# Annual Comprehensive Financial Report

For Fiscal Year Ended September 30, 2021

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City of

Johns Creek

GEORGIA

*be the exception*

# CITY OF JOHNS CREEK, GEORGIA

## ANNUAL COMPREHENSIVE FINANCIAL REPORT

## FOR THE YEAR ENDED SEPTEMBER 30, 2021

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**Prepared by:**
**City of Johns Creek Finance Department**

**Submitted by:**
**Ed Densmore**
**City Manager**

# INTRODUCTORY SECTION

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March 15, 2022

Honorable Mayor John Bradberry
Members of the City Council,
and Citizens of Johns Creek, Georgia

Ladies and Gentlemen:

The Annual Comprehensive Financial Report (ACFR) for the City of Johns Creek, Georgia, for the fiscal year ended September 30, 2021, 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, 2021. 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.

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**Profile of the Government**

Johns Creek was incorporated on December 1, 2006, and presently ranks as Georgia's 10th largest City. Located in North Fulton County, the City of Johns Creek is made up of the four original farming communities of Warsaw, Shakerag, Newtown, and Ocee with the Chattahoochee River forming the City's southern boundary. The City occupies a land area of 32 square miles and serves a population of 82,453 (based upon the U. S. Census Bureau 2020).

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 possess 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 private partners to perform some of the traditional services performed by a municipal government such as construction and maintenance of streets and other infrastructure, road repaving, and parks and recreation management. Other services such as public safety, communications, community development, human resources, finance, facilities, information technology, etc. are provided by government City employees. Sanitation services are privately provided with property owners making their own arrangements with private carriers. Water and Sewer services are delivered to residential and commercial properties by Fulton County via intergovernmental agreements between the City and County.

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 deemed necessary. However, transfers between departments or funds require approval from the City Council.

**Local Economy**

The City is home to approximately 2,700 businesses. Based on reported employees with business license applications, the largest employers include Atlanta Athletic Club, Alcon, Inc., Emory Johns Creek Hospital, Kroger Company, Macy's System & Technology, Publix, and SAIA, Inc. 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.

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The City experienced explosive population growth from 1990 to 2010 with an estimated 232 percent increase in the number of people living within the area now incorporated as Johns Creek. As of the 2020 census, approximately 36 percent of the City's population was between 35- and 55-years-old, while another 30 percent were aged 19 and younger. The 2019 American Community Survey indicated that City residents are highly educated, with 69 percent holding a bachelor's degree or higher – more than twice the rate for Metro Atlanta overall. Since 2010 the City's growth has leveled out to a nominal increase year over year, growing an estimated 7 percent between 2010 and 2020.

Median household income in 2019 was $151,773, an increase of 30 percent when compared to 2010 levels. In 2019, the median home price was $428,200 which represents an estimated 14 percent increase compared to 2018.

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.

**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 for a Working Capital Reserve and Cash Flow. 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. 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. A comprehensive framework of financial policies was adopted shortly after the City's incorporation, which provided governance to financial matters.

The City maintains 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 utilizing our Vehicle and Equipment Accrual Funds in addition to an Infrastructure Maintenance Accrual Fund for the maintenance of assets including roads, bridges, and city facilities.

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.

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**Major Initiatives**

In FY2021 the City of Johns Creek focused on 4 major themes: (1) continuing the delivery of high quality core services, (2) thoughtfully maintaining infrastructure, (3) realigning resources for optimal effectiveness, and (4) recalibrating the economic development approach. These themes were reflective in both the programs and services delivered in the fiscal year.

We continued to provide high quality core services in FY2021 without any major service expansions. The most visible services provided were reflected in our public safety personnel (police officers and firefighters) responding to calls for service from our residents and local business establishments.

We also maintained our annual investments in existing infrastructure. Despite the financial strain of the pandemic, the city delivered on its commitment to "pay ourselves first" – caring for existing assets before adding improvements. Each of the city's three accrual funds (Vehicle Replacement Accrual, Infrastructure Maintenance Accrual, and Equipment Accrual) were funded at levels that reinforce and validate the city's understanding of the importance of maintaining its existing assets.

We sought to reallign our existing resources to achieve optimal effectiveness. Following our City Manager's appointment in March 2020, the expenditures in FY2021 reflected a realignment sought to improve efficiencies and effectiveness.

And finally in FY2021, we recalibrated our approach to Economic Development. We shifted resources from contractual operations expenditure into a full-time Economic Development Manager who will focus on (1) Retention of existing businesses, (2) Growth and expansion of existing businesses and (3) Recruitment of businesses aligned with the Strategic Economic Development Plan.

**Awards and Acknowledgments**

We are pleased to present the City's Annual Comprehensive Financial Report (ACFR), 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 ACFR meets the program's requirements. The City has received the Certificate of achievement for the past eleven years prior to the year end September 30, 2021.

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. We 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
City Manager

Ronnie Campbell
Finance Director

# OFFICIALS

## Mayor and City Council

Michael Bodker

Mayor

City Council

| | |
|---|---|
| John Bradberry | Chris Coughlin |
| Erin Elwood | Stephanie Endres |
| Leonard Zaprowski | |

Administration

Ed Densmore

City Manager

| | |
|---|---|
| Kimberly Greer | Assistant City Manager |
| Ronnie Campbell | Finance Director |
| Mark Mitchell | Police Chief |
| Mary Ann Haskins | Human Resource Director |
| Bob Mullen | Communications Director |
| Christian Coons | Fire Chief |
| Allison Tarpley | City Clerk |
| Richard Carothers | City Attorney |
| Chris Haggard | Director of Public Works |
| Ben Song | Director of Community Development |

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# Organization

**City Residents**

**City Council**

**City Manager** — **Asst. City Manager**

- Office of the City Manager
- Communications
- Community Development
- Facilities
- Finance
- Fire
- Human Resources
- Information Technology/ GIS
- Municipal Court
- Police
- Public Works
- Recreation and Parks

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Government Finance Officers Association

# Certificate of Achievement for Excellence in Financial Reporting

Presented to

**City of Johns Creek**
**Georgia**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2020

Christopher P. Morrill

Executive Director/CEO

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# FINANCIAL SECTION

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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, 2021. 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 $337,467,090 total net position. Of this amount $64,394,269, unrestricted net position, is available to meet the ongoing obligations of the government.
- The City's increase in net position was $27,348,567 during the fiscal period; primarily due to increasing revenues (property tax), 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 $136,914,601.
- As of September 30, 2021, the City had total debt outstanding of approximately $60 million which includes general obligation (GO) bonds totaling $38,462,045, certificates of participation totaling $19,410,000, and notes and contracts payable totaling $2,103,547.

## 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).

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

- Governmental activities – These include the basic services provided by the City including general administration, judicial, public safety, public works, culture and recreation, community development, and interest on long-term debt.

- Business-type activities – This includes services for which the City charges specific fees which are meant to cover the cost of providing the services. This includes stormwater (maintenance and upgrades to the stormwater system).

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- Component units – Included in the discretely presented component units for the City is the Johns Creek Convention and Visitors Bureau. Although this organization is a separate legal entity, the City is financially accountable for it.

Governmental activities and business-type activities are consolidated and add to the total for the primary government. The government-wide financial statements can be found on pages 12 and 13 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, TSPLOST 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 non-major 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 14 through 16 of this report.

***Proprietary funds.*** The City maintains one type of proprietary fund. *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City uses enterprise funds to account for its Stormwater. Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail.

The basic proprietary fund financial statements can be found on pages 17-19 of this report.

**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 20 through 41 of this report.

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**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 42 and 43 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 44 and 46 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 $337,467,090. In the case of the business-type activities, assets exceed liabilities by $7,282,069. The business-type activities began in fiscal 2021.

The following table provides a summary of the City's governmental and business-type net position for the fiscal year 2021 and 2020. For more detailed information, see the State of Net Position on page 11 of the financial statements and the notes to the financial statements.

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**City of Johns Creek Net Position**

| | Governmental Activities | | Business-type Activities | Total | |
|---|---|---|---|---|---|
| | 2021 | 2020 | 2021 | 2021 | 2020 |
| Current assets | $ 145,724,653 | $ 137,297,485 | $ 5,047,635 | $ 150,772,288 | $ 137,297,485 |
| Capital assets net of accumulated depreciation | 261,248,511 | 248,282,916 | 3,550,124 | 264,798,635 | 248,282,916 |
| Total assets | 406,973,164 | 385,580,401 | 8,597,759 | 415,570,923 | 385,580,401 |
| Current liabilities | 11,493,244 | 13,743,998 | 1,315,690 | 12,808,934 | 13,743,998 |
| Long-term liabilities | 58,012,830 | 61,717,880 | - | 58,012,830 | 61,717,880 |
| Total liabilities | 69,506,074 | 75,461,878 | 1,315,690 | 70,821,764 | 75,461,878 |
| Net investment in capital assets | 220,198,219 | 212,465,666 | 3,550,124 | 223,748,343 | 212,465,666 |
| Restricted for law enforcement | 553,095 | 582,364 | - | 553,095 | 582,364 |
| Restricted for transportation enhancements | 51,821,543 | 42,310,282 | - | 51,821,543 | 42,310,282 |
| Restricted for trade and tourism | 499,964 | - | - | 499,964 | - |
| Unrestricted | 64,394,269 | 54,760,211 | 3,731,945 | 68,126,214 | 54,760,211 |
| Total net position | $ 337,467,090 | $ 310,118,523 | $ 7,282,069 | $ 344,749,159 | $ 310,118,523 |

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 governmental net position ($553,095) represents resources that are restricted for use in law enforcement activities. Another portion of the City's governmental net position ($51,821,543) represents resources that are restricted for transportation enhancements. An additional portion of the City's governmental net position ($499,964) represents resources that are restricted for trade and tourism. The remaining portion of the City's governmental net position represents positive unrestricted net position of $64,394,269 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.

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**Changes in Net Position.** Governmental activities increased the City's net position by $27,348,567 in fiscal year 2021. The following table indicates the changes in net position for governmental activities in fiscal years 2021 and 2020:

| | Governmental Activities | | Business-type Activities | Total | |
|---|---|---|---|---|---|
| | 2021 | 2020 | 2021 | 2021 | 2020 |
| **Revenues** | | | | | |
| Program Revenues: | | | | | |
| Charges for services | $ 5,607,408 | $ 5,958,575 | $ 444,418 | $ 6,051,826 | $ 5,958,575 |
| Operating grants and contributions | 26,794 | 16,302 | - | 26,794 | 16,302 |
| Capital grants and contributions | 27,296,863 | 21,323,475 | - | 27,296,863 | 21,323,475 |
| General Revenues: | | | | | |
| Property taxes | 25,293,160 | 24,092,308 | - | 25,293,160 | 24,092,308 |
| Sales and use taxes | 24,774,526 | 21,730,514 | - | 24,774,526 | 21,730,514 |
| Hotel/Motel taxes | 383,455 | 344,382 | - | 383,455 | 344,382 |
| Franchise taxes | 4,548,842 | 4,187,193 | - | 4,548,842 | 4,187,193 |
| Business taxes | 8,383,006 | 8,081,303 | - | 8,383,006 | 8,081,303 |
| Unrestricted investment earnings | 64,939 | 687,572 | - | 64,939 | 687,572 |
| Miscellaneous revenues | 313,098 | 73,106 | - | 313,098 | 73,106 |
| Gain on sale of capital assets | 146,928 | - | - | 146,928 | - |
| Transfers | (7,049,288) | - | 7,049,288 | - | - |
| Total revenues | 89,789,731 | 86,494,730 | 7,493,706 | 97,283,437 | 86,494,730 |
| **Expenses** | | | | | |
| General government | 11,406,396 | 8,957,766 | - | 11,406,396 | 8,957,766 |
| Judicial | 644,634 | 639,389 | - | 644,634 | 639,389 |
| Public safety | 26,771,340 | 26,336,643 | - | 26,771,340 | 26,336,643 |
| Public works | 13,937,161 | 14,042,856 | - | 13,937,161 | 14,042,856 |
| Culture and recreation | 5,512,039 | 6,343,495 | - | 5,512,039 | 6,343,495 |
| Community development | 2,223,290 | 2,501,501 | - | 2,223,290 | 2,501,501 |
| Interest on long-term debt | 1,946,304 | 2,026,787 | - | 1,946,304 | 2,026,787 |
| Stormwater | - | - | 211,637 | 211,637 | - |
| Total expenses | 62,441,164 | 60,848,437 | 211,637 | 62,652,801 | 60,848,437 |
| Change in net position | 27,348,567 | 25,646,293 | 7,282,069 | 34,630,636 | 25,646,293 |
| Net position, beginning of year | 310,118,523 | 284,472,230 | - | 310,118,523 | 284,472,230 |
| Net position, end of year | $ 337,467,090 | $ 310,118,523 | $ 7,282,069 | $ 344,749,159 | $ 310,118,523 |

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**Governmental activities**. Governmental activities increased the City's net position by $27.3 million in fiscal year 2021. Key elements of this increase are as follows:

Total revenues were $89.8 million, on par with revenues from the prior year. There is an increase in property tax revenues of approximately $1.2 million or 5% from prior year. Sales and use tax revenue increased $3 million or 14% from the previous year, reflecting fiscal impacts of the novel COVID-19 pandemic. Hotel/Motel taxes increased by $39,000, Franchise Taxes increased $362,000, Business tax increased $302,000, and Miscellaneous Revenues increased $240,000. Investment Earnings decreased $623,000 reflecting the fiscal impact of the COVID-19 pandemic. The City established a Stormwater fund in FY2021 and transferred $7 million to the fund.

Expenses increased by $2 million or 2.6% from the previous fiscal year. Public safety, the City's largest department, increased approximately $435,000; general government increased approximately $2.4 million and culture and recreation decreased by approximately $831,000 from the previous year. 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.

**Business-type activities.** The City created a new fund for Stormwater in fiscal year 2021. The business-type activities increased the net position by $7.3 million in fiscal year 2021. Program revenues were $444,000 and program expenses were $212,000. Net position is mainly comprised of transfers in and capital contributions of $7 million.

**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 $136,914,601. A large component of the City's governmental funds combined ending fund balance is approximately $102.3 million reported in the Capital Projects Fund, Parks Bond Fund, and TSPLOST Fund. Overall, the City's fund balances increased by $14.1 or 11.5% from the previous fiscal year which is mostly attributed to an increase in sales tax and property tax revenues.

***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 $27 million, while total fund balance was $33 million. The general fund increased fund balance by approximately $7.4 million due increases in sales tax and property tax revenues.

***Capital Projects Fund*.** The capital projects fund increased fund balance by $800,000 during fiscal year 2021 reflecting Intergovernmental Revenues and Transfers is offset by capital outlay expenditures on several large projects during the year. Fund balance as of September 30, 2021 was $23,858,541.

***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 $2,755,139 from taxes collected, grants received, and interest earned, and expenditures of the bond proceeds amounted to $9,864,453, leaving $26,676,981 in fund balance for spending on greenspace projects in future periods.

***TSPLOST Fund*.** This fund accounts for the City's share of a transportation special purpose local option sales tax (TSPLOST) collected to fund transportation enhancement projects. For the current year, revenues were $18,372,812 and expenditures of $8,843,851. Fund balance as of September 30, 2021 was $51,821,543.

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## 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 more than final budgeted revenues by approximately $6.38 million. This budget variance is mostly attributable to increase in sales tax and property tax revenues as well as an increase in business tax revenues above budgeted levels. Total expenditures in the General Fund were less than final budgeted amounts by approximately $1.97 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, 2021, amounts to $261,248,511 (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. In fiscal year 2021, the City transferred assets previously reported in governmental activities to business-type activities for the new Stormwater fund.

**City of Johns Creek Capital Assets**
**(net of depreciation)**

| | Governmental Activities | | Business-type Activities | Total | |
|---|---|---|---|---|---|
| | 2021 | 2020 | 2021 | 2021 | 2020 |
| Land | $ 58,326,765 | $ 53,317,191 | $ - | $ 58,326,765 | $ 53,317,191 |
| Construction in progress | 22,380,149 | 21,727,532 | - | 22,380,149 | 21,727,532 |
| Buildings | 25,892,819 | 24,611,062 | - | 25,892,819 | 24,611,062 |
| Improvements | 12,086,762 | 10,749,187 | - | 12,086,762 | 10,749,187 |
| Machinery and equipment | 4,520,424 | 5,504,464 | - | 4,520,424 | 5,504,464 |
| Infrastructure | 138,041,592 | 132,373,480 | 3,550,124 | 141,591,716 | 132,373,480 |
| | $ 261,248,511 | $ 248,282,916 | $ 3,550,124 | $ 264,798,635 | $ 248,282,916 |

Additional information on the City's capital assets can be found in note 6 on page 35 of this report.

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***Long-term debt***. At the end of the current fiscal year, the City had total debt outstanding of $61,253,724. The outstanding balance includes the following: $37,410,000 for bonds issued in 2017 for parks with $1,052,045 in premiums; $19,410,000 certificates of participation for construction issued in 2017 related to a new City Hall; $2,103,547 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 $1,278,132. Additional information on the City's long-term debt can be found in Note 7 on pages 37 and 38 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 2022 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 of 3.986 mills. This millage rate is estimated to generate approximately $18.5 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

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.

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## CITY OF JOHNS CREEK, GEORGIA

### STATEMENT OF NET POSITION
### SEPTEMBER 30, 2021

| | Primary Government | | | Component Unit |
|---|---|---|---|---|
| | Governmental Activities | Business-type Activities | Total | Convention Visitors Bureau |
| **ASSETS** | | | | |
| Cash and cash equivalents | $ 91,327,087 | $ 3,328,360 | $ 94,655,447 | $ 182,778 |
| Accounts receivable | 1,461,342 | 1,719,275 | 3,180,617 | - |
| Taxes receivable, net of allowance | 29,672,990 | - | 29,672,990 | - |
| Due from other governments, net of allowance | 1,851,537 | - | 1,851,537 | - |
| Restricted cash and cash equivalents | 19,349,994 | - | 19,349,994 | - |
| Due from primary government | - | - | - | 23,596 |
| Inventories | 121,216 | - | 121,216 | - |
| Prepaids | 1,940,487 | - | 1,940,487 | - |
| Capital assets: | | | | |
| Nondepreciable | 80,706,914 | - | 80,706,914 | - |
| Depreciable, net of accumulated depreciation | 180,541,597 | 3,550,124 | 184,091,721 | - |
| Total assets | 406,973,164 | 8,597,759 | 415,570,923 | 206,374 |
| **LIABILITIES** | | | | |
| Accounts payable | 6,284,624 | 40,833 | 6,325,457 | - |
| Accrued liabilities | 1,611,941 | - | 1,611,941 | - |
| Retainage payable | 332,189 | - | 332,189 | - |
| Due to component unit | 23,596 | - | 23,596 | - |
| Unearned revenue | - | 1,274,857 | 1,274,857 | |
| Compensated absences, due within one year | 771,210 | - | 771,210 | - |
| Compensated absences, due in more than one year | 506,922 | - | 506,922 | - |
| Bonds payable, due within one year | 730,000 | - | 730,000 | - |
| Bonds payable, due in more than one year | 37,732,045 | - | 37,732,045 | - |
| Notes payable, due within one year | 189,684 | - | 189,684 | - |
| Notes payable, due in more than one year | 1,913,863 | - | 1,913,863 | - |
| Certificates of participation, due within one year | 1,550,000 | - | 1,550,000 | - |
| Certificates of participation, due in more than one year | 17,860,000 | - | 17,860,000 | - |
| Total liabilities | 69,506,074 | 1,315,690 | 70,821,764 | - |
| **NET POSITION** | | | | |
| Net investment in capital assets | 220,198,219 | 3,550,124 | 223,748,343 | - |
| Restricted for law enforcement | 553,095 | - | 553,095 | - |
| Restricted for transportation enhancements | 51,821,543 | - | 51,821,543 | - |
| Restricted for trade and tourism | 499,964 | - | 499,964 | 206,374 |
| Unrestricted | 64,394,269 | 3,731,945 | 68,126,214 | - |
| Total net position | $ 337,467,090 | $ 7,282,069 | $ 344,749,159 | $ 206,374 |

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

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# CITY OF JOHNS CREEK, GEORGIA

## STATEMENT OF ACTIVITIES
## FOR THE YEAR ENDED SEPTEMBER 30, 2021

| 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 | Primary Government: Business-type Activities | Primary Government: Total | Component Unit: Convention Visitors Bureau |
|---|---|---|---|---|---|---|---|---|
| **Primary government:** | | | | | | | | |
| Governmental activities: | | | | | | | | |
| General government | $ 11,406,396 | $ 1,106,954 | $ 11,092 | $ 3,538,091 | $ (6,750,259) | $ - | $ (6,750,259) | $ - |
| Judicial | 644,634 | 1,050,099 | - | - | 405,465 | - | 405,465 | - |
| Public safety | 26,771,340 | 2,066,465 | 15,702 | 4,197,065 | (20,492,108) | - | (20,492,108) | - |
| Public works | 13,937,161 | 1,150 | - | 19,561,707 | 5,625,696 | - | 5,625,696 | - |
| Culture and recreation | 5,512,039 | 198,735 | - | - | (5,313,304) | - | (5,313,304) | - |
| Community development | 2,223,290 | 1,184,005 | - | - | (1,039,285) | - | (1,039,285) | - |
| Interest on long-term debt | 1,946,304 | - | - | - | (1,946,304) | - | (1,946,304) | - |
| Total governmental activities | 62,441,164 | 5,607,408 | 26,794 | 27,296,863 | (29,510,099) | - | (29,510,099) | - |
| Business-type activities: | | | | | | | | |
| Stormwater | 211,637 | 444,418 | - | - | - | 232,781 | 232,781 | |
| Total business-type activities | 211,637 | 444,418 | - | - | - | 232,781 | 232,781 | - |
| Total primary government | $ 62,652,801 | $ 6,051,826 | $ 26,794 | $ 27,296,863 | (29,510,099) | 232,781 | (29,277,318) | - |
| **Component Unit:** | | | | | | | | |
| Convention Visitors Bureau | $ 139,519 | $ - | $ 290,440 | $ - | $ - | $ - | $ - | $ 150,921 |
| | $ 139,519 | $ - | $ 290,440 | $ - | $ - | $ - | $ - | $ 150,921 |
| General revenues: | | | | | | | | |
| Property taxes | | | | | $ 25,293,160 | $ - | $ 25,293,160 | $ - |
| Sales taxes | | | | | 24,774,526 | - | 24,774,526 | - |
| Hotel/Motel taxes | | | | | 383,455 | - | 383,455 | - |
| Franchise taxes | | | | | 4,548,842 | - | 4,548,842 | - |
| Business taxes | | | | | 8,383,006 | - | 8,383,006 | - |
| Unrestricted investment earnings | | | | | 64,939 | - | 64,939 | 149 |
| Miscellaneous revenues | | | | | 313,098 | - | 313,098 | - |
| Gain on sale of capital assets | | | | | 146,928 | - | 146,928 | - |
| Transfers | | | | | (7,049,288) | 7,049,288 | - | - |
| Total general revenues and transfers | | | | | 56,858,666 | 7,049,288 | 63,907,954 | 149 |
| Change in net position | | | | | 27,348,567 | 7,282,069 | 34,630,636 | 151,070 |
| Net position, beginning of year | | | | | 310,118,523 | - | 310,118,523 | 55,304 |
| Net position, end of year | | | | | $ 337,467,090 | $ 7,282,069 | $ 344,749,159 | $ 206,374 |

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

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# CITY OF JOHNS CREEK, GEORGIA

## BALANCE SHEET
## GOVERNMENTAL FUNDS
## SEPTEMBER 30, 2021

| ASSETS | General Fund | Capital Projects Fund | Parks Bond Fund | T-SPLOST Fund | Nonmajor Governmental Funds | Total Governmental Funds |
|---|---|---|---|---|---|---|
| Cash and cash equivalents | $ 7,616,477 | $ 25,609,342 | $ 4,985,133 | $ 51,487,162 | $ 1,628,973 | $ 91,327,087 |
| Accounts receivable | 1,100,049 | - | - | 41,667 | 319,626 | 1,461,342 |
| Taxes receivable, net of allowance | 27,478,959 | - | 2,161,002 | - | 33,029 | 29,672,990 |
| Intergovernmental receivable, net of allowance | 14,670 | 402,500 | - | 1,434,367 | - | 1,851,537 |
| Restricted cash and cash equivalents | - | 314,465 | 19,035,529 | - | - | 19,349,994 |
| Inventories | 121,216 | - | - | - | - | 121,216 |
| Due from other funds | 9,433 | - | - | - | - | 9,433 |
| Prepaids | 674,978 | 606,500 | 681,819 | - | - | 1,963,297 |
| Total assets | $ 37,015,782 | $ 26,932,807 | $ 26,863,483 | $ 52,963,196 | $ 1,981,628 | $ 145,756,896 |
| **LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES** | | | | | | |
| **LIABILITIES** | | | | | | |
| Accounts payable | $ 2,372,254 | $ 2,688,266 | $ 92,505 | $ 809,464 | $ 322,135 | $ 6,284,624 |
| Accrued liabilities | 783,342 | - | - | - | 105,372 | 888,714 |
| Retainage payable | - | - | - | 332,189 | - | 332,189 |
| Due to other funds | - | - | - | - | 9,433 | 9,433 |
| Due to component unit | - | - | - | - | 23,596 | 23,596 |
| Total liabilities | 3,155,596 | 2,688,266 | 92,505 | 1,141,653 | 460,536 | 7,538,556 |
| **DEFERRED INFLOWS OF RESOURCES** | | | | | | |
| Unavailable revenues - property taxes | 823,742 | - | 93,997 | - | - | 917,739 |
| Unavailable revenues - intergovernmental | - | 386,000 | - | - | - | 386,000 |
| Total deferred inflows of resources | 823,742 | 386,000 | 93,997 | - | - | 1,303,739 |
| **FUND BALANCES** | | | | | | |
| Fund balances: | | | | | | |
| Nonspendable: | | | | | | |
| Prepaids | 674,978 | 606,500 | 681,819 | - | - | 1,963,297 |
| Inventories | 121,216 | - | - | - | - | 121,216 |
| Restricted: | | | | | | |
| Capital projects | - | 314,465 | 19,035,529 | - | - | 19,349,994 |
| Transportation enhancements | - | - | - | 51,821,543 | - | 51,821,543 |
| Law enforcement | - | - | - | - | 553,095 | 553,095 |
| Roads and improvements | - | - | - | - | 499,964 | 499,964 |
| Committed: | | | | | | |
| Tree replacement | - | - | - | - | 279,144 | 279,144 |
| Assigned: | | | | | | |
| Capital projects | 1,859,084 | 22,937,576 | - | - | - | 24,796,660 |
| Debt service | - | - | 6,959,633 | - | - | 6,959,633 |
| Emergency 911 operations | - | - | - | - | 188,889 | 188,889 |
| Stormwater projects | 3,212,090 | - | - | - | - | 3,212,090 |
| Unassigned | 27,169,076 | - | - | - | - | 27,169,076 |
| Total fund balances | 33,036,444 | 23,858,541 | 26,676,981 | 51,821,543 | 1,521,092 | 136,914,601 |
| Total liabilities, deferred inflows of resources, and fund balances | $ 37,015,782 | $ 26,932,807 | $ 26,863,483 | $ 52,963,196 | $ 1,981,628 | |
| 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. | | | | | | 261,248,511 |
| 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. | | | | | | (61,976,951) |
| Some revenues are not available to pay current period expenditures and, therefore, are deferred in the funds. | | | | | | 1,303,739 |
| Net position of governmental activities | | | | | | $ 337,467,090 |

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

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# CITY OF JOHNS CREEK, GEORGIA

## STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS FOR THE YEAR ENDED SEPTEMBER 30, 2021

| | General Fund | Capital Projects Fund | Parks Bond Fund | T-SPLOST Fund | Nonmajor Governmental Funds | Total Governmental Funds |
|---|---|---|---|---|---|---|
| **Revenues:** | | | | | | |
| Property taxes | $ 23,670,789 | $ - | $ 2,237,351 | $ - | $ - | $ 25,908,140 |
| Sales taxes | 24,792,226 | - | - | - | - | 24,792,226 |
| Hotel/Motel taxes | - | - | - | - | 383,455 | 383,455 |
| Franchise taxes | 4,548,842 | - | - | - | - | 4,548,842 |
| Business taxes | 8,383,006 | - | - | - | - | 8,383,006 |
| Licenses and permits | 2,285,367 | - | - | - | - | 2,285,367 |
| Charges for services | 281,489 | - | - | - | 1,980,716 | 2,262,205 |
| Fines and forfeitures | 974,857 | - | - | - | 84,979 | 1,059,836 |
| Intergovernmental | 15,702 | 2,962,440 | 498,081 | 18,270,159 | 7,735,156 | 29,481,538 |
| Contributions | 11,092 | - | - | - | - | 11,092 |
| Interest earned | 44,342 | - | 19,707 | 102,653 | 890 | 167,592 |
| Miscellaneous | 313,098 | - | - | - | - | 313,098 |
| Total revenues | 65,320,810 | 2,962,440 | 2,755,139 | 18,372,812 | 10,185,196 | 99,596,397 |
| **Expenditures:** | | | | | | |
| Current: | | | | | | |
| General government | 10,383,657 | - | - | - | - | 10,383,657 |
| Judicial | 643,619 | - | - | - | - | 643,619 |
| Public safety | 19,786,020 | - | - | - | 5,582,815 | 25,368,835 |
| Public works | 5,873,298 | 1,227,877 | - | 1,571,580 | - | 8,672,755 |
| Culture and recreation | 2,052,590 | - | 914,835 | - | 273,940 | 3,241,365 |
| Community development | 2,223,290 | - | - | - | - | 2,223,290 |
| Capital outlay | - | 12,129,920 | 6,850,979 | 7,272,271 | - | 26,253,170 |
| Debt service: | | | | | | |
| Principal | - | - | 700,000 | - | 2,677,412 | 3,377,412 |
| Interest | - | - | 1,398,639 | - | 641,857 | 2,040,496 |
| Total expenditures | 40,962,474 | 13,357,797 | 9,864,453 | 8,843,851 | 9,176,024 | 82,204,599 |
| Excess (deficiency) of revenues over expenditures | 24,358,336 | (10,395,357) | (7,109,314) | 9,528,961 | 1,009,172 | 17,391,798 |
| **Other financing sources (uses):** | | | | | | |
| Proceeds from sale of capital assets | 156,027 | - | - | - | - | 156,027 |
| Transfers in | 3,647,606 | 14,612,727 | 3,000,000 | - | 3,319,269 | 24,579,602 |
| Transfers out | (20,763,601) | (3,421,550) | - | - | (3,816,001) | (28,001,152) |
| Total other financing sources (uses) | (16,959,968) | 11,191,177 | 3,000,000 | - | (496,732) | (3,265,523) |
| Net change in fund balances | 7,398,368 | 795,820 | (4,109,314) | 9,528,961 | 512,440 | 14,126,275 |
| **Fund balances, beginning of year** | 25,638,076 | 23,062,721 | 30,786,295 | 42,292,582 | 1,008,652 | 122,788,326 |
| **Fund balances, end of year** | $ 33,036,444 | $ 23,858,541 | $ 26,676,981 | $ 51,821,543 | $ 1,521,092 | $ 136,914,601 |

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

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# 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, 2021

| | | |
|---|---|---|
| Amounts reported for governmental activities in the statement of activities are different because: | | |
| Net change in fund balances - total governmental funds | $ | 14,126,275 |
| 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. | | 16,290,598 |
| The net effect of various miscellaneous transactions involving capital assets (i.e., disposals, and donations) is to decrease net position. | | (3,325,003) |
| Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds. | | (3,216,140) |
| 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. | | 3,377,412 |
| 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. | | 95,425 |
| Change in net position of governmental activities | $ | 27,348,567 |

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

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# CITY OF JOHNS CREEK, GEORGIA

## STATEMENT OF NET POSITION
## PROPRIETARY FUNDS
## SEPTEMBER 30, 2021

| | Business-type Activities |
|---|---|
| | Stormwater Fund |
| **ASSETS** | |
| Current assets: | |
| Cash and cash equivalents | $ 3,328,360 |
| Receivables (net of allowance for uncollectibles) | 1,719,275 |
| Total current assets | 5,047,635 |
| Noncurrent assets: | |
| Capital assets: | |
| Capital assets, being depreciated | 4,610,884 |
| Less accumulated depreciation | (1,060,760) |
| Total noncurrent assets | 3,550,124 |
| Total assets | 8,597,759 |
| **LIABILITIES** | |
| Current liabilities: | |
| Accounts payable | 40,833 |
| Unearned revenue | 1,274,857 |
| Total current liabilities | 1,315,690 |
| Total liabilities | 1,315,690 |
| **NET POSITION** | |
| Net investment in capital assets | 3,550,124 |
| Unrestricted | 3,731,945 |
| Total net position | $ 7,282,069 |

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

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# CITY OF JOHNS CREEK, GEORGIA

## STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
## PROPRIETARY FUNDS
## FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021

| | Business-type Activities |
|---|---|
| | Stormwater Fund |
| **OPERATING REVENUES** | |
| Charges for services | $ 444,418 |
| Total operating revenues | 444,418 |
| **OPERATING EXPENSES** | |
| Purchased contract services | 122,500 |
| Other services and charges | 11,523 |
| Depreciation | 77,614 |
| Total operating expenses | 211,637 |
| Operating income | 232,781 |
| **INCOME BEFORE CAPITAL CONTRIBUTIONS AND TRANSFERS** | 232,781 |
| Capital contributions | 3,627,738 |
| Transfers in | 3,421,550 |
| Change in net position | 7,282,069 |
| **NET POSITION, beginning of year** | - |
| **NET POSITION, end of year** | $ 7,282,069 |

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

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# CITY OF JOHNS CREEK, GEORGIA

## STATEMENT OF CASH FLOWS
## PROPRIETARY FUNDS
## FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021

| | Business-type Activities |
|---|---|
| | Stormwater Fund |
| **CASH FLOWS FROM OPERATING ACTIVITIES** | |
| Payments to suppliers and service providers | $ (93,190) |
| Net cash used in operating activities | (93,190) |
| **CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES** | |
| Transfers in | 3,421,550 |
| Net cash provided by noncapital financing activities | 3,421,550 |
| Increase in cash | 3,328,360 |
| **Cash:** | |
| Beginning of year | - |
| End of year | $ 3,328,360 |
| **Reconciliation of operating income to net cash used in operating activities:** | |
| Operating income | $ 232,781 |
| Adjustments to reconcile operating income to net cash used in operating activities: | |
| Depreciation | 77,614 |
| Increase in accounts receivable | (1,719,275) |
| Increase in accounts payable | 40,833 |
| Increase in unearned revenue | 1,274,857 |
| Net cash used in operating activities | $ (93,190) |
| **NONCASH CAPITAL AND RELATED FINANCING ACTIVITIES** | |
| Transfer of capital assets from Governmental Activities to Business-Type Activities | $ 3,627,738 |

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

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## 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 activities of the primary government and its Component Unit. Government-wide financial statements do not provide information by fund, but distinguish between the City's governmental activities and business-type activities. *Governmental activities* which normally are supported by taxes and intergovernmental revenues are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support. The statement of 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.

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## NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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

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

### C. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of 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, charges for services, 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.

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## NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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

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.

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## NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

The City reports the following major proprietary funds:

The **Stormwater fund** is used to account for the revenues and maintenance of the City's stormwater infrastructure.

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.

### 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, 2021, 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, 2021, 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.

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## NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 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.

### 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, 2021, 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."

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## NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

### 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.

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## 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 three types of items, all 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 property taxes, sales 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.

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## 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.

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## 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.

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## 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 $61,976,951 difference are as follows:

| | | |
|---|---|---|
| Notes payable | $ | (2,103,547) |
| Certificates of participation payable | | (19,410,000) |
| Bonds payable, net of original issue premium | | (38,462,045) |
| Accrued interest payable | | (723,227) |
| Compensated absences | | (1,278,132) |
| Net adjustment to reduce *fund balance - total governmental funds* to arrive at *net position - governmental activities* | $ | (61,976,951) |

### 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 $16,290,598 difference are as follows:

| | | |
|---|---|---|
| Capital outlay | $ | 23,175,584 |
| Depreciation expense | | (6,884,986) |
| Net adjustment to increase *net change in fund balances - total governmental funds* to arrive at *change in net position - governmental activities* | $ | 16,290,598 |

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## 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 details of this $3,325,003 difference are as follows:

| | | |
|---|---|---|
| Net book value of disposals | $ | (9,099) |
| Transfer of capital assets to business-type activities | | (3,627,738) |
| Donations of capital assets | | 311,834 |
| Net adjustment to decrease *net change in fund balances - total governmental funds* to arrive at *change in net position - governmental activities* | $ | (3,325,003) |

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 $3,377,412 difference are as follows:

| | | |
|---|---|---|
| Principal repayments on notes payable | $ | 1,167,412 |
| Principal repayments on certificates of participation | | 1,510,000 |
| Principal repayments on bonds payable | | 700,000 |
| Net adjustment to increase *net change in fund balances - total governmental funds* to arrive at *change in net position - governmental activities* | $ | 3,377,412 |

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## 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 $95,425 difference are as follows:

| | | |
|---|---|---|
| Accrued interest payable | $ | 20,721 |
| Amortization of bond premium | | 70,251 |
| Compensated absences | | 1,233 |
| Change in prepayment on notes payable | | 3,220 |
| Net adjustment to increase *net change in fund balances - total governmental funds* to arrive at *change in net position - governmental activities* | $ | 95,425 |

## 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, 2021, expenditures of the Hotel/Motel Tax Fund exceeded their appropriations by $59,620. Expenditures of the General Fund exceeded their appropriations for city manager, legal services, information technology and human resources by $2,566,493, $30,890, $34,651 and $22,832 respectively. These excess expenditures were funded by available fund balance, and greater than anticipated revenues.

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## NOTE 4. DEPOSITS AND INVESTMENTS

Total deposits as of September 30, 2021 are summarized as follows:

| | | |
|---|---|---|
| Statement of Net Position: | | |
| Cash and cash equivalents - primary government | $ | 94,655,447 |
| Restricted cash and cash equivalents - primary government | | 19,349,994 |
| Cash and cash equivalents - component unit | | 182,778 |
| | $ | 114,188,219 |
| | | |
| Cash deposited with financial institutions | $ | 90,765,667 |
| Fidelity Institutional money market | | 314,465 |
| Local government investment pool - Georgia Fund 1 | | 23,108,087 |
| | $ | 114,188,219 |

**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, 2021, the weighted-average maturity of the pool was 40 days.

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## 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 nonparticipating 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, 2021, 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, 2021, all of the City's bank balances were insured and/or collateralized as defined by GASB and required by State Statutes.

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## 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 November 15. Property taxes levied on September 1, 2021 are for the year ended September 30, 2021, 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, 2021, 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 | Stormwater |
|---|---|---|---|---|---|---|
| Receivables: | | | | | | |
| Taxes | $ 27,523,086 | $ - | $ 2,165,949 | $ - | $ 319,626 | $ - |
| Accounts | 1,100,049 | - | - | 41,667 | 33,029 | 1,777,672 |
| Intergovernmental | 14,670 | 402,500 | - | 1,434,367 | 5,240,975 | - |
| Total receivables | 28,637,805 | 402,500 | 2,165,949 | 1,476,034 | 5,593,630 | 1,777,672 |
| Less allowance for uncollectible | 44,127 | - | 4,947 | - | 5,240,975 | 58,397 |
| Net total receivable | $ 28,593,678 | $ 402,500 | $ 2,161,002 | $ 1,476,034 | $ 352,655 | $ 1,719,275 |

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## NOTE 6. CAPITAL ASSETS

### Primary Government

Capital asset activity for the City for the year ended September 30, 2021 is as follows:

| | Beginning Balance | Increases | Decreases | Transfers | Ending Balance |
|---|---|---|---|---|---|
| **Governmental activities:** | | | | | |
| Nondepreciable capital assets: | | | | | |
| Land | $ 53,317,191 | $ 4,980,295 | $ - | $ 29,279 | $ 58,326,765 |
| Construction in progress | 21,727,532 | 6,476,919 | - | (5,824,302) | 22,380,149 |
| Total | 75,044,723 | 11,457,214 | - | (5,795,023) | 80,706,914 |
| Depreciable capital assets: | | | | | |
| Buildings | 27,205,275 | 1,793,956 | - | 226,527 | 29,225,758 |
| Improvements | 15,460,171 | 2,111,789 | - | 367,320 | 17,939,280 |
| Machinery and equipment | 17,353,566 | 538,097 | (1,399,633) | - | 16,492,030 |
| Infrastructure | 165,275,284 | 7,586,362 | - | 590,292 | 173,451,938 |
| Total | 225,294,296 | 12,030,204 | (1,399,633) | 1,184,139 | 237,109,006 |
| Less accumulated depreciation: | | | | | |
| Buildings | (2,594,213) | (738,726) | - | - | (3,332,939) |
| Improvements | (4,710,984) | (1,155,004) | - | 13,470 | (5,852,518) |
| Machinery and equipment | (11,849,102) | (1,513,038) | 1,390,534 | - | (11,971,606) |
| Infrastructure | (32,901,804) | (3,478,218) | - | 969,676 | (35,410,346) |
| Total | (52,056,103) | (6,884,986) | 1,390,534 | 983,146 | (56,567,409) |
| Total capital assets being depreciated, net | 173,238,193 | 5,145,218 | (9,099) | 2,167,285 | 180,541,597 |
| Governmental activities capital assets, net | $ 248,282,916 | $ 16,602,432 | $ (9,099) | $ (3,627,738) | $ 261,248,511 |

In fiscal year 2021 the City transferred assets previously reported in governmental activities to business-type activities for the new Stormwater fund. This is reflected above as the net transfer amount.

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

| | |
|---|---|
| Governmental activities: | |
| General government | $ 1,035,427 |
| Public safety | 1,321,020 |
| Public works | 3,503,096 |
| Culture and recreation | 1,025,443 |
| Total depreciation expense - governmental activities | $ 6,884,986 |

## NOTE 6. CAPITAL ASSETS (CONTINUED)

### Primary Government (Continued)

| | Beginning Balance | Increases | Decreases | Transfers | Ending Balance |
|---|---|---|---|---|---|
| **Business-type Activities:** | | | | | |
| Depreciable capital assets: | | | | | |
| Infrastructure | $ - | $ - | $ - | $ 4,610,884 | $ 4,610,884 |
| Total | - | - | - | 4,610,884 | 4,610,884 |
| Less accumulated depreciation: | | | | | |
| Infrastructure | - | (77,614) | - | (983,146) | (1,060,760) |
| Total | - | (77,614) | - | (983,146) | (1,060,760) |
| Total capital assets, being depreciated, net | - | (77,614) | - | 3,627,738 | 3,550,124 |
| Business-type activities capital assets, net | $ - | $ (77,614) | $ - | $ 3,627,738 | $ 3,550,124 |

In fiscal year 2021 the City transferred assets previously reported in governmental activities to business-type activities for the new Stormwater fund. This is reflected above as the net transfer amount.

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

| | |
|---|---|
| Business-type activities: | |
| Stormwater Fund | $ 77,614 |
| Total depreciation expense - business-type activities | $ 77,614 |

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## 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, 2021:

| | Beginning Balance | Additions | Reductions | Ending Balance | Due Within One Year |
|---|---|---|---|---|---|
| **Governmental activities** | | | | | |
| General obligation bonds payable | $ 38,110,000 | $ - | $ (700,000) | $ 37,410,000 | $ 730,000 |
| Bond premiums | 1,122,296 | - | (70,251) | 1,052,045 | - |
| Bonds payable, net | 39,232,296 | - | (770,251) | 38,462,045 | 730,000 |
| Notes payable from direct borrowing | 3,274,179 | - | (1,170,632) | 2,103,547 | 189,684 |
| Certificates of participation | 20,920,000 | - | (1,510,000) | 19,410,000 | 1,550,000 |
| Compensated absences | 1,279,365 | 770,721 | (771,954) | 1,278,132 | 771,210 |
| Total governmental activities long-term liabilities | $ 64,705,840 | $ 770,721 | $ (4,222,837) | $ 61,253,724 | $ 3,240,894 |

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 September 1, 2030. The note bears interest at 3.31%. As of September 30, 2021, the outstanding balance on this note is $2,103,547.

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

| Fiscal year ending September 30, | Principal | Interest | Total |
|---|---|---|---|
| 2022 | $ 189,684 | $ 67,073 | $ 256,757 |
| 2023 | 213,589 | 60,128 | 273,717 |
| 2024 | 220,767 | 52,950 | 273,717 |
| 2025 | 228,187 | 45,530 | 273,717 |
| 2026 | 235,855 | 37,862 | 273,717 |
| 2027-2030 | 1,015,465 | 69,475 | 1,084,940 |
| | $ 2,103,547 | $ 333,018 | $ 2,436,565 |

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## NOTE 7. LONG-TERM DEBT (CONTINUED)

### Contracts Payable – Direct Borrowing

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 |
|---|---|---|---|
| 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 | 1,670,000 | 374,784 | 2,044,784 |
| 2026 | 1,715,000 | 332,032 | 2,047,032 |
| 2027-2031 | 9,260,000 | 978,432 | 10,238,432 |
| 2032 | 1,995,000 | 51,072 | 2,046,072 |
| | $ 19,410,000 | $ 3,106,944 | $ 22,516,944 |

### 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 |
|---|---|---|---|
| 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 | 850,000 | 1,248,638 | 2,098,638 |
| 2026 | 890,000 | 1,206,138 | 2,096,138 |
| 2027-2031 | 5,160,000 | 5,339,787 | 10,499,787 |
| 2032-2036 | 6,590,000 | 4,343,600 | 10,933,600 |
| 2037-2041 | 8,410,000 | 3,150,963 | 11,560,963 |
| 2042-2046 | 10,730,000 | 1,589,875 | 12,319,875 |
| 2047 | 2,480,000 | 86,800 | 2,566,800 |
| | $ 37,410,000 | $ 20,945,215 | $ 58,355,215 |

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## NOTE 8. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund receivables and payables:

| Receivable Entity | Payable Entity | Amount |
|---|---|---|
| General Fund | Nonmajor governmental funds | $ 9,433 |
| Component Unit - CVB | Nonmajor governmental funds | 23,596 |

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 | $ 3,647,606 |
| Parks Bond Fund | General Fund | 3,000,000 |
| Capital Projects Fund | General Fund | 14,444,332 |
| Capital Projects Fund | Nonmajor governmental funds | 168,395 |
| Nonmajor governmental funds | General Fund | 3,319,269 |
| Stormwater fund | Capital Projects | 3,421,550 |
| | | $ 28,001,152 |

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.

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## 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 $3.8 million, subject to annual negotiation and appropriation.

The City has entered into contracts for construction and various other professional services. As of September 30, 2021, the balance left to complete these contracts is approximately $605,597.

## 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, 2021, there were 220 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, 2021, the City's contributions to the Plan were $2,661,116. The Plan was established by resolution of the City Council. The Plan, including contribution requirements, may also be amended by resolution of the same.

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## 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, 229 Peachtree Street NE, STE 100 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, 2021, the City of Johns Creek has collected and remitted $1,938,971 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, 2021. As of June 30, 2021, ChatComm's fiscal year end, the entity had a negative net position of ($11,867,373). 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, 2021, the City received $383,455 in hotel/motel taxes. Of this amount, $273,940, 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.

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## REQUIRED SUPPLEMENTARY INFORMATION

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# 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, 2021

| | Budget | | | Variance With |
|---|---|---|---|---|
| | Original | Final | Actual | Final Budget |
| **Revenues:** | | | | |
| Property taxes | $ 20,037,493 | $ 20,237,493 | $ 23,670,789 | $ 3,433,296 |
| Sales taxes | 23,039,815 | 23,039,815 | 24,792,226 | 1,752,411 |
| Franchise taxes | 4,413,299 | 4,413,299 | 4,548,842 | 135,543 |
| Business taxes | 7,682,620 | 7,682,620 | 8,383,006 | 700,386 |
| Licenses and permits | 1,860,165 | 1,860,165 | 2,285,367 | 425,202 |
| Charges for services | 229,450 | 229,450 | 281,489 | 52,039 |
| Fines and forfeitures | 968,752 | 968,752 | 974,857 | 6,105 |
| Intergovernmental | - | - | 15,702 | 15,702 |
| Contributions | 33,000 | 33,000 | 11,092 | (21,908) |
| Interest earned | 439,600 | 439,600 | 44,342 | (395,258) |
| Miscellaneous | 36,000 | 36,000 | 313,098 | 277,098 |
| Total revenues | 58,740,194 | 58,940,194 | 65,320,810 | 6,380,616 |
| **Expenditures:** | | | | |
| **Current:** | | | | |
| **General government:** | | | | |
| City Council | 183,056 | 183,056 | 164,130 | 18,926 |
| City Manager | 1,163,911 | 1,163,911 | 3,730,404 | (2,566,493) |
| City Clerk | 653,127 | 653,127 | 367,609 | 285,518 |
| Finance | 1,501,360 | 1,501,360 | 1,421,785 | 79,575 |
| Legal services | 400,000 | 400,000 | 430,890 | (30,890) |
| Information technology | 2,063,114 | 2,063,114 | 2,097,765 | (34,651) |
| Facilities and buildings | 672,391 | 672,391 | 603,564 | 68,827 |
| Human resources | 930,929 | 936,137 | 958,969 | (22,832) |
| Public information | 695,834 | 695,834 | 608,541 | 87,293 |
| Total general government | 8,263,722 | 8,268,930 | 10,383,657 | (2,114,727) |
| **Judicial:** | | | | |
| Municipal court | 730,119 | 730,119 | 643,619 | 86,500 |
| Total judicial | 730,119 | 730,119 | 643,619 | 86,500 |
| **Public safety:** | | | | |
| Police | 12,034,264 | 12,206,264 | 9,990,977 | 2,215,287 |
| Fire | 10,939,311 | 11,113,311 | 9,795,043 | 1,318,268 |
| Total public safety | 22,973,575 | 23,319,575 | 19,786,020 | 3,533,555 |
| **Public works** | 5,978,105 | 5,978,105 | 5,873,298 | 104,807 |
| **Culture and recreation** | 2,094,628 | 2,094,628 | 2,052,590 | 42,038 |
| **Community development** | 2,540,422 | 2,550,422 | 2,223,290 | 327,132 |
| Total expenditures | 42,580,571 | 42,941,779 | 40,962,474 | 1,979,305 |
| Excess of revenues over expenditures | 16,159,623 | 15,998,415 | 24,358,336 | 8,359,921 |

**Continued**

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# 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, 2021

| | Budget | | | Variance With |
|---|---|---|---|---|
| | Original | Final | Actual | Final Budget |
| **Other financing sources (uses):** | | | | |
| Proceeds from sale of capital assets | - | - | 156,027 | 156,027 |
| Transfers in | 85,680 | 411,680 | 3,647,606 | 3,235,926 |
| Transfers out | (16,455,303) | (20,813,805) | (20,763,601) | 50,204 |
| Total other financing sources (uses) | (16,369,623) | (20,402,125) | (16,959,968) | 3,442,157 |
| Net change in fund balance | (210,000) | (4,403,710) | 7,398,368 | 11,802,078 |
| **Fund balance, beginning of year** | 25,638,076 | 25,638,076 | 25,638,076 | - |
| **Fund balance, end of year** | $ 25,428,076 | $ 21,234,366 | $ 33,036,444 | $ 11,802,078 |

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# 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.

**Grant Fund –** This fund is used to account for grant monies received from various state and federal sources.

**The American Rescue Plan Fund** – This fund is used to account for the American Rescue Plan Act grant activity of the City.

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## 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, 2021

| | Special Revenue Funds | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **ASSETS** | **Confiscated Assets Fund** | **E-911 Fund** | **Hotel/Motel Tax Fund** | **Tree Replacement Fund** | **Grant Fund** | **American Rescue Plan Fund** | **Debt Service Fund** | **Total Nonmajor Governmental Funds** |
| Cash | $ 658,467 | $ 191,398 | $ - | $ 279,144 | $ 499,964 | $ - | $ - | $ 1,628,973 |
| Other receivables | - | 319,626 | - | - | - | - | - | 319,626 |
| Taxes receivable | - | - | 33,029 | - | - | - | - | 33,029 |
| Total assets | $ 658,467 | $ 511,024 | $ 33,029 | $ 279,144 | $ 499,964 | $ - | $ - | $ 1,981,628 |
| **LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES** | | | | | | | | |
| **LIABILITIES** | | | | | | | | |
| Accounts payable | $ - | $ 322,135 | $ - | $ - | $ - | $ - | $ - | $ 322,135 |
| Accrued liabilities | 105,372 | - | - | - | - | - | - | 105,372 |
| Due to other funds | - | - | 9,433 | - | - | - | - | 9,433 |
| Due to component unit | - | - | 23,596 | - | - | - | - | 23,596 |
| Total liabilities | 105,372 | 322,135 | 33,029 | - | - | - | - | 460,536 |
| **FUND BALANCES** | | | | | | | | |
| Restricted: | | | | | | | | |
| Law enforcement | 553,095 | - | - | - | - | - | - | 553,095 |
| Roads and improvements | - | - | - | - | 499,964 | - | - | 499,964 |
| Committed: | | | | | | | | |
| Tree replacement | - | - | - | 279,144 | - | - | - | 279,144 |
| Assigned: | | | | | | | | |
| Emergency 911 operations | - | 188,889 | - | - | - | - | - | 188,889 |
| Total fund balances | 553,095 | 188,889 | - | 279,144 | 499,964 | - | - | 1,521,092 |
| Total liabilities, deferred inflows of resources and fund balances | $ 658,467 | $ 511,024 | $ 33,029 | $ 279,144 | $ 499,964 | $ - | $ - | $ 1,981,628 |

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# CITY OF JOHNS CREEK, GEORGIA

## COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
## NONMAJOR GOVERNMENTAL FUNDS
## FOR THE YEAR ENDED SEPTEMBER 30, 2021

| | Special Revenue Funds | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Confiscated Assets Fund | E-911 Fund | Hotel/Motel Tax Fund | Tree Replacement Fund | Grant Fund | American Rescue Plan Fund | Debt Service Fund | Total Nonmajor Governmental Funds |
| **REVENUES** | | | | | | | | |
| Taxes | $ - | $ - | $ 383,455 | $ - | $ - | $ - | $ - | $ 383,455 |
| Charges for services | - | 1,938,971 | - | 41,745 | - | - | - | 1,980,716 |
| Fines and forfeitures | 84,979 | - | - | - | - | - | - | 84,979 |
| Intergovernmental | - | - | - | - | 4,197,065 | 3,538,091 | - | 7,735,156 |
| Interest | 890 | - | - | - | - | - | - | 890 |
| Total revenues | 85,869 | 1,938,971 | 383,455 | 41,745 | 4,197,065 | 3,538,091 | - | 10,185,196 |
| **EXPENDITURES** | | | | | | | | |
| Current: | | | | | | | | |
| Public safety | 115,138 | 1,938,971 | - | - | 3,528,706 | - | - | 5,582,815 |
| Culture and recreation | - | - | 273,940 | - | - | - | - | 273,940 |
| Debt service: | | | | | | | | |
| Principal | - | - | - | - | - | - | 2,677,412 | 2,677,412 |
| Interest | - | - | - | - | - | - | 641,857 | 641,857 |
| Total expenditures | 115,138 | 1,938,971 | 273,940 | - | 3,528,706 | - | 3,319,269 | 9,176,024 |
| Excess (deficiency) of revenues over expenditures | (29,269) | - | 109,515 | 41,745 | 668,359 | 3,538,091 | (3,319,269) | 1,009,172 |
| **OTHER FINANCING SOURCES (USES)** | | | | | | | | |
| Transfers in | - | - | - | - | - | - | 3,319,269 | 3,319,269 |
| Transfers out | - | - | (109,515) | - | (168,395) | (3,538,091) | - | (3,816,001) |
| Total other financing sources (uses) | - | - | (109,515) | - | (168,395) | (3,538,091) | 3,319,269 | (496,732) |
| Net change in fund balances | (29,269) | - | - | 41,745 | 499,964 | - | - | 512,440 |
| **FUND BALANCES, beginning of year** | 582,364 | 188,889 | - | 237,399 | - | - | - | 1,008,652 |
| **FUND BALANCES, end of year** | $ 553,095 | $ 188,889 | $ - | $ 279,144 | $ 499,964 | $ - | $ - | $ 1,521,092 |

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# 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, 2021

| | Budget | | | Variance With |
|---|---|---|---|---|
| | Original | Final | Actual | Final Budget |
| **Revenues:** | | | | |
| Cash confiscations | $ 175,000 | $ 175,000 | $ 84,979 | $ (90,021) |
| Interest | 650 | 650 | 890 | 240 |
| Total revenues | 175,650 | 175,650 | 85,869 | (89,781) |
| **Expenditures:** | | | | |
| Public safety | 175,650 | 175,650 | 115,138 | 60,512 |
| Net change in fund balances | - | - | (29,269) | (29,269) |
| **Fund balances, beginning of year** | 582,364 | 582,364 | 582,364 | - |
| **Fund balances, end of year** | $ 582,364 | $ 582,364 | $ 553,095 | $ (29,269) |

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# 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, 2021

| | Budget | | | Variance With |
|---|---|---|---|---|
| | Original | Final | Actual | Final Budget |
| **Revenues:** | | | | |
| Charges for services | $ 2,000,000 | $ 2,000,000 | $ 1,938,971 | $ (61,029) |
| Total revenues | 2,000,000 | 2,000,000 | 1,938,971 | (61,029) |
| **Expenditures:** | | | | |
| Public safety | 2,000,000 | 2,000,000 | 1,938,971 | 61,029 |
| Total expenditures | 2,000,000 | 2,000,000 | 1,938,971 | 61,029 |
| 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 | $ - |

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# 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, 2021

| | Budget | | | Variance With |
|---|---|---|---|---|
| | Original | Final | Actual | Final Budget |
| **Revenues:** | | | | |
| Taxes | $ 300,000 | $ 300,000 | $ 383,455 | $ 83,455 |
| Total revenues | 300,000 | 300,000 | 383,455 | 83,455 |
| **Expenditures:** | | | | |
| Culture and recreation | 214,320 | 214,320 | 273,940 | (59,620) |
| Excess of revenues over expenditures | 85,680 | 85,680 | 109,515 | 23,835 |
| **Other financing uses:** | | | | |
| Transfers out | (85,680) | (85,680) | (109,515) | (23,835) |
| Net change in fund balances | - | - | - | - |
| **Fund balances, beginning of year** | - | - | - | - |
| **Fund balances, end of year** | $ - | $ - | $ - | $ - |

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# CITY OF JOHNS CREEK, GEORGIA

## TREE REPLACEMENT FUND
## SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
## FOR THE YEAR ENDED SEPTEMBER 30, 2021

| | Budget | | | Variance With |
|---|---|---|---|---|
| | Original | Final | Actual | Final Budget |
| **Revenues:** | | | | |
| Charges for services | $ 9,624 | $ 9,624 | $ 41,745 | $ 32,121 |
| Net change in fund balances | 9,624 | 9,624 | 41,745 | 32,121 |
| **Fund balances, beginning of year** | 237,399 | 237,399 | 237,399 | - |
| **Fund balances, end of year** | $ 247,023 | $ 247,023 | $ 279,144 | $ 32,121 |

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# CITY OF JOHNS CREEK, GEORGIA

## GRANT FUND
## SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
## FOR THE YEAR ENDED SEPTEMBER 30, 2021

| | Budget | | | Variance With |
|---|---|---|---|---|
| | Original | Final | Actual | Final Budget |
| **Revenues:** | | | | |
| Intergovernmental | $ 500,000 | $ 4,197,101 | $ 4,197,065 | $ (36) |
| Total revenues | 500,000 | 4,197,101 | 4,197,065 | (36) |
| **Expenditures:** | | | | |
| Public safety | 3,528,706 | 3,528,706 | 3,528,706 | - |
| Excess of revenues over expenditures | (3,028,706) | 668,395 | 668,359 | (36) |
| **Other financing uses:** | | | | |
| Transfers out | - | (168,395) | (168,395) | - |
| Net change in fund balances | (3,028,706) | 500,000 | 499,964 | (36) |
| **Fund balances, beginning of year** | - | - | - | - |
| **Fund balances, end of year** | $ (3,028,706) | $ 500,000 | $ 499,964 | $ (36) |

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# CITY OF JOHNS CREEK, GEORGIA

## AMERICAN RESCUE PLAN FUND
## SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL (GAAP BASIS)
## FOR THE YEAR ENDED SEPTEMBER 30, 2021

| | Budget | | | Variance With |
|---|---|---|---|---|
| | Original | Final | Actual | Final Budget |
| **Revenues:** | | | | |
| Intergovernmental | $ 3,538,091 | $ 3,538,091 | $ 3,538,091 | $ - |
| Total revenues | 3,538,091 | 3,538,091 | 3,538,091 | - |
| **Other financing uses:** | | | | |
| Transfers out | (3,538,091) | (3,538,091) | (3,538,091) | - |
| Total other financing uses | (3,538,091) | (3,538,091) | (3,538,091) | - |
| Net change in fund balances | - | - | - | - |
| **Fund balances, beginning of year** | - | - | - | - |
| **Fund balances, end of year** | $ - | $ - | $ - | $ - |

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# 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, 2021

| | Budget | | | Variance With |
|---|---|---|---|---|
| | Original | Final | Actual | Final Budget |
| **Expenditures:** | | | | |
| Debt service | | | | |
| Principal | $ 641,857 | $ 2,677,412 | $ 2,677,412 | $ - |
| Interest | 1,677,412 | 641,857 | 641,857 | - |
| Total expenditures | 2,319,269 | 3,319,269 | 3,319,269 | - |
| **Other financing sources:** | | | | |
| Transfers in | 2,319,269 | 3,319,269 | 3,319,269 | - |
| Total other financing sources | 2,319,269 | 3,319,269 | 3,319,269 | - |
| Net change in fund balances | - | - | - | - |
| **Fund balances, beginning of year** | - | - | - | - |
| **Fund balances, end of year** | $ - | $ - | $ - | $ - |

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# 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, 2021

| PROJECT | ESTIMATED COST | | EXPENDITURES | | | PROJECT COMPLETION |
|---|---|---|---|---|---|---|
| | ORIGINAL | CURRENT | PRIOR | CURRENT | TOTAL | |
| **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 | $ 48,125,000 | $ 6,367,610 | $ 3,645,490 | $ 10,013,100 | 20.806 % |
| 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 | 17,500,000 | 4,554,112 | 5,198,361 | 9,752,473 | 55.728 % |
| **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 | $ 90,288,295 | $ 10,921,722 | $ 8,843,851 | $ 19,765,573 | |

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# 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.

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# CITY OF JOHNS CREEK, GEORGIA

## BALANCE SHEET
## COMPONENT UNIT - JOHNS CREEK CONVENTION VISITORS BUREAU
## SEPTEMBER 30, 2021

| | | |
|---|---|---|
| **ASSETS** | | |
| Cash | $ | 182,778 |
| Due from primary government | | 23,596 |
| Total assets | $ | 206,374 |
| **LIABILITIES AND FUND BALANCE** | | |
| **FUND BALANCE** | | |
| Restricted for trade and tourism | | 206,374 |
| Total liabilities and fund balance | $ | 206,374 |

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# 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, 2021

| | | |
|---|---|---|
| **REVENUES** | | |
| Intergovernmental | $ | 290,440 |
| Interest | | 149 |
| Total revenues | | 290,589 |
| **EXPENDITURES** | | |
| Current: | | |
| Culture and recreation | | 139,519 |
| Total expenditures | | 139,519 |
| Net change in fund balance | | 151,070 |
| **FUND BALANCE, beginning of year** | | 55,304 |
| **FUND BALANCE, end of year** | $ | 206,374 |

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# STATISTICAL SECTION

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# 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** ..... **56**

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** ..... **58**

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

**Debt Capacity** ..... **66**

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** ..... **70**

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** ..... **72**

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.

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# CITY OF JOHNS CREEK, GEORGIA

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

| | 2021 (1) | 2020 | 2019 | 2018 | 2017 |
|---|---|---|---|---|---|
| Governmental activities | | | | | |
| Net investment in capital assets | $ 220,198,219 | $ 212,465,666 | $ 199,022,815 | $ 186,847,479 | $ 173,455,612 |
| Restricted | 52,874,602 | 42,892,646 | 34,511,321 | 20,484,547 | 7,243,439 |
| Unrestricted | 64,394,269 | 54,760,211 | 50,938,094 | 51,063,073 | 47,304,857 |
| Total governmental activities net position | $ 337,467,090 | $ 310,118,523 | $ 284,472,230 | $ 258,395,099 | $ 228,003,908 |
| Business-type activities | | | | | |
| Net investment in capital assets | 3,550,124 | - | - | - | - |
| Unrestricted | 3,731,945 | - | - | - | - |
| Total business-type net position | 7,282,069 | - | - | - | - |
| Primary government | | | | | |
| Net investment in capital assets | 223,748,343 | - | - | - | - |
| Restricted | 52,874,602 | - | - | - | - |
| Unrestricted | 68,126,214 | - | - | - | - |
| Total primary government net position | 344,749,159 | - | - | - | - |

(1) Fiscal year 2021 was the first year of business-type activities.

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| 2016 | 2015 | 2014 | 2013 | 2012 |
|---|---|---|---|---|
| $ 165,092,053 | $ 137,184,217 | $ 131,880,973 | $ 125,050,777 | $ 123,600,396 |
| 649,345 | 485,632 | 355,547 | 284,689 | 237,891 |
| 40,143,417 | 60,719,535 | 54,348,545 | 47,116,522 | 43,456,119 |
| $ 205,884,815 | $ 198,389,384 | $ 186,585,065 | $ 172,451,988 | $ 167,294,406 |
| - | - | - | - | - |
| - | - | - | - | - |
| - | - | - | - | - |
| - | - | - | - | - |
| - | - | - | - | - |
| - | - | - | - | - |
| - | - | - | - | - |

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# CITY OF JOHNS CREEK, GEORGIA

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

| | 2021 (3) | 2020 | 2019 | 2018 | 2017 |
|---|---|---|---|---|---|
| **Expenses** | | | | | |
| Governmental activities: | | | | | |
| General government | $ 11,406,396 | $ 8,957,766 | $ 6,094,580 | $ 8,766,867 | $ 9,118,649 |
| Judicial | 644,634 | 639,389 | 684,550 | 646,763 | 631,225 |
| Public safety | 26,771,340 | 26,336,643 | 23,986,578 | 23,882,918 | 22,745,330 |
| Public works | 13,937,161 | 14,042,856 | 22,448,705 | 17,195,241 | 17,389,469 |
| Culture and recreation | 5,512,039 | 6,343,495 | 898,736 | 3,591,129 | 3,211,240 |
| Community development | 2,223,290 | 2,501,501 | 2,249,736 | 2,057,694 | 2,423,736 |
| Interest on long-term debt | 1,946,304 | 2,026,787 | 2,111,991 | 2,143,914 | 893,114 |
| Total governmental activities expenses | 62,441,164 | 60,848,437 | 58,474,876 | 58,284,526 | 56,412,763 |
| Business-type activities: | | | | | |
| Stormwater | 211,637 | - | - | - | - |
| Total business-type activities expenses | 211,637 | - | - | - | - |
| Total primary government expenses | $ 62,652,801 | $ 60,848,437 | $ 58,474,876 | $ 58,284,526 | $ 56,412,763 |
| **Program revenues** | | | | | |
| Governmental activities: | | | | | |
| Charges for services: | | | | | |
| General government | $ 1,106,954 | $ 1,279,700 | $ 1,176,915 | $ 1,129,421 | $ 1,049,959 |
| Judicial | 1,050,099 | 872,717 | 1,251,243 | 1,348,830 | 1,469,263 |
| Public safety | 2,066,465 | 2,196,433 | 1,964,531 | 1,853,867 | 1,809,984 |
| Public works | 1,150 | 3,000 | - | 425 | 555 |
| Culture and recreation | 198,735 | 94,579 | 200,965 | 203,638 | 182,099 |
| Community development | 1,184,005 | 1,512,146 | 1,363,743 | 1,253,086 | 1,029,862 |
| Operating grants and contributions | 26,794 | 16,302 | 57,290 | 161,591 | 23,960 |
| Capital grants and contributions | 27,296,863 | 21,323,475 | 21,168,742 | 24,020,439 | 16,724,496 (2) |
| Total governmental activities program revenues | 32,931,065 | 27,298,352 | 27,183,429 | 29,971,297 | 22,290,178 |
| Business-type activities: | | | | | |
| Charges for services: | | | | | |
| Stormwater | 444,418 | - | - | - | - |
| Total business-type activities program revenues | 444,418 | - | - | - | - |
| Total primary government revenues | $ 33,375,483 | $ 27,298,352 | $ 27,183,429 | $ 29,971,297 | $ 22,290,178 |
| **Net (expense) revenue** | $ | $ | $ | $ | $ |
| Governmental activities | (29,510,099) | (33,550,085) | (31,291,447) | (28,313,229) | (34,122,585) |
| Business-type activities | 232,781 | - | - | - | - |
| Total primary government net (expense) revenue | $ (29,277,318) | $ (33,550,085) | $ (31,291,447) | $ (28,313,229) | $ (34,122,585) |
| **General Revenues and Other Changes in Net Position** | | | | | |
| Governmental activities: | | | | | |
| Taxes | | | | | |
| Property taxes | $ 25,293,160 | $ 24,092,308 | $ 19,176,983 | $ 23,118,600 | $ 21,021,736 |
| Sales taxes | 24,774,526 | 21,730,514 | 23,627,650 | 22,142,688 | 20,967,919 |
| Hotel/Motel taxes | 383,455 | 344,382 | 598,277 | 508,090 | 465,676 |
| Franchise taxes | 4,548,842 | 4,187,193 | 4,405,258 | 4,314,921 | 4,339,068 |
| Business taxes | 8,383,006 | 8,081,303 | 8,041,356 | 7,396,040 | 7,015,161 |
| Unrestricted investment earnings | 64,939 | 687,572 | 1,413,441 | 735,030 | 212,293 |
| Miscellaneous revenues | 313,098 | 73,106 | 105,613 | 489,051 | 2,219,825 |
| Gain on sale of capital assets | 146,928 | - | - | - | - |
| Transfers | (7,049,288) | - | - | - | - |
| Total governmental activities | 56,858,666 | 59,196,378 | 57,368,578 | 58,704,420 | 56,241,678 |
| Business-type activities: | | | | | |
| Transfers | 7,049,288 | - | - | - | - |
| Total business-type activities | $ 7,049,288 | $ - | $ - | $ - | $ - |
| Total primary government | | | | | |
| **Change in Net Position** | | | | | |
| Governmental activities | $ 27,348,567 | $ 25,646,293 | $ 26,077,131 | $ 30,391,191 | $ 22,119,093 |
| Business-type activities | 7,282,069 | - | - | - | - |
| | $ 34,630,636 | $ 25,646,293 | $ 26,077,131 | $ 30,391,191 | $ 22,119,093 |

(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).

(3) Fiscal year 2021 was the first year of business-type activities.

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| 2016 | 2015 | 2014 | 2013 | 2012 |
|---|---|---|---|---|
| $ 8,510,238 | $ 9,883,021 | $ 9,173,194 | $ 9,315,391 | $ 8,401,404 |
| 641,638 | 606,051 | 571,034 | 581,038 | 616,764 |
| 21,252,829 | 21,490,586 | 21,803,754 | 24,420,784 | 19,772,277 |
| 15,340,851 | 12,822,801 | 8,588,644 | 9,361,326 | 8,521,056 |
| 2,779,614 | 3,001,923 | 2,735,690 | 2,239,239 | 2,048,933 |
| 2,748,236 | 3,177,888 | 2,783,031 | 2,762,171 | 3,039,827 |
| 226,462 | 121,786 | 149,406 | 177,399 | 176,884 |
| 51,499,868 | 51,104,056 | 45,804,753 | 48,857,348 | 42,577,145 |
| - | - | - | - | - |
| - | - | - | - | - |
| $ 51,499,868 | $ 51,104,056 | $ 45,804,753 | $ 48,857,348 | $ 42,577,145 |
| $ 1,309,480 | $ 1,233,204 | $ 1,049,331 | $ 1,111,782 | $ 1,200,977 |
| 1,335,746 | 1,315,373 | 1,299,083 | 1,294,633 | 1,126,259 |
| 1,965,868 | 1,925,111 | 1,834,379 | 1,693,516 | 1,605,609 |
| 670 | 1,635 | 2,650 | 300 | 791 |
| 186,282 | 152,877 | 135,646 | 120,720 | 132,249 |
| 1,358,041 | 1,274,075 | 852,634 | 911,628 | 973,739 |
| 230,011 | 83,200 | 48,233 | 40,058 | 15,750 |
| 1,892,073 | 4,908,666 | 5,720,390 | 3,858,776 (1) | 13,179,713 |
| 8,278,171 | 10,894,141 | 10,942,346 | 9,031,413 | 18,235,087 |
| - | - | - | - | - |
| - | - | - | - | - |
| $ 8,278,171 | $ 10,894,141 | $ 10,942,346 | $ 9,031,413 | $ 18,235,087 |
| $ | $ | $ | $ | $ |
| (43,221,697) | (40,209,915) | (34,862,407) | (39,825,935) | (24,342,058) |
| - | - | - | - | - |
| $ (43,221,697) | $ (40,209,915) | $ (34,862,407) | $ (39,825,935) | $ (24,342,058) |
| $ 18,069,974 | $ 19,973,121 | $ 18,256,432 | $ 17,215,159 | $ 16,743,082 |
| 20,838,545 | 20,562,370 | 19,732,444 | 17,061,276 | 17,046,077 |
| 501,955 | 489,803 | 437,103 | 397,450 | 357,537 |
| 4,357,134 | 4,431,315 | 4,344,254 | 4,283,380 | 4,359,944 |
| 6,629,486 | 6,336,162 | 6,047,586 | 5,770,239 | 5,646,233 |
| 103,841 | 77,309 | 51,410 | 50,380 | 43,451 |
| 216,193 | 144,154 | 83,540 | 201,113 | 138,697 |
| - | - | 42,715 | 4,520 | 5,600 |
| - | - | - | - | - |
| 50,717,128 | 52,014,234 | 48,995,484 | 44,983,517 | 44,340,621 |
| - | - | - | - | - |
| $ - | $ - | $ - | $ - | $ - |
| $ 7,495,431 | $ 11,804,319 | $ 14,133,077 | $ 5,157,582 | $ 19,998,563 |
| - | - | - | - | - |
| $ 7,495,431 | $ 11,804,319 | $ 14,133,077 | $ 5,157,582 | $ 19,998,563 |

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# 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 |
|---|---|---|---|---|---|---|
| 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 |
| 2020 | 24,092,308 | 21,730,514 | 344,382 | 4,187,193 | 8,081,303 | 58,435,700 |
| 2021 | 25,293,160 | 24,774,526 | 383,455 | 4,548,842 | 8,383,006 | 63,382,989 |

(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.

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# CITY OF JOHNS CREEK, GEORGIA

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

| | 2021 | 2020 | 2019 | 2018 | 2017 |
|---|---|---|---|---|---|
| General Fund | | | | | |
| Nonspendable - prepaids | $ 674,978 | $ 375,542 | $ 759,414 | $ 515,901 | $ 1,005,805 |
| Nonspendable - inventory | 121,216 | 118,443 | 118,079 | 106,135 | 99,212 |
| Nonspendable - advances | - | - | - | - | - |
| Restricted - capital projects | - | - | - | - | - |
| Committed - land acquisition | - | - | - | - | - |
| Committed - neighborhood road resurfacing | - | - | - | - | 3,500,000 |
| Committed - development of City owned structures | - | - | - | - | - |
| Assigned - capital projects | 1,859,084 | 603,200 | - | - | - |
| Assigned - vehicle replacement | - | - | - | - | - |
| Assigned - Stormwater projects | 3,212,090 | - | - | - | - |
| Unassigned | 27,169,076 | 24,540,891 | 26,771,251 | 29,606,055 | 5,710,050 |
| Total general fund | $ 33,036,444 | $ 25,638,076 | $ 27,648,744 | $ 30,228,091 | $ 10,315,067 |
| All Other Governmental Funds | | | | | |
| Nonspendable - prepaids | $ 1,288,319 | $ 702,195 | $ 718,757 | $ 733,602 | $ 2,396,413 |
| Restricted - capital projects | 19,349,994 | 28,800,912 | 30,228,712 | 41,378,998 | 46,212,616 |
| Restricted - transportation enhancements | 51,821,543 | 42,292,582 | 33,959,374 | 19,923,227 | 6,719,265 |
| Restricted - law enforcement | 553,095 | 582,364 | 551,514 | 560,887 | 523,741 |
| Restricted - trade and tourism | - | - | - | - | - |
| Restricted - public safety facilities | - | - | - | - | - |
| Restricted - community development | - | - | - | - | - |
| Restricted - roads and improvements | 499,964 | - | - | - | - |
| Committed - tree replacement | 279,144 | 237,399 | 66,871 | 66,871 | 34,845 |
| Assigned - capital projects | 22,937,576 | 22,663,259 | 19,330,852 | 12,722,854 | 19,976,156 |
| Assigned - debt service | 6,959,633 | 1,682,650 | 2,837,930 | 2,290,284 | - |
| Assigned - emergency 911 operations | 188,889 | 188,889 | 188,889 | 188,889 | 278,307 |
| Unassigned | - | - | - | - | - |
| Total all other governmental funds | $ 103,878,157 | $ 97,150,250 | $ 87,882,899 | $ 77,865,612 | $ 76,141,343 |

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| 2016 | 2015 | 2014 | 2013 | 2012 |
|---|---|---|---|---|
| $ 464,583 | $ 597,179 | $ 121,842 | $ 222,427 | $ 15,447 |
| 94,055 | 91,575 | 92,252 | 77,682 | 96,709 |
| - | - | - | - | 211,051 |
| - | 52,800 | 52,800 | 52,800 | 52,800 |
| - | 20,000,000 | - | - | - |
| 7,000,000 | 7,000,000 | - | - | - |
| - | 1,500,000 | - | - | - |
| - | - | - | - | - |
| 1,922,646 | 1,922,646 | 1,922,646 | 1,622,646 | 1,240,000 |
| - | - | - | - | - |
| 18,370,421 | 20,439,094 | 46,071,853 | 39,638,568 | 33,712,377 |
| $ 27,851,705 | $ 51,603,294 | $ 48,261,393 | $ 41,614,123 | $ 35,328,384 |
| | | | | |
| $ - | $ - | $ - | $ - | $ - |
| 433 | - | - | - | - |
| - | - | - | - | - |
| 507,646 | 393,323 | 263,671 | 196,968 | 160,916 |
| 102,190 | - | - | - | - |
| 39,076 | 39,076 | 39,076 | 34,488 | 24,175 |
| - | - | - | 433 | - |
| - | - | - | - | - |
| 91,197 | 42,592 | 63,765 | - | - |
| 10,740,370 | 9,101,459 | 5,869,769 | 4,017,903 | 4,910,103 |
| - | - | - | - | - |
| 281,687 | 133,588 | - | - | - |
| - | - | (34,447) | (2,377) | (212,358) |
| $ 11,762,599 | $ 9,710,038 | $ 6,201,834 | $ 4,247,415 | $ 4,882,836 |

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# CITY OF JOHNS CREEK, GEORGIA

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

| | 2021 | 2020 | 2019 | 2018 | 2017 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Property taxes (1) | $ 25,908,140 | $ 23,281,731 | $ 19,975,615 | $ 36,341,270 | $ 7,964,730 |
| Sales taxes | 24,792,226 | 21,712,814 | 23,627,650 | 22,142,688 | 20,967,919 |
| Hotel/Motel taxes | 383,455 | 344,382 | 598,277 | 508,090 | 465,676 |
| Franchise taxes | 4,548,842 | 4,187,193 | 4,405,258 | 4,314,921 | 4,339,068 |
| Business taxes | 8,383,006 | 8,081,303 | 8,041,356 | 7,396,040 | 7,015,161 |
| Licenses and permits | 2,285,367 | 2,788,336 | 2,531,623 | 2,374,004 | 2,068,751 |
| Charges for services | 2,262,205 | 2,255,645 | 2,216,070 | 2,101,648 | 2,012,838 |
| Fines and forfeitures | 1,059,836 | 914,593 | 1,209,704 | 1,313,615 | 1,460,133 |
| Intergovernmental | 29,481,538 | 18,528,653 | 22,080,045 | 21,892,982 | 15,003,437 |
| Contributions | 11,092 | 2,248 | 43,191 | 36,600 | 1,500 |
| Interest earned | 167,592 | 1,148,582 | 1,976,340 | 735,030 | 212,293 |
| Miscellaneous | 313,098 | 73,106 | 105,613 | 489,051 | 2,219,825 |
| Total revenues | 99,596,397 | 83,318,586 | 86,810,742 | 99,645,939 | 63,731,331 |
| **Expenditures** | | | | | |
| Current: | | | | | |
| General government | 10,383,657 | 7,717,058 | 8,184,355 | 8,310,422 | 8,430,640 |
| Judicial | 643,619 | 636,792 | 681,642 | 647,085 | 632,610 |
| Public safety | 25,368,835 | 24,203,128 | 23,163,193 | 22,811,116 | 22,130,792 |
| Public works | 8,672,755 | 9,252,084 | 19,821,428 | 19,612,147 | 14,744,449 |
| Culture and recreation | 3,241,365 | 2,836,465 | 2,964,974 | 3,046,194 | 2,680,599 |
| Community development | 2,223,290 | 2,501,501 | 2,249,736 | 2,057,694 | 2,423,736 |
| Capital outlay | 26,253,170 | 24,496,701 | 17,697,117 | 18,263,783 | 29,087,944 |
| Debt service: | | | | | |
| Principal | 3,377,412 | 2,359,634 | 2,469,396 | 1,123,721 | 1,180,443 |
| Interest | 2,040,496 | 2,119,833 | 2,205,720 | 2,136,484 | 193,440 |
| Issuance costs | - | - | - | - | 554,974 |
| Total expenditures | 82,204,599 | 76,123,196 | 79,437,561 | 78,008,646 | 82,059,627 |
| Excess (deficiency) of revenues over expenditures | 17,391,798 | 7,195,390 | 7,373,181 | 21,637,293 | (18,328,296) |
| **Other Financing Sources (Uses)** | | | | | |
| Issuance of long term debt | - | - | - | - | 65,170,402 |
| Proceeds from sale of assets | 156,027 | 61,293 | 64,759 | - | - |
| Transfers in | 24,579,602 | 20,571,812 | 21,376,050 | 9,677,482 | 43,451,494 |
| Transfers out | (28,001,152) | (20,571,812) | (21,376,050) | (9,677,482) | (43,451,494) |
| Total other financing sources (uses) | (3,265,523) | 61,293 | 64,759 | - | 65,170,402 |
| Net change in fund balances | $ 14,126,275 | $ 7,256,683 | $ 7,437,940 | $ 21,637,293 | $ 46,842,106 |
| Debt service as a percentage of noncapital expenditures | 9.2% | 8.0% | 8.5% | 6.0% | 2.6% |

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

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| 2016 | 2015 | 2014 | 2013 | 2012 |
|---|---|---|---|---|
| $ 17,168,132 | $ 20,119,245 | $ 18,302,306 | $ 17,265,354 | $ 16,767,324 |
| 20,838,545 | 20,562,370 | 19,732,444 | 17,061,276 | 17,046,077 |
| 501,955 | 489,803 | 437,103 | 397,450 | 357,537 |
| 4,357,134 | 4,431,315 | 4,344,254 | 4,283,380 | 4,359,944 |
| 6,629,486 | 6,336,162 | 6,047,586 | 5,770,239 | 5,646,233 |
| 2,632,050 | 2,440,523 | 1,824,439 | 1,783,358 | 1,934,988 |
| 2,115,856 | 2,052,521 | 2,074,645 | 2,028,883 | 1,949,800 |
| 1,408,181 | 1,409,231 | 1,274,639 | 1,321,974 | 1,153,197 |
| 1,985,625 | 4,177,374 | 6,723,622 | 1,898,947 | 1,299,770 |
| 6,516 | 156,026 | 5,295 | 114,581 | 44,750 |
| 103,841 | 77,309 | 51,410 | 50,380 | 43,454 |
| 216,193 | 144,154 | 83,540 | 201,113 | 138,697 |
| 57,963,514 | 62,396,033 | 60,901,283 | 52,176,935 | 50,741,771 |
| | | | | |
| 8,786,537 | 9,750,292 | 9,269,141 | 9,030,662 | 8,262,785 |
| 640,739 | 607,051 | 569,611 | 587,530 | 615,633 |
| 21,194,539 | 22,838,021 | 21,201,601 | 20,984,990 | 19,366,721 |
| 15,630,086 | 12,642,238 | 7,911,390 | 7,965,504 | 6,954,482 |
| 2,316,322 | 3,265,151 | 2,368,869 | 2,017,484 | 1,790,767 |
| 2,748,236 | 3,177,888 | 2,783,031 | 2,762,171 | 3,039,827 |
| 27,507,914 | 6,328,832 | 7,373,169 | 3,092,326 | 2,145,261 |
| | | | | |
| 806,694 | 633,319 | 715,677 | 729,591 | 857,576 |
| 216,137 | 122,220 | 149,820 | 177,795 | 177,126 |
| - | - | - | - | - |
| 79,847,204 | 59,365,012 | 52,342,309 | 47,348,053 | 43,210,178 |
| | | | | |
| (21,883,690) | 3,031,021 | 8,558,974 | 4,828,882 | 7,531,593 |
| | | | | |
| 182,719 | 3,817,281 | - | 816,916 | - |
| 1,510 | 2,236 | 42,715 | 4,520 | 5,600 |
| 36,885,995 | 9,057,234 | 5,440,939 | 4,218,916 | 4,301,228 |
| (36,885,995) | (9,057,234) | (5,440,939) | (4,218,916) | (4,301,228) |
| 184,229 | 3,819,517 | 42,715 | 821,436 | 5,600 |
| | | | | |
| $ (21,699,461) | $ 6,850,538 | $ 8,601,689 | $ 5,650,318 | $ 7,537,193 |
| | | | | |
| 2.1% | 1.6% | 2.0% | 2.1% | 2.5% |

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# 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 |
|---|---|---|---|---|---|---|
| 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 |
| 2020 | 23,281,731 | 21,712,814 | 344,382 | 4,187,193 | 8,081,303 | 57,607,423 |
| 2021 | 25,908,140 | 24,792,226 | 383,455 | 4,548,842 | 8,383,006 | 64,015,669 |

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

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# 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 |
| 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 |
| 2020 | 4,460,121,230 | 1,062,004,040 | 10,426,400 | 12,440,060 | 31,174,310 |
| 2021 | 4,611,405,180 | 1,153,920,500 | 11,942,880 | 8,485,360 | 23,377,580 |

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.

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| 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 |
|---|---|---|---|---|---|
| $ 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% |
| 31,389,148 | 879,357,437 | 4,728,197,751 | 3.986 | 11,820,494,378 | 40% |
| 34,137,469 | 925,504,759 | 4,918,764,210 | 3.986 | 12,296,910,525 | 40% |

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# 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 | | | | Total Direct & |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | Overlapping Rates |
| 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 |
| 2020 | 3.986 | 0.411 | 4.397 | 9.776 | 0.220 | 9.996 | 17.796 | - | 17.796 | 0.000 | 31.778 |
| 2021 | 3.986 | 0.390 | 4.376 | 9.330 | 0.210 | 9.540 | 17.590 | - | 17.590 | 0.000 | 31.116 |

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.

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# CITY OF JOHNS CREEK, GEORGIA

## PRINCIPAL PROPERTY TAXPAYERS
## CURRENT AND NINE YEARS PRIOR

| | 2021 | | | 2012 | | |
|---|---|---|---|---|---|---|
| Taxpayer | Taxable Assessed Value | Rank | Percentage of Total Taxable Assessed Value | Taxable Assessed Value | Rank | Percentage of Total Taxable Assessed Value |
| CIBA Vision Corporation | $ 144,249,840 | 1 | 2.93 % | $ 19,245,559 | 3 | 0.53 % |
| Development Authority of Fulton County | 95,451,723 | 2 | 1.94 | 25,496,760 | 1 | 0.70 |
| SLJ Vision LLC | 34,554,038 | 3 | 0.70 | | | - |
| Chelsa Ridge LLC | 30,917,601 | 4 | 0.63 | | | - |
| RRE Addison Place Holdings LLC | 30,399,239 | 5 | 0.62 | | | - |
| Peach Farm Property LLC | 25,229,721 | 6 | 0.51 | | | - |
| Aylesbury Farms LLC | 24,850,839 | 7 | 0.51 | 14,441,209 | 6 | 0.40 |
| GRE Retreat at Johns Creek LLC | 23,084,520 | 8 | 0.47 | | | - |
| Johns Creek LLC | 22,812,959 | 9 | 0.46 | | | - |
| SG St Andrews LLC | 19,200,000 | 10 | 0.39 | | | - |
| State Farm Mutual Auto Ins. Co. | - | | - | 20,296,118 | 2 | 0.56 |
| PREFCO Twenty LLP | - | | - | 16,029,441 | 4 | 0.44 |
| Addison Place Apartment Manager LLC | - | | - | 15,774,981 | 5 | 0.43 |
| CSP Community Owner | - | | - | 12,717,391 | 7 | 0.35 |
| Atlanta Athletic Club, The | - | | - | 12,506,038 | 8 | 0.34 |
| Macy's Systems and Technology | - | | - | 12,019,621 | 9 | 0.33 |
| EHCA Johns Creek LLC | - | | - | 11,782,651 | 10 | 0.32 |
| Totals | $ 450,750,480 | | 9.16 % | $ 160,309,769 | | 4.42 % |

Source: Fulton County Tax Commissioner

(1) Formerly known as CIBA Vision Company

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# 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 |
| 2012 | $ 14,974,626 | (1) | $ 3,048,566 | 20.4 | $ 11,926,061 | $ 14,974,627 | 100.0 |
| 2013 | 14,827,764 | (1) | 4,469,702 | 30.1 | 10,345,757 | 14,815,460 | 99.9 |
| 2014 | 15,757,474 | (1) | 1,137,915 | 7.2 | 14,612,395 | 15,750,310 | 100.0 |
| 2015 | 17,235,813 | (1) | 1,949,940 | 11.3 | 15,270,296 | 17,220,236 | 99.9 |
| 2016 | 16,817,532 | (1) | 663,689 | 3.9 | 16,145,218 | 16,808,907 | 99.9 |
| 2017 | 17,298,148 | (1) | - | - | 17,290,138 | 17,290,138 | 100.0 |
| 2018 | 17,838,770 | (1) | 2,971,755 | 16.7 | 14,859,307 | 17,831,062 | 100.0 |
| 2019 | 15,976,058 | (1) | 2,928,281 | 18.3 | 13,042,051 | 15,970,332 | 100.0 |
| 2020 | 18,406,617 | | 1,159,712 | 6.3 | 17,235,320 | 18,395,032 | 99.9 |
| 2021 | 19,110,841 | | 1,047,866 | 5.5 | - | 1,047,866 | 5.5 |

Source: Fulton County Tax Commissioner

(1) Adjustments were made to the original tax levy that include billings and any adjustment to billings as a result of tax assessor changes. Those changes include value changes, exemption changes, etc.

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# 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 | | |
| 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 | 1.69 | 820.19 |
| 2019 | 3,436,594 | 62,665 | 39,964,205 | 22,395,000 | 65,858,464 | 1.58 | 787.43 |
| 2020 | 3,274,179 | - | 39,232,296 | 20,920,000 | 63,426,475 | 1.43 | 749.91 |
| 2021 | 2,103,547 | - | 38,462,045 | 19,410,000 | 59,975,592 | 1.39 | 727.39 |

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.

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# 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) |
|---|---|---|---|---|---|
| **2021** | $ 38,462,045 | - | 38,462,045 | 0.31% | 466 |
| **2020** | 39,232,296 | - | 39,232,296 | 0.33% | 469 |
| **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.

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# CITY OF JOHNS CREEK, GEORGIA

## DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT
## AS OF SEPTEMBER 30, 2021

| | Net General Obligation Debt Outstanding | Estimated Percentage Applicable (1) | Amount Applicable to Johns Creek |
|---|---|---|---|
| Overlapping General Obligation Debt: | | | |
| Fulton County, Georgia | $ 234,408,000 | 5.90 % | $ 13,830,072 |
| Fulton County Board of Education | 28,124,664 | 13.05 | 3,670,269 |
| Total Overlapping Debt | 262,532,664 | | 17,500,341 |
| City Direct Debt: | | | |
| Notes payable | 2,103,547 | 100.00 | 2,103,547 |
| Bonds payable | 38,462,045 | 100.00 | 38,462,045 |
| Certificates of participation | 19,410,000 | 100.00 | 19,410,000 |
| Total Direct Debt | 59,975,592 | | 59,975,592 |
| Total Direct and Overlapping Debt | $ 322,508,256 | | $ 77,475,933 |

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.

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# CITY OF JOHNS CREEK, GEORGIA

## LEGAL DEBT MARGIN INFORMATION
## SEPTEMBER 30, 2021

| | 2021 | 2020 | 2019 | 2018 | 2017 |
|---|---|---|---|---|---|
| Debt limit | $ 584,426,897 | $ 560,755,519 | $ 549,135,781 | $ 532,860,817 | $ 459,713,097 |
| Total net debt applicable to limit | (38,462,045) | (39,232,296) | (38,770,000) | (39,400,000) | (40,000,000) |
| Legal debt margin | $ 545,964,852 | $ 521,523,223 | $ 510,365,781 | $ 493,460,817 | $ 419,713,097 |
| Total net debt applicable to the limit as a percentage of debt limit | 6.58% | 7.00% | 7.06% | 7.39% | 8.70% |

**Legal Debt Margin Calculation:**

| | |
|---|---|
| Assessed value | $ 5,844,268,969 |
| Debt limit (10% of assessed value) | 584,426,897 |
| Debt applicable to limit: | |
| General obligation bonds | 38,462,045 |
| Less: Amount set aside for repayment of General obligation debt | - |
| Total net debt applicable to limit | 38,462,045 |
| Legal debt margin | $ 545,964,852 |

**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.

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# 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) |
|---|---|---|---|---|---|---|
| 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 |
| 2020 | 84,579 | 4,424,497 | 52,312 | 40 | 25,356 | 5.7 |
| 2021 | 82,453 | 4,313,281 | 52,312 | 41 | 25,356 | 4.7 |

(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).

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# CITY OF JOHNS CREEK, GEORGIA

## PRINCIPAL EMPLOYERS
## CURRENT YEAR AND NINE YEARS AGO

| | 2021 | | | 2012 | | |
|---|---|---|---|---|---|---|
| Employer | Employees (1) | Rank | Percentage of Total City Employment (1) | Employees (1) | Rank | Percentage of Total City Employment (1) |
| Macy's Systems & Technology | 771 | 1 | 6.67 % | 1,074 | 2 | 7.38 % |
| Atlanta Athletic Club | 500 | 2 | 4.32 | - | | - |
| Publix | 394 | 3 | 3.41 | 258 | 7 | 1.77 |
| SAIA, Inc. | 390 | 4 | 3.37 | 260 | 6 | 1.79 |
| Kroger Company | 388 | 5 | 3.35 | 565 | 5 | 3.89 |
| Alcon, Inc. (2) | 310 | 6 | 2.68 | 1,067 | 3 | 7.34 |
| Emory Johns Creek Hospital | 300 | 7 | 2.59 | 615 | 4 | 4.23 |
| Nordson Corporation | 250 | 8 | 2.16 | - | | - |
| The Home Depot #131 | 200 | 9 | 1.73 | - | | - |
| Intralot, Inc | 176 | 10 | 1.52 | - | | - |
| State Farm Insurance Company | - | | - | 1,280 | 1 | 8.80 |
| Lifetime Fitness | - | | - | 222 | 8 | 1.53 |
| World Financial Group Insurance | - | | - | 207 | 10 | 1.44 |
| Whole Foods | - | | - | 209 | 9 | 1.42 |
| Totals | 3,679 | | 31.81 % | 5,757 | | 39.59 % |

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

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# CITY OF JOHNS CREEK, GEORGIA

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

| Function | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 | 2012 |
|---|---|---|---|---|---|---|---|---|---|---|
| General Government (City Manager) | 5 | 3 | 3 | 4 | 4 | 5 | 6 | 7 | 7 | 6 |
| Mayor's Office | 0 | - | 1 | 1 | - | 1 | 1 | - | - | - |
| City Clerk | 2 | 2 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Finance Department | 11 | 11 | 9 | 9 | 10 | 9 | 9 | 10 | 10 | 10 |
| Human Resources/Support Services | 4 | 4 | 5 | 5 | 3 | 4 | 4 | 4 | 6 | 6 |
| Information Technology | 7 | 6 | 6 | 6 | 6 | 6 | 2 | 2 | - | - |
| Facilities | 1 | 3 | 4 | 3 | 4 | 3 | 3 | 3 | 3 | 3 |
| Communications/Public Relations | 4 | 4 | 4 | 3 | 4 | 4 | 7 | 6 | 6 | 6 |
| Community Development | 20 | 12 | 12 | 11 | - | - | - | - | - | - |
| Municipal Court | 4 | 4 | 4 | 4 | 4 | 4 | 4 | 3 | 3 | 4 |
| Public safety | | | | | | | | | | |
| Police | 86 | 84 | 87 | 84 | 81 | 76 | 74 | 70 | 70 | 71 |
| Fire | 85 | 86 | 86 | 91 | 88 | 85 | 81 | 75 | 75 | 77 |
| Public Works | 0 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Recreation/Parks | 2 | 2 | 2 | 2 | 2 | 2 | 1 | 1 | 1 | 1 |
| Total | 231 | 223 | 228 | 228 | 211 | 204 | 197 | 186 | 186 | 189 |

Source: City of Johns Creeks Human Resources Department

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# CITY OF JOHNS CREEK, GEORGIA

## OPERATING INDICATORS BY FUNCTION
## LAST TEN FISCAL YEARS

| Function | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 | 2012 |
|---|---|---|---|---|---|---|---|---|---|---|
| Police | | | | | | | | | | |
| Homicide | 1 | 2 | - | - | - | - | - | - | 4 | - |
| Robbery | 7 | 1 | 5 | 14 | 11 | 12 | 13 | 8 | 11 | 16 |
| Assault | 252 | 174 | 209 | 245 | 227 | 194 | 228 | 220 | 249 | 240 |
| Burglary | 68 | 36 | 60 | 69 | 82 | 126 | 72 | 90 | 139 | 106 |
| Larceny | 305 | 247 | 375 | 475 | 499 | 572 | 464 | 296 | 299 | 283 |
| Motor vehicle theft | 21 | 19 | 24 | 22 | 21 | 18 | 7 | 17 | 19 | 16 |
| Total calls for service | 79,727 | 61,235 | 61,224 | 77,249 | 88,818 | 91,231 | 85,866 | 76,392 | 78,866 | 73,532 |
| Fire | | | | | | | | | | |
| Fire calls | 69 | 81 | 91 | 68 | 79 | 398 | 649 | 851 | 943 | 912 (1) |
| EMS calls | 2,460 | 1,996 | 2,313 | 2,195 | 2,222 | 4,325 | 5,768 | 5,792 | 5,003 | 5,223 (1) |
| False alarms | 471 | 430 | 541 | 459 | 452 | 567 | 551 | 836 | 908 | 739 (1) |
| Service calls | 526 | 505 | 407 | 460 | 573 | 435 | 609 | 305 | 492 | 333 (1) |
| Hazardous conditions | 107 | 107 | 142 | 116 | 138 | 371 | 263 | 109 | 168 | 88 (1) |
| Good intent calls | 1,182 | 1,510 | 1,586 | 1,588 | 1,484 | 1,079 | 238 | 43 | 56 | 137 (1) |
| Water rescue calls | 10 | 41 | 27 | 21 | 13 | 53 | 13 | 59 | 9 | - (1) |
| Fire investigations | 11 | 3 | 9 | 5 | 10 | 21 | 9 | 14 | - | 7 (1) |
| Public Works | | | | | | | | | | |
| Highways & Streets | | | | | | | | | | |
| Streets resurfaced (miles) | 21 | 11 | 13 | 41 | 26 | 34 | 35 | 3 | 7 | 1 |
| Sidewalk installed/replaced (sq. ft.) | 9,544 | 16,298 | 5,525 | 223,121 | 63,500 | 88,605 | 78,005 | 103,993 | 124,595 | 36,700 |
| Curb & Gutter install/replaced (linear ft.) | 13,260 | 8,982 | 743 | 37,600 | 6,411 | 19,307 | 17,215 | 487 | 325 | 900 |

Sources: Various City departments.

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

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# CITY OF JOHNS CREEK, GEORGIA

## CAPITAL ASSET STATISTICS BY FUNCTION
## LAST TEN FISCAL YEARS

| Function/Program | 2021 | 2020 | 2019 | 2018 | 2017 | 2016 | 2015 | 2014 | 2013 | 2012 |
|---|---|---|---|---|---|---|---|---|---|---|
| Police | | | | | | | | | | |
| Stations | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Patrol units | 82 | 76 | 68 | 64 | 53 | 50 | 48 | 44 | 44 | 44 |
| Other vehicles | 34 | 38 | 38 | 33 | 20 | 20 | 20 | 20 | 20 | 20 |
| Fire (1) | | | | | | | | | | |
| Stations | 4 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| Ladder trucks | 3 | 4 | 3 | 3 | 2 | 2 | 2 | 2 | 2 | 2 |
| Fire engines | 5 | 5 | 5 | 5 | 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 | 2 | 2 |
| Special Operations Truck | 2 | 2 | 1 | 2 | 1 | 1 | 1 | 1 | 1 | 1 |
| Other vehicles | 18 | 16 | 18 | 15 | 12 | 12 | 12 | 12 | 12 | 9 |
| Public Works | | | | | | | | | | |
| Streets (miles) | 267 | 260 | 260 | 260 | 260 | 260 | 260 | 260 | 258 | 261 |
| Private roads | 77 | 73 | 73 | 71 | 71 | 71 | 71 | 71 | 63 | 60 |
| State routes | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 | 18 |

Source: Various City departments.

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