CITY OF ETON, GEORGIA

Annual Financial Report
For the Fiscal Year Ended
December 31, 2025

Vance CPA LLC

Certified Public Accountants
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City of Eton, Georgia
Annual Financial Report
For the Year Ended December 31, 2025

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INDEPENDENT AUDITORS' REPORT

To the Mayor and the
Members of the City Council
City of Eton, Georgia

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, and each major fund of the City of Eton, Georgia, as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the City of Eton, Georgia'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, and each major fund of the City of Eton, Georgia, as of December 31, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof 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 Eton, Georgia and to meet our other 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 opinions.

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 Eton, 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 and *Government 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 the 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 and *Government 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 Eton, 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 Eton, 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 budgetary comparison information beginning on page 26 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements if not affected by this missing information.

Supplementary Information
Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Eton, Georgia's basic financial statements. The individual comparative fund financial statements and budgetary comparison schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of projects constructed with special purpose sales tax proceeds, as required by the Georgia code section OCGA 48-8-121, is also not a required part of the basic financial statements.

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

Other Reporting Required by *Government Auditing Standards*
In accordance with *Government Auditing Standards*, we have also issued our report dated July 27, 2025, on our consideration of the City of Eton, Georgia's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of Eton, Georgia's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Eton, Georgia's internal control over financial reporting and compliance.

June 19, 2026
Jasper, Georgia

Vance CPA LLC

Vance CPA LLC

BASIC FINANCIAL STATEMENTS

CITY OF ETON, GEORGIA
STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Primary Government Governmental Activities
ASSETS	
Current Assets	
Cash and Cash Equivalents	$1,359,825
Receivables:	
Taxes	392,781
Intergovernmental	65,863
Fines and Forfeitures	23,291
Prepaid Items	11,468
Total Current Assets	**1,853,228**
Noncurrent Assets	
Capital Assets:	
Non-depreciable	111,250
Depreciable, net	982,866
Total Non-current Assets	**1,094,116**
Total Assets	**2,947,344**
LIABILITIES	
Current Liabilities	
Accounts payable	17,293
Accrued expenses	7,283
Compensated absences payable	32,007
Notes payable	16,215
Capital leases payable	25,816
Total Current Liabilities	**98,614**
Long-term Liabilities: (net of current portion)	
Compensated absences payable	8,001
Notes payable	128,558
Capital leases payable	52,609
Total Long-term Liabilities	**189,168**
Total Liabilities	**287,782**
NET POSITION	
Net investment in capital assets	870,918
Restricted for:	
Public Works	7,483
Capital Outlay	466,671
Unrestricted	1,314,490
Total Net Position	**$ 2,659,562**

See accompanying notes to the basic financial statements

CITY OF ETON, GEORGIA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2025

Activities	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) and Changes in Fund Balance
Primary Government					
Governmental Activities					
General government	$382,842	$18,608	$48,486	$ -	$(315,748)
Judicial	4,521	-	-	-	(4,521)
Public Safety	382,093	164,991	-	143,598	(73,504)
Public Works	299,408	-	-	95,357	(204,051)
Health and Welfare	3,645	-	-	-	(3,645)
Culture and Recreation	28,412	-	-	-	(28,412)
Housing and Development	846	-	-	-	(846)
Interest	13,849	183,599	48,486	238,955	(13,849)
Total primary government	**$1,115,616**	**$ 183,599**	**$ 48,486**	**$ 238,955**	**$ (644,576)**

General Revenues	
Property taxes levied for for general government purposes	398,051
Sales tax	179,688
Franchise tax	107,074
Beer and wine tax	36,264
Distilled spirits tax	9,931
Insurance premium tax	101,368
Occupational tax	14,567
Investment earnings	554
Miscellaneous	4,499
Total General Revenues	851,996
Change in Net Position	207,420
Net position – Beginning of Year	2,452,142
Net position – end of year	**$ 2,659,562**

See accompanying notes to the basic financial statements

CITY OF ETON, GEORGIA
BALANCE SHEET – GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2025

	General Fund	Seized Funds	2019 SPLOST	T-SPLOST	Total Governmental Funds
ASSETS					
Cash and cash equivalents	$ 893,154	$ —	$ 264,442	$ 202,229	$ 1,359,825
Receivables:					
Taxes	392,781	—	—	—	392,781
Intergovernmental	17,122	—	25,322	23,419	65,863
Fines and forfeitures	23,291	—	—	—	23,291
Prepaid items	11,468	—	—	—	11,468
Total Assets	$ 1,337,816	$ —	$ 289,764	$ 225,648	$ 1,853,228
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES					
LIABILITIES					
Accounts payable	17,293	—	—	—	17,293
Accrued Expenditures	7,283	—	—	—	7,283
Total Liabilities	24,576	—	—	—	24,576
DEFERRED INFLOWS OF RESOURCES					
Unavailable Revenues – Property Taxes	34,063		—	—	34,063
Unavailable Revenues - Fines	12,466	—	—	—	12,466
	46,529	—	—	—	45,529
Total Liabilities and Deferred Inflows	71,105	—	—	—	71,105
FUND BALANCES					
Nonspendable	11,468	—	—	—	11,468
Restricted	7,483	—	289,764	225,648	522,895
Unassigned	1,247,760	—	—	—	1,247,760
Total Fund Balances	1,266,711	—	289,764	225,648	1,782,123
Total Liabilities, Deferred Inflows & Fund Balance	**$ 1,337,816**	**$ —**	**$ 289,764**	**$ 225,648**	**$ 1,853,228**

See accompanying notes to the basic financial statements

CITY OF ETON, GEORGIA
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2025

Total Governmental Fund Balances		$ 1,782,123
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore are not reported in the funds.		
Cost of capital assets	$ 2,701,632	
Less accumulated depreciation	(1,607,516)	1,094,116
Other long-term assets are not available to pay for current period expenditures and therefore are deferred in the funds.		
Property taxes	$ 34,063	
Fines	12,466	46,529
Liabilities not due and payable in the current period and therefore are not reported in the governmental fund balance sheets but are reported on the government-wide statement of net position.		
Compensated absences	$ (40,008)	
Notes payable	(144,773)	
Capital lease payable	(78,425)	(263,206)
Net position of governmental activities		**$ 2,659,562**

See accompanying notes to the basic financial statements

CITY OF ETON, GEORGIA
GOVERNMENTAL FUNDS
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED DECEMBER 31, 2025

	General Fund	Seized Fund	2019 SPLOST	T-SPLOST	Total Governmental Funds
REVENUES					
Property Taxes	$ 423,561	$ —	$ —	$ —	$ 423,561
Selective Taxes	269,204	—	—	—	269,204
Licenses and Permits	18,608	—	—	—	18,608
Intergovernmental	228,174	13,786	143,598	95,357	480,915
Fines and Forfeitures	144,876	—	—	—	144,876
Investment Earnings	554	—	—	—	554
Miscellaneous	4,499	—	—	—	4,499
Total Revenues	1,089,476	13,786	143,598	95,357	1,342,217
EXPENDITURES					
Current:					
General government	333,492	—	41,091	—	374,583
Judicial	4,521	—	—	—	4,521
Public safety	378,928	1,456	71,125	—	451,509
Public Works	197,015	—	14,362	52,363	263,740
Health and Welfare	3,645	—	—	—	3,645
Culture and Recreation	24,550	—	—	—	24,550
Housing and Development	846	—	—	—	846
Debt Service:					
Principal	15,032	—	17,650	—	32,682
Interest	11,600	—	2,249	—	13,849
Total Expenditures	969,629	1,456	146,477	52,363	1,169,925
Excess (Deficiency) of Revenues Over (Under) Expenditures	119,847	12,330	(2,879)	42,994	172,292
Other Financing Sources (Uses)					
Proceeds from financed purchase	—	—	72.015	—	72.015
Transfers in	12,330	—	—	—	12,330
Transfers out	—	(12,330)	—	—	(12,330)
Total Other Financing Sources	12,330	(12,330)	72.015	—	72.015
Net Change in Fund Balance	132,177	—	69,136	42,994	244,307
Fund Balances - Beginning	1,134,534	—	220,628	182,654	1,537,816
Fund Balances - Ending	**$ 1,266,711**	**$**	**$ 289,764**	**$ 225,648**	**$ 1,782,123**

See accompanying notes to the basic financial statements

CITY OF ETON, GEORGIA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2025

Net Changes in Fund Balances – Total Governmental Funds		$ 244,307
Amounts reported for governmental activities in statement of activities are different because:		
Governmental funds report capital outlays as expenditures on the governmental fund type operating statement. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which capitalized capital outlay exceeded the depreciation expense in the current period.		
Depreciation expense	$ (77,915)	
Capital outlay	100,558	22,643
Revenues in the government-wide statement of activities that do not provide current financial resources are not reported as revenues in the governmental fund operating statement.		
Property Taxes:		
Deferred @ 12/31/25	$ 34,063	
Deferred @ 12/31/24	(59,573)	(25,510)
Fines:		
Deferred @ 12/31/25	12,466	
Deferred @ 12/31/24	(6,137)	6,329
Elimination of transfers between governmental funds		
Transfers in	12,330	
Transfers out	(12,330)	—
Debt proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position.		(72,015)
Repayment of general obligation debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.		32,682
Compensated absences are reported in the government-wide statement of activities, but do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.		
Liability @ 12/31/25	$ (40,008)	
Liability @ 12/31/24	38,992	(1,016)
Change in net position of governmental activities		**$ 207,420**

See accompanying notes to the basic financial statements

City of Eton, Georgia
Notes to the Basic Financial Statements
For the Year Ended December 31, 2025

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The City of Eton, Georgia, (the City) operates under a Mayor-Council form of government and provides the following services as authorized by its charter: public safety, streets and sanitation, culture and recreation, public improvements, planning and zoning, and general administrative services.

The financial statements of the City have been prepared in conformity with accounting principles generally accepted in the United States (GAAP) as applied to governments. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for governmental accounting and financial reporting.

Note 1 - Summary of Significant Accounting Policies

The most significant of the City's accounting policies are described below.

1-A. Reporting Entity

The reporting entity is comprised of the primary government, component units and other organizations that are included to ensure that the financial statements are not misleading. The primary government of the City consists of all funds, departments, boards and agencies that are not legally separate from the City.

Component units are legally separate organizations for which the City is financially accountable. The City is financially accountable for an organization if the City appoints a voting majority of the organization's governing board and (1) the City is able to significantly influence the programs or services performed or provided by the organizations; or (2) the City is legally entitled to or can otherwise access the organization's resources; the City is legally obligated or has otherwise assumed the responsibility to finance the deficits of, or provide financial support to, the organization; or the City is obligated for the debt of the organization. Component units also may include organizations that are fiscally dependent on the City in that the City approves the budget, levies their taxes or issues their debt. Based upon the application of these criteria no component units exist.

City of Eton Public Facilities Authority (Authority) - The Authority is considered a related party to the City, but not part of the City's reporting entity. Legally separate from the City, the Authority was created in 2017 to provide buildings, facilities, equipment, and services for the citizens of the City of Eton. The Authority shall be composed of three members, who shall be residents of the City of Eton appointed by the affirmative vote of the majority of the governing authority of the City of Eton. No member shall be an elected official or employee of the City of Eton.

1-B. Basis of Presentation

The City's basic financial statements consist of government-wide statements, including a statement of net position and a statement of activities and fund financial statements, which provide a more detailed level of financial information.

Government-wide Financial Statements -- The government-wide financial statements include the statement of net position and the statement of activities. These statements report financial information for the City. Individual funds are not displayed at this financial reporting level. These statements present governmental activities, which are generally supported by grants, fines, and City general revenues.

The statement of net position presents the financial position of the governmental activities of the City at year end.

The statement of activities presents a comparison between direct expenses and program revenues for each function of the City's governmental activities. Direct expenses are those that are specifically associated with a function and therefore are clearly identifiable to that particular function. The City does not allocate indirect expenses to functions in the statement of activities.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

The statement of activities reports the expenses of a given function offset by program revenues directly connected with the functional program. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity. Program revenues inc1ude: (l) charges for services, which includes fees, fines, and other charges to users of the City's services, (2) operating grants and contributions which finance annual operating activities including restricted investment income, and (3) capital grants and contributions which fund the acquisition, construction, or rehabilitation of capita1 assets. These revenues are subject to externally imposed restrictions to these program uses. For identifying to which function program revenue pertains, the determining factor for charges for services is which function generates the revenue. For grants and contributions, the determining factor is to which functions the revenues are restricted.

Other revenue sources not properly included with program revenues are reported as general revenues of the City. The comparison of direct expenses with program revenues identifies the extent to which each governmental function and each identifiable business activity is self-financing or draws from the general revenues of the City.

Fund Financial Statements - During the year, the City segregates transactions related to certain City functions or activities in separate funds to aid financial management and to demonstrate lega1 compliance. Fund financial statements are designed to present financia1 information of the City at this more detailed level.

Fund financial statements are provided for governmental funds.

The four major individual funds, which include the general fund, the Seized Fund account and two SPLOST funds, are reported in separate columns.

Fund Accounting - The City uses funds to maintain its financial records during the year. A fund is a fiscal and accounting entity with a self-balancing set of accounts. The City uses one category of funds: governmental.

Governmental Funds - Governmental funds are those through which most governmental functions typica1ly are financed. Governmental fund reporting focuses on the sources, uses and ba1ances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or must be used. Fund liabilities are assigned to the fund from which they will be liquidated. The City reports the difference between governmental fund assets and liabilities as fund balance. The following are the City's major governmenta1 funds:

The General Fund - The general fund should be used to account for and report all financial resources not accounted for and reported in another fund. The general fund's fund balance is available to the City for any purpose provided it is expended or transferred according to the general laws of State of Georgia.

Seized Funds – This special revenue fund accounts for funds seized by the police department and held until a court order is received. This money can be used for police supplies and equipment.

2019 SPLOST Fund-The 2019 SPLOST Fund is used to account for 2019 SPLOST designated funds for the acquisition of equipment for street, fire, and police departments, and for improvements to city ha11 and public areas.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

T-SPLOST Fund-The T-SPLOST Fund is used to account for Transportation Special Purpose Local Option Tax designated funds for projects of resurfacing streets and roads. The T-SPlost tax began on April 1, 2020.

1-C. Measurement Focus

Governmental-wide Financial Statements – The government-wide financia1 statements are prepared using the economic resources measurement focus. All assets and all liabilities associated with the operation of the City are included on the statement of net position. The statement of activities reports revenues and expenses.

Fund Financial Statements - All governmental funds are accounted for using a flow of current financial resources measurement focus. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. The statement of revenues, expenditures and changes in fund balances reports the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the way the governmental activities of the government-wide financial statements are prepared. Governmental fund financial statements therefore include a reconciliation with brief explanations to better identify the relationship between the government-wide statements and the governmental fund statements.

1-D. Basis of Accounting

Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. Government-wide financial statements are prepared using the accrual basis of accounting. At the fund reporting level, the governmental funds use the modified accrual basis of accounting. Differences in the accrual and the modified accrual basis of accounting arise in the recognition of revenue, the recording of deferred revenue, and in the presentation of expenses versus expenditures.

Revenues – Exchange Transactions – Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On the modified accrual basis, revenue is recorded when the exchange takes place and in the fiscal year in which the resources are measurable and become available. Available means that the resources will be collected within the current fiscal year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current fiscal year. For the City, the phrase "available for exchange transactions" means expected to be received within sixty days of year-end.

Revenues – Non-exchange Transactions – Non-exchange transactions in which the City receives value without directly giving equal value in return, include sales taxes, property taxes, grants and donations. On an accrual basis, revenue from sales taxes is recognized in the period in which the taxable sale takes place. Revenue from property taxes is recognized in the fiscal year for which the taxes are levied. (Note 3C) Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the City must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the City on a reimbursement basis. On a modified accrual basis, revenue from non-exchange transactions also must be available (i.e., collected within sixty days) before it can be recognized.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Under the modified accrual basis, the following primary revenue sources are considered to be susceptible to accrual: property taxes, sales taxes, franchise taxes and fines.

Expenses/Expenditures - On the accrual basis of accounting, expenses are recognized at the time they are incurred. On the modified accrual basis, expenditures generally are recognized in the accounting period in which the related fund liability is incurred and due, if measurable.

1-E. Assets, Liabilities, and Fund Equity

1-E-1. Cash, Cash Equivalents, and Investments

Cash includes amounts in demand deposits and cash on hand. Investments consist of certificates of deposit with a maturity date of greater than three months of the date acquired by the government. There were no investments at December 31, 2025.

Cash and cash equivalents include amounts in demand deposits as well as short-term investments with a maturity date within three months of the date acquired by the City.

- Georgia law authorizes the City to invest in the following type of obligations;
- Obligations of the State of Georgia or of any other states
- Obligations of the United States Government
- Obligations fully insured or guaranteed by the United States Government or Government agency
- Obligations of any corporation of the United States Government
- Prime bankers' acceptances
- The State of Georgia local government investment pool (i.e., Georgia Fund I)
- Repurchase agreements
- Obligations of the other political subdivisions of the State of Georgia

1-E-2. Receivables

All trade and property tax receivables are reported net of an allowance for uncollectibles, where applicable. The delinquent taxes, receivable account represents past years of uncollected tax levies.

1-E-3. Interfund Balances

On the fund financial statements, receivables and payables resulting from short-term interfund loans are classified as "interfund receivables/interfund payables." These amounts are eliminated in the governmental columns of the statement of net position.

1-E-4. Prepaid Items

Payments made to vendors for services that will benefit periods beyond December 31, 2025, are recorded as prepaid items using the consumption method by recording an asset for the prepaid amount and reflecting the expenditure/expense in the year in which services are consumed. At the fund reporting level, an equal amount of fund balance is reported as Nonspendable, as this amount is not available for general appropriation.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

1-E-5. Capital Assets

General capital assets are those assets specifically related to activities reported in the governmental funds. These assets generally result from expenditures in governmental funds. The City reports these assets in the governmental activities column of the government-wide statement of net position but does not report these assets in the government fund financial statements.

All capital assets are capitalized at cost (or estimated historical cost) and updated for additions and retirements during the year. Donated capital assets are recorded at their fair market values as of the date received. The City maintains a capitalization threshold of one thousand dollars. Improvements to capital assets are capitalized. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend an asset's life are expenses.

All reported capital assets are depreciated except for land, right-of-way's, and construction in progress. Improvements are depreciated over the remaining useful lives of the related capital assets.

Depreciation is computed using the straight-line method over the following useful lives:

	Estimated Lives
Asset Class	Governmental Activities
Buildings	20 – 40 years
Machinery and equipment	5 – 10 years
Vehicles	5 – 7 years
Furniture	5 – 10 years

1-E-6. Compensated Absences

Sick leave benefits are accrued as a liability as the benefits are earned if the employees' rights to receive compensation are attributable to services already rendered and it is probable that the employer will compensate the employees for the benefits through paid time off or some other means. Vacation benefits expire at the end of each year.

All compensated absence liabilities include salary-related payments, where applicable.

The total compensated absence liability is reported on the government-wide financial statements. Governmental funds report the compensated absence liability at the fund reporting level only "*when due."*

1-E-7. Accrued Liabilities and Long-term Obligations

All payables, accrued liabilities and long-term obligations are reported in the government-wide financial statements.

In general, governmental fund payables and accrued liabilities that, once incurred, are paid in a timely manner and in full, from current financial resources, are reported as obligations of these funds. However, compensated absences that will be paid from governmental funds are reported as a liability in the fund financial statements only to the extent that they are "due for payment" during the current year.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

1-E-8. Fund Equity and Net Position

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

In the government-wide financial statements, equity is classified as net position and displayed in three components:

a. Net investment in capital assets – Consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

b. Restricted net position – Consists of net position with constraints placed on the use either by (1) external groups such as creditors, grantors contributors, or laws or regulations of other governments or (2) law through constitutional provisions or enabling legislation.

c. Unrestricted net position – All other net position that do not meet the definition of restricted or net investment in capital assets.

In the fund financial statements, governmental funds report fund balance in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in these funds can be spent.

These classifications may consist of the following:

Nonspendable Fund Balance – includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

Restricted Fund Balance – includes amounts that have constraints placed on the use of the resources that are either (a) externally imposed by creditors, grantors, contributors or laws and regulations of other governments or (b) imposed by law through constitutional provisions or enabling legislation.

Committed Fund Balance – includes amounts that can only be used for specific purposes pursuant to constraints imposed by formal resolutions of the Town Council, the Town's highest level of decision-making authority. Commitments may be modified or removed only by the Town Council through resolution or ordinance, approval through motions, or some other formal action.

Assigned Fund Balance – includes amounts that are constrained by the Town's intent to be used for specific purposes, but are neither restricted nor committed. The Town's Budget Committee is authorized to make assignments.

Unassigned Fund Balance – is represented by the residual classification of the General 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.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Net Position Flow Assumptions – In order to report net position as a restricted – net position and an unrestricted – net position in the government-wide financial statements, the City has established a flow assumption policy. It is the city's policy to use restricted – net position first before using unrestricted net position.

Fund Balance Flow Assumptions – It is the City's policy to consider restricted fund balance to have been used 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, it is the City's policy to use fund balance in the following order:

- Committed
- Assigned
- Unassigned

Net Position – Net position represent the difference between assets and liabilities. Net position invested in capital assets, net of related debt, consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets. This net asset amount also is adjusted by any bond issuance deferral amounts. Net position is reported as restricted when there are limitations imposed on thir use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. All other net position is reported as unrestricted.

1-E-9. Interfund Activity

Exchange transactions between funds are reported as revenues in the seller funds and as expenditures/expenses in the purchaser funds. Flows of cash or goods from one fund to another without a requirement of repayment are reported as interfund transfers. Interfund transfers are reported as other financing sources/uses in governmental funds. Repayments from funds responsible for expenditures the funds that initially paid for them are not presented on the financial statements (i.e., they are netted).

Transfers between funds reported in the governmental activities column are eliminated.

1-E-10 Estimates

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States, requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

1-E-11. Comparative Data

Comparative total data for the prior year have been presented only for individual funds in the fund financial statements to provide an understanding of the changes in the financial position and operations of these funds. Also certain amounts presented in the prior year data have been reclassified to be consistent with the current year's presentation.

2. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

2-A. Budgetary Information – The City adopts an annual operating budget for the general fund and each special revenue, where applicable. The City also adopts a project length budget for the SPLOST capital projects fund (however the project periods may be the same as an annual basis).

All budgets are adopted on a basis consistent with GAAP, except the SPLOST capital projects funds, which are adopted on a project length basis, and except for certain noncash items including inception of capital leases.

The legal level of control (the level at which expenditures may not legally exceed appropriations) for each adopted annual operating budget generally is the department level within each individual fund. The City Clerk may transfer appropriations between line items within a department. Any change in total to a fund or departmental appropriation within a fund requires approval of the Mayor and City Council, as budget amendment. The 2025 budget was amended.

All unexpended annual appropriations lapse at year-end.

The General Fund expenditures exceeded budget amounts for judicial by $101, for public safety $3,037, and for debt service $1,582. The General Fund has sufficient fund balance to cover expenditures.

3. DETAILED NOTES ON ALL FUNDS

3-A. Deposits

Custodial Credit Risk – Deposits – The custodial credit risk for deposits is the risk that, in the event of a bank failure, the City's deposits may not be recovered. The City has no formal policy on managing credit risk.

The City's bank balances of deposits as of December 31, 2025, were entirely insured by the Federal Depository Insurance Corporation, the Georgia Secure Deposit Program, or the Georgia State Pledging Pool.

3–B. Receivables

Receivables at December 31, 2025, consisted of taxes, accounts (billings for user charges), and intergovernmental receivables.

Receivables and payables are recorded on the City's financial statements to the extent that the amounts are determined to be material and substantiated not only by supporting documentation, but also by a reasonable, systematic method of determining their existence, completeness, valuation, and in the case of receivables, collectability. At December 31, 2025, allowances for uncollectibles were reported as follows:

General fund (fines and forfeitures)	$3,734

3–C. Property Taxes

The City Council levied property taxes October 20, 2025. Property taxes attach as an enforceable lien on property as of January 1, 2026. Property taxes were due on February 15, 2026 (March 15, 2026 delinquent date).

3. DETAILED NOTES ON ALL FUNDS (continued)

3–D. Capital Assets

Capital asset activity for governmental activities for the year ended December 31, 2025, was as follows:

	Balance 1/1/2025	Additions	Reductions	Balance 12/31/2025
GOVERNMENTAL ACTIVITIES				
Capital assets not being depreciated				
Land	$ 111,250	$ —	$ —	$ 111,250
Other capital assets:				
Buildings and improvements	1,073,756	—	—	1,073,756
Vehicles and equipment	1,416,069	100,557	—	1,516,626
Total other capital assets	2,489,825	100,557	—	2,590,382
Total capital assets	2,601,075	100,557	—	2,701,632
Accumulated depreciation:				
Buildings and improvements	366,536	29,356	—	395,892
Vehicles and equipment	1,163,066	48,558	—	1,211,624
Total accumulated depreciation	1,529,602	77,914	—	1,607,516
Governmental activity capital assets, net	**$ 1,071,473**	**$ 22,643**	**$ —**	**$ 1,094,116**

Depreciation expense was charged to governmental activities as follows:

General Government	$ 25,579
Public Safety	37,960
Public Works	10,513
Culture and Recreation	3,862
	$ 77,914

3–E. Deferred Inflows and Outflows of Resources

Fund Financial Reporting Level – In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflow of resources,* represents an acquisition of net position 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 one of these items. This item, *unavailable revenue,* is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues for property taxes. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

3. DETAILED NOTES ON ALL FUNDS (continued)

3–F Compensated Absences

All full-time employees accumulate vacation benefits in varying annual amounts throughout the year, but the vacation benefits are not carried over to the following year. The City's sick leave policy provides for an accumulation of earned sick leave. Sick leave does not vest for retirement or termination purposes. Unused sick leave may be used for long-term illnesses that may occur.

3–G. Long-Term Debt

The following is a summary of the outstanding long-term debt issues at December 31, 2025:

Governmental Activities Debt – The County reports two outstanding notes payable and four outstanding capital leases for governmental activities at December 31, 2025.

Financed Purchases – The City has two outstanding financed purchases at December 31, 2025.

Georgia Municipal Association (Magnolia Bank) Financed Purchase- In February, 2022, the City entered into a capital lease for two 2021 Dodge Charger police vehicles. The financing agreement is for sixty monthly payments of $959, including interest at 3.21%. The original amount was $53,106. The cost of the vehicles were $53,106, with accumulated depreciation of $33,929 and a book value at December 31, 2025 of $19,177. Future annual payments under this loan to maturity are as follows:

Year	Principal	Interest	Total
2026	$ 11,252	$ 258	$ 11,510
2027	1,912	8	1,920
Total	$ 13,163	$ 266	$ 13,429

Georgia Municipal Association (Magnolia Bank) Financed Purchase- In July, 2025, the City entered into a financed purchase agreement for a 2025 Ford Explorer police vehicle, as well as installed equipment. The financing agreement is for sixty monthly payments of $1,285, including interest at 4.75%. The original amount was $68,384. The cost of the vehicle and installed equipment was $69,056, with accumulated depreciation of $4,270 and a book value at December 31, 2025 of $64,786. Future annual payments under this loan to maturity are as follows:

Year	Principal	Interest	Total
2026	$ 12,678	$ 2,737	$ 15,415
2027	13,293	2,121	15,414
2028	13,939	1,476	15,415
2029	14,615	799	15,414
2030	8,851	141	8,992
Total	$ 63,376	$ 7,274	$ 70,650

3. DETAILED NOTES ON ALL FUNDS (continued)

Notes Payable – The City has the following outstanding note payable at December 31, 2025.

Note Payable – On January 19, 2018, the City entered into an Intergovernmental Contract with the *City of Eton Public Facilities Authority* (Authority) to finance the costs of a new fire station for the City. The Authority proposed to obtain a loan for $250,000 from the First National Community Bank. The Authority entered into an assignment intergovernmental contract as collateral for the payment of Authority obligations under the loan agreement. More specifically, the Authority directs the City to pay the lender for the amounts due under the Intergovernmental Contract.

The original amount of debt was $250,000. This loan is being repaid over fifteen years with monthly payments beginning February 2018 of $1,934, which includes interest at of rate 4.6%. The promissory note states that on January 19, 2023 and January 19, 2028, the interest rate shall adjust to a fixed rate equal to the prevailing Wall Street Journal Prime pls .10% on each such respective dates. On January 19, 2023, the interest rate was adjusted to 7.6%, which changed the payments to $2,219 beginning February 2023. As of December 31, 2025, the City owed First National Community Bank $144,773. The loan matures January 2033.

Future annual payments under this loan to maturity are as follows:

Year	Principal	Interest	Total
2026	$ 16,215	$ 10,417	$ 26,632
2027	17,491	9,141	26,632
2028	18,868	7,764	26,632
2029	20,352	6,279	26,631
2030	21,954	4,677	26,631
2031-2033	49,893	4,035	53,928
Total	$ 144,773	$ 42,313	$ 187,086

Note Payable – The City entered into an agreement for the purchase of computers for administration. The agreement is for 24 monthly installments of $101, including interest at 7.8%. The note matures December 2026. The original amount was $2,242. The balance at December 31, 2025 was $1,165.

Year	Principal	Interest	Total
2026	$ 1,165	$ 50	$ 1,215

Note Payable – The City entered into an agreement for the purchase of computers for administration. The agreement is for 24 monthly installments of $63, including interest at 7.8%. The note matures December 2026. The original amount was $1,388 The balance at December 31, 2025 was $752.

Year	Principal	Interest	Total
2026	$ 721	$ 31	$ 752

3. DETAILED NOTES ON ALL FUNDS (continued)

Changes in Long-term Debt – Changes in the City's long-term obligations consisted of the following for the year ended December 31, 2025:

Governmental Activities	Outstanding 1/1/2025	Additions	Reductions	Outstanding 12/31/2025	Due Within One Year
Notes payable	$ 159,804	$ 3,630	$ 16,776	$ 146,658	$ 18,100
Financed Purchases:					
GEMA (Magnolia Bank)	24,061	68,385	15,906	76,540	23,930
Compensated absences	38,992	41,874	40,858	40,008	32,007
Total Governmental Activities	$ 222,857	$ 113,889	$ 73,540	$ 263,206	$ 74,037

The amortization of the capital assets acquired via capital leases is included in the depreciation expense reported.

The financed purchases and the note payable for the computers are retired by SPLOST revenues and the notes payable for the Fire Station is retired from the general fund.

The compensated absences liability will be paid from the fund from which the employees' salaries are paid, normally the general fund.

3-H. Pensions

Defined Contribution Plan

Effective August 1, 2009, the City adopted a 457(b)-deferred compensation plan and a 401(a)-defined contribution plan, administered by the Georgia Municipal Association. The City is assigned the authority to establish and amend benefit provisions of the Plan.

The plans cover all full-time employees (required hours of at least 32) who have been employed for at least six months. The employees are not required to contribute to the Plan. The City matches 100% of employee contributions, up to $25 per weekly payroll period. The City's contributions for each employee are fully vested after five years of employment.

Employees who are employed as of August 1, 2009, will be given credit for prior service as an eligible employee.

Contributions to the Plan for the year ended December 31, 2025, totaled $27,795, which consisted of $17,135 contributed by the employee and $10,660 contributed by the City.

Other Plans

The City's public safety employees belong to either one of two pension plans, listed below, established by the Georgia Assembly for providing retirement benefits for these participants. These plans are cost-sharing multiple employer defined benefit pension plans. Further information regarding these plans can be obtained from the plans' annual reports. The two plans are;

- Peace Officer's Annuity and Benefit Fund of Georgia
- Georgia Firefighters' Pension Fund

3. DETAILED NOTES ON ALL FUNDS (continued

3-I. Fund Equity

● ***Nonspendable*** - The following fund balances are Nonspendable because they are not in spendable form:

General Fund:	
Prepaid items	$ 11,468

● ***Restricted*** – The following fund balances are legally restricted to specified purposes:

General Fund:	
Cemetery services	$ 7,483
Major Capital Projects SPLOST Funds:	
SPLOST 2019 Capital projects	$ 289,764
T-SPLOST Capital projects	225,648
Total Major Capital Projects SPLOST Funds	$ 515,412

● ***Unassigned*** – The following fund balances include the general fund unassigned amount:

General Fund:	
General Fund	$ 1,247,760

Net Investment in Capital Assets

Net investment in capital assets on the government-wide statement of net position as of December 31, 2024, is as follows:

Net investment in capital assets:	Governmental Activities
Cost of capital assets	$ 2,701,632
Less accumulated depreciation	1,607,517
Book Value	1,094,115
Less capital related debt	223,197
Net investment in capital assets	**$ 870,918**

4. OTHER NOTES

4-A. Risk Management

The City is exposed to various risks of losses related to torts, thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City has joined together with other municipalities in the state as part of the Georgia Interlocal Risk Management Agency Property and Liability Insurance Fund and the Georgia Municipal Association Group Self-insurance Workers Compensation Fund, public entity risk pool currently operating as a common risk management and insurance program for member local governments.

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

3. DETAILED NOTES ON ALL FUNDS (continued)

The funds are to defend and protect the members of the funds against liability or loss as prescribed in the member government contract and in accordance with the worker's compensation of law of Georgia. The funds are to pay all cost taxed against members in any legal proceeding defended by the members, all interest accruing after entry of judgment, and all expenses incurred for investigation, negotiation or defense. There were no significant reductions in insurance coverage in relation to the prior year. For the years ended 2025, 2024, and 2023, there were no settlements in excess of insurance coverage.

Settled claims in the last three years have not exceeded coverage.

4-B. Contingent Liabilities

The City has received federal and state grants for specific purposes that are subject to review and audit by the grantor agencies or their designee. These audits could result in a request for reimbursement to the grantor agency for costs disallowed under terms of the grant. Based on prior experience, the City believes such disallowances, if any, will be immaterial.

4.C. Joint Ventures

Under Georgia law, the City, in conjunction with other cities and counties in the region, is a member of the Northwest Georgia Regional Commission (NWGRC) and is required to pay annual dues thereto. Membership in NWGRC 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 NWGRC Board membership includes the chief elected official of each county and municipality of the area. OCGA 50-8-39.1 provides that the member governments are liable for any debts or obligations of a NWGRC. Separately issued financial statements may be obtained from the Northwest Georgia Regional Commission, 503 W. Waugh Street, Dalton, Georgia 30720.

4-D. Subsequent Events

Management has evaluated subsequent events through June 19, 2026, the date which the financial statements were available to be issued.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF ETON, GEORGIA
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2025

	Budgeted Amounts			Favorable
	Original	Final	Actual	(Unfavorable)
REVENUE				
Taxes	$ 686,100	$ 450,155	$ 692,765	$ 242,610
Licenses and permits	14,750	5,000	18,608	13,608
Intergovernmental	157,660	224,425	228,174	3,749
Fines and forfeitures	185,000	143,450	144,876	1,426
Investment earnings	—	—	554	554
Miscellaneous	35,600	35,550	4,499	(31,051)
Total Revenues	1,079,110	858,580	1,089,476	230,896
EXPENDITURES				
Current:				
General government	871,440	685,023	333,492	351,531
Judicial	4,250	4,420	4,521	(101)
Public safety	361,174	375,891	378,928	(3,037)
Public works	189,337	200,986	197,015	3,971
Health and welfare	2,000	8,815	3,645	5,170
Culture and recreation	36,678	36,678	24,550	12,128
Housing and development	850	850	846	4
Debt Service:				
Principal retirement	11,800	13,450	15,032	(1,582)
Interest and fiscal charges	14,875	13,200	11,600	1,600
Total Expenditures	1,492,404	1,339,313	969,629	369,684
Excess (Deficiency) of Revenues Over (Under) Expenditures	(413,294)	(480,733)	119,847	600,580
Other Financing Sources (Uses)				
Proceeds from capital lease	—	12,190	—	(12,190)
Transfers in	—	—	12,330	12,330
Total Other Financing Sources	—	12,190	12,330	140
Net Change in Fund Balances	**$ (413,294)**	**$ (468,543)**	132,177	**$ 600,720**
Fund Balances Beginning of Year			1,134,534	
Fund Balances End of Year			**$ 1,266,711**	

See accompanying notes to the basic financial statements

CITY OF ETON, GEORGIA
SEIZED FUNDS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
FOR THE YEARS ENDED DECEMBER 31, 2025 and 2024.

	Budgeted Amounts			Variance With Final
	Original	Final	Actual	Budget
Revenues				
Fines and Forfeitures	$ —	$ —	$ 13,786	$ 13,786
Total Revenues	—	—	13,786	13,786
Expenditures				
Current				
Public safety	—	—	1,456	(1,456)
Total Expenditures	—	—	1,456	(1,456)
Excess (Deficiency) of Revenues Over (Under) Expenditures	—	—	12,330	12,330
Other Financing Sources				
Transfers Out	—	—	(12,330)	$ (12,330)
Total Other Financing Sources	—	—	(12,330)	(12,330)
Net Change in Fund Balances	—	—	—	—
Fund Balances Beginning of Year	—	—	—	—
Fund Balances End of Year	$ —	$ —	$ —	$ —

SUPPLEMENTARY INFORMATION

CITY OF ETON, GEORGIA
GENERAL FUND
COMPARATIVE BALANCE SHEET
FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

	2025	2024
ASSETS		
Cash and cash equivalents	$ 893,154	$ 830,077
Receivables: (net, where applicable):		
Property Taxes	253,449	200,250
Intergovernmental – Sales Taxes	17,122	15,963
Franchise taxes	44,464	47,372
Other Taxes	94,868	83,217
Fines and Forfeitures	23,291	31,381
Prepaid items	11,468	10,966
Total Assets	1,337,816	1,219,226
LIABILITIES DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES		
LIABILITIES		
Accounts payable	17,293	12,216
Accrued expenditures	7,283	6,766
Total Liabilities	24,576	18,982
DEFERRED INFLOWS		
Unavailable Revenues – Property Taxes	34,063	59,573
Unavailable Revenues – Fines	12,466	6,137
Total Deferred Inflows	46,529	65,710
Total Liabilities and Deferred Inflows	71,105	84,692
FUND BALANCES		
Nonspendable	11,468	10,966
Restricted	7,483	18,979
Unassigned	1,247,760	1,104,589
Total Fund Balances	1,266,711	1,134,534
Total Liabilities, Deferred Inflows & Fund Balance	**$ 1,337,816**	**$ 1,219,226**

CITY OF ETON, GEORGIA
GENERAL FUND
COMPARATIVE SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024

	2025	2024
REVENUES		
Real and personal property taxes	$ 423,561	$ 409,457
Selective taxes	269,204	246,772
Licenses and permits	18,608	14,361
Intergovernmental	228,174	240,973
Fines and forfeitures	144,876	182,913
Investment earnings	554	498
Miscellaneous	4,499	3,941
Total Revenues	1,089,476	1,098,915
EXPENDITURES		
Current:		
General government	333,492	329,810
Judicial	4,521	4,732
Public safety	378,928	372,785
Public Works	197,015	188,564
Health and welfare	3,645	1,100
Culture and recreation	24,550	18,790
Housing and development	846	846
Debt Service:		
Principal retirement	15,032	13,724
Interest and fiscal charges	11,600	12,908
Total Expenditures	969,629	943,259
Excess (Deficiency) of Revenues Over (Under) Expenditure	119,847	155,656
Other Financing Sources (uses)		
Transfers in	$ 12,330	$ —
Total Other Financing Sources (Uses)	12,330	—
Net Change in Fund Balances	132,177	155,656
Fund Balances Beginning of Year	1,134,534	978,878
Fund Balances End of Year	**$ 1,266,711**	**$ 1,134,534**

CITY OF ETON, GEORGIA
SCHEDULE OF REVENUES – BUDGET AND ACTUAL – GENERAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2025

	Budgeted Amounts			Favorable
	Original	Final	Actual	(Unfavorable)
Real and personal property taxes				
General property tax –				
Current & delinquent	$ 397,000	$ 180,000	$ 404,708	$ 224,708
Motor vehicle & mobile home	16,600	18,750	18,401	(349)
Penalties & interest on taxes	—	—	452	452
Total real and personal				
Property taxes	413,600	198,750	423,561	224,811
Selective taxes				
Franchise tax	110,500	104,980	107,074	2,094
Beer and wine tax	55,000	35,350	36,264	914
Distilled spirits tax	23,000	9,380	9,931	551
Insurance premium tax	74,000	90,000	101,368	11,368
Occupational tax	10,000	11,695	14,567	2,872
Total selective taxes	272,500	251,405	269,204	17,799
License & permits				
Beer & Wine	4,000	2,500	5,500	3,000
Distilled spirits	10,750	2,500	13,108	10,608
Total licenses & permits	14,750	5,000	18,608	13,608
Intergovernmental				
State & local – sales tax	140,000	175,950	179,688	3,738
State & local – GDOT Funding	17,660	39,325	39,327	2
Intergovernmental grants	—	9,150	9,159	9
Total Intergovernmental	157,660	224,425	228,174	3,749
Fines and forfeitures	185,000	143,450	144,876	1,426
Investment earnings	—	—	554	554
Proceeds from sale of assets	—	12,190	—	(12,190)
Miscellaneous	35,600	35,550	4,499	(31,051)
Total Miscellaneous	35,600	47,740	4,499	(43,241)
Total Revenues	$ 1,079,110	$ 870,770	$1,089,476	$ 218,706

CITY OF ETON, GEORGIA
SCHEDULE OF EXPENDITURES – BUDGET AND ACTUAL – GENERAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2025

	Budgeted Amounts			Favorable
	Original	Final	Actual	(Unfavorable)
General Government				
Personal services	$ 168,158	$ 170,044	$ 171,206	$ (1,162)
Operating	152,670	173,270	162,286	10,984
Contingency	550,612	341,709	—	341,709
Total general government	871,440	685,023	333,492	351,531
Judicial				
Personal services	2,800	2,810	3,015	(205)
Operating	1,450	1,610	1,506	104
Total judicial	4,250	4,420	4,521	(101)
Public safety:				
Police				
Personal services	315,974	328,366	334,800	(6,434)
Operating	44,700	47,025	44,128	2,897
Total police	360,674	375,391	378,928	(3,537)
Fire:				
Operating	500	500	—	500
Total public safety	361,174	375,891	378,928	(3,037)
Public works				
Public works - operations				
Personal services	155,372	163,521	162,679	842
Operating	22,500	26,000	22,840	3,160
Total public works operations	177,872	189,521	185,519	4,002
Cemetery -Operating	11,465	11,465	11,496	(31)
Total public works	189,337	200,986	197,015	3,971
Health and welfare	2,000	8,815	3,645	5,170
Culture & recreation				
Recreation -Operating	36,678	36,678	24,550	12,128
Housing and development	850	850	846	4
Debt Service:				
Principal retirement	11,800	13,450	15,032	(1,582)
Interest & fiscal charges	14,875	13,200	11,600	1,600
Total debt service	26,675	26,650	26,632	18
Total Expenditures	$1,492,404	$ 1,339,313	$ 969,629	$ 369,684

CITY OF ETON, GEORGIA
SEIZED FUNDS
COMPARATIVE BALANCE SHEET
DECEMBER 31, 2025 AND 2024

	2025	2024
Assets		
Cash and cash equivalents	$ —	$ —
Fund Balances		
Restricted for public safety	$ —	$ —

CITY OF ETON, GEORGIA
SEIZED FUNDS
COMPARATIVE SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
DECEMBER 31, 2025 AND 2024

	2025	2024
Revenues		
Fines and forfeitures	$ 13,786	$ —
Total Revenues	13,786	—
Expenditures		
Current:		
Public Safety	1,456	—
Total Expenditures	1,456	—
Excess (Deficiency) of Revenues Over (Under) Expenditure	12,330	—
Other Financing Sources (uses)		
Transfers out	$ (12,330)	$ —
Total Other Financing Sources (Uses)	(12,330)	—
Net Change in Fund Balances	—	—
Fund Balances Beginning of Year	—	—
Fund Balances End of Year	**$ —**	**$ —**

CITY OF ETON, GEORGIA
COMPARATIVE BALANCE SHEET
2019 SPLOST FUND
DECEMBER 31, 2025 AND 2024

	2025	2024
Assets		
Cash and cash equivalents	$ 264,442	$ 197,799
Intergovernmental receivable	25,322	23,397
Total Assets	$ 289,764	$ 221,196
Liabilities and Fund Balance		
Liabilities		
Accounts payable	$ -	$ 568
Fund Balances		
Restricted for capital projects	289,764	220,628
Total Liabilities and Fund Balance	$ 289,764	$ 221,196

CITY OF ETON, GEORGIA
COMPARATIVE SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
2019 SPLOST FUND
FOR THE YEAR ENDED DECEMBER 31, 2025 AND 2024

	2025	2024
Revenues		
Intergovernmental	$ 143,598	$ 128,360
Total Revenues	143,598	128,360
Expenditures		
Current		
General government	41,091	41,840
Public safety	71,125	9,994
Public works	14,362	11,880
Debt Service		
Principal	17,650	17,097
Interest	2,249	1,122
Total Expenditures	146,477	81,933
Excess (Deficiency) of Revenues Over (Under) Expenditure	(2,879)	46,427
Other Financing Sources		
Proceeds from financing leases	72,015	—
Total Other Financing Sources	72,015	—
Net Change in Fund Balances	69,136	46,427
Fund Balances Beginning of Year	220,628	174,201
Fund Balances End of Year	$ 289,764	$ 220,628

CITY OF ETON, GEORGIA
COMPARATIVE BALANCE SHEET
T-SPLOST FUND
DECEMBER 31, 2025 AND 2024

	2025	2024
Assets		
Cash and cash equivalents	$ 202,229	$ 182,516
Intergovernmental receivable	23,419	138
Total Assets	225,648	182,654
Liabilities		
Accounts payable	—	—
Fund Balances		
Restricted for capital projects, as restated	225,648	182,654
Total Liabilities and Fund Balance	$ 225,648	$ 182,654

CITY OF ETON, GEORGIA
COMPARATIVE SCHEDULE OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
T - SPLOST FUND
FOR THE YEAR ENDED DECEMBER 31, 2025 AND 2024

	2025	2024
Revenues		
Intergovernmental	$ 95,357	$ 58,200
Total Revenues	95,357	58,200
Expenditures		
Current		
Public Works – Roads	52,363	134,794
Excess (Deficiency) of Revenues Over (Under) Expenditures	42,994	(76,594)
Fund Balances Beginning of Year	182,654	259,248
Fund Balances End of Year	$ 225,648	$ 182,654

CITY OF ETON, GEORGIA
SCHEDULE OF PROJECTS CONSTRUCTED WITH
SPECIAL PURPOSE SALES TAX PROCEEDS
FOR THE YEAR ENDED DECEMBER 31, 2025

	Resolution/ Referendum Authorized Amounts	Original Estimated Costs	Revisions	Revised Estimated Costs	Prior Years	Sales Tax Proceeds Current Years	Total	Estimated % of Completion
2019 SPLOST								
Capital Projects								
City Hall Improvements	$ 100,000	$ 100,000	$ —	$ 100,000	$ 30,485	$ 7,287	$ 37,772	37.8%
Fire department equipment	102,000	102,000	—	102,000	82,169	—	82,169	80.6%
Police department equipment	107,000	107,000	—	107,000	205,862	89,058	294,920	275.6%
Public areas improvements	175,000	175,000	—	175,000	185,584	35,770	221,354	126.5%
Street dept equipment	91,000	90,000	—	90,000	57,837	14,362	72,199	80.2%
Total	575,000	574,000	—	574,000	561,937	146,477	708,414	
T - SPLOST								
Public Works –								
Capital Projects	$ 470,000	$ 470,000	$ —	$ 470,000	$ 501,401	$ 52,363	$ 553,764	117.8%

Current year expenditures include $72,015 paid from non-sales tax proceeds

CITY OF ETON, GEORGIA
NOTES TO SCHEDULE OF PROJECTS CONSTRUCTED
WITH SPECIAL PURPOSE SALES TAX PROCEEDS
FOR THE YEAR ENDED DECEMBER 31, 2025

The accompanying project cost schedules include information required by state statute. This information is presented on the modified accrual basis of accounting, consistent with generally accepted principles for governmental fund financial statements.

COMPLIANCE SECTION

Vance CPA LLC

Certified Public Accountants

5210 Grandview Road

Jasper, Georgia 30143

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Independent Auditors' 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

To the Honorable Mayor and City Council
City of Eton, Georgia

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, and each major fund of the City of Eton, Georgia, as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the City of Eton, Georgia's basic financial statements and have issued our report thereon dated June 19, 2026.

Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

June 19, 2026
Jasper, Georgia

Vance CPA LLC

Vance CPA LLC

CITY OF ETON, GEORGIA
SUMMARY SCHEDULE OF AUDIT FINDINGS – CURRENT AND PRIOR YEAR
DECEMBER 31, 2025

CURRENT YEAR FINDING

NONE

PRIOR YEAR FINDING

NONE