COMPREHENSIVE ANNUAL FINANCIAL REPORT

City of Garden City, Georgia

FOR THE FISCAL YEAR ENDED DECEMBER 31, 2010

PREPARED BY

FINANCE DEPARTMENT


THE CITY OF GARDEN CITY
19
39
FAITH
FREEDOM
FAMILY
FAIRNESS
FUTURE

City of Garden City, Georgia
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INTRODUCTORY SECTION


THE CITY OF GARDEN CITY
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GARDEN CITY
OFFICE OF
THE CITY MANAGER

Brian L. Johnson
City Manager

Rhonda Ferrell-Bowles
Assistant to the City Manager

May 9, 2011

Mayor
Members of Council
Citizens of Garden City

We are pleased to submit the Comprehensive Annual Financial Report of the City of Garden City, Georgia for the year ended December 31, 2010 to Your Honorable Body, the Mayor and Citizens of Garden City. This report consists of management's representations concerning the finances of the City. Consequently, management assumes full responsibility for the completeness and reliability of all information presented in this report. To the best of our knowledge and belief, the enclosed data is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operation of the various funds and account groups to the City. All disclosures necessary to enable the reader to gain a full understanding of the City's financial activities have been included.

The Comprehensive Annual Financial Report is presented in four sections: introductory, financial, statistical, and compliance section. The introductory section includes this transmittal letter, the City's organizational chart and a list of principal officials. The financial section includes the Management's Discussion and Analysis; basic financial statements for governmental and proprietary funds; notes to the financial statements and the combining and individual funds statements; and schedules for the non-major governmental, special revenue, capital project, and proprietary funds. The statistical section presents selected and un-audited financial and demographic information.

The City's primary government financial statements have been audited by Karp, Ronning, & Tindol, P.C.'s. They have issued an unqualified ("clean") opinion of the City's financial statements for the year ended December 31, 2010. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor's report is presented as the first component of the financial section of this report.

Generally accepted accounting principles require that management provide a narrative introduction, overview, and analysis to accompany the basic Management's Discussion and Analysis (MD&A). The MD&A immediately follows the independent auditor's report. The MD&A complements the letter of transmittal and should be read in conjunction with it.

PROFILE OF THE GOVERNMENT

Located in the heart of Chatham County, Garden City stands apart as one of the leading municipalities in coastal Georgia. Featuring a progressive blend of industry and small business, Garden City boasts a rich history, friendly neighborhoods, vibrant economy and quality services for residents. Home to the Port of Savannah's Garden City Terminal which is the largest single terminal facility in America, Garden City has the additional distinction of being the second largest municipality in the State of Georgia with no property taxes.

On February 8, 1939, the residents of Industrial City Gardens, Georgia, were granted a charter of municipal incorporation by the Superior Court of Chatham County. Thus began the story of a town that became what is known today as Garden City. Previous to incorporation, from the time after the Civil War, the area was home to three major plantations: the Brampton, Givens, and Telfair. Early residents of the area were simple farmers and mill workers, many of whom eventually found work in the rapidly growing cotton and shipping industries.

Since its incorporation and until recently, Garden City operated under a Mayor-Council form of government where the Mayor was the designated chief executive of the City and presiding officer of a 7-member City Council that was elected at-large for staggered four year terms. While responsibility for day-to-day operations was delegated to an appointed City Administrator, the Mayor maintained the ultimate authority to hire and fire, prepare and administer the budget and veto acts of the elected body. The City Council maintained responsibility for adopting the budget, passage of resolutions and ordinances, auditing the performance of the government and adoption of general policy positions.

Recent legislation has changed the structure within Garden City to a Council-Manager form of government. This system of government combines the strong political leadership of elected officials with the strong managerial experience of an appointed City Manager, enabling the Mayor and City Council to share legislative functions. The Mayor continues to be recognized as the political head of the City but now becomes a voting member of the City Council. As the governing body of the City, the Council provides legislative direction whereas a City Manager is appointed by the Council to carry out the policies it establishes and is responsible for the administrative operation of the City based on the Council's recommendations. Thus, the Mayor and Council as a collegial body are responsible for setting policy, approving the budget and adopting resolutions and ordinances. The City Manager serves at the pleasure of the Council as their chief advisor and is responsible for preparing the budget, directing day-to-day operations and hiring and firing personnel.

In addition to the change in the form of government, the recent legislation also included the use of a mixed election system and a change in the composition of the City Council. Effective after the upcoming election cycle, the total number of elected officials will be reduced by one so that the City Council will ultimately consist of seven members, one being the Mayor. Five members will be elected from single-member districts with the Mayor and Mayor Pro-Tem being elected at-large. This mixed election system, combining at-large and single-member elections, will blend the city-wide perspective of the at-large council members with the local concerns and accountability of district council members and ensure that all geographic and minority populations continue to be properly represented.

The City of Garden City is also financially accountable for a legal separate tourism board and downtown development authority, both of which are reported separately within the City's financial statements. Additional information of the City's component units can be found in the notes to the financial statements (See Note I.A).

The annual budget currently serves as the foundation for the City's financial planning and control. The objective of these budgetary controls is to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the Mayor and Council. An annual operating budget is adopted for the general fund and special revenue funds. An annual operating budget is prepared for enterprise funds for planning, control, cost allocation and evaluation purposes. All annual appropriations lapse at the fiscal year end. As demonstrated by the statements and schedules included in the financial section of this report, the City continues to meet its responsibility for sound financial management.

ECONOMIC CONDITION AND OUTLOOK

Summary of Local Economy

The past fiscal year continued to show signs of slowing economic growth. As a result, the City experienced declines in several major revenue sources. In FY 2010, occupational tax and franchise tax revenues declined 18.5% and 11.5% respectively. Investment income declined significantly by 67.7% due to the decline in interest rates as well as a decrease in the amount of funds in savings. Fines and forfeitures also experienced a decrease of 2%.

Employment statistics reported by the Georgia Department of Labor showed that Garden City's unemployment rate is 10.9% of the civilian labor force compared to 9.1% for Chatham County. The Georgia Department of Labor indicates that the annualized average unemployment rate for Chatham County for 2009 was 8.3%.

Coastal Logistics Group, Inc. (CLG), the 16th fastest growing private logistics company in the nation, started construction of a 320,000 square feet facility in May 2010 and plans to open the facility in early 2011. CGL will offer bulk loading and unloading capabilities, packing, crating, distribution and manufacturing support services. The new facility will be the first to locate at the CenterPoint Intermodal Center, a 233 acre development with the potential to have over 1.3 million square feet of industrial facilities. This development has the potential to add many new jobs in the City.

Prospects for the Economy

The City of Garden City recently embarked on an ambitious project to relocate its city center and build a new mixed-use downtown that will be anchored by a New City Hall. The New City Hall was completed in August, 2009. The project which recently earned praise from Georgia Governor Sonny Perdue and won a Georgia Planning Association Award, promises to breathe new life into a previously undeveloped area of the City. Upon completion, the Town Center will accommodate more than 800,000 square feet of commercial, retail and residential development, which should increase the City's population base, create new employment opportunities and serve as the new "heart and soul" of the City.

Several arterial corridors that run through Garden City represent additional opportunities for the City to increase its population base, diversity and its economy. These corridors are increasingly utilized by commuters going in and out of the central business district in Savannah and therefore have the potential to capture the commercial benefits from such traffic. Growth potential additionally lies in the unincorporated areas along these corridors and in the region southwest of the City.

Long-Term Financial Planning

Unreserved, undesignated fund balance in the general fund fall within the policy guidelines set by Mayor and Council for budgetary and planning purposes. The City designates a portion of the fund balance in the General Fund of no less than 180 days or 50 percent of the current budget's total General Fund expenditures and any applicable budget amendments.

Awards and Acknowledgement

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Garden City for its comprehensive annual financial report (CAFR) for the fiscal year ended December 31, 2009. This was the second year that the City has received this prestigious award. In order to be awarded a Certificate of Achievement, the City had to publish an easily readable and efficiently organized CAFR that satisfied both generally accepted accounting principles and applicable legal requirements. The preparation of the Comprehensive Annual Financial Report could not have been accomplished without the effective and dedicated services of the entire Finance Department staff.

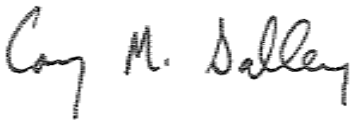
The Certificate of Achievement is valid for a period of one year only. We believe that our current CAFR continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

In addition, the City also received the GFOA's Distinguished Budget Presentation Award for its FY 2010 annual budget document dated December 7, 2009. In order to qualify for the Distinguished Budget Presentation Award the City's budget document had to be judged proficient as a policy document, a financial plan, an operations guide, and a communications device.

The preparation of this report would not have been possible without the efficient and dedicated service of the entire staff of the finance department. We wish to express our appreciation to all members of the departments who assisted and contributed to the preparation of this report. We also express appreciation to the mayor and the governing council for their unfailing support for maintaining the highest standards of professionalism in management of the City of Garden City's finances for the year ending December 31, 2010.

Respectfully submitted,





Brian L. Johnson,
City Manager

Cory M. Salley,
Finance Director

City of Garden City, Georgia

List of Principal Officials

December 31, 2010

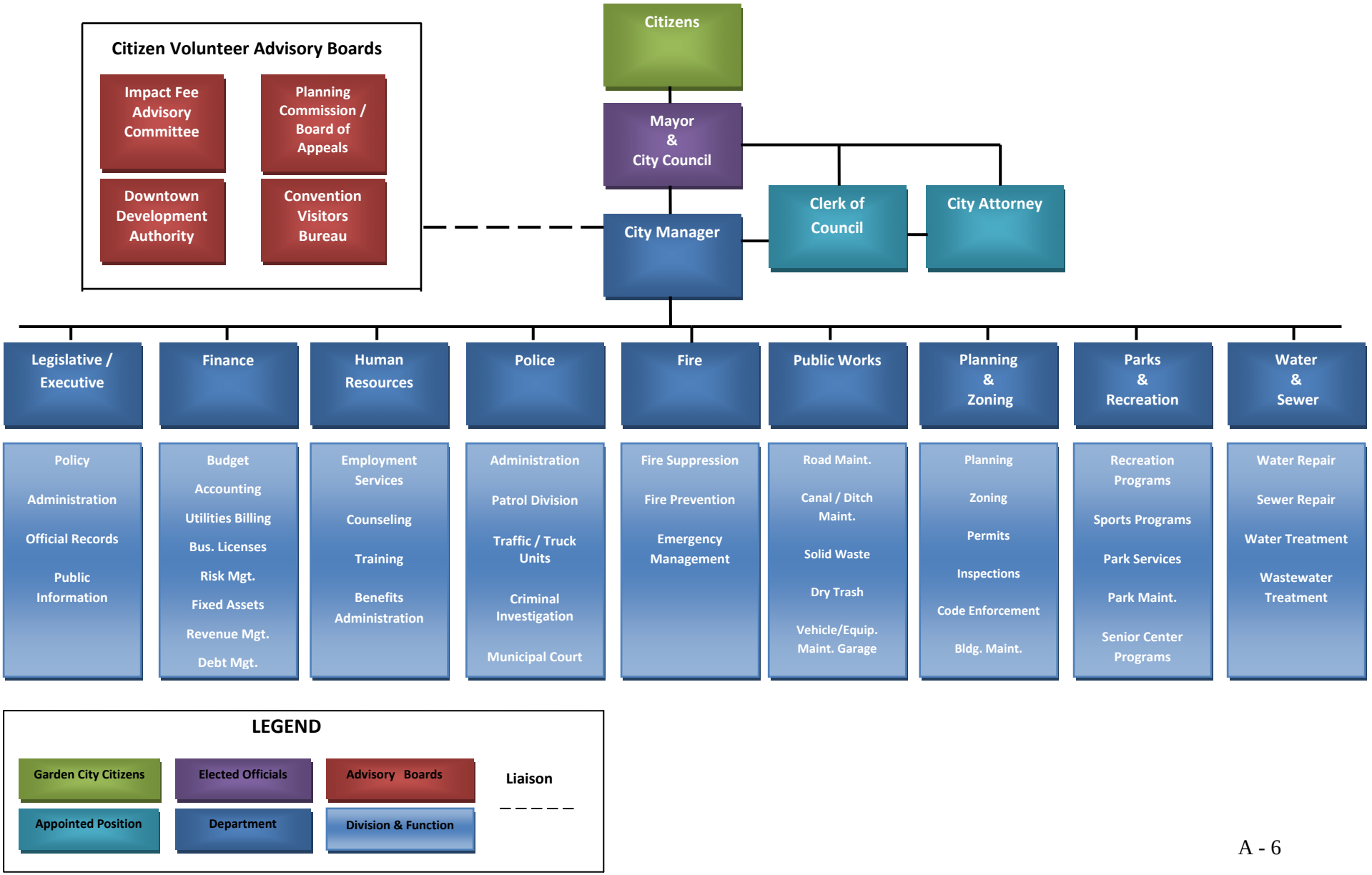
City Hall
(912) 966-7777
Fax (912) 966-7792

Mayor	Tennyson Holder
City Manager	Brian Johnson
City Clerk	Rhonda Ferrell Bowles
Director of Finance	Cory Salley
Chief of Police	David Lyons
Chief of Fire	Jimmy Crosby
Director of Public Works	Thomas Randall Griffin
Director of Human Resources	Pamela Franklin
Director of Code Enforcement	Nathan Mai Lombardo
Director of Recreation	Cliff Ducey
City Attorney	Jim Gerard

City Council Members

Judy Shuman	Mayor Pro - Tem
Jimmy Spilliards	Councilman
Gwyn Hall	Councilman
Bowen Jones	Councilman
Bessie Kicklighter	Councilwoman
Durward Motes	Councilman
Don Bethune	Councilman

CITY OF GARDEN CITY, GEORGIA
ORGANIZATION CHART
By Department / Function



Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Garden City
Georgia

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended
December 31, 2009

A Certificate of Achievement for Excellence in Financial Reporting is presented by the Government Finance Officers Association of the United States and Canada to government units and public employee retirement systems whose comprehensive annual financial reports (CAFRs) achieve the highest standards in government accounting and financial reporting.



President

Executive Director


THE CITY OF GARDEN CITY
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FINANCIAL SECTION


THE CITY OF GARDEN CITY
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KARP, RONNING & TINDOL
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITORS' REPORT

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

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 Garden City, Georgia (the City), as of and for the year ended December 31, 2010, which collectively comprise the City's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the City's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of December 31, 2010, and the respective changes in financial position and cash flows, where applicable, thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued a report dated May 9, 2011, on our consideration of the City's internal control over financial reporting and 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

6600 ABERCORN STREET • SUITE 200 SAVANNAH, GEORGIA 31405
P.O. BOX 16149 SAVANNAH, GEORGIA 31416
912-232-0475 TEL 912-232-0478 FAX www.krtcpa.com

Required Supplementary Information

The Management's Discussion and Analysis and the required supplementary information other than Management's Discussion and Analysis beginning on page C- 1 and E -1, respectively, are not a required part of the basic financial statements but are supplementary information required by the Governmental Accounting Standards Board. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

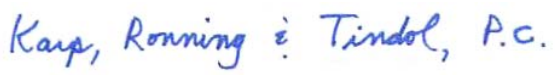
Supplementary Data – Combining Fund Financial Statements and Schedules

Our audit was made for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The supplementary data fund financial statements and schedules listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, are fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Introductory and Statistical Sections

The information identified in the table of contents as the Introductory and Statistical Sections is presented for purposes of additional analysis and is not a required part of the basic financial statements of the City. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion on them.

Karp, Ronning & Tindol, P.C.



Savannah, Georgia
May 9, 2011

As management of the City of Garden City (the City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City of Garden City, Georgia for the fiscal year ended December 31, 2010. We encourage readers to read the information presented here in conjunction with additional information that we have furnished in the City's financial statements, which follow this narrative.

Financial Highlights

- The City's assets exceeded its liabilities by $28,354,294 (net assets) for the fiscal year reported. Of this amount, $4,305,676 (unrestricted net assets) may be used to meet the City's ongoing obligations to citizens and creditors.
- Capital assets, net of related debt, of $39,490,363 include property and equipment, net of accumulated depreciation, and reduced for outstanding debt related to the purchase of construction of capital assets.
- At the close of the current fiscal year, the City's governmental funds reported combined ending fund balances of $3,342,340, a decrease of $3,121,517 in comparison with the prior year. Approximately $1,652,978 of the unreserved fund balance is available for spending at the government's discretion.

Overview of the Financial Statements

This annual report consists of four parts – Management's Discussion and Analysis, the basic financial statements, required supplementary information and other supplementary information that presents combining statements for nonmajor governmental funds. The basic financial statements include two kinds of statements that present different views of the City of Garden City. The first two statements are government-wide financial statements that provide both long-term and short-term information about the City's overall financial status. The remaining statements are fund financial statements that focus on individual parts of the City's government, reporting the City's operations in more detail than the government-wide statements.

Government-wide Statements

The government-wide statements report information about the City as a whole using accounting methods similar to those used by private-sector companies. The statement of net assets includes all of the government's assets and liabilities. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid.

The two government-wide statements report the City's net assets and how they have changed. Net assets, the difference between the City's assets and liabilities, are one way to measure the City's financial health or position.

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

- Governmental activities – Most of the City's basic services are included here, such as police, fire, public works, court, streets, recreation, parks, and general administration. Sales taxes, franchise taxes, charges for services, and fines and forfeitures provide most of the funding.
- Business-type activities – The City charges fees to customers to help cover the costs of certain services it provides. The City's water and sewer system, solid waste collection and stormwater are treated as business-type activities.

Fund Financial Statements

The fund financial statements provide more detailed information about the City's most significant funds – not the City as a whole. Funds are accounting devices that the City uses to keep track of specific sources of funding and spending for particular purposes. Some funds are required by state law. The City Council establishes other funds to control and manage money for particular purposes.

The City has two kinds of funds:

- Governmental funds – Most of the City's basic services are included in governmental funds, which focus on how cash and other financial assets can readily be converted to cash flow in and out, and the balances left at year-end that are available for spending. The governmental fund statements provide a detailed short-term view that helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs.
- Proprietary funds – Services for which the City charges customers a fee are generally reported in proprietary funds. Proprietary funds, like government-wide statements, provide both long-term and short-term financial information.

Financial Overview

The City has combined net assets of $28.4 million. Governmental activities comprise $16.3 million, and business-type activities make up $12.0 million of the total net assets. In a condensed format, the table below shows a comparison of the net assets as of the current date to the prior year:

	Governmental Activities		Business-type Activities		Total	
	2010	2009	2010	2009	2010	2009
Current assets	$ 4,521,151	$ 7,789,611	$ 861,526	$ 2,179,016	$ 5,382,677	$ 9,968,627
Capital assets	22,664,992	23,255,861	16,825,371	16,414,283	39,490,363	39,670,144
Total assets	27,186,143	31,045,472	17,686,897	18,593,299	44,873,040	49,638,771
Current liabilities	410,600	536,633	531,451	774,671	942,051	1,311,304
Long-term liabilities	10,435,657	10,446,181	5,141,038	5,147,530	15,576,695	15,593,711
Total liabilities	10,846,257	10,982,814	5,672,489	5,922,201	16,518,746	16,905,015
Net assets:						
Invested in capital assets - net of related debt	12,348,736	12,909,489	11,699,882	11,266,753	24,048,618	24,176,242
Unrestricted	3,991,150	7,153,169	314,526	1,404,345	4,305,676	8,557,514
Total net assets	$ 16,339,886	$ 20,062,658	$ 12,014,408	$ 12,671,098	$ 28,354,294	$ 32,733,756

The net assets decreased by $4,379,462 or 13.4 percent. Governmental activities net assets decreased by $3,722,772 or 18.6 percent, while business-type activities' net assets decreased by $656,690 or 5.2 percent.

The following table shows the changes in net assets for 2010:

	Governmental Activities		Business-type Activities		Total	
	2010	**2009**	**2010**	**2009**	**2010**	**2009**
Revenue						
Program revenue:						
Charges for services	$ 1,294,329	$ 1,283,547	$ 3,587,896	$ 3,589,799	$ 4,882,225	$ 4,873,346
Operating grants and contributions	768,046	141,953	-	-	768,046	141,953
Capital grants and contributions	15,059	2,170,273	205,910	50,200	220,969	2,220,473
General Revenue:						
Franchise taxes	898,877	761,811	-	-	898,877	761,811
Sales and use taxes	3,263,375	3,115,366	-	-	3,263,375	3,115,366
Selective sales and use taxes	318,441	346,690	-	-	318,441	346,690
Business taxes	1,111,305	1,229,195	-	-	1,111,305	1,229,195
Other taxes	26,467	47,827	-	-	26,467	47,827
Grants and contributions not restricted to specific programs	202,913	-	-	-	202,913	-
Unrestricted investment	18,644	67,762	1,542	10,155	20,186	77,917
Miscellaneous	200,423	241,991	-	-	200,423	241,991
Total revenue	8,117,879	9,406,415	3,795,348	3,650,154	11,913,227	13,056,569
Expenses						
General government	2,272,465	1,749,681	-	-	2,272,465	1,749,681
Judiciary	98,187	71,619	-	-	98,187	71,619
Public safety	6,332,933	4,410,216	-	-	6,332,933	4,410,216
Public works	1,553,248	1,459,347	-	-	1,553,248	1,459,347
Health and welfare	157,645	146,905	-	-	157,645	146,905
Culture and recreation	744,323	859,249	-	-	744,323	859,249
Housing and development	496,820	414,517	-	-	496,820	414,517
Interest on long-term debt	380,030	12,593	-	-	380,030	12,593
Water and sewer	-	-	2,924,569	2,879,332	2,924,569	2,879,332
Sanitation	-	-	434,560	461,521	434,560	461,521
Stormwater	-	-	766,005	765,146	766,005	765,146
Total expenses	12,035,651	9,124,127	4,125,134	4,105,999	16,160,785	13,230,126
Excess (deficiency) before special item and transfers	(3,917,772)	282,288	(329,786)	(455,845)	(4,247,558)	(173,557)
Transfers	195,000	(1,830,187)	(195,000)	1,830,187	-	-
Change in net assets	(3,722,772)	(1,547,899)	(524,786)	1,374,342	(4,247,558)	(173,557)
Net assets, beginning, restated	20,062,658	21,610,557	12,539,194	11,296,756	32,601,852	32,907,313
Net assets, ending	$ 16,339,886	$ 20,062,658	$ 12,014,408	$ 12,671,098	$ 28,354,294	$ 32,733,756

Governmental Activities

Revenues for governmental activities totaled $8.1 million in 2010. Sales and use taxes account for $3.3 million or 40.7 percent of total revenue in 2010, and reported an increase of $148,009 compared to 2009. Business taxes, which include the insurance premium tax, accounted for $1.1 million or 13.6 percent of total revenue in 2010, and reported a decrease of $117,890 or 9.6 percent from 2009. Charges for services generated $1.3 million or 16.1 percent of total revenue for 2010. Franchise taxes increased $137,066 or 18.0 percent compared to 2009. Unrestricted investment earnings decreased approximately $49,118 or 72.5 percent from 2009. During 2010 the interest rates were significantly lower than in previous years. However management continued to invest idle cash in the Certificate of Deposit Account Registry Service (CDARS) offered by local banks.

Business-type Activities

The City has three business-type activities. They are the water and sewer operations, solid waste collection services and stormwater fees. Revenues for business-type activities were $3.6 million. The City operates a wastewater treatment plant which not only serves the City, but also local industry through contracts. City customers are billed monthly for water and sewer service based on water consumption. The City contracts with a third party service provider for the collection of solid waste. City customers are billed monthly for solid waste collection services. The City implemented a storm water fee at the beginning of 2009. The revenues are used to absorb the cost of repairs, maintenance and regulatory requirements for storm water projects only.

Financial Analysis of City Funds

General Fund

Budget to actual schedules are provided in the required supplementary information other than MD&A for the General Fund and other major governmental funds. Individual columns are provided for both the adopted and amended budgets. A column for actual expenditures and a column for differences between final budget and actual expenditures follow these columns. These schedules can be found beginning on page E-1.

The general fund is the chief operating fund of the City. At year-end, the total fund balance in the general fund was $5,778,155. The total amount of unreserved fund balance for the general fund is $4,088,793.

One measure of the general fund's liquidity is to compare its unreserved fund balance and total fund balance to total expenditures. Unreserved fund balance and total fund balance represents 46.1% and 65.1% percent of total general fund expenditures respectively.

The fund balance of the general fund decreased $4.1 million during 2010. Key reasons for this decrease are as follows:

- The current economy had a negative impact on the City's revenues in 2010. Total revenues were $403,781 under the final amended budget. Local Option Sales Tax (LOST) and occupational tax revenues, which are dependent on the economy, came in 4.5% and 22.4% under what was budgeted. Fines and forfeitures had a negative variance of 13.6% due to more court cases being bound over to State Court.
- The City's actual expenditures were $640,905 over the final amended budget. The City undertook some major projects in 2010. These projects included implementation of a new fire protection fee, annexation efforts, and efforts associated with the 2010 Census. While these projects were planned, the costs associated with them were higher than expected.
- The Police Department experienced overages in several line items due to rising costs in gasoline, electricity, and insurance. Other line items were over due to an increase in the number of prisoners housed by the County and the replacement of a damaged vehicle.
- The Fire Department received a grant to hire additional staff during 2010. While these new hires were in the original budget, the cost of each employee was more than anticipated. Also, the Fire Department was able to purchase property adjacent to a current fire station which will become the administrative headquarters for the Fire Department.
- A general fund transfer of $3 million was made to the capital projects fund to cover amounts expended for SPLOST projects during the time the City was not receiving any monies from the County. The majority of the expenditures were related to the Garden City Town Center and the New City Hall.

Capital Projects Fund

The capital projects fund balance at December 31, 2010 is ($2,478,743). The negative fund balance exists as a result of two major factors. First, monies were spent to cover two major projects for the City: the New City Hall, which was completed in August 2009 and the new Garden City Regional Police Training Center, which was completed in June 2010. Secondly, revenues were not readily available due to SPLOST funds not being disbursed to the City until October 2010. The City went nearly two years without receiving any SPLOST funds from the County because of the current agreement which allowed them to keep all SPLOST revenue until they reached their funding requirements for expansion of the existing jail.

Proprietary Fund

Proprietary fund statements provide the same information as in the business-type activities column of the government-wide financial statements, only in greater detail. The City uses three enterprise funds at this time in the proprietary fund financial statements, the water and sewer fund, the solid waste fund, and the stormwater fund. An enterprise fund is required to account for the operations for which a fee is charged to external users for goods or services. At year-end, total net assets of the three enterprise funds amounted to $12,014,408 as compared to $12,671,098 at December 31, 2009.

Capital Assets

Statement of net assets presents capital assets in two groups: those assets subject to depreciation, such as equipment or operational facilities and those assets not subject to depreciation such as land and construction in progress. At year-end the City's net capital assets for both governmental activities and business-type activities totaled $39.5 million. Capital assets include assets purchased, constructed or donated.

Additional information on the City's capital assets can be found in Note III.C. beginning on page D-18.

Debt Administration

The long-term liabilities at December 31, 2010 totaled $15,576,695. Of this amount $10,435,657 relates to governmental type activities and $5,141,038 relates to business-type activities.

Additional information on the City's debt can be found in Note III.F. beginning on page D-21.

Current Economic Conditions, Next Year's Budget

The City adopted a general fund budget of $8,373,725 for calendar year 2011. The City is constantly reviewing opportunities to increase revenue by using its assets more efficiently and effectively.

Increased wage and cost-of-living adjustments have been factored into the budget. The Mayor and Council have set aside a contingency close to $600,000 to enable the City to better manage any unforeseen expenditures that may arise during the year.

Requests for Information

This financial report is designed to provide our citizens, taxpayers, customers, and 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, contact: The City of Garden City, Finance Director, Cory Salley, 100 Central Avenue, Garden City, Georgia 31405.


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City of Garden City, Georgia

Statement of Net Assets

December 31, 2010

	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and cash equivalents	$ 1,128,497	$ 136,891	$ 1,265,388
Investments	273,646	528,826	802,472
Receivables	1,361,885	622,543	1,984,428
Internal balances	1,525,195	(1,525,195)	-
Prepaid	198,350	14,625	212,975
Restricted assets			
Cash and cash equivalents	33,578	1,083,836	1,117,414
Capital assets			
Land and construction in progress	6,225,789	7,750	6,233,539
Other capital assets, net of depreciation	16,439,203	16,817,621	33,256,824
Total assets	27,186,143	17,686,897	44,873,040
LIABILITIES			
Accounts payable	201,262	147,710	348,972
Accrued interest	-	25,223	25,223
Other liabilities	209,338	358,518	567,856
Long-term liabilities:			
Due within one year	1,310,725	252,289	1,563,014
Due in more than one year	9,124,932	4,888,749	14,013,681
Total liabilities	10,846,257	5,672,489	16,518,746
NET ASSETS			
Invested in capital assets, net of related debt	12,348,736	11,699,882	24,048,618
Unrestricted	3,991,150	314,526	4,305,676
Total net assets	$ 16,339,886	$ 12,014,408	$ 28,354,294

The notes to the basic financial statements are an integral part of this statement.

City of Garden City, Georgia

Statement of Activities

For the Year Ended December 31, 2010

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Governmental activities:				
General government	$ 2,272,465	$ 119,688	$ -	$ -
Judiciary	98,187	-	-	-
Public safety	6,332,933	1,014,791	514,341	15,000
Public works	1,553,248	720	-	59
Health and welfare	157,645	-	-	-
Culture and recreation	744,323	106,654	-	-
Housing and development	496,820	52,476	253,705	-
Interest on long-term debt	380,030	-	-	-
Total governmental activities	12,035,651	1,294,329	768,046	15,059
Business-type activities:				
Water and Sewer	2,924,569	2,351,036	-	205,910
Sanitation	434,560	366,021	-	-
Stormwater	766,005	870,839	-	-
Total business-type activities	4,125,134	3,587,896	-	205,910
Total	$ 16,160,785	$ 4,882,225	$ 768,046	$ 220,969
General revenues:				
Taxes:				
Franchise taxes				
General sales and use taxes				
Selective sales and use taxes				
Business taxes				
Other taxes				
Grants and contributions not restricted to specific programs				
Unrestricted investment earnings				
Miscellaneous				
Transfers				
Total general revenues and transfers				
Change in net assets				
Net assets - beginning, restated				
Net assets - ending				

The notes to the basic financial statements are an integral part of this statement.

Net (Expense) Revenue and Changes in Net Assets		
Governmental Activities	**Business-Type Activities**	**Total**
$ (2,152,777)		$ (2,152,777)
(98,187)		(98,187)
(4,788,801)		(4,788,801)
(1,552,469)		(1,552,469)
(157,645)		(157,645)
(637,669)		(637,669)
(190,639)		(190,639)
(380,030)		(380,030)
(9,958,217)		(9,958,217)
-	(367,623)	(367,623)
-	(68,539)	(68,539)
-	104,834	104,834
-	(331,328)	(331,328)
(9,958,217)	(331,328)	(10,289,545)
898,877	-	898,877
3,263,375	-	3,263,375
318,441	-	318,441
1,111,305	-	1,111,305
26,467	-	26,467
202,913	-	202,913
18,644	1,542	20,186
200,423	-	200,423
195,000	(195,000)	-
6,235,445	(193,458)	6,041,987
(3,722,772)	(524,786)	(4,247,558)
20,062,658	12,539,194	32,601,852
$ 16,339,886	$ 12,014,408	$ 28,354,294


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FUND FINANCIAL STATEMENTS


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City of Garden City, Georgia

Governmental Funds

Balance Sheet

December 31, 2010

	General	Special Purpose Local Option Sales Tax Fund	Other Governmental Funds	Total Governmental Funds
Assets				
Cash and cash equivalents	$ 998,879	$ -	$ 129,618	$ 1,128,497
Investments	273,646	-	-	273,646
Receivables	1,269,983	82,211	9,691	1,361,885
Due from other funds	2,719,935	-	3,230	2,723,165
Prepaid items	198,350	-	-	198,350
Advances to other funds	1,491,012	-	-	1,491,012
Restricted cash and cash equivalents	-	33,578	-	33,578
Total assets	$ 6,951,805	$ 115,789	$ 142,539	$ 7,210,133
Liabilities and fund balances				
Liabilities				
Accounts payable	$ 196,101	$ 3,520	$ 1,641	$ 201,262
Other accrued payables	209,338	-	-	209,338
Due to other funds	-	1,100,000	97,970	1,197,970
Deferred revenue	768,211	-	-	768,211
Advances from other funds	-	1,491,012	-	1,491,012
Total liabilities	1,173,650	2,594,532	99,611	3,867,793
Fund equity				
Fund balances:				
Reserved for:				
Prepaid items	198,350	-	-	198,350
Long-term advance	1,491,012	-	-	1,491,012
Unreserved, designated - rainy day funds	4,088,793	-	-	4,088,793
Unreserved, undesignated reported in:				
General fund	-	-	-	-
Capital projects funds	-	(2,478,743)	-	(2,478,743)
Special revenue funds	-	-	42,928	42,928
Total fund balances	5,778,155	(2,478,743)	42,928	3,342,340
Total liabilities and fund balances	$ 6,951,805	$ 115,789	$ 142,539	$ 7,210,133

The notes to the basic financial statements are an integral part of this statement.

City of Garden City, Georgia

Reconciliation of Total Governmental Fund Balances

To Net Assets of Governmental Activities

December 31, 2010

Total Governmental Fund Balances		$ 3,342,340
Amounts reported for governmental activities in the statement of net assets are different because:		
Capital assets used in governmental activities are not current financial resources and therefore are not reported in the governmental funds. However, in the statement of net assets the cost of these assets are capitalized and expensed over their estimated lives through annual depreciation expense.		
Cost of capital assets	$ 28,666,984	
Less: accumulated depreciation	(6,001,992)	22,664,992
Other long-term assets are not available to pay for current period expenditures and therefore are deferred in the governmental funds balance sheet.		
Intergovernmental revenue	4,731	
Franchise taxes	763,480	768,211
Long-term and related liabilities are not due and payable in the current period and therefore are not reported in the governmental funds balance sheet.		
Notes payable	(9,950,000)	
Capital leases	(366,256)	
Compensated absences	(119,401)	(10,435,657)
Net Assets of Governmental Activities		$ 16,339,886

The notes to the basic financial statements are an integral part of this statement.

City of Garden City, Georgia

Governmental Funds

Statement of Revenues, Expenditures, and Changes in Fund Balances

For the Year Ended December 31, 2010

	General	Special Purpose Local Option Sales Tax Fund	Other Governmental Funds	Total Governmental Funds
Revenues				
Taxes	$ 5,399,551	$ -	$ 158,706	$ 5,558,257
Licenses and permits	172,197	-	-	172,197
Intergovernmental	595,457	217,913	253,705	1,067,075
Charges for services	119,519	-	-	119,519
Fines and forfeitures	999,080	-	3,533	1,002,613
Investment earnings	18,492	59	152	18,703
Miscellaneous	223,002	-	-	223,002
Total revenues	7,527,298	217,972	416,096	8,161,366
Expenditures				
Current				
General government	1,814,960	-	20,943	1,835,903
Judicial	98,187	-	-	98,187
Public safety	4,505,086	-	14,095	4,519,181
Public works	1,082,379	-	-	1,082,379
Health and welfare	157,645	-	-	157,645
Culture and recreation	744,323	-	-	744,323
Housing and development	385,726	-	253,705	639,431
Capital Outlay	-	1,875,554	-	1,875,554
Debt Service				
Principal	-	283,814	-	283,814
Interest	-	380,030	-	380,030
Intergovernmental:				
Assistance	88,678	-	26,456	115,134
Total expenditures	8,876,984	2,539,398	315,199	11,731,581
Excess (deficiency) of revenues over (under) expenditures	(1,349,686)	(2,321,426)	100,897	(3,570,215)
Other financing sources (uses)				
Transfers in	274,353	3,000,000	52,897	3,327,250
Transfers out	(3,000,000)	-	(132,250)	(3,132,250)
Proceeds from notes and capital leases	-	253,698	-	253,698
Total other financing sources (uses)	(2,725,647)	3,253,698	(79,353)	448,698
Net changes in fund balances	(4,075,333)	932,272	21,544	(3,121,517)
Fund balances at beginning of year	9,853,488	(3,411,015)	21,384	6,463,857
Fund balances at end of year	$ 5,778,155	$ (2,478,743)	$ 42,928	$ 3,342,340

The notes to the basic financial statements are an integral part of this statement.

City of Garden City, Georgia

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities

For the Year Ended December 31, 2010

Net change in Fund Balances - Total Governmental Funds		$ (3,121,517)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.		
Capital outlays	$ 622,481	
Depreciation expense	(1,009,700)	(387,219)
The net effect of various miscellaneous transactions involving capital assets is to increase net assets.		
Net Book value of assets disposed during the year		(203,650)
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.		
Sales taxes, franchise taxes, and intergovernmental revenues:		
Deferred at 12/31/10	768,211	
Deferred at 12/31/09	(789,121)	(20,910)
Governmental funds report debt proceeds as an other financing source. However, in the statement of activities, debt proceeds are recognized as a long-term liability.		
Capital leases		(253,698)
Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net assets.		
Capital leases		283,814
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.		
Compensated absences at 12/31/10	(119,401)	
Compensated absences at 12/31/09	99,809	(19,592)
Change in Net Assets of Governmental Activities		$ (3,722,772)

The notes to the basic financial statements are an integral part of this statement.

City of Garden City, Georgia

Proprietary Funds

Statement of Net Assets

December 31, 2010

	Business-type Activities - Enterprise Funds			
	Water and Sewer Fund	Stormwater Fund	Non-major Soild Waste Fund	Total
ASSETS				
Current assets:				
Cash and cash equivalents	$ 136,891	$ -	$ -	$ 136,891
Investments	528,826	-	-	528,826
Receivables (net of allowance)	328,076	215,089	79,378	622,543
Due from other funds	-	171,289	47,841	219,130
Other assets	14,625	-	-	14,625
Restricted cash and cash equivalents	418,129	-	22,513	440,642
Total current assets	1,426,547	386,378	149,732	1,962,657
Noncurrent assets:				
Restricted cash and cash equivalents	643,194	-	-	643,194
Capital assets:				
Land	7,750	-	-	7,750
Depreciable capital assets	25,172,750	2,559,343	-	27,732,093
Less accumulated depreciation	(10,907,363)	(7,109)	-	(10,914,472)
Total capital assets (net of accumulated depreciation)	14,273,137	2,552,234	-	17,468,565
Total noncurrent assets	14,916,331	2,552,234	-	16,825,371
Total assets	16,342,878	2,938,612	149,732	19,431,222
LIABILITIES				
Current liabilities:				
Accounts payable	99,963	19,028	28,719	147,710
Other accrued payables	17,684	-	-	17,684
Due to other funds	1,084,263	311,830	348,232	1,744,325
Accrued interest	25,223	-	-	25,223
Compensated absences	15,549			15,549
Notes payable	236,740	-	-	236,740
Current liabilities payable from restricted assets:				
Customer deposits payable	318,869	-	21,965	340,834
Total current liabilities	1,798,291	330,858	398,916	2,528,065
Noncurrent liabilities:				
Notes payable	4,888,749	-	-	4,888,749
Total noncurrent liabilities	4,888,749	-	-	4,888,749
Total liabilities	6,687,040	330,858	398,916	7,416,814
NET ASSETS				
Invested in capital assets, net of related debt	9,147,648	2,552,234	-	11,699,882
Unrestricted	508,190	55,520	(249,184)	314,526
Total net assets	$ 9,655,838	$ 2,607,754	$ (249,184)	$ 12,014,408

The notes to the basic financial statements are an integral part of this statement.

City of Garden City, Georgia

Proprietary Funds

Statement of Revenues, Expenses, and Changes in Fund Net Assets

For the Year Ended December 31, 2010

	Business-type Activities - Enterprise Funds			
	Water and Sewer Fund	Stormwater Fund	Non-major Solid Waste Fund	Total
Operating revenues				
Charges for services	$ 2,209,926	$ 870,839	$ 366,021	$ 3,446,786
Other income	141,110	-	-	141,110
Total operating revenues	2,351,036	870,839	366,021	3,587,896
Operating expenses				
Personnel services	901,533	106,438	-	1,007,971
Purchased and contractual services	720,422	652,458	434,548	1,807,428
Materials and supplies	349,114	-	12	349,126
Depreciation	788,325	7,109	-	795,434
Total operating expenses	2,759,394	766,005	434,560	3,959,959
Operating income (loss)	(408,358)	104,834	(68,539)	(372,063)
Nonoperating revenues (expenses)				
Investment earnings	1,520	-	22	1,542
Interest expense	(165,175)	-	-	(165,175)
Total nonoperating revenues (expenses)	(163,655)	-	22	(163,633)
Income before capital contributions and transfers	(572,013)	104,834	(68,517)	(535,696)
Capital contributions	205,910	-	-	205,910
Transfers in	-	2,559,343	-	2,559,343
Transfers out	(2,709,343)	(45,000)	-	(2,754,343)
Change in net assets	(3,075,446)	2,619,177	(68,517)	(524,786)
Net assets, beginning of year, restated	12,731,284	(11,423)	(180,667)	12,539,194
Net assets, end of year	$ 9,655,838	$ 2,607,754	$ (249,184)	$ 12,014,408

The notes to the basic financial statements are an integral part of this statement.

City of Garden City, Georgia

Proprietary Funds

Statement of Cash Flows

For the Year Ended December 31, 2010

	Business-type Activities - Enterprise Funds			
	Water and Sewer Fund	Stormwater Fund	Non-major Solid Waste Fund	Total
Cash flows from operating activities:				
Cash received from customers	$ 2,477,252	$ 802,052	$ 441,837	$ 3,721,141
Cash payments to suppliers for goods and services	(1,345,710)	(650,614)	(440,169)	(2,436,493)
Cash payments to employees for services	(901,533)	(106,438)	-	(1,007,971)
Net cash provided (used) by operating activities	230,009	45,000	1,668	276,677
Cash flows from noncapital financing activities:				
Interfund transfers in (out)	(150,000)	(45,000)	-	(195,000)
Interfund borrowings (repayments)	(126,744)	-	-	(126,744)
Net cash provided (used) by noncapital financing activities	(276,744)	(45,000)	-	(321,744)
Cash flows from capital and related financing activities:				
Capital contributions	205,910	-	-	205,910
Acquisitions and construction of capital assets	(1,206,522)	-	-	(1,206,522)
GEFA loan proceeds	262,720	-	-	262,720
Principal payments on debt	(272,574)	-	-	(272,574)
Interest payments on debt	(165,923)	-	-	(165,923)
Net cash (used) by capital and related financing activities	(1,176,389)	-	-	(1,176,389)
Cash flows from investing activities:				
Interest earned on cash and investments	1,520	-	22	1,542
Purchase of investments	198,767	-	-	198,767
Net cash provided (used) by investing activities	1,520	-	22	1,542
Net increase (decrease) in cash and cash equivalents	(1,022,837)	-	1,690	(1,021,147)
Cash and cash equivalents, beginning of year	2,221,051	-	20,823	2,241,874
Cash and cash equivalents, end of year	$ 1,198,214	$ -	$ 22,513	$ 1,220,727
Operating income (loss)	$ (408,358)	$ 104,834	$ (68,539)	$ (372,063)
Adjustments to reconcile operating income to net cash provided by operating activities:				
Depreciation	788,325	7,109	-	795,434
Change in assets and liabilities:				
Decrease (increase) in accounts receivables	77,588	(66,979)	(34,891)	(24,282)
Decrease (increase) in prepaid items	9,268	-	-	9,268
(Decrease) Increase in accounts payable and accrued liabilities	(285,442)	1,844	(5,609)	(289,207)
(Decrease) increase in customer deposits	48,628	-	1,530	50,158
(Decrease) increase in interfund balances	-	(1,808)	109,177	107,369
Total adjustments	638,367	(59,834)	70,207	648,740
Net cash provided (used) by operating activities	$ 230,009	$ 45,000	$ 1,668	$ 276,677

The notes to the basic financial statements are an integral part of this statement.


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NOTES TO THE FINANCIAL STATEMENTS


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I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The City of Garden City, Georgia was organized in 1930. The City operates under a council-administrator form of government and provides the following services as authorized by its charter: general administrative services, public safety (police and fire), highways and streets, sanitation, culture and recreation, public improvements, and planning and zoning.

GASB Statement No. 14 defines the reporting entity for determining which potential component units should be included in a primary government's financial statements. Inclusion is based on financial accountability or the fact that exclusion would make the financial statements misleading or incomplete. The criteria for determining financial accountability includes appointing a voting majority of an organization's governing body and (1) the ability of the City to impose its will on that organization or (2) the potential for the organization to provide specific financial benefits to, or impose financial burdens on the City.

Blended Component Unit

Blended components units are separate legal entities that meet the component criteria described above and whose governing body is the same or substantially the same as the City Council or the component unit provides service entirely to the City or exclusively for the benefit of the City. These component units' funds are blended into those of the City's by appropriate activity type to compose the primary government presentation. Currently, the City has one blended component unit, the Garden City Tourism Board.

The Garden City Tourism Board has been included as a component unit of the City. The governing body of the Board is appointed by the City Council. Although it is legally separate from the city, the authority is reported as if it were part of the primary government because its sole purpose is to promote tourism within Garden City. The Garden City Tourism Board does not issue separate financial statements.

Discretely Presented Component Unit

Discretely presented component units are separate legal entities that meet the component unit criteria described above but do not meet the criteria for blending. The Downtown Development Authority for the City of Garden City is the City's only discretely presented component unit. The Authority has a calendar year end. At the time the Authority has no significant activity or assets and is in a dormant status.

Membership in a Regional Development Center

Under Georgia law, the City is a member of the Coastal Georgia Regional Development Center and is required to pay annual dues thereto. During the year ended December 31, 2010, the City paid $12,069 in such dues. Membership in an RDC is required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34 which provides for the organizational structure of the RDC in Georgia. The RDC Board membership includes the chief elected official of each county and municipality of the area. OCGA 50-8-39.1 provides that the member governments are liable for any debts or obligations of an RDC. Separate financial statements may be obtained from Coastal Georgia Regional Development Center, P.O. Box 1917, Brunswick, Georgia 31521.

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net assets and the statement of changes in net assets) report information on all of the nonfiduciary activities of the primary government and its component units. 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.

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenue. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not 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 Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. 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 in the accounting period in which they become susceptible to accrual – that is, when they become both measurable and available to finance expenditures of the current period. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 30 days of the end of the current period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Sales taxes, franchise taxes, occupational taxes and interest associated with the current period are all considered to be susceptible to accrual and have so been recognized as revenues of the current period. All other revenues are considered to be measurable and available only when cash is received by the City.

The City reports the following major governmental funds:

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

The Special Purpose Local Option Sales Tax (SPLOST) capital projects fund accounts for the receipt and use of local government shared revenues (SPLOST proceeds) to be used for the acquisition, construction, or improvement of capital facilities approved in the City's intergovernmental agreement with Chatham County, Georgia.

The City reports the following major proprietary funds:

The Water and Sewer enterprise fund operates the sewage treatment plant, sewage pumping stations and collection systems, and the distribution of water. The operations of this fund are financed and operate in a manner similar to private business.

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

The Stormwater enterprise fund operates the City's stormwater drainage systems. The operations of this fund are financed and operate in a manner similar to private business.

Additionally, the City reports the following fund types:

Special revenue funds account for revenue sources that are legally restricted to expenditure for specific purposes.

Capital project funds account for the receipt and use of resources to be used for the acquisition, construction, or improvements of capital facilities (other than those financed by proprietary funds).

Private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in both the government-wide and proprietary fund financial statements to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board. Governments also have the option of following subsequent private-sector guidance for their business-type activities and enterprise funds, subject to the same limitation. The government has elected not to follow subsequent private-sector guidance.

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

Proprietary funds distinguish operating revenues and expenses from nonoperating 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 City's enterprise funds are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported on nonoperating revenues and expenses.

D. Assets, Liabilities and Equity

1. Deposits and Investments

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 Government and agencies of corporations of the United States Government; obligations of any political subdivision of any state; certificates of deposit or time deposits of any national state bank or savings and loan which have deposits insured by the FDIC or FSLIC; prime bankers acceptances; repurchase agreements; and Georgia Fund I. Georgia Fund I is managed by the State of Georgia's Office of Treasury and Fiscal Services under Georgia Law (OCGA 36-83-8). The pool operates in a manner consistent with Rule 2a-7 of the Investment Company Act of 1940 and is considered to be a 2a-7 like pool. The pool is not registered with the SEC as an investment company. The fair value of the City's position in the pool is the same as the value of pool shares ($1 per share value). As a public fund, Georgia Fund 1 is exempt from any disclosure of custodial credit risk.

All investments are stated at fair value.

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

2. Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). 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."

Trade receivables are shown net of an allowance for doubtful accounts. The water and sewer fund, solid waste fund, and stormwater fund allowance for doubtful accounts were $26,526, $3,265, and $11,019, respectively, at December 31, 2010.

3. Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

4. Restricted Assets

Certain assets of the General Fund and the Enterprise Fund are classified as restricted assets because their use is limited by third party restrictions. When both restricted and non-restricted assets are available for use, it is the City's policy to use restricted resources first, then non-restricted resources, as they are needed.

5. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (i.e., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. General infrastructure assets acquired prior to January 1, 2004 are not reported in the government-wide financial statements. No long-term capital assets or depreciation are shown in the governmental fund financial statements. All capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of one year. Capital assets are recorded at cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at the estimated fair market value at the date of donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Major outlays for capital assets and improvements are capitalized in the proprietary fund as projects are constructed. Interest incurred during the construction phase of proprietary fund fixed assets is reflected in the capitalized value of the asset constructed, net of interest earned on the invested proceeds over the same period. Property, plant and equipment are depreciated using the straight-line method over the following useful lives:

Assets	Years
Buildings	30
Utility plant in service	30
Machinery and equipment	5 - 10
Infrastructure	30

I. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

6. Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. No liability is reported for unpaid accumulated sick leave. 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 and retirements.

7. Long-term Obligation

In the government-wide financial statements and proprietary 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 assets.

Bond issuance costs are amortized over the life of the bonds using the straight-line method.

8. Net Assets and Fund Equity

In the government-wide financial statements and proprietary funds financial statements, net assets are reported in three categories: net assets invested in capital assets, net of related debt; restricted net assets; and unrestricted net assets. Net assets invested in capital assets, net of related debt represents capital assets less accumulated depreciation less outstanding principal of related debt. Restricted net assets represent net assets restricted by parties outside of the City (such as creditors, grantors, contributors, laws, and regulations of other governments). All other net assets are considered unrestricted.

In the fund financial statements, governmental funds report reservations of fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Reservations of retained earnings are limited to outside third-party restrictions. Designations of fund balance represent tentative management plans that are subject to change.

9. Interfund Transactions

Interfund transactions are reflected as loans, are for services provided, reimbursements or transfers. Loans are reported as receivables and payables as appropriate and are subject to elimination upon consolidation. Services provided, deemed to be at market or near market rates, are treated as revenues and expenditures/expenses. Reimbursements are when one fund incurs a cost, charges the appropriate benefiting fund and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers. Transfers between governmental or proprietary funds are netted as part of the reconciliation to the government-wide columnar presentation.

10. Use of Estimates

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

II. STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

A. Deficit Fund Balance

The City constructed a new town center, which included a new City Hall facility. This construction effort was originally approved to be funded partially with SPLOST proceeds, with additional funding provided by various notes payables, and general fund resources. Therefore, all construction costs were recorded as expenditures within the SPLOST Fund, including interfund payables and transfers from the General Fund. As a result, the SPLOST Fund displays deficit fund equity of $2,478,743. The City plans to eliminate this deficit by receiving intergovernmental revenues and by permanently transferring General Fund resources within the subsequent fiscal year.

B. Excess of Expenditures over Appropriations

For the year ended December 31, 2010, expenditures exceeded appropriations in the following General Fund departments (the legal level of budgetary control):

City administrator	$	180,817
General administrative		31,556
Municpal court		6,687
Police		218,263
Fire		189,040
Senior citizens center		18,050
Recreation		66,658
Parks		3,195
Planning and zoning		41,599

These overexpenditures were funded by use of General Fund cash and cash equivalents accumulated in prior fiscal years.

III. DETAILED NOTES ON ALL FUNDS

A. Deposits and Investments

Deposits:

At year end the carrying amount of the City's cash-on-hand and deposits with financial institutions was $2,382,802 and the bank balance was $2,612,639. The bank balance was covered by federal depository insurance or by collateral held by the City's agent in the City's name.

Custodial credit risk is the risk that in the event of a bank failure, the City's deposits may not be returned to the City. The Official Code of Georgia Annotated (OCGA) Section 45-8-12 provides that there shall not be on deposit at any time in any depository for a time longer than ten days a sum of money which has not been secured by a surety bond, by guarantee of insurance, or by collateral. The aggregate of the face value of such surety bond and the market value of securities pledged shall be equal to not less than 110% of the public funds being secured after the deduction of the amount of depository insurance. The City has no custodial credit risk policy that would require additional collateral requirements.

III. DETAILED NOTES ON ALL FUNDS *(continued)*

Investments:

In its investment of public funds, the City follows state statutes and adopted investment policies. As of December 31, 2010 the investments of the City were:

Investment	Average Credit Rating	Fair Value	Maturities in Years
Georgia Fund 1	Aaa	$ 802,472	less than 1 year

Deposit and investment transactions are subject to a variety of risks. The City seeks to promote the safety of principal, provide adequate liquidity for operational needs, earn market rates of return on investments consistent with liquidity needs and investment quality, and conform to legal requirements.

Interest rate risk is the risk that changes in interest rates that will adversely affect the value of an investment. The City does not have a policy that addresses this risk.

Credit risk is the risk that an issuer or counterparty to an investment will not fulfill its obligations. The City does not have a policy that addresses this risk.

A reconciliation of cash and investments as shown on the government-wide Statement of Net Assets follows:

Basic Financial Statements:	
Cash and cash equivalents	$ 1,265,388
Investments	802,472
Cash and cash equivalents - restricted	1,117,414
Total cash and investments	$ 3,185,274
Notes to Financial Statements:	
Deposits with financial institutions	$ 2,381,448
Investments	802,472
Cash on hand	1,354
Total cash and investments	$ 3,185,274

III. DETAILED NOTES ON ALL FUNDS *(continued)*

B. Receivables

Receivables as of yearend, including the applicable allowances for uncollectible accounts are as follows:

Receivable	General	SPLOST Fund	Nonmajor Governmental Funds	Water and Sewer Fund	Stormwater Fund	Nonmajor Solid Waste Fund	Total
Taxes	$ 1,064,381	$ -	$ 9,691	$ -	$ -	$ -	$ 1,074,072
Accounts	27,071	-	-	354,602	226,108	82,643	690,424
Intergovernmental	177,277	82,211	-	-	-	-	259,488
Other	1,254	-	-	-	-	-	1,254
Gross receivables	1,269,983	82,211	9,691	354,602	226,108	82,643	2,025,238
Less: allowance for doubtful accounts	-	-	-	(26,526)	(11,019)	(3,265)	(40,810)
Net total receivables	$ 1,269,983	$ 82,211	$ 9,691	$ 328,076	$ 215,089	$ 79,378	$ 1,984,428

Substantially all receivables are expected to be collected within one year.

C. Capital Assets

Capital asset activity for governmental activities for the year ended December 31, 2010, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Government Activities				
Capital assets, not being depreciated				
Land	$ 5,794,877	$ 30,700	$ -	$ 5,825,577
Construction in progress	538,423	42,863	181,074	400,212
Total capital assets not being depreciated	6,333,300	73,563	181,074	6,225,789
Capital assets, being depreciated				
Buildings	14,292,346	195,713	-	14,488,059
Machinery and equipment	6,184,704	353,205	262,112	6,275,797
Infrastructure	1,677,339	-	-	1,677,339
Total capital assets, being depreciated	22,154,389	548,918	262,112	22,441,195
Less accumulated depreciation for:				
Buildings	(1,948,744)	(302,366)	-	(2,251,110)
Machinery and equipment	(3,033,906)	(625,236)	(239,536)	(3,419,606)
Infrastructure	(249,178)	(82,098)	-	(331,276)
Total accumulated depreciation	(5,231,828)	(1,009,700)	(239,536)	(6,001,992)
Total capital assets, being depreciated, net	16,922,561	(460,782)	22,576	16,439,203
Total governmental activities	$ 23,255,861	$ (387,219)	$ 203,650	$ 22,664,992

III. DETAILED NOTES ON ALL FUNDS *(continued)*

Depreciation expense for governmental activities is charged to functions as follows:

General government	$ 430,033
Public Safety	326,941
Public Works	161,741
Recreation	90,985
Total depreciation for governmental activities	$ 1,009,700

Capital asset activity for business-type activities for the year ended December 31, 2010, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type Activities				
Capital assets, not being depreciated				
Land	$ 7,750	$ -	$ -	$ 7,750
Construction in progress	4,003,198	998,717	5,001,915	-
Total capital assets not being depreciated	4,010,948	998,717	5,001,915	7,750
Capital assets, being depreciated				
Utility plant in service	17,391,496	-	-	17,391,496
Other equipment	1,491,655	31,319	-	1,522,974
Buildings and systems	3,639,222	2,619,058	-	6,258,280
Infrastructure	-	2,559,343	-	2,559,343
Total capital assets, being depreciated	22,522,373	5,209,720	-	27,732,093
Less accumulated depreciation for:				
Utility plant in service	(9,157,236)	(526,629)	-	(9,683,865)
Other equipment	(887,124)	(133,113)	-	(1,020,237)
Buildings and systems	(74,678)	(128,583)	-	(203,261)
Infrastructure	-	(7,109)	-	(7,109)
Total accumulated depreciation	(10,119,038)	(795,434)	-	(10,914,472)
Total capital assets, being depreciated, net	12,403,335	4,414,286	-	16,817,621
Total business-type activities	$ 16,414,283	$ 5,413,003	$ 5,001,915	$ 16,825,371

III. DETAILED NOTES ON ALL FUNDS *(continued)*

D. Interfund Receivables and Payables

The composition of interfund balances as of December 31, 2010, is as follows:

Receivable Fund	Payable Fund	Amount
General Fund	Water and Sewer Fund	$ 865,133
	SPLOST Capital Projects Fund	2,591,012
	Solid Waste Fund	348,232
	Stormwater Fund	311,830
	Nonmajor governmental funds	94,740
		4,210,947
Nonmajor governmental fund	Nonmajor governmental fund	3,230
Solid Waste Fund	Water and Sewer Fund	47,841
Stormwater Fund	Water and Sewer Fund	171,289
Totals		$ 4,433,307

Due To/From Other Funds

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. These balances also include the amount of capital loans made to the SPLOST fund that the general fund expects to collect in the subsequent years.

Receivable Fund	Payable Fund	Amount
General Fund	SPLOST Capital Projects Fund	$ 1,491,012

The amount payable to the general fund relate to capital loans made to the SPLOST fund to construct the City's new town hall facility. The balance is scheduled to be collected with the subsequent fiscal years.

Interfund Transfers

	Transfers Out				
	Governmental Fund Type		Proprietary Fund Type		
	General Fund	Nonmajor Funds	Water and Sewer Fund	Stormwater Fund	Total
Transfers In:					
Governmental Fund Type					
General Fund	$ -	$ 79,353	$ 150,000	$ 45,000	$ 274,353
SPLOST Fund	3,000,000	-	-	-	3,000,000
Nonmajor Funds	-	52,897	-	-	52,897
Proprietary Fund Type					
Stormwater Fund	-	-	2,559,343	-	2,559,343
Total transfers	$ 3,000,000	$ 132,250	$ 2,709,343	$ 45,000	$ 5,886,593

III. DETAILED NOTES ON ALL FUNDS *(continued)*

Throughout the course of the year, the City made occasional interfund transfers. These transfers are usually approved so that the fund receiving the money can continue to operate.

Interfund transfers are used to 1) move revenue from the fund that statute or budget requires collecting them to the fund that statute or budget requires to expend them, 2) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

E. Capital Leases

The City has entered into lease agreements as lessee for financing of equipment and vehicles used in governmental activities. These lease agreements qualify as capital leases for accounting purposes and, therefore, have been recorded at the present value of future minimum lease payments as of the inception date.

The assets acquired through capital leases are as follows:

	Governmental Acitivities
Asset	
Machinery and equipment	$ 842,820
Less: accumulated depreciation	(154,530)
Total	$ 688,290

The future minimum lease obligations and the net present value of these minimum lease payments as of December 31, 2010, were as follows:

	Governmental Activities	
Year Ending December 31,	Principal	Interest
2011	$ 239,111	$ 10,185
2012	62,717	3,229
2013	64,428	1,518
	$ 366,256	$ 14,932

F. Long-term Obligations

Governmental Activities

On February 2, 2009 the City entered into a loan agreement with Branch Banking and Trust Company (BB&T), in the amount of $9,950,000 with an interest rate of 3.69%. The loan proceeds were used for constructing the new City Hall municipal building. Payment of principal and interest payments on the note are secured by special purpose local option sales taxes and intergovernmental revenues collected by the City.

III. DETAILED NOTES ON ALL FUNDS *(continued)*

Annual debt service requirements to maturity for the note payable is as follows:

Year Ending December 31,	Principal	Interest
2011	$ 952,213	$ 367,155
2012	987,349	332,019
2013	1,023,783	295,585
2014	1,061,560	257,808
2015	1,100,732	218,636
2016 - 2019	4,824,363	453,109
Totals	$ 9,950,000	$ 1,924,312

Business-type Activities

GEFA Loans. The City has entered into loan agreements with the Georgia Environmental Facilities City (GEFA), a state agency. The GEFA makes low interest long-term loans to fund improvements to publicly owned water and sewer systems.

SRF Loan. The City has entered into a loan agreement with the State of Georgia under the State Revolving Loan Fund Program (SRF). The SRF makes low interest loans to public sewer systems for capital improvements.

The following shows the details of the business-type activities long-term liabilities through December 31, 2010:

Liability Description / Purpose	Original Amount	Interest Rate	Amount
GEFA - Water and Sewer Improvements	$ 978,522	5.15%	$ 700,853
GEFA - Water and Sewer Improvements	2,395,602	4.45%	1,820,047
GEFA - Water and Sewer Improvements	255,446	3.82%	205,904
GEFA - Water and Sewer Improvements	496,650	4.12%	469,080
GEFA - Water and Sewer Improvements	393,667	4.10%	375,165
GEFA - Water and Sewer Improvements	1,508,852	(Construction)	1,508,852
SRF - Water and Sewer Improvements	1,485,120	2.00%	45,588
Total GEFA/ SRF loans payable			5,125,489
Less: GEFA loans in construction status			(1,508,852)
Long-term portion in repayment status			3,616,637
Less current portion			(236,740)
Long-term portion of GEFA/ SRF loans			$ 3,379,897

III. DETAILED NOTES ON ALL FUNDS *(continued)*

Annual debt service requirements to maturity are as follows:

Year Ending December 31,	GEFA Loans		SRF Loan	
	Principal	Interest	Principal	Interest
2011	$ 191,152	$ 156,343	$ 45,588	$ 341
2012	199,933	147,562	-	-
2013	209,148	138,346	-	-
2014	218,764	128,730	-	-
2015	228,835	118,661	-	-
2016 - 2020	1,312,338	425,134	-	-
2021 - 2025	1,001,194	125,435	-	-
2026 - 2029	209,685	15,575	-	-
Totals	$ 3,571,049	$ 1,255,786	$ 45,588	$ 341

Long-term liability activity for the year ended December 31, 2010, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
Governmental Activities					
Capital leases	$ 396,372	$ 253,698	$ 283,814	$ 366,256	$ 239,111
Notes payable	9,950,000	-	-	9,950,000	952,213
Compensated absences	99,809	288,944	269,352	119,401	119,401
Total governmental activity long-term liabilities	$ 10,446,181	$ 542,642	$ 553,166	$ 10,435,657	$ 1,310,725
Business-type Activities					
GEFA loans	$ 4,999,932	$ 262,720	$ 182,751	$ 5,079,901	$ 191,152
SRF loan	135,411	-	89,823	45,588	45,588
Total loans payable	5,135,343	262,720	272,574	5,125,489	236,740
Compensated absences	12,187	35,085	31,723	15,549	15,549
Total business-type activity long-term liabilities	$ 5,147,530	$ 297,805	$ 304,297	$ 5,141,038	$ 252,289

For governmental activities, long-term liabilities are generally liquidated by the general fund. For business-type activities, long-term liabilities are liquidated by the water and sewer enterprise fund.

G. Reserved Fund Balances / Retained Earnings and Restricted Asset Accounts

Reserved for prepaid items – General Fund. This reserve is used to segregate a portion of fund balance to indicate that, prepaid items do not represent "available spendable resources" even though they are a component of net current assets.

Reserved for long-term advance – General Fund. This reserve is used to segregate a portion of fund balance to indicate that, advances to other funds do not represent "available spendable resources" even though they are a component of net current assets.

III. DETAILED NOTES ON ALL FUNDS *(continued)*

A summary of changes in reservations for the City at December 31, 2010 follows:

Liability Description / Purpose	Balance 12/31/2009	Change	Balance 12/31/2010
General Fund			
Reserved for prepaid items	$ 157,140	$ 41,210	$ 198,350
Reserved for long-term advance	3,663,398	(2,172,386)	1,491,012
Reserved for public safety	31,255	(31,255)	-

The balances of the City's restricted asset accounts at December 31, 2010 are as follows:

Description	Balance 12/31/2010
Special Purpose Local Option Sales Tax (SPLOST) Fund	
SPLOST capital projects	$ 33,578
Water and Sewer Fund	
Customer deposits account	$ 374,853
GEFA loan account	43,276
WWTP Construction and Rehabilitation account	217,267
Well and Tank Rehabilitation account	425,927
Total Water and Sewer Fund restricted assets	$ 1,061,323
Solid Waste Fund	
Customer deposits account	$ 22,513

IV. OTHER INFORMATION

A. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; errors or omissions; and workers compensation for which the City carries the following insurance coverage:

Risk Pools. The City joined the Georgia Interlocal Risk Management Agency (GIRMA). Insurance coverage and deductible options for property, casualty and crime under the policy are selected by the City's management based on the anticipated needs. The City is required to pay all premiums, applicable deductibles and assessments billed GIRMA, as well as following loss reduction and prevention procedures established by GIRMA. GIRMA's responsibility includes paying claims, and representing the City in defense and settlement of claims. GIRMA's basis for estimating the liabilities for unpaid claims – incurred but not reported (IBNR) – is established by an actuary. The City has not compiled a record of the claims paid up to the applicable deductible for the prior year or the current fiscal year. The City is unaware of any claims, which the City is liable (up to the applicable deductible), which were outstanding and unpaid at December 31, 2010. No provisions have been made in the financial statements for any estimate of potential claims.

The City has elected to be a member of the Georgia Municipal Association Workers' Compensation Self-Insurance Fund (GMAWCSIF), a risk management agency created under Georgia law. As a participant in the GMAWCSIF, the City has no legal obligation to pay its own workers' compensation claims. The City is required to make an annual contribution to the fund in an amount that is determined on the basis of actuarial projections of losses. With payment of the City's annual contribution, the City has effectively transferred the risk and responsibility for payment of its workers' compensation claims.

IV. OTHER INFORMATION *(continued)*

However, the enabling statute creating the GMAWCSIF permits the fund to levy an assessment upon its members to make up any deficiency the fund may have in surplus or reserves. No amount has been recorded in the financial statements for this contingency, as management believes the likelihood for assessment is remote.

Self-Insurance. The City pays unemployment claims to the state department of labor on a reimbursement basis. Liabilities for such claims are immaterial and are not accrued.

B. Contingent Liabilities

The City receives a number of grants that are subject to program compliance audits by the grantors. Noncompliance with the terms and provisions of these grant agreements could result in contingent liabilities to the grantor agencies.

Various claims are pending against the City. The City attorney estimates that the potential effect of these claims net of insurance coverage would not be material in relation to the overall financial statements.

C. Employee Retirement Systems and Plans

City of Garden City Retirement Plan

Plan Description. The City of Garden City Retirement Plan is a noncontributory plan covering all full-time employees. The plan in administered by the Georgia Municipal Employees Benefit System (GMEBS), a statewide, agent multiple-employer defined benefit plan. GMEBS handles all administrative and investment functions relative to the plan. Benefits are fully vested after 10 years of service. Participants become eligible to retire at age 65, with 5 years of participation in the plan. Upon eligibility to retire, participants are entitled to an annual benefit in the amount of 1.75% of final average earnings up to a participant's amount of covered compensation multiplied by the participant's years of total credited service. These benefit provisions and all other requirements are established by local ordinance. The GMEBS issues a publicly available financial report that includes financial statements and required supplementary information for GMEBS. That report may be obtained by writing to GMEBS, 201 Pryor Street, SW, Atlanta, Georgia 30303.

As of July 1, 2010, the plan membership included the following categories of participants:

Retireed participants and beneficiaries	21
Terminated vested particpants	38
Active participants	98
Total participants	157

Funding Policy. The City's policy is to contribute the actuarially determined amount as recommended by the actuary. Employees do not contribute to the plan. The Board of Trustees of the GMEBS has adopted an actuarial funding policy for determination of annual contributions and the systematic funding of liabilities arising under the plan. The annual recommended contribution is the sum of 1) the normal cost, 2) the level dollar amortization of the unfunded actuarial accrued liability (initial unfunded actuarial accrued liability over 30 years from 1988 and changes in the unfunded actuarial accrued liability over 15 years for actuarial gains and losses, 20 years for plan provisions and 30 years for actuarial assumptions and cost methods from the end of the year during which such changes arise), and 3) interest on these amounts from the valuation date to the date contributions are paid (assumed monthly).

IV. OTHER INFORMATION *(continued)*

For 2010, the actuarially determined rate was 10.24% of covered payroll. The City's contributions to the Plan for the years ended December 31, 2010, 2009, and 2008 were $396,529, $298,763and $196,099 respectively and were equal to the required contributions for each year.

Annual Pension Cost. The City's annual pension cost of $396,529 equaled the City's actuarial required and actual contribution. The required contribution was determined as a part of the July 1, 2010 actuarial valuation, using the projected unit credit actuarial cost method and the asset valuation method for developing the actuarial value of assets as described in the tables of Significant Actuarial Assumptions and Actuarial Assumptions and Methods. The period, and related method, for amortizing the initial unfunded actuarial accrued liability over 30 years from 1988 and changes in the unfunded actuarial accrued liability over 15 years for actuarial gains and losses, 20 years for the plan provisions and 30 years for actuarial assumptions and cost methods as a level dollar. These amortization periods, if applicable, are open for this plan year.

Trend Information. Trend information, which gives an indication of the progress made in accumulating sufficient assets to pay benefits when due, is presented below.

Schedule of Employer Contributions

Fiscal Year Funding	Annual Required Contribution	Percentage Contributed	Net Pension Obligation
12/31/2008	$ 196,099	100%	$ -
12/31/2009	298,763	100%	-
12/31/2010	396,529	100%	-

Fund Status and Funding Progress. As of July 1, 2010, the most recent actuarial valuation date, the plan was 78.08% funded. The actuarial accrued liability for benefits was $4,129,205 and the actuarial value of assets was $3,224,112. The covered payroll (annual payroll of active employees covered by the plan) was $3,804,781. The unfunded accrued actuarial liability (UAAL) was $905,093 and the ratio of the UAAL to the covered payroll was 24%.

The schedule of funding progress, presented as RSI following the notes to the financial statements, presents multiyear trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liability for benefits.

IV. OTHER INFORMATION *(continued)*

Significant Actuarial Assumptions. The significant actuarial assumptions used to compute the actuarial accrued liability and the annual recommended contribution of the plan meet the Actuarial Standard of Practice No. 4, Measuring Pension Obligations, establishing generally accepted actuarial principles and practices.

Actuarial Assumptions and Methods

Economic Assumptions

Interest rate: 7.8%

Annual rates of increase in salaries: 11% for the first year of service, 7% for the second year of service, 6.5% for the third year of service, 6.25% for the fourth year of service, and 6% for the fifth year of service. For subsequent years, increased follow table of rates:

Age	Rate (%)
20	6.00
25	6.00
30	5.67
35	5.33
40	5.00
45	4.83
50	4.67
55	4.50
60	4.00

Future Social Security wage bases: 3.5%

Inflation rate: 3.5%

Demographic Assumptions

Mortality Rates
- Healthy: RP - 2000 Combines Mortality Table
- Disabled: RP - 2000 Disabled Retiree Mortality Table
- Plan termination basis: 1994 Group Annuity Reserving Table

Termination

	Rate (%)				
Age	Male Mortality	Female Mortality	Male Disability	Female Diability	Turnover
20	0.04	0.02	0.06	0.04	25.80
25	0.04	0.02	0.06	0.05	19.80
30	0.06	0.03	0.06	0.06	15.60
35	0.09	0.05	0.06	0.06	12.15
40	0.12	0.08	0.14	0.08	9.45
45	0.17	0.12	0.22	0.11	7.80
50	0.27	0.19	0.34	0.17	5.85
55	0.70	0.31	0.49	0.36	3.30
60	0.88	0.58	0.66	0.57	-

Retirement: Employees: 65 with 5 years of service
Officials and MLOs: 65

Form of payment: Life annuity

Actuarial Methods

Normal Cost and Actuarial Accrued Liability: Projected Unit Credit

Actuarial Value of Assets: Sum of actuarial value at beginning of year and the increase in cost value during year excluding realized appreciation or losses This value is adjusted by 10% of the amount that it exceeds or is less than the market value at end of year. The actaurial value is adjusted, if necessary, to be within 50% of market value for 2009, 44% of market value for 2010, 38% of market value for 2011, 32% market value for 2012, 26% of market value for 2013, and 20% of market vale for 2014 and later years.

IV. OTHER INFORMATION *(continued)*

Optional Defined Contribution Retirement Plan

Plan Description and Funding Requirements. The City of Garden City participates in a defined contribution plan administered by ICMA –RC to provide retirement benefits for employees. The plan is identified as a 457 retirement plan. At December 31, 2010 there were 59 employees participating in the plan. All full-time employees are eligible to participate in the plan and all plan members are allowed to make voluntary contributions. The City contributes, on behalf of each participant, 50% of the contribution made by the participant for the plan year (not including participant contributions exceeding 6% of earnings). Total contributions for the year ended December 31, 2010, were $148,600 by the employees and $72,827 by the government.

E. Prior Period Adjustment

During the current fiscal year, the City's management elected to write-off prior year commercial water and sewer receivable established during the 2008 fiscal year. The effects of the adjustment is as follows:

	Water and Sewer Fund	Business-type Activities
Beginning balance	$ 12,863,188	$ 12,671,098
Prior period adjustment:		
Correction to accounts receivable	(131,904)	(131,904)
Restated beginning balance	$ 12,731,284	$ 12,539,194

F. New Fund

During current fiscal year, the City established a new special revenue fund. The Multiple Grant Fund accounts for the receipts and disbursements of various grant resources awarded to the City.

REQUIRED SUPPLEMENTARY INFORMATION OTHER THAN MANAGEMENT'S DISCUSSION & ANALYSIS


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City of Garden City, Georgia
General Fund
Budgetary Comparison Schedule
For the Year Ended December 31, 2010

	Budgeted Amounts			
	Original	Final	Actual	Variance with Final Budget
Revenues:				
Taxes	$ 6,053,000	$ 5,827,091	$ 5,399,551	$ (427,540)
Licenses and permits	181,000	181,000	172,197	(8,803)
Intergovernmental revenues	140,000	243,000	595,457	352,457
Charges for services	1,040,525	267,588	119,519	(148,069)
Fines and forfeitures	1,120,000	1,156,000	999,080	(156,920)
Investment income	70,000	70,000	18,492	(51,508)
Other revenues	186,400	186,400	223,002	36,602
Total revenues	8,790,925	7,931,079	7,527,298	(403,781)
Expenditures:				
Current:				
General governmental:				
Council	74,235	107,109	49,298	57,811
City administrator	769,999	768,744	949,561	(180,817)
General administration	815,011	801,611	816,101	(14,490)
Judicial:				
Municipal court	75,950	91,500	98,187	(6,687)
Public safety:				
Police	3,565,707	3,495,207	3,713,470	(218,263)
Fire	430,476	602,576	791,616	(189,040)
Public works:				
Public works administration	1,508,444	996,195	946,013	50,182
Maintenance and shop	142,445	139,945	136,366	3,579
Health and welfare:				
Senior Citizens Center	146,565	139,595	157,645	(18,050)
Culture and recreation:				
Recreation	658,270	656,970	723,628	(66,658)
Parks	10,500	17,500	20,695	(3,195)
Housing and development:				
Planning and zoning	420,327	344,127	385,726	(41,599)
Total current	8,617,929	8,161,079	8,788,306	(627,227)
Debt service:				
Principal	148,475	-	-	-
Interest	9,521	-	-	-
Total debt service	157,996	-	-	-
Intergovernmental:				
Assistance	75,000	75,000	88,678	(13,678)
Total intergovernmental	75,000	75,000	88,678	(13,678)
Total expenditures	8,850,925	8,236,079	8,876,984	(640,905)
Excess (deficiency) of revenues over (under) expenditures	(60,000)	(305,000)	(1,349,686)	(1,044,686)
Other financing sources (uses):				
Transfers in	110,000	305,000	274,353	(30,647)
Transfers out	-	-	(3,000,000)	(3,000,000)
Total other financing sources (uses)	110,000	305,000	(2,725,647)	(3,030,647)
Net change in fund balance	50,000	-	(4,075,333)	(4,075,333)
Fund balance, beginning of year	9,853,488	9,853,488	9,853,488	-
Fund balance, end of year	$ 9,903,488	$ 9,853,488	$ 5,778,155	$ (4,075,333)

I. Budgetary Information

A. Budgets and Budgetary Accounting

State law requires the City to adopt by ordinances or resolutions an annual balanced budget for the general fund and each special revenue fund. A budget is balanced when the sum of estimated revenues and appropriated fund balance is equal to appropriations. The legal level of budgetary control over expenditures is exercised by the City at the department level for its general and special revenue funds. Appropriations lapse at year-end.

The City follows these procedures in establishing the budgetary data reflected in the financial statements.

1. During the month of August, department heads prepare budget requests to submit to the City Manager.
2. The City Manager reviews the budget requests during September.
3. Committee meetings are held during October.
4. City Council holds budget hearings and approves the budget in November with a final budget adopted prior to December 31.
5. Amendments to the budget must be approved by the City Council.
6. Formal budgetary integration is employed for the General Fund and Special Revenue Funds on a basis consistent with generally accepted accounting principles. Project length budgets are adopted for the capital projects funds.

Supplemental appropriations and decreases in budget appropriations were properly approved by the City Council. For the year ended December 31, 2010, the following supplemental and decrease in appropriations were approved:

Fund Type	Original Appropriation	Supplemental Appropriation	Supplemental Decreases	Final Appropriation
General Fund	$ 8,605,929	$ 248,269	$ 694,119	$ 8,160,079
Special Revenue	130,674	258,705	-	389,379

B. Excess of Expenditures Over Appropriation in Individual Funds

General Fund:

City administrator	$ 180,817
General administrative	31,556
Municpal court	6,687
Police	218,263
Fire	189,040
Senior citizens center	18,050
Recreation	66,658
Parks	3,195
Planning and zoning	41,599

City of Garden City, Georgia
Required Supplementary Information – Schedule of Funding Progress
December 31, 2010

The City contributes to the Georgia Municipal Employees Benefit System (GMEBS), a state-wide, agent multiple-employer defined benefit plan. The amounts reflected herein represent the City's portion as reported by GMEBS.

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability [AAL] Entry Age (b)	Unfunded AAL [UAAL] (Funding Excess) (b-a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL (Funding Excess) As a Percentage of Covered Payroll ((b-a)/c)
1/1/2008	$ 2,642,835	$ 2,985,082	$ 342,247	88.5%	$ 2,407,703	14.2%
1/1/2009	2,290,042	3,353,501	1,063,459	68.3%	3,321,119	32.0%
7/1/2010	3,224,112	4,129,205	905,093	78.1%	3,804,781	23.8%


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SUPPLEMENTARY DATA
COMBINING FUND FINANCIAL STATEMENTS AND SCHEDULES


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Nonmajor Governmental Funds

Special Revenue Funds:

The Special Revenue Funds are used to account for proceeds of specific revenue sources (other than major capital projects) that are legally restricted to expenditure for specified purposes.

Hotel – Motel Fund – accounts for revenues and expenditures of hotel – motel tax restricted by local ordinance for the promotion of tourism.

Confiscated Assets Fund – accounts for the receipt and disbursement of condemned monies awarded to the City by court order and expenditure of these funds.

Garden City Tourism Board – accounts for operations of the Garden City Tourism Board. Transfers from the hotel/ motel tax fund provide the primary financing source for this fund. Expenditures of these funds are for the promotion of tourism.

Multiple Grant Fund – accounts for the receipt and disbursement of various grant resources awarded to the City.


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City of Garden City, Georgia
Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2010

	Special Revenue Funds				
	Hotel - Motel	Confiscated Assets	Tourism Board	Multiple Grant	Total
Assets					
Cash and cash equivalents	$ 24,226	$ 2,661	$ 102,731	$ -	$ 129,618
Taxes receivable	9,691	-	-	-	9,691
Due from other funds	-	-	3,230	-	3,230
Total assets	$ 33,917	$ 2,661	$ 105,961	$ -	$ 142,539
Liabilities and fund balances					
Liabilities:					
Accounts payable	$ 1,616	$ -	$ 25	$ -	$ 1,641
Due to other funds	32,301	1,036	64,633	-	97,970
Total liabilities	33,917	1,036	64,658	-	99,611
Fund balance:					
Unreserved reported in:					
Special revenue funds	-	1,625	41,303	-	42,928
Total fund balance	-	1,625	41,303	-	42,928
Total liabilities and fund balance	$ 33,917	$ 2,661	$ 105,961	$ -	$ 142,539

City of Garden City, Georgia
Combining Statement of Revenues Expenditures, and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended December 31, 2010

	Special Revenue Funds				
	Hotel - Motel	Confiscated Assets	Tourism Board	Multiple Grant	Total
Revenues:					
Taxes	$ 158,706	$ -	$ -	$ -	$ 158,706
Intergovernmental	-	-	-	253,705	253,705
Fines and forfeitures	-	3,533	-	-	3,533
Investment earnings	-	-	152	-	152
Total revenues	158,706	3,533	152	253,705	416,096
Expenditures:					
Current:					
General government	-	-	20,943	-	20,943
Public safety	-	14,095	-	-	14,095
Housing and development	-	-	-	253,705	253,705
Intergovernmental:					
Assistance	26,456	-	-	-	26,456
Total expenditures	26,456	14,095	20,943	253,705	315,199
Excess (deficiency) of revenues over (under) expenditures	132,250	(10,562)	(20,791)	-	100,897
Other financing sources (uses):					
Transfers in	-	-	52,897	-	52,897
Transfers out	(132,250)	-	-	-	(132,250)
Total other financing sources (uses)	(132,250)	-	52,897	-	(79,353)
Net change in fund balance	-	(10,562)	32,106	-	21,544
Fund balance, beginning of year	-	12,187	9,197	-	21,384
Fund balance, end of year	$ -	$ 1,625	$ 41,303	$ -	$ 42,928

City of Garden City, Georgia
Hotel – Motel Tax Fund
Budgetary Comparison Schedule
For the Year Ended December 31, 2010

	Budgeted Amounts			Variance with Final Budget Positive (Negative)
	Original	Final	Actual	
Revenues:				
Taxes	$ 220,000	$ 220,000	$ 158,706	$ (61,294)
Total revenues	220,000	220,000	158,706	(61,294)
Expenditures:				
Intergovernmental:				
Assistance	36,674	36,674	26,456	10,218
Total intergovernmental	36,674	36,674	26,456	10,218
Excess (deficiency) of revenues over (under) expenditures	183,326	183,326	132,250	(51,076)
Other financing sources (uses):				
Transfers out	(183,326)	(183,326)	(132,250)	51,076
Total other financing sources (uses)	(183,326)	(183,326)	(132,250)	51,076
Net change in fund balance	-	-	-	-
Fund balance, beginning of year	-	-	-	-
Fund balance, end of year	$ -	$ -	$ -	$ -

City of Garden City, Georgia
Confiscated Assets Fund
Budgetary Comparison Schedule
For the Year Ended December 31, 2010

	Budgeted Amounts			Variance with Final Budget Positive (Negative)
	Original	Final	Actual	
Revenues:				
Fines and forfeitures	$ 10,000	$ 15,000	$ 3,533	$ (11,467)
Total revenues	10,000	15,000	3,533	(11,467)
Expenditures:				
Current:				
Public safety	10,000	15,000	14,095	905
Total expenditures	10,000	15,000	14,095	905
Excess (deficiency) of revenues over (under) expenditures	-	-	(10,562)	(10,562)
Net change in fund balance	-	-	(10,562)	(10,562)
Fund balance, beginning of year	12,187	12,187	12,187	-
Fund balance, end of year	$ 12,187	$ 12,187	$ 1,625	$ (10,562)

City of Garden City, Georgia
Tourism Board Fund
Budgetary Comparison Schedule
For the Year Ended December 31, 2010

	Budgeted Amounts			Variance with Final Budget Positive (Negative)
	Original	Final	Actual	
Revenues:				
Investment income	$ 5,400	$ 5,400	$ 152	$ (5,248)
Total revenues	5,400	5,400	152	(5,248)
Expenditures:				
Current:				
General government	84,000	84,000	20,943	63,057
Total expenditures	84,000	84,000	20,943	63,057
Excess (deficiency) of revenues over (under) expenditures	(78,600)	(78,600)	(20,791)	57,809
Other financing sources (uses):				
Transfers in	73,326	73,326	52,897	(20,429)
Total other financing sources (uses)	73,326	73,326	52,897	(20,429)
Net change in fund balance	(5,274)	(5,274)	32,106	37,380
Fund balance, beginning of year	9,197	9,197	9,197	-
Fund balance, end of year	$ 3,923	$ 3,923	$ 41,303	$ 37,380

City of Garden City, Georgia
Multiple Grant Fund
Budgetary Comparison Schedule
For the Year Ended December 31, 2010

	Budgeted Amounts			Variance with Final Budget Positive (Negative)
	Original	Final	Actual	
Revenues:				
Intergovernmental	$ -	$ 253,705	$ 253,705	$ -
Total revenues	-	253,705	253,705	-
Expenditures:				
Current:				
Housing and development	-	253,705	253,705	-
Total expenditures	-	253,705	253,705	-
Excess (deficiency) of revenues over (under) expenditures	-	-	-	-
Net change in fund balance	-	-	-	-
Fund balance, beginning of year	-	-	-	-
Fund balance, end of year	$ -	$ -	$ -	$ -

City of Garden City, Georgia
Schedule of Cash Receipts and Disbursements
Volunteer Fire Department
For the Year Ended December 31, 2010

	2010
Cash receipts:	
Donations	$ 2,867
Transfer from Garden City	33,821
Total receipts	36,688
Cash disbursements:	
Fire station - equipment and supplies	21,226
Training, education and conferences	725
Office equipment and supplies	10,263
Clothing and safety equipment	4,736
Food and beverage	1,801
Flowers, gifts and awards	1,008
Dues and subscriptions	1,452
Total disbursements	41,211
Excess (deficiency) of receipts over disbursements	(4,523)
Cash balance, beginning of year	14,229
Cash balance, end of year	$ 9,706

City of Garden City, Georgia
Schedule of Projects Constructed With
Special Purpose Local Option Sales Tax Proceeds
For the Year Ended December 31, 2010

Project	Original Estimated Cost	Revised Estimated Cost	Prior Years	Current Year	Total Cost
2003 - 2008 SPLOST Referendum					
Other capital outlay:	4,013,159				
Sewer rehabilitation projects		50,000	866,710	-	866,710
Rossinol Hill Fire and Water Systems		100,000	85,957	-	85,957
Lift station upgrade		152,500	185,930	-	185,930
Security system well and tank		27,000	9,373	-	9,373
Stadium upgrade		280,000	70,853	-	70,853
Computer equipment		30,000	620,810	-	620,810
Financial accounting software		55,000	86,919	-	86,919
Highway 21 Beautification		60,000	137,031	7,140	144,171
Concession stand at Bazemore Park		30,000	22,854	-	22,854
Sharon Park improvements		35,000	30,715	-	30,715
Fire station building 2		10,000	2,819	-	2,819
Administrative equipment		12,000	35,383	-	35,383
Public safety equipment		136,870	1,077,807	-	1,077,807
Public works equipment		99,000	795,898	-	795,898
Recreation equipment			103,602	-	103,602
Housing and development equipment			16,525	-	16,525
Water and sewer equipment		269,500	340,671	-	340,671
City Hall project			8,453,355	171,553	8,624,908
Street improvements			186,374	-	186,374
Rommel Avenue water tank			156,164	-	156,164
Senior citizen project			25,940	-	25,940
Public works facility			69,992	-	69,992
Public Safety:					
Debt service - Fire Truck		224,990	190,987	-	190,987
Total 2003 - 2008 SPLOST expenditures	4,013,159	1,571,860	13,572,669	178,693	13,751,362
2008 - 2013 SPLOST Referendum					
Other capital outlay:					
Regional Police Academy	1,419,164	1,419,164	-	-	-
Debt Service:					
Police Department - Vehicles	511,136	511,136	-	-	-
Fire Truck	47,395	47,395	-	47,395	47,395
Public Works	189,306	189,306	-	-	-
City Hall	3,932,999	3,932,999	-	73,306	73,306
Total 2008 - 2013 SPLOST expenditures	4,680,836	4,680,836	-	120,701	120,701
Grand total SPLOST expenditures.....	$ 10,113,159	$ 7,671,860	$ 13,572,669	$ 299,394	$ 13,872,063

Note 1:
Amounts expended for various projects includes sales tax proceeds and local governmental funding over the life of the projects.

Note 2:
Expenditures presented within the SPLOST schedule do not agree with the fund financial statements. Long-term notes payable and capital lease proceeds were used to fund a significant portion of SPLOST projects and therefore are not presented within the schedule above. However, the financial statements include expenditures for notes payable and capital leases.

City of Garden City, Georgia
Schedule of Required Expenditures
Generated by the Hotel – Motel Tax
For the Year Ended December 31, 2010

Revenue:		
Hotel / Motel taxes	$	158,706
Expenditures:		
Tourism expenditures	$	79,353
Percentage of expenditures to revenues		50%


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STATISTICAL SECTION

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

Contents **Page**

Financial Trends..... G -2

These schedules contain trend information to help the reader understand how the city's financial position has changed over time.

Revenue Capacity..... G -11

These schedules contain information to help the reader understand and assess the factors affecting the city's ability to generate its most significant local revenue sources, the property tax and the sales tax.

Debt Capacity..... G -18

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

Economic and Demographic Information..... G -22

These schedules offer economic and demographic indicators to help the reader understand the environment within which the city's financial activities take place and to provide information that facilitates comparisons of financial information over time and among governments.

Operating Information..... G -25

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

Sources: Unless otherwise noted, the information in these schedules is derived from the City's financial reports for the relevant year. The City implemented GASBS 34 in 2004; schedules presenting government-wide information (unless otherwise indicated) include information beginning in that year.


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City of Garden City, Georgia

Net Assets by Component
Last Seven Calendar Years

	2004	2005	2006
Governmental activities			
Invested in capital assets, net of related debt	$ 3,927,136	$ 4,005,261	$ 4,147,765
Restricted	2,215,719	2,407,751	2,239,292
Unrestricted	7,035,381	8,096,822	10,132,572
Total governmental activities net assets	$ 13,178,236	$ 14,509,834	$ 16,519,629
Business-type activities			
Invested in capital assets, net of related debt	$ 7,148,230	$ 6,500,230	$ 6,876,834
Restricted	-	-	-
Unrestricted	1,096,835	2,386,991	3,005,025
Total business-type activities net assets	$ 8,245,065	$ 8,887,221	$ 9,881,859
Primary Government			
Invested in capital assets, net of related debt	$ 11,075,366	$ 10,505,491	$ 11,024,599
Restricted	2,215,719	2,407,751	2,239,292
Unrestricted	8,132,216	10,483,813	13,137,597
Total primary government net assets	$ 21,423,301	$ 23,397,055	$ 26,401,488

The City of Garden City implemented GASB 34 for the calendar year ended December 31, 2004. Information prior to the implementation of GASB 34 is not available.

2007	2008	2009	2010
$ 4,691,714	$ 13,763,772	$ 12,909,489	$ 12,348,736
1,772,604	-	-	-
15,468,336	7,846,785	7,153,169	3,991,150
$ 21,932,654	$ 21,610,557	$ 20,062,658	$ 16,339,886
$ 7,688,460	$ 8,293,976	$ 11,266,753	$ 11,699,882
-	-	-	-
3,247,446	3,002,780	1,404,345	314,526
$ 10,935,906	$ 11,296,756	$ 12,671,098	$ 12,014,408
$ 12,380,174	$ 22,057,748	$ 24,176,242	$ 24,116,888
1,772,604	-	-	25,647
18,715,782	10,849,565	8,557,514	4,211,759
$ 32,868,560	$ 32,907,313	$ 32,733,756	$ 28,354,294

City of Garden City, Georgia

Change in Net Assets
Last Seven Calendar Years

	2004	2005	2006
Expenses			
Governmental activities:			
General government	$ 570,118	$ 685,370	$ 585,223
Judiciary	37,127	52,312	54,283
Public safety	2,825,929	3,078,641	3,133,517
Public works	950,435	732,921	1,119,824
Health and welfare	101,966	111,975	132,714
Culture and recreation	582,559	694,767	597,490
Housing and development	152,745	219,277	266,430
Interest on long-term debt	12,206	10,876	9,133
Total governmental activities expenses	5,233,085	5,586,139	5,898,614
Business-type activities:			
Water and sewer	1,578,828	1,685,828	1,828,024
Sanitation	317,130	349,368	305,683
Stornwater	-	-	-
Total business-type activities expense	1,895,958	2,035,196	2,133,707
Total primary government expenses	$ 7,129,043	$ 7,621,335	$ 8,032,321
Program Revenues			
Governmental activities:			
Charges for services:			
General government	$ 44,026	$ 45,512	$ 47,217
Public safety	358,491	553,876	588,548
Public works	1,735	3,280	621
Culture and recreation	52,380	69,225	61,581
Housing and recreation	67,706	78,032	247,837
Operating grants and contributions	113,517	94,020	185,678
Capital grants and contributions	320,523	55,503	64,087
Total governmental activities program revenues	958,378	899,448	1,195,569
Business-type activities:			
Charges for services	2,216,687	2,173,562	2,298,727
Capital grants and contributions	11,650	78,374	21,150
Total business type activities program revenues	2,228,337	2,251,936	2,319,877
Total primary government program revenues	$ 3,186,715	$ 3,151,384	$ 3,515,446
Net (Expense)/Revenue			
Governmental activities	$ (4,274,707)	$ (4,686,691)	$ (4,703,045)
Business-type activities	332,379	216,740	186,170
Total primary government net expense	$ (3,942,328)	$ (4,469,951)	$ (4,516,875)

2007	2008	2009	2010
$ 1,035,750	$ 1,229,916	$ 1,749,681	$ 2,272,465
71,619	72,997	71,619	98,187
3,341,151	3,984,387	4,410,216	6,332,933
1,349,616	1,523,871	1,459,347	1,553,248
137,767	265,131	146,905	157,645
743,384	733,409	859,249	744,323
310,464	524,466	414,517	496,820
7,321	9,181	12,593	380,030
6,997,072	8,343,358	9,124,127	12,035,651
1,866,494	2,406,423	2,879,332	2,924,569
383,870	384,738	461,521	434,560
-	-	765,146	766,005
2,250,364	2,791,161	4,105,999	4,125,134
$ 9,247,436	$ 11,134,519	$ 13,230,126	$ 16,160,785
$ 69,245	$ 286,287	$ 115,827	$ 119,688
628,232	765,113	1,057,234	1,014,791
-	600	450	720
80,133	89,426	67,558	106,654
230,177	85,648	42,478	52,476
66,925	138,576	141,953	768,046
63,251	15,983	2,170,273	15,059
1,137,963	1,381,633	3,595,773	2,077,434
2,215,695	2,967,045	3,589,799	3,587,896
441,774	81,741	50,200	205,910
2,657,469	3,048,786	3,639,999	3,793,806
$ 3,795,432	$ 4,430,419	$ 7,235,772	$ 5,871,240
$ (5,859,109)	$ (6,961,725)	$ (5,528,354)	$ (9,958,217)
407,105	257,625	(466,000)	(331,328)
$ (5,452,004)	$ (6,704,100)	$ (5,994,354)	$ (10,289,545)

continued

City of Garden City, Georgia

Change in Net Assets
Last Seven Calendar Years

	2004	2005	2006
General Revenues and Other Changes in Net Assets			
Governmental activities:			
Taxes	$ 5,143,963	$ 5,104,172	$ 5,771,657
Grants and contributions not restricted to specific programs	606,310	899,037	1,036,458
Unrestricted investment earnings	136,328	323,205	528,454
Miscellaneous	67,108	71,155	80,276
Special Item - Gain on sale of municipal complex	17,775	-	-
Transfers	(85,792)	(379,280)	(704,006)
Total governmental activities	5,885,692	6,018,289	6,712,839
Business-type activities - water and sewer:			
Unrestricted investment earnings	8,366	46,136	104,462
Transfers	85,792	379,280	704,006
Total business-type activities	94,158	425,416	808,468
Total primary government	$ 5,979,850	$ 6,443,705	$ 7,521,307
Change in Net Assets			
Governmental activities	$ 1,610,985	$ 1,331,598	$ 2,009,794
Business-type activities	426,537	642,156	994,638
Total primary government	$ 2,037,522	$ 1,973,754	$ 3,004,432

The City of Garden City implemented GASB 34 for the calendar year ended December 31, 2004.
Information prior to the implementation of GASB 34 is not available.

2007	2008	2009	2010
$ 5,846,673	$ 5,842,702	$ 5,500,889	$ 5,618,465
1,038,544	258,538	-	202,913
737,279	360,975	67,762	18,644
125,786	201,026	241,991	200,423
3,184,212	-	-	-
(486,703)	(23,613)	(1,830,187)	195,000
10,445,791	6,639,628	3,980,455	6,235,445
160,239	79,611	10,155	1,542
486,703	23,613	1,830,187	(195,000)
646,942	103,224	1,840,342	(193,458)
$ 11,092,733	$ 6,742,852	$ 5,820,797	$ 6,041,987
$ 4,586,682	$ (322,097)	$ (1,547,899)	$ (3,722,772)
1,054,047	360,849	1,374,342	(524,786)
$ 5,640,729	$ 38,752	$ (173,557)	$ (4,247,558)

concluded

City of Garden City, Georgia

Fund Balances, Governmental Funds
Last Seven Calendar Years

	2004	2005	2006	2007	2008	2009	2010
General Fund							
Reserved	$ 257,454	$ 182,844	$ 134,708	$ 189,626	$ 107,194	$ 3,851,793	$ 1,689,362
Unreserved	6,257,691	7,447,373	9,480,603	14,190,311	10,675,968	6,001,695	4,088,793
Total general fund	$ 6,515,145	$ 7,630,217	$ 9,615,311	$ 14,379,937	$ 10,783,162	$ 9,853,488	$ 5,778,155
All Other Governmental Funds							
Reserved	$ 13,453	$ -	$ -	$ -	$ -	$ -	$ -
Unreserved, reported in:							
Special reveneue funds	-	(2,694)	(46)	276,499	215,896	21,384	42,928
Capital projects fund	2,201,801	2,407,751	2,239,292	1,772,604	(4,135,489)	(3,411,015)	(2,478,743)
Total all other governmental funds	$ 2,215,254	$ 2,405,057	$ 2,239,246	$ 2,049,103	$ (3,919,593)	$ (3,389,631)	$ (2,435,815)

Note: Information prior to fiscal year December 31, 2004 was not readily available.


THE CITY OF GARDEN CITY
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FAITH
FREEDOM
FAMILY
FAIRNESS
FUTURE

City of Garden City, Georgia

Changes in Fund Balances, Governmental Funds
Last Seven Calendar Years

	2004	2005	2006	2007
Revenues				
Taxes	$ 4,652,726	$ 5,068,396	$ 5,720,070	$ 6,067,002
Licenses and permits	111,732	123,444	295,054	299,322
Intergovernmental	1,038,753	1,047,311	1,286,398	1,168,720
Charges for services	74,361	89,633	82,295	107,577
Fines and fees	338,245	536,847	568,651	600,888
Interest revenues	136,328	323,205	528,454	737,279
Other revenues	68,705	72,407	79,905	125,786
Total revenue	6,420,850	7,261,243	8,560,827	9,106,574
Expenditures				
Current:				
General government	605,242	560,226	550,094	993,290
Judiciary	37,127	52,312	54,283	71,619
Public safety	2,709,450	2,577,763	2,859,653	3,016,062
Public works	899,259	1,025,822	991,831	1,111,409
Health and welfare	101,966	111,975	132,714	137,767
Culture and recreation	503,029	500,379	468,847	626,069
Housing and development	152,745	136,957	164,571	417,853
Capital outlay	413,349	424,722	612,620	1,219,135
Debt service:				
Principal	43,367	46,801	47,810	51,213
Interest and other charges	12,206	10,876	9,133	7,321
Intergovernmental:				
Assistance	-	129,256	145,983	91,150
Total expenditures	5,477,740	5,577,089	6,037,539	7,742,888
Excess (Deficiency) of revenues over (under) expenditures	943,110	1,684,154	2,523,288	1,363,686
Other Financing sources (uses)				
Capital leases and notes payable	31,528	-	-	-
Sale of surplus property	163,000	-	-	-
Transfers in	174,488	100,735	131,637	205,415
Transfers out	(260,280)	(480,014)	(835,643)	(692,118)
Total other financing sources (uses)	108,736	(379,279)	(704,006)	(486,703)
Special Item				
Proceeds from sale of municipal complex	-	-	-	3,389,558
Net change in fund balances	$ 1,051,846	$ 1,304,875	$ 1,819,282	$ 4,266,541
Debt service as a percentage of noncapital expenditures	1.15%	1.13%	1.04%	0.89%

Source: City records

Notes: Noncapital expenditures are total expenditures less capital outlay.

Information prior to fiscal year December 31, 2004 was not readily available.

2008	2009	2010
$ 5,681,166	$ 5,862,825	$ 5,558,257
371,935	158,305	172,197
413,097	156,106	1,067,075
111,948	86,398	119,519
743,191	1,038,844	1,002,613
360,975	67,762	18,703
238,684	241,991	223,002
7,920,996	7,612,231	8,161,366
1,258,805	1,778,215	1,835,903
72,997	71,619	98,187
3,636,442	4,106,397	4,519,181
1,314,486	1,307,368	1,082,379
148,852	146,905	157,645
733,409	745,024	744,323
495,843	386,341	639,431
9,910,821	8,712,346	1,875,554
142,763	219,904	283,814
9,181	12,593	380,030
100,573	88,646	115,134
17,824,172	17,575,358	11,731,581
(9,903,176)	(9,963,127)	(3,570,215)
361,318	10,207,438	253,698
-	-	-
3,646,975	140,885	3,327,250
(3,670,588)	(784,908)	(3,132,250)
337,705	9,563,415	448,698
-	-	-
$ (9,565,471)	$ (399,712)	$ (3,121,517)
1.92%	2.73%	5.98%

City of Garden City, Georgia

Assessed and Actual Value of Taxable Property
Last Ten Calendar Years

Tax Digest Year	Real Property		Mobile Homes	Motor Vehicles	Industrial	Utility
	Residential	Commercial				
2001[1]	$ 55,525,748	$ 80,788,426	$ 5,715,400	$ 25,275,300	$ 59,534,892	$ 4,356,752
2002[1]	61,075,859	92,628,582	5,564,000	23,642,060	56,495,758	4,704,447
2003[1]	65,904,992	95,725,418	5,656,200	25,925,020	59,960,735	4,603,446
2004[1]	68,875,016	104,117,748	5,456,200	25,104,120	64,172,410	5,202,046
2005[2]	73,296,670	108,812,133	5,557,200	24,129,680	74,199,818	5,278,878
2006[2]	84,959,176	121,928,390	5,979,000	24,656,400	78,110,613	5,700,133
2007[2]	96,315,222	139,038,044	4,837,800	25,821,260	88,079,178	5,144,188
2008[2]	102,002,998	148,130,329	4,879,800	27,855,530	93,924,012	8,489,551
2009[2]	102,612,345	153,186,452	4,716,200	28,087,370	90,569,095	7,803,677
2010[2]	87,583,851	152,466,687	4,606,800	26,211,060	102,262,351	8,491,300

Note: The City of Garden City does not levy a property tax.

[1] *Source: Georgia Department of Revenue Property Tax Division Consolidation Summary*
[2] *Source: Chatham County Tax Assessor City Only Consolidation and Evaluation Digest*

Other Personal Property	Less: Tax Exempt Real Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Taxable Value	Assessed Value as a Percentage of Actual Value
$ 1,685,625	$ (1,138,776)	$ 231,743,367	-	$ 579,358,418	40%
1,249,663	(238,353)	245,122,016	-	612,805,040	40%
1,138,307	(7,365,039)	251,549,079	-	628,872,698	40%
865,208	(1,281,761)	272,510,987	-	681,277,468	40%
838,182	(10,901,255)	281,211,306	-	703,028,265	40%
2,031,356	(17,102,673)	306,262,395	-	765,655,988	40%
3,795,220	(22,627,682)	340,403,230	-	851,008,075	40%
3,869,741	(23,262,625)	365,889,336	-	914,723,340	40%
5,138,351	(20,065,855)	372,047,635	-	930,119,088	40%
3,344,329	(13,739,715)	371,226,663	-	928,066,658	40%

City of Garden City, Georgia

Direct and Overlapping Property Tax Rates
Last Ten Calendar Years
(rate per $1,000 of assessed value)

	Direct	Overlapping Rates			
Tax Year	City	School District	County	State	Total
2001	-	18.576	10.367	0.250	29.193
2002	-	17.550	10.367	0.250	28.167
2003	-	17.768	10.367	0.250	28.385
2004	-	17.600	10.367	0.250	28.217
2005	-	17.277	11.037	0.250	28.564
2006	-	15.817	10.837	0.250	26.904
2007	-	13.795	10.537	0.250	24.582
2008	-	13.404	10.537	0.250	24.191
2009	-	13.404	10.537	0.250	24.191
2010	-	14.131	10.537	0.250	24.918

Source: Chatham County Commission - Board Minutes

City of Garden City, Georgia

Local Option Sales Tax History
Last Seven Calendar Years

	2004	2005	2006	2007	2008	2009	2010
January	$ 198,128	$ 235,358	$ 246,946	$ 280,728	$ 293,311	$ 344,503	$ 273,020
February	230,384	282,882	307,070	324,874	327,143	254,327	270,843
March	249,036	261,209	299,409	274,918	228,148	221,021	294,915
April	227,733	213,716	296,109	282,938	301,310	394,481	275,134
May	248,480	267,321	296,695	302,503	317,991	249,038	285,449
June	280,535	264,636	340,138	323,734	301,614	269,339	281,520
July	260,412	270,665	302,035	320,618	328,109	284,952	280,362
August	244,729	269,740	332,151	288,609	304,379	314,377	279,326
September	248,004	264,241	361,600	335,186	306,294	263,508	265,355
October	229,447	290,402	306,450	314,916	278,989	269,220	274,202
November	232,499	280,142	389,374	329,570	334,426	245,272	261,524
December	234,688	245,283	210,042	599,365	272,842	270,655	300,901
Pro Rata Adjustment	-	5,679	14,582	7,315	-	-	-
Total	$ 2,884,075	$ 3,151,274	$ 3,702,601	$ 3,985,274	$ 3,594,556	$ 3,380,693	$ 3,342,551

Note:
Sales tax information prior to fiscal year 2004 was not readily available.

Sales tax information is presented using the cash basis of accounting.

City of Garden City, Georgia

Schedule of Tax Revenues and Franchise Fees
Last Seven Calendar Years

Tax Revenue	2004	2005	2006	2007	2008	2009	2010
Local Option Sales Taxes	$ 2,884,065	$ 3,151,274	$ 3,702,601	$ 3,985,274	$ 3,443,904	$ 3,380,693	$ 3,342,551
Franchise Taxes - Electric	380,759	408,724	474,867	471,962	527,708	691,275	589,091
Franchise Taxes - Gas	41,374	36,936	27,697	43,142	33,479	31,319	31,171
Franchise Taxes - Television Cable	66,367	68,090	68,507	73,286	81,123	81,315	79,960
Franchise Taxes - Telephone	81,424	81,586	81,393	79,419	97,988	51,511	59,272
Alcoholic Beverage Excise	199,541	192,778	191,367	185,202	172,002	172,217	157,393
Local Option Mixed Drink Excise Tax	-	-	987	4,312	5,436	5,421	2,340
Business and Occupation Taxes	362,873	402,987	400,033	425,807	440,543	642,642	524,025
Insurance Premium Taxes	472,965	508,848	532,383	558,647	568,637	563,302	546,931
Financial Institution Taxes	30,589	30,400	30,310	24,561	21,952	23,251	40,349

Source: City records

Note:
Information prior to calendar year 2004 was not readily available.

City of Garden City, Georgia

Water Rates
Last Ten Calendar Years

	Water - Inside the City		Water - Outside the City	
Fiscal Years ended December 31,	Type of Charge	Charge	Type of Charge	Charge
2000-2003	Cubic Feet- Residential		Cubic Feet	
	Up to 300	$5.00	Up to 500	$16.50
	Over 300, per 1,000	$7.00	Over 500, per 1,000	$12.45
	Cubic Feet- Commercial			
	Up to 500	$11.00		
	Over 500, per 1,000	$8.30		
2003	Cubic Feet- Residential		Cubic Feet	
	Up to 300	$6.75	Up to 500	$22.28
	Over 300, per 1,000	$9.45	Over 500, per 1,000	$16.80
	Cubic Feet- Commercial			
	Up to 500	$14.85		
	Over 500, per 1,000	$11.20		
2004-2005	Cubic Feet- Residential		Cubic Feet	
	Up to 500	$7.42	Up to 500	$24.50
	Over 500, per 1,000	$10.39	Over 500, per 1,000	$18.48
	Cubic Feet- Commercial			
	Up to 500	$16.33		
	Over 500, per 1,000	$12.32		
2006	Cubic Feet- Residential		Cubic Feet	
	Up to 500	$8.17	Up to 500	$26.96
	Over 500, per 1,000	$11.43	Over 500, per 1,000	$20.34
	Cubic Feet- Commercial			
	Up to 500	$17.97		
	Over 500, per 1,000	$13.56		
2007	Cubic Feet- Residential		Cubic Feet	
	Up to 500	$8.58	Up to 500	$28.31
	Over 500, per 1,000	$12.00	Over 500, per 1,000	$21.36
	Cubic Feet- Commercial			
	Up to 500	$18.87		
	Over 500, per 1,000	$14.24		
2008 - 2010	Base	$8.96 per REU*	Base	$10.54 per REU*
	Administration Fee	$1.85	Administration Fee	$1.85
	Gallons		Gallons	
	up to 5,000	$1.00	up to 5,000	$1.50
	5,001 - 10,000	$1.50	5,001 - 10,000	$2.25
	10,001 - 15,000	$2.00	10,001 - 15,000	$3.00
	15,001 - 20,000	$2.50	15,001 - 20,000	$3.75
	Over 20,000	$3.00	Over 20,000	$4.50

Source: City Records

** REU - Residential Equivalent Unit*

City of Garden City, Georgia

Sewer Rates
Last Ten Calendar Years

Fiscal Years ended December 31,	Sewer - Inside the City		Sewer - Outside the City	
	Type of Charge	Charge	Type of Charge	Charge
2000-2003	Cubic Feet- Residential		Cubic Feet	
	Up to 300	$7.50	Up to 500	$21.00
	Over 300, per 1,000	$7.00	Over 500, per 1,000	$12.45
	Cubic Feet- Commercial			
	Up to 500	$14.00		
	Over 500, per 1,000	$8.30		
2003	Cubic Feet- Residential		Cubic Feet	
	Up to 300	$10.12	Up to 500	$28.35
	Over 300, per 1,000	$9.45	Over 500, per 1,000	$16.80
	Cubic Feet- Commercial			
	Up to 500	$18.90		
	Over 500, per 1,000	$11.20		
2004-2005	Cubic Feet- Residential		Cubic Feet	
	Up to 500	$11.13	Up to 500	$31.19
	Over 500, per 1,000	$10.39	Over 500, per 1,000	$18.48
	Cubic Feet- Commercial			
	Up to 500	$20.79		
	Over 500, per 1,000	$12.32		
2006	Cubic Feet- Residential		Cubic Feet	
	Up to 500	$12.25	Up to 500	$34.31
	Over 500, per 1,000	$11.43	Over 500, per 1,000	$20.34
	Cubic Feet- Commercial			
	Up to 500	$22.87		
	Over 500, per 1,000	$13.56		
2007	Cubic Feet- Residential		Cubic Feet	
	Up to 500	$12.86	Up to 500	$36.02
	Over 500, per 1,000	$12.00	Over 500, per 1,000	$21.36
	Cubic Feet- Commercial			
	Up to 500	$24.01		
	Over 500, per 1,000	$14.24		
2008 - 2010	Base	$10.00 per REU*	Base	$12.04 per REU*
	Administration Fee	$1.85	Administration Fee	$1.85
	Gallons		Gallons	
	up to 5,000	$1.30	up to 5,000	$1.95
	5,001 - 10,000	$1.95	5,001 - 10,000	$2.93
	10,001 - 15,000	$2.60	10,001 - 15,000	$3.90
	15,001 - 20,000	$3.25	15,001 - 20,000	$4.88
	Over 20,000	$3.90	Over 20,000	$5.85

Source: City Records

** REU - Residential Equivalent Unit*

City of Garden City

Ratios of Outstanding Debt by Type
Last Ten Calendar Years

Calendar Year	Governmental Activities			Business-type Activities		Total Primary Government	Percentage of Personal Income [(a)]	Per Capita [(a)]
	Water Credits	Capital Leases	Note Payable	SRF Loan	GEFA Loans			
2001	25,415	31,187	-	773,978	1,148,207	1,978,787	1.18%	172
2002	20,313	-	-	697,023	978,522	1,695,858	0.97%	145
2003	12,856	285,090	-	638,290	2,722,323	3,658,559	2.00%	306
2004	9,936	276,171	-	558,601	2,650,403	3,495,111	1.83%	287
2005	6,665	232,641	-	477,306	3,425,365	4,141,977	2.07%	334
2006	4,128	187,368	-	394,373	3,298,113	3,883,982	1.88%	308
2007	-	140,283	-	309,768	3,164,919	3,614,970	1.69%	282
2008	-	358,838	-	223,458	3,913,483	4,495,779	2.03%	345
2009	-	396,372	9,950,000	135,411	4,999,932	15,481,715	6.66%	1,130
2010	-	366,256	9,950,000	45,588	5,079,901	15,441,745	9.49%	1,628

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

[(a)] These ratios are calculated using personal income and population for the prior calendar year.

City of Garden City, Georgia

Direct and Overlapping Governmental Activities Debt
As of December 31, 2010

	Debt Outstanding	Estimated Percentage Applicable [a]	Estimated Share of Overlapping Debt
Overlapping debt repaid with property taxes:			
Chatham County, Georgia:			
DSA Chatham County Projects Series 2005	$ 15,265,000	3.25%	$ 496,113
Chatham County Public Health Facilities Projects	645,000	3.25%	20,963
DSA Chatham County Projects Series 2005A	5,940,000	3.25%	193,050
DSA Union Mission Series 2009	2,400,000	3.25%	78,000
Mosquito Control	4,083,873	3.25%	132,726
Chatham-Savannah School Board:			
General Obligation Bonded Debt	77,230,000	3.25%	2,509,975
DSA (Improvement Project)	1,650,000	3.25%	53,625
Overlapping other debt:			
Capital leases:			
Chatham County, Georgia	693,169	3.82%	26,511
Savannah-Chatham County School Board	5,648,967	7.89%	445,703
Subtotal, overlapping debt			3,956,665
City of Garden City direct debt			366,256
Total direct and overlapping debt			$ 4,322,921

Sources: Assessed value data used to estimate applicable percentages provided by the Chatham County Board of Taxation. Debt outstanding data provided by each governmental unit.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the city. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of Garden City. This process recognizes that, when considering the city's ability to issue and repay long-term-debt, the entire debt burden borne by the residents and businesses should be taken into account. However this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping payment.

[a] For debt repaid with property taxes, the percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of another governmental unit's taxable value that is within the city's boundaries and dividing it by each unit's total taxable value. For overlapping other debt (County), the percentage of overlapping applicable is estimated using the city's population and dividing it by the county's population. For overlapping other debt (School), the percentage of overlapping applicable is estimated using the city's school enrollment and dividing it by the school district's total enrollment.

City of Garden City, Georgia

Legal Debt Margin Information
Last Ten Calendar Years

	2001	2002	2003	2004	2005
Total assessed value of taxable property.....	$ 231,743,367	$ 245,122,016	$ 251,549,079	$ 272,510,987	$ 281,211,306
Less exemptions for bond purposes.....	-	-	-	-	-
Net assessed value for bond purposes.....	$ 231,743,367	$ 245,122,016	$ 251,549,079	$ 272,510,987	$ 281,211,306
Debt limit percentage.....	10%	10%	10%	10%	10%
Debt limit.....	$ 23,174,337	$ 24,512,202	$ 25,154,908	$ 27,251,099	$ 28,121,131
Total net debt applicable to limit: General obligation bonds (net of set aside).....	-	-	-	-	-
Legal debt margin.....	$ 23,174,337	$ 24,512,202	$ 25,154,908	$ 27,251,099	$ 28,121,131
Total net debt applicable to the limit as a percentage of debt limit.....	0.00%	0.00%	0.00%	0.00%	0.00%

	2006	2007	2008	2009	2010
Total assessed value of taxable property.....	$ 306,262,395	$ 340,403,230	$ 365,889,336	$ 372,047,635	$ 371,226,663
Less exemptions for bond purposes.....	-	-	-	-	-
Net assessed value for bond purposes.....	$ 306,262,395	$ 340,403,230	$ 365,889,336	$ 372,047,635	$ 371,226,663
Debt limit percentage.....	10%	10%	10%	10%	10%
Debt limit.....	$ 30,626,240	$ 34,040,323	$ 36,588,934	$ 37,204,764	$ 37,122,666
Total net debt applicable to limit: General obligation bonds (net of set aside).....	-	-	-	-	-
Legal debt margin.....	$ 30,626,240	$ 34,040,323	$ 36,588,934	$ 37,204,764	$ 37,122,666
Total net debt applicable to the limit as a percentage of debt limit.....	0.00%	0.00%	0.00%	0.00%	0.00%

The present constitutional limit on direct general obligation bonds for the City of Garden City is the amount equivalent to 10% of the net assessed valuation of taxable property for debt service (bond) purposes.

The Constitutional debt limitation applies to all general obligation bonds authorized. Additional general obligation bonds may authorized to be issued if so approved by a majority of those voting in an election held for that purpose. The City of Garden City has no general obligation bonds authorized but unissued.

City of Garden City, Georgia

Pledged Revenue Coverage
Last Ten Calendar Years

	Water Long-Term Obligations					
Fiscal Year	Utility Service Charges	Less: Operating Expenses [a]	Net Available Revenue	Debt Service [b] Principal	Debt Service [b] Interest	Coverage
2001	$ 1,338,347	$ 810,617	$ 527,730	$ 172,751	$ 42,838	2.45
2002	1,351,311	844,229	507,082	246,640	97,644	1.47
2003	1,765,317	981,516	783,801	87,551	68,352	5.03
2004	1,912,863	936,757	976,106	166,864	185,704	2.77
2005	1,871,854	940,158	931,696	169,508	169,386	2.75
2006	1,963,331	1,039,575	923,756	210,185	173,908	2.41
2007	1,907,805	1,070,148	837,657	217,799	160,339	2.22
2008	2,633,654	1,618,935	1,014,719	225,729	132,173	2.84
2009	2,503,945	1,970,551	533,394	250,064	170,105	1.27
2010	2,351,036	1,971,069	379,967	272,574	165,923	0.87

[a] *Operating expenses do not include interest, depreciation, amortization expenses, or support departments such as administration & finance.*

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

City of Garden City, Georgia

Demographic and Economic Statistics
Last Ten Calendar Years

Year	Population*	Personal Income [2]	Per Capita Personal Income [1]	Median Age	Unemployment Rate [3]
2001	11,509	$ 167,299,428	$ 14,536	32	2.8%
2002	11,728	175,143,606	14,934	32	3.3%
2003	11,948	183,177,178	15,331	32	3.4%
2004	12,168	191,385,605	15,729	32	3.4%
2005	12,387	199,752,762	16,126	32	5.7%
2006	12,607	206,888,434	16,411	32	4.9%
2007	12,826	214,132,635	16,695	32	5.0%
2008	13,046	221,518,471	16,980	32	7.6%
2009	13,698	232,594,394	16,980	32	7.5%
2010	9,488	162,757,152	17,154	33	10.9%

Sources:

(1) *Personal income has been estimated based upon the municipal population and per capita personal income presented.*

(2) *2000 Census Bureau*

(3) *State Department of Labor*

Note: 2010 Population and Personal Income was taken from the 2009 American Community Survey.

City of Garden City, Georgia

Principal Employers
Current Year and Nine Years Ago

	2010			2001		
Employer	**Employees**	**Rank**	**Percentage of Total Metro Area Employment**	**Employees**	**Rank**	**Percentage of Total Metro Area Employment**
Gulfstream Aerospace Corporation	6,000	1	5.10%	5,000	1	4.62%
Ft. Stewart/ Hunter Army Airfield	5,109	2	4.35%	4,283	4	3.96%
Memorial Health	4,643	3	3.95%	4,400	3	4.07%
Savannah - Chatham School District	4,093	4	3.48%	5,000	2	4.62%
St. Joseph's/ Candler	3,304	5	2.81%	3,700	6	3.42%
Wal-Mart	2,935	6	2.50%	-	-	-
City of Savannah	2,500	7	2.13%	1,991	9	1.84%
Momentum Resources II, Inc.	1,703	8	1.45%	-	-	-
Savannah College of Art and Design	1,500	9	1.28%	-	-	-
Chatham County	1,500	10	1.28%	1,590	10	1.47%
Savannah International Airport				3,600	7	3.33%
State of Georgia				3,750	5	3.47%
International Paper				2,000	8	1.85%
Total	33,287		28.32%	35,314		32.64%

City of Garden City, Georgia

Demographic Profile
Census 2000

	City of Garden City	Chatham County	State of Georgia	United States
Population, 2000	11,289	232,048	8,186,453	281,421,906
Population, 1990	7,410	216,935	6,478,149	248,709,873
Population change 1990-2000, %	52	7	26	13
Persons under 5 years old, %	7.2	6.7	7.3	6.8
Persons under 18 years old, %	23.7	25	26.5	25.7
Persons 65 years old and older, %	9.9	12.8	9.6	12.4
Median age	32	34	33	35
Female persons, %	45.5	51.8	50.8	50.9
White persons, %	54.2	55.3	65.1	75.1
Black or African American persons, %	40	40.5	28.7	12.3
American Indian and Alaska Native persons, %	0.5	0.2	0.3	0.9
Asian persons, %	0.9	1.7	2.1	3.6
Native Hawaiin and Other Pacific Islander, %	0	0.1	0.1	0.1
Persons reporting some other race, %	2.3	0.9	2.4	5.5
Persons reporting two or more races, %	2.1	1.3	1.4	2.4
High school graduates, % of persons age 25+	35.4	80.2	78.6	80.4
Bachelors degree or higher, % of persons age 25+	5.7	25	24.3	24.4
Households	3,981		3,006,369	105,480,101
Persons per household	2.56	2.49	2.65	2.59
Median household income	$29,718	$37,752	$42,433	$41,994
Per capita income	$14,139	$21,152	$21,154	$21,587
Total housing units	4,413	99,683	3,281,737	115,904,641
Median value of owner occupied housing units	$77,700	$95,000	$111,200	$119,600
Land area 2000 (square miles)	14.6	632.0	57,906.1	3,537,438.4

Source: Year 2000 U.S. Census Report

City of Garden City, Georgia

Full Time City Employees by Function/Program
Last Ten Calendar Years

Function/Program	2001	2002	2003	2004	2005
General government	11	12	15	14	13
Public safety	40	39	43	43	41
Public works	14	15	17	13	22
Culture and recreation	10	11	11	12	12
Utility services	12	12	12	12	11
Total	87	89	98	94	99

Function/Program	2006	2007	2008	2009	2010
General government	8	11	11	11	12
Public safety	44	49	49	51	52
Public works	19	21	13	14	14
Culture and recreation	9	13	15	18	13
Water and sewer services	11	13	15	17	21
Total	91	107	103	111	112

Source: City Personnel Records

City of Garden City, Georgia

Operating Indicators by Function
Last Ten Calendar Years

	2001	2002	2003	2004	2005
Police:					
Arrests	3296	2525	1796	1211	1859
Fire:					
Number of emergency calls	324	308	210	262	261
Inspections	unav	unav	unav	unav	unav
Public works:					
Street resurfacing (miles)	unav	unav	unav	unav	unav
Canal maintenance (miles)	unav	unav	unav	unav	unav
Dry trash (tons)	unav	unav	unav	unav	unav
Water:					
New connections	unav	unav	unav	unav	unav
Average daily consumption (millions of gallons)	unav	unav	unav	1.3	1.2
Sewer:					
New connections	unav	unav	unav	unav	unav
Average daily sewage treatment (millions of gallons)	unav	unav	unav	1.04	1.09

	2006	2007	2008	2009	2010
Police:					
Arrests	1897	2375	2149	1256	1385
Fire:					
Number of emergency calls	334	366	390	348	379
Inspections	unav	unav	unav	unav	50
Public works:					
Street resurfacing (miles)	1.156	1.321	1.521	1.521	unav
Canal maintenance (miles)	unav	unav	unav	4.5	3.6
Dry trash (tons)	900	1100	1000	826	848
Water:					
New connections	unav	unav	unav	10	8
Average daily consumption (millions of gallons)	1.2	1.2	1.1	1.03	1.03
Sewer:					
New connections	unav	unav	unav	6	8
Average daily sewage treatment (millions of gallons)	0.97	0.98	0.96	1.05	1.05

Sources: City records

unav - This information is not available.

City of Garden City, Georgia

Capital Asset Statistics by Function
Last Ten Calendar Years

	2001	2002	2003	2004	2005
Police:					
Stations	1	1	1	1	1
Fire:					
Fire stations	2	2	2	2	2
Public works:					
Streets (miles)	unav	unav	unav	unav	unav
Parks and recreation:					
Parks	3	4	4	4	4
Community centers	3	3	3	3	3
Water:					
Water mains (miles)	unav	unav	unav	unav	unav
Maximum daily capacity (millions of gallons)	1.5	1.5	1.5	1.5	1.5
Wastewater:					
Sanitary sewers (miles)	unav	unav	unav	unav	unav
Maximum daily treatment capacity (millions of gallons)	2.0	2.0	2.0	2.0	2.0

	2006	2007	2008	2009	2010
Police:					
Stations	1	1	1	1	1
Fire:					
Fire stations	2	2	2	2	2
Public works:					
Streets (miles)	unav	unav	60	60	60
Parks and recreation:					
Parks	4	4	4	4	4
Community centers	3	3	3	3	3
Water:					
Water mains (miles)	unav	unav	39.9	39.9	39.9
Maximum daily capacity (millions of gallons)	1.5	1.5	1.5	1.5	1.5
Wastewater:					
Sanitary sewers (miles)	unav	unav	45	45	45
Maximum daily treatment capacity (millions of gallons)	2.0	2.0	2.0	2.0	2.0

Sources: City records and Technical Data Assessment Garden City Comprehensive Plan

unav - This information is not available.