Comprehensive Annual Financial Report

For Fiscal Year Ended September 30, 2019

City of



Johns Creek

GEORGIA

be the exception

CITY OF JOHNS CREEK, GEORGIA

COMPREHENSIVE ANNUAL FINANCIAL REPORT

FOR THE YEAR ENDED SEPTEMBER 30, 2019

Prepared by:
City of Johns Creek Finance Department

Submitted by:
Ed Densmore
Acting City Manager

INTRODUCTORY SECTION

CITY OF JOHNS CREEK, GEORGIA

COMPREHENSIVE ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED SEPTEMBER 30, 2019

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March 13, 2020

Honorable Michael Bodker, Mayor,
Members of the City Council,
and Citizens of Johns Creek, Georgia

Ladies and Gentlemen:

The Comprehensive Annual Financial Report (CAFR) for the City of Johns Creek, Georgia, for the fiscal year ended September 30, 2019, is submitted herewith. Georgia state law and local ordinances require that every local government publish within six months of the close of each fiscal year a complete set of audited financial statements.

This report was prepared by the City's Finance Department. Responsibility for both the accuracy of the presented data and the completeness and fairness of presentation, including all disclosures rests with the City. We believe the report, as presented, is accurate in all material aspects. We also believe it is presented in a manner designed to set forth the financial position and results of operations of the City as measured by the financial activity of its various funds. Finally, we believe that all disclosures necessary to enable the reader to gain maximum understanding of the City's financial affairs have been included.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal controls should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

Mauldin and Jenkins, LLC, has issued an unmodified ("clean") opinion on the City of Johns Creek's financial statements for the fiscal year ended September 30, 2019. The independent auditor's report is located at the front of the financial section of this report.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complements this letter of transmittal and is best read in conjunction with it.

Profile of the Government

Johns Creek was incorporated on December 1, 2006, becoming Georgia's 9th largest City. Located in North Fulton County, the City of Johns Creek is made up of the four original farming communities of Warsaw, Shakerag, Newton, and Ocee with the Chattahoochee River forming the City's southeast boundary. The City occupies a land area of 32 square miles and serves a population of 84,350 (based upon the U. S. Census Bureau 2017 estimate).

Policy making and legislative authority of the government is vested in the mayor and six council members, who are elected for four year terms on a non-partisan basis. The mayor and council members are elected at large by popular vote. The mayor and council members serve until their successors are qualified and elected. Terms of office begin on January 2nd, immediately following the date of election into office. Elections are held every four years and are conducted by the Fulton County Board of Elections. The mayor appoints, subject to confirmation by the council, a City Manager to carry out the administrative operations of the government. The City is empowered to levy a property tax on both real and personal property located within its boundaries and is able to levy all other taxes granted to municipalities within the State of Georgia.

The City operates under a Council/Manager form of government, whereby the Mayor and City Council possesses all of the executive and legislative powers granted to the government under the constitution and laws of the State of Georgia and the City of Johns Creek charter. The City Manager possesses all of the administrative powers granted to the government under the constitution and laws of the State of Georgia and the City's charter.

Deploying a non-traditional approach to government services, the City contracts with a private partner to perform some of the traditional services performed by a municipal government such as construction and maintenance of streets and other infrastructure; road repaving, community development and parks and recreation management. Other services such as public safety, human resources, finance, communications, facilities, IT, etc. are provided by government City employees. Sanitation services are not provided as a City service. Property owners make their own arrangements with private carriers. Water and sewer services are delivered to residential and commercial properties by Fulton County via intergovernmental agreements.

The annual budget serves as the foundation for the City's financial plan and assists in the control of the financial stability and health of the government. The Mayor and City Council are required to adopt a final budget no later than the close of the fiscal year. The budget is prepared by fund, function, and department. The City Manager may transfer resources within a department (within a fund) as they deem necessary. However, transfers between departments or funds require approval from the City Council.

Local Economy

The City is home to approximately 2,500 businesses. The largest employers include State Farm Insurance Company, Alcon, Inc., Emory John's Creek Hospital, and Macy's System & Technology. In general, Johns Creek is largely a bedroom community with 80 percent of its land devoted to residential use. The revenue base has remained fairly stable and the local economy is growing minimally.

The City has experienced explosive population growth over the past two decades. Between 1990 and 2000, the number of people living within the area that is now incorporated Johns Creek grew by 232 percent. In the most recent census conducted by the U.S. Census Bureau, over 33 percent of the City's population was between 35 and 55-years-old, while another 31 percent were aged 19 and younger. The census also indicated that City residents are highly educated, with 65 percent holding a bachelor's degree or higher – more than twice the rate for Metro Atlanta overall.

Median household income in 2010 was $106,132. In 2018, the median income was estimated at $121,848. The median home price from 2013 - 2017 was $366,200.

The major roadways serving the City are Georgia 400 to the west and Interstate 85 to the east (both roadways are several miles outside the city limits). Several arterial roadways including State Road 141 and State Road 120 bisect the City and provide a direct route outside the city limits leading to the freeways. Limited regional bus service is provided through the Georgia Regional Transportation Authority.

Long-Term Financial Planning

As detailed within the following financial statements, the City's policy is to maintain a minimum unassigned General Fund balance equal to 25 percent of operating expenditures and outgoing transfers. Excess fund balances over reserve requirements will be used in subsequent periods for pay-as-you-go capital projects and one-time non-recurring expenditures.

As part of the financial strategic plan, the government is committed to a consistent millage rate for property taxes, from which services can be provided. As outlined within the legislation creating the government, the City's operating millage rate cap of 4.731 mills is statutorily set and cannot be changed without a referendum. The City Council approved a millage rate of 3.552 mills, which is down 0.29 mills from the prior year. A comprehensive framework of financial policies was adopted shortly after the City's incorporation, which provided governance to financial matters.

The City maintained sufficient cash reserves to operate the fiscal year without issuing a tax anticipation note. Various equipment and vehicles for its public safety departments were purchased and the City continued payments on fire station financing with the County acquired upon incorporation.

The City is expected to continue to develop as a preferred location for appropriate business and residential investment as the economy continues to recover.

Relevant Financial Policies

Throughout the year, the Finance department administered the City Council's approved Financial Management Program, which outlines policy within which the government's finances are maintained. These policies address fund balances, the use of one-time revenues, issuance of debt, purchasing and procurement, cash and investment management, and accounting practices. In totality, these policies formulate the core criteria for which internal evaluations occur. On an annual basis the criteria establishing the Financial Management Program are reviewed in order to maintain relativity to the changing financial needs of the government.

Major Initiatives

Johns Creek achieved numerous successes in FY2019 with the standout accomplishment being the opening the new City Hall in March. The move to a consolidated facility is expected to ultimately save taxpayer funds while providing an efficient building for City Hall, Police, Fire and Courts to serve residents and businesses. The renovated three-story building is on 26 acres of land and future plans, part of the city's newly adopted 2018 Comprehensive Plan, include a linear park adjacent to the lake.

The city also renovated facilities in the parks including two bathrooms, a playground installation at Shakerag Tot Lot, and improvements to Newtown, Ocee, Shakerag, and Autrey Mill Parks. Constrution of Fire Station 64 was approved in FY2019 with groundbreaking just before year-end. The station, located on Kimball Bridge Road just west of Jones Bridge Road, will serve the center and northern portions of Johns Creek, reducing response times in that area.

The Police Department fully deployed body-worn cameras. The cameras will document incidents using video and audio, and will no longer be limited by proximity to the police vehicle. This documentation will allow us to provide transparency of actions, training opportunities, potential evidence, and policy review. Additionally, the City completed Zoning Ordinance amendment to align with the newly adopted 2018 Comprehensive Plan. The City also began a citywide Stormwater System Assessment project in October with an anticipated completion date in Spring 2020.

Awards and Acknowledgments

We are pleased to present the City's Comprehensive Annual Financial Report (CAFR), and submit the same to the Government Finance Officers Association (GFOA) for consideration in the Certificate of Achievement for Excellence in Financial Reporting program. We believe that our CAFR meets the program's requirements. The City has received the Certificate of achievement for the nine previous years.

The preparation of this report would not have been possible without the efficient and dedicated services of the entire staff of the Department of Finance. I would like to express my appreciation to all members of the department who assisted and contributed to the preparation of this report. Credit also must be given to the Mayor and City Council for their unfailing support for maintaining the highest standards of leadership and professionalism in the management of the City's finances.

Respectfully submitted,



Ed Densmore
Acting City Manager

OFFICIALS

Mayor and City Council

Michael Bodker

Mayor

City Council

Steve Broadbent	Chris Coughlin
John Bradberry	Yi-Jeng Lin
Stephanie Endres	Leonard Zaprowski

Administration

Ed Densmore

Acting City Manager

Eric Taylor	Senior Assistant City Manager
Kimberly Greer	Assistant City Manager
Ed Densmore	Police Chief
Mary Ann Haskins	Human Resource Director
Bob Mullen	Communications Director
Christian Coons	Fire Chief
Joan Jones	City Clerk
Rachel Bembry, CPA	Interim Finance Director
Richard Carothers	City Attorney
Lynette Baker	Director of Public Works
Ben Song	Director of Community Development

CITY ORGANIZATION

CITY MANAGER

- Communications Facilities
- Finance
- Fire
- GIS
- Human Resources
- Information Technology
- Police

ASST. CITY MANAGER

- Community Development
- Municipal Court
- Public Works
- Recreation & Parks

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Johns Creek

Georgia

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

September 30, 2018

Christopher P. Morrill

Executive Director/CEO

FINANCIAL SECTION

MAULDIN & JENKINS
CPAs & ADVISORS

INDEPENDENT AUDITOR'S REPORT

The Honorable Mayor and Members
of the City Council of the
City of Johns Creek, Georgia

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the **City of Johns Creek, Georgia** (the "City"), as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Johns Creek, Georgia, as of September 30, 2019, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis and budgetary comparison information on pages 4 through 10 and 38 and 39 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Johns Creek, Georgia's basic financial statements. The combining and individual fund statements and schedules as well as the introductory and statistical sections, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

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

Other Information (continued)

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 13, 2020 on our consideration of the City of Johns Creek, Georgia's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City of Johns Creek, Georgia's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Atlanta, Georgia
March 13, 2020

As management of the City of Johns Creek (City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2019. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found in the introductory section of this report.

Financial Highlights

- The assets of the City exceeded its liabilities at the close of the fiscal period by $284,472,230, total net position. Of this amount $50,938,094, unrestricted net position, is available to meet the ongoing obligations of the government.
- The City's increase in net position was $26,077,131 during the fiscal period; primarily due to increasing revenues (property taxes and sales tax principally), along with managing expenses and spending less than budgeted.
- As of the close of the current fiscal period, the City's governmental funds reported combined ending fund balances of $115,531,643.
- As of September 30, 2019, the City had total debt outstanding of approximately $66.9 million which includes general obligation (GO) bonds totaling $39,964,205, certificates of participation totaling $22,395,000, and notes and contracts payable totaling $3,499,259.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the City's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The statement of activities presents information showing how the City's net position changed during the fiscal period. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements report functions of the City that are principally supported by taxes (governmental activities). The governmental activities of the City include general government, judicial, public safety, public works, culture and recreation, community development, and interest on long-term debt.

The government-wide financial statements can be found on pages 11 and 12 of this report.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and fiduciary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating the City's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the City's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains a general fund, a capital projects fund, parks bond fund, T-SPLOST fund, and six nonmajor governmental funds. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances for the general fund and three (3) other major funds noted above. Data from the other six governmental funds is combined into a single, aggregated presentation. Individual fund data for each of the nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The basic governmental fund financial statements can be found on pages 13 through 15 of this report.

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statement because the resources of those funds are not available to support the City's own programs. The City uses an Agency Fund for the collection and remittance of cash appearance bond related activity for municipal court.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 17 through 37 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information such as the budgetary comparison schedule for the general fund, which can be found on pages 38 and 39 of this report.

The combining statements and schedules, referred to earlier, are presented immediately following the required supplementary information. Combining and individual fund statements and schedules can be found on pages 40 and 41 of this report.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets exceeded liabilities by $284,472,230.

The following table provides a summary of the City's governmental net position for the fiscal year 2019 and 2018:

City of Johns Creek Net Position

	Governmental Activities	
	2019	2018
Current assets	$ 125,020,044	$ 126,893,207
Capital assets, net of accumulated depreciation	234,808,860	215,957,663
Total assets	359,828,904	342,850,870
Current liabilities	11,547,803	15,064,553
Long-term liabilities	63,808,871	69,391,218
Total liabilities	75,356,674	84,455,771
Net investment in capital assets	199,022,815	186,847,479
Restricted for capital projects	433	433
Restricted for law enforcement	551,514	560,887
Restricted for transportation enhancements	33,959,374	19,923,227
Unrestricted	50,938,094	51,063,073
Total net position	$ 284,472,230	$ 258,395,099

The largest portion of the City's net position reflects its investment in capital assets (e.g., roadways, sidewalks, culverts, equipment and signals) and park land; less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

A portion of the City's net position ($433) represents resources that are restricted for use on capital projects. An additional portion of the City's net position ($551,514) represents resources that are restricted for use in law enforcement activities. An additional portion of the City's net position ($33,959,374) represents resources that are restricted for transportation enhancements. The remaining portion of the City's net position represents positive unrestricted net position of $50,938,094 that is available to meet the ongoing obligations of the government.

At the end of the current fiscal period, the City reported a positive balance in total net position and in unrestricted net position.

Changes in Net Position. Governmental activities increased the City's net position by $26,077,131 in fiscal year 2019. The following table indicates the changes in net position for governmental activities in fiscal years 2019 and 2018:

	Governmental Activities	
	2019	2018
Revenues		
Program Revenues:		
Charges for services	$ 5,957,397	$ 5,789,267
Operating grants and contributions	57,290	161,591
Capital grants and contributions	21,168,742	24,020,439
General Revenues:		
Property taxes	19,176,983	23,118,600
Sales and use taxes	23,627,650	22,142,688
Hotel/Motel taxes	598,277	508,090
Franchise taxes	4,405,258	4,314,921
Business taxes	8,041,356	7,396,040
Unrestricted investment earnings	1,413,441	735,030
Miscellaneous revenues	105,613	489,051
Total revenues	84,552,007	88,675,717
Expenses		
General government	6,094,580	8,766,867
Judicial	684,550	646,763
Public safety	23,986,578	23,882,918
Public works	22,448,705	17,195,241
Culture and recreation	898,736	3,591,129
Community development	2,249,736	2,057,694
Interest on long-term debt	2,111,991	2,143,914
Total expenses	58,474,876	58,284,526
Change in net position	26,077,131	30,391,191
Net position, beginning of year	258,395,099	228,003,908
Net position, end of year	$ 284,472,230	$ 258,395,099

Governmental activities. Governmental activities increased the City's net position by $26 million in fiscal year 2019. Key elements of this increase are as follows:

Total revenues were $84 million, down 5.2% from the prior year. This decrease is primarily attributable to a decrease in property tax revenues of approximately 17% from prior year. The decrease in property tax revenues is the result of a combination of a 3.6% decrease in the total taxable assessed value and a reduction in millage rate of 0.29 mills from 2018. Sales and use tax revenue increased 6.7% from the previous year, consistent with improving economic conditions in the region. Business tax revenues increased by 8.7%, which is attributed to new development within the City. Unrestricted investment earnings increased by 92.3% resulting from better placement of deposits and investments and increased deposit balances in capital project funds.

Expenses decreased by $300,000 (0.5%) from the previous fiscal year. Public safety, the City's largest department, increased approximately $104,000; public works increased approximately $5.3 million; general government decreased approximately $3.2 million and culture and recreation decreased by approximately $2.7 million from the previous year. These significant changes from prior year are primarily attributable to fluctuations in capital project activities. The other department's increases/decreases were minimal when compared to the previous years. The departments are conscious of the economic situation and have spent only where they felt it was essential to continue offering a high-quality level of service.

Financial Analysis of the Government's Funds

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

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

As of the end of the current fiscal year, the City's governmental funds reported combined ending fund balance of $115,531,643. A large component of the City's governmental funds combined ending fund balance is approximately $87 million reported in the Capital Projects Fund, Parks Bond Fund, and T-SPLOST Fund. Overall, the City's fund balances increased by $7.4 million from the previous fiscal year which is mostly attributed to an increase in sales tax revenues and intergovernmental revenues received in the T-SPLOST Fund.

General Fund. The general fund is the chief operating fund of the City. At the end of the current fiscal year, unassigned fund balance was $26.8 million, while total fund balance was $27.6 million. The general fund decreased fund balance by approximately $2.6 million due primarily to transfers to the Capital Projects Fund.

***Capital Projects Fund*.** The capital projects fund decreased fund balance by $3.7 million during fiscal year 2019. The fund recognized capital outlay expenditures on several large projects during the year. Fund balance as of September 30, 2019 was $19,730,376.

***Parks Bond Fund*.** This fund accounts for the issuance and expenditures of general obligation bonds related to the City's Parks Bond. For the current fiscal year, revenues were $2,874,763 from taxes collected and interest earned, and expenditures of the bond proceeds amounted to $2,920,652, leaving $33,385,442 in fund balance for spending on greenspace projects in future periods.

***T-SPLOST Fund*.** This fund accounts for the City's share of a transportation special purpose local option sales tax (T-SPLOST) collected to fund transportation enhancement projects. For the current year, revenues were $15,453,529 and expenditures of $1,417,382. Fund balance as of September 30, 2018 was $33,959,374.

Key General Fund Budgetary Highlights

The City's budget utilized a conservative approach based on 5 years historical information and current economic conditions. Emphasis was given to ensuring financial stability and long-term stability while providing revenue enhancement; financial priorities and discipline.

The City employs an annual mid-year budget process in order to re-align appropriations made during the annual budget process with significant unexpected trends. This ensures adjustments facilitating appropriations to be in alignment with expected resources. Differences between the original budget and final amended budget are then resolved via official City Council action.

During the year budget realignments in appropriations were made between the original and final amended budget.

Total revenues in the General Fund were greater than final budgeted revenues by approximately $2 million. This budget variance is mostly attributable to sales and business taxes received over anticipated levels. Total expenditures in the General Fund were less than final budgeted amounts by approximately $1.8 million. This positive budget variance is mostly attributable to unspent contract services in various departments throughout the City.

Capital Asset and Debt Administration

Capital assets. The City's investment in capital assets for its governmental activities as of September 30, 2019, amounts to $234,808,860 (net of accumulated depreciation). These assets primarily reflect the infrastructure assets for roadways, sidewalks, culverts and signals, and park land. Increases were attributed to public works projects such as right-of-way acquisition and development, roadway projects, intersection improvements, sidewalks/trails, improvements to the parks systems, and the purchase of public safety vehicles and equipment.

City of Johns Creek Capital Assets
(net of depreciation)

	Governmental Activities	
	2019	2018
Land	$ 53,302,240	$ 53,178,840
Construction in progress	17,010,209	24,057,818
Buildings	25,299,276	3,921,570
Improvements	9,474,333	9,178,451
Machinery and equipment	5,411,452	4,916,391
Infrastructure	124,311,350	120,704,593
Total	$ 234,808,860	$ 215,957,663

Additional information on the City's capital assets can be found in note 6 on page 31 of this report.

Long-term debt. At the end of the current fiscal year, the City had total debt outstanding of $66,874,345. The outstanding balance includes the following: $38,770,000 for bonds issued in 2017 for parks with $1,194,205 in premiums; $22,395,000 certificates of participation for construction issued in 2017 related to a new City Hall; $3,436,594 payable to the State Road and Tollway Authority (SRTA) for a Georgia Transportation Infrastructure Bank loan, the proceeds of which were used for road repair and resurfacing projects throughout the City; compensated absences of $1,015,881; and the remaining long-term debt includes the balance related to the City's acquisition of the Shakerag Fire station from Fulton County upon the start-up of the fire department where the City assumed the building and the future lease payments, the outstanding balance of which at September 30, 2019 is $62,665. Additional information on the City's long-term debt can be found in Note 7 on pages 32 through 34 of this report.

Economic Factors and Next Year's Budgets and Rates

All of these factors were considered in preparing the City's budget for the 2020 fiscal year.

- Sustainability of existing services – the City has deployed a philosophy of budgetary evaluation which reviews the needs of the City to the standard which realizes that services and associated costs should not be appropriated if they are not justified as long-term goals of the organization. This philosophy is solidified during the budget process, with a multi-year financial outlook that provides the conduit to evaluate government priorities, realign and diversify revenue structures, and provide the data for decision making for continued financial success.
- Current economic situation – the budget has anticipated that overall revenues will increase slightly with sales and use taxes increasing while property taxes are anticipated to decrease slightly.
- Cost of government – The government is legally mandated to levy a maximum of 4.731 millage rate through the legislation that created the City; however, the City Council approved a millage rate in August of 3.552 mills. This millage rate is estimated to generate approximately $16 million in revenue.
- Stabilization of revenue, especially sales tax revenues
- Competitive wages and benefits for City employees
- Vehicle replacement projects for Fire and Police
- Continued improvements to infrastructure, especially focused on streets and roads
- Improvements at various City Parks including pond dredging, foundation repairs, sidewalk connections and upgrades to playground equipment
- Continuation of the solid waste program

The City restricts the use of one-time revenues to reserves and limits the growth in expenditures from operations to those performance indicators which are designated as inadequate by City Council.

Requests for Information

This financial report is designed to provide a general overview of the City of Johns Creek finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Department of Finance, City of Johns Creek, 11360 Lakefield Drive, Johns Creek, Georgia, 30097.

CITY OF JOHNS CREEK, GEORGIA

STATEMENT OF NET POSITION
SEPTEMBER 30, 2019

	Primary Government	Component Unit
	Governmental Activities	Convention Visitors Bureau
ASSETS		
Cash and cash equivalents	$ 64,753,325	$ 143,939
Accounts receivable	1,129,780	-
Taxes receivable, net of allowance	24,935,068	-
Due from other governments, net of allowance	2,400,152	-
Restricted cash and cash equivalents	30,228,279	-
Due from primary government	-	38,408
Inventories	118,079	-
Prepaids	1,455,361	-
Capital assets:		
Nondepreciable	70,312,449	-
Depreciable, net of accumulated depreciation	164,496,411	-
Total assets	359,828,904	182,347
LIABILITIES		
Accounts payable	6,849,099	10,964
Accrued liabilities	1,594,822	-
Due to component unit	38,408	-
Compensated absences, due within one year	719,134	-
Compensated absences, due in more than one year	296,747	-
Bonds payable, due within one year	660,000	-
Bonds payable, due in more than one year	39,304,205	-
Notes payable, due within one year	148,675	-
Notes payable, due in more than one year	3,287,919	-
Contracts payable, due within one year	62,665	-
Certificates of participation, due within one year	1,475,000	-
Certificates of participation, due in more than one year	20,920,000	-
Total liabilities	75,356,674	10,964
NET POSITION		
Net investment in capital assets	199,022,815	-
Restricted for capital projects	433	-
Restricted for law enforcement	551,514	-
Restricted for transportation enhancements	33,959,374	-
Restricted for trade and tourism	-	171,383
Unrestricted	50,938,094	-
Total net position	$ 284,472,230	$ 171,383

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

CITY OF JOHNS CREEK, GEORGIA

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2019

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expenses) Revenues and Changes in Net Position: Primary Government: Governmental Activities	Net (Expenses) Revenues and Changes in Net Position: Component Unit: Convention Visitors Bureau
Primary government:						
Governmental activities:						
General government	$ 6,094,580	$ 1,176,915	$ 32,820	$ -	$ (4,884,845)	$ -
Judicial	684,550	1,251,243	-	-	566,693	-
Public safety	23,986,578	1,964,531	24,470	-	(21,997,577)	-
Public works	22,448,705	-	-	21,168,742	(1,279,963)	-
Culture and recreation	898,736	200,965	-	-	(697,771)	-
Community development	2,249,736	1,363,743	-	-	(885,993)	-
Interest on long-term debt	2,111,991	-	-	-	(2,111,991)	-
Total governmental activities	58,474,876	5,957,397	57,290	21,168,742	(31,291,447)	-
Total primary government	$ 58,474,876	$ 5,957,397	$ 57,290	$ 21,168,742	(31,291,447)	-
Component Unit:						
Convention Visitors Bureau	$ 489,739	$ -	$ 428,404	$ -	$ -	$ (61,335)
	$ 489,739	$ -	$ 428,404	$ -	$ -	$ (61,335)
General revenues:						
Property taxes					$ 19,176,983	$ -
Sales taxes					23,627,650	-
Hotel/Motel taxes					598,277	-
Franchise taxes					4,405,258	-
Business taxes					8,041,356	-
Unrestricted investment earnings					1,413,441	369
Miscellaneous revenues					105,613	-
Total general revenues					57,368,578	369
Change in net position					26,077,131	(60,966)
Net position, beginning of year					258,395,099	232,349
Net position, end of year					$ 284,472,230	$ 171,383

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

CITY OF JOHNS CREEK, GEORGIA

BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2019

ASSETS	General Fund	Capital Projects Fund	Parks Bond Fund	T-SPLOST Fund	Nonmajor Governmental Funds	Total Governmental Funds
Cash and cash equivalents	$ 8,867,120	$ 20,973,386	$ 1,055,796	$ 32,955,213	$ 901,810	$ 64,753,325
Accounts receivable	821,599	-	-	-	308,181	1,129,780
Taxes receivable, net of allowance	22,943,500	-	1,937,806	-	53,762	24,935,068
Intergovernmental receivable, net of allowance	7,423	1,141,869	-	1,250,860	-	2,400,152
Restricted cash and cash equivalents	-	396,586	29,831,693	-	-	30,228,279
Inventories	118,079	-	-	-	-	118,079
Due from other funds	15,354	-	-	-	-	15,354
Prepaids	759,414	2,938	715,819	-	-	1,478,171
Total assets	$ 33,532,489	$ 22,514,779	$ 33,541,114	$ 34,206,073	$ 1,263,753	$ 125,058,208
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES						
LIABILITIES						
Accounts payable	$ 4,502,366	$ 1,713,024	$ 77,726	$ 246,699	$ 309,284	$ 6,849,099
Accrued liabilities	737,183	-	-	-	93,000	830,183
Due to other funds	-	-	-	-	15,354	15,354
Due to component unit	-	-	-	-	38,408	38,408
Total liabilities	5,239,549	1,713,024	77,726	246,699	456,046	7,733,044
DEFERRED INFLOWS OF RESOURCES						
Unavailable revenues - property taxes	644,196	-	77,946	-	-	722,142
Unavailable revenues - intergovernmental	-	1,071,379	-	-	-	1,071,379
Total deferred inflows of resources	644,196	1,071,379	77,946	-	-	1,793,521
FUND BALANCES						
Fund balances:						
Nonspendable:						
Prepaids	759,414	2,938	715,819	-	-	1,478,171
Inventories	118,079	-	-	-	-	118,079
Restricted:						
Capital projects	-	396,586	29,831,693	-	433	30,228,712
Transportation enhancements	-	-	-	33,959,374	-	33,959,374
Law enforcement	-	-	-	-	551,514	551,514
Committed:						
Tree replacement	-	-	-	-	66,871	66,871
Assigned:						
Capital projects	-	19,330,852	-	-	-	19,330,852
Debt service	-	-	2,837,930	-	-	2,837,930
Emergency 911 operations	-	-	-	-	188,889	188,889
Unassigned	26,771,251	-	-	-	-	26,771,251
Total fund balances	27,648,744	19,730,376	33,385,442	33,959,374	807,707	115,531,643
Total liabilities, deferred inflows of resources, and fund balances	$ 33,532,489	$ 22,514,779	$ 33,541,114	$ 34,206,073	$ 1,263,753	
Amounts reported for governmental activities in the statement of net position are different because:						
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.						234,808,860
Payments made on long-term borrowings before they are due and payable are reported as prepaid items in the governmental funds. However, in the statement of net position these payments reduce the balance of notes payable.						(22,810)
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.						(67,638,984)
Some revenues are not available to pay current period expenditures and, therefore, are deferred in the funds.						1,793,521
Net position of governmental activities						$ 284,472,230

The accompanying notes are an integral part of these statements.

CITY OF JOHNS CREEK, GEORGIA

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE YEAR ENDED SEPTEMBER 30, 2019

	General Fund	Capital Projects Fund	Parks Bond Fund	T-SPLOST Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues:						
Property taxes	$ 17,839,414	$ -	$ 2,136,201	$ -	$ -	$ 19,975,615
Sales taxes	23,627,650	-	-	-	-	23,627,650
Hotel/Motel taxes	-	-	-	-	598,277	598,277
Franchise taxes	4,405,258	-	-	-	-	4,405,258
Business taxes	8,041,356	-	-	-	-	8,041,356
Licenses and permits	2,531,623	-	-	-	-	2,531,623
Charges for services	294,426	-	-	-	1,921,644	2,216,070
Fines and forfeitures	1,175,672	-	-	-	34,032	1,209,704
Intergovernmental	24,470	7,175,316	-	14,880,259	-	22,080,045
Contributions	32,820	-	-	10,371	-	43,191
Interest earned	511,973	162,034	738,562	562,899	872	1,976,340
Miscellaneous	97,426	-	-	-	8,187	105,613
Total revenues	58,582,088	7,337,350	2,874,763	15,453,529	2,563,012	86,810,742
Expenditures:						
Current:						
General government	8,184,355	-	-	-	-	8,184,355
Judicial	681,642	-	-	-	-	681,642
Public safety	21,189,085	-	-	-	1,974,108	23,163,193
Public works	5,936,099	12,741,333	-	1,143,996	-	19,821,428
Culture and recreation	1,966,186	-	571,379	-	427,409	2,964,974
Community development	2,249,736	-	-	-	-	2,249,736
Capital outlay	-	17,167,597	256,134	273,386	-	17,697,117
Debt service:						
Principal	247,694	-	630,000	-	1,591,702	2,469,396
Interest	15,518	-	1,463,139	-	727,063	2,205,720
Total expenditures	40,470,315	29,908,930	2,920,652	1,417,382	4,720,282	79,437,561
Excess (deficiency) of revenues over expenditures	18,111,773	(22,571,580)	(45,889)	14,036,147	(2,157,270)	7,373,181
Other financing sources (uses):						
Proceeds from sale of capital assets	64,759	-	-	-	-	64,759
Transfers in	170,868	18,886,417	-	-	2,318,765	21,376,050
Transfers out	(20,926,747)	-	(278,435)	-	(170,868)	(21,376,050)
Total other financing sources (uses)	(20,691,120)	18,886,417	(278,435)	-	2,147,897	64,759
Net change in fund balances	(2,579,347)	(3,685,163)	(324,324)	14,036,147	(9,373)	7,437,940
Fund balances, beginning of year	30,228,091	23,415,539	33,709,766	19,923,227	817,080	108,093,703
Fund balances, end of year	$ 27,648,744	$ 19,730,376	$ 33,385,442	$ 33,959,374	$ 807,707	$ 115,531,643

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

CITY OF JOHNS CREEK, 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 SEPTEMBER 30, 2019

Amounts reported for governmental activities in the statement of activities are different because:		
Net change in fund balances - total governmental funds	$	7,437,940
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation expense in the current period.		18,645,871
The net effect of various miscellaneous transactions involving capital assets (i.e., disposals, and donations) is to increase net position.		205,326
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.		(2,748,685)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amount represents the net effect of these transactions during the current fiscal year.		2,469,396
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.		67,283
Change in net position of governmental activities	$	26,077,131

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

CITY OF JOHNS CREEK, GEORGIA

STATEMENT OF FIDUCIARY ASSETS AND LIABILITIES
AGENCY FUND
SEPTEMBER 30, 2019

	Municipal Court Fund
ASSETS	
Cash	$ 146,953
Total assets	$ 146,953
LIABILITIES	
Due to others	$ 146,953
Total liabilities	$ 146,953

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

A. Reporting Entity

The City, which was incorporated in 2006, operates under a charter adopted December 1, 2006, as a municipal corporation governed by an elected mayor and a six-member council. The government provides such services as police protection, fire and rescue services, cultural and recreational activities, housing and development and public works.

The accompanying financial statements present the City and its component unit, an entity for which the City is considered to be financially accountable. The discretely presented component unit is reported in a separate column in the government-wide financial statements to emphasize that it is legally separate from the City.

The Johns Creek Convention Visitors Bureau (CVB) has been included as a discretely presented component unit in the accompanying financial statements. The CVB does not have the power to levy taxes or issue bonded debt. A voting majority of the governing body is appointed by City Council. The CVB receives substantially all of its funding from the hotel/motel occupancy taxes assessed by the City. Financial information with regard to the CVB can be obtained from the administrative offices at 11360 Lakefield Drive, Johns Creek, Georgia, 30097. Separate financial statements for the CVB are not prepared.

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. The statement of net position includes non-current assets and non-current liabilities. In addition, the government-wide statement of activities reflects depreciation expense on the City's capital assets. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Government-wide and Fund Financial Statements (Continued)

Separate financial statements are provided for governmental funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental 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 fiduciary fund financial statements. Agency funds have no measurement focus; however, they use the accrual basis of accounting to recognize assets and liabilities. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, are recorded only when payment is due.

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

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

In accordance with GASB Statement No. 33, "Accounting and Financial Reporting for Non-exchange Transactions," the corresponding assets (receivables) in non-exchange transactions are recognized in the period in which the underlying exchange occurs, when an enforceable legal claim has arisen, when all eligibility requirements have been met, or when resources are received, depending on the revenue source.

In accordance with GASB Statement No. 34, major individual governmental funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental funds:

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

The **capital projects fund** is used to account for the capital expenditures made by the City on long-term projects.

The **parks bond fund** is used to account for the proceeds of the General Obligation Bonds, Series 2017, issued by the City and the related capital projects.

The **T-SPLOST fund** is used to account for the proceeds of the transportation special purpose local option sales tax for the various improvement projects as approved by the voter referendum.

Additionally, the City reports the following fund types:

The **special revenue funds** account for revenue sources that are legally restricted to expenditures for specific purposes.

The **capital projects fund** is used to account for the capital expenditures made by the City on long-term projects.

The **debt service fund** accounts for the annual principal and interest payments made on the City's notes payable.

The **agency fund** is used to account for the collection and disbursement of monies by the City's Municipal Court on behalf of other individuals or entities.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Encumbrances

The City employed encumbrance accounting during the year. Encumbrances, if existing at the end of the fiscal year, are recorded and appropriations lapse at year end. Open encumbrances would then be a commitment or an assignment of fund balance since the obligations would be honored in subsequent years. Encumbrances do not constitute expenditures or liabilities. There were no encumbrances outstanding at September 30, 2019, and none were recorded.

E. Budgets

Formal budgetary accounting is employed as a management control device for the governmental funds of the City. The governmental fund budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America. Annual operating budgets are adopted each fiscal year through passage of an annual budget ordinance and amended as required for the general fund, special revenue funds, and debt service fund. Project-length budgets are adopted for the capital projects funds. During the fiscal year ended September 30, 2019, the original budget was amended through supplemental appropriations. These changes are reflected in the budgetary comparison schedules.

All unencumbered budget appropriations lapse at the end of each year.

F. Cash and Investments

Cash includes amounts in demand deposits as well as short-term investments with a maturity date within three months of the date acquired by the City. The City pools cash resources of its various funds in order to facilitate the management of cash. Cash applicable to a particular fund is readily identifiable. The balance in the pooled cash accounts is available to meet current operating requirements.

The City's investments are recorded at fair value. Increases or decreases in the fair value during the year are recognized as a component of interest income.

G. Receivables

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

H. Inventories

Inventories are valued at cost using the first-in/first-out (FIFO) method. Inventories consist of expendable supplies held for consumption. The cost is recorded as an asset at the time the individual item is purchased. Inventories reported in the governmental funds are equally offset by nonspendable fund balance, which indicates that they do not constitute “available, spendable resources.”

I. Prepaid Items

Payments made to vendors for services that will benefit periods beyond September 30, 2019, are recorded as prepaid items using the consumption method by recording an asset for the prepaid amount and reflecting the expenditure/expense in the fiscal year in which services are consumed. Prepaid items reported in the governmental funds are equally offset by nonspendable fund balance which indicates that they do not constitute “available, spendable resources.”

J. Capital Assets

Capital assets, which include buildings, improvements, machinery and equipment, and infrastructure assets, are reported in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of three years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. The City has reported all infrastructures that it currently owns and has a responsibility for maintaining. Donated capital assets are recorded at estimated acquisition 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 is not capitalized.

Capital assets of the City are depreciated using the straight line method over the following useful lives:

Buildings	40 years
Improvements	10-40 years
Machinery and equipment	3-15 years
Infrastructure	50-75 years

Fully depreciated assets still in service are carried in the capital asset accounts.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

K. Deferred Inflows of Resources

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of fund balance that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has two types of items, both of which arise only under a modified accrual basis of accounting, that qualify for reporting in this category. Accordingly, the items, *unavailable revenue – property taxes* and *unavailable revenue – intergovernmental* are only reported in the governmental funds balance sheet. The governmental funds report unavailable revenues from both property taxes and grants as these amounts are deferred and will be recognized as an inflow of resources in the period in which the amounts become available.

L. Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums are deferred and amortized over the term of the bonds using the effective interest method. Bonds payable are reported net of the applicable premium. Bond issuance costs are reported as expenses in the period in which they are incurred.

In the fund financial statements, governmental fund types recognize the face amount of the debt issued as other financing sources and the repayment of debt as debt service expenditures.

M. Compensated Absences

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

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

N. Fund Balance and Net Position

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

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

Fund balances are classified as follows:

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

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

Committed – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by the adoption of a resolution by the City Council. Furthermore, only the City Council has the authority to modify or rescind the commitment and such action is accomplished only by adoption of a subsequent resolution.

Assigned – Fund balances are reported as assigned when amounts are constrained by the City's intent to be used for specific purposes, but are neither restricted nor committed. In governmental funds other than the general fund, assigned fund balance represents the remaining amount that is not restricted or committed. Pursuant to the fund balance policy adopted by a resolution of the City Council, the Finance Director has been delegated the authority to assign funds for particular purposes.

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

N. Fund Balance and Net Position (Continued)

Fund balances are classified as follows (Continued):

Unassigned – Fund balances are reported as unassigned as the residual classification for the City's general fund and includes all spendable amounts when the balances do not meet any of the above criterion. In other funds, the unassigned classification will be used only to report a deficit balance from overspending for specific purposes for which amounts had been restricted, committed, or assigned. The City intends to maintain a minimum unassigned fund balance in its general fund of 25% of the subsequent year's budgeted expenditures and outgoing transfers. This minimum fund balance is to protect against cash flow shortfalls related to timing of projected revenue receipts and to maintain a budget stabilization commitment.

Flow Assumptions – When both restricted and unrestricted amounts of fund balance are available for use for expenditures incurred, it is the City's policy to use restricted amounts first and then unrestricted amounts as they are needed. For unrestricted amounts of fund balance, it is the City's policy to use fund balance in the following order: (1) Committed, (2) Assigned, (3) Unassigned.

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

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

O. Use of Estimates

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

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

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

The governmental fund balance sheet includes a reconciliation between fund balance – total governmental funds and net position – governmental activities as reported in the government-wide statement of net position. One element of that reconciliation explains that "long-term liabilities are not due and payable in the current period and therefore are not reported in the funds." The details of this $67,638,984 difference are as follows:

Notes payable	$	(3,436,594)
Certificates of participation payable		(22,395,000)
Contracts payable		(62,665)
Bonds payable, net of original issue premium		(39,964,205)
Accrued interest payable		(764,639)
Compensated absences		(1,015,881)
Net adjustment to reduce *fund balance - total governmental funds* to arrive at *net position - governmental activities*	$	(67,638,984)

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

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between net change in fund balances – total governmental funds and change in net position of governmental activities as reported in the government-wide statement of activities. One element of that reconciliation explains that "Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense." The details of this $18,645,871 difference are as follows:

Capital outlay	$	24,495,869
Depreciation expense		(5,849,998)
Net adjustment to increase *net change in fund balances - total governmental funds* to arrive at *change in net position - governmental activities*	$	18,645,871

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

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

Another element of the reconciliation states that "the net effect of various miscellaneous transactions involving capital assets (i.e., disposals, and donations) is to increase net position. The detail of this $205,326 difference are as follows:

Net book value of deletions	$	(284,624)
Donations of capital assets		489,950
Net adjustment to increase *net change in fund balances - total governmental funds* to arrive at *change in net position - governmental activities*	$	205,326

Another element of the reconciliation states that "the issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. This amount represents the net effect of these transactions for the current fiscal year." The details of this $2,469,396 difference are as follows:

Principal repayments on notes payable	$	156,702
Principal repayments on certificates of participation		1,435,000
Principal repayments on contracts payable		247,694
Principal repayments on bonds payable		630,000
Net adjustment to increase *net change in fund balances - total governmental funds* to arrive at *change in net position - governmental activities*	$	2,469,396

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

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

Another element of the reconciliation states that "some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds." The details of this $67,283 difference are as follows:

Accrued interest payable	$	20,238
Amortization of bond premium		73,491
Compensated absences		(26,446)
Net adjustment to increase *net change in fund balances - total governmental funds* to arrive at *change in net position - governmental activities*	$	67,283

NOTE 3. LEGAL COMPLIANCE - BUDGETS

The budget is officially adopted by the governing body prior to the beginning of its fiscal year, or a resolution authorizing the continuation of necessary and essential expenditures to operate the City will be adopted. The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the department level, within the fund.

Transfers of appropriations within a department budget or within a non-departmental expenditure category require only the approval of the Finance Director and the City Manager. Increases in appropriations in a departmental budget or in a non-departmental expenditure category, require approval of the governing body in the form of amendments to the budget resolution.

For the period ended September 30, 2019, expenditures of the Confiscated Assets Fund and Hotel/Motel Tax Fund exceeded their appropriations by $29,627 and $77,213, respectively. Expenditures of the General Fund exceeded their appropriations for debt service principal and interest by $247,694 and 15,518, respectively. These excess expenditures were funded by available fund balance, and greater than anticipated revenues.

NOTE 4. DEPOSITS AND INVESTMENTS

Total deposits as of September 30, 2019 are summarized as follows:

Statement of Net Position:		
Cash and cash equivalents	$	64,753,325
Restricted cash and cash equivalents		30,228,279
Cash and cash equivalents - component unit		143,939
Statement of Fiduciary Assets and Liabilities:		
Cash - agency fund		146,953
	$	95,272,496
Cash deposited with financial institutions	$	48,323,285
Certificates of deposit		9,524,453
Local government investment pool - Georgia Fund 1		37,424,758
Total cash and cash equivalents	$	95,272,496

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

Credit Risk: State statutes authorize the City to invest in U.S. Government obligations; U.S. Government agency (or other corporation of the U.S. Government) obligations; obligations fully insured or guaranteed by the U.S. Government or a U.S. Government agency; obligations of the State of Georgia or other states; obligations or other counties, municipal corporations and political subdivisions of the State of Georgia; negotiable certificates of deposit issued by any bank or trust company organized under the laws of any state of the United States of America; prime bankers' acceptances; repurchase agreements; and pooled investment programs sponsored by the State of Georgia for the investment of local government funds.

The local government investment pool, "Georgia Fund 1," created by OCGA 36-83-8, is a stable asset value investment pool, which follows Standard and Poor's criteria for AAAf rated money market funds and is regulated by the Georgia Office of the State Treasurer. The pool is not registered with the SEC as an investment company. The pool's primary objectives are safety of capital, investment income, liquidity and diversification while maintaining principal ($1 per share). The asset value is calculated weekly to ensure stability. The pool distributes earnings (net of management fees) on a monthly basis and determines participants' shares sold and redeemed based on $1 per share. The pool also adjusts the value of its investments to fair value as of year-end and the City's investment in the Georgia Fund 1 is reported at fair value. The City considers amounts held in Georgia Fund 1 as cash equivalents for financial statement presentation. As of September 30, 2019, the weighted-average maturity of the pool was 26 days.

NOTE 4. DEPOSITS AND INVESTMENTS (CONTINUED)

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

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

The City's certificate of deposits are considered non participating interest earning investment contracts, and are carried at cost.

Custodial Credit Risk: Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. State statutes require all deposits and investments (other than federal or state government instruments) to be covered by depository insurance or pledged securities. Amounts that exceed standard depository insurance limits are required to be collateralized either (1) individually by the financial institutions through pledged obligations of the U.S. Government, obligations backed by the full faith and credit of the U.S. Government, obligations of the State of Georgia or other states, or obligations of counties, municipalities, or public authorities of the State of Georgia, or (2) participation in the State of Georgia Secure Deposit Program. As of September 30, 2019, one of the financial institutions holding the City's deposits is a participant of the State of Georgia Secure Deposit Program, which is administered by the Office of the State Treasurer, requires participating banks holding deposits of public funds to pledge collateral at varying rates depending on tier assigned by the State. As of September 30, 2019, all of the City's bank balances were insured and/or collateralized as defined by GASB and required by State Statutes.

NOTE 5. RECEIVABLES

Property taxes are levied on property values assessed as of January 1, which is also the lien date. The City contracts with Fulton County to bill and collect City of Johns Creek property taxes. The taxes were levied on September 1 based on the assessed value of property as listed on the previous January 1 and were due on October 31. Property taxes levied on September 1, 2019 are for the year ended September 30, 2019, and property taxes are recorded as receivables and deferred inflows of resources when levied. Revenues are recognized in governmental funds when available.

Receivables at September 30, 2019, for the City's individual major funds and aggregate nonmajor funds, including any applicable allowances for uncollectible accounts are as follows:

	General	Capital Projects	Parks Bond	T-SPLOST	Nonmajor Governmental	Total
Receivables:						
Taxes	$ 22,977,405	$ -	$ 1,941,908	$ -	$ 53,762	$ 24,973,075
Accounts	821,599	-	-	-	308,181	1,129,780
Intergovernmental	7,423	1,141,869	-	1,250,860	5,240,975	7,641,127
Total receivables	23,806,427	1,141,869	1,941,908	1,250,860	5,602,918	33,743,982
Less allowance for uncollectible	33,905	-	4,102	-	5,240,975	5,278,982
Net total receivable	$ 23,772,522	$ 1,141,869	$ 1,937,806	$ 1,250,860	$ 361,943	$ 28,465,000

NOTE 6. CAPITAL ASSETS

Capital asset activity for the City for the year ended September 30, 2019 is as follows:

	Beginning Balance	Increases	Decreases	Transfers	Ending Balance
Governmental activities:					
Nondepreciable capital assets:					
Land	$ 53,178,840	$ 123,400	$ -	$ -	$ 53,302,240
Construction in progress	24,057,818	4,078,501	(270,049)	(10,856,061)	17,010,209
Total	77,236,658	4,201,901	(270,049)	(10,856,061)	70,312,449
Depreciable capital assets:					
Buildings	5,139,355	11,533,077	-	10,532,843	27,205,275
Improvements	12,139,700	1,060,876	-	-	13,200,576
Machinery and equipment	16,989,770	1,961,838	(2,612,279)	-	16,339,329
Infrastructure	147,442,071	6,228,127	-	323,218	153,993,416
Total	181,710,896	20,783,918	(2,612,279)	10,856,061	210,738,596
Less accumulated depreciation:					
Buildings	(1,217,785)	(688,214)	-	-	(1,905,999)
Improvements	(2,961,249)	(764,994)	-	-	(3,726,243)
Machinery and equipment	(12,073,379)	(1,452,202)	2,597,704	-	(10,927,877)
Infrastructure	(26,737,478)	(2,944,588)	-	-	(29,682,066)
Total	(42,989,891)	(5,849,998)	2,597,704	-	(46,242,185)
Total capital assets being depreciated, net	138,721,005	14,933,920	(14,575)	10,856,061	164,496,411
Governmental activities capital assets, net	$ 215,957,663	$ 19,135,821	$ (284,624)	$ -	$ 234,808,860

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

Governmental activities:	
General government	$ 1,048,973
Public safety	1,153,842
Public works	2,988,029
Culture and recreation	659,154
Total depreciation expense - governmental activities	$ 5,849,998

NOTE 7. LONG-TERM DEBT

Changes in Long-Term Liabilities

The following is a summary of long-term debt and liability activity for the City for its fiscal year ended September 30, 2019:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
General obligation bonds payable	$ 39,400,000	$ -	$ (630,000)	$ 38,770,000	$ 660,000
Bond premiums	1,267,696	-	(73,491)	1,194,205	-
Bonds payable, net	40,667,696	-	(703,491)	39,964,205	660,000
Notes payable from direct borrowing	3,593,728	-	(157,134)	3,436,594	148,675
Contracts payable	310,359	-	(247,694)	62,665	62,665
Certificates of participation	23,830,000	-	(1,435,000)	22,395,000	1,475,000
Compensated absences	989,435	726,859	(700,413)	1,015,881	719,134
Total governmental activities long-term liabilities	$ 69,391,218	$ 726,859	$ (3,243,732)	$ 66,874,345	$ 3,065,474

For governmental activities, compensated absences are liquidated by the General Fund.

Notes Payable – Direct Borrowings

The City has executed a note payable agreement with the State Road and Tollway Authority (SRTA). The note, financed through the Georgia Transportation Infrastructure Bank (GTIB), allowed the City to borrow $4,000,000 for various road projects throughout the City. Monthly payments of principal and interest commenced in February 2016 in the amount of $22,810 and will continue until the note matures on January 1, 2036. The note bears interest at 3.31%. As of September 30, 2019, the outstanding balance on this note is $3,436,594.

The total debt service requirements to maturity for the City's outstanding notes are as follows:

Fiscal year ending September 30,	Principal	Interest	Total
2020	$ 148,675	$ 102,233	$ 250,908
2021	167,412	106,305	273,717
2022	173,038	100,679	273,717
2023	178,853	94,864	273,717
2024	184,864	88,853	273,717
2025-2029	1,021,791	346,794	1,368,585
2030-2034	1,205,422	163,164	1,368,586
2035-2036	356,539	8,417	364,956
	$ 3,436,594	$ 1,011,309	$ 4,447,903

NOTE 7. LONG-TERM DEBT (CONTINUED)

Contracts Payable – Direct Borrowing

During fiscal year 2009, the City entered into an agreement with Fulton County to assume the debt service for certain certificates of participation in the principal amount of $1,439,024 with payments beginning May 1, 2009 through November 1, 2019 at an interest rate of 4.90% in return for land and buildings for the fire department.

The City's debt service requirements to maturity on the contracts payable are as follows:

Fiscal year ending September 30,	Principal	Interest	Total
2020	$ 62,665	$ 3,133	$ 65,798
	$ 62,665	$ 3,133	$ 65,798

Certificates of Participation

In September 2017, the Georgia Municipal Association issued Certificates of Participation on behalf of the City in the amount of $23,830,000. The proceeds from the certificates will be used to finance the construction and renovations of the City's new City Hall building. The certificate bears interest at 2.56% with semiannual interest payments beginning on March 1, 2018 and annual principal payments beginning September 1, 2019 until maturity on September 1, 2032.

The City's debt service requirements to maturity on the certificates of participation are as follows:

Fiscal year ending September 30,	Principal	Interest	Total
2020	$ 1,475,000	$ 573,312	$ 2,048,312
2021	1,510,000	535,552	2,045,552
2022	1,550,000	496,896	2,046,896
2023	1,590,000	457,216	2,047,216
2024	1,630,000	416,512	2,046,512
2025-2029	8,800,000	1,434,880	10,234,880
2030-2032	5,840,000	301,440	6,141,440
	$ 22,395,000	$ 4,215,808	$ 26,610,808

NOTE 7. LONG-TERM DEBT (CONTINUED)

General Obligation Bonds Payable

In April 2017, the City issued $40,000,000 of General Obligation Bonds (Series 2017) for the purpose of funding construction projects for the City. The bonds were issued at a premium of $1,340,402 and interest rates ranging from 3% to 5%. The interest payments are due semiannually beginning October 1, 2017 and annual principal payments beginning April 1, 2018. The bonds are scheduled to mature on April 1, 2047.

The City's debt service requirements to maturity on the bonds payable are as follows:

Fiscal year ending September 30,	Principal	Interest	Total
2020	$ 660,000	$ 1,431,638	$ 2,091,638
2021	700,000	1,398,638	2,098,638
2022	730,000	1,363,638	2,093,638
2023	770,000	1,327,138	2,097,138
2024	800,000	1,288,638	2,088,638
2025-2029	4,680,000	5,797,687	10,477,687
2030-2034	5,980,000	4,727,550	10,707,550
2035-2039	7,630,000	3,667,063	11,297,063
2040-2044	9,730,000	2,269,150	11,999,150
2045-2047	7,090,000	504,350	7,594,350
	$ 38,770,000	$ 23,775,490	$ 62,545,490

NOTE 8. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Due to/from other funds:

Receivable Entity	Payable Entity	Amount
General Fund	Nonmajor governmental funds	$ 15,354

The above interfund balance results from the collection of revenues in the nonmajor governmental funds that are owed to the General Fund and are subsequently remitted after year-end.

Interfund transfers:

Transfers In	Transfers Out	Amount
General Fund	Nonmajor governmental funds	$ 170,868
Capital Projects Fund	General Fund	18,607,982
Capital Projects Fund	Parks Bond Fund	278,435
Nonmajor governmental funds	General Fund	2,318,765
		$ 21,376,050

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

NOTE 9. COMMITMENTS AND CONTINGENT LIABILITIES

Contractual Commitments

The City has entered a public/private contractual partnership for outsourced services and operations. Through this contract with a private company, an array of operational services is provided via outsourcing. This contract is an operating contract for which the City is continually monitoring its outsourcing needs as compared to providing services in-house. Currently, this contract is approximately $2.7 million, subject to annual negotiation and appropriation.

The City has entered into contracts for construction and various other professional services. As of September 30, 2019, the balance left to complete these contracts is approximately $87,500.

NOTE 9. COMMITMENTS AND CONTINGENT LIABILITIES (CONTINUED)

Litigation

The City is a defendant in certain legal actions arising in the course of City operations. Liability, if any, which might result from these proceedings, would not, in the opinion of management and legal counsel, have a material adverse impact on the financial position of the City.

Grant Contingencies

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

NOTE 10. DEFINED CONTRIBUTION RETIREMENT PLAN

The City of Johns Creek's Profit Sharing Plan is a single employer defined contribution plan established and administered by the City for all full time employees. At September 30, 2019, there were 213 plan members. The City contributes 12% of eligible employees' base salary and matches 100% for each dollar of employee contributions up to 5% of the employee's salary. Employees are not required to contribute to the Plan. Employees are eligible after six months of employment. Funds from the City vest 20% per year (five-year vesting schedule) based upon the employee's date of hire for those hired after January 1, 2017. Employees hired prior to January 1, 2017 were 100% vested upon entry into the Plan. For the fiscal year ending September 30, 2019, the City's contributions to the Plan were $2,519,211. The Plan was established by resolution of the City Council. The Plan, including contribution requirements, may also be amended by resolution of the same.

NOTE 11. JOINT VENTURES

Under Georgia law, the City, in conjunction with other cities around the Metropolitan Atlanta Georgia area, is a member of the Atlanta Regional Commission (ARC) and is required to pay annual dues thereto, which Fulton County has paid on behalf of the City of Johns Creek. Membership in ARC is required by the Official Code of Georgia Annotated (OCGA) Section 50-8-34, which provides for the organization structure of ARC. ARC 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 the ARC. Separate financial statements may be obtained from ARC, 40 Courtland Street NE, Atlanta, Georgia 30303.

NOTE 11. JOINT VENTURES (CONTINUED)

In October 2008 the cities of Sandy Springs and Johns Creek created the Chattahoochee River 911 Authority (ChatComm), which was created pursuant to the provisions of the Official Code of Georgia Annotated (OCGA) Section 36-75-1, which provides for the organization of a joint public safety and judicial facility authority. ChatComm Board membership includes the City Manager from each participating city, or their designee. ChatComm was created by the two cities contributing a pre-determined capital amount necessary to equip the facility. In accordance with GASB 14: *The Financial Reporting Entity*, ChatComm was determined to be a joint venture; however, the City does not have an equity interest in the joint venture. The cities have also pledged their future E911 revenues to ChatComm to pay for the operation of the emergency 911 answering facility. Additionally, the two cities will be responsible for funding any operating deficits as well as any future capital purchases of ChatComm. For the year ended September 30, 2019, the City of Johns Creek has collected and remitted $1,921,644 of E911 revenues. Since the inception of ChatComm, the City has contributed $5,240,975 to cover the capital and operating needs in addition to the E911 revenues remitted. While the E911 Fund of the City reports a receivable for this amount, management has evaluated the ability of the City to collect the receivable and determined the need to allow for 100% of the outstanding receivable as of September 30, 2019. As of June 30, 2019, ChatComm's fiscal year end, the entity had a negative net position of ($12,082,910). Separate financial statements may be obtained from the City of Sandy Springs, who has been contracted by ChatComm to serve as the accountants, at 1 Galambos Way, Sandy Springs, Georgia 30328.

NOTE 12. HOTEL/MOTEL LODGING TAX

The City has levied a 7% lodging tax. The Official Code of Georgia Annotated 48-13-50 requires that all lodging taxes levied of 5% or more be expended or obligated contractually for the promotion of tourism, conventions, or trade shows. During the year ended September 30, 2019, the City received $598,277 in hotel/motel taxes. Of this amount, $427,409, or 71.4%, was used for the promotion of tourism, conventions, or trade shows.

NOTE 13. RISK MANAGEMENT

The City is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City carries commercial insurance for risks of losses. For insured programs, there have been no significant reductions in insurance coverage. Settlement amounts have not exceeded insurance coverage in the last three years.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF JOHNS CREEK, GEORGIA

GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED SEPTEMBER 30, 2019

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues:				
Property taxes	$ 19,656,854	$ 19,656,854	$ 17,839,414	$ (1,817,440)
Sales taxes	21,715,000	21,715,000	23,627,650	1,912,650
Franchise taxes	4,075,000	4,075,000	4,405,258	330,258
Business taxes	7,005,000	7,005,000	8,041,356	1,036,356
Licenses and permits	2,464,650	2,464,650	2,531,623	66,973
Charges for services	276,450	276,450	294,426	17,976
Fines and forfeitures	1,210,000	1,210,000	1,175,672	(34,328)
Intergovernmental	-	-	24,470	24,470
Contributions	55,000	55,000	32,820	(22,180)
Interest earned	50,000	50,000	511,973	461,973
Miscellaneous	46,000	46,000	97,426	51,426
Total revenues	56,553,954	56,553,954	58,582,088	2,028,134
Expenditures:				
Current:				
General government:				
City Council	320,415	320,415	276,764	43,651
City Manager	1,135,805	1,135,805	1,116,621	19,184
City Clerk	420,801	420,801	393,374	27,427
Finance	1,332,120	1,325,920	1,145,138	180,782
Legal services	400,000	400,000	386,849	13,151
Information technology	1,958,545	1,958,545	1,931,937	26,608
Facilities and buildings	1,483,916	1,483,916	1,364,588	119,328
Human resources	1,059,023	1,097,762	958,039	139,723
Public information	642,947	642,947	611,045	31,902
Total general government	8,753,572	8,786,111	8,184,355	601,756
Judicial:				
Municipal court	723,424	723,424	681,642	41,782
Total judicial	723,424	723,424	681,642	41,782
Public safety:				
Police	11,134,193	11,174,362	10,702,516	471,846
Fire	10,981,155	11,024,292	10,486,569	537,723
Total public safety	22,115,348	22,198,654	21,189,085	1,009,569
Public works	6,247,303	6,276,244	5,936,099	340,145
Culture and recreation	1,959,986	1,966,186	1,966,186	-
Community development	2,344,085	2,344,085	2,249,736	94,349
Debt service:				
Principal	-	-	247,694	(247,694)
Interest	-	-	15,518	(15,518)
Total debt service	-	-	263,212	(263,212)
Total expenditures	42,143,718	42,294,704	40,470,315	1,824,389
Excess of revenues over expenditures	14,410,236	14,259,250	18,111,773	3,852,523

Continued

CITY OF JOHNS CREEK, GEORGIA

GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED SEPTEMBER 30, 2019

	Budget			Variance With
	Original	Final	Actual	Final Budget
Other financing sources (uses):				
Transfers in	140,000	140,000	170,868	30,868
Transfers out	(21,040,173)	(21,040,173)	(20,926,747)	113,426
Proceeds from sale of capital assets	-	-	64,759	64,759
Total other financing sources (uses)	(20,900,173)	(20,900,173)	(20,691,120)	209,053
Net change in fund balance	(6,489,937)	(6,640,923)	(2,579,347)	4,061,576
Fund balance, beginning of year	30,228,091	30,228,091	30,228,091	-
Fund balance, end of year	$ 23,738,154	$ 23,587,168	$ 27,648,744	$ 4,061,576

NONMAJOR GOVERNMENTAL FUNDS

Special Revenue Funds

Special revenue funds are used to account for specific revenues that are legally restricted or committed to expenditures for particular purposes.

Confiscated Assets Fund – This fund is used to account for the use of confiscated assets by the City's Police Department. These revenues are restricted by State of Georgia law for law enforcement purposes.

E-911 Fund – This fund is used to account for the monthly 911 charge to fund the cost of providing emergency 911 services to the City. Financing is provided through user fees and charges which are restricted by the Official Code of Georgia Annotated (O.C.G.A) 46-5-134.

Hotel/Motel Tax Fund – This fund is used to account for the 7% occupancy tax collected by the City from area hotels and motels. The tax revenues in this fund are restricted by O.C.G.A 48-13-51.

Tree Replacement Fund – This fund is used to account for the charges for services collected by the City from third parties who remove trees during the land development process pursuant to the City's Tree Replacement Ordinance. The revenues in this fund are committed by an Ordinance passed by the City Council.

Capital Project Fund

CDBG Fund – This fund is used to account for the expenditures and revenues received from the U.S. Department of Housing and Urban Development for the City's Community Development Block Grant (CDBG) project.

Debt Service Fund

Debt Service Fund – This fund is used to account for the accumulation of resources and payment of principal and interest on the City's outstanding notes payable.

CITY OF JOHNS CREEK, GEORGIA

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2019

ASSETS	Special Revenue Funds				Capital Project Fund		Total Nonmajor Governmental Funds
	Confiscated Assets Fund	E-911 Fund	Hotel/Motel Tax Fund	Tree Replacement Fund	CDBG Fund	Debt Service Fund	
Cash	$ 644,514	$ 189,992	$ -	$ 66,871	$ 433	$ -	$ 901,810
Taxes receivable	-	-	53,762	-	-	-	53,762
Other receivables	-	308,181	-	-	-	-	308,181
Total assets	$ 644,514	$ 498,173	$ 53,762	$ 66,871	$ 433	$ -	$ 1,263,753
LIABILITIES AND FUND BALANCES							
LIABILITIES							
Accounts payable	$ -	$ 309,284	$ -	$ -	$ -	$ -	$ 309,284
Accrued liabilities	93,000	-	-	-	-	-	93,000
Due to other funds	-	-	15,354	-	-	-	15,354
Due to component unit	-	-	38,408	-	-	-	38,408
Total liabilities	93,000	309,284	53,762	-	-	-	456,046
FUND BALANCES							
Restricted:							
Law enforcement	551,514	-	-	-	-	-	551,514
Capital projects	-	-	-	-	433	-	433
Committed:							
Tree replacement	-	-	-	66,871	-	-	66,871
Assigned:							
Emergency 911 operations	-	188,889	-	-	-	-	188,889
Total fund balances	551,514	188,889	-	66,871	433	-	807,707
Total liabilities and fund balances	$ 644,514	$ 498,173	$ 53,762	$ 66,871	$ 433	$ -	$ 1,263,753

CITY OF JOHNS CREEK, GEORGIA

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2019

	Special Revenue Funds				Capital Project Fund		
	Confiscated Assets Fund	E-911 Fund	Hotel/Motel Tax Fund	Tree Replacement Fund	CDBG Fund	Debt Service Fund	Total Nonmajor Governmental Funds
REVENUES							
Taxes	$ -	$ -	$ 598,277	$ -	$ -	$ -	$ 598,277
Charges for services	-	1,921,644	-	-	-	-	1,921,644
Fines and forfeitures	34,032	-	-	-	-	-	34,032
Interest	872	-	-	-	-	-	872
Miscellaneous	-	8,187	-	-	-	-	8,187
Total revenues	34,904	1,929,831	598,277	-	-	-	2,563,012
EXPENDITURES							
Current:							
Public safety	44,277	1,929,831	-	-	-	-	1,974,108
Culture and recreation	-	-	427,409	-	-	-	427,409
Debt service:							
Principal	-	-	-	-	-	1,591,702	1,591,702
Interest	-	-	-	-	-	727,063	727,063
Total expenditures	44,277	1,929,831	427,409	-	-	2,318,765	4,720,282
Excess (deficiency) of revenues over expenditures	(9,373)	-	170,868	-	-	(2,318,765)	(2,157,270)
OTHER FINANCING SOURCES (USES)							
Transfers in	-	-	-	-	-	2,318,765	2,318,765
Transfers out	-	-	(170,868)	-	-	-	(170,868)
Total other financing sources (uses)	-	-	(170,868)	-	-	2,318,765	2,147,897
Net change in fund balances	(9,373)	-	-	-	-	-	(9,373)
FUND BALANCES, beginning of year	560,887	188,889	-	66,871	433	-	817,080
FUND BALANCES, end of year	$ 551,514	$ 188,889	$ -	$ 66,871	$ 433	$ -	$ 807,707

CITY OF JOHNS CREEK, GEORGIA

CONFISCATED ASSETS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED SEPTEMBER 30, 2019

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues:				
Cash confiscations	$ -	$ -	$ 34,032	$ 34,032
Interest	650	650	872	222
Total revenues	650	650	34,904	34,254
Expenditures:				
Public safety	14,650	14,650	44,277	(29,627)
Net change in fund balances	(14,000)	(14,000)	(9,373)	4,627
Fund balances, beginning of year	560,887	560,887	560,887	-
Fund balances, end of year	$ 546,887	$ 546,887	$ 551,514	$ 4,627

CITY OF JOHNS CREEK, GEORGIA

E-911 FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED SEPTEMBER 30, 2019

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues:				
Charges for services	$ 1,700,000	$ 1,929,831	$ 1,921,644	$ (8,187)
Miscellaneous	-	-	8,187	8,187
Total revenues	1,700,000	1,929,831	1,929,831	-
Expenditures:				
Public safety	1,700,000	1,929,831	1,929,831	-
Total expenditures	1,700,000	1,929,831	1,929,831	-
Net change in fund balances	-	-	-	-
Fund balance, beginning of year	188,889	188,889	188,889	-
Fund balance, end of year	$ 188,889	$ 188,889	$ 188,889	$ -

CITY OF JOHNS CREEK, GEORGIA

HOTEL/MOTEL TAX FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED SEPTEMBER 30, 2019

	Budget			Variance With
	Original	Final	Actual	Final Budget
Revenues:				
Taxes	$ 490,196	$ 490,196	$ 598,277	$ 108,081
Total revenues	490,196	490,196	598,277	108,081
Expenditures:				
Culture and recreation	350,196	350,196	427,409	(77,213)
Excess of revenues over expenditures	140,000	140,000	170,868	30,868
Other financing uses:				
Transfers out	(140,000)	(140,000)	(170,868)	(30,868)
Net change in fund balances	-	-	-	-
Fund balances, beginning of year	-	-	-	-
Fund balances, end of year	$ -	$ -	$ -	$ -

CITY OF JOHNS CREEK, GEORGIA

DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
FOR THE YEAR ENDED SEPTEMBER 30, 2019

	Budget			Variance With
	Original	Final	Actual	Final Budget
Expenditures:				
Debt service				
Principal	$ 742,581	$ 742,581	$ 1,591,702	$ (849,121)
Interest	1,839,396	1,839,396	727,063	1,112,333
Total expenditures	2,581,977	2,581,977	2,318,765	263,212
Other financing sources:				
Transfers in	2,581,977	2,581,977	2,318,765	(263,212)
Total other financing sources	2,581,977	2,581,977	2,318,765	(263,212)
Net change in fund balances	-	-	-	-
Fund balances, beginning of year	-	-	-	-
Fund balances, end of year	$ -	$ -	$ -	$ -

CITY OF JOHNS CREEK, GEORGIA

SCHEDULE OF PROJECTS CONSTRUCTED WITH PROCEEDS FROM TRANSPORTATION SPECIAL PURPOSE LOCAL OPTION SALES TAX (TSPLOST) FOR THE YEAR ENDED SEPTEMBER 30, 2019

PROJECT	ESTIMATED COST ORIGINAL	ESTIMATED COST CURRENT	EXPENDITURES PRIOR	EXPENDITURES CURRENT	EXPENDITURES TOTAL	PROJECT COMPLETION
TSPLOST TIER 1						
Medlock Bridge Capacity Project from Chattahoochee River to McGinnis Ferry, State Bridge Road Widening from Medlock Bridge to Chattahoochee River, Jones Bridge Widening from Douglas Road to McGinnis Ferry, Jones Bridge Widening from Waters Road to Buice Road and from Buice Road to State Bridge Road, McGinnis Ferry Road Widening From Union Hill Road to Sargent Road, Haynes Bridge Road Widening from Old Alabama Road to Mansell Road, New Location Road in Tech Park	$ 50,286,471	$ 50,286,471	$ 810,030	$ 703,165	$ 1,513,195	3.009 %
Medlock Bridge at State Bridge Improvements, Bell and Boles Road Operational and Safety Improvements from Medlock Bridge to McGinnis Ferry and from Abbotts Bridge to Bell Barnwell Road at Holcomb Bridge Road Improvements	19,455,270	19,455,270	163,969	714,217	878,186	4.514 %
TSPLOST TIER 2						
Old Alabama Road Widening from Nesbit Ferry to Old Alabama Connector, State Bridge Road Widening from Kimball Bridge to Medlock Bridge	10,085,115	10,085,115	-	-	-	0.000 %
Bridge Improvements	2,222,252	2,222,252	-	-	-	0.000 %
TSPLOST TIER 3						
Resurfacing Program, Medlock Bridge Transit Related Enhancements	1,713,388	1,713,388	-	-	-	0.000 %
Bridge Replacements	362,214	362,214	-	-	-	0.000 %
Nesbit Ferry Corridor Improvements, Findley Road Extension to Lakefield Drive, Old Alabama Widening from Jones Bridge Road to Buice Road	3,426,775	3,426,775	-	-	-	0.000 %
Barnwell Road Corridor Improvements, Connected Vehicle Infrastructure	2,284,517	2,284,517	-	-	-	0.000 %
Sidewalk and Trail Enhancements, Multimodal Transportation Alternatives	4,569,034	4,569,034	-	-	-	0.000 %
TOTAL TSPLOST	$ 94,405,036	$ 94,405,036	$ 973,999	$ 1,417,382	$ 2,391,381	

AGENCY FUND

Agency funds are used to account for assets held by the City as an agent for individuals.

Municipal Court Fund – To account for the collection of cash appearance bonds by the Municipal Court.

CITY OF JOHNS CREEK, GEORGIA

STATEMENT OF CHANGES IN ASSETS AND LIABILITIES
AGENCY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2019

	Balance October 1, 2018	Additions	Deductions	Balance September 30, 2019
MUNICIPAL COURT FUND				
Assets:				
Cash	$ 143,768	$ 1,832,559	$ 1,829,374	$ 146,953
Liabilities:				
Due to others	$ 143,768	$ 1,832,559	$ 1,829,374	$ 146,953

COMPONENT UNIT

Convention Visitors Bureau – To account for the revenue and expenditures of promoting tourism within the City as funded by Hotel/Motel tax revenues.

CITY OF JOHNS CREEK, GEORGIA

BALANCE SHEET
COMPONENT UNIT - JOHNS CREEK CONVENTION VISITORS BUREAU
SEPTEMBER 30, 2019

ASSETS		
Cash	$	143,939
Due from primary government		38,408
Total assets	$	182,347
LIABILITIES AND FUND BALANCE		
LIABILITIES		
Accounts payable	$	10,964
Total liabilities		10,964
FUND BALANCE		
Restricted for trade and tourism		171,383
Total liabilities and fund balance	$	182,347

CITY OF JOHNS CREEK, GEORGIA

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
COMPONENT UNIT - JOHNS CREEK CONVENTION VISITORS BUREAU
FOR THE YEAR ENDED SEPTEMBER 30, 2019

REVENUES	
Intergovernmental	$ 428,404
Interest	369
Total revenues	428,773
EXPENDITURES	
Current:	
Culture and recreation	489,739
Total expenditures	489,739
Net change in fund balance	(60,966)
FUND BALANCE, beginning of year	232,349
FUND BALANCE, end of year	$ 171,383

STATISTICAL SECTION

STATISTICAL SECTION

This part of the City of Johns Creek's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

Page

Financial Trends **50**

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

Revenue Capacity **52**

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

Debt Capacity **60**

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

Demographic and Economic Information **64**

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

Operating Information **66**

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

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial report.

CITY OF JOHNS CREEK, GEORGIA

NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
(accrual basis of accounting)

	2019	2018	2017	2016
Primary government:				
Net investment in capital assets	$ 199,022,815	$ 186,847,479	$ 173,455,612	$ 165,092,053
Restricted	34,511,321	20,484,547	7,243,439	649,345
Unrestricted	50,938,094	51,063,073	47,304,857	40,143,417
Total primary government net position	$ 284,472,230	$ 258,395,099	$ 228,003,908	$ 205,884,815

2015	2014	2013	2012	2011	2010
$ 137,184,217	$ 131,880,973	$ 125,050,777	$ 123,600,396	$ 111,695,549	$ 111,518,588
485,632	355,547	284,689	237,891	176,572	52,800
60,719,535	54,348,545	47,116,522	43,456,119	35,423,722	28,777,667
$ 198,389,384	$ 186,585,065	$ 172,451,988	$ 167,294,406	$ 147,295,843	$ 140,349,055

CITY OF JOHNS CREEK, GEORGIA

CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
(accrual basis of accounting)

	2019	2018	2017	2016
Expenses				
General government	$ 6,094,580	$ 8,766,867	$ 9,118,649	$ 8,510,238
Judicial	684,550	646,763	631,225	641,638
Public safety	23,986,578	23,882,918	22,745,330	21,252,829
Public works	22,448,705	17,195,241	17,389,469	15,340,851
Culture and recreation	898,736	3,591,129	3,211,240	2,779,614
Community development	2,249,736	2,057,694	2,423,736	2,748,236
Interest on long-term debt	2,111,991	2,143,914	893,114	226,462
Total expenses	$ 58,474,876	$ 58,284,526	$ 56,412,763	$ 51,499,868
Program revenues				
Charges for services:				
General government	$ 1,176,915	$ 1,129,421	$ 1,049,959	$ 1,309,480
Judicial	1,251,243	1,348,830	1,469,263	1,335,746
Public safety	1,964,531	1,853,867	1,809,984	1,965,868
Public works	-	425	555	670
Culture and recreation	200,965	203,638	182,099	186,282
Community development	1,363,743	1,253,086	1,029,862	1,358,041
Operating grants and contributions	57,290	161,591	23,960	230,011
Capital grants and contributions	21,168,742	24,020,439	16,724,496 (2)	1,892,073
Total program revenues	$ 27,183,429	$ 29,971,297	$ 22,290,178	$ 8,278,171
Net (expense) revenue	$ (31,291,447)	$ (28,313,229)	$ (34,122,585)	$ (43,221,697)
General Revenues and Other Changes in Net Position				
Taxes				
Property taxes	$ 19,176,983	$ 23,118,600	$ 21,021,736	$ 18,069,974
Sales taxes	23,627,650	22,142,688	20,967,919	20,838,545
Hotel/Motel taxes	598,277	508,090	465,676	501,955
Franchise taxes	4,405,258	4,314,921	4,339,068	4,357,134
Business taxes	8,041,356	7,396,040	7,015,161	6,629,486
Unrestricted intergovernmental revenue	-	-	-	-
Unrestricted investment earnings	1,413,441	735,030	212,293	103,841
Miscellaneous revenues	105,613	489,051	2,219,825	216,193
Gain on sale of capital assets	-	-	-	-
Total	$ 57,368,578	$ 58,704,420	$ 56,241,678	$ 50,717,128
Change in Net Position	$ 26,077,131	$ 30,391,191	$ 22,119,093	$ 7,495,431

(1) In FY2012, the City received approximately $11.7 million of donated construction and permanent easements from the Georgia Department of Transportation.

(2) In FY2017, the City saw a significant increase in the amount of grant funding received from the Georgia Department of Transportation as well as the commencement of the collection of Transportation Local Option Sales Tax (T-SPLOST).

2015	2014	2013	2012	2011	2010
$ 9,883,021	$ 9,173,194	$ 9,315,391	$ 8,401,404	$ 8,473,996	$ 10,006,958
606,051	571,034	581,038	616,764	549,615	421,763
21,490,586	21,803,754	24,420,784	19,772,277	19,255,530	19,744,699
12,822,801	8,588,644	9,361,326	8,521,056	8,993,484	10,806,418
3,001,923	2,735,690	2,239,239	2,048,933	1,882,042	1,195,390
3,177,888	2,783,031	2,762,171	3,039,827	2,876,703	4,886,840
121,786	149,406	177,399	176,884	204,863	313,466
$ 51,104,056	$ 45,804,753	$ 48,857,348	$ 42,577,145	$ 42,236,233	$ 47,375,534
$ 1,233,204	$ 1,049,331	$ 1,111,782	$ 1,200,977	$ 1,008,918	$ 783,095
1,315,373	1,299,083	1,294,633	1,126,259	1,059,290	1,176,913
1,925,111	1,834,379	1,693,516	1,605,609	1,583,430	1,633,424
1,635	2,650	300	791	750	150
152,877	135,646	120,720	132,249	49,740	41,091
1,274,075	852,634	911,628	973,739	739,053	613,682
83,200	48,233	40,058	15,750	5,250	22,075
4,908,666	5,720,390	3,858,776 (1)	13,179,713	1,727,249	2,050,856
$ 10,894,141	$ 10,942,346	$ 9,031,413	$ 18,235,087	$ 6,173,680	$ 6,321,286
$ (40,209,915)	$ (34,862,407)	$ (39,825,935)	$ (24,342,058)	$ (36,062,553)	$ (41,054,248)
$ 19,973,121	$ 18,256,432	$ 17,215,159	$ 16,743,082	$ 16,708,870	$ 19,009,118
20,562,370	19,732,444	17,061,276	17,046,077	16,053,759	15,643,135
489,803	437,103	397,450	357,537	374,147	331,707
4,431,315	4,344,254	4,283,380	4,359,944	4,262,254	4,271,267
6,336,162	6,047,586	5,770,239	5,646,233	5,360,729	5,142,452
-	-	-	-	-	59,219
77,309	51,410	50,380	43,451	39,938	73,409
144,154	83,540	201,113	138,697	209,644	511,105
-	42,715	4,520	5,600	-	-
$ 52,014,234	$ 48,995,484	$ 44,983,517	$ 44,340,621	$ 43,009,341	$ 45,041,412
$ 11,804,319	$ 14,133,077	$ 5,157,582	$ 19,998,563	$ 6,946,788	$ 3,987,164

CITY OF JOHNS CREEK, GEORGIA

GOVERNMENTAL ACTIVITIES TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
(accrual basis of accounting)

Fiscal Year	Property Taxes	Sales Taxes	Hotel/Motel Taxes	Franchise Taxes	Business Taxes	Total
2010	$19,009,118	$15,643,135	$ 331,707	$4,271,267	$ 5,142,452	$44,397,679
2011	16,708,870	16,053,759	374,147	4,262,254	5,360,729	42,759,759
2012	16,743,082	17,046,077	357,537	4,359,944	5,646,233	44,152,873
2013	17,215,159	17,061,276	397,450	4,283,380	5,770,239	44,727,504
2014	18,256,432	19,732,444	437,103	4,344,254	6,047,586	48,817,819
2015	19,973,121	20,562,370	489,803	4,431,315	6,336,162	51,792,771
2016	18,069,974	20,838,545	501,955	4,357,134	6,629,486	50,397,094
2017	21,021,736 (1)	20,967,919	465,676	4,339,068	7,015,161	53,809,560
2018	23,118,600	22,142,688	508,090	4,314,921	7,396,040	57,480,339
2019	19,176,983	23,627,650	598,277	4,405,258	8,041,356	55,849,524

(1) The increase in property tax revenues is noted to be the result of an increase in assessed values as well as due to the levy of a tax for debt service for the first time in 2017.

CITY OF JOHNS CREEK, GEORGIA

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

	2019	2018	2017	2016
General Fund				
Reserved	$ -	$ -	$ -	$ -
Unreserved, designated	-	-	-	-
Unreserved	-	-	-	-
Nonspendable - prepaids	759,414	515,901	1,005,805	464,583
Nonspendable - inventory	118,079	106,135	99,212	94,055
Nonspendable - advances	-	-	-	-
Restricted - capital projects	-	-	-	-
Committed - land acquisition	-	-	-	-
Committed - neighborhood road resurfacing	-	-	3,500,000	7,000,000
Committed - development of City owned structures	-	-	-	-
Assigned - vehicle replacement	-	-	-	1,922,646
Unassigned	26,771,251	29,606,055	5,710,050	18,370,421
Total general fund	$ 27,648,744	$ 30,228,091	$ 10,315,067	$ 27,851,705
All Other Governmental Funds				
Reserved	$ -	$ -	$ -	$ -
Unreserved, reported in:				
Special revenue funds	-	-	-	-
Capital projects funds	-	-	-	-
Nonspendable - prepaids	718,757	733,602	2,396,413	-
Restricted - capital projects	30,228,712	41,378,998	46,212,616	433
Restricted - transportation enhancements	33,959,374	19,923,227	6,719,265	-
Restricted - law enforcement	551,514	560,887	523,741	507,646
Restricted - trade and tourism	-	-	-	102,190
Restricted - public safety facilities	-	-	-	39,076
Restricted - community development	-	-	-	-
Committed - tree replacement	66,871	66,871	34,845	91,197
Assigned - capital projects	19,330,852	12,722,854	19,976,156	10,740,370
Assigned - debt service	2,837,930	2,290,284	-	-
Assigned - emergency 911 operations	188,889	188,889	278,307	281,687
Unassigned	-	-	-	-
Total all other governmental funds	$ 87,882,899	$ 77,865,612	$ 76,141,343	$ 11,762,599

NOTE: The City implemented GASB Statement 54 in fiscal year 2011.

2015	2014	2013	2012	2011	2010
$ -	$ -	$ -	$ -	$ -	$ 106,557
-	-	-	-	-	6,947,880
-	-	-	-	-	17,072,485
597,179	121,842	222,427	15,447	198,932	-
91,575	92,252	77,682	96,709	77,480	-
-	-	-	211,051	-	-
52,800	52,800	52,800	52,800	52,800	-
20,000,000	-	-	-	-	-
7,000,000	-	-	-	-	-
1,500,000	-	-	-	-	-
1,922,646	1,922,646	1,622,646	1,240,000	740,000	-
20,439,094	46,071,853	39,638,568	33,712,377	27,759,825	-
$ 51,603,294	$ 48,261,393	$ 41,614,123	$ 35,328,384	$ 28,829,037	$ 24,126,922
$ -	$ -	$ -	$ -	$ -	$ -
-	-	-	-	-	92,397
-	-	-	-	-	2,776,387
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
393,323	263,671	196,968	160,916	123,772	-
-	-	-	-	-	-
39,076	39,076	34,488	24,175	-	-
-	-	433	-	-	-
42,592	63,765	-	-	-	-
9,101,459	5,869,769	4,017,903	4,910,103	4,072,075	-
-	-	-	-	-	-
133,588	-	-	-	-	-
-	(34,447)	(2,377)	(212,358)	(350,857)	-
$ 9,710,038	$ 6,201,834	$ 4,247,415	$ 4,882,836	$ 3,844,990	$ 2,868,784

CITY OF JOHNS CREEK, GEORGIA

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

	2019	2018	2017	2016
Revenues				
Property taxes (1)	$ 19,975,615	$ 36,341,270	$ 7,964,730	$ 17,168,132
Sales taxes	23,627,650	22,142,688	20,967,919	20,838,545
Hotel/Motel taxes	598,277	508,090	465,676	501,955
Franchise taxes	4,405,258	4,314,921	4,339,068	4,357,134
Business taxes	8,041,356	7,396,040	7,015,161	6,629,486
Licenses and permits	2,531,623	2,374,004	2,068,751	2,632,050
Charges for services	2,216,070	2,101,648	2,012,838	2,115,856
Fines and forfeitures	1,209,704	1,313,615	1,460,133	1,408,181
Intergovernmental	22,080,045	21,892,982	15,003,437	1,985,625
Contributions	43,191	36,600	1,500	6,516
Interest earned	1,976,340	735,030	212,293	103,841
Miscellaneous	105,613	489,051	2,219,825	216,193
Total revenues	86,810,742	99,645,939	63,731,331	57,963,514
Expenditures				
Current:				
General government	8,184,355	8,310,422	8,430,640	8,786,537
Judicial	681,642	647,085	632,610	640,739
Public safety	23,163,193	22,811,116	22,130,792	21,194,539
Public works	19,821,428	19,612,147	14,744,449	15,630,086
Culture and recreation	2,964,974	3,046,194	2,680,599	2,316,322
Community development	2,249,736	2,057,694	2,423,736	2,748,236
Capital outlay	17,697,117	18,263,783	29,087,944	27,507,914
Debt service:				
Principal	2,469,396	1,123,721	1,180,443	806,694
Interest	2,205,720	2,136,484	193,440	216,137
Issuance costs	-	-	554,974	-
Total expenditures	79,437,561	78,008,646	82,059,627	79,847,204
Excess (deficiency) of revenues over expenditures	7,373,181	21,637,293	(18,328,296)	(21,883,690)
Other Financing Sources (Uses)				
Issuance of long term debt	-	-	65,170,402	182,719
Proceeds from sale of assets	64,759	-	-	1,510
Transfers in	21,376,050	9,677,482	43,451,494	36,885,995
Transfers out	(21,376,050)	(9,677,482)	(43,451,494)	(36,885,995)
Total other financing sources (uses)	64,759	-	65,170,402	184,229
Net change in fund balances	$ 7,437,940	$ 21,637,293	$ 46,842,106	$ (21,699,461)
Debt service as a percentage of noncapital expenditures	8.5%	6.0%	2.6%	2.1%

(1) Property tax revenues can fluctuate from year to year due to the timing of the billings and subsequently the availability of the funds.

2015	2014	2013	2012	2011	2010
$ 20,119,245	$ 18,302,306	$ 17,265,354	$ 16,767,324	$ 16,774,303	$ 31,719,433
20,562,370	19,732,444	17,061,276	17,046,077	15,759,593	16,046,051
489,803	437,103	397,450	357,537	374,147	331,707
4,431,315	4,344,254	4,283,380	4,359,944	4,262,254	4,271,267
6,336,162	6,047,586	5,770,239	5,646,233	5,360,729	5,142,452
2,440,523	1,824,439	1,783,358	1,934,988	1,543,769	1,374,399
2,052,521	2,074,645	2,028,883	1,949,800	1,833,433	1,619,378
1,409,231	1,274,639	1,321,974	1,153,197	1,079,281	1,239,276
4,177,374	6,723,622	1,898,947	1,299,770	1,222,002	434,069
156,026	5,295	114,581	44,750	5,250	22,075
77,309	51,410	50,380	43,454	39,938	73,409
144,154	83,540	201,113	138,697	209,644	511,105
62,396,033	60,901,283	52,176,935	50,741,771	48,464,343	62,784,621
9,750,292	9,269,141	9,030,662	8,262,785	8,376,712	10,065,108
607,051	569,611	587,530	615,633	543,696	445,991
22,838,021	21,201,601	20,984,990	19,366,721	18,651,425	19,574,394
12,642,238	7,911,390	7,965,504	6,954,482	7,868,085	8,702,246
3,265,151	2,368,869	2,017,484	1,790,767	1,729,215	1,000,855
3,177,888	2,783,031	2,762,171	3,039,827	2,876,703	4,886,840
6,328,832	7,373,169	3,092,326	2,145,261	956,583	598,013
633,319	715,677	729,591	857,576	1,785,837	1,871,940
122,220	149,820	177,795	177,126	227,840	313,466
-	-	-	-	-	-
59,365,012	52,342,309	47,348,053	43,210,178	43,016,096	47,458,853
3,031,021	8,558,974	4,828,882	7,531,593	5,448,247	15,325,768
3,817,281	-	816,916	-	224,031	977,686
2,236	42,715	4,520	5,600	6,043	-
9,057,234	5,440,939	4,218,916	4,301,228	5,330,174	5,595,094
(9,057,234)	(5,440,939)	(4,218,916)	(4,301,228)	(5,330,174)	(5,595,094)
3,819,517	42,715	821,436	5,600	230,074	977,686
$ 6,850,538	$ 8,601,689	$ 5,650,318	$ 7,537,193	$ 5,678,321	$ 16,303,454
1.6%	2.0%	2.1%	2.5%	4.9%	5.1%

CITY OF JOHNS CREEK, GEORGIA

GENERAL GOVERNMENTAL TAX REVENUES BY SOURCE
LAST TEN FISCAL YEARS
(modified accrual basis of accounting)

Fiscal Year	Property Taxes (1)	Sales Taxes	Hotel/Motel Taxes	Franchise Taxes	Business Taxes	Total
2010	$ 31,719,433	$ 16,046,051	$ 331,707	$ 4,271,267	$ 5,142,452	$ 57,510,910
2011	16,774,303	15,759,593	374,147	4,262,254	5,360,729	42,531,026
2012	16,767,324	17,046,077	357,537	4,359,944	5,646,233	44,177,115
2013	17,265,354	17,061,276	397,450	4,283,380	5,770,239	44,777,699
2014	18,302,306	19,732,444	437,103	4,344,254	6,047,586	48,863,693
2015	20,119,245	20,562,370	489,803	4,431,315	6,336,162	51,938,895
2016	17,168,132	20,838,545	501,955	4,357,134	6,629,486	49,495,252
2017	7,964,730	20,967,919	465,676	4,339,068	7,015,161	40,752,554
2018	36,341,270	22,142,688	508,090	4,314,921	7,396,040	70,703,009
2019	19,975,615	23,627,650	598,277	4,405,258	8,041,356	56,648,156

(1) Property tax revenues can fluctuate from year to year due to the timing of the billings and subsequently the availability of the funds.

CITY OF JOHNS CREEK, GEORGIA

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

Calendar Year	Real Property				Personal Property
	Residential Property	Commercial Property	Industrial Property	Other (1)	Motor Vehicles
2010	$ 3,160,092,600	$ 862,966,660	$ 21,279,610	$ 6,457,520	$ 234,501,440
2011	3,022,831,760	794,933,420	21,056,810	3,157,840	233,172,030
2012	2,972,383,620	754,130,450	19,578,650	3,279,840	246,471,400
2013	2,921,151,930	716,466,010	23,717,770	3,076,560	276,044,730
2014	3,060,767,320	760,031,600	28,456,500	3,019,520	238,200,610
2015	3,333,836,970	879,818,130	27,446,420	2,353,080	172,426,560
2016	3,412,774,790	963,868,280	20,704,090	2,353,080	120,279,250
2017	3,475,951,120	989,785,840	18,300,880	2,070,680	82,250,280
2018	4,107,045,720	1,119,818,870	16,895,370	2,350,880	56,496,740
2019	4,361,159,500	1,037,349,330	9,577,890	(2) 11,402,130	(3) 42,000,640

Source: Fulton County Tax Commissioner

(1) Reflects agricultural and conservation use.

(2) Decrease attributable to parcels that existed in prior years but did not exist in 2019.

(3) Increase attributable to an increase in values of Agricultural properties in 2019.

Public Utility	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
$ 22,896,714	$ 401,674,528	$ 3,906,520,016	4.614	$ 9,766,300,040	40%
22,796,561	394,616,032	3,703,332,389	4.614	9,258,330,973	40%
24,219,447	389,803,646	3,630,259,761	4.614	9,075,649,403	40%
22,741,412	389,764,914	3,573,433,498	4.614	8,933,583,745	40%
22,242,831	406,614,154	3,706,104,227	4.614	9,265,260,568	40%
25,474,741	468,565,019	3,990,790,882	4.614	9,976,977,205	40%
23,853,604	480,968,386	4,062,905,508	4.360	10,157,263,770	40%
28,772,170	471,757,854	4,125,373,116	4.360	10,313,432,790	40%
26,000,591	382,769,660	4,945,838,511	3.842	12,364,596,278	40%
29,868,116	878,296,651	4,613,060,955	3.552	11,532,652,388	40%

CITY OF JOHNS CREEK, GEORGIA

PROPERTY TAX RATES
DIRECT AND OVERLAPPING GOVERNMENTS
LAST TEN CALENDAR YEARS

(rate per $1,000 of assessed value)

	Johns Creek			Fulton County			School District				
Calendar Year	Operating Millage	Debt Service Millage	Total Johns Creek Millage	Operating Millage	Debt Service Millage	Total Fulton County Millage	Operating Millage	Debt Service Millage	Total School District Millage	State	Total Direct & Overlapping Rates
2010	4.614	-	4.614	10.281	-	10.281	18.502	-	18.502	0.250	33.647
2011	4.614	-	4.614	10.281	0.270	10.551	18.502	-	18.502	0.250	33.917
2012	4.614	-	4.614	10.281	0.270	10.551	18.502	-	18.502	0.200	33.867
2013	4.614	-	4.614	10.211	0.270	10.481	18.502	-	18.502	0.150	33.747
2014	4.614	-	4.614	11.781	0.270	12.051	18.502	-	18.502	0.100	35.267
2015	4.614	-	4.614	10.500	0.250	10.750	18.502	-	18.502	0.050	33.916
2016	4.360	-	4.360	10.450	0.250	10.700	18.483	-	18.483	0.000	33.543
2017	4.360	0.500	4.860	10.380	0.250	10.630	18.546	-	18.546	0.000	33.536
2018	3.842	0.500	4.342	10.200	0.230	10.430	17.796	-	17.796	0.000	32.068
2019	3.552	0.391	3.943	9.899	0.220	10.119	17.796	-	17.796	0.000	31.467

Source: Fulton County Tax Commissioner

Note: As set forth in the City's charter, the millage rate cannot exceed 4.731 mills unless a higher limit is approved through a referendum by a majority of qualified voters of the City.

CITY OF JOHNS CREEK, GEORGIA

PRINCIPAL PROPERTY TAXPAYERS
CURRENT AND NINE YEARS PRIOR

	2019			2010		
Taxpayer	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total Taxable Assessed Value
Alcon Laboratories Inc.	$ 106,469,929	1	2.31 %	$		- %
Development Authority of Fulton County	102,698,651	2	2.23	23,663,379	4	0.61
Chelsa Ridge LLC	30,924,699	3	0.67			-
SLJ Vision LLC	30,684,499	4	0.67			-
RRE Addison Place Holdings LLC	30,419,670	5	0.66			-
Peach Farm Property LLC	30,065,841	6	0.65			-
Aylesbury Farms LLC	24,747,999	7	0.54			-
GRE Retreat at Johns Creek LLC	24,425,349	8	0.53			-
Johns Creek LLC	21,796,952	9	0.47			-
SG St Andrews LLC	18,164,839	10	0.39			-
EHCA Dunwoody LLC	-		-	36,245,830	1	0.93
CIBA Vision Corporation	-		-	34,000,420	2	0.87
State Farm Mutual Auto Ins. Co.	-		-	24,161,658	3	0.62
National Distributing Co. Inc.	-		-	19,762,250	5	0.51
Addison Place Apartment Manager	-		-	15,310,962	6	0.39
Atlanta Athletic Club	-		-	13,641,181	7	0.35
Sawnee EMC			-	13,253,017	8	0.34
WLA Bristol Park Investors V LLC			-	12,750,000	9	0.33
E H C A Johns Creek	-		-	12,255,501	10	0.31
Totals	$ 420,398,428		9.11 %	$ 205,044,198		5.25 %

Source: Fulton County Tax Commissioner

CITY OF JOHNS CREEK, GEORGIA

PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS

Fiscal Period Ended September 30,	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2010	$ 16,309,021	$ 2,753,052	16.9	$ 13,555,969	$ 16,309,021	100.0
2011	15,286,779	3,228,341	21.1	12,058,438	15,286,779	100.0
2012	14,984,738	3,048,566	20.3	11,925,801	14,974,367	99.9
2013	14,828,030	4,469,702	30.1	10,345,296	14,814,998	99.9
2014	15,757,405	1,137,915	7.2	14,611,239	15,749,154	99.9
2015	17,238,724	1,949,940	11.3	15,276,868	17,226,808	99.9
2016	16,820,317	663,689	3.9	16,147,076	16,810,765	99.9
2017	17,300,319	-	-	17,234,683	17,234,683	99.6
2018	17,609,823	2,971,755	16.9	14,501,566	17,473,321	99.2
2019	15,817,591	2,928,281	18.5	-	2,928,281	18.5

Source: Fulton County Tax Commissioner

CITY OF JOHNS CREEK, GEORGIA

RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN FISCAL YEARS

Fiscal Period Ended September 30,	Governmental Activities					Percentage of Personal Income (1)	Per Capita (1)
	Notes Payable	Contracts Payable	General Obligation Bonds	Certificates of Participation	Total		
2010	$ 4,669,835	$ 1,439,024	$ -	$ -	$ 6,108,859	0.13 %	$ 87.21
2011	3,180,542	1,366,511	-	-	4,547,053	0.14	59.26
2012	2,418,335	1,271,142	-	-	3,689,477	0.10	46.59
2013	2,603,998	1,172,804	-	-	3,776,802	0.10	45.89
2014	1,991,201	1,069,924	-	-	3,061,125	0.08	34.87
2015	5,282,975	962,112	-	-	6,245,087	0.17	75.15
2016	4,849,398	771,715	-	-	5,621,113	0.15	67.45
2017	3,881,804	546,422	41,340,402	23,830,000	69,598,628	1.82	829.81
2018	3,593,728	310,359	40,667,696	23,830,000	68,401,783	1.66	805.15
2019	3,436,594	62,665	39,964,205	22,395,000	65,858,464	1.72	785.22

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

(1) See the Schedule of Demographic and Economic Statistics for personal income and population data.

CITY OF JOHNS CREEK, GEORGIA

RATIOS OF NET GENERAL BONDED DEBT OUTSTANDING
Last Ten Fiscal Years
(amounts expressed in thousands)

Fiscal Year	General Obligation Bonds	Less: Amounts Available for Debt Service	Total	Percentage of Estimated Actual Taxable Value (1) of Property	Per Capita (2)
2019	$ 39,964,205	$ -	$ 39,964,205	0.35%	$ 479
2018	40,667,696	-	40,667,696	0.33%	488
2017	41,340,402	-	41,340,402	0.40%	493

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

(1) See the Schedule of Assessed Value and Estimated Actual Value of Taxable Property for property value data.

(2) Population data can be found in the Schedule of Demographic and Economic Statistics.

(3) Fiscal year 2017 was the first year in which the City issued general obligation bonds.

CITY OF JOHNS CREEK, GEORGIA

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
AS OF SEPTEMBER 30, 2019

	Net General Obligation Debt Outstanding	Estimated Percentage Applicable (1)	Amount Applicable to Johns Creek
Overlapping General Obligation Debt:			
Fulton County, Georgia	$ 245,227,000	6.53 %	$ 16,013,323
Fulton County Board of Education	54,095,998	15.86	8,579,625
Total Overlapping Debt	299,322,998		24,592,948
City Direct Debt:			
Notes payable	3,436,594	100.00	3,436,594
Contracts payable	62,665	100.00	62,665
Bonds payable	39,964,205	100.00	39,964,205
Certificates of participation	22,395,000	100.00	22,395,000
Total Direct Debt	65,858,464		65,858,464
Total Direct and Overlapping Debt	$ 365,181,462		$ 90,451,412

Source: Assessed value data used to estimate applicable percentages obtained from Fulton County Board of Assessors and debt outstanding obtained from Fulton County.

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

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

CITY OF JOHNS CREEK, GEORGIA

LEGAL DEBT MARGIN INFORMATION
SEPTEMBER 30, 2019

	2019	2018	2017
Debt limit	$ 549,135,761	$ 532,860,817	$ 459,713,097
Total net debt applicable to limit	(38,770,000)	(39,400,000)	(40,000,000)
Legal debt margin	$ 510,365,761	$ 493,460,817	$ 419,713,097
Total net debt applicable to the limit as a percentage of debt limit	7.06%	7.39%	8.70%

Legal Debt Margin Calculation:

Assessed value	$ 5,491,357,606
Debt limit (10% of assessed value)	549,135,761
Debt applicable to limit:	
General obligation bonds	38,770,000
Less: Amount set aside for repayment of General obligation debt	-
Total net debt applicable to limit	38,770,000
Legal debt margin	$ 510,365,761

NOTE 1: Under state finance law, the City's outstanding general obligation debt should not exceed 10 percent of total assessed property value. By law, the general obligation debt subject to the limitation may be offset by amounts set aside for repaying the general obligation bonds.

NOTE 2: Fiscal year 2017 was the first year in which the City issued general obligation bonds.

CITY OF JOHNS CREEK, GEORGIA

DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN FISCAL YEARS

Fiscal Period	Population (1)	Personal Income (amounts expressed in thousands)	Per Capita Personal Income	Median Age	School Enrollment (2)	Unemployment Rate (3)
2010	70,050	$ 4,622,880	$65,994	35	20,192	10.2
2011	76,728	3,226,796	42,055	36	18,244	10.6
2012	79,192	3,712,125	46,875	37	19,804	8.1
2013	82,306	3,858,094	46,875	37	20,822	9.7
2014	87,788	3,625,287	43,790	37	20,664	7.3
2015	83,102	3,656,322	43,998	39	16,505	5.2
2016	83,335	3,718,324	44,619	39	21,620	7.8
2017	83,873	3,822,847	45,579	39	20,503	4.3
2018	83,397	4,055,179	48,625	40	25,652	6.2
2019	83,637	4,176,163	49,932	40	25,123	5.0

(1) Source: U.S. Census Bureau

(2) Source: Fulton County Board of Education

(3) Source: U.S. Bureau of Labor Statistics (note this is the rate for Fulton County as a whole).

CITY OF JOHNS CREEK, GEORGIA

PRINCIPAL EMPLOYERS
CURRENT YEAR AND NINE YEARS AGO

	2019			2010		
Employer	**Employees (1)**	**Rank**	**Percentage of Total City Employment (1)**	**Employees (1)**	**Rank**	**Percentage of Total City Employment (1)**
State Farm Insurance Company	1,200	1	7.66 %	2,100	1	9.32 %
Alcon, Inc. (2)	1,108	2	7.07	1,305	2	9.18
Emory Johns Creek Hospital	820	3	5.23	583	4	3.97
Macy's Systems & Technology	641	4	4.09	1,011	3	6.02
Kroger Company	499	5	3.19	461	5	3.52
SAIA, Inc.	400	6	2.55	236	7	1.56
Publix	276	7	1.76	252	6	1.88
Nordson Corporation	275	8	1.76			
Lifetime Fitness	270	9	1.72	192	9	1.43
Country Club of the South	258	10	1.65			
World Financial Group Insurance				211	8	1.52
Whole Foods				183	10	1.33
Totals	5,747		36.69 %	6,534		39.73 %

(1) Source: City of Johns Creek Business Licenses
(2) Formerly known as CIBA Vision Company

CITY OF JOHNS CREEK, GEORGIA

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

Function	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
General Government (City Manager)	3	4	4	5	6	7	7	6	6	6
Mayor's Office	1	1	0	1	1	-	-	-	-	-
City Clerk	3	3	3	3	3	3	3	3	3	1
Finance Department	9	9	10	9	9	10	10	10	9	1
Human Resources/Support Services	5	5	3	4	4	4	6	6	6	1
Information Technology	6	6	6	6	2	2	-	-	-	-
Facilities	4	3	4	3	3	3	3	3	3	1
Communications/Public Relations	4	3	4	4	7	6	6	6	6	-
Community Development	12	11								
Municipal Court	4	4	4	4	4	3	3	4	4	1
Public safety										
Police	87	84	81	76	74	70	70	71	70	67
Fire	86	91	88	85	81	75	75	77	79	79
Public Works	2	2	2	2	2	2	2	2	2	-
Recreation/Parks	2	2	2	2	1	1	1	1	1	-
Total	228	228	211	204	197	186	186	189	189	157

Source: City of Johns Creeks Human Resources Department

CITY OF JOHNS CREEK, GEORGIA

OPERATING INDICATORS BY FUNCTION
LAST TEN FISCAL YEARS

Function	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Police										
Homicide	-	-	-	-	-	-	4	-	-	-
Robbery	5	14	11	12	13	8	11	16	14	12
Assault	209	245	227	194	228	220	249	240	205	208
Burglary	60	69	82	126	72	90	139	106	133	163
Larceny	375	475	499	572	464	296	299	283	252	288
Motor vehicle theft	24	22	21	18	7	17	19	16	17	20
Total calls for service	61,224	77,249	88,818	91,231	85,866	76,392	78,866	73,532	76,010	64,656
Fire										
Fire calls	91	68	79	398	649	851	943	912 (1)	115	125
EMS calls	2,313	2,195	2,222	4,325	5,768	5,792	5,003	5,223 (1)	2,133	1,389
False alarms	541	459	452	567	551	836	908	739 (1)	408	401
Service calls	407	460	573	435	609	305	492	333 (1)	385	352
Hazardous conditions	142	116	138	371	263	109	168	88 (1)	83	81
Good intent calls	1,586	1,588	1,484	1,079	238	43	56	137 (1)	1,337	1,218
Water rescue calls	27	21	13	53	13	59	9	- (1)	13	N/A
Fire investigations	9	5	10	21	9	14		7 (1)	15	8
Public Works										
Highways & Streets										
Streets resurfaced (miles)	13	41	26	34	35	3	7	1	4	6
Sidewalk installed/replaced (sq. ft.)	5,525	223,121	63,500	88,605	78,005	103,993	124,595	36,700	7,798	7,890
Curb & Gutter install/replaced (linear ft	743	37,600	6,411	19,307	17,215	487	325	900	637	675

Sources: Various City departments.

(1) Change in method of counting Fire Department responses from an incident count to total apparatus response count.

CITY OF JOHNS CREEK, GEORGIA

CAPITAL ASSET STATISTICS BY FUNCTION
LAST TEN FISCAL YEARS

Function/Program	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Police										
Stations	2	2	2	2	2	2	2	2	1	1
Patrol units	68	64	53	50	48	44	44	44	44	44
Other vehicles	38	33	20	20	20	20	20	20	20	20
Fire (1)										
Stations	3	3	3	3	3	3	3	3	3	3
Ladder trucks	3	3	2	2	2	2	2	2	2	2
Fire engines	5	5	4	4	4	4	4	4	4	4
Rescue vehicles	2	2	2	2	2	2	2	2	2	2
Mobile air unit	1	1	1	1	1	1	1	1	1	1
Rescue boat	2	2	2	2	2	2	2	2	1	1
Special Operations Truck	1	2	1	1	1	1	1	1	1	-
Other vehicles	18	15	12	12	12	12	12	9	10	10
Public Works										
Streets (miles)	260	260	260	260	260	260	258	261	259	259
Private roads	73	71	71	71	71	71	63	60	60	60
State routes	18	18	18	18	18	18	18	18	18	15

Source: Various City departments.