City of Fayetteville, Georgia

Annual Comprehensive Financial Report

ACFR 2022

For the Year Ended July 31, 2022

CITY OF FAYETTEVILLE, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE FISCAL YEAR ENDED
JULY 31, 2022

Prepared By:
Mike Bush
Director of Finance

Submitted By:
Ray Gibson
City Manager

INTRODUCTORY SECTION

CITY OF FAYETTEVILLE, GEORGIA

ANNUAL COMPREHENSIVE FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED JULY 31, 2022

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MAYOR
Edward J. Johnson, Jr.

CITY MANAGER
Ray Gibson

CITY CLERK
Valerie Glass

FAYETTEVLLE
NO LIMITS ON IMAGINATION

COUNCIL
T. Joe Clark,
Mayor Pro Tem
Niyah Glover
Richard J. Hoffman
Darryl Langford
Scott Stacy

January 31, 2023

Honorable Edward Johnson Jr., Mayor
Members of the City Council
And Citizens of Fayetteville, Georgia

Ladies and Gentlemen:

The Annual Comprehensive Financial Report ("ACFR") of the City of Fayetteville, Georgia (the "City") for the fiscal year ended July 31, 2022 is hereby submitted. Responsibility for both the accuracy of the data, and the completeness and fairness of the presentation, including all disclosures, rests with the government. To the best of our knowledge and belief, the enclosed data are 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 government. All disclosures necessary to enable a reader to gain an understanding of the City's financial activities have been included.

The City's management is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City are protected from loss, theft or misuse and to ensure that adequate accounting data is compiled to allow for the preparation of financial statements in conformity with accounting principles generally accepted in the United States of America. The internal control structure is designed to provide reasonable, but not absolute, assurance that these objectives are met. We believe the City's internal accounting controls adequately safeguard assets and provide reasonable assurance that all financial information has been recorded accurately.

State law requires that every general-purpose local government publish within six months of the close of each fiscal year a complete set of audited financial statements. These statements are to be presented in conformity with generally accepted accounting principles ("GAAP") and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants.

The accounting firm of Maudlin & Jenkins, LLC, is the City's auditing firm. The independent auditor's report on the basic financial statements and combining and individual fund statements and schedules is included in the financial section of this report.

As a recipient of federal and state financial assistance, the City of Fayetteville is also responsible for ensuring that an adequate internal control structure is in place to ensure compliance with applicable laws and regulations related to those programs. The internal control structure is subject to periodic evaluation by the management of the City.

GAAP requires that management provide a narrative introduction, overview and analysis to accompany the basic financial statements in the form of the Management's Discussion and Analysis ("MD&A"). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditors.

Reporting Entity. This report includes all funds of the primary government. The government provides a full range of services. These services include police protection, fire protection, court system, the construction and maintenance of highways, street and drainage improvements, planning and zoning, engineering, building and code enforcement, economic development, water, sewer, and storm water services, and Main Street activities and events. Residential sanitation services are provided through a contractual agreement with a private carrier.

Government Structure. A Mayor and five (5) City Council members serve the City of Fayetteville. The Mayor and City Council are elected at large and serve four (4) year staggered terms. The Mayor and City Council serves as the legislative body responsible for enacting City ordinances, resolutions, appropriating funds, and providing policy direction to City staff. The City Council appoints a City Manager, City Attorney, Municipal Court Judge and various Boards, Commissions and Authorities. The City Council annually adopts a balanced budget and establishes a tax rate for the support of the City programs. The City Manager and Department Directors have the responsibility of administering these programs in accordance with policies and the annual budget adopted by the City Council.

An organizational chart depicting the current structure associated with the management of the City of Fayetteville is included in this introductory section.

General Information. The City of Fayetteville is named for General Marquis de Lafayette of France, who aided the American colonists during the Revolutionary War. Fayetteville was named as the county seat in 1823 and the present-day courthouse in the town square was built in 1825. Listed on the National Register, it remains the oldest courthouse in Georgia and boasts the longest court bench in the world.

There was more or less a city/county government until the 1880's. The first mayor elected in Fayetteville was W. P. Redwine in 1889.

Downtown Fayetteville is rich in history with the preservation of many notable places of interest. Most of the store buildings that exist today around the courthouse square were built in the late 1890s and early 1900s.

In 1900, the first gas lamps and telephones were installed. The Fayette County Daily Newspaper that began in 1886 is still in operation. Electricity lit up Fayetteville in the 1920s. In 1926, the first public water system was installed with a 60,000-gallon tank above the City well. In 1953, the water system was upgraded with the construction of a new water plant just northwest of the City. A sewer system was installed in the early 1960s. In 1996, the City built a four million gallons per day ("MGD") water treatment plant. And then, in 2008, the final upgrade to the City's wastewater treatment plant provided the City with a capacity of 5 MGD.

The history of Fayetteville remains in the downtown area, the historic district, through a program that initially was created in 1994 to bring businesses and activities into the historic district. Development standards have been developed just for the historic district. Fayetteville was designated Georgia's 37th Main Street City by the Georgia Department of Community Affairs in 1996.

West of the square, one of Fayetteville's finest historical attractions, The Holliday-Dorsey-Fife house was built in 1855, an antebellum structure with large white columns considered by many to be one of the most refined of the Greek revival houses in Fayette County. The house derives its name from the three main owners that dwelled there: Dr. John Stiles Holliday, whom built the house, and was the uncle of the "Doc" Holliday of Western fame; Solomon Dawson Dorsey, a Colonel of the State Militia during the war between the States who helped enlist volunteers for the confederacy; and Robert E. Lee Fife, a former Fayetteville city council member related to the last family to occupy the house as a residence. The house has ties with well-known personalities such as Margaret Mitchell of *Gone with the Wind* fame, former Georgia Governor Hugh M. Dorsey, and abounds in confederate history. Today, the City of Fayetteville Downtown Development Authority owns the Holliday-Dorsey-Fife house.

Across the street lays the City's historic cemetery circa 1823. The Fitzgerald's, great grandparents of Margaret Mitchell, as well as the Holliday's, Dorsey's and Fife's are laid to rest. Recent enhancements to the cemetery have been completed to the entranceway, refurbishing and repairing headstones and designing a self-guided, walking tour brochure for preserving Fayetteville's history. Adjacent to the Cemetery is the new City Center consisting of a 7.7-acre City Park, and a new 34,000 square feet City Hall.

South of the square, The Fayetteville Academy or Seminary was built in 1857, which later became a public school, Glynn Street School, and later in 1994 was renovated and is where the Fayetteville City Hall resided until June of 2021.

In May 2006, a Georgia Historical Marker was unveiled at the former City Hall site, honoring former Georgia Governor Hugh M. Dorsey. He was born in Fayetteville and served as governor for two terms from 1917 to 1921.

In 2007, First Lady Laura Bush awarded the City the Preserve America Designation in recognition of the continuing commitment to preserving and using its cultural and natural resources for the benefit and enjoyment of the public.

The City has a strong historical preservation ethic that is evident throughout the downtown district. At present, there is an effort underway by the Main Street program to revitalize the downtown area. The city limits have been extended far beyond the courthouse and the city business district now runs from a couple of miles south of the courthouse to almost three miles north for a total of about five miles of business area. There are now seven schools in Fayetteville, an outdoor shopping center (the Pavilion), the Brightmoor Healthcare Amphitheater (formerly Villages Amphitheater and Southern Ground Amphitheater), three hotels, specialty shops of all descriptions, and a developing west side, that includes the Fayette Piedmont Hospital and medical complexes, all which make Fayetteville an attractive community. Numerous festivals and events are held on the square during the calendar year, which brings thousands of people to downtown to participate in fellowship and community. Additionally, the Brightmoor Healthcare Amphitheater plays host to a wide array of concerts, films and dramatic events. In 2020, the Georgia Radio Alliance negotiated a new title sponsorship for the Amphitheater with Brightmoor Healthcare, Inc. For the term of the agreement, the amphitheater will be listed in all advertising and mentioned as the Brightmoor Healthcare Amphitheater. In 2014, Pinewood Atlanta Studios, the largest film and television production studio in the United States outside of the State of California located on the west side of the City, opened.

Economic Condition and Outlook. Located approximately 21 miles south of Atlanta, the City continues to benefit economically by being an integral part of Metropolitan Atlanta. The City is well positioned geographically to Atlanta and to the Hartsfield-Jackson Atlanta International Airport, which makes it convenient for the residents to travel for business and/or pleasure. The City has a wealth of natural, cultural, historical, and commercial resources that provide an amenity for residents, a destination for tourists, and an attractive location for commercial businesses.

The population of the City is 19,284. The median housing value in the City is $185,000. Renters make up about 33% of the City's population; while 67% own homes. Vacancy rates within the City are currently 2.7% for rental units and 0.2% for residential structures. The City remains affordable to residents as the per capita income is $35,376.

The total number of building permit inspections for the fiscal year of 2022 was 4,132 compared to last fiscal year, was 4,161. The total number of development plan applications was 35 compared to last fiscal year, was 22, and the total number of erosion control inspections was 1,564 compared to last fiscal year, was 1,084.

The unemployment rate for the City was 2.8%, a slight decrease over 2021's 3.7%. Sales and office type jobs are the most prominent jobs in the City, followed by management, business and financial operation.

Financial Planning. The annual budget(s) serves as the current foundation for the City's financial planning and control. The City's budget(s) are adopted by the City Council on or before July 31 at a regular Council meeting that is open to the public. The level of legal budgetary control is the departmental level. An annual budget is legally adopted for all Governmental Fund types and Proprietary Fund types. The ARPA fund is a governmental fund with an annual appropriated budget. Formal budgetary integration is employed as a management control device during the year. The budget is based on the same method of accounting as the fund it represents. Transfers of appropriations within a department budget or within a non-departmental expenditures category require the approval of the finance director. Increase or decrease (change) in appropriations within a departmental budget or in a non-departmental expense category requires approval of the governing body in the form of amendments to the budget ordinance.

The Mayor and City Council have set the goals that our financial planning adheres to by providing the necessary and available resources. The overall goals are: 1) achieve all goals while striving for the lowest total cost for public services; 2) maintain a managed growth policy that requires quality development in concert with our economic development strategy; 3) provide for the public safety and welfare by committing appropriate resources to police, fire, streets, recreation, water and sewer, and support services; 4) continue cooperative efforts with other governments and government agencies; and 5) preserve our historic and cultural heritage and encourage revitalization of downtown through support of Main Street initiatives.

The financial position of the City continues to improve from the recent recession. We have seen five years of positive growth in the tax digest. Most revenue sources seem to be stabilizing with even some slight increases in other revenue sources. The City has been optimizing the use of limited resources to preserve core services. The City continues to work on capital expenditures for mostly public safety needs, however, other departments have needs as well and are funded when needed. The City continues to try and hold costs down through fuel conservation policy and debt restructuring.

The City has continued to maintain adequate fund balances consistent with our reserve fund policy. With continued monitoring of our revenues and expenditures, the City can meet goals and objectives in the public service area; police and fire protection, street and drainage improvements, and infrastructure.

Major Initiatives. In fiscal year 2023, the fire department will put into service a second fast response vehicle as well as new radios and turnout gear. They are also retrofitting an old command vehicle into a fire safety educational vehicle. We are also planning to replace a battalion vehicle and change out the overhead doors at Station 91 with side opening doors for easier maintenance going forward.

The public works department have 2023 plans to purchase a replacement backhoe and a replacement tractor to help with the repairs and maintenance on our roads, right-of-ways, sidewalks, and stormwater ponds.

The water and sewer department put the newly constructed wastewater treatment plant into operation in 2022 and are continuing the process of installing generators used at lift stations where there are none now for emergency back-up power.

The new City Center Project consisting of a 7.7-acre park and a new City Hall had a ribbon cutting during fiscal year 2022, we are continuing with improvements to the amphitheater and other parks as well. We are working on a complete overhaul of Church Street Park entering fiscal year 2023.

The Police department has plans to purchase 6 new police cars and all the equipment necessary to put the cars in service by April 2023.

Strategic Financial Planning. The City has initiated processes that have it looking to the future and planning for services, programs and facilities to meet the needs of the residents and businesses of the community. The most current budget process addressed both revenues and expenditures for its operating programs for the current year. The five-year financial forecast is developed to begin the process of looking at future needs and financial trends in order to better plan for the long-term needs of the City; which included personnel, operations and maintenance. The capital improvement program establishes a continuing five-year look at facility and equipment needs. The City also has a capital improvement program for transportation and infrastructure.

Financial Analysis and Planning is essentially a process, which assesses the future to the extent possible and determines what the picture of the community, from many different perspectives, should look like in the future years. The Mayor and City Council have recognized the need for this type of planning effort, which will in turn provide the roadmap for future budgeting and capital planning efforts. Such a plan provides guidance to the legislative and administrative arms of city government, but also provides a guideline for residents and businesses of the community to act upon in the development of private programs and services.

Relevant Financial Policies. Financial policies and procedures have also been implemented to ensure balance, control, and stability to maintain and oversee the finances within and throughout the City. These policies and procedures address fund balances, reserve fund policy, purchasing, contract administration, debt administration, accounting, auditing, financial reporting, budget, capital outlay, investment, revenue administration, fixed assets, strategic planning, and grant administration.

Awards. The Government Finance Officers Association ("GFOA") of the United States and Canada awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Fayetteville for its Annual Comprehensive Financial Report ("ACFR") for the fiscal year ended July 31, 2021. This was the 26th consecutive year that the government has received this prestigious award. In order to be awarded a Certificate of Achievement, the government must publish an easily readable and efficiently organized ACFR. This report 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 that our current ACFR continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

In addition, the City also received the GFOA Award for Distinguished Budget Presentation for the annual budget for fiscal year 2022. This was the 16th consecutive year that the government has received this prestigious award. In order to qualify for the Distinguished Budget Presentation Award, the City's budget document was judged proficient as a policy document, a financial plan, an operations guide, and a communication device.

A Distinguished Budget Presentation Award is valid for a period of one year only. We believe our current budget continues to conform to the Distinguished Budget Presentation Award Program's requirements, and we are submitting it to the GFOA to determine its eligibility for another award.

Acknowledgments. The preparation of the ACFR on a timely basis was made possible by the dedicated service of the City staff and department directors and the auditors of our accounting firm, Mauldin & Jenkins, LLC. In closing, without the leadership and support of the Mayor and City Council, the preparation of this report would not have been possible. My sincere appreciation is extended to each individual for the contributions made in the preparations of this report.

Respectfully submitted,

Ray Gibson

Ray Gibson
City Manager

Mike Bush

Mike Bush
Director of Finance and Administrative Services

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Fayetteville
Georgia

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

July 31, 2021

Christopher P. Morrill

Executive Director/CEO

CITY OF FAYETTEVILLE, GEORGIA

LIST OF PRINCIPAL OFFICIALS
JULY 31, 2022

MAYOR
Edward Johnson

CITY COUNCIL MEMBERS
T. Joe Clark, Mayor Pro Tem
Rich Hoffman
Niyah Glover
Darryl Langford
Scott Stacy

CITY MANAGER
Ray Gibson

CITY CLERK
Valerie Glass

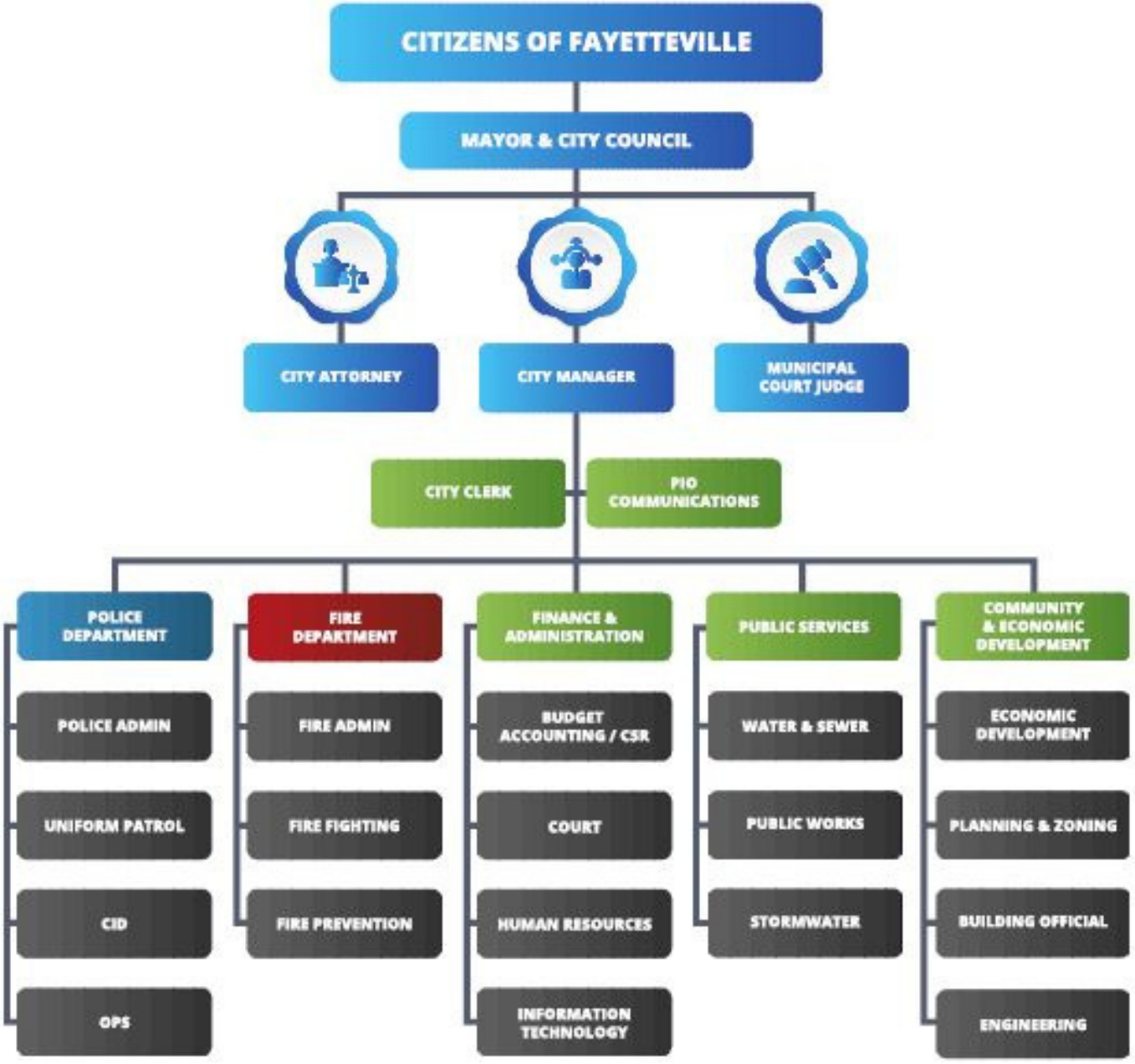
DIRECTOR OF FINANCE & ADMINISTRATIVE SERVICES
Mike Bush

CITY ATTORNEY
Jarrard & Davis, LLP

CITY AUDITORS
Mauldin & Jenkins, LLC

CITY OF FAYETTEVILLE, GEORGIA

ORGANIZATIONAL CHART
JULY 31, 2022



FINANCIAL SECTION

MAULDIN & JENKINS
CPAs & ADVISORS

INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and Members
of City Council
City of Fayetteville, Georgia
Fayetteville, 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, each major fund, and the aggregate remaining fund information of the **City of Fayetteville, Georgia** (the "City") as of and for the year ended July 31, 2022, 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, each major fund, and the aggregate remaining fund information of the City as of July 31, 2022, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the General Fund and the American Rescue Plan Act ("ARPA") Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We have conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States ("*Government Auditing Standards*"). 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 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 these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

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'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 GAAS 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 GAAS 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'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'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 (on pages 5 – 13), the Schedule of Changes in the City's Net Pension Liability and Related Ratios (on pages 65 and 66), and the Schedule of City Contributions (on pages 67 and 68) be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context.

We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements.

We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements of the City. The accompanying Schedule of Expenditures of Special Purpose Local Option Sales Tax ("SPLOST") proceeds is presented for purposes of additional analysis as required by the Official Code of Georgia Annotated ("O.C.G.A.") §48-8-121 and is not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and schedules and the schedule of expenditures of SPLOST 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 combining and individual nonmajor fund financial statements and schedules and the schedule of expenditures of SPLOST proceeds are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

In our opinion, the supplementary information is fairly stated, in all material aspects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory, statistical, and continuing disclosure 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 January 31, 2023, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City'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 Fayetteville, Georgia's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Macon, Georgia
January 31, 2023

CITY OF FAYETTEVILLE, GEORGIA

MANAGEMENT'S DISCUSSION AND ANALYSIS
JULY 31, 2022

The Management's Discussion and Analysis ("MD&A") of the City of Fayetteville, Georgia's (the "City") financial performance provides an overall review of the City's financial activities for the fiscal year ended July 31, 2022. It is designed to give the reader an objective and easily readable analysis of the City's financial performance. The primary intent of this MD&A is to look at the City's financial performance as a whole; readers should also review the letter of transmittal, notes to the basic financial statements, and the financial statements to enhance their understanding of the City's financial performance.

Financial Highlights

Key financial highlights for FY 2022 are as follows:

In total, combined net position increased by $6,694,463 which represents a 6.36% increase over FY 2021. This increase can primarily be attributed to investments in capital assets.

- Combined tax revenues accounted for $18,584,674, or 61.12%, of all revenues from governmental activities. Service specific revenues in the form of charges for services, operating grants and contributions, and capital grants and contributions accounted for $11,422,897, or 37.57%, of total revenues of $30,404,729 from governmental activities.

- The City had $23,323,724 in expenses related to governmental activities; $11,900,827 of these expenses were offset by charges for services, grants, and contributions. General revenues (primarily taxes) of $19,176,265 provided for these services as well. The net result was an increase in the City's net position by $7,275,438.

- Total Water and Sewer Fund revenues for FY 2022 were $8,183,435. Total expenses for FY 2022 were $7,917,652. Capital contributions were recorded in the amount of $292,000, including but not limited to donated property and sewer proportionate share. The change in net position after depreciation and non-operating revenues/expenses was $(336,977) for FY 2022.

- Revenues from the General Fund were $19,827,882 for FY 2022, an increase of approximately 11.79% over the prior fiscal year, due mostly to an increase in taxes and licenses and permits. General Fund expenditures totaled $19,698,032 for the fiscal year ended July 31, 2022, an increase of 18.80% over last fiscal year due mostly to an increase in expenses related to a pay and class study for the entire City as well as most vacancies from FY 2021 where filled during FY 2022.

Overview of the Financial Statements

This Annual Comprehensive Financial Report ("ACFR") consists of a series of financial statements and notes to those statements. These statements are organized so the reader can understand the City as a financial whole, or as an entire operating entity.

Statements of Net Position and the Statement of Activities

The Statement of Net Position and Statement of Activities provide information about the activities of the whole City, presenting both an aggregate view of the City's finances and a longer-term view of those finances. Fund financial statements provide the next level of detail. For governmental funds, these statements tell how services were financed in the short-term as well as what remains for future spending. For proprietary funds, the statements offer short- and long-term financial information about activities the City operates like businesses, such as water and sewer. The fund financial statements also look at the City's most significant funds with all other nonmajor funds presented in total in one column.

These two statements report the City's net position and changes in net position. This change in net position is important because it tells the reader that, for the City as a whole, the financial position of the City has improved or diminished. The causes of this change may be the result of many factors, some financial and some non-financial, including the City's property tax base, facility conditions, and other factors.

In the Statement of Net Position and the Statement of Activities, the City has both governmental and business-type activities:

- Governmental activities: Most of the City's programs and services are reported here including general government, judicial, public safety, public works, culture and recreation, and housing and development. Sales taxes, property taxes, occupation taxes, and fines and forfeitures finance most of these activities.
- Business-Type activities: The City charges fees to cover the services it provides. These activities include water and sewer services, stormwater services, sanitation services and recycling services.

Reporting the City's Most Significant Funds

Fund financial reports provide detailed information about the City's major funds. The City uses many funds to account for a multitude of financial transactions. However, these fund financial statements focus on the City's most significant funds.

Governmental Funds

Most of the City's activities are reported in the governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end available for spending in future periods. 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 governmental operations and basic services it provides. Governmental fund information helps the reader determine whether there are more financial resources that can be spent in the near future to finance governmental services. The relationship (or difference) between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds is reconciled in the financial statements. See Note 2 to the Financial Statements.

The Capital Projects Funds are used to account for financial resources to be used for the acquisition, construction, or renovation of major capital assets. The City has five Capital Projects Funds: 1) Building Fund, 2) Impact Fee Fund, 3) Capital Projects 2 Fund, 4) 2017 Special Purpose Local Option Sales Tax ("SPLOST") Fund, and 5) the Tax Allocation Districts ("TAD") Fund.

The special revenue funds are used to account for specific revenues that are legally restricted to expenditures for particular purposes. The City has eight Special Revenue Funds: 1) Confiscated Assets Fund, 2) Hotel/Motel Tax Fund, 3) Vehicle Excise Tax Fund, 4) Cemetery Fund, 5) Veterans Memorial, 6) Downtown Development Authority Fund, 7) Main Street Tourism Association Fund, and 8) American Recovery Plan Act ("ARPA") Fund.

Proprietary Funds

Proprietary funds are activities that a City operates similar to a business in that it attempts to recover costs through charges to the user. The City's proprietary funds consist of two enterprise funds and one internal service fund. Enterprise funds may be used to account for any activity or service that charges a fee to external users to cover the cost of operations, including cost of depreciation and debt service. The City operates its water and sewer fund and solid waste fund as enterprise funds. The City's only internal service fund is used to account for the City's insurance plan which is self-funded. Proprietary fund statements use the accrual basis of accounting similar to the City-wide statements.

Financial Analysis

The net position over time may serve as a useful indicator of a government's financial position. In the case of the City of Fayetteville, Georgia, assets and deferred outflows of resources exceeds liabilities and deferred inflows of resources by $116,462,108, at the close of the most recent fiscal year.

The City's overall net position increased $6,964,463 from the prior fiscal year. Net position for governmental activities increased $7,275,438 from the prior fiscal year. The reason for this overall change in net position for governmental activities is mainly the result of increase in property taxes during the current fiscal year as well as a decrease in expense in public safety. Net position for business-type activities decreased $310,975 from the prior fiscal year. The reason for this overall change in net position for business-type activities is mainly the result of an increase in operating expenses during the current fiscal year.

TABLE 1 – NET POSITION

	Governmental Activities		Business-type Activities		Total Activities	
	2022	2021	**2022**	2021	**2022**	2021
Current and other assets	**$ 32,444,059**	$ 29,159,203	**$ 8,705,314**	$ 9,329,948	**$ 41,149,373**	$ 38,489,151
Capital assets	**104,607,803**	105,094,098	**39,328,758**	39,916,388	**143,936,561**	145,010,486
Total assets	**$ 137,051,862**	$ 134,253,301	**$ 48,034,072**	$ 49,246,336	**$ 185,085,934**	$ 183,499,637
Deferred outflows of resources	**$ 2,026,274**	$ 2,200,654	**$ 949,420**	$ 1,030,279	**$ 2,975,694**	$ 3,230,933
Long-term liabilites	**$ 30,061,650**	$ 38,089,253	**$ 27,588,654**	$ 28,845,792	**$ 57,650,304**	$ 66,935,045
Other liabilities	**9,374,915**	8,453,249	**1,282,242**	1,583,041	**10,657,157**	10,036,290
Total liabilities	**$ 39,436,565**	$ 46,542,502	**$ 28,870,896**	$ 30,428,833	**$ 68,307,461**	$ 76,971,335
Deferred inflows of resources	**$ 2,666,568**	$ 211,888	**$ 625,491**	$ 49,702	**$ 3,292,059**	$ 261,590
Net position:						
Net investment in capital assets	**$ 80,001,680**	$ 74,588,706	**$ 13,219,975**	$ 13,329,265	**$ 93,221,655**	$ 87,917,971
Restricted	**13,067,227**	10,482,246	**435,227**	751,511	**13,502,454**	11,233,757
Unrestricted	**3,906,096**	4,628,613	**5,831,903**	5,717,304	**9,737,999**	10,345,917
Total net position	**$ 96,975,003**	$ 89,699,565	**$ 19,487,105**	$ 19,798,080	**$ 116,462,108**	$ 109,497,645

TABLE 2 – CHANGE IN NET POSITION

	Governmental Activities		Business-type Activities		Total Activities	
	2022	2021	**2022**	2021	**2022**	2021
Revenues						
Program revenues:						
Charges for services	**$ 4,944,537**	$ 3,254,776	**$ 9,047,355**	$ 8,637,497	**$ 13,991,892**	$ 11,892,273
Operating grants and contributions	**1,059,231**	505,931	**-**	-	**1,059,231**	505,931
Capital grants and contributions	**5,419,129**	5,424,949	**292,000**	5,131,031	**5,711,129**	10,555,980
Total program revenues	**11,422,897**	9,185,656	**9,339,355**	13,768,528	**20,762,252**	22,954,184
General revenues:						
Property taxes	**7,502,267**	6,521,939	**-**	-	**7,502,267**	6,521,939
Other taxes	**11,082,407**	10,710,377	**-**	-	**11,082,407**	10,710,377
Unrestricted investment earnings	**28,890**	15,489	**4,960**	15,689	**33,850**	31,178
Gain on sale of capital assets	**368,268**	22,760	**-**	-	**368,268**	22,760
Total general revenues	**18,981,832**	17,270,565	**4,960**	15,689	**18,986,792**	17,286,254
Total revenues	**30,404,729**	26,456,221	**9,344,315**	13,784,217	**39,749,044**	40,240,438
Expenses						
General government	**3,982,343**	3,541,617	**-**	-	**3,982,343**	3,541,617
Judicial	**641,860**	651,377	**-**	-	**641,860**	651,377
Public safety	**11,922,000**	12,590,057	**-**	-	**11,922,000**	12,590,057
Public works	**2,666,942**	7,531,915	**-**	-	**2,666,942**	7,531,915
Culture and recreation	**405,469**	2,559	**-**	-	**405,469**	2,559
Housing and development	**2,832,588**	2,357,813	**-**	-	**2,832,588**	2,357,813
Interest on long-term debt	**872,522**	910,176	**-**	-	**872,522**	910,176
Water and sewer	**-**	-	**7,520,034**	7,316,901	**7,520,034**	7,316,901
Stormwater	**-**	-	**1,102,902**	595,196	**1,102,902**	595,196
Solid waste	**-**	-	**837,921**	821,536	**837,921**	821,536
Total expenses	**23,323,724**	27,585,514	**9,460,857**	8,733,633	**32,784,581**	36,319,147
Increase in net assets before transfers	**7,081,005**	(1,129,293)	**(116,542)**	5,050,584	**6,964,463**	3,921,291
Transfers	**194,433**	450,000	**(194,433)**	(450,000)	**-**	-
Change in net position	**7,275,438**	(679,293)	**(310,975)**	4,600,584	**6,964,463**	3,921,291
Net position, beginning of year	**89,699,565**	90,378,858	**19,798,080**	15,197,496	**109,497,645**	105,576,354
Net position, end of year	**$ 96,975,003**	$ 89,699,565	**$ 19,487,105**	$ 19,798,080	**$ 116,462,108**	$ 109,497,645

Governmental Activities

Governmental activities total revenues were $30,404,729 at July 31, 2022, an increase of $3,948,508 over the prior year. Key elements of changes from the prior year were mainly attributable to the following program revenues and general revenues: 1) Charges for Services increased by $1,689,761, 2) Operating grants and contributions increased by $553,300 due to new grants award in the current year, 3) Property taxes increased by $980,328 due to the increase in the digest for tax year 2021, and 4) Other taxes increased by $372,030 due to increases in sales tax collections.

Governmental activities total expenses were $23,323,724 at July 31, 2022, a decrease of $4,261,790 over the prior year. Key elements of changes from the prior year were mainly attributable to the following functional areas: 1) Public safety expenses decreased by $668,057 due to continuing turnover in the Police and Fire Departments creating vacancies, 2) Public works expenses decreased by $4,864,973 due to resurfacing expenses not being capitalized along with increases in net pension liability and related accounts. 3) Housing and Development expenses increased by $474,775, due mainly to adding personnel in the planning and zoning department and additional studies needed to help guide the City in a new direction from previous studies, 4) General government expenses increased by $440,726 primarily due to the Pay and Class Study and the net pension liability and related accounts.

In addition, the most significant functional expense for governmental activity was for public safety of $11,922,000, which represents 51.11% of the total governmental expenses. The next most significant program expense is general government, which totals $3,982,343, or 17.07%, of the total.

Business-Type Activities

The most significant business-type activity of the City is the Water and Sewer Department. The City's Water and Sewer Department experienced a significant increase in revenues and expenses during the current year from the increased user fees charged for product and service and from the increased customer usage along with the capital upgrades to the sewer treatment plant.

Cost of Program Services

The *Statement of Activities* shows the cost of program services and the charges for services and grants offsetting those services. Table 3 shows, for governmental and business-type activities, the combined total cost of services and the combined net cost of services; that is, it identifies the cost of these services supported by tax revenue.

This information was taken from the *Statement of Activities* on pages 15 and 16.

TABLE 3 – Governmental and Business Type Activities

	Total Cost of Services		Net Cost of Services	
	2022	2021	**2022**	2021
General government	**$ 3,982,343**	$ 3,541,617	**$ (1,462,066)**	$ (2,160,076)
Judicial	**641,860**	651,377	**479,492**	283,289
Public safety	**11,922,000**	12,590,057	**(11,445,279)**	(12,254,644)
Public works	**2,666,942**	7,531,915	**2,765,005**	(2,096,054)
Culture and recreation	**405,469**	2,559	**(405,469)**	(2,559)
Housing and development	**2,832,588**	2,357,813	**(959,988)**	(1,259,638)
Interest on long-term debt	**872,522**	910,176	**(872,522)**	(910,176)
Total governmental activities	**23,323,724**	27,585,514	**(11,900,827)**	(18,399,858)
Business-type activities	**9,460,857**	8,733,633	**(121,502)**	5,034,895
Total expenses	**$ 32,784,581**	$ 36,319,147	**$ (12,022,329)**	$ (13,364,963)

Governmental Fund Balance

At the end of FY 2022, the combined ending fund balances for the City's Governmental Funds were $22,934,649. Of the total fund balance, $22,509,681 is available as working capital for current spending in accordance with the purposes of the specific funds. The remainder of the fund balance, $424,968, is not available for new spending because it is considered non-spendable (pre-paid items and inventory).

The General Fund's fund balance for the fiscal year ended 2022 was $9,527,762, which indicates an increase in fund balance over the previous year by $1,252,170. The increase in the General Fund's fund balance is due to an increase in tax collections, licenses and permits, and fines and forfeitures during the current year. This generated approximately $1,908,475. Total revenues increased by $2,090,549. Total expenses increased by $3,117,628. The majority of the increase was in public safety which increased by $1,222,918 with public works, culture and recreation, and housing and development increasing by $309,677, $140,651, and $590,609, respectively, resulting in a total increase in expenses for the General Fund. The SPLOST 2017 fund collected $723,556 more in revenues than we spent in expenditures in 2022. The Building Fund's fund balance increased by $311,257 for FY 2022, which was mainly due to decreased capital outlay on construction projects. Information provided in Table 4 is from the *Governmental Funds Balance Sheet* on pages 17 – 20.

TABLE 4 – Governmental Fund Balance

	2022	2021
General Fund	**$ 9,527,762**	$ 8,275,592
SPLOST 2017 Fund	**5,283,195**	5,074,785
Capital Projects 2 Fund	**-**	-
Building Fund	**311,257**	-
Other Governmental Funds	**3,643,547**	7,522,792
	$ 18,765,761	$ 20,873,169

Proprietary Net Position

At the end of FY 2022, the combined net position of the City's Enterprise Funds was $19,487,105, which resulted in a change of net position of ($310,975). The City's only Internal Service fund had a change in net position of $132,260.

General Fund Budgeting Highlights

- The City's budget is prepared according to Georgia law. The most significant budget fund is the General Fund.
- For the General Fund, the actual revenues of $19,827,882 were less than the final budgeted amount of $20,325,601 by $497,719.
- The actual expenditures of $19,698,032 were less than the final budgeted amount of $21,180,760 by $1,482,727. This difference was primarily due to original budgets not being reduced to match actual expenditures in general government, public safety, culture and recreation, and housing and development.

- The original budget had to be increased by $2,559,054 due mainly to collection of more revenues over budgeted projections. Sales taxes were originally budgeted as $4,107,000 with actual revenues of $4,914,699 for a total increase of $807,699; property tax revenues were originally budgeted as $5,513,223 with actual revenues of $6,082,900 for an increase of $569,677; and licenses and permits were originally budgeted as $860,204 with actual revenues of $1,783,085 for an increase of $922,881.

Capital Assets and Debt Administration

At the end of FY 2022, the City had $143,936,561 invested in capital assets, which is a decrease over FY 2021 of $1,073,925. Table 5 shows fiscal years 2022 and 2021 balances of the *Capital Assets, Net of Accumulated Depreciation* as presented in Note 7.

TABLE 5 – Capital Assets, Net of Accumulated Depreciation

	Governmental Activities		Business-type Activities		Total Activities	
	2022	2021	**2022**	2021	**2022**	2021
Land	**$ 11,484,691**	$ 11,484,691	**$ 1,630,139**	$ 1,630,139	**$ 13,114,830**	$ 13,114,830
Historical treasures	**91,279**	91,279	**-**	-	**91,279**	91,279
Construction in progress	**3,418,630**	26,372,757	**442,568**	18,576,135	**3,861,198**	44,948,892
Buildings	**16,444,162**	5,157,412	**-**	-	**16,444,162**	5,157,412
Land improvements	**13,446,251**	964,809	**-**	-	**13,446,251**	964,809
Equipment	**3,186,166**	3,839,915	**280,992**	313,815	**3,467,158**	4,153,730
Infrastructure	**56,536,624**	57,183,235	**36,975,059**	19,396,299	**93,511,683**	76,579,534
Total	**$ 104,607,803**	$ 105,094,098	**$ 39,328,758**	$ 39,916,388	**$ 143,936,561**	$ 145,010,486

Debt

The City reported outstanding debt of $27,588,654 as of July 31, 2022 for the business-type activities. Debt for the business-type activities relates to the Water and Sewerage Revenue Bonds that were issued in FY 2019 to refinance the cost of the 2013 Water and Sewerage Revenue Bonds, the Water and Sewer Fund's allocated portion of the net pension liability, and Water and Sewerage issuance of the Georgia Environmental Finance Authority ("GEFA") note payable in FY 2017 and FY 2019 to make improvements to the City's stormwater infrastructure. The amount of outstanding debt in Governmental Activities includes revenue bonds, compensated absences, financed purchases, and net pension liability totaling $29,932,774. This amount decreased due to actuarial assumptions changing for the City's pension plan, and due to several debts being paid in full during FY 2022. Table 6 – *Outstanding Long-Term Liabilities* reflects information provided in Note 8.

TABLE 6 – Outstanding Long-Term Liabilities

	Governmental Activities		Business-type Activities	
	2022	2021	**2022**	2021
Notes payable	**$ -**	$ 2,216,627	**$ 14,127,993**	$ 13,929,756
Compensated absences	**725,903**	645,109	**-**	-
Net pension liability	**4,287,671**	7,431,852	**1,005,750**	1,743,274
Financed purchases	**1,237,260**	2,246,714	**-**	-
Certificates of participation	**-**	1,500,000	**-**	-
Bonds payable:				
Revenue bonds	**21,695,000**	21,940,000	**12,035,000**	12,685,000
Deferred amounts:				
Premium	**1,986,940**	2,108,951	**419,911**	487,762
Total bonds payable	**23,681,940**	24,048,951	**12,454,911**	13,172,762
Total long-term liabilities	**$ 29,932,774**	$ 38,089,253	**$ 27,588,654**	$ 28,845,792

Current Issues

Economic Factors and Next Years Budget and Rates

The City revenues continued to be steady in most areas. We are seeing revenues back where they were before the Pandemic. Items like Hotel/Motel taxes, Excise taxes on rental cars, and Court-related revenues are among those that have completely recovered from the Pandemic.

Our operating expenses in salaries, contract services, general supplies, and capital outlay continue to increase. The City conducted a Pay and Class Study to make sure we are providing adequate pay and benefits to all employees. This created several large increases in pay across the City. Based on the large turn-over of employees in the Public Safety departments, we do expect to see an increase in salary-related expenses in the upcoming budgets. Increases are also expected in insurance costs for health insurance as well as general liability insurances. The City will continue to see our debt service expenses increase over the coming years due to the construction of a new City Center Project which includes an approximately ten-acre park and a new City Hall, and continued required pension liabilities being added to our financial statements.

Staff developed a ten-year plan that includes workload indicators and trend analysis to assist the City in long-range financial planning and forecasting. The City is currently in the middle of the 10-year plan, and items that could affect the plan for FY 2023 are as follows:

- Reductions of assessed values in the digest.
- Inflation concerns where people spend less reducing the sales tax revenue.
- Possible slowdown in the economy where other revenues could see a decline.

These renegotiations can affect revenues that are received by the City and can also affect the expenditures related to services provided by the City. This ten-year plan was developed with input from each department and is updated annually to reflect any changing needs. This plan is a very conservative forecast of the City's financial resources and departmental needs to maintain our existing service levels to the community. The Mayor and Council and staff will need to continue to closely evaluate the service and staffing levels on an ongoing basis to ensure that adequate personnel resources and financial resources are available to achieve the desired service levels.

Contacting the City's Financial Management

This financial report is designed to provide our citizens, taxpayers, investors, and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, please contact Mike Bush, Director of Finance and Administrative Services, City of Fayetteville, 210 Stonewall West Fayetteville, Georgia 30214, 770-461-6029, or mbush@fayetteville-ga.gov.

BASIC FINANCIAL STATEMENTS

CITY OF FAYETTEVILLE, GEORGIA

STATEMENT OF NET POSITION
JULY 31, 2022

	Primary Government		
	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and cash equivalents	$ 20,541,864	$ 3,724,001	$ 24,265,865
Investments	8,022,727	-	8,022,727
Taxes receivable	796,894	-	796,894
Accounts receivable, net of allowances	893,771	1,147,558	2,041,329
Due from other governments	1,219,748	-	1,219,748
Internal balances	231,010	(231,010)	-
Inventories	30,663	130,657	161,320
Prepaid expenses	394,305	-	394,305
Restricted assets, cash and cash equivalents	313,077	3,934,108	4,247,185
Capital assets, nondepreciable	14,994,600	2,072,707	17,067,307
Capital assets, depreciable, net of accumulated depreciation	89,613,203	37,256,051	126,869,254
Total assets	137,051,862	48,034,072	185,085,934
DEFERRED OUTFLOWS OF RESOURCES			
Pension	2,026,274	475,299	2,501,573
Deferred charge on refunding	-	474,121	474,121
Total deferred outflows of resources	2,026,274	949,420	2,975,694
LIABILITIES			
Accounts payable	1,478,733	1,124,696	2,603,429
Accrued liabilities	698,608	157,546	856,154
Short-term notes payable	63,127	-	63,127
Unearned revenues	7,134,447	-	7,134,447
Non-current liabilites:			
Due within one year			
Financed purchases	524,275	-	524,275
Notes payable	-	339,837	339,837
Compensated absences	362,952	-	362,952
Bonds payable	-	675,000	675,000
Claims payable	128,876	-	128,876
Due in more than one year			
Financed purchases	712,985	-	712,985
Notes payable	-	13,788,156	13,788,156
Compensated absences	362,951	-	362,951
Bonds payable	23,681,940	11,779,911	35,461,851
Net pension liability	4,287,671	1,005,750	5,293,421
Total liabilities	39,436,565	28,870,896	68,307,461
DEFERRED INFLOWS OF RESOURCES			
Pension	2,666,568	625,491	3,292,059
Total deferred inflows of resources	2,666,568	625,491	3,292,059
NET POSITION			
Net investment in capital assets	80,001,680	13,219,975	93,221,655
Restricted for:			
Debt service	-	435,227	435,227
Law enforcement	124,182	-	124,182
Cemetery improvements	39,705	-	39,705
Veterans memorial	2,412	-	2,412
Downtown development	847,354	-	847,354
Tourism	490,738	-	490,738
Other capital projects	11,562,836	-	11,562,836
Unrestricted	3,906,096	5,831,903	9,737,999
Total net position	$ 96,975,003	$ 19,487,105	$ 116,462,108

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

CITY OF FAYETTEVILLE, GEORGIA

STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED JULY 31, 2022

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Primary government				
Governmental activities:				
General government	$ 3,982,343	$ 2,065,320	$ 454,821	$ 136
Judicial	641,860	1,121,352	-	-
Public safety	11,922,000	18,088	458,633	-
Public works	2,666,942	-	12,954	5,418,993
Culture and recreation	405,469	-	-	-
Housing and development	2,832,588	1,739,777	132,823	-
Interest on long-term debt	872,522	-	-	-
Total governmental activities	23,323,724	4,944,537	1,059,231	5,419,129
Business-type activities:				
Water and sewer	7,520,034	7,370,037	-	292,000
Stormwater	1,102,902	813,398	-	-
Solid waste	837,921	863,920	-	-
Total business-type activities	9,460,857	9,047,355	-	292,000
Total primary government	$ 32,784,581	$ 13,991,892	$ 1,059,231	$ 5,711,129
General revenues:				
Property taxes				
Sales taxes				
Franchise taxes				
Alcoholic beverage excise taxes				
Business and occupation taxes				
Insurance premium taxes				
Other taxes				
Unrestricted investment earnings				
Gain on sale of capital assets				
Transfers				
Total general revenues and transfers				
Change in net position				
Net position, beginning of year				
Net position, end of year				

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

Net (Expenses) Revenues and Changes in Net Position		
Governmental Activities	Business-type Activities	Total
$ (1,462,066)	$ -	$ (1,462,066)
479,492	-	479,492
(11,445,279)	-	(11,445,279)
2,765,005	-	2,765,005
(405,469)	-	(405,469)
(959,988)	-	(959,988)
(872,522)	-	(872,522)
(11,900,827)	-	(11,900,827)
-	142,003	142,003
-	(289,504)	(289,504)
-	25,999	25,999
-	(121,502)	(121,502)
(11,900,827)	(121,502)	(12,022,329)
7,502,267	-	7,502,267
5,926,258	-	5,926,258
1,624,921	-	1,624,921
357,282	-	357,282
1,322,056	-	1,322,056
1,340,824	-	1,340,824
511,066	-	511,066
28,890	4,960	33,850
368,268	-	368,268
194,433	(194,433)	-
19,176,265	(189,473)	18,986,792
7,275,438	(310,975)	6,964,463
89,699,565	19,798,080	109,497,645
$ 96,975,003	$ 19,487,105	$ 116,462,108

CITY OF FAYETTEVILLE, GEORGIA

BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2022

	General Fund	SPLOST 2017 Fund	Building Fund	ARPA Fund	Impact Fee Fund
ASSETS					
Cash and cash equivalents	$ 1,593,563	$ 4,373,948	$ 573,462	$ 6,263,672	$ 3,752,209
Investments	8,022,715	-	-	-	-
Taxes receivable	671,687	-	-	-	-
Accounts receivable, net	359,719	-	-	-	431,479
Due from other governments	43,252	918,767	-	-	-
Due from other funds	1,039,546	-	-	-	-
Inventories	4,873	-	-	-	-
Prepaid expenditures	393,512	-	-	-	-
Restricted cash	-	-	313,077	-	-
Total assets	$ 12,128,867	$ 5,292,715	$ 886,539	$ 6,263,672	$ 4,183,688
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES					
LIABILITIES					
Accounts payable	$ 1,304,794	$ 9,520	$ 75,282	$ -	$ -
Accrued liabilities	485,796	-	-	-	-
Short-term notes payable	-	-	-	-	-
Due to other funds	23,013	-	500,000	-	14,800
Unearned revenue	706,380	-	-	6,263,672	-
Total liabilities	2,519,983	9,520	575,282	6,263,672	14,800
DEFERRED INFLOWS OF RESOURCES					
Unavailable revenue - property taxes	81,122	-	-	-	-
Total deferred inflows of resources	81,122	-	-	-	-

(Continued)

Nonmajor Governmental Funds	Total Governmental Funds
$ 3,746,887	$ 20,303,741
12	8,022,727
125,207	796,894
102,573	893,771
257,729	1,219,748
146,118	1,185,664
25,790	30,663
793	394,305
-	313,077
$ 4,405,109	$ 33,160,590

$ 89,137	$ 1,478,733
5,049	490,845
63,127	63,127
439,854	977,667
164,395	7,134,447
761,562	10,144,819
-	81,122
-	81,122

CITY OF FAYETTEVILLE, GEORGIA

BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2022

	General Fund	SPLOST 2017 Fund	Building Fund	ARPA Fund	Impact Fee Fund
FUND BALANCES					
Nonspendable	$ 398,385	$ -	$ -	$ -	$ -
Restricted	-	5,283,195	311,257	-	4,168,888
Assigned	5,250,000	-	-	-	-
Unassigned	3,879,377	-	-	-	-
Total fund balances	9,527,762	5,283,195	311,257	-	4,168,888
Total liabilities, deferred inflows of resources and fund balances	$ 12,128,867	$ 5,292,715	$ 886,539	$ 6,263,672	$ 4,183,688

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.

Other long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds.

The net pension liability and related deferred outflows and inflows of resources are not financial resources and, therefore, are not reported in the governmental funds.

Internal service funds are used by management to charge the costs of various benefits and services to individual funds, and the assets and liabilities of the internal service funds are included in governmental activities in the statement of net position.

Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.

Net position of governmental activities

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

Nonmajor Governmental Funds	Total Governmental Funds
$ 26,583	$ 424,968
3,616,964	13,380,304
-	5,250,000
-	3,879,377
3,643,547	22,934,649
$ 4,405,109	
	104,607,803
	81,122
	(4,927,965)
	132,260
	(25,852,866)
	$ 96,975,003

CITY OF FAYETTEVILLE, GEORGIA

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED JULY 31, 2022

	General Fund	SPLOST 2017 Fund	Building Fund	ARPA Fund	Impact Fee Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues							
Taxes	$ 16,153,748	$ -	$ 1,011,559	$ -	$ -	$ 1,402,007	$ 18,567,314
Licenses and permits	1,783,085	-	-	-	-	-	1,783,085
Intergovernmental	445,626	5,079,738	208,835	454,821	-	102,814	6,291,834
Fines and forfeitures	1,094,175	-	-	-	-	18,088	1,112,263
Charges for services	119,921	-	-	-	-	199,855	319,776
Impact fees	-	-	-	-	1,539,922	-	1,539,922
Contributions	13,007	-	-	-	-	109,675	122,682
Interest income	28,829	23,931	47	-	3,628	61	56,496
Rental income	-	-	-	-	-	7,600	7,600
Other revenues	189,491	-	-	-	-	28,638	218,129
Total revenues	19,827,882	5,103,669	1,220,441	454,821	1,543,550	1,868,738	30,019,101
Expenditures							
Current:							
General government	3,275,128	-	-	-	-	-	3,275,128
Judicial	657,372	-	-	-	-	-	657,372
Public safety	11,033,381	-	-	-	-	35,857	11,069,238
Public works	1,379,712	-	-	-	-	-	1,379,712
Culture and recreation	413,447	-	-	-	-	212	413,659
Housing and development	2,107,942	-	-	-	-	989,619	3,097,561
Capital outlay:							
General government	-	-	713,491	-	-	127,885	841,376
Public safety	-	-	152,954	-	-	-	152,954
Public works	-	171,931	601,771	-	-	338,346	1,112,048
Culture and recreation	-	-	538,067	-	-	-	538,067
Debt service:							
Principal	-	4,109,627	975,867	-	-	289,463	5,374,957
Interest	831,050	98,555	70,507	-	-	8,138	1,008,250
Total expenditures	19,698,032	4,380,113	3,052,657	-	-	1,789,520	28,920,322
Excess (deficiency) of revenues over expenditures	129,850	723,556	(1,832,216)	454,821	1,543,550	79,218	1,098,779

(Continued)

CITY OF FAYETTEVILLE, GEORGIA

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED JULY 31, 2022

	General Fund	SPLOST 2017 Fund	Building Fund	ARPA Fund	Impact Fee Fund	Nonmajor Governmental Funds	Total Governmental Funds
Other financing sources (uses)							
Financed purchases	$ -	$ -	$ 400,000	$ -	$ -	$ -	$ 400,000
Proceeds from sale of assets	50,727	-	-	-	-	317,541	368,268
Transfers in	1,348,646	-	1,988,473	-	-	1,854,984	5,192,103
Transfers out	(277,053)	(515,146)	(245,000)	(454,821)	(808,140)	(2,697,510)	(4,997,670)
Total other financing sources (uses)	1,122,320	(515,146)	2,143,473	(454,821)	(808,140)	(524,985)	962,701
Net change in fund balances	1,252,170	208,410	311,257	-	735,410	(445,767)	2,061,480
Fund balances, beginning of year	8,275,592	5,074,785	-	-	3,433,478	4,089,314	20,873,169
Fund balances, end of year	$ 9,527,762	$ 5,283,195	$ 311,257	$ -	$ 4,168,888	$ 3,643,547	$ 22,934,649

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

CITY OF FAYETTEVILLE, 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 JULY 31, 2022

Amounts reported for governmental activities in the statement of activities are different because:		
Net change in fund balances - total governmental funds	$	2,061,480
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation exceeded capital outlay expense in the current period.		(217,166)
The net effect of various miscellaneous transactions involving capital assets (i.e., sales, trade-ins and donations) is to decrease net position.		(269,129)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.		17,360
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the Statement of Activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.		5,093,092
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		457,541
Internal service funds are used by management to charge costs of various services and benefits to individual funds. The net revenue (expense) of certain activities of internal service funds is reported with governmental activities.		132,260
Change in net position - governmental activities	$	7,275,438

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

CITY OF FAYETTEVILLE, GEORGIA

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
GENERAL FUND
FOR THE FISCAL YEAR ENDED JULY 31, 2022

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues				
Property taxes	$ 5,513,223	$ 6,170,073	$ 6,082,900	$ (87,173)
Sales taxes	4,107,000	4,916,902	4,914,699	(2,203)
Other taxes	5,501,428	5,482,752	5,156,149	(326,603)
Licenses and permits	860,204	1,814,054	1,783,085	(30,969)
Intergovernmental	335,000	461,867	445,626	(16,241)
Fines and forfeitures	1,050,000	1,106,679	1,094,175	(12,504)
Charges for services	223,692	131,654	119,921	(11,733)
Contributions	15,000	15,620	13,007	(2,613)
Interest income	10,000	35,000	28,829	(6,171)
Other revenues	151,000	191,000	189,491	(1,509)
Total revenues	17,766,547	20,325,601	19,827,882	(497,719)
Expenditures				
Current				
General government:				
Mayor and council	225,436	215,680	203,872	11,808
Clerk of council	108,685	131,547	128,534	3,013
City manager	164,881	294,830	290,965	3,865
Elections	20,000	18,961	18,961	-
Financial administration	599,692	627,981	554,411	73,570
Public information	288,718	317,683	280,434	37,249
Law	185,000	185,000	136,192	48,808
Data processing	347,940	394,806	356,427	38,379
Human resources	263,058	353,282	284,661	68,621
Building and plant	858,255	1,042,055	1,020,671	21,384
Total general government	3,061,665	3,581,825	3,275,128	306,697
Judicial:				
Municipal court	703,990	742,859	657,372	85,487
Public safety:				
Police administration	847,776	907,947	906,498	1,449
Investigations	1,531,137	1,539,667	1,455,091	84,576
Patrol	2,618,482	3,009,952	2,870,433	139,519
Police stations and buildings	105,998	105,998	79,400	26,598
Support services	742,361	788,002	714,446	73,556
Fire administration	349,478	332,740	325,238	7,502
Fire fighting	3,875,183	4,274,141	4,150,411	123,730
Fire prevention	307,804	452,185	431,715	20,470
Fire station 91 and headquarters	57,565	50,565	46,149	4,416
Fire station 92	32,835	40,335	33,048	7,287
Fire station 93	30,231	26,231	20,952	5,279
Total public safety	10,498,850	11,527,763	11,033,381	494,382

(Continued)

CITY OF FAYETTEVILLE, GEORGIA

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
GENERAL FUND
FOR THE FISCAL YEAR ENDED JULY 31, 2022

	Budget			Variance With
	Original	Final	Actual	Final Budget
Expenditures (Continued)				
Current (Continued)				
Public works:				
Public works administration	$ 262,404	$ 289,498	$ 278,239	$ 11,259
Highways and streets	1,096,445	1,136,152	1,101,473	34,679
Total public works	1,358,849	1,425,650	1,379,712	45,938
Culture and recreation:				
Recreation	195,568	480,933	413,447	67,486
Total culture and recreation	195,568	480,933	413,447	67,486
Housing and development:				
Inspection	300,000	1,050,000	1,022,738	27,262
Planning and zoning	809,850	1,027,610	962,152	65,458
Economic development	308,909	513,070	123,052	390,018
Total housing and development	1,418,759	2,590,680	2,107,942	482,738
Debt service:				
Interest	831,050	831,050	831,050	-
Total debt service	831,050	831,050	831,050	-
Total expenditures	18,068,731	21,180,760	19,698,032	1,482,728
Excess of revenues over expenditures	(302,184)	(855,159)	129,850	985,009
Other financing sources (uses)				
Proceeds from sale of assets	25,000	50,755	50,727	(28)
Transfers in	519,580	1,556,146	1,348,646	(207,500)
Transfers out	(242,396)	(751,742)	(277,053)	474,689
Total other financing sources (uses)	302,184	855,159	1,122,320	267,161
Net change in fund balances	-	-	1,252,170	1,252,170
Fund balances, beginning of year	8,275,592	8,275,592	8,275,592	-
Fund balances, end of year	$ 8,275,592	$ 8,275,592	$ 9,527,762	$ 1,252,170

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

CITY OF FAYETTEVILLE, GEORGIA

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL
ARPA FUND
FOR THE FISCAL YEAR ENDED JULY 31, 2022

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues				
Intergovernmental	$ -	$ 6,718,493	$ 454,821	$ (6,263,672)
Total revenues	-	6,718,493	454,821	(6,263,672)
Expenditures				
General government	-	225,000	-	225,000
Capital outlay	-	6,038,493	-	6,038,493
Total expenditures	-	6,263,493	-	6,263,493
Excess of revenues over expenditures	-	455,000	454,821	(179)
Other financing sources (uses)				
Transfers out	-	(455,000)	(454,821)	179
Total other financing sources (uses)	-	(455,000)	(454,821)	179
Net change in fund balances	-	-	-	-
Fund balances, beginning of year	-	-	-	-
Fund balances, end of year	$ -	$ -	$ -	$ -

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

CITY OF FAYETTEVILLE, GEORGIA

STATEMENT OF NET POSITION
PROPRIETARY FUNDS
JULY 31, 2022

ASSETS	Major Enterprise Fund Water and Sewer Fund	Nonmajor Enterprise Fund Solid Waste Fund	Totals	Governmental Activity Self-Funded Insurance Fund
CURRENT ASSETS				
Cash and cash equivalents	$ 3,508,884	$ 215,117	$ 3,724,001	$ 238,123
Accounts receivable, net of allowances	1,147,558	-	1,147,558	-
Due from other funds	-	-	-	23,013
Inventories	130,657	-	130,657	-
Restricted assets, cash and cash equivalents	3,934,108	-	3,934,108	-
Total current assets	8,721,207	215,117	8,936,324	261,136
NON-CURRENT ASSETS				
Capital assets:				
Capital assets, non-depreciable	2,072,707	-	2,072,707	-
Capital assets, depreciable, net of accumulated depreciation	37,256,051	-	37,256,051	-
Total capital assets	39,328,758	-	39,328,758	-
Total non-current assets	39,328,758	-	39,328,758	-
Total assets	48,049,965	215,117	48,265,082	261,136
DEFERRED OUTFLOWS OF RESOURCES				
Pension	475,299	-	475,299	-
Deferred charge on refunding	474,121	-	474,121	-
Total deferred outflows of resources	949,420	-	949,420	-
LIABILITIES				
CURRENT LIABILITIES				
Accounts payable	1,055,410	69,286	1,124,696	-
Claims payable, due within one year	-	-	-	128,876
Accrued liabilities	64,535	-	64,535	-
Due to other funds	231,010	-	231,010	-
Current portion of revenue bonds payable from restricted assets	675,000	-	675,000	-
Current portion of notes payable from restricted assets	339,837	-	339,837	-
Accrued interest	93,011	-	93,011	-
Total current liabilities	2,458,803	69,286	2,528,089	128,876
NON-CURRENT LIABILITIES				
Net pension liability due in more than one year	1,005,750	-	1,005,750	-
Revenue bonds payable, net of current portion	11,779,911	-	11,779,911	-
Notes payable, net of current portion	13,788,156	-	13,788,156	-
Total non-current liabilities	26,573,817	-	26,573,817	-
Total liabilities	29,032,620	69,286	29,101,906	128,876

(Continued)

CITY OF FAYETTEVILLE, GEORGIA

STATEMENT OF NET POSITION
PROPRIETARY FUNDS
JULY 31, 2022

	Major Enterprise Fund	Nonmajor Enterprise Fund		Governmental Activity
	Water and Sewer Fund	Solid Waste Fund	Totals	Self-Funded Insurance Fund
DEFERRED INFLOWS OF RESOURCES				
Pension	$ 625,491	$ -	$ 625,491	$ -
Total deferred inflows of resources	625,491	-	625,491	
NET POSITION				
Net investment in capital assets	13,219,975	-	13,219,975	-
Restricted for debt service	435,227	-	435,227	-
Unrestricted	5,686,072	145,831	5,831,903	132,260
Total net position	$ 19,341,274	$ 145,831	$ 19,487,105	$ 132,260

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

CITY OF FAYETTEVILLE, GEORGIA

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION PROPRIETARY FUNDS FOR THE FISCAL YEAR ENDED JULY 31, 2022

	Major Enterprise Fund	Nonmajor Enterprise Fund		Governmental Activity
	Water and Sewer Fund	Solid Waste Fund	Totals	Self-Funded Insurance Fund
OPERATING REVENUES				
Charges for services:				
Water sales pledged as security for revenue bond	$ 3,486,339	$ -	$ 3,486,339	$ -
Sewer sales pledged as security for revenue bonds	3,835,819	-	3,835,819	-
Stormwater sales pledged as security for revenue bc	813,398	-	813,398	-
Sanitation charges	-	863,920	863,920	-
Risk management	47,879	-	47,879	1,809,006
Total operating revenues	8,183,435	863,920	9,047,355	1,809,006
OPERATING EXPENSES				
Personnel services and employee benefits	1,300,398	-	1,300,398	676,861
Contracted services	3,951,949	837,921	4,789,870	-
Supplies	1,300,324	-	1,300,324	-
Claims	-	-	-	999,885
Depreciation	1,364,981	-	1,364,981	-
Total operating expenses	7,917,652	837,921	8,755,573	1,676,746
Operating income	265,783	25,999	291,782	132,260
NON-OPERATING INCOME (EXPENSES)				
Interest income	4,957	3	4,960	-
Interest expense	(705,284)	-	(705,284)	-
Total non-operating expenses, net	(700,327)	3	(700,324)	-
Income before transfers and capital contribution	(434,544)	26,002	(408,542)	132,260
TRANSFERS				
Transfers out	(686,245)	-	(686,245)	-
Transfers in	491,812	-	491,812	
Total transfers	(194,433)	-	(194,433)	-
CAPITAL CONTRIBUTIONS	292,000	-	292,000	-
Change in net position	(336,977)	26,002	(310,975)	132,260
NET POSITION, beginning of year	19,678,251	119,829	19,798,080	-
NET POSITION, end of year	$ 19,341,274	$ 145,831	$ 19,487,105	$ 132,260

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

CITY OF FAYETTEVILLE, GEORGIA

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE FISCAL YEAR ENDED JULY 31, 2022

	Major Enterprise Fund	Nonmajor Enterprise Fund		Governmental Activity
	Water and Sewer Fund	Solid Waste Fund	Total Enterprise Funds	Self-Funded Insurance Fund
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	$ 8,014,528	$ 863,920	$ 8,878,448	$ 1,809,006
Payments to suppliers and service providers	(4,950,789)	(904,624)	(5,855,413)	(1,570,883)
Payments to employees	(1,424,299)	-	(1,424,299)	-
Net cash provided by (used in) operating activities	1,639,440	(40,704)	1,598,736	238,123
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Transfers in	491,812	-	491,812	-
Transfers out	(686,245)	-	(686,245)	-
Net cash used in noncapital financing activities	(194,433)	-	(194,433)	-
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Purchase of property and equipment	(777,351)	-	(777,351)	-
Proceeds from notes payable	336,164	-	336,164	-
Principal paid on bonds	(650,000)	-	(650,000)	-
Principal paid on notes payable	(137,928)	-	(137,928)	-
Interest paid	(738,135)	-	(738,135)	-
Capital grants	914,303	-	914,303	-
Capital contributions	292,000	-	292,000	-
Net cash used in capital and related financing activities	(760,947)	-	(760,947)	-
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest on investments	4,957	3	4,960	-
Net cash provided by investing activities	4,957	3	4,960	-
Change in cash and cash equivalents	689,017	(40,701)	648,316	238,123
Cash and cash equivalents:				
Beginning of year	6,753,975	255,818	7,009,793	-
End of year	$ 7,442,992	$ 215,117	$ 7,658,109	$ 238,123
Classified as:				
Cash and cash equivalents	$ 3,508,884	$ 215,117	$ 3,724,001	$ 238,123
Restricted assets, cash and cash equivalents	3,934,108	-	3,934,108	-
	$ 7,442,992	$ 215,117	$ 7,658,109	$ 238,123

(Continued)

CITY OF FAYETTEVILLE, GEORGIA

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE FISCAL YEAR ENDED JULY 31, 2022

	Major Enterprise Fund	Nonmajor Enterprise Fund		Governmental Activity
	Water and Sewer Fund	Solid Waste Fund	Total Enterprise Funds	Self-Funded Insurance Fund
Reconciliation of operating income to net cash provided by (used in) operating activities:				
Operating income	$ 265,783	$ 25,999	$ 291,782	$ 132,260
Adjustments to reconcile operating income to net cash provided by (used in) operating activities:				
Depreciation	1,364,981	-	1,364,981	-
Increase in accounts receivable	(168,907)	-	(168,907)	(23,013)
Decrease in inventories	12,817	-	12,817	-
Decrease in due from other funds	535,500	-	535,500	-
Decrease in deferred outflows of resources - pension	39,585	-	39,585	-
Increase in prepaid expenses	236	-	236	-
Increase in accrued liabilities	19,248	-	19,248	-
Decrease in retainage payable	(100,000)	-	(100,000)	-
Increase (decrease) in accounts payable	(147,069)	(66,703)	(213,772)	128,876
Increase in deferred inflows of resources - pension	575,789	-	575,789	-
Decrease in net pension liability due in more than one year	(737,524)	-	(737,524)	-
Decrease in due to other funds	(20,999)	-	(20,999)	-
Net cash provided by (used in) operating activities	$ 1,639,440	$ (40,704)	$ 1,598,736	$ 238,123

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Fayetteville, Georgia (the "City") have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to governments. The Governmental Accounting Standards Board ("GASB") is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the City's accounting policies are described below.

A. Reporting Entity

The City operates under a Council/Manager form of government. As required by accounting principles generally accepted in the United States of America, the financial statements of the reporting entity include those of the City of Fayetteville, Georgia (the primary government) and its component units. The component units discussed below are included in the City's reporting entity because of the significance of their operational or financial relationship with the City. In conformity with accounting principles generally accepted in the United States of America, as set forth in GASB Statement No. 14, and as amended by Statements No. 34 and 61, the financial statements of the component units are blended in the government-wide financial statements.

The City of Fayetteville Downtown Development Authority (the "Downtown Development Authority") was organized to develop and promote commerce, industry and general welfare within the City. The City appoints the Downtown Development Authority's board members and provides the majority of funding for the Downtown Development Authority's operating budget. The Downtown Development Authority's debt outstanding is expected to be repaid almost entirely from the resources of the City. The Downtown Development Authority is reviewed and audited along with the primary government financial statements in accordance with the GASB statements noted above, however, separate financial statements are not prepared.

The Fayetteville Main Street Tourism Association, Inc. (the "Main Street Tourism Association") was organized to serve the needs and interests of tourism within the City, and in particular, tourism within the Main Street District of the City. The City's governing body is substantively the same as the Main Street Tourism Association's governing body and has operational responsibility for the Main Street Tourism Association in that the City manages the activities of the component unit in essentially the same manner in which it manages its own programs, departments, or agencies. The Main Street Tourism Association is reviewed and audited along with the primary government financial statements in accordance with the GASB statements noted above, however, separate financial statements are not prepared.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the government. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to those who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

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

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

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

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. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures 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.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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

The City reports the following major governmental funds:

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

The ***Special Purpose Local Option Sales Tax ("SPLOST") 2017 Fund*** is the fund that accounts for expenditures relating to the renovation of existing stormwater projects, recreation projects, public safety uses, construction of roads, and all such projects under the SPLOST 2017 referendum.

The ***Building Fund*** is used to account for the accumulation and expenditures of resources for various public improvements which are funded by a percentage of property taxes.

The ***American Rescue Plan Act* ("*ARPA") Fund*** is used to account for the financial resources provided and subsequently expended from the ARPA grant received from the federal government.

The ***Impact Fee Fund*** is used to account for capital projects activity funded by development impact fees.

The City reports the following major proprietary fund:

The ***Water and Sewer Fund*** accounts for the operation of the water and sewerage system including all revenues from sources applicable to these operations and all expenses of the operation.

The City also reports the following fund types:

The ***Internal Service Fund*** accounts for the City's self-insurance program.

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

The ***Capital Project Funds*** account for resources provided for acquisition, construction, or renovation of major capital facilities.

The ***Enterprise Fund*** accounts for the provision of solid waste services to the residents of the City.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting and Basis of Presentation (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 water and sewer function and the other functions of the government. Elimination of these charges would distort the direct costs reported for the various functions concerned.

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

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

D. Cash and Deposits

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

State statutes authorize the City to invest in: obligations of the United States, the State of Georgia and other political subdivisions of the State of Georgia, and other states; prime bankers' acceptances; repurchase agreements; and the Georgia Fund 1. Georgia Fund 1, created by the Official Code of Georgia Annotated ("O.C.G.A.") §36-83-8, is a stable net asset value investment pool which follows Standard & Poor's criteria for AAAf rated money market funds. The investment in the Georgia Fund 1 represents the City's portion of a pooled investment account operated by the Office of the State Treasurer. The pool consists of U.S. treasury obligations, securities issued or guaranteed by the U.S. Government or any of its agencies or instrumentalities, bankers' acceptances, overnight and term repurchase agreements with highly rated counterparties, and collateralized bank accounts. The pool also adjusts the value of its investments to fair value as of year-end and the City's investment in the Georgia Fund 1 is valued at fair value.

E. Receivables and Payables

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. Inventories

Inventories are valued at cost, which approximates market, using the first in, first out ("FIFO") method. The consumption method is used to account for inventories. Under the consumption method, inventory items are recognized as expenditures when used.

G. Prepaid Expenditures/Expenses

Prepaid items are accounted for using the consumption method. A prepaid item is recognized when a cash expenditure/expense is made for goods or services that were purchased for consumption, but not consumed as of July 31.

H. Restricted Assets

Certain proceeds of enterprise fund revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the balance sheet because their use is limited by applicable bond covenants.

I. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets, are reported in the applicable governmental or business-type activities column in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. The City has retroactively reported major general infrastructure assets. In this case, the City chose to include all items regardless of their acquisition date. The City was able to estimate the historical cost for the initial reporting of these assets through back trending. The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend assets' lives are not capitalized.

Property, plant and equipment of the primary government, as well as the component units, are depreciated using the straight-line method over the following useful lives:

Asset	Years
Land improvements	3 – 50
Buildings	3 – 40
Public domain infrastructure	3 – 100
System infrastructure	3 – 40
Equipment	3 – 30

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

J. Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. There is no liability for unpaid accumulated sick leave since the City does not have a policy to pay any amount when employees separate from service with the City. All vacation pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations or retirements.

K. Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bond using the straight-line method, which approximates the effective interest method. The gain/loss on defeasance of bonds is presented as an increase/decrease to the face amount of bonds payable and is being amortized over the life of the bonds through interest expense. Bond issuance costs are expensed in the period incurred.

In the fund financial statements, governmental fund types report the face amount of debt issued as other financing sources. Bond issuance costs, whether or not withheld from proceeds, are reported as expenditures when incurred.

L. Deferred Outflows/Inflows of Resources

GASB Statements No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position* and No. 65, *Items Previously Reported as Assets and Liabilities*, established accounting and financial reporting for deferred outflows/inflows of resources and the concept of net position as the residual of all other elements presented in a statement of net position.

In addition to assets, the statement of net 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 had four items that qualified for reporting in this category. The first relates to the deferred charge on refunding reported in the government-wide and proprietary fund statements of net assets. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded debt or the refunding debt. The other three items relate to the City's defined benefit pension plan. The pension experience differences, pension assumption changes, and the contributions made subsequent to the measurement date are deferred and recognized as pension expense in future years.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

L. Deferred Outflows/Inflows of Resources (Continued)

In addition to liabilities, the statement of net position and the governmental funds balance sheet 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 had three items which qualified for reporting in this category. The first item, unavailable revenue, arises only under the modified accrual basis of accounting, and is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes and these amounts are deferred and will be recognized as an inflow of resources in the period in which the amounts become available. The other two items relate to the City's defined pension plan.

First, the pension investment earnings gain represents future acquisitions of net position and, accordingly, are reported as deferred inflows of resources. Second, experience gains and losses result from periodic studies by the City's actuaries which adjust the net pension liability for actual experiences for certain trend information that was previously assumed, for example, the assumed dates of retirement of plan members. These experience gains and losses are recorded as deferred inflows of resources and are amortized over the expected remaining service lives of plan members.

M. Fund Equity

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

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

Fund balances are classified as follows:

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

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

- ***Committed*** – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by formal action of the City Council through the adoption of a resolution. Only the City Council may modify or rescind the commitment.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

M. Fund Equity (Continued)

- ***Assigned*** – Fund balances are reported as assigned when amounts are constrained by the City's intent to be used for specific purposes, but are neither restricted nor committed. Through resolution, the City Council has authorized the City Manager or the City's Finance Director to assign fund balances.

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

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

- Committed
- Assigned
- Unassigned

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

The City applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position are available.

N. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

O. Pension

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

P. Tax Abatement Agreements

During the year ended July 31, 2017, the City implemented GASB Statement No. 77, *Tax Abatement Disclosures*. This statement requires the City to disclose information for any tax abatement agreements either entered into by the City, or agreements entered into by other governments that reduce the City's tax revenues.

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

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

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

Accrued interest payable	$ (207,763)
Compensated absences payable	(725,903)
Financed purchases	(1,237,260)
Revenue bonds	(21,695,000)
Premium on revenue bond	(1,986,940)
Net adjustment to reduce *fund balance - total governmental funds* to arrive at *net position - governmental activities*	$ (25,852,866)

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

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

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

Capital outlay	$	2,578,293
Depreciation expense		(2,795,459)
Net adjustment to reduce *net changes in fund balance - total governmental funds* to arrive at *changes in net position of governmental activities*	$	(217,166)

Another element of the reconciliation states that "The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities." The details of this difference are as follows:

Debt issued:		
Financed purchases	$	(400,000)
Principal repayments:		
Certificates of participation		1,500,000
Revenue bonds		245,000
Premium on revenue bond		122,011
Notes payable		2,216,627
Financed purchases		1,409,454
Net adjustment to increase *net changes in fund balances - total governmental funds* to arrive at *changes in net position of governmental activities*	$	5,093,092

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

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

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

Compensated absences	$	(80,794)
Accrued interest		23,214
Net pension liability and related deferred outflows and inflows of resources		520,742
Amortization of deferred refunding loss		(5,621)
Net adjustment to increase *net changes in fund balances - total governmental funds* to arrive at *changes in net position of governmental activities*	$	457,541

NOTE 3. STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Data. Budgets are adopted on a basis consistent with generally accepted accounting principles for the General Fund, special revenue funds and capital projects funds. Enterprise fund budgets are prepared and utilized as a management tool to assess the operations of the enterprise funds. All annual appropriations lapse at fiscal year-end. Prior to July 31, the Director of Finance with the City Manager receives budget requests from the various departments and their department chairmen. A budget is then formulated which the City Manager and Mayor present to full Council sixty (60) days prior to the beginning of each fiscal year. After review by full Council, the budget is published for public hearing. A public hearing is held and the budget is legally adopted by the City Council on the second Council meeting in July before the new year begins on August 1. The legal level of budgetary control is the department level.

The appropriated budget is prepared by fund, function, and department. Transfers of appropriations within a department budget or within a non-departmental expenditure category can be authorized by the Director of Finance, except expenditures for additional personnel. Increases in appropriations in a departmental budget or in a non-departmental expenditure category, as well as increases in appropriations for employing additional personnel, require approval of the governing body in the form of amendments to the budget resolution. The Council made several immaterial supplemental budgetary appropriations throughout the year.

Encumbrance accounting is employed in governmental funds. Encumbrances (e.g., purchase orders, contracts) outstanding at year-end are reported as assignments or commitments of fund balances, as appropriate, and do not constitute expenditures or liabilities because the commitments will be reappropriated and honored during the subsequent year. At July 31, 2022, there were no outstanding encumbrances.

NOTE 4. DEPOSITS AND INVESTMENTS

Credit Risk. State statutes authorize the City to invest in obligations of the State of Georgia or other states; obligations issued by the U.S. government; obligations fully insured or guaranteed by the U.S. government or by a government agency of the United States; obligations of any corporation of the U.S. government; prime bankers' acceptances; the local government investment pool established by state law; repurchase agreements; and obligations of other political subdivisions of the State of Georgia. The City has no formal credit risk policy other than to only invest in obligations authorized by the State of Georgia. As of July 31, 2022, the City's investment in Georgia Fund 1 was rated AAAf by Standard & Poor's and is valued at fair value.

At July 31, 2022, the City had the following investments:

Investment	Maturities	Fair Value
Georgia Fund 1	42 day weighted average	$ 8,022,727
		$ 8,022,727

Interest Rate Risk. The City does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Fair Value Measurements. The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs.

The Georgia Fund 1 is an investment pool which does not meet the criteria of GASB Statement No. 79, and, is thus valued at fair value in accordance with GASB Statement No. 31. As a result, the City does not disclose investment in the Georgia Fund 1 within the fair value hierarchy.

Custodial Credit Risk – Deposits. Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. State statutes require all deposits and investments (other than federal or state government instruments) to be collateralized by depository insurance, obligations of the U.S. government, or bonds of public authorities, counties, or municipalities. As of July 31, 2022, all of the deposits for the City were fully collateralized in accordance with the state statutes.

NOTE 5. RECEIVABLES

Receivables at July 31, 2022 for the City's individual major funds and nonmajor funds in the aggregate, including the applicable allowances for uncollectible accounts are as follows:

	General	SPLOST 2017	Impact Fee	Nonmajor Governmental Funds
Receivables:				
Taxes	$ 671,687	$ -	$ -	$ 125,207
Accounts	390,483	-	431,479	102,573
Due from of other governments	43,252	918,767	-	257,729
Gross receivables	1,105,422	918,767	431,479	485,509
Less allowance for uncollectibles	30,764	-	-	-
Net total receivables	$ 1,074,658	$ 918,767	$ 431,479	$ 485,509

	Water and Sewer	Total
Receivables:		
Taxes	$ -	$ 796,894
Accounts	1,312,027	2,236,562
Due from other governments	-	1,219,748
Gross receivables	1,312,027	4,253,204
Less allowance for uncollectibles	164,469	195,233
Net total receivables	$ 1,147,558	$ 4,057,971

NOTE 6. PROPERTY TAXES

The City receives its property tax revenue from Fayette County, which assesses, levies and collects the taxes, including real and personal property, mobile homes, and motor vehicles. Tax bills were levied to taxpayers on September 15, 2021, and were due and payable on November 15, 2021. All unpaid taxes became delinquent as of November 16, 2021. Property taxes attached as an enforceable lien on property as of November 15, 2022. Receivables are recorded when taxes are levied.

NOTE 7. CAPITAL ASSETS

Capital asset activity for the fiscal year ended July 31, 2022, is as follows:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Governmental activities					
Capital assets, not being depreciated:					
Land	$ 11,484,691	$ -	$ -	$ -	$ 11,484,691
Historical treasures	91,279	-	-	-	91,279
Construction in progress	26,372,757	1,983,406	-	(24,937,533)	3,418,630
Total	37,948,727	1,983,406	-	(24,937,533)	14,994,600
Capital assets, being depreciated:					
Buildings	10,005,282	-	(324,207)	12,109,711	21,790,786
Land improvements	1,477,065	-	-	12,827,822	14,304,887
Infrastructure	73,819,157	281,280	-	-	74,100,437
Equipment	10,672,463	313,607	(241,836)	-	10,744,234
Total	95,973,967	594,887	(566,043)	24,937,533	120,940,344
Less accumulated depreciation for:					
Buildings	4,847,870	553,832	(55,078)	-	5,346,624
Land improvements	512,256	346,380	-	-	858,636
Infrastructure	16,635,922	927,891	-	-	17,563,813
Equipment	6,832,548	967,356	(241,836)	-	7,558,068
Total	28,828,596	2,795,459	(296,914)	-	31,327,141
Total assets, being depreciated, net	67,145,371	(2,200,572)	(269,129)	24,937,533	89,613,203
Governmental activities capital assets, net	$ 105,094,098	$ (217,166)	$ (269,129)	$ -	$ 104,607,803

NOTE 7. CAPITAL ASSETS (CONTINUED)

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Business-type activities					
Capital assets, not being depreciated:					
Land	$ 1,630,139	$ -	$ -	$ -	$ 1,630,139
Construction in progress	18,576,135	747,634	-	(18,881,201)	442,568
Total	20,206,274	747,634	-	(18,881,201)	2,072,707
Capital assets, being depreciated:					
Water and plant distribution system	12,669,621	-	-	-	12,669,621
Sewer plant and extensions	35,187,272	-	-	-	35,187,272
Stormwater system	4,315,931	-	-	18,881,201	23,197,132
Equipment	1,525,615	29,717	-	-	1,555,332
Total	53,698,439	29,717	-	18,881,201	72,609,357
Less accumulated depreciation for:					
Water and plant distribution system	11,313,869	96,845	-	-	11,410,714
Sewer plant and extensions	20,201,222	1,068,882	-	-	21,270,104
Stormwater system	1,261,434	136,714	-	-	1,398,148
Equipment	1,211,800	62,540	-	-	1,274,340
Total	33,988,325	1,364,981	-	-	35,353,306
Total assets, being depreciated, net	19,710,114	(1,335,264)	-	18,881,201	37,256,051
Business-type activities capital assets, net	$ 39,916,388	$ (587,630)	$ -	$ -	$ 39,328,758

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

Governmental activities	
General government	$ 632,765
Public safety	974,812
Public works	1,044,905
Housing and development	142,977
Total depreciation expense - governmental activities	$ 2,795,459
Business-type activities	
Water and sewer	$ 1,364,981
Total depreciation expense - business-type activities	$ 1,364,981

NOTE 8. LONG-TERM DEBT

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Bonds payable:					
Revenue bonds	$ 21,940,000	$ -	$ (245,000)	$ 21,695,000	$ -
Deferred amount:					
Premium	2,108,951	-	(122,011)	1,986,940	-
Total bonds payable	24,048,951	-	(367,011)	23,681,940	-
Certificates of participation	1,500,000	-	(1,500,000)	-	-
Notes payable	2,216,627	-	(2,216,627)	-	-
Financed purchases	2,246,714	400,000	(1,409,454)	1,237,260	524,275
Net pension liability	7,431,852	2,480,448	(5,624,629)	4,287,671	-
Compensated absences	645,109	687,410	(606,616)	725,903	362,952
Governmental activities long-term liabilities	$ 38,089,253	$ 3,567,858	$ (11,724,337)	$ 29,932,774	$ 887,227
Business-type activities					
Bonds payable:					
Revenue bonds	$ 12,685,000	$ -	$ (650,000)	$ 12,035,000	$ 675,000
Deferred amount:					
Premium	487,762	-	(67,851)	419,911	-
Total bonds payable	13,172,762	-	(717,851)	12,454,911	675,000
Notes payable	13,929,756	336,165	(137,928)	14,127,993	339,837
Net pension liability	1,743,274	581,834	(1,319,358)	1,005,750	-
Business-type activites long-term liabilities	$ 28,845,792	$ 917,999	$ (2,175,137)	$ 27,588,654	$ 1,014,837

For governmental activities, compensated absences and pension liabilities are liquidated by the General Fund. For business-type activities, pension liabilities are liquidated by the Water and Sewer Fund.

Governmental activities

Revenue bonds. During the year ended July 31, 2020, the City of Fayetteville Public Facilities Authority issued the following Series 2019 Bonds: (i) $21,695,000 City Hall and Park Projects Revenue Bonds, Series 2019 (the “Series 2019 New Money Bonds”), (ii) $5,395,000 Water and Sewage Refunding Project Revenue Bonds, Series 2019 (the “Series 2019 Refunding Bonds”), and (iii) $7,890,000 Water and Sewer Refunding Project Taxable Revenue Bonds, Series 2019 (the “Taxable Series 2019 Refunding Bonds”).

NOTE 8. LONG-TERM DEBT (CONTINUED)

Governmental activities (Continued)

Revenue bonds (Continued). The Series 2019 New Money Bonds in the amount of $21,695,000 were used to finance the cost of the acquisition, construction, upgrading, and equipping of various public facilities including City Hall, acquisition, construction, renovation, upgrading, and equipping of recreational facilities, and property acquisition/demolition, and infrastructure improvements located within the City.

Purpose	Interest Rate	Term	Due Date	Original Amount	Outstanding Amount
Series 2019 New Money Bonds	3.00 - 5.00%	30 years	2049	$ 21,695,000	$ 21,695,000
	Plus unamortized premium			-	1,986,940
	Total Series 2019			$ 21,695,000	$ 23,681,940

Year Ending July 31,	Principal	Interest
2023	$ -	$ 831,050
2024	-	831,050
2025	475,000	821,550
2026	495,000	802,150
2027	515,000	781,950
2028 – 2032	2,960,000	3,505,750
2033 – 2037	3,670,000	2,795,550
2038 – 2042	4,460,000	1,984,750
2043 – 2047	5,425,000	1,020,800
2048 – 2050	3,695,000	168,525
Total	$ 21,695,000	$ 13,543,125

NOTE 8. LONG-TERM DEBT (CONTINUED)

Governmental activities (Continued)

Financed Purchases. During the year ended July 31, 2018, the City entered into three purchase agreements with a financial institution for the purchase of vehicles, equipment and land in the amount of $650,000 and $1,200,000. The lease agreements qualify as finance purchase agreements for accounting purposes (title transfers at the end of the lease term) and have been recorded at the present value of the future minimum lease payments as of the date of their inception. These agreements are being serviced by Building Fund and SPLOST 2017 Fund payments with annual interest rates of 2.42% and 2.12%, respectively.

During the year ended July 31, 2019, the City entered into one purchase agreement with a financial institution for the purchase of vehicles and equipment in the amount of $500,000. The agreement qualifies as a finance purchase agreement for accounting purposes (title transfers at the end of the agreement term) and has been recorded at the present value of the future minimum payments as of the date of inception. This purchase agreement is being serviced by the SPLOST 2017 Fund payments with an annual interest rate 3.10%.

During the year ended July 31, 2020, the City entered into a purchase agreement with a financial institution for the purchase of equipment in the amount of $940,000. The agreement qualifies as financed purchases for accounting purposes (title transfers at the end of the agreement term) and has been recorded at the present value of the future minimum payments as of the date of their inception. The agreement is being serviced by the Building Fund and SPLOST 2017 Fund payments with an annual interest rate of 2.14%.

During the year ended July 31, 2021, the City entered into a purchase agreement with a financial institution for the purchase of equipment in the amount of $500,000. The agreement qualifies as finance purchase agreement for accounting purposes (title transfers at the end of the agreement term) and has been recorded at the present value of the future minimum payments as of the date of their inception. The agreement is being serviced by the Building Fund payments with an annual interest rate of 1.45%.

During the year July 31, 2022, the City entered into a purchase agreement with a financial institution for the purchase of equipment in the amount of $400,000. The agreement qualifies as financed purchases for accounting purposes (title transfers at the end of the agreement term) and has been recorded at the present value of the future minimum payments as of the date of their inception. The agreement is being serviced by the Building Fund payments with an annual interest rate of 1.46%.

NOTE 8. LONG-TERM DEBT (CONTINUED)

Governmental activities (Continued)

Financed Purchases (Continued). The following is a schedule of future minimum lease payments under the capital leases and the present value of the net minimum lease payments at July 31, 2022:

Year Ending July 31,	Principal	Interest
2023	$ 524,275	$ 20,400
2024	369,691	12,815
2025	170,426	7,330
2026	70,824	4,544
2027	72,928	2,440
2028	29,116	411
	$ 1,237,260	$ 47,940

Business-type activities

Revenue bonds. The “Series 2019 Refunding Bonds” in the amount of $5,395,000 were used to: (a) refund a portion of the Water and Sewage Revenue Bonds, Series 2010 Bonds, (b) refund a portion of the Water and Sewer Revenue Bonds, Series 2013A, and (c) pay the issuance cost of the Series 2019 Refunding Bonds. The **“**Taxable Series 2019 Refunding Bonds” in the amount of $7,890,000 were used to: (a) refund a portion of the Water and Sewer Refunding Bonds, Series 2010, and (b) pay the issuance costs of the Taxable Series 2019 Refunding Bonds.

The issuance of the Series 2019 Refunding Bonds and the Taxable Series 2019 Refunding Bonds were used to refund the Series 2010 and Series 2013A Bonds. The difference between the cash flows required to service the old debt and the cash flow to service the new debt and complete the refunding totaled $3,435,629. The economic gain resulting from the refunding was $1,204,390.

NOTE 8. LONG-TERM DEBT (CONTINUED)

Business-type activities (Continued)

Revenue bonds (Continued)

Purpose	Interest Rate	Term	Due Date	Original Amount	Outstanding Amount
PFA Revenue Bonds Series 2019					
Water and Sewer Refunding Taxable	2.125 - 2.850%	13	2032	$ 7,890,000	$ 7,805,000
PFA Revenue Bonds Series 2019	3.00 - 4.00%	15 years	2034	5,395,000	4,230,000
Water and Sewer Refunding	Plus unamortized premium				419,911
					4,649,911
	Total Series 19			$ 13,285,000	$ 12,454,911

Debt service requirements to maturity on the revenue bonds are as follows:

Year Ending July 31,	Principal	Interest
2023	$ 675,000	$ 359,038
2024	710,000	332,373
2025	740,000	304,498
2026	1,010,000	278,415
2027	1,035,000	253,869
2028 – 2032	5,580,000	994,453
2033	2,285,000	196,644
Total	$ 12,035,000	$ 2,719,290

Notes payable. The City has also incurred debt to the Georgia Environmental Facilities Authority for construction of various water and sewer system projects. This note is a construction line of credit agreement with a rate of 2.03% for $961,221.

The City has also incurred debt to the Georgia Environmental Facilities Authority for construction of various water and sewer system projects. This note is a construction line of credit agreement with a rate of 2.62% for 13,334,150.

NOTE 8. LONG-TERM DEBT (CONTINUED)

Business-type activities (Continued)

Notes payable outstanding July 31, 2022, are as follows:

Interest Rate	Term	Due Date	Original Amount	Outstanding Amount
2.03%	20	2040	$ 961,221	$ 891,798

Interest Rate	Term	Due Date	Original Amount	Outstanding Amount
2.62%	30	2052	$ 13,334,150	$ 13,236,195

Notes Payable. The annual requirements to pay the notes outstanding are as follows:

Year Ending July 31,	Principal	Interest
2023	$ 339,837	$ 361,758
2024	348,602	353,009
2025	357,595	344,034
2026	366,822	334,825
2027	376,287	325,377
2028 – 2032	2,032,247	1,476,356
2033 – 2037	2,308,590	1,200,518
2038 – 2042	2,518,579	887,229
2043 – 2047	2,661,094	550,208
2048 – 2052	2,818,340	178,876
Total	$ 14,127,993	$ 6,012,190

NOTE 9. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

The composition of interfund balances as of July 31, 2022, is as follows:

	Payable Fund					
Receivable Fund	General Fund	Water and Sewer Fund	Building Fund	Impact Fee Fund	Nonmajor Governmental Funds	Total
General Fund	$ -	$ 231,010	$ 500,000	$ 14,800	$ 293,736	$ 1,039,546
Internal Service Fund	23,013	-	-	-	-	23,013
Nonmajor Governmental Funds	-	-	-	-	146,118	146,118
Total	$ 23,013	$ 231,010	$ 500,000	$ 14,800	$ 439,854	$ 1,208,677

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

Interfund transfers:

	Transfers out							
Transfers In	General Fund	Water and Sewer Fund	ARPA Fund	SPLOST 2017 Fund	Impact Fee Fund	Building Fund	Nonmajor Governmental Funds	Total
General Fund	$ -	$ 686,245	$ 454,821	$ -	$ -	$ -	$ 207,580	$ 1,348,646
Water and Sewer Fund	-	-	-	491,812	-	-	-	491,812
Building Fund	237,053	-	-	23,334	-	-	1,728,086	1,988,473
Nonmajor Governmental Funds	40,000	-	-	-	808,140	245,000	761,844	1,854,984
Total	$ 277,053	$ 686,245	$ 454,821	$ 515,146	$ 808,140	$ 245,000	$ 2,697,510	$ 5,683,915

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

NOTE 10. JOINT VENTURE

Under Georgia law, the City, in conjunction with other cities and counties in the ten county Atlanta area, is a member of the Atlanta Regional Commission ("RC") and is required to pay annual dues thereto. During its fiscal year ended July 31, 2022, the City's membership dues were paid by Fayette County, Georgia. The City did not pay any annual dues. Membership in an RC is required by the O.C.G.A. §50-8-34 which provides for the organizational structure of the RC in Georgia. The RC Board membership includes the chief elected official of each county and municipality of the area. O.C.G.A. §50-8-39.1 provides that the member governments are liable for any debts or obligations of an RC. Separate financial statements may be obtained from:

Atlanta Regional Commission
3715 Northside Parkway
200 Northcreek Suite 300
Atlanta, Georgia 30327

NOTE 11. DEFINED BENEFIT PENSION PLAN

Plan Description

The City's Pension Plan (the "Plan") is administered through the Georgia Municipal Employee Benefit System ("GMEBS"), an agent multiple-employer pension plan administered by the Georgia Municipal Association. The Plan provides retirement and disability benefits and death benefits to plan members and beneficiaries. Benefits are provided by the Plan whereby retirees receive 2% multiplied by the average of the last three years of regular earnings multiplied by the total credited years of service. The City Council, in its role as the Plan sponsor, has the governing authority to establish and amend from time to time, the benefits provided and the contribution rates of the City and its employees. The Georgia Municipal Association issues a publicly available financial report that includes financial statements and required supplementary information for GMEBS. That report may be obtained 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.

Plan Membership

As of January 1, 2022, pension plan membership consisted of the following:

Inactive plan members or beneficiaries currently receiving benefits	86
Inactive plan members entitled to but not receiving benefits	102
Active plan members	152
	340

NOTE 11. DEFINED BENEFIT PENSION PLAN (CONTINUED)

Contributions

The Plan is subject to minimum funding standards of the Georgia Public Retirement Systems Standards law. The Board of Trustees of GMEBS has adopted a recommended actuarial funding policy for the Plan which meets state minimum requirements and will accumulate sufficient funds to provide the benefits under the Plan. The funding policy for the Plan, as adopted by the City Council, is to contribute an amount equal to or greater than the actuarially recommended contribution rate. This rate is based on the estimated amount necessary to finance the costs of benefits earned by plan members during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of plan members, as determined by the City Council. For the year ended July 31, 2022, the City's contribution rate was 17.7% of annual payroll. City contributions to the Plan were $1,493,713 for the fiscal year ended July 31, 2022.

Net Pension Liability of the City

The City's net pension liability was measured as of September 30, 2021. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2022, with updated procedures performed by the actuary to roll forward to the total pension liability measured as of September 30, 2022.

Actuarial Assumptions. The total pension liability in the January 1, 2022 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.20%
Salary increases	2.25% plus service based merit increase
Investment rate of return	7.375%

Mortality rates were based on the RP-2000 Combined Healthy Mortality Table (set forward two years in age for males and one year for females) to the gender-distinct Pri-2012 head-count weighted Healthy Retiree Mortality Table with rates multiplied by 1.25.

The actuarial assumptions used in the January 1, 2022 valuation were based on the results of an actuarial experience study for the period January 1, 2015 – June 30, 2019.

NOTE 11. DEFINED BENEFIT PENSION PLAN (CONTINUED)

Net Pension Liability of the City (Continued)

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of March 30, 2022, are summarized in the following table:

Asset Class	Target Allocation	Long-term expected real rate of return
Domestic equity	45 %	6.55 %
International equity	20	7.30
Real estate	10	3.65
Global fixed income	5	0.50
Domestic fixed income	20	0.40
Total	100 %	

Discount Rate

The discount rate used to measure the total pension liability was 7.375%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all of the projected benefit payments to determine the total pension liability.

NOTE 11. DEFINED BENEFIT PENSION PLAN (CONTINUED)

Changes in the Net Pension Liability of the City

The changes in the components of the net pension liability of the City for the fiscal year ended July 31, 2022, were as follows:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Beginning balance	$ 28,938,534	$ 19,763,408	$ 9,175,126
Changes for the year:			
Service cost	636,320	-	636,320
Interest	2,136,570	-	2,136,570
Differences between expected and actual experience	(786,291)	-	(786,291)
Assumption changes	-	-	-
Contributions - employer	-	1,103,209	(1,103,209)
Contributions - employee	-	255,799	(255,799)
Net investment income	-	4,798,688	(4,798,688)
Benefit payments, including refunds of employee contributions	(1,208,832)	(1,208,832)	-
Administrative expense	-	(48,615)	48,615
Other	240,777	-	240,777
Net changes	1,018,544	4,900,249	(3,881,705)
Ending balance	$ 29,957,078	$ 24,663,657	$ 5,293,421

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

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the City, calculated using the discount rate of 7.375%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.375%) or 1-percentage-point higher (8.375%) than the current rate:

	1% Decrease (6.375%)	Current Discount Rate (7.375%)	1% Increase (8.375%)
City's net pension liability	$ 9,433,108	$ 5,293,421	$ 1,871,786

NOTE 11. DEFINED BENEFIT PENSION PLAN (CONTINUED)

Sensitivity of the Net Pension Liability to Changes in the Discount Rate (Continued)

Actuarial valuations involve estimates of the value of reported amounts and assumptions about the probability of events far into the future, and actuarially determined amounts are subject to continual revision as results are compared to past expectations and new estimates are made about the future. Actuarial calculations reflect a long-term perspective. Calculations are based on the substantive plan in effect as of September 30, 2021, and the current sharing pattern of costs between employer and employee.

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

For the year ended July 31, 2022, the City recognized pension expense of $754,535. At July 31, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 881,511	$ (589,716)
Changes in assumptions	407,992	-
Investment earnings	-	(2,702,343)
City contributions subsequent to the measurement date	1,212,070	-
Total	$ 2,501,573	$ (3,292,059)

City contributions subsequent to the measurement date of $1,212,070 are reported as deferred outflows of resources and will be recognized as a reduction of the net pension liability in the year ending July 31, 2023. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending July 31,	
2023	$ (372,229)
2024	(298,988)
2025	(663,863)
2026	(667,476)
Total	$ (2,002,556)

NOTE 12. DEFINED CONTRIBUTION PENSION PLAN

The City participates in the Georgia Municipal Association 401(a) Defined Contribution Plan (the "Plan") which is administered by the Georgia Municipal Association through their service manager, New Port. The Plan provides retirement benefits to plan participants and beneficiaries. Plan provisions and contribution requirements are established and may be amended by the City. Employees are not required to contribute to the Plan. The City contributes an amount equal to 50% of the amount contributed by participants to the City's deferred compensation plan, except that the City shall not match in excess of 2% of the participant's annual compensation. The City's contribution for each employee is 100% vested after five years of continuous service. For the fiscal year ended July 31, 2022, the City's contribution to the Plan was $91,733. The amount contributed by employees was $294,262.

NOTE 13. RISK MANAGEMENT

The City is exposed to various risks of losses related to torts; thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City has contracted with Apex Insurance Agency, Inc. and coverage has been placed with Argonaut Insurance Company, with the exception of Workers Compensation, which has been placed with BITCO Insurance Company. The City is fully insured on workers' compensation, automobile insurance, general liability, employment practices liability, property coverage, cybersecurity. These plans have various deductibles the City is responsible of meeting.

Settled claims in the past three years have not exceeded the coverages.

The City established an internal service fund for group health insurance which is funded by charges to the City's other funds. Liabilities of the fund are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported ("IBNR"s). The result of the process to estimate the claims liability is based on the medical plan in-network PPO negotiated amount or based on the usual, customary, and reasonable charges for out-of-network charges. Accordingly, claims are re-evaluated periodically to consider the effects of proper claims adjudication. The estimate of the claims liability also includes amounts for incremental claim adjustment expense related to specific claims and other claim adjustment expenses regardless of whether allocated to specific claims.

The City has entered into a self-funded group insurance plan with major medical coverage. The City currently utilizes Allied Benefit Services as the third-party administrator. A stop loss carrier is in place to cover claims in excess of $50,000. Management continues to monitor the performance of this fund to ensure that premiums charged to the funds and agencies of the City are adequate.

NOTE 13. RISK MANAGEMENT (CONTINUED)

Changes in the respective claims liability amount for the fiscal years ended July 31, 2022 are as follows:

Self-Insurance Fund	July 31, 2022
Unpaid claims, beginning of fiscal year	$ -
Claims incurred and changes in estimates	1,805,622
Claims payment	(1,676,746)
Unpaid claims, end of fiscal year	$ 128,876

NOTE 14. FUND EQUITY

Fund Balances

- ***Non-spendable*** – The following fund balances are non-spendable because they are allocated to:

General Fund	
Prepaid items	$ 393,512
Inventories	4,873
Main Street Tourism Association Fund	
Inventories	25,790

NOTE 14. FUND EQUITY (CONTINUED)

Fund Balances (Continued)

- ***Restricted –*** The following fund balances are restricted for:

Special Revenue Funds	
Confiscated Assets Fund - used to account for public safety-related expenditures funded by drug confiscations.	$ 124,182
Veterans Memorial Park Fund - used for the design and construction of a Veterans Memorial.	2,412
Cemetery Fund - accounts for the revenues earned from a trust set up for cemetery improvements.	39,705
Downtown Development Authority Fund - used for housing and development within the City.	847,354
Main Street Tourism Association Fund - used for the promotion of tourism in the City.	490,738
Capital Projects Funds	
Capital Projects 2 Fund - used to account for capital projects financed with intergovernmental revenues that are in the completion phase.	47,064
Impact Fee Fund - accounts for capital projects activity funded by development impact fees.	4,168,888
Building Fund - accounts for capital projects activity funded by state road maintenance fees.	311,257
TAD Fund - accounts for capital projects activity funded by tax allocation districts revenues.	2,065,509
SPLOST 2017 Fund - used to account for capital projects financed with intergovernmental revenues.	5,283,195

- ***Assigned –*** The following fund balance is assigned for:

General Fund	
Three-month operating reserve, as provided for in adopted City policy	$ 5,250,000

NOTE 15. COMMITMENTS AND CONTINGENCIES

Litigation

The City is involved in several pending lawsuits. Liability, if any, which might result from these proceedings, would not, in the opinion of management and legal counsel, have a material adverse effect on the financial position of the City.

Grant Contingencies

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

Contractual Commitments

In addition to the liabilities enumerated in the balance sheet at July 31, 2022, the City has contractual commitments on uncompleted construction contracts of $1,419,023.

NOTE 16. HOTEL/MOTEL LODGING TAX

The City has levied a 5% lodging tax. The O.C.G.A. §48-13-50 requires that all lodging taxes levied of 5% or more be expended or obligated contractually for the promotion of tourism, conventions, or trade shows. For the fiscal year ended July 31, 2022, the City collected $577,252 of hotel/motel taxes, and transferred 100% of the lodging tax received during the year ended July 31, 2022 to the Downtown Development Authority Fund, where it was used for the promotion of tourism.

NOTE 17. EXCISE TAXES ON RENTAL MOTOR VEHICLES

Under the provisions of the O.C.G.A. §48-13-93, the City has imposed and collected an excise tax on rental motor vehicles. The Code section requires the City to expend taxes collected for the purpose of promoting tourism, conventions, trade shows, etc., and promoting the City and business therein. During the year ended July 31, 2022, the City transferred all motor vehicle excise taxes to the Downtown Development Authority Fund, where it was used for the promotion of tourism. The following schedule represents the revenues and expenditures pertaining to the tax for the fiscal year ended July 31, 2022:

Revenues	$220,226
Expenditures	$220,226

NOTE 18. TAX ABATEMENT AGREEMENTS

Pursuant to GASB Statement No. 77, *Tax Abatement Disclosures,* the City is required to disclose certain information about tax abatements as defined in the Statement. For the purposes of GASB No. 77, a tax abatement is a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which: a) one or more governments promise to forgo tax revenues to which they are otherwise entitled, and b) the individual or entity promises to take specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the City or the citizens of the City. The City has entered into such agreements. The following is a description of the City's abatement program where the City has promised to forgo taxes.

The Fayette County Board of Commissioners authorizes industries which promote the development of trade, commerce, industry and employment opportunities in the City to participate in the Economic Development Program. Abatements of real and personal property taxes are provided to companies based on a criteria calculation which includes targeted industry, capital investment and employment. The abatement may reduce the amount of property taxes paid over 10 or 20 years. The agreements may contain claw back provisions which would result in the re-payment of the annual tax abatement for each year the Company fails to meet its jobs/investment commitment. For the fiscal year ended July 31, 2022, the City abated property taxes totaling $172,350.

NOTE 19. NET INVESTMENT IN CAPITAL ASSETS

The following schedule provides the details of the net investment in capital assets classification of net position:

	Governmental Activities	Business-Type Activities
Calculation of net investment in capital assets:		
Capital assets, non-depreciable	$ 14,994,600	$ 2,072,707
Capital assets, depreciable	120,940,344	72,609,357
Accumulated depreciation	(31,327,141)	(35,353,306)
Bonds payable	(21,695,000)	(12,035,000)
Financed purchases	(1,237,260)	-
Notes payable	-	(14,127,993)
Unspent financed purchase proceeds	313,077	-
Unamortized premiums on bonds payable	(1,986,940)	(419,911)
Deferred charges on refunding	-	474,121
	$ 80,001,680	$ 13,219,975

NOTE 20. SHORT-TERM DEBT

Line of Credit. On January 7, 2022, the Downtown Development Authority obtained a line of credit from a financial institution to assist in the completion of an expansion project at 119 Glynn Street South with an approved limit of $300,000. The line of credit has a variable interest rate of 3.75%, which is the prime rate with interest due monthly and principal due on July 10, 2023. The principal balance was $63,127 as of July 31, 2022. The unused line of credit balance at July 31, 2022 is $236,873.

The following is a summary of short-term debt transactions for the City for the year ended July 31, 2022:

	Beginning Balance	Additions	Reductions	Ending Balance
Line of credit	$ -	$ 63,127	$ -	$ 63,127
Total	$ -	$ 63,127	$ -	$ 63,127

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF FAYETTEVILLE, GEORGIA

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN THE CITY'S NET PENSION LIABILITY
AND RELATED RATIOS
FOR THE FISCAL YEAR ENDED JULY 31, 2022

	Fiscal Year			
	2022	2021	2020	2019
Total pension liability				
Service cost	**$ 636,320**	$ 492,039	$ 468,473	$ 387,624
Interest on total pension liability	**2,136,570**	1,758,100	1,616,611	1,540,247
Differences between expected and actual experience	**(786,291)**	1,421,927	70,892	(112,839)
Changes of assumptions	**-**	2,394,956	1,019,980	-
Changes in benefit terms	**-**	-	-	-
Benefit payments, including refunds of employee contributions	**(1,208,832)**	(950,198)	(881,165)	(874,244)
Other Changes	**240,777**	-	-	-
Net change in total pension liability	**1,018,544**	5,116,824	2,294,791	940,788
Total pension liability - beginning	**28,938,534**	23,821,710	21,526,919	20,586,131
Total pension liability - ending (a)	**29,957,078**	28,938,534	23,821,710	21,526,919
Plan fiduciary net position				
Contributions - employer	**1,103,209**	999,116	1,704,804	852,118
Contributions - employee	**255,799**	120,242	90,800	73,423
Net investment income	**4,798,688**	1,745,327	535,801	1,490,641
Benefit payments, including refunds of employee contributions	**(1,208,832)**	(950,198)	(881,165)	(874,244)
Administrative expenses	**(48,615)**	(47,402)	(41,543)	(42,264)
Net change in plan fiduciary net position	**4,900,249**	1,867,085	1,408,697	1,499,674
Plan fiduciary net position - beginning	**19,763,408**	17,896,323	16,487,626	14,987,952
Plan fiduciary net position - ending (b)	**24,663,657**	19,763,408	17,896,323	16,487,626
City's net pension liability (a) - (b)	**$ 5,293,421**	$ 9,175,126	$ 5,925,387	$ 5,039,293
Plan fiduciary net position as a percentage of the total pension liability	**82.3%**	68.3%	75.1%	76.6%
Covered payroll	**$ 8,912,671**	$ 8,721,491	$ 8,075,098	$ 7,142,875
City's net pension liability as a percentage of covered payroll	**59.4%**	105.2%	73.4%	70.5%

Notes to the Schedule:

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

Fiscal Year			
2018	2017	2016	2015
$ 329,802	$ 263,826	$ 208,146	$ 157,698
1,457,157	1,361,621	1,251,294	1,215,070
129,571	479,242	893,993	463,700
-	-	-	(425,920)
330,437	52,900	-	-
(925,729)	(923,996)	(935,731)	(950,553)
-	-	-	-
1,321,238	1,233,593	1,417,702	459,995
19,264,893	18,031,300	16,613,598	16,153,603
20,586,131	19,264,893	18,031,300	16,613,598
1,063,454	784,036	770,628	735,096
51,362	37,550	29,259	10,870
1,955,471	1,308,314	140,161	1,221,044
(925,729)	(923,996)	(935,731)	(950,553)
(44,411)	(21,005)	(21,533)	(17,333)
2,100,147	1,184,899	(17,216)	999,124
12,887,805	11,702,906	11,720,122	10,720,998
14,987,952	12,887,805	11,702,906	11,720,122
$ 5,598,179	$ 6,377,088	$ 6,328,394	$ 4,893,476
72.8%	66.9%	64.9%	70.5%
$ 6,150,907	$ 5,753,146	$ 4,388,256	$ 4,101,931
91.0%	110.8%	144.2%	119.3%

CITY OF FAYETTEVILLE, GEORGIA

REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CITY CONTRIBUTIONS
FOR THE FISCAL YEAR ENDED JULY 31, 2022

	Fiscal Year			
	2022	2021	2020	2019
Actuarially determined contribution	**$ 1,493,713**	$ 1,101,426	$ 1,104,199	$ 1,092,536
Contributions in relation to the actuarially determined contribution	**1,493,713**	1,101,426	1,104,199	1,092,536
Contribution deficiency (excess)	**$ -**	$ -	$ -	$ -
Covered payroll	**$ 8,421,457**	$ 8,912,671	$ 8,721,491	$ 9,039,400
Contributions as a percentage of covered payroll	**17.7%**	12.4%	12.7%	12.1%

Notes to the Schedule:

Valuation date	January 1, 2022
Cost method	Projected unit credit
Actuarial asset valuation method	Sum of actuarial value at beginning of year and the cash flow during the year plus the assumed investment return, adjusted by 10% of the amounts that the value exceeds or is less than the fair value at the end of the year. The actuarial value is adjusted, if necessary, to be within 20% of fair value.
Assumed rate of return on investments	7.375%
Projected salary increases	2.25% plus service based merit increases
Cost of living adjustments	0.00%
Amortization method	Closed level dollar for remaining unfunded liability
Remaining amortization period	Remaining amortization period varies for the bases, with a net effective amortization period of 10 years.

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

Fiscal Year			
2018	2017	2016	2015
$ 1,022,541	$ 910,444	$ 761,413	$ 772,471
1,022,541	910,444	761,413	772,471
$ -	$ -	$ -	$ -
$ 8,445,561	$ 7,540,108	$ 7,042,464	$ 6,205,807
12.1%	12.1%	10.8%	12.4%

COMBINING AND INDIVIDUAL FUND STATEMENTS AND SCHEDULES

NONMAJOR GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

Vehicle Excise Tax Fund – This fund is used to account for revenues from an excise tax on rental motor vehicles, which must be used for the promotion of recreation, tourism and commerce and for the construction or repair of related facilities.

Confiscated Assets Fund – This fund is used to account for cash received either as a result of a cash confiscation or from the sale of capital assets acquired from a drug raid.

Hotel/Motel Tax Fund – This fund is used to account for hotel/motel taxes collected.

Veterans Memorial Park Fund – This fund is used to account for funds donated to the City for the design and construction of a Veterans Memorial, representing those persons from Fayette County, Georgia who have died in service of our country.

Cemetery Fund – This fund is used to account for revenues earned from a trust set up for cemetery improvements.

Downtown Development Authority Fund – This fund is used to account for downtown revitalization and preservation of the historic district.

Main Street Tourism Association Fund – This fund is used to account for revenues and expenditures associated with the promotion of tourism in the City.

CAPITAL PROJECTS FUNDS

Capital Projects 2 Fund – This fund is used to account for the accumulation and expenditures of resources for various capital projects which are funded by a percentage of property taxes.

TAD Fund – This fund is used to account for taxes collected and expended from the City's tax allocation district.

CITY OF FAYETTEVILLE, GEORGIA

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
JULY 31, 2022

	Special Revenue Funds				
ASSETS	**Vehicle Excise Tax Fund**	**Confiscated Assets Fund**	**Hotel/Motel Tax Fund**	**Veterans Memorial Park Fund**	**Cemetery Fund**
Cash and cash equivalents	$ 20,911	$ 129,794	$ -	$ 2,412	$ 39,705
Investments	-	-	-	-	-
Taxes receivable	17,835	-	107,372	-	-
Accounts receivable	-	-	-	-	-
Due from other governments	-	-	-	-	-
Due from other funds	-	-	-	-	-
Prepaid expenditures	-	-	-	-	-
Inventory	-	-	-	-	-
Total assets	$ 38,746	$ 129,794	$ 107,372	$ 2,412	$ 39,705
LIABILITIES AND FUND BALANCES					
LIABILITIES					
Accounts payable	$ -	$ 2,461	$ -	$ -	$ -
Accrued liabilities	-	-	-	-	-
Short term notes payable	-	-	-	-	-
Due to other funds	38,746	3,151	107,372	-	-
Unearned revenue	-	-	-	-	-
Total liabilities	38,746	5,612	107,372	-	-
FUND BALANCES					
Nonspendable	-	-	-	-	-
Restricted	-	124,182	-	2,412	39,705
Total fund balances	-	124,182	-	2,412	39,705
Total liabilities and fund balances	$ 38,746	$ 129,794	$ 107,372	$ 2,412	$ 39,705

		Capital Projects Funds		
Downtown Development Authority Fund	Main Street Tourism Association Fund	Capital Projects 2 Fund	TAD Fund	Total Nonmajor Governmental Funds
$ 881,279	$ 356,231	$ 251,046	$ 2,065,509	$ 3,746,887
-	-	12	-	12
-	-	-	-	125,207
28,830	73,743	-	-	102,573
-	-	257,729	-	257,729
38,746	107,372	-	-	146,118
-	793	-	-	793
-	25,790	-	-	25,790
$ 948,855	$ 563,929	$ 508,787	$ 2,065,509	$ 4,405,109
$ 30,383	$ 8,965	$ 47,328	$ -	$ 89,137
877	4,172	-	-	5,049
63,127	-	-	-	63,127
7,114	33,471	250,000	-	439,854
-	-	164,395	-	164,395
101,501	46,608	461,723	-	761,562
-	26,583	-	-	26,583
847,354	490,738	47,064	2,065,509	3,616,964
847,354	517,321	47,064	2,065,509	3,643,547
$ 948,855	$ 563,929	$ 508,787	$ 2,065,509	$ 4,405,109

CITY OF FAYETTEVILLE, GEORGIA

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES NONMAJOR GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED JULY 31, 2022

	Special Revenue Funds				
	Vehicle Excise Tax Fund	Confiscated Assets Fund	Hotel/Motel Tax Fund	Veterans Memorial Park Fund	Cemetery Fund
Revenues					
Other taxes	$ 220,226	$ -	$ 577,252	$ -	$ -
Intergovernmental	-	-	-	-	-
Fines and forfeitures	-	18,088	-	-	-
Charges for services	-	-	-	-	-
Contributions	-	-	-	-	12,954
Interest income	-	52	-	-	-
Rental income	-	-	-	-	-
Other revenues	-	-	-	136	-
Total revenues	220,226	18,140	577,252	136	12,954
Expenditures					
Current:					
Public safety	-	35,857	-	-	-
Culture and recreation	-	-	-	212	-
Housing and development	-	-	-	-	-
Capital outlay:					
General government	-	-	-	-	-
Public works	-	-	-	-	-
Debt service:					
Principal	-	-	-	-	-
Interest	-	-	-	-	-
Total expenditures	-	35,857	-	212	-
Excess (deficiency) of revenues over expenditures	220,226	(17,717)	577,252	(76)	12,954
Other financing sources (uses)					
Proceeds from sale of capital assets	-	-	-	-	-
Transfers in	-	-	-	-	-
Transfers out	(220,226)	-	(577,252)	-	-
Total other financing sources (uses)	(220,226)	-	(577,252)	-	-
Net change in fund balances	-	(17,717)	-	(76)	12,954
Fund balances, beginning of year	-	141,899	-	2,488	26,751
Fund balances, end of year	$ -	$ 124,182	$ -	$ 2,412	$ 39,705

		Capital Projects Funds		
Downtown Development Authority Fund	Main Street Tourism Association Fund	Capital Projects 2 Fund	TAD Fund	Total Nonmajor Governmental Funds
$ -	$ -	$ -	$ 604,529	$ 1,402,007
-	-	102,814	-	102,814
-	-	-	-	18,088
-	199,855	-	-	199,855
24,412	72,309	-	-	109,675
9	-	-	-	61
-	7,600	-	-	7,600
15,838	12,664	-	-	28,638
40,259	292,428	102,814	604,529	1,868,738
-	-	-	-	35,857
-	-	-	-	212
140,209	849,410	-	-	989,619
-	-	-	127,885	127,885
-	-	338,346	-	338,346
289,463	-	-	-	289,463
8,138	-	-	-	8,138
437,810	849,410	338,346	127,885	1,789,520
(397,551)	(556,982)	(235,532)	476,644	79,218
317,541	-	-	-	317,541
517,064	617,252	720,668	-	1,854,984
(200,000)	-	(1,700,032)	-	(2,697,510)
634,605	617,252	(979,364)	-	(524,985)
237,054	60,270	(1,214,896)	476,644	(445,767)
610,300	457,051	1,261,960	1,588,865	4,089,314
$ 847,354	$ 517,321	$ 47,064	$ 2,065,509	$ 3,643,547

CITY OF FAYETTEVILLE, GEORGIA

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL SPECIAL REVENUE FUNDS FOR THE FISCAL YEAR ENDED JULY 31, 2022

	Vehicle Excise Tax Fund		
	Final Budget	Actual	Variance With Final Budget
Revenues			
Other taxes	$ 230,000	$ 220,226	$ (9,774)
Fines and forfeitures	-	-	-
Interest income	-	-	-
Total revenues	230,000	220,226	(9,774)
Expenditures			
Current:			
Public safety	-	-	-
Total expenditures	-	-	-
Excess (deficiency) of revenues over expenditures	230,000	220,226	(9,774)
Other financing sources (uses)			
Transfers out	(230,000)	(220,226)	9,774
Total other financing sources (uses)	(230,000)	(220,226)	9,774
Net change in fund balances	-	-	-
Fund balances, beginning of year	-	-	-
Fund balances, end of year	$ -	$ -	$ -

(Continued)

Confiscated Assets Fund		
Final Budget	Actual	Variance With Final Budget
$ -	$ -	$ -
45,440	18,088	(27,352)
60	52	(8)
45,500	18,140	(27,360)
45,500	35,857	9,643
45,500	35,857	9,643
-	(17,717)	(17,717)
-	-	-
-	-	-
-	(17,717)	(17,717)
141,899	141,899	-
$ 141,899	$ 124,182	$ (17,717)

CITY OF FAYETTEVILLE, GEORGIA

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL SPECIAL REVENUE FUNDS FOR THE FISCAL YEAR ENDED JULY 31, 2022

	Hotel/Motel Tax Fund		
	Final Budget	Actual	Variance With Final Budget
Revenues			
Other taxes	$ 580,000	$ 577,252	$ (2,748)
Other revenues	-	-	-
Total revenues	580,000	577,252	(2,748)
Expenditures			
Current:			
Culture and recreation	-	-	-
Total expenditures	-	-	-
Excess (deficiency) of revenues over expenditures	580,000	577,252	(2,748)
Other financing sources (uses)			
Transfers out	(580,000)	(577,252)	2,748
Total other financing sources (uses)	(580,000)	(577,252)	2,748
Net change in fund balances	-	-	-
Fund balances, beginning of year	-	-	-
Fund balances, end of year	$ -	$ -	$ -

(Continued)

Veterans Memorial Park Fund		
Final Budget	Actual	Variance With Final Budget
$ -	$ -	$ -
220	136	(84)
220	136	(84)
220	212	8
220	212	8
-	(76)	(76)
-	-	-
-	-	-
-	(76)	(76)
2,488	2,488	-
$ 2,488	$ 2,412	$ (76)

CITY OF FAYETTEVILLE, GEORGIA

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL SPECIAL REVENUE FUNDS FOR THE FISCAL YEAR ENDED JULY 31, 2022

	Cemetery Fund		
	Final Budget	Actual	Variance With Final Budget
Revenues			
Contributions	$ 13,000	$ 12,954	$ (46)
Interest income	-	-	-
Rental income	-	-	-
Other revenues	-	-	-
Total revenues	13,000	12,954	(46)
Expenditures			
Current:			
Housing and development	-	-	-
Debt service:			
Principal	-	-	-
Interest	-	-	-
Total expenditures	-	-	-
Excess (deficiency) of revenues over (under) expenditures	13,000	12,954	(46)
Other financing sources (uses)			
Proceeds from sale of capital assets	-	-	-
Transfers in	-	-	-
Transfers out	(13,000)	-	13,000
Total other financing sources (uses)	(13,000)	-	13,000
Net change in fund balances	-	12,954	12,954
Fund balances, beginning of year	26,751	26,751	-
Fund balances, end of year	$ 26,751	$ 39,705	$ 12,954

(Continued)

Downtown Development Authority Fund		
Final Budget	Actual	Variance With Final Budget
$ -	$ 24,412	$ 24,412
22	9	(13)
42,112	-	(42,112)
4,000	15,838	11,838
46,134	40,259	(5,875)
213,907	140,209	73,698
352,593	289,463	63,130
8,376	8,138	238
574,876	437,810	137,066
(528,742)	(397,551)	131,191
326,261	317,541	(8,720)
526,837	517,064	(9,773)
(450,610)	(200,000)	250,610
402,488	634,605	232,117
(126,254)	237,054	363,308
610,300	610,300	-
$ 484,046	$ 847,354	$ 363,308

CITY OF FAYETTEVILLE, GEORGIA

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL SPECIAL REVENUE FUNDS FOR THE FISCAL YEAR ENDED JULY 31, 2022

	Main Street Tourism Association Fund		
	Final Budget	Actual	Variance With Final Budget
Revenues			
Other taxes	$ -	$ -	$ -
Charges for services	250,824	199,855	(50,969)
Contributions	73,000	72,309	(691)
Rental income	35,407	7,600	(27,807)
Other revenues	-	12,664	12,664
Total revenues	359,231	292,428	(66,803)
Expenditures			
Current:			
Housing and development	1,102,741	849,410	253,331
Total expenditures	1,102,741	849,410	253,331
Excess (deficiency) of revenues over (under) expenditures	(743,510)	(556,982)	186,528
Other financing sources (uses)			
Transfers in	743,510	617,252	(126,258)
Total other financing sources (uses)	743,510	617,252	(126,258)
Net change in fund balances	-	60,270	60,270
Fund balances, beginning of year	457,051	457,051	-
Fund balances, end of year	$ 457,051	$ 517,321	$ 60,270

CITY OF FAYETTEVILLE, GEORGIA

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL CAPITAL PROJECTS FUNDS FOR THE FISCAL YEAR ENDED JULY 31, 2022

	Capital Projects 2 Fund		
	Final Budget	Actual	Variance With Final Budget
Revenues			
Other taxes	$ -	$ -	$ -
Intergovernmental	1,325,999	102,814	(1,223,185)
Interest income	5	-	(5)
Total revenues	1,326,004	102,814	(1,223,190)
Expenditures			
Capital outlay:			
General government	-	-	-
Public works	350,000	338,346	11,654
Total expenditures	350,000	338,346	11,654
Excess (deficiency) of revenues over expenditures	976,004	(235,532)	(1,211,536)
Other financing sources (uses)			
Transfers in	724,995	720,668	(4,327)
Transfers out	(1,700,999)	(1,700,032)	967
Total other financing sources (uses)	(976,004)	(979,364)	(3,360)
Net change in fund balances	-	(1,214,896)	(1,214,896)
Fund balances, beginning of year	1,261,960	1,261,960	-
Fund balances, end of year	$ 1,261,960	$ 47,064	$ (1,214,896)

(Continued)

TAD Fund		
Final Budget	Actual	Variance With Final Budget
$ 610,000	$ 604,529	$ (5,471)
-	-	-
-	-	-
610,000	604,529	(5,471)
610,000	127,885	482,115
-	-	-
610,000	127,885	482,115
-	476,644	476,644
-	-	-
-	-	-
-	-	-
-	476,644	476,644
1,588,865	1,588,865	-
$ 1,588,865	$ 2,065,509	$ 476,644

CITY OF FAYETTEVILLE, GEORGIA

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL CAPITAL PROJECTS FUNDS FOR THE FISCAL YEAR ENDED JULY 31, 2022

	Building Fund		
	Final Budget	Actual	Variance With Final Budget
Revenues			
Property taxes	$ 1,011,559	$ 1,011,559	$ -
Intergovernmental	215,950	208,835	(7,115)
Interest income	50	47	(3)
Total revenues	1,227,559	1,220,441	(7,118)
Expenditures			
Capital outlay:			
General government	818,999	713,491	105,508
Public safety	410,000	152,954	257,046
Public works	742,239	601,771	140,468
Culture and recreation	616,000	538,067	77,933
Debt service:			
Principal	983,000	975,867	7,133
Interest	73,761	70,507	3,254
Total expenditures	3,643,999	3,052,657	591,342
Excess (deficiency) of revenues over (under) expenditures	(2,416,440)	(1,832,216)	584,224
Other financing sources (uses)			
Financed purchases	499,000	400,000	(99,000)
Transfers in	2,162,440	1,988,473	(173,967)
Transfers out	(245,000)	(245,000)	-
Total other financing sources (uses)	2,416,440	2,143,473	(272,967)
Net change in fund balances	-	311,257	311,257
Fund balances, beginning of year	-	-	-
Fund balances, end of year	$ -	$ 311,257	$ 311,257

(Continued)

Special Purpose Local Option Sales Tax 2017 Fund		
Final Budget	Actual	Variance With Final Budget
$ -	$ -	$ -
25,009,872	5,079,738	(19,930,134)
-	23,931	23,931
25,009,872	5,103,669	(19,906,203)
-	-	-
-	-	-
10,613,872	171,931	10,441,941
4,650,000	-	4,650,000
6,509,000	4,109,627	2,399,373
100,000	98,555	1,445
21,872,872	4,380,113	17,492,759
3,137,000	723,556	(2,413,444)
-	-	-
-	-	-
(3,137,000)	(515,146)	2,621,854
(3,137,000)	(515,146)	2,621,854
-	208,410	208,410
5,074,785	5,074,785	-
$ 5,074,785	$ 5,283,195	$ 208,410

CITY OF FAYETTEVILLE, GEORGIA

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL CAPITAL PROJECTS FUNDS FOR THE FISCAL YEAR ENDED JULY 31, 2022

	Impact Fee Fund		
	Final Budget	Actual	Variance With Final Budget
Revenues			
Impact fees	$ 1,948,860	$ 1,539,922	$ (408,938)
Contributions	-	-	-
Interest income	4,000	3,628	(372)
Other revenues	-	-	-
Total revenues	1,952,860	1,543,550	(409,310)
Expenditures			
Capital outlay:			
Public works	1,053,162	-	1,053,162
Total expenditures	1,053,162	-	1,053,162
Excess (deficiency) of revenues over expenditures	899,698	1,543,550	643,852
Other financing sources (uses)			
Transfers out	(899,698)	(808,140)	91,558
Total other financing sources (uses)	(899,698)	(808,140)	91,558
Net change in fund balances	-	735,410	735,410
Fund balances, beginning of year	3,433,478	3,433,478	-
Fund balances, end of year	$ 3,433,478	$ 4,168,888	$ 735,410

CITY OF FAYETTEVILLE, GEORGIA

SCHEDULE OF EXPENDITURES OF SPECIAL PURPOSE LOCAL OPTION SALES TAX PROCEEDS FOR THE FISCAL YEAR ENDED JULY 31, 2022

Project	Original Estimated Cost	Current Estimated Cost	Prior Years	Current Year	Total
Fire Safety Equipment/Vehicles	$ 3,000,000	$ 3,000,000	$ 1,644,189	$ -	$ 1,644,189
Police Safety Equipment/Vehicles	1,109,000	1,109,000	956,308	131,011	1,087,319
Fire Building and Land: Station 93	1,000,000	1,000,000	78,641	-	78,641
Road, Street and Bridge Projects	7,000,872	7,000,872	3,730,185	10,700	3,740,885
Water, Sewer, Stormwater Projects	9,500,000	9,500,000	4,830,586	30,220	4,860,806
Recreational and Park Projects	3,400,000	3,400,000	2,906,277	-	2,906,277
Totals	$ 25,009,872	$ 25,009,872	$ 14,146,186	$ 171,931	$ 14,318,117

Reconciliation to the Combining Statement of Revenues, Expenditures and Changes in Fund Balances:

Debt service principal payments	4,109,627
Debt service interest payments	98,555
Total SPLOST 2017 Fund expenditures for the current year	$ 4,380,113

STATISTICAL SECTION

STATISTICAL SECTION

This part of the City's Annual Comprehensive Financial Report ("ACFR") presents detailed information as a context for understanding what the information in the financial statements, note disclosures and required supplementary information says about the City's overall financial health.

Contents **Page**

Financial Trends ..... **86 – 99**

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

Revenue Capacity ..... **100 – 109**

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

Debt Capacity ..... **110 – 115**

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

Demographic and Economic Information ..... **116 and 117**

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

Operating Information ..... **118 – 121**

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

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive financial reports for the relevant year.

CITY OF FAYETTEVILLE, GEORGIA

NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)

	Fiscal Year			
	2013	2014	2015	2016
Governmental Activities				
Net investment in capital assets	$ 66,251,170	$ 67,435,901	$ 68,600,004	$ 70,522,573
Restricted	1,952,554	2,098,212	2,902,027	3,825,714
Unrestricted	5,147,215	6,067,942	2,804,841	2,261,422
Total governmental activities net position	$ 73,350,939	$ 75,602,055	$ 74,306,872	$ 76,609,709
Business-Type Activities				
Net investment in capital assets	$ 8,699,625	$ 8,502,525	$ 7,962,881	$ 7,916,518
Restricted	2,286,019	2,723,599	2,987,802	2,998,621
Unrestricted	2,902,804	2,436,768	1,986,662	2,610,938
Total business-type activities net position	$ 13,888,448	$ 13,662,892	$ 12,937,345	$ 13,526,077
Primary Government				
Net investment in capital assets	$ 74,950,795	$ 75,938,426	$ 76,562,885	$ 78,439,091
Restricted	4,238,573	4,821,811	5,889,829	6,824,335
Unrestricted	8,050,019	8,504,710	4,791,503	4,872,360
Total primary government net position	$ 87,239,387	$ 89,264,947	$ 87,244,217	$ 90,135,786

Fiscal Year						
2017	2018	2019	2020	2021	2022
$ 72,963,871	$ 73,396,508	$ 75,562,324	$ 60,482,704	$ 74,588,706	$ 80,001,680
3,866,029	3,116,993	2,910,161	4,035,510	10,482,246	13,067,227
2,404,766	4,979,714	7,851,536	25,860,644	4,628,613	3,906,096
$ 79,234,666	$ 81,493,215	$ 86,324,021	$ 90,378,858	$ 89,699,565	$ 96,975,003
$ 7,233,909	$ 7,627,778	$ 8,248,140	$ 9,460,359	$ 13,329,265	$ 13,219,975
3,004,607	3,031,959	3,144,898	883,873	751,511	435,227
3,416,347	3,332,116	3,308,879	4,853,264	5,717,304	5,831,903
$ 13,654,863	$ 13,991,853	$ 14,701,917	$ 15,197,496	$ 19,798,080	$ 19,487,105
$ 80,197,780	$ 81,024,286	$ 83,810,464	$ 69,943,063	$ 87,917,971	$ 93,221,655
6,870,636	6,148,952	6,055,059	4,919,383	11,233,757	13,502,454
5,821,113	8,311,830	11,160,415	30,713,908	10,345,917	9,737,999
$ 92,889,529	$ 95,485,068	$ 101,025,938	$ 105,576,354	$ 109,497,645	$ 116,462,108

CITY OF FAYETTEVILLE, GEORGIA

CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)

	Fiscal Year			
	2013	2014	2015	2016
Expenses				
Governmental activities:				
General government	$ 918,357	$ 938,311	$ 1,090,268	$ 1,499,529
Judicial	491,867	562,483	591,966	649,968
Public safety	6,579,434	6,556,219	7,218,353	8,307,210
Public works	1,618,047	2,095,224	1,305,120	1,784,682
Culture and recreation	19,672	19,877	4,024	1,756
Housing and development	919,084	1,042,536	1,205,233	1,445,102
Interest on long-term debt	270,964	158,192	143,584	151,836
Total governmental activities expenses	10,817,425	11,372,842	11,558,548	13,840,083
Business-type activities:				
Water and sewer	5,602,921	5,867,412	5,616,165	5,652,208
Stormwater	270,252	302,784	407,049	413,917
Solid waste	657,636	655,272	662,473	631,887
Total business-type activities	6,530,809	6,825,468	6,685,687	6,698,012
Total primary government	$ 17,348,234	$ 18,198,310	$ 18,244,235	$ 20,538,095
Program Revenues				
Governmental activities:				
Charges for services:				
General government	$ 428,003	$ 381,491	$ 491,211	$ 738,418
Judicial	815,119	1,076,456	941,816	1,149,394
Public safety	71,393	99,443	78,677	56,856
Public works	109,514	-	-	-
Housing and development	388,878	731,387	511,033	1,009,230
Operating grants and contributions	528,838	560,303	712,268	609,313
Capital grants and contributions	251,021	2,003,847	1,327,532	1,804,969
Total governmental activities program revenues	2,592,766	4,852,927	4,062,537	5,368,180
Business-type activities:				
Charges for services:				
Water and sewer	4,951,031	5,164,682	5,175,387	5,523,564
Stormwater	497,904	509,426	741,777	763,764
Solid waste	606,376	623,294	658,728	674,937
Capital grants and contributions	232,047	297,696	300,975	309,040
Total business-type activities program revenues	6,287,358	6,595,098	6,876,867	7,271,305
Total primary government program revenues	$ 8,880,124	$ 11,448,025	$ 10,939,404	$ 12,639,485

(Continued)

Fiscal Year					
2017	2018	2019	2020	2021	2022
$ 1,897,428	$ 3,580,927	$ 2,322,589	$ 2,751,667	$ 3,541,617	$ 3,982,343
588,769	605,967	632,417	530,392	651,377	641,860
8,804,976	7,904,689	10,147,469	11,092,290	12,590,057	11,922,000
1,782,748	3,082,460	3,663,837	5,239,662	7,531,915	2,666,942
30	30	55	301,541	2,559	405,469
1,807,358	2,085,329	1,959,415	1,671,733	2,357,813	2,832,588
157,269	158,004	262,626	826,092	910,176	872,522
15,038,578	17,417,406	18,988,408	22,413,377	27,585,514	23,323,724
6,088,714	5,992,402	5,673,074	6,491,953	7,316,901	7,520,034
365,125	383,749	439,347	421,360	595,196	1,102,902
656,959	665,625	676,036	698,973	821,536	837,921
7,110,798	7,041,776	6,788,457	7,612,286	8,733,633	9,460,857
$ 22,149,376	$ 24,459,182	$ 25,776,865	$ 30,025,663	$ 36,319,147	$ 32,784,581
$ 668,408	$ 612,132	$ 740,870	$ 934,750	$ 1,304,859	$ 2,065,320
907,630	944,822	1,230,882	755,778	934,666	1,121,352
69,557	56,850	83,768	194,646	17,488	18,088
-	-	-	-	-	-
676,936	699,253	908,201	1,498,700	997,763	1,739,777
574,307	647,997	300,440	2,156,961	505,931	1,059,231
3,007,935	4,069,051	5,102,896	4,524,951	5,424,949	5,419,129
5,904,773	7,030,105	8,367,057	10,065,786	9,185,656	11,422,897
5,709,452	5,748,538	6,053,739	6,724,648	6,989,539	7,370,037
759,289	773,664	777,486	784,964	802,676	813,398
637,610	698,881	709,842	727,118	845,282	863,920
124,147	184,970	170,710	284,281	5,131,031	292,000
7,230,498	7,406,053	7,711,777	8,521,011	13,768,528	9,339,355
$ 13,135,271	$ 14,436,158	$ 16,078,834	$ 18,586,797	$ 22,954,184	$ 20,762,252

CITY OF FAYETTEVILLE, GEORGIA

CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)

	Fiscal Year			
	2013	2014	2015	2016
Net (expense)/revenue				
Governmental activities	$ (6,519,915)	$ (6,519,915)	$ (7,496,011)	$ (8,471,903)
Business-type activities	(230,370)	(230,370)	191,180	573,293
Total primary government net expense	$ (6,750,285)	$ (6,750,285)	$ (7,304,831)	$ (7,898,610)
General Revenues and Other Changes in Net Position				
Governmental activities:				
Taxes				
Property taxes	$ 2,879,031	$ 3,094,181	$ 3,134,679	$ 3,224,290
Sales taxes	2,369,274	2,561,460	2,799,116	3,049,230
Other taxes	3,690,062	3,787,465	4,150,689	4,467,235
Unrestricted investment earnings	6,374	5,893	8,217	16,929
Gain on sale of capital assets	-	-	17,582	-
Transfers	-	-	-	-
Total governmental activities	8,944,741	9,448,999	10,110,283	10,757,684
Business-type activities:				
Unrestricted investment earnings	108	52	306	931
Gain on sale of capital assets	1,554	4,762	-	31,564
Transfers	-	-	-	-
Total business-type activities	1,662	4,814	306	32,495
Total primary government	$ 8,946,403	$ 9,453,813	$ 10,110,589	$ 10,790,179
Change in Net Position				
Governmental activities	$ 2,424,826	$ 2,929,084	$ 2,614,272	$ 2,285,781
Business-type activities	(228,708)	(225,556)	191,486	605,788
Total primary government	$ 2,196,118	$ 2,703,528	$ 2,805,758	$ 2,891,569

Fiscal Year					
2017	2018	2019	2020	2021	2022
$ (9,133,805)	$ (10,387,301)	$ (10,621,351)	$ (12,347,591)	$ (18,399,858)	$ (11,900,827)
119,700	364,277	923,320	908,725	5,034,895	(121,502)
$ (9,014,105)	$ (10,023,024)	$ (9,698,031)	$ (11,438,866)	$ (13,364,963)	$ (12,022,329)
$ 3,377,638	$ 4,238,436	$ 6,052,590	$ 4,715,445	$ 6,521,939	$ 7,502,267
3,627,566	3,799,392	3,953,389	5,260,580	5,721,673	5,926,258
4,721,419	4,528,300	4,952,360	5,303,784	4,988,704	5,156,149
32,139	44,761	193,818	404,896	15,489	28,890
-	-	-	267,723	22,760	368,268
-	34,961	300,000	450,000	450,000	194,433
11,758,762	12,645,850	15,452,157	16,402,428	17,720,565	19,176,265
852	5,848	86,744	36,854	15,689	4,960
8,234	1,826	-	-	-	-
-	(34,961)	(300,000)	(450,000)	(450,000)	(194,433)
9,086	(27,287)	(213,256)	(413,146)	(434,311)	(189,473)
$ 11,767,848	$ 12,618,563	$ 15,238,901	$ 15,989,282	$ 17,286,254	$ 18,986,792
$ 2,624,957	$ 2,258,549	$ 4,830,806	$ 4,054,837	$ (679,293)	$ 7,275,438
128,786	336,990	710,064	495,579	4,600,584	(310,975)
$ 2,753,743	$ 2,595,539	$ 5,540,870	$ 4,550,416	$ 3,921,291	$ 6,964,463

CITY OF FAYETTEVILLE, GEORGIA

GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
(ACCRUAL BASIS OF ACCOUNTING)

Fiscal Year	Property Tax	Sales Tax	Franchise Tax	Alcoholic Beverage Tax	Insurance Premium Tax
2013	$ 2,879,031	$ 2,369,274	$ 1,329,806	$ 339,813	$ 794,382
2014	3,094,181	2,561,460	1,321,912	349,688	822,506
2015	3,163,272	2,799,116	1,398,004	406,527	868,188
2016	3,224,290	3,049,230	1,404,682	339,911	927,516
2017	3,377,638	3,627,566	1,418,440	366,163	1,006,241
2018	4,238,436	3,799,392	1,426,555	369,553	1,072,946
2019	6,052,590	3,953,389	1,502,179	358,614	1,158,554
2020	4,715,445	5,260,580	1,549,296	392,154	1,230,642
2021	6,521,939	5,721,673	1,519,731	376,422	1,297,352
2022	7,502,267	5,926,258	1,624,921	357,282	1,340,824

Business and Occupation Tax	Other Taxes	Total
$ 846,563	$ 379,498	$ 8,938,367
872,431	420,928	9,443,106
925,729	552,241	10,113,077
997,986	797,140	10,740,755
1,132,578	797,997	11,726,623
1,154,115	505,131	12,566,128
1,248,235	684,778	12,566,128
1,267,045	1,537,266	15,952,428
1,351,430	443,769	17,232,316
1,322,056	511,066	18,584,674

CITY OF FAYETTEVILLE, GEORGIA

FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)

	Fiscal Year			
	2013	2014	2015	2016
General Fund				
Nonspendable	$ 136,186	$ 134,854	$ 130,449	$ 210,087
Assigned	2,352,026	2,061,010	2,885,387	3,092,983
Unassigned	2,362,619	4,337,610	3,556,522	2,400,709
Total General Fund	$ 4,850,831	$ 6,533,474	$ 6,572,358	$ 5,703,779
All Other Governmental Funds				
Nonspendable, reported in:				
Special revenue funds	$ 31,630	$ 37,843	$ 43,887	$ 21,469
Capital project funds	-	-	-	-
Restricted, reported in:				
Special revenue funds	526,916	554,604	753,080	935,860
Capital project funds	1,797,568	1,543,608	2,148,947	2,889,854
Assigned, reported in:				
Capital project funds	69,677	-	-	-
Unassigned, reported in:				
Capital project funds	-	(183,013)	267,046	-
Total all other governmental funds	$ 2,425,791	$ 1,953,042	$ 3,212,960	$ 3,847,183

	Fiscal Year					
	2017	2018	2019	2020	2021	2022
	$ 256,694	$ 450,832	$ 313,842	$ 392,616	$ 355,510	$ 398,385
	3,385,000	3,500,000	3,500,000	4,200,000	4,200,000	5,250,000
	3,064,984	847,789	1,935,499	3,374,394	3,720,082	3,879,377
	$ 6,706,678	$ 4,798,621	$ 5,749,341	$ 7,967,010	$ 8,275,592	$ 9,527,762
	$ 39,779	$ 49,645	$ 33,765	$ 48,591	$ 23,148	$ 26,583
	-	-	22,268	-	-	-
	1,185,684	1,123,166	1,030,364	1,125,182	1,215,341	1,504,391
	2,680,345	2,381,621	2,491,829	3,413,827	11,359,088	11,875,913
	-	-	-	-	-	-
	-	-	(1,008,120)	15,350,544	-	-
	$ 3,905,808	$ 3,554,432	$ 2,570,106	$ 19,938,144	$ 12,597,577	$ 13,406,887

CITY OF FAYETTEVILLE, GEORGIA

CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)

	Fiscal Year			
	2013	2014	2015	2016
Revenues				
Taxes	$ 8,946,907	$ 9,439,385	$ 10,113,077	$ 10,748,014
Licenses and permits	369,157	321,693	391,641	605,257
Intergovernmental	2,171,246	1,537,932	1,676,503	2,219,017
Fines and forfeitures	854,263	1,072,854	917,448	1,103,205
Charges for services	352,612	312,492	401,364	427,977
Main Street	29,288	31,710	35,071	35,414
Impact fees	196,424	526,850	262,447	767,735
Contributions	281,436	307,452	322,768	155,057
Interest income	6,419	5,893	8,217	16,929
Other revenues	91,121	63,976	55,295	54,518
Total revenues	13,298,873	13,620,237	14,183,831	16,133,123
Expenditures				
General government	871,018	900,303	1,038,603	1,396,104
Judicial	492,832	563,783	597,843	654,217
Public safety	5,863,779	5,802,578	6,778,141	7,454,179
Public works	906,708	914,808	870,572	921,742
Culture and recreation	19,672	19,877	4,024	1,756
Housing and development	1,095,329	1,130,669	1,089,323	1,328,880
Capital outlay	2,765,825	2,859,150	2,230,877	3,859,669
Debt service:				
Principal	259,615	232,102	561,212	638,119
Interest	198,312	144,888	141,391	138,362
Issuance costs	76,048	-	-	-
Total expenditures	12,549,138	12,568,158	13,311,986	16,393,028
Excess of revenues over (under) expenditures	749,735	1,052,079	871,845	(259,905)
Other financing sources (uses)				
Capital leases	-	-	388,760	768,055
Issuance of debt	3,115,000	143,200	-	-
Premium on debt	-	-	-	-
Discount on certificates of participation	-	-	-	-
Proceeds from sale of assets	7,676	14,615	32,197	16,529
Payment to escrow agent	(3,055,278)	-	-	-
Transfers in	459,829	807,129	1,835,032	2,722,254
Transfers out	(459,829)	(807,129)	(1,835,032)	(2,705,198)
Total other financing sources (uses)	67,398	157,815	420,957	801,640
Net change in fund balances	$ 817,133	$ 1,209,894	$ 1,292,802	$ 541,735
Debt service as a percentage of noncapital expenditures	4.5%	3.2%	6.6%	5.5%

Fiscal Year					
2017	2018	2019	2020	2021	2022
$ 11,734,645	$ 12,550,082	$ 14,910,005	$ 15,772,610	$ 17,394,192	$ 18,567,314
530,484	493,649	570,191	671,653	1,045,341	1,783,085
3,407,632	4,447,552	4,613,854	6,605,281	5,700,796	6,291,834
874,142	901,655	1,169,649	923,247	924,977	1,112,263
430,616	462,155	424,627	327,507	396,343	319,776
36,275	37,803	44,308	23,239	17,625	7,600
403,916	368,585	633,908	1,337,593	803,387	1,539,922
109,985	214,657	114,505	44,533	79,235	122,682
32,139	44,761	203,259	404,896	46,144	56,496
111,723	104,049	186,521	132,733	187,297	218,129
17,671,557	19,624,948	22,870,827	26,243,292	26,595,337	30,019,101
1,892,285	3,322,770	2,220,727	2,627,501	2,489,495	3,275,128
581,762	610,101	636,626	542,432	589,232	657,372
7,824,112	8,959,295	9,948,082	10,417,443	9,899,441	11,069,238
1,011,184	1,217,720	1,109,739	1,063,677	1,070,035	1,379,712
30	30	55	301,541	273,091	413,659
2,239,375	2,495,415	1,951,171	1,824,164	2,277,385	3,097,561
3,962,113	5,664,017	4,256,034	12,727,204	21,431,299	2,644,445
943,811	1,002,389	1,409,037	1,851,278	1,863,860	5,374,957
134,793	145,414	250,139	712,217	1,021,125	1,008,250
-	-	-	-	-	-
18,589,465	23,417,151	21,781,610	32,067,457	40,914,963	28,920,322
(917,908)	(3,792,203)	1,089,217	(5,824,165)	(14,319,626)	1,098,779
580,700	2,365,000	500,000	940,000	500,000	400,000
-	-	-	-	-	-
-	-	-	2,352,973	-	-
-	-	-	-	-	-
932,137	24,547	-	267,723	22,760	368,268
-	2,895,000	-	21,695,000	-	-
1,509,690	2,384,350	3,411,412	9,331,171	17,407,564	5,192,103
(1,509,690)	(2,349,389)	(3,111,412)	(8,881,171)	(16,957,564)	(4,997,670)
1,512,837	5,319,508	800,000	25,705,696	972,760	962,701
$ 594,929	$ 1,527,305	$ 1,889,217	$ 19,881,531	$ (13,346,866)	$ 2,061,480
6.7%	6.1%	6.8%	11.5%	11.5%	24.2%

CITY OF FAYETTEVILLE, GEORGIA

GENERAL GOVERNMENT TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
(MODIFIED ACCRUAL BASIS OF ACCOUNTING)

Fiscal Year	Property Tax	Sales Tax	Franchise Tax	Alcoholic Beverage Tax	Insurance Premium Tax
2013	$ 2,887,571	$ 2,369,274	$ 1,329,806	$ 384,026	$ 794,382
2014	3,090,460	2,561,460	1,321,912	401,981	822,506
2015	3,163,272	2,799,116	1,398,004	406,527	868,188
2016	3,231,549	3,049,230	1,404,682	410,703	927,516
2017	3,385,660	3,627,566	1,418,440	430,024	1,006,241
2018	3,765,756	3,799,392	1,426,555	441,758	1,072,946
2019	4,520,615	3,953,389	1,502,179	431,144	1,158,554
2020	4,826,210	4,107,376	1,549,296	455,780	1,230,642
2021	5,595,148	4,585,851	1,519,731	472,517	1,297,352
2022	6,082,900	4,914,699	1,624,921	492,640	1,340,824

Business and Occupation Tax	Other Taxes	Total
$ 846,563	$ 335,285	$ 8,946,907
872,431	368,635	9,439,385
925,729	552,241	10,113,077
997,986	726,348	10,748,014
1,132,578	734,136	11,734,645
1,154,115	889,560	12,550,082
1,248,235	2,095,889	14,910,005
1,267,045	2,336,261	15,772,610
1,351,430	2,572,163	17,394,192
1,322,056	2,789,274	18,567,314

CITY OF FAYETTEVILLE, GEORGIA

ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS

Fiscal Year	Assessed Value					
	Residential	Commercial	Industrial	Agricultural	Utility	Motor Vehicle
2013	$ 326,191,083	$ 315,754,591	$ 9,024,407	$ 128,960	$ 10,413,957	$ 43,882,340
2014	325,260,341	307,662,197	8,913,676	127,160	10,459,265	46,781,650
2015	354,864,079	286,136,874	9,096,352	1,270,564	10,678,994	39,708,310
2016	395,758,690	308,710,848	11,173,566	1,321,672	10,399,688	29,407,350
2017	430,419,970	316,416,754	13,705,564	4,014,688	10,246,597	21,564,490
2018	487,377,962	355,953,893	17,768,348	5,027,388	10,785,661	16,073,620
2019	519,435,067	392,040,861	22,514,630	3,977,656	11,202,352	12,250,750
2020	604,745,028	382,424,776	32,806,550	4,996,832	12,568,127	8,633,950
2021	658,806,034	406,944,247	38,524,050	5,322,536	13,010,676	6,505,680
2022	817,494,031	461,033,325	48,089,288	3,799,068	12,834,210	6,188,540

Source:
City of Fayetteville, Georgia and Fayette County, Georgia tax records.

(1) Includes heavy duty equipment, timber, and conservation use.
(2) State of Georgia requires 40% assessment of actual value.

Other [1]	Less: Tax-Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Assessed Value as a Percentage of Actual Value [2]
$ 616,446	$ 2,227,595	$ 703,784,189	3.441	$ 1,759,460,473	40%
553,943	2,190,189	697,568,043	3.882	1,743,920,108	40%
1,394,317	5,464,068	697,685,422	3.870	1,744,213,555	40%
936,012	6,112,866	751,594,960	3.874	1,878,987,400	40%
1,047,602	7,712,300	789,703,365	3.874	1,974,258,413	40%
916,306	8,383,268	885,519,910	3.874	2,213,799,775	40%
561,215	10,027,024	951,955,507	5.646	2,381,460,268	40%
1,342,338	12,568,837	1,034,948,764	5.646	2,587,371,910	40%
1,146,480	15,360,277	1,114,899,426	5.646	2,787,248,565	40%
891,310	17,880,559	1,332,449,213	5.646	3,331,123,033	40%

CITY OF FAYETTEVILLE, GEORGIA

PROPERTY TAX RATES
DIRECT AND OVERLAPPING GOVERNMENTS
(PER $1,000 OF ASSESSED VALUE)
LAST TEN FISCAL YEARS

Fiscal Year	State	County	County School District	City of Fayetteville General Fund	City of Fayetteville Capital Projects Fund	City of Fayetteville Total City	Total
2013	0.20	6.30	21.45	3.08	0.80	3.88	31.83
2014	0.15	6.38	21.45	2.68	1.19	3.87	31.85
2015	0.10	6.27	21.45	2.76	1.11	3.87	31.69
2016	0.05	5.84	21.35	3.02	0.86	3.87	31.11
2017	0.00	5.59	21.10	3.07	0.81	3.87	30.56
2018	0.00	5.18	20.85	2.91	0.69	3.87	29.90
2019	0.00	5.06	20.85	4.41	1.24	5.65	31.56
2020	0.00	4.94	20.52	4.49	1.16	5.65	30.92
2021	0.00	4.70	20.43	4.78	0.87	5.65	30.78
2022	0.00	4.03	19.15	5.04	0.61	5.65	28.83

Source:
City of Fayetteville, Georgia and Fayette County, Georgia tax records.

CITY OF FAYETTEVILLE, GEORGIA

PRINCIPAL PROPERTY TAXPAYERS
CURRENT YEAR AND NINE YEARS AGO

Taxpayer	Fiscal Year 2022 Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value	Fiscal Year 2013 Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
Brent Scarbrough & Co Inc	$ 30,705,224	1	2.30%	$ 9,873,768	10	7.42%
Pinewood Atlanta	27,071,931	2	2.03%	-		-
DDRTC Fayette Pavilion I & II	12,329,476	3	0.93%	65,102,940	1	-
DDRTC Fayette Pavilion I & II	10,136,452	4	0.76%	-		-
DDRTC Fayette Pavilion III & IV	9,844,504	5	0.74%	36,302,990	2	4.53%
CCC-PWF, LLC	8,946,436	6	0.67%	-		-
Cobblestone Apartments LLC	8,466,888	7	0.64%	13,407,350	5	1.46%
Heartis Fayetteville	7,510,000	8	0.56%	-		-
Pinewood Forrest LLC	7,114,656	9	0.53%	-		-
Piedmont Fayette Medical & Office Bldg I	6,601,684	10	0.50%	14,675,905	3	1.58%
Piedmont Hospital	-		-	13,963,450	4	1.51%
Banks Crossing Associate	-		-	13,285,140	6	1.43%
TNT Summit Point LLC	-		-	10,399,000	9	1.26%
Norbelle LLC & Lasalle Investment	-		-	11,169,480	7	1.22%
Centro NP Banks Station LLC	-		-	10,457,670	8	1.13%
Total	$ 128,727,251		9.66%	$ 198,637,693		21.54%

Source:

City of Fayetteville, Georgia and Fayette County, Georgia tax records.

CITY OF FAYETTEVILLE, GEORGIA

PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS

Fiscal Year	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2013	$ 2,732,222	$ 2,449,988	89.7 %	$ 280,596	$ 2,730,584	99.9 %
2014	2,732,090	2,650,781	97.0	76,000	2,726,781	99.8
2015	2,799,996	2,701,065	96.5	93,413	2,794,478	99.8
2016	2,827,868	2,822,251	99.8	2,550	2,824,801	99.9
2017	3,030,113	3,026,471	99.9	1,256	3,027,727	99.9
2018	3,299,117	3,280,003	99.4	14,511	3,294,514	99.9
2019	5,262,887	5,030,676	95.6	225,465	5,256,141	99.9
2020	5,448,306	5,413,030	99.4	22,308	5,435,338	99.8
2021	5,789,390	5,771,840	99.7	-	5,771,840	99.7
2022	6,529,515	6,486,376	99.3	-	6,486,376	99.3

Source:
City of Fayetteville, Georgia and Fayette County, Georgia tax records.

CITY OF FAYETTEVILLE, GEORGIA

WATER SOLD BY CUSTOMER TYPE
LAST TEN FISCAL YEARS
(MILLIONS OF GALLONS)

Type of Customer	Fiscal Year									
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Residential [1]	271.12	273.35	274.86	282.87	267.72	268.27	289.23	285.55	304.45	309.86
Commercial [1]	98.84	85.05	85.49	88.56	86.37	81.25	90.12	90.96	84.68	90.50
Senior [1]	67.76	71.34	68.74	70.65	65.17	67.04	68.76	65.80	62.63	60.39
Other [1]	11.72	9.45	9.18	13.85	4.35	2.73	9.81	4.55	8.76	5.66
Total usage	449.44	439.19	438.27	455.93	423.61	419.29	457.92	446.86	460.52	466.41
Total direct rate per 1,000 gallons [2]	$ 2.90	$ 2.97	$ 3.04	$ 3.11	$ 3.18	$ 3.26	$ 3.35	$ 3.52	$ 3.69	$ 0.86

[1] City of Fayetteville billing registers.
[2] City of Fayetteville ordinances.

CITY OF FAYETTEVILLE, GEORGIA

WATER AND SEWER USER RATES
LAST TEN FISCAL YEARS

Fiscal Year	Water (Residential) Monthly Base Rate	Water (Residential) Rate per 1000 Gallons	Water (Commercial) Monthly Base Rate	Water (Commercial) Rate per 1000 Gallons	Water (Senior) Monthly Base Rate	Water (Senior) Rate per 1000 Gallons
2013	$ 14.50	$ 2.90	$ 26.60	$ 2.90	$ 12.33	$ 2.90
2014	14.83	2.97	27.21	2.97	12.61	2.97
2015	15.19	3.04	27.86	3.04	12.92	3.04
2016	15.55	3.11	28.53	3.11	13.23	3.11
2017	15.92	3.18	29.21	3.18	13.55	3.18
2018	16.30	3.26	29.91	3.26	13.88	3.26
2019	16.69	3.34	30.36	3.34	14.21	3.34
2020	17.52	3.51	32.16	3.51	14.92	3.51
2021	18.40	3.68	33.77	3.68	15.67	3.68
2022	19.32	3.85	35.45	3.86	16.45	3.86

Source:
City of Fayetteville, Georgia ordinances.

Sewer (Residential)		Sewer (Commercial)		Sewer (Senior)	
Monthly Base Rate	Rate per 1000 Gallons	Monthly Base Rate	Rate per 1000 Gallons	Monthly Base Rate	Rate per 1000 Gallons
$ 16.28	$ 2.91	$ 28.54	$ 2.81	$ 13.84	$ 2.91
16.65	2.98	29.20	2.98	14.14	2.98
17.05	3.05	29.90	3.05	14.48	3.05
17.46	3.12	30.62	3.12	14.83	3.12
17.88	3.19	31.35	3.19	15.19	3.19
18.31	3.27	32.10	3.27	15.55	3.27
18.75	3.35	32.87	3.35	15.92	3.35
19.69	3.52	34.51	3.52	16.72	3.52
20.67	3.69	36.24	3.69	17.55	3.69
21.07	3.87	38.05	3.87	18.42	3.87

CITY OF FAYETTEVILLE, GEORGIA

TEN LARGEST WATER CUSTOMERS
CURRENT YEAR AND NINE YEARS AGO

	Fiscal Year 2022			Fiscal Year 2013		
Taxpayer	Total Water Revenue	Rank	Percentage of Total Water Revenue	Total Water Revenue	Rank	Percentage of Total Water Revenue
Banks Station	$ -	-	-	$ 28,473	1	1.24%
HCCC, Inc.	-	-	-	10,664	8	0.46%
Meridian @ Lafayette Apts	64,638	1	2.04%	-	-	-
Fayette County Jail Complex	17,894	10	0.57%	24,855	2	1.08%
Swanbrook	38,910	2	1.23%	7,136	9	0.31%
Bay Branch Condo	26,726	4	0.84%	6,520	10	0.28%
Board of Commissioners	18,570	9	0.59%	15,758	6	0.69%
Cobblestone of Fayette	18,936	8	0.60%	16,086	5	0.70%
Summit Retail	19,648	7	0.62%	20,062	3	0.87%
Marksman Landscaping	-	-	-	12,135	7	0.53%
Magnolia Park Owners	-	-	-	-	-	-
Hearthside Lafayette	28,750	3	0.91%	-	-	-
Tidal Wave Auto Spa	24,589	6	0.78%	-	-	-
CA New Plan Acquisition	25,287	5	0.80%	-	-	-
Fayette County Board of Ed	-	-	-	18,283	4	0.80%
Subtotal (10 Largest)	283,948		8.97%	159,972		6.96%
Balance from Other Customers	2,882,461		91.03%	2,139,038		93.04%
Total	$ 3,166,409		100.00%	$ 2,299,010		100.00%

Source:
City of Fayetteville, Georgia Water/Sewer Department records.

CITY OF FAYETTEVILLE, GEORGIA

TEN LARGEST SEWER CUSTOMERS
CURRENT YEAR AND NINE YEARS AGO

	Fiscal Year 2022			Fiscal Year 2013		
Taxpayer	Total Sewer Revenue	Rank	Percentage of Total Sewer Revenue	Total Sewer Revenue	Rank	Percentage of Total Sewer Revenue
Piedmont Healthcare	$ 128,086	1	3.30%	$ 119,774	1	5.21%
Inland Group	69,045	2	1.78%	56,506	2	2.46%
Banks Station	-	-	-	27,759	3	1.21%
Fayette County Jail Complex	-	-	-	26,832	4	1.17%
Marksman Landscaping	-	-	-	25,402	5	1.10%
Bay Branch Condo	28,218	7	0.73%	-	-	-
Fayette County Board of Ed	-	-	-	17,833	7	0.78%
Swanbrook	40,907	4	1.05%	16,206	9	0.70%
Board of Commissioners	-	-	-	16,817	8	0.73%
Cobblestone Fayette	-	-	-	18,837	6	0.82%
Pinewood Atlanta Studios	29,032	6	0.75%	-	-	-
CA New Plan Acquisition	26,577	9	0.68%	-	-	-
Meridian @ Lafayette Apt	59,660	3	1.54%	-	-	-
Hearthside Lafayette	31,505	5	0.81%	-	-	-
Tidal Wave Auto Spa	24,683	10	0.64%	-	-	-
HCCC, Inc	-	-	-	$14,936	10	0.65%
Heartis Fayetteville Partners	26,599	8	0.68%	-	-	-
Subtotal (10 Largest)	464,312		11.95%	340,902		14.83%
Balance from Other Customers	3,422,030		88.05%	1,958,110		85.17%
Total	$ 3,886,342		100.00%	$ 2,299,012		100.00%

Source:
City of Fayetteville, Georgia Water/Sewer Department records.

CITY OF FAYETTEVILLE, GEORGIA

RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS

Fiscal Year	Governmental Activities					
	Certificates of Participation	Revenue Bonds	Capital Leases	Financed Purchases	Notes Payable	Total
2013	$ 3,115,000	$ 1,885,000 [2]	$ -	$ -	$ 629,434 [2]	$ 5,629,434
2014	3,010,000	1,805,000	-	-	725,532	5,540,532
2015	2,805,000	1,600,000	292,919	-	670,161	5,368,080
2016	2,600,000	1,385,000	898,659	-	614,357	5,498,016
2017	2,390,000	1,170,000	1,184,980	-	389,925	5,134,905
2018	2,175,000	950,000	5,928,034	-	345,250	9,398,284
2019	1,955,000	720,000	2,715,245	-	3,093,234	8,483,479
2020	1,730,000	24,410,962	2,694,908	-	2,662,293	31,498,163
2021	1,500,000	24,048,951	2,246,714	-	2,216,627	30,012,292
2022	-	23,681,940	-	1,237,260	-	24,919,200

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

[1] See the Schedule of Demographic and Economic Statistics for personal income and population data.

[2] Due to the implementation of GASB 61, the Downtown Development Authority was changed from a discretely presented component unit to a blended component unit and the related debt became part of the primary government in fiscal year 2013.

Business-type Activities			Total Primary Government	Percentage of Personal Income [1]	Per Capita [1]
Revenue Bonds	Notes Payable	Total			
$ 18,339,482	$ -	$ 18,339,482	$ 23,968,916	4.97 %	1,479
19,352,528	-	19,352,528	24,893,060	4.96	1,488
18,687,366	-	18,687,366	24,055,446	4.49	1,416
17,970,996	-	17,970,996	23,469,012	4.29	1,405
17,243,618	801,206	18,044,824	23,179,729	3.86	1,359
16,460,000	-	16,460,000	25,858,284	4.30	1,481
15,749,697	806,652	16,556,349	25,039,828	4.17	1,434
13,848,279	9,586,527	23,434,806	54,932,969	9.14	3,144
13,172,762	13,929,756	27,102,518	57,114,810	8.40	3,129
12,454,911	14,127,993	26,582,904	51,502,104	7.57	2,821

CITY OF FAYETTEVILLE, GEORGIA

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
AS OF JULY 31, 2022

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable [1]	Estimated Share of Overlapping Debt
Debt repaid with property taxes:			
Fayette County School District	$ 51,122,286	15.41%	$ 7,877,944
Fayette County Public Facilities Authority	26,590,000	15.41%	4,097,519
Total overlapping debt			11,975,463
City of Fayetteville direct debt			43,518,554
Total direct and overlapping debt			$ 55,494,017

Source:
Fayette County School District and Fayette County Public Facilities Authority.

Notes:
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 Fayetteville. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident and, therefore, responsible for repaying the debt of each overlapping government.

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

CITY OF FAYETTEVILLE, GEORGIA

LEGAL DEBT MARGIN INFORMATION
LAST TEN FISCAL YEARS

	Fiscal Year			
	2013	2014	2015	2016
Debt limit	$ 70,601,178	$ 69,975,823	$ 70,314,949	$ 75,770,783
Total net debt applicable to limit	-	-	-	-
Legal debt margin	$ 70,601,178	$ 69,975,823	$ 70,314,949	$ 75,770,783
Total net debt applicable to the limit as a percentage of debt limit	0.00%	0.00%	0.00%	0.00%

Notes:
Under Georgia law, the City's outstanding general obligation debt should not exceed 10% of total assessed property value. By law, the general obligation debt subject to the limitation may be offset by amounts set aside for repaying the general obligation bonds.

Fiscal Year					
2017	2018	2019	2020	2021	2022
$ 79,741,567	$ 89,390,318	$ 96,198,253	$ 104,751,760	$ 113,025,970	$ 134,780,949
-	-	-	-	-	-
$ 79,741,567	$ 89,390,318	$ 96,198,253	$ 104,751,760	$ 113,025,970	$ 134,780,949
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Legal Debt Margin Calculation for Fiscal Year 2022

Assessed value	$ 1,332,449,213
Add back: exempt real property	15,360,277
Total assessed value	1,347,809,490
Debt limit (10% of assessed value)	134,780,949
Debt applicable to limit:	
General obligation bonds	-
Less: Amount set aside for repayment of general obligation debt	-
Total net debt applicable to limit	-
Legal debt margin	$ 134,780,949

CITY OF FAYETTEVILLE, GEORGIA

PLEDGED-REVENUE COVERAGE
LAST TEN FISCAL YEARS

Fiscal Year	Utility Service Charges	Less: Operating Expenses	Net Available Revenue	Principal	Interest	Coverage
2013	$ 5,448,935	$ 3,582,188	$ 1,866,747	$ 580,000	$ 799,210	1.35
2014	5,674,108	3,760,485	1,913,623	600,000	778,923	1.39
2015	5,917,164	3,802,058	2,115,106	645,000	673,645	1.60
2016	6,287,328	3,986,165	2,301,163	700,000	658,719	1.69
2017	6,468,741	4,378,653	2,090,088	715,000	644,869	1.54
2018	6,522,202	4,175,132	2,347,070	735,000	629,769	1.72
2019	6,831,225	4,359,414	2,471,811	745,000	612,476	1.82
2020	7,509,612	4,964,070	2,545,542	15,725,017	388,966	0.16
2021	7,792,215	6,142,042	1,650,173	600,000	405,989	1.64
2022	8,183,435	6,552,671	1,630,764	650,000	384,593	1.58

Notes:

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

Utility service charges include tap fees, but exclude interest.

Operating expenses do not include interest, depreciation, or amortization expense.

CITY OF FAYETTEVILLE, GEORGIA

DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS

Fiscal Year	Population [1]	Personal Income (thousands) [2]	Per Capita Personal Income [2]	Median Age [1]	School Enrollment [3]	Unemployment Rate [4]
2013	16,060	$ 482,330	$ 30,033	41.6	20,317	7.7 %
2014	16,206	482,663	29,783	39.9	20,756	5.8
2015	16,725	502,302	30,033	40.2	20,054	4.9
2016	16,990	536,119	31,555	41.3	20,078	4.4
2017	16,705	547,289	32,762	41.7	20,238	5.2
2018	17,056	600,320	35,197	41.8	20,104	5.2
2019	17,459	601,166	34,433	41.8	20,520	3.4
2020	17,472	680,045	38,922	41.8	20,613	3.4
2021	18,255	645,789	35,376	43.5	19,912	3.7
2022	19,284	681,689	35,350	41.0	20,048	2.8

Sources:

(1) City of Fayetteville records.
(2) Bureau of Economic Analysis, U.S. Department of Commerce.
(3) Fayette County Board of Education.
(4) Bureau of Labor Statistics, U.S. Department of Labor.

CITY OF FAYETTEVILLE, GEORGIA

PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS AGO

	Fiscal Year 2022			Fiscal Year 2013		
Employer	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
Fayette County Board of Education	2,700	1	11.00%	3,500	1	34.38%
Fayette Hospital (Piedmont)	2,000	2	8.00%	1,240	2	12.18%
Brent Scarborough & Company, Inc.	-	-	-	250	5	2.46%
Walmart Stores, Inc	427	4	2.00%	335	4	3.29%
Kroger	281	6	1.00%	236	10	2.32%
Publix	331	5	1.00%	225	6	2.21%
Lafayette Nursing Home	-	-	-	177	7	1.74%
Fayette County Board of Commissioners	700	3	3.00%	770	3	7.56%
Long Horn Steakhouse	-	-	-	-	-	-
City of Fayetteville	182	9	1.00%	-	-	-
Olive Garden	243	8	1.00%	-	-	-
Lowe's	-	-	-	132	9	1.30%
Chic-fil-a	264	7	1.00%	134	8	1.32%
Concerte Supply Co	168	10	1.00%	-	-	-
Total	7,296		30.00%	6,999		68.76%

Source:
City of Fayetteville, Georgia records.

CITY OF FAYETTEVILLE, GEORGIA

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

	Fiscal Year									
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Function										
General government	13	13	15	18	21	23	24	30	33	32
Judicial	2	2	3	3	3	2	3	3	4	4
Public safety										
Police	46	42	45	48	55	54	59	60	61	62
Fire	35	37	31	33	39	51	51	48	51	50
Public works	11	10	11	9	12	13	12	8	8	14
Housing and development	6	3	6	8	7	10	11	9	12.5	8
Main Street Tourism	2	2	2	1	3	4	3.5	4	4.5	2
Water and Sewer										
Water	7	10	10	10	11	14	17	14	2	2
Wastewater	6	2	3	3	3	3	2.5	4	5	0
Total	128	121	126	133	154	174	183	180	181	174

Source:
City of Fayetteville, Georgia records

CITY OF FAYETTEVILLE, GEORGIA

OPERATING INDICATORS BY FUNCTION
LAST TEN CALENDAR YEARS

Function	Fiscal Year 2013	2014	2015	2016	2017
Mayor And Council					
Citizen contacts	4,600	4,600	4,598	4,600	4,780
Council meetings	25	24	27	25	24
Correspondence generated	65	70	75	76	70
Finance and Administration					
A/P checks processed	3,943	4,013	4,678	3,515	3,513
Business licenses processed	2,183	2,409	2,500	2,459	2,379
Utility bills generated	101,105	103,446	103,049	103,405	98,404
Information Technology					
Number of work orders received	600	665	600	600	1,700
Hits on City website per year	150,000	152,436	400,990	430,850	577,917
Municipal Court					
Citations processed	5,585	6,693	5,727	7,954	5,209
Cases adjudicated	4,845	5,096	5,909	7,610	253
Average inmates per month	5	5	3	2	3
Police					
Number of arrests	1,145	940	1,330	1,430	1,102
Number of traffic accidents	1,388	1,326	1,149	1,556	1,634
Citations/warnings issued	8,449	6,450	7,262	7,901	6,990
Fire					
Emergency calls	2,850	2,518	2,689	2,889	3,237
Hydrants maintained	1,280	642	1,287	1,287	1,304
Inspections completed	1,450	1,908	1,364	1,280	1,969
Public Works					
Miles resurfaced	1.5	0.0	0.0	0.0	0.0
Miles of cracks sealed	1.0	0.0	0.0	1.0	1.0
Miles of right of way mowed	390	386	410	470	490
Housing and Development					
Building permit inspections	2,398	3,286	2,303	2,727	3,613
Development plan applications	11	4	10	12	0
Erosion control inspections	460	409	193	237	383
Water and Sewer					
Water - gallons processed (X 1,000)	224,093	224,013	215,760	210,840	265,000
Wastewater - gallons processed (X 1,000)	548,332	713,125	743,425	905,662	825,538
New meter installations	139	71	51	62	37

Source:
City of Fayetteville, Georgia records.

Fiscal Year				
2018	2019	2020	2021	2022
4,659	4,679	4,800	N/A	N/A
24	24	27	28	24
74	N/A	N/A	N/A	N/A
6,243	4,212	4,576	4,690	3,374
2,718	2,935	2,675	2,507	2,766
98,451	104,632	101,896	103,618	94,041
2,011	2,710	2,196	2,930	3,542
500,108	533,384	419,429	408,565	393,208
5,372	9,088	4,286	4,321	6,723
7,371	7,701	2,797	5,160	6,439
3	3	1	1	2
1,183	1,174	1,049	951	1,158
1,567	1,449	1,362	1,647	1,012
7,637	9,032	9,947	7,853	8,948
3,203	3,379	3,416	3,938	4,460
1,336	1,347	1,379	1,361	1,500
2,045	2,057	2,341	2,371	2,587
3.0	5.0	4.0	8.0	4.0
1.0	1.0	1.0	1.0	2.0
495	498	500	500	502
4,524	4,862	8,907	4,161	4,132
15	13	27	22	35
356	833	1,804	1,081	1,164
212,304	308,395	280,253	245,073	328,351
846,761	898,152	832,300	768,810	835,990
45	67	21	21	64

CITY OF FAYETTEVILLE, GEORGIA

CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS

	Fiscal Year									
Function/Program	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**
General Government										
Phone system	1	1	1	1	1	1	1	1	1	1
Computer system	1	1	1	1	1	1	1	1	1	1
Buildings	2	2	2	2	2	2	2	2	2	2
Police										
Station	1	1	1	1	1	1	1	1	1	1
Fire										
Stations	2	2	2	2	2	2	2	3	3	3
Fire trucks	4	4	4	5	6	8	8	8	8	8
Public Works										
Parks	5	5	5	5	5	5	5	5	5	5
Highways/streets	63.30	63.30	63.30	66.30	66.30	64.30	64.30	64.30	64.30	64.30
Building	0.5	0.5	0.5	0.5	0.5	0.5	0.05	0.05	0.05	0.05
Bridge	1	1	1	1	1	1	1	1	1	1
Traffic signals	3	3	3	3	3	3	3	3	3	3
Cemetery	1	1	1	1	1	1	1	1	1	1
Lake	3	3	3	3	3	3	3	3	3	3
Component Units										
Buildings	4	4	4	4	4	6	7	7	7	6
Museum collection	1	1	1	1	1	1	1	1	0	0
Water And Sewer										
Buildings	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Lift stations	24	24	24	26	26	26	26	26	28	28
Miles of sewer lines	126	126	126	129	130	131	131	132	133	133
Miles of water lines	108	108	108	108	109	109	109	109	109	109
Manholes	2,798	2,798	2,798	2,848	2,863	2,870	2,880	2,890	2,940	2,940
Stormwater detention	1	1	1	1	1	1	1	1	1	1
Lake	1	1	1	1	1	1	1	1	1	1
Wells	3	3	3	3	3	3	3	3	3	3

Source:

City of Fayetteville, Georgia records.

CONTINUING DISCLOSURE SECTION

CITY OF FAYETTEVILLE, GEORGIA

WATER SUPPLY BY SOURCE
LAST TEN CALENDAR YEARS
(IN THOUSAND GALLONS)

	Fayette County		System Well/Water Plant			
Calendar Year	Volume	Percent	Volume	Percent	Total Usage	Percent Change
2013	248,780	52.8 %	222,129	47.2 %	470,909	(5.1) %
2014	265,770	54.3	224,013	45.7	489,783	4.0
2015	263,918	55.0	215,760	45.0	479,678	(2.1)
2016	287,590	57.7	210,840	42.3	498,430	1.8
2017	301,247	58.7	212,304	41.3	513,551	3.0
2018	251,776	50.3	248,446	49.7	500,222	(2.6)
2019	234,363	43.2	308,395	56.8	542,758	8.5
2020	247,868	46.9	280,253	53.1	528,121	(2.7)
2021	359,737	51.0	345,073	49.0	704,810	33.5
2022	309,729	48.5	328,351	51.5	638,080	(9.5)

Source: City of Fayetteville, Georgia records.

CITY OF FAYETTEVILLE, GEORGIA

WASTEWATER TREATMENT PLANT AVERAGE FLOW
LAST TEN CALENDAR YEARS
(IN MILLION GALLONS PER DAY)

Calendar Year	Average Daily Flow MGD	Average Weekly Peak Flow MGD
2013	1.61	2.40
2014	1.85	1.80
2015	2.04	N/A
2016	2.34	N/A
2017	2.28	N/A
2018	2.34	N/A
2019	2.46	N/A
2020	2.29	N/A
2021	2.10	N/A
2022	2.30	

Note:

The City's sewerage system consists of a modern secondary wastewater treatment facility, 24 pumping stations and approximately 122 miles of collector and transmission lines. The Whitewater Creek wastewater treatment plant was expanded and upgraded in 1992 to 3.75 MGC and in 2008 to 5.0 MGC through 2003 Water and Sewer Bonds and a GEFA Loan.

Source:

City of Fayetteville, Georgia records.

CITY OF FAYETTEVILLE, GEORGIA

WATER AND SEWER CUSTOMERS
LAST TEN CALENDAR YEARS

Calendar Year	Number of Water Customers	% Increase Water Customers	Number of Sewer Customers	% Sewer to Water Customers
2013	6,720	1.4 %	8,196	122.0 %
2014	6,769	0.7	8,202	121.2
2015	6,856	1.3	7,122	103.9
2016	6,891	0.5	7,170	104.0
2017	6,820	(1.0)	7,212	105.7
2018	7,023	3.0	7,472	106.4
2019	7,017	(0.1)	7,559	107.7
2020	7,094	1.1	8,160	115.0
2021	7,092	(0.0)	7,643	107.8
2022	7,147	0.8	7,645	107.0

Source:
City of Fayetteville, Georgia records.

CITY OF FAYETTEVILLE, GEORGIA

WATER AND SEWER USER FEES AND CHARGES

In accordance with the requirements of Rule 15c-2-12 promulgated by the Securities and Exchange Commission ("SEC"), the City has covenanted to disclose the following annual financial information.

User fees are set by the Mayor and Council to recover independently the cost of providing water and sewerage service, to pay principal and interest on debt obligations of the System and to general reserves for emergencies and expansion of the System. The Mayor and Council last adopted a schedule for rates, tolls, assessments and fees charged by the System in August 2009. The City has covenanted in the Ordinance to revise and adjust such schedules of rates, fees and charges for water sewerage services and facilities to the extent necessary to produce funds at least equal to the amount necessary to: 1) operate and maintain the System on a sound businesslike basis but before provision for depreciation or amortization; 2) produce an amount equal to 115% of the Debt Service Requirement for the then current Sinking Fund Year; 3) create and maintain in the Debt Service Reserve Fund an amount equal to the Debt Service Reserve Requirement; and 4) make the payments then required to be made into the Renewal and Extension Fund.

The minimum water and sewer bill is based on the first 2,000 gallons of water usage. In addition to the charges for water and sewerage usage, the City charges a connection fee for new water and sewer services based upon the size of water meter as indicated in the following table:

Meter Size	Meter Charge	Installed	Tap	Sewer	Total for Water and Sewer
5/8 - 3/4"	$ 900	Y	$ 400	$ 1,479	$ 2,779
1"	1,200	Y	400	2,464	4,064
1.5"	1,500	Y	400	4,928	6,828
2"	2,000	Y	400	7,885	10,285
3"	2,500	N	-	14,785	17,285
4"	7,800	N	-	24,642	32,442
6"	10,540	N	-	49,283	59,823
8"	14,000	N	-	78,854	92,854

Based on the current rate structure and average residential water of usage of 6,500 gallons per month, the average water bill for a residential customer is approximately $30.97 per month. The average residential sewer bill is approximately $33.03 per month.

COMPLIANCE SECTION

MAULDIN & JENKINS
CPAs & ADVISORS

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

To the Honorable Mayor and Members
of City Council
City of Fayetteville, Georgia
Fayetteville, Georgia

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Fayetteville, Georgia (the "City") for the year ended July 31, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated January 31, 2023.

Report on Internal Control Over Financial Reporting
In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

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

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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed 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.

Mauldin & Jenkins, LLC

Macon, Georgia
January 31, 2023

CITY OF FAYETTEVILLE, GEORGIA

SCHEDULE OF FINDINGS AND RESPONSES
FOR THE FISCAL YEAR ENDED JULY 31, 2022

SECTION I
SUMMARY OF AUDIT RESULTS

Financial Statements

Type of auditor's report issued on whether the financial statements were prepared in accordance with GAAP:	Unmodified
Internal control over financial reporting: Material weaknesses identified?	____ Yes __X__ No
Significant deficiencies identified not considered to be material weaknesses?	____ Yes __X__ None Reported
Noncompliance material to financial statements noted?	____ Yes __X__ No

Federal Awards

The Uniform Guidance allows for an alternative to the Single Audit (in the form of a compliance attestation engagement) for those governments who meet two criteria: 1) a total Coronavirus State and Local Fiscal Recovery Funds award of $10 million or less, and 2) other expenditures from other programs of less than $750,000 in total. The City of Fayetteville, Georgia meets both criteria and has elected to do a compliance attestation engagement for the year ended July 31, 2022.

CITY OF FAYETTEVILLE, GEORGIA

SCHEDULE OF FINDINGS AND RESPONSES
FOR THE FISCAL YEAR ENDED JULY 31, 2022

SECTION II
FINANCIAL STATEMENT FINDINGS

None reported.

SECTION III
FEDERAL AWARDS FINDINGS AND QUESTIONED COSTS

Not applicable.

CITY OF FAYETTEVILLE, GEORGIA

SUMMARY SCHEDULE OF PRIOR YEAR FINDINGS
FOR THE FISCAL YEAR ENDED JULY 31, 2022

STATUS OF PRIOR YEAR AUDIT FINDINGS

None reported.