	111,088	188,731
LIABILITIES		
Current liabilities		
Accounts payable	31,334	20,598
Accrued salaries	13,832	9,562
Compensated absences	12,370	26,383
Due to other funds	230,642	183,370
Total current liabilities	288,178	239,913
Noncurrent liabilities		
Compensated absences	28,864	11,307
Net pension liability	83,190	310,561
Total noncurrent liabilities	112,054	321,868
Total liabilities	400,232	561,781
DEFERRED INFLOWS OF RESOURCES		
Deferred inflows related to pensions	156,691	197
NET POSITION		
Investment in capital assets	294,305	97,702
Unrestricted	(294,305)	(277,377)
Total net position	$ 0	$ (179,675)

CITY OF ELBERTON, GEORGIA
SOLID WASTE ENTERPRISE FUND
COMPARATIVE STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
For the fiscal years ended June 30, 2025 and 2024

OPERATING REVENUES	**2025**	**2024**
Charges for sales and services		
Residential service	$ 591,771	$ 576,373
Commercial service	405,987	397,767
Sale of recyclables	63,362	71,524
Garbage container sales	17,889	18,332
Total operating revenues	1,079,009	1,063,996
OPERATING EXPENSES		
Costs of sales and services	511,683	482,028
Personal services	761,567	699,078
Depreciation	33,256	27,783
Total operating expenses	1,306,506	1,208,889
Operating income (loss)	(227,497)	(144,893)
Non-operating revenues (expenses)		
Gain on sale of capital assets	54,000	0
Net income (loss) before transfers	(173,497)	(144,893)
Transfers in (out)		
Combined Utilities Fund	283,172	0
ElbertonNET Technology Services Fund	70,000	70,000
Total transfers	353,172	70,000
Change in net position	179,675	(74,893)
Net position, July 1, as previously reported	(179,675)	(91,351)
Change in accounting principle	0	(13,431)
Net position, July 1, as restated	(179,675)	(104,782)
Net position, June 30	$ 0	$ (179,675)

CITY OF ELBERTON, GEORGIA
SOLID WASTE ENTERPRISE FUND
COMPARATIVE STATEMENTS OF CASH FLOWS
For the fiscal years ended June 30, 2025 and 2024

	2025	2024
Cash flows from operating activities:		
Receipts from customers	$ 1,023,349	$ 1,051,231
Payments to suppliers	(500,947)	(485,356)
Payments to employees	(746,987)	(617,014)
Net cash provided (used) by operating activities	(224,585)	(51,139)
Cash flows from non-capital financing activities:		
Receipts from other funds	1,826,959	70,000
Payments to other funds	(1,426,515)	(18,861)
Net cash provided (used) from non-capital financing activities	400,444	51,139
Cash flows from capital financing activities:		
Proceeds from the sale of capital assets	54,000	0
Acquisition of capital assets	(229,859)	0
Net cash provided (used) by capital financing activities	(175,859)	0
Net increase (decrease) in cash	0	0
Cash, July 1	0	0
Cash, June 30	$ 0	$ 0
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:		
Operating income (loss)	$ (227,497)	$ (144,893)
Adjustments to reconcile operating loss to net cash provided (used) by operating activities:		
Depreciation expense	33,256	27,783
(Increase) decrease in accounts receivable	(55,660)	(12,765)
(Increase) decrease in deferred outflows related to pension	77,643	109,791
Increase (decrease) in accounts payable	10,736	(3,328)
Increase (decrease) in net pension liability	(227,371)	(23,324)
Increase (decrease) in deferred inflows related to pension	156,494	(446)
Increase (decrease) in accrued salaries	4,270	1,095
Increase (decrease) in compensated absences payable	3,544	(5,052)
Total adjustments	2,912	93,754
Net cash provided (used) by operating activities	$ (224,585)	$ (51,139)

CITY OF ELBERTON, GEORGIA
ELBERTONNET TECHNOLOGY SERVICES ENTERPRISE FUND
COMPARATIVE STATEMENTS OF NET POSITION
June 30, 2025 and 2024

ASSETS	**2025**	**2024**
Current assets		
Cash	$ 781,947	$ 747,365
Investments	1,547,367	1,777,273
Receivables		
Accounts (net)	441,298	471,732
Inventories	108,511	103,943
Due from other funds	3,308,924	942,565
Total current assets	6,188,047	4,042,878
Capital assets		
Land	6,900	6,900
Buildings	503,097	503,097
Vehicles and equipment	808,905	886,039
Construction in progress	323,422	33,045
Distribution system	11,849,664	12,104,248
Accumulated depreciation	(5,610,203)	(5,464,488)
Total capital assets (net of accumulated depreciation)	7,881,785	8,068,841
Total assets	14,069,832	12,111,719
DEFERRED OUTFLOWS OF RESOURCES		
Deferred outflows related to pensions	136,908	237,294
LIABILITIES		
Current liabilities		
Payables		
Accounts	608,525	364,080
Intergovernmental	41,563	43,453
Accrued salaries	10,125	6,814
Compensated absences	33,695	36,964
Customer deposits	6,595	6,145
Due to other funds	0	40,477
Total current liabilities	700,503	497,933
Noncurrent liabilities		
Compensated absences	14,441	15,842
Net pension liability	103,540	390,473
Total noncurrent liabilities	117,981	406,315
Total liabilities	818,484	904,248

CITY OF ELBERTON, GEORGIA
ELBERTONNET TECHNOLOGY SERVICES ENTERPRISE FUND
COMPARATIVE STATEMENTS OF NET POSITION
June 30, 2025 and 2024

	2025	2024
DEFERRED INFLOWS OF RESOURCES		
Deferred inflows related to pensions	$ 195,020	$ 352
NET POSITION		
Investment in capital assets	7,881,785	8,068,841
Unrestricted	5,311,451	3,375,572
Total net position	$ 13,193,236	$ 11,444,413

CITY OF ELBERTON, GEORGIA
ELBERTONNET TECHNOLOGY SERVICES ENTERPRISE FUND
COMPARATIVE STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
For the fiscal years ended June 30, 2025 and 2024

	2025	2024
OPERATING REVENUES		
Charges for sales and services	$ 7,672,608	$ 7,559,413
Total operating revenues	7,672,608	7,559,413
OPERATING EXPENSES		
Costs of sales and services	4,101,470	4,127,678
Personal services	831,299	949,901
Depreciation	484,512	476,185
Miscellaneous expenses	25,180	18,080
Total operating expenses	5,442,461	5,571,844
Operating income (loss)	2,230,147	1,987,569
Non-operating revenues (expenses)		
Interest revenue	91,501	82,284
Net increase (decrease) in the fair value of investments	23,175	(6,046)
Gain on sale of capital assets	9,000	0
Total non-operating revenues (expenses)	123,676	76,238
Net income (loss) before and transfers	2,353,823	2,063,807
Transfers in (out)		
General Fund	(415,000)	0
Elbert Theatre Fund	(120,000)	(118,477)
Solid Waste Fund	(70,000)	(70,000)
Total transfers	(605,000)	(188,477)
Change in net position	1,748,823	1,875,330
Net position, July 1, as previously reported	11,444,413	9,591,580
Change in accounting principle	0	(22,497)
Net position, July 1, as restated	11,444,413	9,569,083
Net position, June 30	$ 13,193,236	$ 11,444,413

CITY OF ELBERTON, GEORGIA
ELBERTONNET TECHNOLOGY SERVICES ENTERPRISE FUND
COMPARATIVE STATEMENTS OF CASH FLOWS
For the fiscal years ended June 30, 2025 and 2024

	2025	2024
Cash flows from operating activities:		
Receipts from customers	$ 7,703,492	$ 7,513,343
Payments to suppliers	(3,863,483)	(4,340,289)
Payments to employees	(824,537)	(837,518)
Other payments	(25,180)	(18,080)
Net cash provided (used) by operating activities	2,990,292	2,317,456
Cash flows from non-capital financing activities:		
Receipts from other funds	0	40,477
Payments to other funds	(3,011,836)	(1,000,467)
Net cash provided (used) by non-capital financing activities:	(3,011,836)	(959,990)
Cash flows from capital and related financing activities:		
Proceeds from the sale of capital assets	9,000	0
Acquisition of capital assets	(297,456)	(187,687)
Net cash provided (used) by capital and related financing activities	(288,456)	(187,687)
Cash flows from investing activities:		
Interest received	91,501	82,284
Proceeds from sale of investments	1,016,124	1,118,323
Purchase of investments	(763,043)	(2,331,266)
Net cash provided (used) by investing activities	344,582	(1,130,659)
Net increase (decrease) in cash	34,582	39,120
Cash, July 1	747,365	708,245
Cash, June 30	$ 781,947	$ 747,365
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:		
Operating income (loss)	$ 2,230,147	$ 1,987,569
Adjustments to reconcile operating loss to net cash provided (used) by operating activities:		
Depreciation expense	484,512	476,185
(Increase) decrease in accounts receivable	30,434	(46,450)
(Increase) decrease in inventories	(4,568)	16,818
(Increase) decrease in deferred outflows related to pension	100,386	48,443
Increase (decrease) in accounts payable	244,445	(230,442)
Increase (decrease) in intergovernmental payable	(1,890)	1,013
Increase (decrease) in customer deposits	450	380
Increase (decrease) in accrued salaries	3,311	(481)
Increase (decrease) in compensated absences payable	(4,670)	(5,920)
Increase (decrease) in net pension liability	(286,933)	70,886
Increase (decrease) in deferred inflows related to pension	194,668	(545)
Total adjustments	760,145	329,887
Net cash provided (used) by operating activities	$ 2,990,292	$ 2,317,456

Noncash investing, capital, and financing activities:
The net increase (decrease) in the fair value of investments totaled $23,175 and ($6,046) for the fiscal years ended June 30, 2025 and 2024, respectively.

CITY OF ELBERTON, GEORGIA
ELBERT THEATRE ENTERPRISE FUND
COMPARATIVE STATEMENTS OF NET POSITION
For the fiscal years ended June 30, 2025 and 2024

ASSETS	2025	2024
Current assets		
Cash	$ 56,667	$ 22,810
Due from other fund	0	40,477
Total current assets	56,667	63,287
Capital assets		
Vehicles and equipment	39,792	39,792
Accumulated depreciation	(18,149)	(14,312)
Total capital assets (net of accumulated depreciation)	21,643	25,480
Total assets	78,310	88,767
DEFERRED OUTFLOWS OF RESOURCES		
Deferred outflows related to pensions	0	22,153
LIABILITIES		
Current liabilities		
Accounts payable	2,863	898
Accrued salaries	1,031	537
Compensated absences	6,818	6,556
Due to other fund	58,142	64,383
Total current liabilities	68,854	72,374
Noncurrent liabilities		
Net pension liability	0	36,452
Compensated absences	3,398	2,810
Total noncurrent liabilities	3,398	39,262
Total liabilities	72,252	111,636
DEFERRED INFLOWS OF RESOURCES		
Deferred inflows related to pensions	11,405	2,125
NET POSITION		
Investment in capital assets	21,643	25,480
Unrestricted	(26,990)	(28,321)
Total net position	$ (5,347)	$ (2,841)

CITY OF ELBERTON, GEORGIA
ELBERT THEATRE ENTERPRISE FUND
COMPARATIVE STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
For the fiscal years ended June 30, 2025 and 2024

OPERATING REVENUES	**2025**	**2024**
Charges for sales and services	$ 87,919	$ 66,143
Total operating revenues	87,919	66,143
OPERATING EXPENSES		
Costs of sales and services	93,017	84,832
Personal services	113,571	101,842
Depreciation	3,837	3,837
Total operating expenses	210,425	190,511
Operating income (loss)	(122,506)	(124,368)
Transfers in (out)		
ElbertonNET Technology Services Fund	120,000	118,477
Change in net position	(2,506)	(5,891)
Net position, July 1, as previously reported	(2,841)	3,526
Change in accounting principle	0	(476)
Net position, July 1, as restated	(2,841)	3,050
Net position, June 30	$ (5,347)	$ (2,841)

CITY OF ELBERTON, GEORGIA
ELBERT THEATRE ENTERPRISE FUND
COMPARATIVE STATEMENTS OF CASH FLOWS
For the fiscal years ended June 30, 2025 and 2024

	2025	2024
Cash flows from operating activities:		
Receipts from customers	$ 87,919	$ 66,143
Payments to suppliers	(91,052)	(86,047)
Payments to employees	(117,246)	(90,942)
Net cash provided (used) by operating activities	(120,379)	(110,846)
Cash flows from non-capital financing activities:		
Receipts from other funds	383,357	345,933
Payments to other funds	(229,121)	(216,182)
Net cash provided (used) by non-capital financing activities:	154,236	129,751
Net increase (decrease) in cash	33,857	18,905
Cash, July 1	22,810	3,905
Cash, June 30	$ 56,667	$ 22,810
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:		
Operating income (loss)	$ (122,506)	$ (124,368)
Adjustments to reconcile operating loss to net cash provided (used) by operating activities:		
Depreciation expense	3,837	3,837
(Increase) decrease in deferred outflows related to pension	22,153	15,407
Increase (decrease) in accounts payable	1,965	(1,215)
Increase (decrease) in compensated absences	850	2,674
Increase (decrease) in accrued salaries	494	537
Increase (decrease) in pension liability	(36,452)	(5,558)
Increase (decrease) in deferred inflows related to pension	9,280	(2,160)
Total adjustments	2,127	13,522
Net cash provided (used) by operating activities	$ (120,379)	$ (110,846)

CITY OF ELBERTON, GEORGIA
ELBERT HOTEL ENTERPRISE FUND
COMPARATIVE STATEMENTS OF NET POSITION
For the fiscal years ended June 30, 2025 and 2024

ASSETS	**2025**	**2024**
Current assets		
Cash	$ 19,098	$ 20,566
Accounts receivable	152	2,574
Inventories	20,593	20,705
Due from other funds	4,068	0
Total current assets	43,911	43,845
Capital assets		
Land	107,500	107,500
Land improvements	43,700	43,700
Building	4,516,625	4,516,625
Machinery and equipment	1,531,746	1,511,794
Accumulated depreciation	(1,812,454)	(1,581,264)
Total capital assets (net of accumulated depreciation)	4,387,117	4,598,355
Total assets	4,431,028	4,642,200
DEFERRED OUTFLOWS OF RESOURCES		
Deferred outflows related to pensions	46,361	101,526
LIABILITIES		
Current liabilities		
Payables		
Accounts	18,922	10,782
Interest	1,514	1,546
Sales tax	9,808	10,003
Customer deposits	25,621	24,296
Accrued salaries	13,346	9,850
Compensated absences	23,660	22,620
Bonds payable	410,938	402,808
Due to other funds	688,633	796,396
Total current liabilities	1,192,442	1,278,301

CITY OF ELBERTON, GEORGIA
ELBERT HOTEL ENTERPRISE FUND
COMPARATIVE STATEMENTS OF NET POSITION
For the fiscal years ended June 30, 2025 and 2024

	2025	2024
Noncurrent liabilities		
Compensated absences	$ 10,140	$ 9,694
Net pension liability	38,763	167,063
Bonds payable	1,430,645	1,841,583
Total noncurrent liabilities	1,479,548	2,018,340
Total liabilities	2,671,990	3,296,641
DEFERRED INFLOWS OF RESOURCES		
Deferred inflows related to pensions	79,688	10,753
NET POSITION		
Net investment in capital assets	2,545,534	2,353,964
Unrestricted	(819,823)	(917,632)
Total net position	$ 1,725,711	$ 1,436,332

CITY OF ELBERTON, GEORGIA
ELBERT HOTEL ENTERPRISE FUND
COMPARATIVE STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
For the fiscal years ended June 30, 2025 and 2024

	2025	2024
OPERATING REVENUES		
Charges for sales and services	$ 1,118,330	$ 995,243
OPERATING EXPENSES		
Costs of sales and services	461,486	386,369
Personal services	805,098	760,145
Depreciation	231,190	226,908
Total operating expenses	1,497,774	1,373,422
Operating income (loss)	(379,444)	(378,179)
Non-operating revenues (expenses)		
Interest expense	(41,177)	(48,555)
Total non-operating expenses	(41,177)	(48,555)
Net income (loss) before transfers	(420,621)	(426,734)
Transfers in (out)		
Combined Public Utility System Fund	710,000	660,000
Change in net position	289,379	233,266
Net position, July 1, as previously reported	1,436,332	1,211,392
Change in accounting principle	0	(8,326)
Net position, July 1, as restated	1,436,332	1,203,066
Net position, June 30	$ 1,725,711	$ 1,436,332

CITY OF ELBERTON, GEORGIA
ELBERT HOTEL ENTERPRISE FUND
COMPARATIVE STATEMENTS OF CASH FLOWS
For the fiscal years ended June 30, 2025 and 2024

	2025	2024
Cash flows from operating activities:		
Receipts from customers	$ 1,122,077	$ 1,001,897
Payments to suppliers	(453,429)	(387,913)
Payments to employees	(804,316)	(707,549)
Net cash provided (used) by operating activities	(135,668)	(93,565)
Cash flows from non-capital financing activities:		
Receipts from other funds	2,086,229	1,696,924
Payments to other funds	(1,932,045)	(1,296,355)
Net cash provided (used) by non-capital financing activities:	154,184	400,569
Cash flows from capital and related financing activities:		
Receipts from other funds	443,985	443,393
Acquisition of capital assets	(19,952)	(309,743)
Interest paid	(41,209)	(49,178)
Principal payments - bonds payable	(402,808)	(394,838)
Net cash provided (used) by capital and related financing activities	(19,984)	(310,366)
Net increase (decrease) in cash	(1,468)	(3,362)
Cash, July 1	20,566	23,928
Cash, June 30	$ 19,098	$ 20,566
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:		
Operating income (loss)	$ (379,444)	$ (378,179)
Adjustments to reconcile operating loss to net cash provided (used) by operating activities:		
Depreciation expense	231,190	226,908
(Increase) decrease in accounts receivable	2,422	(359)
(Increase) decrease in inventories	112	(4,338)
(Increase) decrease in deferred outflows related to pension	55,165	19,415
Increase (decrease) in accounts payable	8,140	2,295
Increase (decrease) in sales tax payable	(195)	499
Increase (decrease) in customer deposits	1,325	7,013
Increase (decrease) in accrued salaries	3,496	1,458
Increase (decrease) in compensated absences payable	1,486	5,734
Increase (decrease) in net pension liability	(128,300)	31,795
Increase (decrease) in inflows related to pension	68,935	(5,806)
Total adjustments	243,776	284,614
Net cash provided (used) by operating activities	$ (135,668)	$ (93,565)

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COMPONENT UNIT

Downtown Development Authority *- This component unit is used to account for governmental revenues and contributions reserved for City business development.*

CITY OF ELBERTON, GEORGIA
DOWNTOWN DEVELOPMENT AUTHORITY (A COMPONENT UNIT)
COMPARATIVE BALANCE SHEETS
June 30, 2025 and 2024

	2025	2024
ASSETS		
Cash	$ 205,863	$ 164,077
LIABILITIES		
Payables		
Accounts	$ 3,819	$ 3,819
Deposits	9,450	7,350
Total liabilities	13,269	11,169
FUND BALANCES		
Assigned for Housing and Development	192,594	152,908
Total liabilities and fund balances	$ 205,863	$ 164,077

CITY OF ELBERTON, GEORGIA
DOWNTOWN DEVELOPMENT AUTHORITY (A COMPONENT UNIT)
SCHEDULE OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE
BUDGET (GAAP BASIS) AND ACTUAL
For the fiscal year ended June 30, 2025
(With comparative actual amounts for the fiscal year ended June 30, 2024)

	2025			2024
	Final Budget	Actual	Variance	Actual
REVENUES				
Intergovernmental	$ 0	$ 58,872	$ 58,872	$ 58,874
Charges for service	6,500	6,235	(265)	12,824
Rents	109,069	95,231	(13,838)	78,628
Event revenue	20,000	8,996	(11,004)	16,061
Total revenues	135,569	169,334	33,765	166,387
EXPENDITURES				
Current				
Economic Development				
Contract services	45,300	44,479	821	35,889
Materials and supplies	270	266	4	1,090
Capital outlay	4,957	0	4,957	89,261
Debt service	85,042	84,903	139	113,043
Total expenditures	135,569	129,648	5,921	239,283
Excess (deficiency) of revenues over (under) expenditures	0	39,686	39,686	(72,896)
Other financing sources (uses)				
Issuance of notes	0	0	0	150,000
Excess (deficiency) of revenues and other financing sources over (under) expenditures and other financing uses	0	39,686	39,686	77,104
Fund balances, July 1	0	152,908	152,908	75,804
Fund balances, June 30	$ 0	$ 192,594	$ 192,594	$ 152,908

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Part III

Statistical Section

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City of Elberton
Statistical Section
(Unaudited)

This section of the City of Elberton's annual comprehensive financial report presents detailed information as a context for understanding this year's financial statements, note disclosures, and supplementary information. This section includes data for the City (i.e. the primary government) only and does not include the City's discretely presented component unit. This information has not been audited by the independent auditor.

Contents

	Page
Financial Trends These tables contain trend information that may assist the reader in assessing the City's current financial performance by placing it in historical perspective.	**140-154**
Revenue Capacity These tables contain information that may assist the reader in assessing the viability of the City's most significant "own-source" revenue sources and trends of these sources. Property taxes are not a source of revenue for the City; however, property tax valuation and tax rate information is included as an indicator of the City's growth and overall economic condition.	**155-158**
Debt Capacity These tables present information which may assist the reader in analyzing the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	**159-165**
Demographic and Economic Information These tables offer demographic and economic indicators that can be used for financial analysis and to provide a better understanding of the City's present and ongoing financial status.	**166-167**
Operating Information These tables contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs.	**168-173**
Other Information	**174-175**

Source: Unless otherwise noted, the information in these tables is derived from the annual financial reports for the corresponding years.

City of Elberton

Net Position by Component

Last Ten Fiscal Years

	FISCAL YEAR		
	2025	2024	2023
Governmental Activities			
Net investment in capital assets	$ 8,467,919	$ 7,470,983	$ 6,375,460
Restricted	3,045,262	2,149,597	2,696,381
Unrestricted	(638,067)	(576,590)	43,986
Total Governmental Activities Net Position	10,875,114	9,043,990	9,115,827
Business-type Activities			
Net investment in capital assets	30,721,500	35,002,189	31,251,765
Restricted	72,430	650,941	1,031,094
Unrestricted	22,176,114	16,536,968	17,342,862
Total Business-Type Activities Net Position	52,970,044	52,190,098	49,625,721
Primary Government			
Net investment in capital assets	39,189,419	42,473,172	37,627,225
Restricted	3,117,692	2,800,538	3,727,475
Unrestricted	21,538,047	15,960,378	17,386,848
Total Primary Government Net Position	$ 63,845,158	$ 61,234,088	$ 58,741,548

FISCAL YEAR						
2022	2021	2020	2019	2018	2017	2016
$ 6,069,334	$ 5,415,076	$ 5,032,037	$ 5,275,528	$ 4,627,533	$ 4,456,665	$ 4,699,117
2,060,980	1,016,761	1,146,636	813,874	608,283	956,319	480,025
642,023	467,373	1,261,120	1,068,797	1,205,925	794,391	508,437
8,772,337	6,899,210	7,439,793	7,158,199	6,441,741	6,207,375	5,687,579
29,491,172	27,971,636	25,639,989	23,260,966	21,725,407	21,118,188	19,533,634
1,957,350	3,810,840	4,159,632	4,006,940	3,711,182	3,479,632	3,287,785
15,292,245	12,352,449	12,744,385	13,295,485	11,968,712	10,617,545	10,774,926
46,740,767	44,134,925	42,544,006	40,563,391	37,405,301	35,215,365	33,596,345
35,560,506	33,386,712	30,672,026	28,536,494	26,352,940	25,574,853	24,232,751
4,018,330	4,827,601	5,306,268	4,820,814	4,319,465	4,435,951	3,767,810
15,934,268	12,819,822	14,005,505	14,364,282	13,174,637	11,411,936	11,283,363
$ 55,513,104	$ 51,034,135	$ 49,983,799	$ 47,721,590	$ 43,847,042	$ 41,422,740	$ 39,283,924

City of Elberton

Changes in Net Position
Last Ten Fiscal Years

	FISCAL YEAR		
Expenses	**2025**	**2024**	**2023**
Governmental Activities:			
General Government	$ 923,359	$ 1,054,414	$ 939,328
Judicial	96,272	98,644	75,281
Public Safety	3,535,409	3,496,815	3,165,850
Public Works	1,819,397	2,164,757	1,795,441
Health and Welfare	9,000	9,000	8,500
Culture and Recreation	181,423	224,793	262,309
Housing and Development	542,790	474,283	560,093
Interest on Long-term Debt	90	165	239
Total Governmental Activities	7,107,740	7,522,871	6,807,041
Business-type Activities:			
Combined Public Utilities			
Electric	14,607,027	13,863,010	13,648,934
Water and Sewer	3,974,859	3,857,151	3,454,887
Natural Gas	3,160,447	2,787,865	3,143,861
ElbertonNET Technology Services	5,268,640	5,242,693	5,679,939
Solid Waste	1,241,643	1,148,496	1,072,596
Elbert Theatre	210,425	188,146	180,662
Elbert Hotel	1,538,951	1,416,288	1,411,144
Total Business-type Activities	30,001,992	28,503,649	28,592,023
Total Primary Government Expenses	37,109,732	36,026,520	35,399,064
Indirect Costs			
Governmental Activities:			
General Government	(550,605)	(531,019)	(534,026)
Public Works	(130,724)	(133,460)	(123,331)
Total Governmental Activities Indirect Cost	(681,329)	(664,479)	(657,357)
Business-type Activities:			
Combined Public Utilities			
Electric	203,279	203,354	208,230
Water and Sewer	131,983	126,717	125,264
Natural Gas	107,383	107,134	97,905
ElbertonNET Technology Services	173,821	170,770	172,480
Solid Waste	64,863	56,504	53,478
Total Business-type Activities Indirect Cost	681,329	664,479	657,357
Program Revenues			
Governmental Activities:			
Charges for Services:			
General Government	53,569	55,159	54,120
Public Safety	217,974	248,558	331,175
Public Works	65,313	94,220	101,083
Housing and Development	15,149	26,611	25,353
Operating Grants and Contributions	0	182,318	494,944
Capital Grants and Contributions	1,833,275	1,792,936	1,655,522
Total Governmental Activities Program Revenues	2,185,280	2,399,802	2,662,197
Business-type Activities:			
Charges for Services:			
Electric	15,896,798	15,204,690	15,024,079
Water and Sewer	3,813,159	3,816,061	3,751,850
Natural Gas	4,954,226	4,428,937	4,382,528
ElbertonNET Technology Services	7,672,608	7,559,413	7,081,560
Solid Waste	1,079,009	1,063,996	974,538
Elbert Theatre	87,919	66,143	90,982
Elbert Hotel	1,118,330	995,243	999,410
Operating Grants and Contributions	0	0	0
Capital Grants and Contributions	73,194	0	156,381
Total Business-type Activities Program Revenues	34,695,243	33,134,483	32,461,328
Total Primary Government Program Revenues	36,880,523	35,534,285	35,123,525

FISCAL YEAR						
2022	2021	2020	2019	2018	2017	2016
$ 779,629	$ 859,089	$ 733,379	$ 715,271	$ 727,426	$ 733,183	$ 696,460
87,345	89,219	79,742	73,100	73,485	72,632	67,311
2,915,177	3,176,913	2,787,440	2,598,987	2,537,656	2,490,299	2,355,893
1,812,743	1,722,472	1,507,842	990,896	1,062,867	963,917	1,067,173
8,500	40,500	66,100	65,100	65,100	61,968	65,687
184,440	184,488	175,038	189,270	267,559	262,259	269,221
501,666	331,249	277,217	530,647	402,360	288,416	253,670
314	0	0	0	4,132	7,660	8,891
6,289,814	6,403,930	5,626,758	5,163,271	5,140,585	4,880,334	4,784,306
13,820,171	13,552,521	13,326,722	13,464,338	12,921,059	13,546,027	13,592,179
3,178,722	3,351,081	3,185,106	2,876,701	2,864,143	2,801,783	2,759,461
3,054,870	2,419,699	2,081,681	2,565,559	2,170,830	2,026,826	1,903,129
4,898,356	4,743,601	4,400,172	4,330,304	4,300,746	3,741,769	3,566,175
969,413	1,067,237	980,973	989,933	863,501	884,266	804,982
138,319	132,943	155,920	185,830	78,076	80,539	77,321
1,330,397	1,127,389	1,050,190	886,046	931,150	584,389	137,102
27,390,248	26,394,471	25,180,764	25,298,711	24,129,505	23,665,599	22,840,349
33,680,062	32,798,401	30,807,522	30,461,982	29,270,090	28,545,933	27,624,655
(498,372)	(518,747)	(488,790)	(482,100)	(499,545)	(486,383)	(493,185)
(126,826)	(133,897)	(131,636)	(127,782)	(125,828)	(133,313)	(129,750)
(625,198)	(652,644)	(620,426)	(609,882)	(625,373)	(619,696)	(622,935)
196,130	217,610	211,321	207,207	223,583	220,189	230,783
120,888	115,000	109,984	108,361	109,291	109,210	107,795
94,007	115,617	112,187	110,025	109,569	109,377	115,851
162,582	145,626	134,768	132,329	131,073	128,687	116,033
51,591	58,791	52,166	51,960	51,857	52,233	52,473
625,198	652,644	620,426	609,882	625,373	619,696	622,935
52,977	45,983	51,085	45,125	45,703	42,005	43,360
236,599	159,683	140,829	161,452	133,963	127,646	102,197
88,952	103,030	72,160	58,177	66,180	86,279	83,133
18,849	17,449	31,970	16,739	23,186	15,090	15,703
988,770	227,011	466	10,421	502	350	1,620
2,170,475	1,339,374	1,157,490	993,264	673,384	656,122	672,356
3,556,622	1,892,530	1,454,000	1,285,178	942,918	927,492	918,369
14,916,253	14,521,395	15,167,665	15,659,814	15,178,416	15,252,364	15,081,243
3,640,409	3,510,252	3,696,678	3,403,339	3,179,301	3,230,494	3,162,388
4,534,844	4,173,355	3,722,457	4,412,776	3,912,137	3,363,427	3,335,754
6,654,123	6,036,771	5,493,919	5,360,061	5,003,088	4,540,110	4,231,947
954,527	911,193	870,247	879,477	885,530	912,359	853,355
52,987	9,768	64,028	119,760	87,974	99,349	94,232
892,957	673,479	392,442	476,871	441,680	88,221	0
0	0	0	132,837	430,194	701,292	933,762
1,910,468	263,236	184,386	288,534	0	80,948	306,822
33,556,568	30,099,449	29,591,822	30,733,469	29,118,320	28,268,564	27,999,503
37,113,190	31,991,979	31,045,822	32,018,647	30,061,238	29,196,056	28,917,872

City of Elberton
Changes in Net Position
Last Ten Fiscal Years

	FISCAL YEAR		
	2025	2024	2023
Change in Net Position			
Net (expense) Revenue -			
Governmental Activities	$ (4,241,131)	$ (4,458,590)	$ (3,487,487)
Net (expense) Revenue -			
Business-type Activities	4,011,922	3,966,355	3,211,948
Total Primary Government			
Net (Expense) Revenue	(229,209)	(492,235)	(275,539)
General Revenues and			
Other Changes in Net Position			
Governmental Activities			
Taxes:			
Title ad valorem	130,550	127,450	137,406
Sales	952,114	941,022	900,114
Franchise	70,597	78,280	83,951
Occupational	181,208	176,877	165,978
Insurance Premium	442,120	411,045	383,328
Alcoholic Beverages	134,315	134,793	135,356
Hotel/Motel	136,753	180,931	179,340
Other	12,215	9,779	14,688
Interest and Investment Earnings	6,349	3,389	3,004
Gain on Sale of Assets	16,102	0	6,174
Miscellaneous	13,460	14,854	21,638
Transfers	4,098,151	2,308,333	1,800,000
Total Government Activities	6,193,934	4,386,753	3,830,977
Business-type Activities			
Interest and Investment Earnings	493,226	496,798	332,989
Net increase (decrease) in the fair value of investments	364,243	308,862	(243,585)
Gain on Sale of Assets	63,000	0	30,321
Miscellaneous	243,132	100,695	1,353,281
Transfers	(4,098,151)	(2,308,333)	(1,800,000)
Total Business-type Activities	(2,934,550)	(1,401,978)	(326,994)
Total Primary Government General Revenues	3,259,384	2,984,775	3,503,983
Change in Net Position			
Governmental Activities	1,952,803	(71,837)	343,490
Business-type Activities	1,077,372	2,564,377	2,884,954
Total Primary Government			
Change in Net Position	3,030,175	2,492,540	3,228,444
Net Position - beginning (original)			
Governmental Activities	9,043,990	9,115,827	8,772,337
Business-type Activities	52,190,098	49,625,721	46,740,767
Total Primary Government			
Beginning Net Position (original)	61,234,088	58,741,548	55,513,104
Prior Period Adjustments			
Governmental Activities	(121,679)	0	0
Business-type Activities	(297,426)	0	0
Total Primary Government			
Prior Period Adjustments	(419,105)	0	0
Net Position - beginning (restated)			
Governmental Activities	8,922,311	9,115,827	8,772,337
Business-type Activities	51,892,672	49,625,721	46,740,767
Total Primary Government			
Beginning Net Position (restated)	60,814,983	58,741,548	55,513,104
Net Position - ending			
Governmental Activities	10,875,114	9,043,990	9,115,827
Business-type Activities	52,970,044	52,190,098	49,625,721
Total Primary Government			
Ending Net Position	$ 63,845,158	$ 61,234,088	$ 58,741,548

FISCAL YEAR						
2022	2021	2020	2019	2018	2017	2016
$ (2,107,994)	$ (3,858,756)	$ (3,552,332)	$ (3,268,211)	$ (3,572,294)	$ (3,333,146)	$ (3,243,002)
5,541,122	3,052,334	3,790,632	4,824,876	4,363,442	3,983,269	4,536,219
3,433,128	(806,422)	238,300	1,556,665	791,148	650,123	1,293,217
115,283	112,773	71,902	103,699	69,636	70,116	80,432
817,124	730,519	631,316	607,207	597,251	549,707	577,700
89,731	95,431	93,145	94,681	92,799	91,906	98,172
157,407	151,160	135,811	140,341	131,521	122,502	119,704
381,694	368,710	349,535	328,128	304,258	285,732	263,786
131,985	133,550	127,980	122,119	122,954	133,842	136,212
115,138	87,749	72,148	90,030	76,622	59,668	55,836
11,210	9,277	4,480	5,920	4,436	4,541	4,465
3,325	3,618	2,591	9,325	5,930	3,374	2,435
10,855	9,420	0	39,282	11,009	60,618	49,369
7,369	33,644	10,398	3,937	28,639	7,936	11,216
2,140,000	1,582,322	2,334,620	2,440,000	2,361,605	2,463,000	1,803,280
3,981,121	3,318,173	3,833,926	3,984,669	3,806,660	3,852,942	3,202,607
146,149	139,330	302,675	418,456	286,650	207,233	152,902
(1,014,408)	(107,093)	51,455	229,025	(112,286)	(131,856)	177,697
20,813	51,845	19,045	44,175	0	14,230	0
52,166	36,825	151,428	81,558	13,735	9,144	12,283
(2,140,000)	(1,582,322)	(2,334,620)	(2,440,000)	(2,361,605)	(2,463,000)	(1,803,280)
(2,935,280)	(1,461,415)	(1,810,017)	(1,666,786)	(2,173,506)	(2,364,249)	(1,460,398)
1,045,841	1,856,758	2,023,909	2,317,883	1,633,154	1,488,693	1,742,209
1,873,127	(540,583)	281,594	716,458	234,366	519,796	(40,395)
2,605,842	1,590,919	1,980,615	3,158,090	2,189,936	1,619,020	3,075,821
4,478,969	1,050,336	2,262,209	3,874,548	2,424,302	2,138,816	3,035,426
6,899,210	7,439,793	7,158,199	6,441,741	6,207,375	5,687,579	5,727,974
44,134,925	42,544,006	40,563,391	37,405,301	35,215,365	33,596,345	30,520,524
51,034,135	49,983,799	47,721,590	43,847,042	41,422,740	39,283,924	36,248,498
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
6,899,210	7,439,793	7,158,199	6,441,741	6,207,375	5,687,579	5,727,974
44,134,925	42,544,006	40,563,391	37,405,301	35,215,365	33,596,345	30,520,524
51,034,135	49,983,799	47,721,590	43,847,042	41,422,740	39,283,924	36,248,498
8,772,337	6,899,210	7,439,793	7,158,199	6,441,741	6,207,375	5,687,579
46,740,767	44,134,925	42,544,006	40,563,391	37,405,301	35,215,365	33,596,345
$ 55,513,104	$ 51,034,135	$ 49,983,799	$ 47,721,590	$ 43,847,042	$ 41,422,740	$ 39,283,924

City of Elberton

Fund Balances of Governmental Funds

Last Ten Fiscal Years

	FISCAL YEAR		
	2025	2024	2023
General Fund			
Nonspendable	$ 292,985	$ 232,284	$ 217,697
Restricted	25	25	25
Unassigned	108,201	397,048	399,934
Total General Fund	401,211	629,357	617,656
All Other Governmental Funds			
Unassigned, Reported in:			
Capital Project Funds	0	(33,965)	0
Nonspendable	0	0	0
Restricted	2,929,712	2,149,572	2,696,356
Assigned	0	0	0
Total All Other Governmental Funds	2,929,712	2,115,607	2,696,356
Total Governmental Fund Balances	$ 3,330,923	$ 2,744,964	$ 3,314,012

FISCAL YEAR						
2022	2021	2020	2019	2018	2017	2016
$ 290,710	$ 277,088	$ 258,740	$ 170,316	$ 167,780	$ 165,248	$ 147,473
106	106	25	25	25	25	25
423,171	454,236	578,998	592,040	905,229	896,071	859,995
713,987	731,430	837,763	762,381	1,073,034	1,061,344	1,007,493
0	0	0	0	0	(53,709)	(49,144)
0	0	0	0	0	0	40,000
2,060,874	1,016,655	1,146,611	813,849	608,258	956,294	480,000
0	0	0	0	808	0	2,692
2,060,874	1,016,655	1,146,611	813,849	609,066	902,585	473,548
$ 2,774,861	$ 1,748,085	$ 1,984,374	$ 1,576,230	$ 1,682,100	$ 1,963,929	$ 1,481,041

City of Elberton

Changes in Fund Balances - Governmental Funds (1)

Last Ten Fiscal Years

	FISCAL YEAR		
	2025	2024	2023
Revenues			
Taxes	$ 2,059,869	$ 2,060,179	$ 2,000,162
Licenses and permits	68,898	81,061	80,233
Fines, fees and forfeitures	208,605	233,607	312,675
Charges for services	755,831	774,359	776,180
Intergovernmental	1,826,781	1,947,030	2,147,311
Interest	12,844	8,783	6,061
Contributions	0	22,830	100
Other	13,460	14,854	21,638
Total Revenues	4,946,288	5,142,703	5,344,360
Expenditures			
General Government	886,864	936,306	856,008
Judicial	96,394	90,846	69,089
Public Safety	3,259,873	2,867,965	2,728,287
Public Works	2,736,141	1,174,619	1,094,880
Health and Welfare	9,000	9,000	8,500
Culture and Recreation	97,500	132,268	557,759
Housing and Development	374,441	307,752	301,000
Debt Service - Principal	12,218	12,054	11,980
Debt Service - Interest	0	166	240
Capital Outlay	1,019,171	2,489,108	983,640
Total Expenditures	8,491,602	8,020,084	6,611,383
Excess (Deficiency) of Revenues Over (Under) Expenditures	(3,545,314)	(2,877,381)	(1,267,023)
Other Financing Sources (Uses)			
Transfers In	4,180,248	2,523,228	1,889,670
Transfers Out	(82,097)	(214,895)	(89,670)
Sale of Capital Assets	33,122	0	6,174
Total Other Financing Sources (Uses)	4,131,273	2,308,333	1,806,174
Net Change in Fund Balances	585,959	(569,048)	539,151
Fund Balances, July 1	2,744,964	3,314,012	2,774,861
Fund Balances, June 30	$ 3,330,923	$ 2,744,964	$ 3,314,012
Debt service as a percentage of noncapital expenditures	0.19%	0.19%	0.21%

Note (1): Includes general, special revenue, and capital projects funds.

FISCAL YEAR						
2022	2021	2020	2019	2018	2017	2016
$ 1,819,572	$ 1,689,168	$ 1,486,315	$ 1,492,125	$ 1,399,478	$ 1,318,016	$ 1,336,308
69,137	64,372	82,701	62,694	67,261	57,785	58,890
227,574	144,845	132,133	149,924	115,047	112,020	92,915
725,865	769,573	701,636	678,757	711,197	720,912	720,025
3,158,135	1,565,786	1,157,490	688,216	673,338	656,054	672,241
4,050	4,083	3,056	9,461	6,092	3,442	2,550
385	135	0	10,285	1,285	350	1,625
7,369	33,644	10,399	3,937	28,640	7,941	11,217
6,012,087	4,271,606	3,573,730	3,095,399	3,002,338	2,876,520	2,895,771
823,444	751,328	715,913	725,301	763,729	754,976	703,782
90,405	79,111	79,591	75,142	78,402	76,613	70,554
2,870,250	2,612,060	2,597,663	2,543,089	2,571,983	2,442,340	2,339,551
1,343,347	1,072,442	1,003,450	886,166	814,101	857,529	845,280
8,500	40,500	66,100	65,100	65,100	61,968	65,687
135,166	81,000	74,000	85,500	170,165	162,355	163,982
250,214	284,286	266,576	826,351	343,869	303,292	289,497
11,906	0	0	0	334,096	59,588	58,357
314	0	0	0	4,132	7,659	8,891
1,625,585	1,181,916	696,913	473,902	511,204	190,930	747,542
7,159,131	6,102,643	5,500,206	5,680,551	5,656,781	4,917,250	5,293,123
(1,147,044)	(1,831,037)	(1,926,476)	(2,585,152)	(2,654,443)	(2,040,730)	(2,397,352)
2,197,569	1,913,875	2,556,073	2,585,015	2,557,503	2,554,585	2,437,433
(57,569)	(331,553)	(221,453)	(145,015)	(195,898)	(91,585)	(282,171)
33,820	12,426	0	39,282	11,009	60,618	49,369
2,173,820	1,594,748	2,334,620	2,479,282	2,372,614	2,523,618	2,204,631
1,026,776	(236,289)	408,144	(105,870)	(281,829)	482,888	(192,721)
1,748,085	1,984,374	1,576,230	1,682,100	1,963,929	1,481,041	1,673,762
$ 2,774,861	$ 1,748,085	$ 1,984,374	$ 1,576,230	$ 1,682,100	$ 1,963,929	$ 1,481,041
0.20%	0.00%	0.00%	0.00%	6.22%	1.39%	1.43%

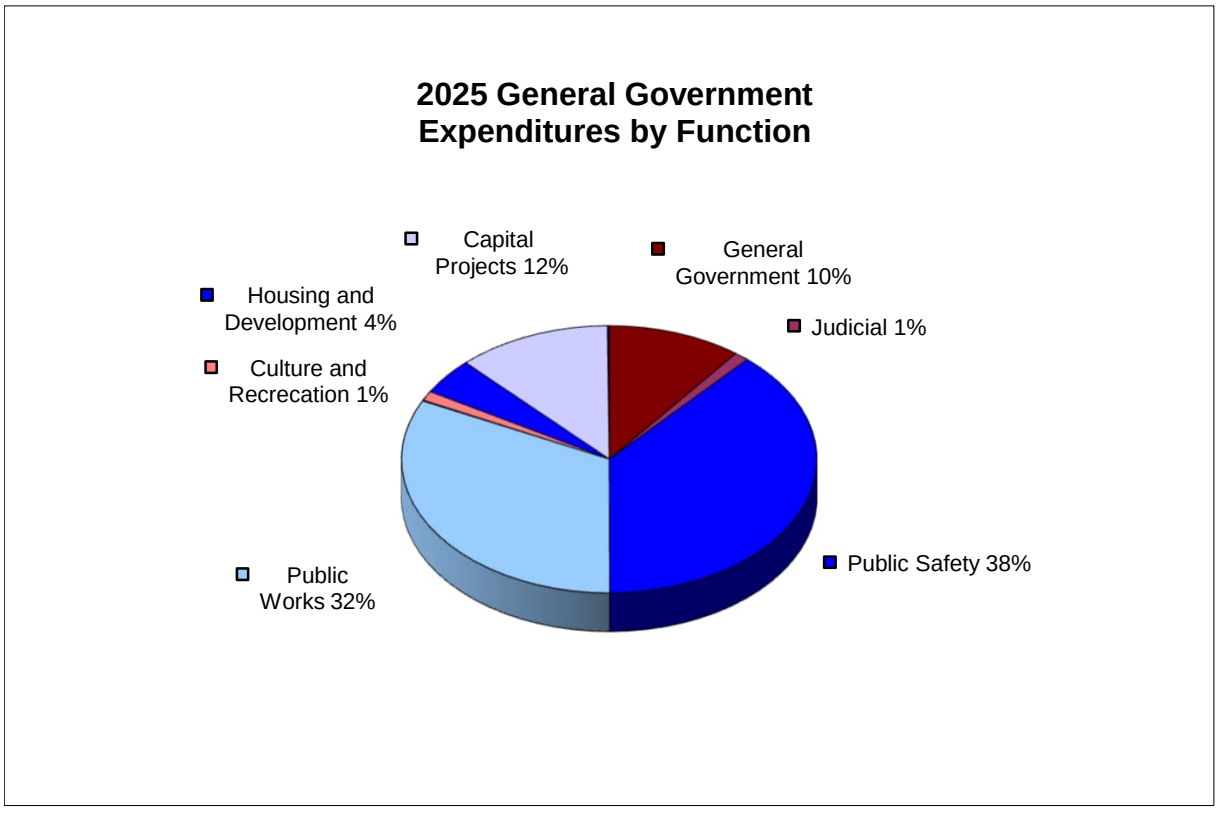
City of Elberton, Georgia

General Government Expenditures by Function (1)

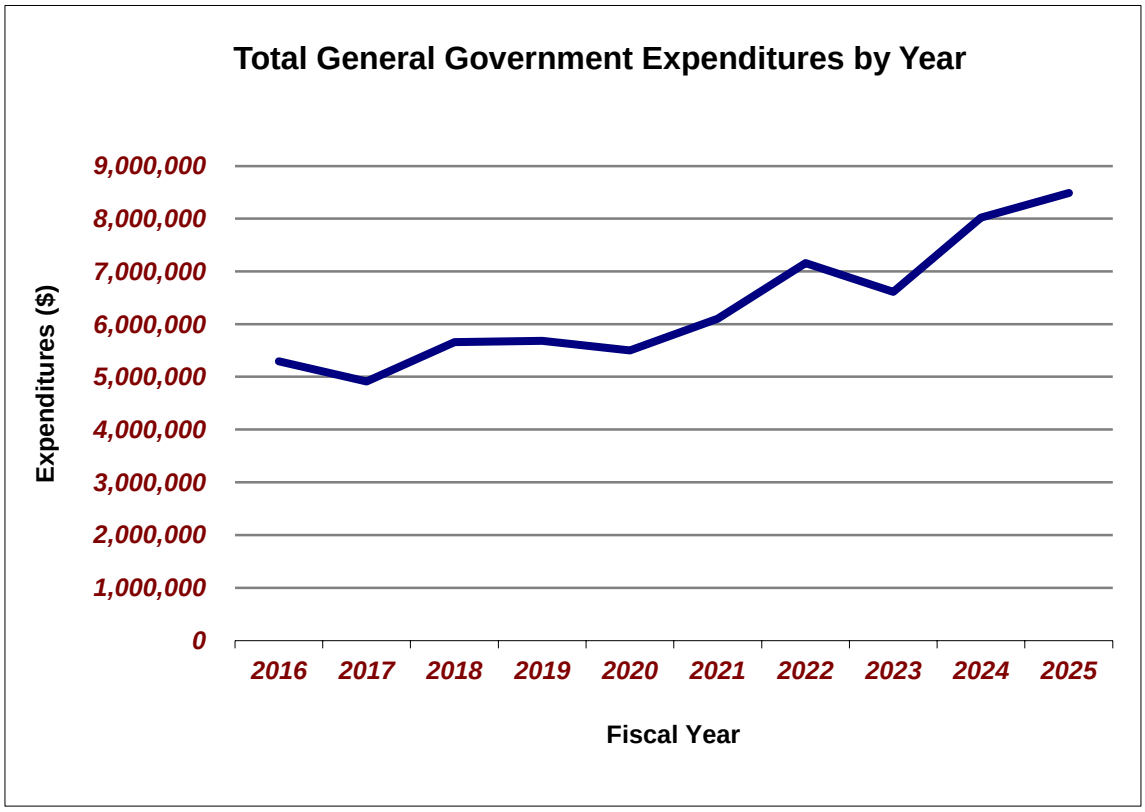
Last Ten Fiscal Years

Fiscal Year	General Government	Judicial	Public Safety	Public Works	Health and Welfare
2016	703,782	70,554	2,339,551	845,280	65,687
2017	754,976	76,613	2,442,340	857,529	61,968
2018	763,729	78,402	2,571,983	814,101	65,100
2019	725,301	75,142	2,543,089	886,166	65,100
2020	715,913	79,591	2,597,663	1,003,450	66,100
2021	751,328	79,111	2,612,060	1,072,442	40,500
2022	823,444	90,405	2,870,250	1,343,347	8,500
2023	856,008	69,089	2,728,287	1,094,880	8,500
2024	936,306	90,846	2,867,965	1,174,619	9,000
2025	886,864	96,394	3,259,873	2,736,141	9,000

Note (1): Includes general, special revenue, and capital projects funds.



Culture and Recreation	Housing and Development	Capital Projects	Debt Service	Total
163,982	289,497	747,542	67,248	5,293,123
162,355	303,292	190,930	67,247	4,917,250
170,165	343,869	511,204	338,228	5,656,781
85,500	826,351	473,902	0	5,680,551
74,000	266,576	696,913	0	5,500,206
81,000	284,286	1,181,916	0	6,102,643
135,166	250,214	1,625,585	12,220	7,159,131
557,759	301,000	983,640	12,220	6,611,383
132,268	307,752	2,489,108	12,220	8,020,084
97,500	374,441	1,019,171	12,218	8,491,602



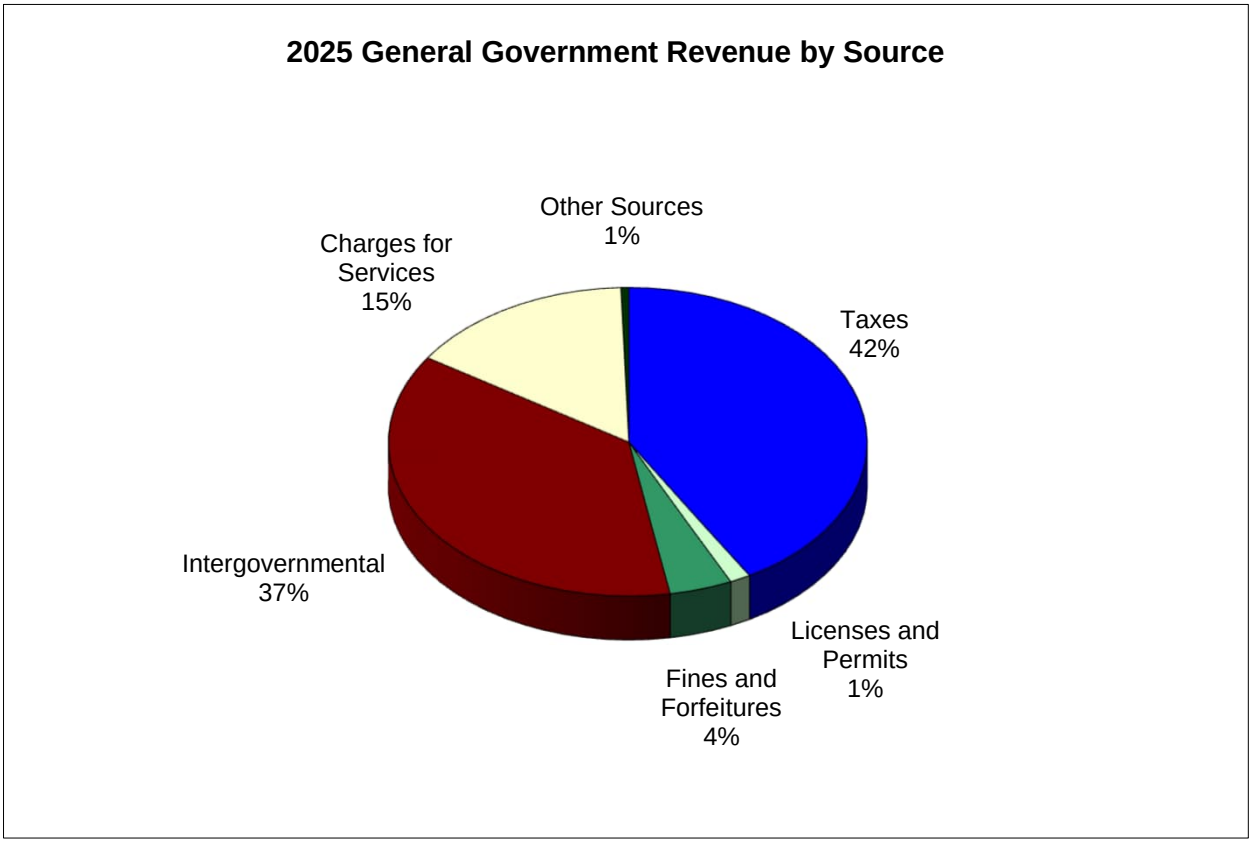
City of Elberton, Georgia

General Government Revenue by Source (1)

Last Ten Fiscal Years

Fiscal Year	Taxes	Licenses and Permits	Fines and Forfeitures	Intergovernmental	Charges for Services	Other Sources	Total
2016	1,336,308	58,890	92,915	672,241	720,025	15,392	2,895,771
2017	1,318,016	57,785	112,020	656,054	720,912	11,733	2,876,520
2018	1,399,478	67,261	115,047	673,338	711,197	36,017	3,002,338
2019	1,492,125	62,694	149,924	688,216	678,757	23,683	3,095,399
2020	1,486,315	82,701	132,133	1,157,490	701,636	13,455	3,573,730
2021	1,689,168	64,372	144,845	1,565,786	769,573	37,862	4,271,606
2022	1,819,572	69,137	227,574	3,158,135	725,865	11,804	6,012,087
2023	2,000,162	80,233	312,675	2,147,311	776,180	27,799	5,344,360
2024	2,060,179	81,061	233,607	1,947,030	774,359	46,467	5,142,703
2025	2,059,869	68,898	208,605	1,826,781	755,831	26,304	4,946,288

Note (1): Includes general, special revenue, and capital projects funds.



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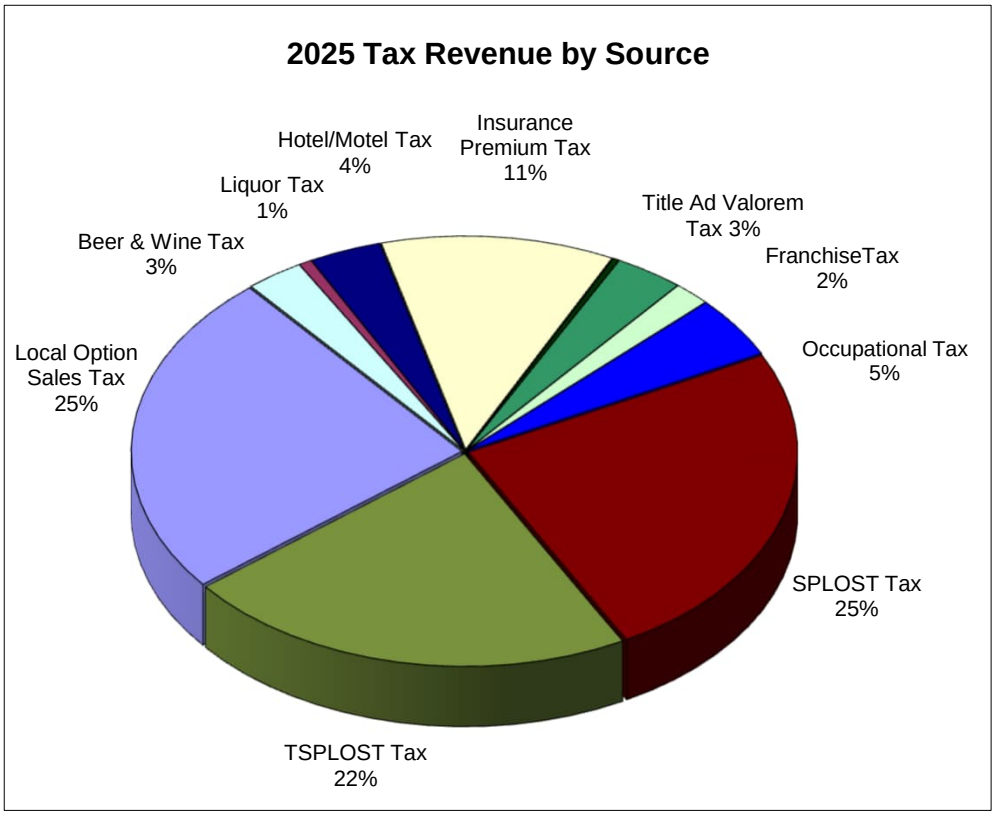
City of Elberton, Georgia

General Government Tax Revenues by Source

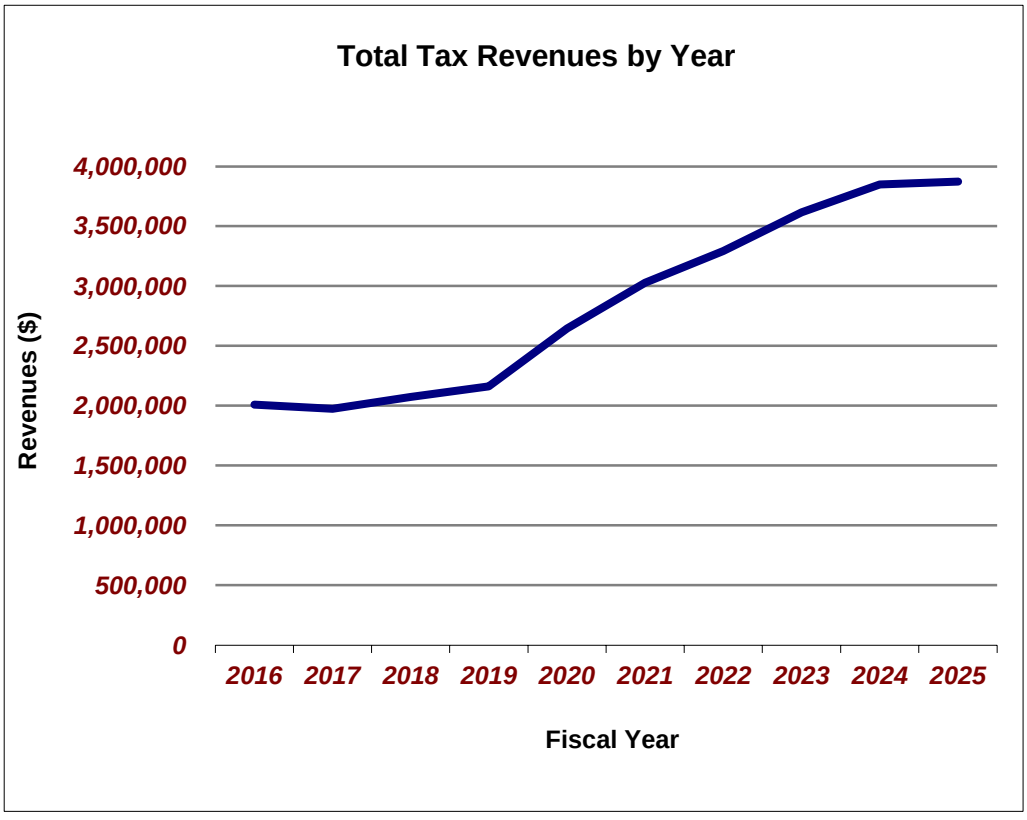
Last Ten Fiscal Years

Fiscal Year	Beer & Wine Tax	Liquor Tax	Hotel/Motel Tax (1)	Insurance Premium Tax	Intangible Tax	Title Ad Valorem Tax
2016	113,771	22,441	55,837	263,786	4,465	80,432
2017	112,152	21,690	59,669	285,732	4,542	70,116
2018	103,949	19,006	76,622	304,258	4,436	69,636
2019	102,832	19,287	90,031	328,128	5,919	103,699
2020	105,330	22,649	72,147	349,535	4,480	71,902
2021	109,043	24,506	87,749	368,710	9,277	112,773
2022	109,036	22,949	115,138	381,694	11,210	115,283
2023	107,144	28,212	179,340	383,328	14,689	137,406
2024	106,697	28,096	180,931	411,045	9,781	127,450
2025	109,917	24,398	136,753	442,120	12,215	130,550

Note (1): Reported in the Hotel/Motel Tax Special Revenue Fund.
Note (2): Reported as intergovernmental revenue in the SPLOST Capital Projects Funds.
Note (3): Reported as intergovernmental revenue in the TSPLOST Capital Projects Funds.



Franchise Tax	Occupational Tax	SPLOST Tax (2)	TSPLOST Tax (3)	Local Option Sales Tax	Total
98,172	119,704	672,241	0	577,700	2,008,549
91,906	122,502	656,054	0	549,707	1,974,070
92,799	131,521	673,338	0	597,251	2,072,816
94,681	140,341	670,164	0	607,207	2,162,289
93,145	135,811	628,739	528,751	631,316	2,643,805
95,431	151,160	733,032	606,141	730,519	3,028,341
89,731	157,407	817,128	654,867	817,124	3,291,567
83,951	165,978	901,012	715,053	900,114	3,616,227
78,280	176,877	940,039	847,503	941,022	3,847,721
70,597	181,208	952,121	860,940	952,114	3,872,933



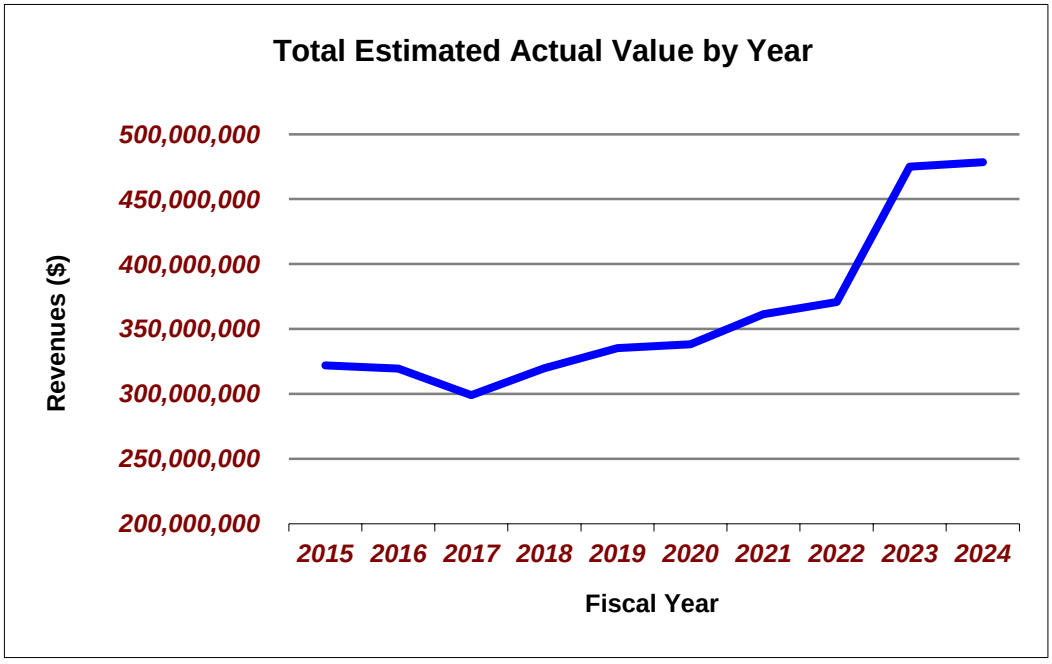
City of Elberton, Georgia

Assessed and Estimated Actual Value of Taxable Property

Digest Years 2015 - 2024

Calendar Year of Digest	Real Property	Motor Vehicles	Mobile Homes	Public Utilities
2015	117,102,330	5,114,940	174,615	6,390,465
2016	117,212,123	4,009,730	168,519	6,390,465
2017	112,263,431	3,046,050	132,474	4,185,489
2018	121,331,524	2,361,690	242,322	3,977,895
2019	127,770,716	1,977,420	234,397	4,075,682
2020	128,755,315	1,789,430	233,085	4,511,136
2021	138,241,317	1,492,310	240,495	4,519,269
2022	146,044,767	1,197,490	215,790	817,424
2023	187,703,364	1,173,160	263,959	821,593
2024	188,991,144	1,206,290	284,424	926,051

Source: Elbert County Tax Digest
Note (1): 2025 data not available at press time



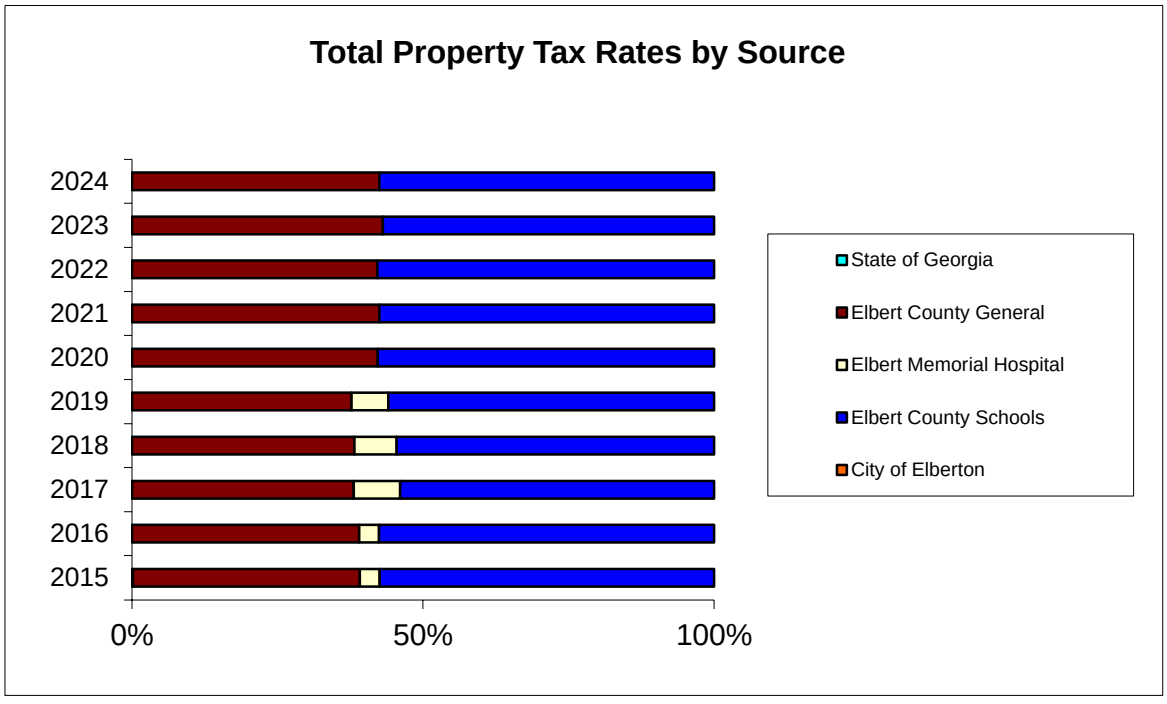
Total Property	Less: Exemptions	Total Taxable Property	Total Estimated Actual Value	Total Direct Tax Rate
128,782,350	(7,982,703)	120,799,647	321,955,875	0.00
127,780,837	(10,886,992)	116,893,845	319,452,093	0.00
119,627,444	(6,934,039)	112,693,405	299,068,610	0.00
127,913,431	(7,067,537)	120,845,894	319,783,578	0.00
134,058,215	(9,823,328)	124,234,887	335,145,538	0.00
135,288,966	(9,253,671)	126,035,295	338,222,415	0.00
144,493,391	(7,806,440)	136,686,951	361,233,478	0.00
148,275,471	(14,865,538)	133,409,933	370,688,678	0.00
189,962,076	(22,777,956)	167,184,120	474,905,190	0.00
191,407,909	(20,244,762)	171,163,147	478,519,773	0.00

City of Elberton, Georgia
Property Tax Rates
(per $1,000 of Assessed Value)
Digest Years 2015 - 2024

Calendar Year of Digest	State of Georgia	Elbert County (Incorporated area) Elbert County General	Elbert Memorial Hospital	Total County Tax Rate	Elbert County Schools	City of Elberton	Total Tax Rate (1)
2015	0.05	11.44	1.00	12.44	16.86	0.00	29.35
2016	0.00	11.45	1.00	12.45	16.90	0.00	29.35
2017	0.00	11.98	2.50	14.48	16.94	0.00	31.42
2018	0.00	11.13	2.10	13.23	15.87	0.00	29.10
2019	0.00	10.74	1.80	12.54	15.93	0.00	28.48
2020	0.00	11.65	0.00	11.65	15.93	0.00	27.58
2021	0.00	10.54	0.00	10.54	14.25	0.00	24.79
2022	0.00	10.37	0.00	10.37	14.23	0.00	24.60
2023	0.00	10.60	0.00	10.60	14.00	0.00	24.60
2024	0.00	10.35	0.00	10.35	14.00	0.00	24.35

Source: Elbert County Tax Digest

Note (1): Tax rates are expressed in rate per $1,000.
Note (2): 2025 data not available at press time

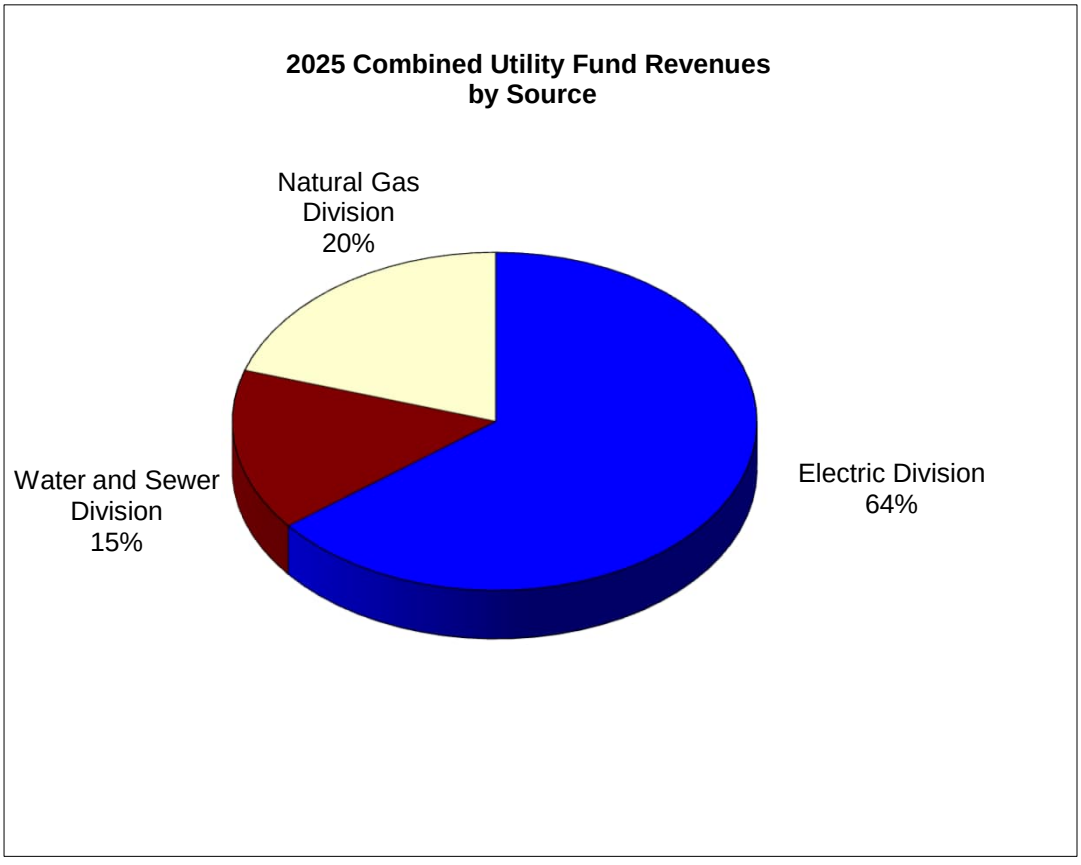


City of Elberton, Georgia

Combined Utility Fund Operating Revenue by Source

Last Ten Fiscal Years

Fiscal Year	Electric Division	Water and Sewer Division	Natural Gas Utility Division	Total
2016	15,087,099	3,162,542	3,342,027	21,591,668
2017	15,258,308	3,230,673	3,366,448	21,855,429
2018	15,185,292	3,179,372	3,918,925	22,283,589
2019	15,664,913	3,405,465	4,429,209	23,499,587
2020	15,177,266	3,707,379	3,853,583	22,738,228
2021	14,527,831	3,515,660	4,198,336	22,241,827
2022	14,936,230	3,641,359	4,566,083	23,143,672
2023	15,033,558	3,752,271	4,410,607	23,196,436
2024	15,210,841	3,830,026	4,509,516	23,550,383
2025	15,971,253	3,837,659	4,986,509	24,795,421



City of Elberton, Georgia
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year	Governmental Activities	Business-type Activities				Total Primary Government	Percentage of Personal Income[1]	Per Capita[1]
	Leases	Water & Sewer Bonds	Direct Placement Bonds	Notes Payable	Leases			
2016	393,684 [3]	5,210,000	0	6,034,630 [4,6]	2,477,256 [2,5]	14,115,570	2.24%	3,170
2017	334,096	4,395,000	0	7,865,513	1,613,690	14,208,299	2.15%	3,215
2018	0	3,560,000	0	7,512,701	1,342,813	12,415,514	1.83%	2,867
2019	0	2,705,000	0	8,661,781 [7]	1,066,312	12,433,093	1.82%	2,859
2020	0	1,830,000	3,777,487 [8]	4,527,643	708,964	10,844,094	1.46%	2,505
2021	0	930,000	3,405,624	4,861,552	0	9,197,176	1.14%	1,982
2022	44,290 [9]	0	3,026,255	5,751,572	0	8,822,117	1.05%	1,886
2023	32,310	0	2,639,229	5,578,504	0	8,250,043	0.94%	1,723
2024	20,256	0	2,244,391	5,282,179	0	7,546,826	N/A	1,579
2025	8,127	0	1,841,583	5,048,440	0	6,898,150	N/A	1,449

Note: Details regarding the city's outstanding debt can be found in the notes to the financial statements.

Note (1): See the Demographic Statistics on page 166 for personal income and population information.

Note (2): Leases to finance the expansion of the broadband and cable television distribution system.

Note (3): Lease to purchase a new fire ladder truck for the fire department.

Note (4): Note payable through Georgia Environmental Finance Authority for improvements to water system.

Note (5): Lease to finance the replacement of natural gas bare steel lines.

Note (6): Note payable through Northeast Georgia Bank for the refurbishment of the Samuel Elbert Hotel and GEFA for sewer plant improvements.

Note (7): Note payable through Georgia Environmental Finance Authority for a new 12" water pipeline on Athens Hwy.

Note (8): Revenue refunding bond for the Samuel Elbert Hotel .

Note (9): Lease agreement for office equipment in the general fund.

City of Elberton, Georgia
Computation of Legal Debt Margin
June 30, 2025

Net assessed value [(1)]	$	171,163,147
Debt limit - 10% of total assessed value		17,116,315
Total General Obligation bonds outstanding		0
Legal debt margin	$	17,116,315
Ratio of Legal Debt Margin to Debt Limit		1,711,631

Note (1): 2024 data presented as 2025 data not available at press time

Direct General Obligation and Guaranteed Revenue Debt Outstanding

			Debt per Capita	
General Obligation Debt	$	0	$	0
Guaranteed Revenue Debt		0		0
Total General Obligation and Guaranteed Revenue Debt	$	0	$	0

City of Elberton
Legal Debt Margin Information
Last Ten Fiscal Years

	FISCAL YEAR		
	2024	2023	2022
Debt Limit [1]	$ 17,116,315	$ 16,718,412	$ 13,340,933
Total Net Debt applicable to limit	0	0	0
Legal debt margin	17,116,315	16,718,412	13,340,933
Ratio of Legal Debt Margin to Debt Limit	100%	100%	100%

Note (1): 2025 data not available at press time

FISCAL YEAR						
2021	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**
$ 13,668,695	$ 12,603,530	$ 12,423,489	$ 12,084,589	$ 11,269,341	$ 11,689,385	$ 12,079,965
0	0	0	0	0	0	0
13,668,695	12,603,530	12,423,489	12,084,589	11,269,341	11,689,385	12,079,965
100%	100%	100%	100%	100%	100%	100%

City of Elberton, Georgia

Revenue Bond Coverage

2011 Series Bonds for Water & Sewer Division

Combined Public Utility System Fund

Last Ten Fiscal Years

Fiscal Years	Debt Service			Water & Sewer Division			
	Principal	Interest	Total	Operating Revenue	Less: Operating Expenses	Net Available Revenue	Debt Coverage
2016	785,000	152,668	937,668	3,162,542	1,857,962	1,304,580	1.39
2017	815,000	130,868	945,868	3,230,673	1,898,498	1,332,175	1.41
2018	835,000	108,387	943,387	3,179,372	1,931,326	1,248,046	1.32
2019	855,000	85,361	940,361	3,405,465	1,944,930	1,460,535	1.55
2020	875,000	61,789	936,789	3,707,379	2,250,398	1,456,981	1.56
2021	900,000	37,605	937,605	3,515,660	2,392,835	1,122,825	1.20
2022	930,000	12,671	942,671	3,641,359	2,247,493	1,393,866	1.48
2023	0	0	0	3,752,271	2,555,592	1,196,679	-
2024	0	0	0	3,830,026	2,948,996	881,030	-
2025	0	0	0	3,837,659	3,051,017	786,642	-

Note: Details regarding the City's outstanding debt can be found in the Notes to the Financial Statements. Operating Expenses do not include interest or depreciation.

Combined Public Utility System Fund

Operating Revenue	Less: Operating Expenses	Net Available Revenue	Debt Coverage
21,591,668	17,265,663	4,326,005	4.61
21,855,429	17,331,844	4,523,585	4.78
22,283,589	16,848,738	5,434,851	5.76
23,499,587	17,767,036	5,732,551	6.10
22,738,228	17,341,055	5,397,173	5.76
22,241,827	17,998,669	4,243,158	4.53
23,143,672	18,714,640	4,429,032	4.70
23,196,436	18,944,295	4,252,141	0.00
23,550,383	19,189,566	4,360,817	0.00
24,795,421	20,457,365	4,338,056	0.00

City of Elberton, Geogia
Direct and Overlapping Governmental Debt
As of June 30, 2025

Governmental Unit	Debt Outstanding	Estimated Percentage Available	Estimated Share of Overlapping Debt
Debt repaid with property taxes:			
Elbert County Schools	$0	0%	$0
Elbert County	0	0%	0
Subtotal, overlapping debt			0
City of Elberton direct debt			8,127
Total direct and overlapping debt			$8,127

Source: Debt outstanding data provided by Elbert County Schools and Elbert County Finance Offices.

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 Elberton. The 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.

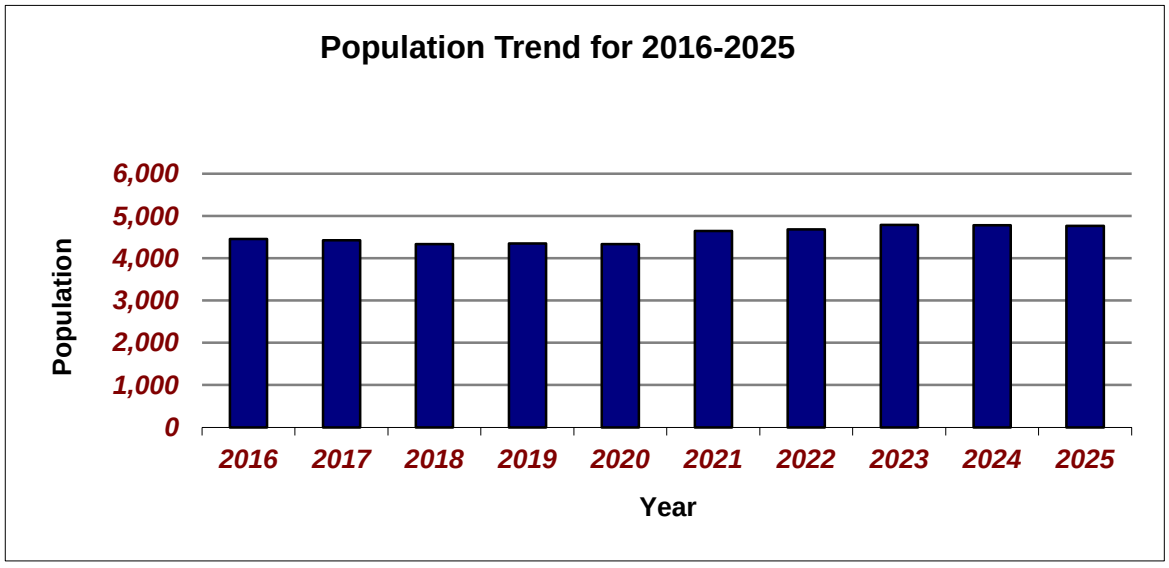
Note: The outstanding debt reported from overlapping authorities includes bonds, notes, loans, certificates of participation, and leases as reported on their Governmental Activities Sheet.

City of Elberton, Georgia
Demographic Statistics
Last Ten Fiscal Years

Fiscal Year	Population (1)	Unemployment Rate (2)	Median Household Income (3)	Per Capita Income (4)	Total Personal Income (4) (amounts in thousands)	School Enrollment (5)
2016	4,453	6.7%	35,739	32,857	628,988	3,079
2017	4,420	6.2%	35,207	34,541	660,045	3,064
2018	4,331	5.3%	37,943	35,448	677,761	3,113
2019	4,348	4.3%	38,678	35,550	682,340	3,133
2020	4,329	5.5%	39,323	38,414	742,741	2,998
2021	4,640	6.1%	39,904	41,104	804,785	2,583
2022	4,678	4.1%	48,190	42,537	842,830	2,654
2023	4,789	3.6%	49,727	44,067	881,907	3,098
2024	4,778	3.7%	N/A	N/A	N/A	3,075
2025	4,760	4.0%	N/A	N/A	N/A	2,928

(1) U. S. Census Bureau
(2) Georgia Department of Labor, for entire Elbert County
(3) U. S. Census Bureau, for entire Elbert County
(4) U. S. Dept. of Commerce, Bureau of Economic Analysis
(5) Elbert County Board of Education, for entire Elbert County

N/A = information not available



City of Elberton, Georgia

Principal Employers

For the Current Year and Nine Years Ago

	2025			2016		
Employer	Number of Employees	Rank	Percentage of Total for Principal Employers	Number of Employees	Rank	Percentage of Total for Principal Employers
Pilgrims	394	1	25.06%	293	1	20.74%
Matthews Granite	322	2	20.48%			
MollerTech South LLC	198	3	12.60%	152	3	10.76%
Elbert Memorial Hospital	139	4	8.84%	111	6	7.86%
Bubba Foods	134	5	8.52%	143	4	10.12%
Walmart	115	6	7.32%			0.00%
Pinnacle Bank	99	7	6.30%	98	8	6.94%
Whitlow Electric	78	8	4.96%	79	10	5.59%
Keystone Memorials	66	9	4.20%	95	9	6.72%
Turner Concrete	27	10	1.72%			0.00%
Star Granite Company				218	2	15.43%
Eagle Granite Company				120	5	8.49%
Everlasting Granite Company				104	7	7.36%
Total for Principal Employers	1,572		100%	1,413		100%

Source: City of Elberton annual survey

Note: Governmental employers are not included in the ranking

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City of Elberton

Full-time Equivalent Employees by Function

Last Ten Fiscal Years

	Full-time Equivalent Employees as of June 30				
	2025	2024	2023	2022	2021
Function					
Primary government					
General Government	5	4	4	4	4
Judicial	1	1	1	1	1
Public Safety					
Animal Control	1	1	1	1	1
Police	21	21	22	22	22
Fire	16	16	16	16	16
Public Works	12	13	13	13	13
Culture and Recreation	1	1	1	1	1
Housing and Development	2	1	1	1	1
Combined Public Utilities	42	39	38	38	42
ElbertonNET Technology Services	10	10	11	11	6
Solid Waste	12	12	12	12	12
Total primary government	123	119	120	120	119
Component unit					
Downtown Development Authority	9	9	7	8	5
Total employees	132	128	127	128	124

Source: City of Elberton Annual Budget

Full-time Equivalent Employees as of June 30				
2020	**2019**	**2018**	**2017**	**2016**
4	4	4	5	5
1	1	1	1	1
1	1	1	1	1
22	22	22	22	22
16	16	16	16	16
13	12	11	10	10
1	1	1	1	1
2	2	2	2	2
42	41	42	41	41
6	6	6	6	6
12	12	12	12	12
120	118	118	117	117
5	4	5	7	1
125	122	123	124	118

City of Elberton, Georgia
Operating Indicators by Function
Last Ten Fiscal Years

Function	FISCAL YEAR 2025	2024	2023
Police			
Number of Citations	2,487	2,851	3,666
Number of Calls for Service	9,669	11,621	11,798
Fire			
Number of Calls Answered	588	675	671
Number of Inspections Conducted	10	117	121
Electrical Service:			
Number of customers	4,533	4,537	4,524
Kilowatt hours sold	127,947,780	127,521,220	124,675,947
Water & Sewer Service:			
Number of water customers	3,644	3,637	3,630
Gallons of water sold	611,159,669	630,782,579	611,582,809
Natural Gas Service:			
Number of customers	3,910	3,929	3,933
Cubic feet sold	432,741,081	411,080,478	337,832,958

Source: Various City Departments

FISCAL YEAR						
2022	2021	2020	2019	2018	2017	2016
4,152	1,429	2,572	3,066	2,072	1,551	1,046
13,250	10,199	11,775	12,200	9,931	8,838	8,302
736	566	513	491	279	244	255
446	199	265	354	351	390	390
4,539	4,474	4,442	4,460	4,426	4,385	4,400
126,406,298	124,149,978	132,883,906	136,677,976	132,103,616	131,665,366	129,984,996
3,612	3,603	3,553	3,520	3,498	3,472	3,468
550,649,961	531,150,791	610,114,361	479,946,757	452,177,803	468,472,317	453,497,843
3,947	3,916	3,883	3,913	3,909	3,907	3,938
332,809,180	364,487,253	346,458,245	391,744,743	354,843,047	318,836,967	354,308,102

City of Elberton
Capital Asset Statistics by Function
Last Ten Fiscal Years

	FISCAL YEAR		
	2025	2024	2023
Function			
Public safety			
Number of police stations	1	1	1
Number of fire stations	1	1	1
Highways and streets			
Miles of streets	53	53	53
Culture and Recreation			
Parks	4	4	4
Park acreage	29.42	29.42	29.42
Baseball/Softball fields	4	4	4
Tennis courts	4	4	4
Community Playgrounds	4	4	4
Electrical System			
# of Substations	3	3	3
# of Circuits	12	12	12
Miles of Distribution Line	164	164	164
Water and Sewerage System			
(MGD - Millions of Gallons per Day)			
Water System:			
Miles of water mains	129	129	128
Number of water treatment plants	1	1	1
Maximum daily capacity of treatment plants in gallons	3MGD	3MGD	3MGD
Sewer System:			
Miles of sanitary sewers	69	69	69
Number of wastewater treatment plants	2	2	2
Maximum daily capacity of treatment plant in gallons	1.5MGD	1.5MGD	1.5MGD
Natural Gas System			
Number of regulator stations	7	7	7
Miles of natural gas lines	223	223	222
Broadband System			
Miles of fiber optic cable	280	280	280
Miles of coaxial cable	265	265	265
Number of active nodes	59	59	59

Source: Various City Departments.

Note 1: No capital asset indicators are available for the general government function.

Note 2: Miles of fiber optic and coaxial cables were verified and updated in 2020 utilizing new GIS software. Actual extensions of 5 miles of coaxial cable occurred in 2020.

FISCAL YEAR						
2022	2021	2020 [2]	2019	2018	2017	2016
1	1	1	1	1	1	1
1	1	1	1	1	1	1
53	53	53	53	53	53	53
4	4	4	4	4	4	4
29.42	29.42	29.42	29.42	29.42	29.42	29.42
4	4	4	4	4	4	4
4	4	4	4	4	6	6
4	4	4	4	4	4	4
3	3	3	3	3	3	3
12	12	12	12	12	12	12
164	164	164	164	164	164	164
128	128	128	126	124	124	124
1	1	1	1	1	1	1
3MGD	3MGD	3MGD	3MGD	3MGD	3MGD	3MGD
69	69	69	69	69	69	69
2	2	2	2	2	2	2
1.5MGD	1.5MGD	1.5MGD	1.5MGD	1.5MGD	1.5MGD	1.5MGD
7	7	7	7	7	7	7
221	219	212	201	196	195	195
185	181	98	145	145	145	145
258	251	245	188	188	188	188
44	43	33	33	33	33	33

City of Elberton, Georgia
Property Value - Construction
Last Ten Fiscal Years

Fiscal Year	Number of Permits	Estimated Construction Costs
2016	114	6,178,322
2017	111	1,219,316
2018	120	3,297,476
2019	129	1,794,488
2020	161	7,903,954
2021	126	2,122,160
2022	142	3,497,148
2023	172	9,230,107
2024	137	15,137,480
2025	146	7,842,959

Source: City of Elberton Building Inspection Office

City of Elberton, Georgia
Miscellaneous Statistics
June 30, 2025

Date of incorporation	December 10, 1803
Form of government	Mayor--Council--Manager
Population (Census 2020)	4,640
Area	3.5 square miles
Fire protection:	
Number of certified firefighters	17
Police protection:	
Number of sworn police officers	22
Education:	
Elementary schools (PreK - 5)	2
Number of teachers	66
Number of students	785
Middle schools (6 - 8)	1
Number of teachers	61
Number of students	637
High schools (9 - 12)	1
Number of teachers	67
Number of students	884
Schools of post-secondary education	1
Recreation and Culture:	
Libraries	1
Recreation centers	4
Municipal cemeteries	2
Total acreage	24.10
Number of employees:	
Full-time	132
Part-time	33

Source: Various city departments and local institutions

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Part IV

Other Reporting Section

City of Elberton
GEORGIA
Rock Solid

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Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed In Accordance with *Government Auditing Standards*

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

We have audited, 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, 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 Elberton, Georgia, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City of Elberton, Georgia's basic financial statements, and have issued our report thereon dated October 31, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City of Elberton, Georgia'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 of Elberton's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Elberton'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 combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We identified a deficiency in internal control, described below, that we consider to be a material weakness.

2025-001

Condition: A material restatement was required for the correction of an error regarding beginning balances of accounts payable and expense.

Criteria: Properly designed internal controls should prevent material misstatements to the financial statements.

Effect: Failure to properly apply internal control policies and procedures led to financial statements that were materially misstated.

Cause: The City was not aware of a significant invoice related to prior year goods or services until after the fiscal year had closed, and no process was in place to follow up on outstanding obligations or confirm accruals with this vendor at year-end.

2025-001, continued

Recommendation: Management should strengthen year-end closing procedures by implementing controls to identify and accrue for all material obligations incurred prior to year-end.

Management Response: Management concurs with this finding. Management discovered and corrected the prior period balance during the current fiscal year. The City's Finance Department also updated policies and procedures to ensure year-end accruals were complete.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Elberton, Georgia's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grants 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 no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

City of Elberton, Georgia's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the City of Elberton, Georgia's response to the findings identified in our audit and described above. City of Elberton, Georgia's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

This report is intended 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 of Elberton, Georgia's internal control over compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Rushton, LLC

Certified Public Accountants

Gainesville, Georgia
October 31, 2025

STATE REPORTING SECTION

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CITY OF ELBERTON, GEORGIA
SCHEDULE OF PROJECTS FINANCED WITH SPECIAL PURPOSE LOCAL OPTION SALES TAX
For the fiscal year ended June 30, 2025

Project	Estimated Cost *		Expenditures		
	Original	Current	Prior Years	Current Year	Total
2023 SPLOST					
Police Vehicles, Equipment, and Capital Improvements	$ 600,000	$ 600,000	$ 88,949	$ 148,743	$ 237,692
Fire Vehicles, Equipment, and Capital Improvements	600,000	600,000	282,418	182,556	464,974
Public Works Vehicles and Equipment	600,000	600,000	43,044	86,590	129,634
Recreation Facilities and Equipment	600,000	728,940	553,968	57,094	611,062
Downtown Elberton Revitalization	600,000	600,000	61,081	166,382	227,463
Water Vehicles, Equipment, and Capital Improvements	400,000	400,000	0	0	0
Sewer Vehicles, Equipment, and Capital Improvements	400,000	400,000	0	0	0
Elbert Theatre Equipment	100,000	100,000	59,889	0	59,889
Cemetery Improvements	50,000	50,000	0	0	0
Stormwater Improvements	300,000	300,000	0	0	0
Street Improvements	300,000	300,000	0	0	0
Sidewalk Improvements	50,000	50,000	0	0	0
Street Lighting Improvements	40,000	40,000	0	0	0
Total	$ 4,640,000	$ 4,768,940	$ 1,089,349	$ 641,365	$ 1,730,714

* Estimated cost represents the portion of these projects to be financed with Special Purpose Option Sales Tax. Actual costs that are in excess of these amounts have been financed through alternative funds.

CITY OF ELBERTON, GEORGIA
SCHEDULE OF PROJECTS FINANCED WITH
TRANSPORTATION SPECIAL PURPOSE LOCAL OPTION SALES TAX
For the fiscal year ended June 30, 2025

	Estimated Cost *		Expenditures		
			Prior	Current	
Project	**Original**	**Current**	**Years**	**Year**	**Total**
2019 TSPLOST					
Roads and Bridges Construction and Improvement, Sidewalks Construction & Improvements, Bicycle Paths Construction and Improvements	$ 2,263,200	$ 2,263,200	$ 2,388,025	$ 345,723	$ 2,733,748
2024 TSPLOST					
Roads and Bridges Construction and Improvement, Sidewalks Construction & Improvements, Bicycle Paths Construction and Improvements	$ 3,680,000	$ 3,939,470	$ 0	$ 32,083	$ 32,083

* Estimated cost represents the portion of these projects to be financed with Transportation Special Purpose Option Sales. Actual costs that are in excess of these amounts have been financed through alternative funds.